



**WILSONVILLE CITY HALL
DEVELOPMENT REVIEW BOARD PANEL A**

MONDAY, SEPTEMBER 12, 2016 - 6:30 P.M.

I. **Call To Order:**

II. **Chairman's Remarks:**

III. **Roll Call:**

Mary Fierros Bower Kristin Akervall
James Frinell Fred Ruby
Ronald Heberlein Council Liaison Julie Fitzgerald

IV. **Citizen's Input:**

V. **City Council Liaison's Report:**

VI. **Consent Agenda:**

A. Approval of minutes of the July 11, 2016 DRB Panel A meeting

Documents:

[July 11 2016 Minutes.pdf](#)

VII. **Public Hearing:**

A. Resolution No. 332.

Villebois Phase 2 Central Modifications - Berkshire: Stacy Connery, AICP, Pacific Community Design, Inc. - Representative for RCS-Villebois Development, LLC - Applicant/Owner. The applicant is requesting approval of a SAP Central Refinement, Preliminary Development Plan modification, Final Development Plan modification and Tentative Subdivision Plat for development of ten detached row houses and associated improvements at the southeast corner of Costa Circle West and Barber Street. The subject property is located on Tax Lots 1900 and 2500 of Section 15AC, T3S, R1W, Clackamas County, Oregon. Staff: Daniel Pauly

Case Files: DB16-0027 SAP Central Refinement
DB16-0028 Preliminary Development Plan modification
DB16-0029 Final Development Plan modification
DB16-0030 Tentative Subdivision Plat

Documents:

[Staff Report . Exhibits.pdf](#)
[Exhibit B1 Applicants Notebook.pdf](#)
[Exhibit B2 PDP Plans.pdf](#)
[Exhibit B3 FDP Plans.pdf](#)

VIII. Board Member Communications:

A. Results of the July 25, 2016 DRB Panel B meeting

Documents:

[DRB-B July 25 2016 Results.pdf](#)

B. Results of the August 22, 2016 DRB Panel B meeting

Documents:

[DRB-B August 22 2016 Results.pdf](#)

IX. Staff Communications

X. Adjournment

Assistive Listening Devices (ALD) are available for persons with impaired hearing and can be scheduled for this meeting. The City will also endeavor to provide the following services, without cost, if requested at least 48 hours prior to the meeting.

- Qualified sign language interpreters for persons with speech or hearing impairments.
- Qualified bilingual interpreters.
- To obtain such services, please call the Planning Assistant at 503 682-4960

DEVELOPMENT REVIEW BOARD MEETING

MONDAY, SEPTEMBER 12, 2016

6:30 PM

VI. Consent Agenda:

- A.** Approval of minutes from July 11, 2016 DRB Panel
A meeting

**Wilsonville City Hall
29799 SW Town Center Loop East
Wilsonville, Oregon**

**Development Review Board – Panel A
Minutes–July 11, 2016 6:30 PM**

I. Call to Order

Chair Fierros Bower called the meeting to order at 6:30 p.m.

II. Chair’s Remarks

The Conduct of Hearing and Statement of Public Notice were read into the record.

III. Roll Call

Present for roll call were: Mary Fierros Bower, Kristin Akervall, James Frinell, and Fred Ruby. Ronald Heberlein and City Council Liaison Julie Fitzgerald were absent.

Staff present: Daniel Pauly, Barbara Jacobson, Chris Neamtzu, Steve Adams, and Connie Randall

IV. Citizens’ Input This is an opportunity for visitors to address the Development Review Board on items not on the agenda. There were no comments.

V. City Council Liaison Report

Daniel Pauly, Associate Planner, highlighted key discussion points from the written summary Councilor Fitzgerald provided of the July 7, 2016 City Council meeting.

VI. Consent Agenda:

A. Approval of minutes of June 13, 2016 DRB Panel A meeting

James Frinell moved to approve the June 13, 2016 DRB Panel A meeting minutes as presented. Fred Ruby seconded the motion, which passed unanimously.

VII. Public Hearing:

A. Resolution No. 329. 12-Lot Single Family Subdivision (Ash Park): Randy Myers, Brownstone Development – Applicant. The applicant is requesting approval of a modification to a previously approved condition of approval, Tentative Partition Plat, Modified Stage I Preliminary Plan, Stage II Final Plan, Tentative Subdivision Plat, Site Design Review, Type ‘C’ Tree Plan and Waivers for a 12-lot single family subdivision. The subject property is located at 8195 SW Maxine Lane on Tax Lot 2700 of Section 13B, T3S, R1W, Clackamas County, Oregon. Staff: Connie Randall

Case File: AR15-0088 Modification to Condition of Approval (87AR25)
DB15-0075 Remedial Partition – Tentative Partition Plat
DB15-0076 Modify Stage I Master Plan for Ash Meadows
DB15-0077 Stage II Final Plan
DB15-0078 Tentative Subdivision Plat
DB15-0079 Site Design Review
DB15-0080 Type C Tree Removal Plan
DB15-0082 3 Waivers

Chair Fierros Bower called the public hearing to order at 6:37 p.m. and read the conduct of hearing format into the record. All Board members declared for the record that they had visited the site. No board

member, however, declared a conflict of interest, bias, or conclusion from a site visit. No board member participation was challenged by any member of the audience.

Connie Randall, Associate Planner, announced that the criteria applicable to the application were stated on page 2 of the Staff report, which was entered into the record. Copies of the report were made available to the side of the room.

Ms. Randall presented the Staff report via PowerPoint, briefly reviewing the site's history and noting the project's location and zoning, as well as the surrounding zoning and uses, with these key additional comments:

- Public notice was provided in accordance with the City's Planning and Land Development Ordinance on June 16, 2016. Staff received one phone call on Friday, July 8th after the printing of the staff report inquiring about the proposal. The caller asked about the size and type of the development and did not express any concerns with the proposal.
- Modification to Conditions of Approval (87 AR25) and Remedial Partition Plat. The purpose these requests were to separate the site, Tax Lot 2700, from the original Ash Meadows Master Plan and to establish a legal lot of record so ~~that~~ the site could be redeveloped.
 - Pages 7 through 10 of the Applicant's narrative, Exhibit B1, adequately addressed the Oregon Revised Statutes procedures for validating a unit of land not lawfully established in ORS 92.176.
 - The Applicant discussed criteria that at the time of development, when the parcel was sold and the tax lot created, it could have been created as a partition and a legal lot, it just never went through the City's necessary steps to create a legal lot of record. Therefore, the Remedial Partition Plat had been requested to remedy the situation.
 - The recreation area was originally developed as the initial part of the Phase II Ash Meadows development but was never incorporated into or utilized by the Ash Meadows Homeowners Association (HOA) and had been neglected over time. In order to redevelop the property, the Applicant needed to delete Condition of Approval 2 from Casefile 87 AR25, the Minor Partition Plat which required the recreation area to continue to be utilized for the condominiums.
- Modify Stage 1 Preliminary Plan.
 - The original Ash Meadows Master Plan envisioned a vastly different landscape than what was seen or even envisioned today. The recreation area was developed in anticipation of additional residential development, but as market conditions changed in the 1980s, so did the plans for this area. All but the subject site was removed from the Ash Meadows Master Plan previously and the northern portion was redesignated on the Comprehensive Plan and Zoning Maps for industrial development.
 - The Stage 1 Preliminary Plan would replace the original master plan for the subject site with the proposed Tentative Subdivision Plat, which established 12 single-family, detached residential lots, 5 open space tracts, and a new public street, Ryber Road. As discussed, the Applicant adequately demonstrated compliance with the requirements for a Stage I Preliminary Plan.
- Stage II Final Plan Revision and Tentative Subdivision Plat.
 - The Stage II Final Plan revisions were consistent with the Stage I Preliminary Plan revisions. The traffic assessment conducted by DKS, included in Item 9 of Exhibit B1 was for the originally proposed 16 lot, single-family development, which had since been reduced to 12 lots. In Conditional PF 2, the city engineer noted that the revised estimated PM Peak Hour Trips generated by the proposed development was 12 trips.
 - DKS concluded that the Parkway Ave and Ash Meadows Blvd intersection would continue to meet the City's minimum operating standards, Level of Service (LOS) D, and would have minimal impact to the critical eastbound, left turning movement.
 - Access to the development would be primarily via SW Roger Blvd, a local public street that would require its extension along the east side of the project and improvements as a part of this subdivision action.

- The Applicant has secured an agreement with Mentor Graphics, the owner of the 65-acre parcel immediately east of the subject property, to construct a public roadway and sidewalks to extend SW Roger Blvd farther north along the east side of the site as shown on Slide 14. SW Roger Blvd would ultimately be extended to SW Canyon Creek Road when the Mentor Graphics property was developed.
- SW Maxine Ln was a private street, which was a legal non-conforming roadway. The existing improvement was constructed in the 1980s to accommodate the Ash Meadows Condominiums, meeting the private street criteria when the condominiums were approved.
- The Applicant has secured an access agreement from the Ash Meadows HOA granting access to the Ash Park development, which is Exhibit B1, Item 12, in the Staff report. Improvements to SW Maxine Lane, structural rehabilitation, and pavement resurfacing, would be completed by the Applicant with the development of the Ash Park Subdivision. She noted this was not a City requirement, but a private agreement between the Applicant and the HOA to grant access to that private roadway so that Ryber Road connected to Rodger Rd and Maxine Ln to provide a loop connection.
- The curb-tight sidewalks proposed along the extension of SW Roger Blvd were inconsistent with the Public Works Standards. Condition PF 1 required adherence to the Public Works Standards and detached sidewalks with landscaping between the street and sidewalk.
 - The Applicant submitted a request for an exception to the city engineer, requesting approval for detached sidewalks to be placed in an easement on Lot 5, and relocating the proposed street trees shown of Lot 5 to the right-of-way on the west side of the street, consistent with Public Works Standards. The request for an exception was just approved within the last hour, and was distributed to the Board at the dais as Exhibit C3, which included documentation from the city engineer and an exhibit showing the exception had been granted. The Applicant would still install a detached sidewalk, but the sidewalk would be in an easement and the trees would be in right-of-way.
 - Additionally, Condition PDD3 required crosswalks to be provided at each end of Ryber Road.
- The 2.13 acre site's Residential Comprehensive Plan designation of 6 to 7 units per acre translated to a minimum of 12 units and maximum of 14 units. The Applicant was proposing 12 units, meeting the minimum density required.
- The Applicant met all of the required development standards with the exception of the side yard and rear yard setbacks, for which the Applicant was seeking waivers.
- The Development Code required 25 percent of the net site area. The Applicant had requested a third waiver to reduce the amount of open space required for the site from 25 percent. However, Staff's found the Applicant erred in calculating the provided open space, and did, in fact, meet the 25 percent minimum requirement as presented in the table on Slide 16.
 - Tract A was an 11,000 sq ft tract of park land usable open space, which exceeded the 10,890 sq ft quarter acre requirement for the site.
 - The Applicant's original calculations did not include Tracts D and E, which were the water quality facilities.
 - Tract C was a sidewalk against the private lane, which was not required by the City in this instance. The Applicant could have handled the sidewalk a number of ways, such as incorporating it into the subdivision itself in terms of extending the lots, or making it part of the landscape strip. Staff interpreted the sidewalk as part of the landscape plan in that it would serve as a recreational path that connected to the proposed required sidewalks. Similar to any recreational path in a park, the City would not exclude this sidewalk.
 - The Code defines open space as any area of land not covered by buildings, paving, or other hard surfaces unless that hard surface was part of an approved landscape plan, which was why Staff considered the sidewalk recreation. The combined area of all five tracts exceeded

the required 17,505 sq ft of open space, and therefore, no waiver was required. All of the open space would be owned and maintained by the HOA.

- She corrected a typo on Slide 16 as follows, “1/4 Acre Usable Park = 10,890~~4~~ sq ft.”
- Site Design Review was limited to the public landscaped areas, including landscaping in the planter strips between the sidewalk and street, as well as the park area.
 - The Planting Plan demonstrated that all landscaping and fixtures were appropriate for the site, of acceptable quality, and professionally designed to enhance the appeal of the subdivision. Conditions of approval assured the landscaping materials were installed at appropriate quantities, sizes, and in a manner to ensure their survival and growth.
 - Four existing red maples would be preserved on site, as well as three existing Scotch pines. Otherwise, the Applicant proposed planting 22 additional trees and other landscape shrubs and ground cover.
- The Type C Tree Plan. An arborists report prepared by Teragan and Associates inventoried 22 trees, 17 on site and 5 off site in the area near the Roger Blvd extension. However, the arborist’s report did not consider the extension of Roger Blvd because the Applicant had not planned on extending the road because that area was on the Mentor Graphics property and not the subject site. Therefore, Condition PDG 1 included the removal of the offsite trees required for the roadway extension, bringing the total trees that would be removed to 15. The majority of the trees had not been well maintained; they were in Poor condition and were recommended for removal.
 - The four red maples along the south side of the property were in Good condition and would be incorporated into the development. And as stated, the three Scotch Pines located in the northeast corner of the project site would be retained as well.
- Waivers. The Applicant requested three waivers, but as discussed, the open space waiver was not needed because the Applicant was providing the 25 percent required open space.
 - The Applicant requested a rear yard setback reduction from 20 ft to 15 ft, and a side yard setback reduction from 7 ft to 5 ft. The Code required a 7 ft side yard setback for two-story homes and two-story homes were proposed in this location.
 - The City’s Development Code allows for waivers to the required setbacks to better implement the purpose and objectives of the Code which seek to allow flexibility in design, creativity in providing required densities, providing flexibility in building height while maintaining appropriate ratios of the site area to development units.
 - The Applicant’s narrative demonstrated that the reduced side and rear yards were necessary to allow for variation in design of a small subdivision, and develop the proposed two-story homes at a density consistent with the Comprehensive Plan.
 - The proposed development was uniquely situated between an established condominium development to the south, and a planned industrial development to the north and west. The additional buffer from existing low-density development provided by the standard setbacks was not necessary in this location. The Applicant asserted, and Staff agreed, that the requested setback waivers were consistent, or at least not in conflict with the building arrangements in the Ash Meadows development.
 - Without the requested waivers, the Applicant estimated that two or three lots would be lost, reducing the density of the subdivision below the minimum density required by both the Comprehensive Plan and PDR-4 zoning.
- Based on the findings of fact and information presented tonight and in the Staff report, Staff recommended approval of all the applications with the conditions included in the Staff report, and as amended by the Planning memo distributed tonight to include Condition PDE 6. She noted Condition PDE was procedural and required the processing and recording of the Remedial Partition Plat before the City could process the Subdivision Plat creating those 12 lots so that no more errors, omissions, or problems occurred in creating and taking any action on the legal lots.
-

James Frinell noted the two-acre planned development assumed a minimum of 12 units and asked if the assumption was that the 12 units would be single-levels that would accommodate the correct setbacks.

Ms. Randall replied single level homes would not need to request a side yard setback reduction because City Code required 5 ft for one-story, and 7 ft for two-story homes. The Applicant wanted to develop two-story units with the 5 ft side yard setback, which necessitated the reduction.

Kristin Akervall noted a patio on the conceptual floor plans provided in the packet. To imagine the feel of the homes and neighborhood, she asked how the 15-ft setback behind the house worked with the patio, and if Code addressed how close a patio could be to the property line. Would it be dropped or continue to be included?

Ms. Randall clarified patios were not considered a building; anyone could pave their entire backyard or put a pool in. The City did not regulate that, only the space between the buildings. However, if the patio was covered it would count towards lot coverage. The maximum lot coverage required on each lot was 75 percent. If the patios were covered, or someone covered the patio after the fact, Staff would check to ensure the lot coverage requirement was not being exceeded.

Kristin Akervall concluded that might impact covered patios, but not eliminate the opportunity for a patio behind the house.

Ms. Randall replied it could potentially, adding it was another regulation. When considering the development standards regulations, Staff not only looked at the setbacks and the impact on that development, they also reviewed the lot coverage and how much open space is provided on each lot, which was another safeguard.

Kristin Akervall noted the arborists report stated the two trees being eliminated north of Lots 8 and 7 were in Good condition and they seemed a similar distance away from the proposed homes compared to the trees being retained next to Lot 6 that were in Poor condition. She asked why the trees near Lot 6 were being retained and not the ones north of Lots 8 and 7.

Ms. Randall said the Applicant could respond as well, but she explained that the arborist's report indicated the bases of Trees 4 and 5, which were Douglas firs, were lifting the tennis court and the trees were growing into the fence. Survival of the trees was questionable when the fence and tennis courts were removed and the site graded. It would be difficult to fence the drip line of the tree when everything the tree had grown into was being torn up.

Fred Ruby stated when he visited the site, the grass had been mown but it was disturbing to see the clubhouse falling down and the broken glass and debris. He was surprised by the condition of the building because if he lived in the condominiums across the street or in the new condominiums being completed on the other side of Maxine Ln, he would consider it a health hazard. Based on the background, he understood the building was a relic that was put up and never completed. He asked if the City and Applicant could work in the interim of the property's new design to make it safer by cleaning and securing it and expediting the demolition of the structure to improve the site.

Ms. Randall replied there was property maintenance, and there had been action for the Applicant to maintain the weeds. She was aware the Applicant was trying to remove the tall grass. The building had been in various stages of disrepair and she understood the Applicant wanted to take it down as soon as possible and redevelop the site. She heard anecdotally from people in the community that they would like to see that removed and replaced with something that was more of an asset to their community than a concern for them.

Mr. Ruby stated he was new to Wilsonville, but he was concerned that it would be a Code violation, perhaps a fire hazard, hazardous to children, etc.

Ms. Randall explained Staff could look into it. The City fire marshal had not been out to the site, but Staff could have him look at it to see what might be remedied. She noted the Applicant could address their time line and plans for removing the clubhouse and redeveloping the site.

Chair Fierros Bower confirmed there was a paved walkway into Open Space Tract A and asked if the open space was turf and intended as a park area for people to go and play ball or otherwise recreate.

Ms. Randall responded yes, and clarified that no tot lot was proposed. There was a small area and potentially, some seating, but she deferred to the Applicant for further details.

Chair Fierros Bower asked if the open space on Tract B was also for recreation.

Ms. Randall replied it was passive open space that was landscaped. It would not be developed with any hard surface or buildings. She noted the wording, 'signed per owner' and explained that based on the type and density of landscaping proposed, it would typically be where a subdivision sign would be located. The signage would be under a separate application, however.

Chair Fierros Bower called for the Applicant's presentation.

Ben Altman, Pioneer Design Group, 9020 SW Washington Square Dr, Suite #170, Portland, OR 97223, introduced Principle Engineer Brent Fitch and the Applicant, Randy Meyer. He complimented Staff for their work reviewing very complicated application which took a long time to get before the Board due to its long history and the many pieces to sort out. He believed they were at a point now where all the issues had been resolved. The Applicant had reviewed the Staff report and he did not want to repeat what had been said, so he would respond to questions.

- On the open space, the Applicant intentionally left Tract A as open as possible as basically a grass area to provide maximum flexibility of use without committing it to any one thing. The homeowners could do something else in the future if they wanted, but Applicant did not have any direction on the best use of the space at this point so they left it open. There was a paved pathway in and the paved courtyard could be used for a picnic, barbeque, or just a gathering spot.
- Tract B was a parcel that did not fit well because of the curve of Maxine Ln, and it did not help the lots at all so it was just squared off. Tract B would provide a good focal point coming into the site and was a good location for a future entry sign. It was just a landscaped feature at that corner.
- With regard to the clubhouse, the logical thing would be to proceed with a demolition permit, which could happen at any time. Construction plans were not required and once the demolition permit was approved the clubhouse could be removed. The Applicant would have to coordinate with the owners, Dutch Venture, to proceed with the demolition permit as soon as possible. He agreed the deteriorated building should have already been removed a long time ago. Unfortunately, the clubhouse's current condition was a result of separate ownership; the Ash Meadows group never had control of it.
- He concluded that the Applicant concurred with the Staff report and conditions of approval.

Ms. Akervall asked if the Applicant concurred with the removal of the two Douglas firs trees that were next to the tennis courts.

Mr. Altman explained the Applicant assumed the trees would be damaged and would be difficult to preserve the trees with the demolition, grading, and removal of the tennis courts.

Mr. Ruby commented that although he was not a design professional, he believed it was a neat area because of the Mentor Graphics fitness trail ringing the area. The new condominium development across the street on Maxine Ln looked really nice with a courtyard area, and he really liked the fact that the Applicant would have an open space across the street. He was trying to envision what the neighborhood would look like because right now, Roger Blvd dead ends into a pedestrian bicycle path that connected to Canyon Creek Ln and the outer circumference of the Mentor Graphic fitness trail. He asked if the Applicant would have some flow through to the fitness trail when the roadways were extended.

Mr. Altman responded that was one of the issues the Applicant worked on with Mentor Graphics. The sidewalk was now shown on the east side of the road partly to make sure there was connectivity between the sidewalks and pathway. The pathway was not really shown in its entirety on the Planting Plan, but there would be some small section of pavement to connect the pathway and sidewalks. Mentor Graphics was concerned about a gap and wanted the sidewalks and pathway connected.

Chair Fierros Bower said she really liked the amount of sidewalks being provided as she visualized people exercising and walking around the area.

Mr. Altman added the Applicant appreciated that Staff determined that the sidewalk along Maxine Rd gave the Applicant credit. The Applicant thought it was important to provide the connectivity because the pathways within Ash Meadows were not at the road, but were internal and wandered through the development, so there was no direct sidewalk connection on Maxine Ln or Roger Blvd. So this area, particularly with connection to the Mentor and ultimately when Roger Blvd was extended to Canyon Creek, would have full connections for sidewalks as well as the roadway.

The following exhibits were entered into the record:

- Exhibit A3: Planning Division Memorandum from Connie Randall dated July 11, 2016 adding Condition PDE 6 to the conditions of approval in the Staff report.
- Exhibit C3: Email from Community Development Director Nancy Kraushaar dated July 11, 2016 confirming approval of the exception to the Public Works Standards regarding sidewalks and PUEs that included emails from Steve Adams and Ben Altman with a map on the back page.

Chair Fierros Bower called for public testimony in favor of, opposed and neutral to the application.

Mindy McGill, 8230 SW Maxine Ln, Unit #54, Wilsonville, OR, asked now that Maxine Rd would be a private street and with the traffic flow that would now be coming through and all the families and kids and exercising, had a traffic flow study been performed on the volume of traffic once it Canyon Creek and the flow of traffic coming through. She walked their dog on Canyon Creek, and traffic flow was already pretty heavy and speed limits were not abided by. Now, cars would be coming through from Canyon Creek to get to Parkway. She asked if anyone looked at that or had done those kind of feasibility studies. She also asked if it was possible to put in speed bumps as part of the improvements to slow the traffic flow.

Ms. Randall clarified Roger Blvd would not be extended to Canyon Creek, so there would be no connection with this development. The road was being extended, but the Applicant did not own all of the connecting land, so those would be offsite improvements. The Applicant did have an agreement with Mentor Graphics to put in the full roadway up to a certain point and install the sidewalk to make that connection to the pedestrian pathway. That future connection to Canyon Creek would be done when the Mentor Graphics property developed that parcel. The City did not have the ability to force Mentor Graphics to develop on the City's time frame. There was a long-term plan to connect all the way through to Canyon Creek, but not by this developer. The Applicant would extend Roger Blvd as far as possible, adjacent to their property.

- In terms of traffic, the traffic study looked at public roadways, so it looked at Roger Blvd to Ash Meadows to Parkway, which was the current public roadway connection. The City did not have traffic studies that looked at private drives. Whether or not the HOA could negotiate with the Applicant to put speed bumps on that private drive would be a private agreement and not something the City would require. Maxine Ln was a private road, and the City did not regulate private roads.
- She clarified the 12 proposed units would result in 12 additional peak hour trips

Mr. Ruby stated he was not a traffic engineer, but in a condominium community that had a lot more density, it probably would not affect traffic flow all that much from Parkway to Roger Blvd.

Ms. Randall replied the traffic study was done for 16 units rather than 12 units, so it was fewer than what the original study stated. The critical movements that were studied were on Parkway and the development had a negligible impact. At the time, the study considered not only the 16 units, but also the new condominiums being developed that were previously approved with Ash Meadows and the impact was negligible under all of those scenarios. The study looked at whether the LOS D standard and capacity would still be met. Again, the study did not consider Maxine Ln, because it was a private drive, or a future connection to Canyon Creek because it was not being proposed at this time.

Ms. Akervall asked what happens in the future whenever that Mentor Graphics area was developed and intended to be connected; would the HOA have to negotiate, do a study done themselves, or instigate the installation of speed bumps or some other traffic calming device.

Ms. Randall replied the HOA has 100 percent control over that roadway.

Steve Adams, Development Engineering Manager, stated because Maxine Ln was private, speed bumps could be put in if the HOA wanted, or however they wanted to address the traffic and speed control on the street. There was an agreement between the developer and HOA for improvements to Maxine Ln, so he assumed they were in communication and could modify the improvements. As stated, the City could not enforce improvements to a private street. The Applicant wanted to give the street to the City, but it was in very bad condition and the City did not want to take it over as a street to maintain. The Applicant was going to improve the street, which would hopefully make it appealable and workable for the short term. The street was never finished 30 years ago and was pretty heavily cracked and alligatored, so the City was not interested in taking it over as a public street. Roger Blvd was being built in coordination with Mentor Graphics, which provided the land, and the developer was going to build the street. The City envisioned that it would be extended, but could only require such offsite improvements to a collector or arterial standard, and then the City could participate in system development charge SDC reimbursements for the extension. With no method of reimbursing anyone for a local road, the City could not require it to be extended to Canyon Creek.

- Mentor Graphics had 17 acres that was zoned residential just south of the small two-acre piece of land where Rogers Blvd was being built. When those parcels of land were developed, Ash Meadows would likely be extended through to Vlahos Dr and Rogers Blvd would be extended to connect at Daybreak St. The other option would be if Mentor decided to develop the land north of this subdivision, he envisioned Rogers Blvd would be extended north along the eastern boundary where Lot 6 was and from there on, a private driveway would probably take traffic up into Mentor Graphics rather than having a leg that went east to connect to Canyon Creek Rd at Daybreak St.

Chair Fierros Bower called for the Applicant's rebuttal.

Mr. Altman believed Staff had addressed the traffic issues. Early in this process, as part of the Remedial Partition evaluation, DKS looked at the potential if Roger Blvd were extended to Canyon Creek and concluded it would be a nominal shift primarily because most of the traffic expected from Canyon Creek

would either go north or south on Canyon Creek and would have little reason to cut through the development to Parkway. Traffic either went south to Town Center or Wilsonville Rd or north to Boeckman Rd or Elligsen Rd. The traffic analysis showed very little future impact, at least from these 12 lots, if the road was connected. And as Mr. Adams mentioned, if and when the Mentor Graphics property did develop, they would extend the street, but there would be another traffic report done at that time related to whatever development was proposed.

- With regard to Maxine Ln, the Applicant coordinated with Ash Meadows to provide the circular access for emergency vehicles and garbage trucks, which had issues maneuvering with only one access point. From a practical standpoint, he would not expect much traffic from this development to use Maxine Ln. Logically, drivers would come in from Parkway Ave off Ash Meadows Blvd and up Roger Blvd and into the site via Ryber Rd. A few might loop back out onto Maxine Ln, but it would not be very common, so no major issues existed. Again, Staff indicated the homeowners and Ash Meadows really have control in terms of traffic management on Maxine Ln.

Ms. Randall clarified that Condition PF1 on Page 12 of the Staff report required the development to comply with Public Works Standards, so whether the city engineer granted their request for an exception or not, that condition still applied. The Applicant still had to submit plans that complied with Exhibit C3, which showed how the proposed detached sidewalk would comply with the Public Works Standards. The city engineer had approved the Applicant's proposal to build the sidewalk in an easement as opposed to right-of-way, but the City would still the look it wanted with the detached sidewalks rather than curb tight sidewalks.

Chair Fierros Bower closed the public hearing at 7:29 pm.

James Frinell moved to approve Resolution No. 329 with the addition of Exhibits A3 and C3. The motion was seconded by Fred Ruby and passed unanimously.

Chair Fierros Bower read the rules of appeal into the record.

VIII. Board Member Communications

There were none.

IX. Staff Communications

There were none.

X. Adjournment

The meeting adjourned at 7:32 pm.

Respectfully submitted,

Paula Pinyerd, ABC Transcription Services, Inc. for
Shelley White, Planning Administrative Assistant

DEVELOPMENT REVIEW BOARD MEETING

MONDAY, SEPTEMBER 12, 2016

6:30 PM

VII. Public Hearing:

A. Resolution No. 332. Villebois Phase 2 Central Modifications - Berkshire: Stacy Connery, AICP, Pacific Community Design, Inc. – Representative for RCS–Villebois Development, LLC – Applicant/Owner.

The applicant is requesting approval of a SAP Central Refinement, Preliminary Development Plan modification, Final Development Plan modification and Tentative Subdivision Plat for development of ten detached row houses and associated improvements at the southeast corner of Costa Circle West and Barber Street. The subject property is located on Tax Lots 1900 and 2500 of Section 15AC, T3S, R1W, Clackamas County, Oregon. Staff: Daniel Pauly

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**DEVELOPMENT REVIEW BOARD
RESOLUTION NO. 332**

A RESOLUTION ADOPTING FINDINGS APPROVING A SAP CENTRAL REFINEMENT, A PRELIMINARY DEVELOPMENT PLAN MODIFICATION, FINAL DEVELOPMENT PLAN MODIFICATION AND TENTATIVE SUBDIVISION PLAT FOR DEVELOPMENT OF DETACHED ROW HOUSES AND ASSOCIATED IMPROVEMENTS IN VILLEBOIS SAP CENTRAL, PHASE 2. THE SUBJECT PROPERTY IS LOCATED ON TAX LOTS 1900 AND 2500, SECTION 15AC, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON. STACY CONNERY, AICP, PACIFIC COMMUNITY DESIGN, INC. – REPRESENTATIVE FOR RCS – VILLEBOIS DEVELOPMENT, LLC – APPLICANT/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 staff report on the above-captioned subject dated September 1, 2016, and

WHEREAS, said planning exhibits and staff report were duly considered by the Development Review Board Panel A at a scheduled meeting conducted on September 12, 2016, 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 September 1, 2016, attached hereto as Exhibit A1, with findings and recommendations contained therein, and authorizes the Planning Director to issue permits consistent with said recommendations for:

DB16-0027 through DB16-0030 Specific Area Plan Refinement, Preliminary Development Plan Modification, Final Development Plan Modification, and Tentative Subdivision Plat for a 10-lot residential subdivision, and associated improvements..

ADOPTED by the Development Review Board of the City of Wilsonville at a regular meeting thereof this 12th day of September, 2016 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)*.

Marry Fierros-Bower Chair, Panel A
Wilsonville Development Review Board

Attest:

Shelley White, Planning Administrative Assistant

Exhibit A1
Staff Report
Wilsonville Planning Division

Villebois Phase 2 Central Modifications 'Berkshire'
Development Review Board Panel 'A'
Quasi-Judicial Public Hearing

Hearing Date: September 12, 2016
Date of Report: September 1, 2016

Application Nos.: DB16-0027 SAP-Central Refinement
DB16-0028 SAP-Central PDP 2, Preliminary Development Plan Modification
DB16-0029 Final Development Plan Modification
DB16-0030 Tentative Subdivision Plat

Request/Summary: The applicant request the Development Review Board review a Villebois Specific Area Plan Central Refinement, Preliminary Development Plan Modification, Final Development Plan Modification, Tentative Subdivision Plat for a 10-unit residential development and associated improvements.

Location: Villebois Village Center, southeast corner of Barber Street and Costa Circle West. The property is specifically known as Tax Lots 1900 and 2500, Section 15AC, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon.

Owner: Sharon Eshima, RCS- Villebois LLC

Applicant: Rudy Kadlub/David Nash, RCS-Villebois LLC

Applicant's Rep.: Stacy Connery, AICP, Pacific Community Design, Inc.

Comprehensive Plan Designation: Residential-Village

Zone Map Classification: V (Village)

Staff Reviewers: Daniel Pauly AICP, Senior Planner
Steve Adams PE, Development Engineering Manager
Kerry Rappold, Natural Resource Program Manager

Staff Recommendation: Approve with conditions the requested SAP Refinements, Preliminary Development Plan Modification, Final Development Plan Modification, and Tentative Subdivision Plat.

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 4.154	Bicycle, Pedestrian, and Transit Facilities
Section 4.155	Parking, Loading, and Bicycle Parking
Section 4.167	Access, Ingress, and Egress
Section 4.169	General Regulations-Double Frontage Lots
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
Section 4.179	Mixed Solid Waste and Recyclables Storage in New Multi-Unit Residential and Non-Residential Buildings
Section 4.197	Zone Changes and Amendments to Development Code-Procedures
Sections 4.200 through 4.220	Land Divisions
Sections 4.236 through 4.270	Land Division 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>	
Comprehensive Plan	
Villebois Village Master Plan	
SAP Central Approval Documents	

Vicinity Map



Background/Summary:

SAP Central Refinement (DB16-0027)

Density and Land Use Mix

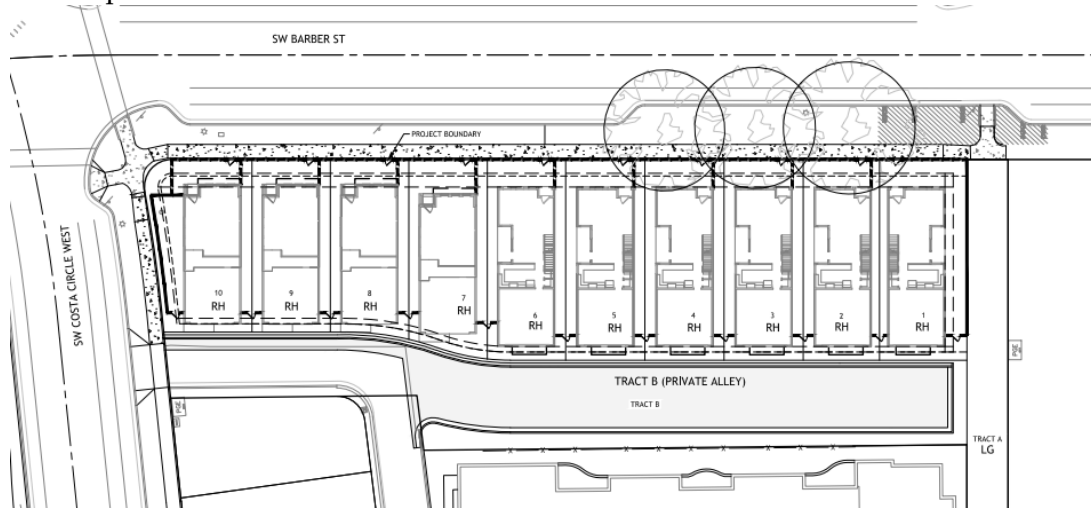
As part of the PDP modification request, the applicant can request a density change for the SAP of up to 10%. The original SAP Central unit count used for density calculations is 1,010 units reflective of Figure 1 of the Villebois Village Master Plan. The previous approval for the subject property (DB14-0057 through DB14-0058) approved a 49-unit apartment building. The most recent unit count for SAP Central, including the proposed 49-unit apartment building, is 1,005 units. The proposed unit count is 966 units, 3.9% below the most recent SAP unit count and 4.4% below the original SAP Central unit count. The change is within the 10% cumulative density change allowed from the original SAP approval. The change would result in 2,548 units in Villebois, which would continue to exceed the required 2,300 units.

For the housing type refinement, housing types are grouped into two aggregate land use categories with medium lot single-family and larger single-family homes in one category and small lot single-family and all attached units in a second category. The previous unit types approved (Village Apartments) and the proposed detached row houses are within the same aggregate land use category, making the change not quantitatively significant. However, the qualitative test of diversity of unit types also needs to be considered, especially in terms of urban design. The row house buildings would have a different bulk than the previously

approved apartment building, but would be similar to other detached row houses at the edge of the Village Center. Detached row houses at the edge of the Village Center create a transition from the detached single-family homes outside the Village Center to the larger and bulkier buildings in the core of the Village Center.

PDP 3N Preliminary Development Plan Modification (DB16-0028)

The proposed modified Preliminary Development Plan 2 of Specific Area Plan Central comprises 0.6 acres. The applicant proposes development of 10 “detached” row houses and associated improvements.



Proposed Housing Type	Number of Units
“Detached” Row Houses	10
Total	10

Parking

The 10 row houses require 10 vehicle spaces and no bicycle parking. In addition to the garages provided with each row house, 8 spaces are available on immediately adjacent streets.

Traffic

The proposed plan is expected to generate 36 less p.m. peak hour trips than the previously planned 49-unit apartment complex on the property.

Final Development Plan Modification (DB16-0029)

Details have been provided for all the public spaces consistent with the Community Elements Book. Street trees, curb extensions, and street lights are also shown conforming to the Community Elements Book. The proposed architecture is consistent with the Village Center Architectural Standards.

Tentative Subdivision Plat (DB16-0030)

The proposed subdivision includes row house lots and the alley tract consistent with the proposed modified Preliminary Development Plan.

Discussion Topics:

Housing Diversity

In considering a refinement to change unit types, the change must be considered against the Villebois Village Master Plan policy of “a complete community with a wide range of living choices.” Limited guidance is provided as to the flexibility of placement of uses within a single aggregate land use category as it relates to this range of living choices policy. It is clear the intent of the aggregation of land uses would not allow a wholesale switch of all attached units to small lot single-family because they are in the same aggregate land use category. The guidance provided and historically used in reviewing requests to modify land uses within an aggregate category is the general idea of a transect of residential uses, in terms of both density per acre and urban form. The densest residential uses with the largest and most urban buildings are focused around the piazza in the Village Center with the least dense and largest lots with single-family homes on the edge of the master plan area.

With the above guidance in mind, the proposed row houses are an appropriate density providing a transition at the edge of the Village Center from the less dense single-family homes to the denser development at the core of the Village Center.

Understanding SAP Central Density Calculations

The original SAP Central approval showed density in two manners. One is a table reflective of Figure 1 of the Villebois Village Master Plan, the other is a map showing minimum and maximum unit count by unit type on each block or sub block. The density numbers in the table are the ones used to calculate density for purposes of refinements. However, the map is important to track the change in the table numbers over time. Of most importance is the relationship between the minimums and maximums shown on the map and the single number shown in the table. The number in the table assumes a certain unit count within the range, which overall is about 81.3% of the maximum unit count shown on the map. However, the percentage of maximum is not the same across all unit types, varying widely from 53.1% to 97.7%. Table 1 below shows the percent of max unit count for each unit type. The number is calculated by dividing the unit number for each unit type in the original SAP table by the sum of all the maximum numbers for each unit type on the original map.

Table 1 Percent of Max Unit Count by Unit Type

Unit Type	% of Max Unit Count Reflected in Original SAP Central Land Use Table
Village Apartment	80.9%
Condo	86.1%
Rowhouse	93.5%

Mixed-Use Condo	53.1%
Urban Apartment	90%
Small Lot Single-family	90%
Specialty Condo	97.7%

To calculate the change to the SAP unit count over time staff has first applied the percentages in Table 1 to the maximum of each unit type in each PDP. For example the maximum number of Rowhouses in PDP 7 shown in the original is 46, 93.5% of which is 43. The maximum number of urban apartments in PDP 7 shown in the original is 24, 90% of which is 22. Summing these two numbers is 65, which is the unit number for PDP 7 reflective of the original SAP table. For the cumulative unit count for PDP 6 and below this number reflective of the original table is used. For the cumulative unit count calculation for PDP 7 and above the PDP approved unit number of 68 units is used. Table 2 below shows the change of unit count over time. PDP 1 and 2 are grouped for simplicity. All the cumulative changes over time are within 10% of the original 1,010 unit count. Note the mixed use unit count for PDP 1 and 2 has not been approved. Also, the small amount of mixed-use condos shown in PDP 7 was included with PDP 1 and 2 as the number appears on the map within PDP 1. PDP 3 and 5 are parks and do not have any units.

Table 2 Cumulative Unit Count Over Time and % Change from Original

Approval Phase	Cumulative Unit Count (sum of approved unit counts and original unit counts for unapproved phases)	% Difference from original 1,010 SAP Unit Count
PDP 1 and 2	1097	8.62% increase
PDP 4	1098	8.75% increase
PDP 6	1089	7.82% increase
PDP 7	1092	8.16% increase
PDP 8	1063	5.26% increase
PDP 9	1011	0.12% increase
PDP 10	1005	0.50% decrease
PDP 2 Modification 2016 (Berkshire)	966	4.36% decrease

Removal of Planned Pocket Park

In previous PDP approvals plans showed as small pocket park with preserved trees at the southwest corner of the property. The current arborist report recommends removal of the trees due to their condition, thus removing the primary purpose of the planned park. Removal of the pocket park allows for an additional lot and avoidance of having another piece of unused land to the north. In addition, the mid-block location of the previously planned pocket park was not ideal as it has limited visibility from the street or homes.

Conclusion and Conditions of Approval:

Staff has reviewed the applicant's analysis of compliance with the applicable criteria. This Staff report adopts the applicant's responses as Findings except as noted in the Findings below. Based on the Findings and information included in this Staff Report, and information received from a duly advertised public hearing, staff recommends the Development Review Board approve the proposed applications (DB16-0027, DB16-0028, DB16-0029, DB16-0030) with the following conditions:

Planning Division Conditions:

Request A: DB16-0027 SAP-Central Refinement

No conditions for this request

Request B: DB16-0028 SAP-Central PDP 2, Preliminary Development Plan Modification

PDB 1. The applicant/owner shall enter into an Operations and Maintenance Agreement for the subdivision or make and record an addendum to a present O&M, that clearly identifies ownership and maintenance for parks, open space, and paths. Such agreement shall ensure maintenance in perpetuity and shall be recorded with the subdivision for 'Berkshire'. Such agreement shall be reviewed and approved by the City Attorney prior to recordation.

PDB 2. Paths and open spaces approved in Case approved in Case File DB14-0057 through DB14-0065 and this request are required to be completed prior to occupancy of the 4th of the 10 proposed homes. See Finding B30.

Request C: DB16-0029 Final Development Plan Modification

PDC 1. All windows and doors shall be recessed three inches for shadowing or incorporate shutters, railing, and/or visible or substantial trim with contrasting color and material that create shadowing. See Finding C3.

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. See Finding C16.

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. See Finding C11, C24 through C26.

PDC 5. Soil preparation shall meet the Villebois Rainwater Management Standards. See Finding C17.

Request D DB16-0030 Tentative Subdivision Plat

PDD 1. Any necessary easements or dedications shall be identified on the Final Subdivision Plat.

PDD 2. The alleyway shall remain in private ownership and be maintained by the Homeowner's Association established by the subdivision's CC&Rs.

PDD 3. The Final Subdivision Plat shall indicate dimensions of all lots, lot area, minimum lot

	size, easements, proposed lot and block numbers, parks/open space by name and/or type, and any other information that may be required as a result of the hearing process for the PDP modification (Request B) or the Tentative Plat.
PDD 4.	A non-access reservation strip shall be applied on the final plat to those lots with access to a public street and an alley. All lots with access to a public street and an alley must take vehicular access from the alley to a garage or parking area. A plat note effectuating that same result can be used in the alternative. The applicant shall work with the County Surveyor and City Staff regarding appropriate language. See Finding D2.
PDD 5.	All reserve strips and street plugs shall be detailed on the Final Subdivision Plat. See Finding D2.
PDD 6.	All tracts shall include a public access easement across their entirety.
PDD 7.	The applicant/owner shall submit subdivision bylaws, covenants, and agreements to the City Attorney prior to recordation. See Finding D3
PDD 8.	Being located within the Villebois Village Center Boundary, the proposed lots shall be part of the Villebois Village Center Master Association and shall contribute an equitable amount to the maintenance of the parks and other facilities owned by the Villebois Village Center Master Association. Such relationship shall be reflected in the subdivision's CC&R's. See Finding D3.

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:

Request B: DB16-0028 Preliminary Development Plan Modification

PFB 1.	Public Works Plans and Public Improvements shall conform to the "Public Works Plan Submittal Requirements and Other Engineering Requirements" in Exhibit C1.
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Request D: Tentative Subdivision Plat DB16-0030

PFD 1.	Paper copies of all proposed subdivision/partition plats shall be provided to the City for review. Once the subdivision/partition plat is approved, applicant shall have the documents recorded at the appropriate County office. Once recording is completed
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	by the County, the applicant shall be required to provide the City with a 3 mil Mylar copy of the recorded subdivision/partition plat.
PFD 2.	All newly created easements shown on a subdivision or partition plat shall also be accompanied by the City's appropriate Easement document (on City approved forms) with accompanying survey exhibits that shall be recorded immediately after the subdivision or partition plat.

Natural Resources Division Conditions:

All Requests

NR 1.	Natural Resource Division Requirements and Advisories listed in Exhibit C3 apply to the proposed development.
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Master Exhibit List:

The following exhibits are hereby entered into the public record by the Development Review Board as confirmation of its consideration of the application as submitted. This is the exhibit list that includes exhibits for Planning Case Files DB16-0027 through DB16-0030.

- A1.** Staff report and findings (this document)
- A2.** Slides and notes for Staff's Public Hearing Presentation (*available at Public Hearing*)
- B1.** Applicant's Notebook: *Under separate cover*
 - Section I: General Information
 - IA) Introductory Narrative
 - IB) Form/Ownership Documentation
 - IC) Fee Calculation
 - ID) Mailing List *This information has been revised*
 - IE) Updated SAP Central Unit Count
 - Section II: Preliminary Development Plan (Includes SAP Refinements)
 - IIA) Supporting Compliance Report
 - IIB) Reduced Drawings
 - IIC) Utility & Drainage Reports
 - IID) Traffic Analysis
 - IIE) Tree Report
 - IIF) Republic Services Approval of Trash Collection Plan
 - Section III: Tentative Subdivision Plat
 - IIIA) Supporting Compliance Report
 - IIIB) Tentative Plat
 - IIIC) Copy of Certification of Assessments and Liens
 - IIIE) Subdivision Name Approval
 - Section IV: Final Development Plan
 - IVA) Supporting Compliance Report
 - IVB) Reduced Drawings
 - IVC) Row Homes Elevations & Floor Plans
- B2.** Applicant's Large Format Plans for PDP Modification (Smaller 11x17 plans included in

Sections IIB, and IIIB of the applicant's notebook Exhibit B1.) *Under separate cover.*

- Sheet 1 Cover Sheet
- Sheet 2 Existing Conditions and Demolition Plan
- Sheet 3 Site and Land Use Plan
- Sheet 4 Preliminary Plat
- Sheet 5 Preliminary Grading Plan
- Sheet 6 Composite Utility Plan
- Sheet 7 Circulation Plan and Street Sections
- Sheet 8 Parking Plan
- Sheet 9 Tree Preservation Plan
- Sheet 10 Master Fencing Plan
- Sheet L1 Planting Plan Notes and Planting Details
- Sheet L2 Typical Front Yard Planting Plan

B3. Large Format Plans for Final Development Plan Modification (Smaller 11x17 plans included in Section IVB of the applicant's notebook, Exhibit B1.)

- Sheet 3 Site and Land Use Plan
- Sheet 10 Master Fencing Plan
- Sheet L1 Planting Plan Notes and Planting Details
- Sheet L2 Typical Front Yard Planting Plan

C1. Comments and Conditions from Engineering Division

C2. Comments, Findings, and Conditions from Natural Resources

D1. August 27th Email from Diane Peters

Procedural Statements and Background Information:

1. The statutory 120-day time limit applies to this application. The application was received on July 13, 2016. On July 29, 2016, staff conducted a completeness review within the statutorily allowed 30-day review period, and, on August 12, 2016, the Applicant submitted new materials. On August 26, 2016 the application was deemed complete. The City must render a final decision for the request, including any appeals, by December 24, 2016
2. Surrounding land uses are as follows:

Compass Direction	Zone:	Existing Use:
Northeast:	V/PF	SW Barber Street undeveloped land
Northwest	V	SW Costa Circle West, Piccadilly Park
Southwest:	V	Row houses, apartments
Southeast	V	Undeveloped land

3. Prior land use actions 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
 LP-2005-02-00006 – Revised Villebois Village Master Plan
 LP-2005-12-00012 – Revised Villebois Village Master Plan (Parks and Recreation)
 LP09-0003 – Zone text amendment to allow for detached row houses
 LP10-0001 – Amendment to Villebois Village Master Plan (School Relocation from SAP North to SAP East)
 LP13-0005 – Amendment to Villebois Village Master Plan (Future Study Area)

Quasi Judicial:

DB06-0005 -

- Specific Area Plan (SAP) – Central.
- Village Center Architectural Standards.
- SAP-Central Architectural Pattern Book.
- Master Signage and Wayfinding Plan.
- Community Elements Book Rainwater Management Program and Plan

DB06-0012 - DB06-0012-Tentative Subdivision Plat (Large Lot)

DB09-0037 & 38 – Modification to the Village Center Architectural Standards (VCAS) to change/add provision for detached row houses.

DB13-0015 – SAP Central Phasing Amendment

DB13-0043 – Tentative Subdivision Plat for Villebois Village Center No. 3 (large lot subdivision, includes subject properties.

DB14-0057 through DB14-0062 SAP Central Refinement, PDP 2 Central Modification, etc. for Chateau Villebois and Carriage Homes

DB15-0005 – SAP Refinements and Central Phasing Amendment

DB15-0064 and DB15-0069 – SAP Central Refinements and Phasing Amendments

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.
5. Required and other notices to the public and other agencies have been sent as follows:

A Development Review Team notice soliciting comments was sent August 18, 2016 requesting submittal of comments by August 29, 2016. This notice was sent to City staff and other agencies, franchise utilities, etc. who have requested this type of notice from the City.

A Public Hearing Notice was mailed and posted on August 23, 2016, 20 days prior to the first hearing. The Public Hearing Notice included information on the date and location of the Development Review Board Hearing, information on how to comment on the application, and the nature of the application.

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.

Initiating Application Section 4.009

The applications have been submitted on behalf of and signed by the property owner, RCS Villebois LLC.

Pre-Application Conference Subsection 4.010 (.02)

A pre-application conference was held in accordance with this subsection.

Lien Payment before 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 Village zoning district and general development regulations listed in Sections 4.150 through 4.199 have been applied in accordance with this Section.

Request A: DB16-0027 SAP-Central Refinement

The applicant's findings in Section IIA of their notebook, Exhibit B1, respond to the majority of the applicable criteria.

As described in the Findings below, the applicable criteria for this request are met.

Refinements Generally

Refinement Process

Subsection 4.125 (.18) J. 1.

A1. The request is a SAP Refinement related to density and land use mix. The applicant provided plan sheets and written information showing sufficient information to demonstrate compliance with the applicable criteria. As can be seen in the Findings below, the criteria set forth in Subsection 4.125 (.18) J. 2. are satisfied for the requested refinement.

Refinement Request: Land Use Mix and Density

SAP Refinements: Mix of Land Use/Density

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

A2. The Urban Apartments shown in the Master Plan and SAP are in the same aggregate land use category as the proposed row houses. Therefore, there is no significant change to the mix of land uses.

The original SAP Central unit count used for density calculations is 1,010 units reflective of Figure 1 of the Villebois Village Master Plan. The previous approval for the subject property (DB14-0057 through DB14-0058) approved a 49-unit apartment building. The most recent unit count for SAP Central, including the proposed 49-unit apartment building is 1,005 units. The proposed unit count is 966 units, 3.9% below the most recent SAP unit count and 4.4% below the original SAP Central unit count. The change is within the 10% cumulative density change allowed from the original SAP approval. The change would result in 2,548 units in Villebois, which would continue to exceed the required 2,300 units.

Quantifiable Significance

Subsection 4.125 (.18) J. 1. b. i.

A3. Quantifiable measures related to this refinement include 1. The number of units within the aggregate land use category, which is not changing as both apartments and row houses are in the same aggregate land use category. For density the quantifiable measure is total units. As discussed in Finding A2 the proposed density reduction of units is well below 10% both for this application alone and cumulatively over time for SAP Central.

Qualitative Significance

Subsection 4.125 (.18) J. 1. b. ii.

- A4.** This subsection does not provide clear definition of what an important qualitative feature might be. Absent details in this subsection, staff interprets the primary qualitative factors to consider to be the three guiding design principles of the Villebois Village Master Plan: Connectivity, Diversity, and Sustainability. The three guiding design principles are further defined by the goals, policies, and implementation measures of the Master Plan. By virtue of better or equally implementing the goals, policies, and implementation measures of the Villebois Village Master Plan, as described in Findings A5-A10 below, the proposed refinements do not significantly affect land use mix or density in a qualitative sense.

Refinements to Equally or Better Meet SAP Conditions and Master Plan

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

- A5.** No specific conditions of approval from SAP Central have been identified in relation to the proposed changes, so these Findings focus on better or equally meeting the affected goals, policies, and implementation measures of the Villebois Village Master Plan as follows:

Refinements and Master Plan- Wide Range of Living Choices

Subsection 4.125 (.18) J. 2. a. and Villebois Village Master Plan General Land Use Plan Policy 1

- A6.** The language regarding a wide range of living choices is the portion of the policy relevant to the proposed refinement. A wide range of living choices is fundamental to the diversity of the Villebois neighborhood. The policy of a wide range of living choices has been implemented by a variety of residential land uses indicated on Figure 1-Land Use Plan, and subsequently in SAP and PDP approvals. The residential land uses in Figure 1 are grouped into two aggregate land use categories, with medium-lot single-family and larger in one category and small-lot single family and smaller in the second, including all attached products ranging from apartments to row houses. No differentiation is made between for sale and for rent unit types in description of units. The aggregation of the residential land uses into two categories recognized a need for flexibility over time to respond to various market and other factors. The Master Plan and other implementing language provides limited guidance as to the flexibility of placement of uses within a single aggregate land use category as it relates to the range of living choices. The guidance provided and historically used in reviewing requests to modify land uses within an aggregate category is the general idea of a transect of residential uses. In the transect the densest residential uses are focused around the piazza in the Village Center with the least dense and largest lots on the edge of the Villebois Village Master Plan area. The transect can be understood from both a pure residential density perspective, but also an urban design perspective.

With the above guidance in mind, the proposed row houses are an appropriate density providing a transition at the edge of the Village Center from the less dense single-family

homes outside the Village Center to the denser development at the core of the Village Center.

Refinements and Master Plan – Wide Variety of Neighborhood Housing

Subsection 4.125 (.18)J.2. a. & Villebois Village Master Plan Residential Neighborhood Housing Policy 1

A7. A wide variety of housing options is fundamental to the diversity of Villebois. Pursuant to the explanation in Finding A6, the proposed row houses are within the same aggregate land use category as land uses they are replacing. Thus by providing a land use choice that is not significantly, as defined by Wilsonville’s Code, different than the previously planned apartments the proposal equally contributes the variety of housing to the central neighborhood of Villebois. The use of multiple architectural styles, provide a variety of architectural options.

Refinements and Master Plan -Minimum Density and Unit Count

Subsection 4.125 (.18) J. 2. a. and Villebois Village Master Plan Residential Neighborhood Housing Policies 3 and 4.

A8. The proposal, together with another previously approved development and planned development, will result in a total Villebois unit count of 2,548 units, or 12.95 units per acre exceeding the required 2,300 units and 10 dwelling units per acre.

Refinements and Master Plan –Mix of Housing Types to the Greatest Extent Possible

Subsection 4.125 (.18) J. 2. a. and Villebois Village Master Plan Residential Neighborhood Housing Policies 3 and 4.

A9. A mix of housing types is fundamental to the diversity of the Villebois. However, determining the greatest extent of housing mix practicable is unclear. The subject property was previously approved for Urban Apartments. The current proposal is for detached row houses. Even with the refinement SAP Central, and Villebois in general will continue to provide a rich variety of housing types.

Refinements and Master Plan –Scale and Design of High Density Housing Consistent with Vision for Villebois

Subsection 4.125 (.18) J. 2. a. and Villebois Village Master Plan Residential Neighborhood Housing Policy 9

A10. The scale and design of the proposed row houses are a scale and design appropriate for their location at the edge of the Village Center providing a transition from the less dense single-family homes outside the Village Center to the denser multi-family homes in the core of the Village Center.

Refinements and Resource Impacts

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

A11. The proposed refinement does not negatively impact any identified environmental or scenic resources.

Refinements Impacting Subsequent PDP's and SAP's Impact
Subsection 4.125 (.18) J. 2. c.

A12. The proposed refinements do not preclude an adjoining or subsequent PDP or SAP area from developing consistent with the approved SAP or Master Plan.

Request B: DB16-0028 SAP-Central PDP 2, Preliminary Development Plan Modification

The applicant's findings in Section IIA of their notebook, Exhibit B1, respond to the majority of the applicable criteria.

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
Subsection 4.125 (.02)

B1. The uses proposed includes row homes which are permitted in the Village Zone.

Development Standards Applying to All Development in the Village Zone

Development Standards
Subsection 4.125 (.05) Table V-1

B2. The proposed building types are Row Houses-Village Center. The PDP enables all development standards in Table V-1 to be met.

Off-Street Parking, Loading & Bicycle Parking
Subsection 4.125 (.07) Table V-2

B3. The 10 row houses require 10 vehicle spaces and no bicycle parking. In addition to the garages provided with each row house, 8 spaces are available on immediately adjacent streets.

Parks & Open Space
Subsection 4.125 (.08)

B4. Figure 5 Parks & Open Space Plan of the Villebois Village Master Plan states that there are a total of 159.73 acres of parks and open space within Villebois, which is approximately 33% of Villebois. The proposed PDP modification does not reduce the amount of dedicated open space master planned. It does remove a pocket park planned as part of a previous PDP, but that does not reduce the acreage described above as the removed pocket park was in addition to the planned parks and open space in the Master Plan.

Villebois Street Alignment and Access Improvements

Conformity with Master Plan, etc.

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

- B5.** Adjoining streets have previously been constructed. Access to the alley will be at a point previously approved in prior PDP approvals.

Access Drives

Subsection 4.125 (.09) A. 6.

- B6.** Access drives (alleys) will be paved at least 16-feet in width and be constructed with a hard surface capable of carrying a 23-ton load.

Other Villebois Development Standards

Landscaping, Screening and Buffering

Subsection 4.125 (.11)

- B7.** The appropriate landscaping is provided. The proposed street trees are among the choices provided in the Community Elements Book.

Design Principles Applying to the Village Zone

Subsection 4.125 (.13)

- B8.** The Village Center Architectural Standards and Community Elements Book ensure the design meets the fundamental design concepts and support the objectives of the Villebois Village Master Plan. By complying with an approved Village Center Architectural Standards and Community Elements Book, the design of the modified PDP will satisfy these criteria. See also Final Development Plan, Request C.

Building and Site Design Requirements

Subsection 4.125 (.14) A. 2. a. - e. and h. - k.

- B9.** The application requests PDP approval for row houses and associated development. The Village Center Architectural Standards and Community Elements Book will assure consistency with the Design Standards of subsection (.14). Compliance with the Village Center Architectural Standards and Community Elements Book is being reviewed as part of Request C, Final Development Plan.

Landscape Plans

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

- B10.** The appropriate landscape plans have been provided. See FDP Plans, Exhibit B3.

Protection of Significant Trees

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

- B11.** Trees requiring protection, including the existing trees along SW Barber Street will be protected.

Building Systems & Materials
Subsection 4.125 (.14) A. 4.

B12. Subsequent Building Permit applications will review proposed buildings for consistency with the criteria of Table V-3. Certain criteria related to materials will be reviewed as part of the review of the Village Center Architectural Standards in Request C.

Preliminary Development Plan Approval Process

PDP Submission Timing, Filed for Entire SAP or Approved Phase
Subsection 4.125 (.18) G. 1. a.

B13. This PDP modification addresses a portion Phase 2 on the SAP Central Phasing Plan.

Owners' Consent
Subsection 4.125 (.18) G. 1. b.

B14. This application is made by and has been signed on behalf of the owner, RCS Villebois LLC.

Proper Form & Fees
Subsection 4.125 (.18) G. 1. c.

B15. The applicant has used the prescribed form and paid the required application fees.

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

B16. A professional design team is working on the project with Stacy Connery AICP from Pacific Community Design as the professional coordinator.

Land Division to be Submitted Concurrently with PDP
Subsection 4.125 (.18) G. 1. f.

B17. A preliminary subdivision plat has been submitted concurrently with this request. See Request D.

Information Required for PDP
Subsection 4.125 (.18) G. 2. a. – c.

B18. The applicant submitted all of the applicable information listed in this subsection. See Exhibits B1 and B2.

Land Area Tabulation to be Provided
Subsection 4.125 (.18) G. 2. d.

B19. Following is a tabulation of land area devoted to the various uses and a calculation of net residential density:

Approx. Gross Acreage	0.74 Acres
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Lots and Alleys

0.61 Acres

Net Residential Density: 10 lots / 0.61 Acres = 13.51 units per net acre

Location of Streets, Alleys, and Trees to be Provided

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

B20. Information on planned alleys and streets are provided or the information is readily available. Other relevant features are shown. Trees have been identified. See Exhibit B2.

Building Drawings to be Provided

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

B21. The proposed modified PDP includes row houses. Being in the Village Center the elevations of all the buildings have been submitted and are being reviewed as part of the Final Development Plan, Request C.

Utility Plan to be Provided

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

B22. A composite utility plan has been provided. See applicant's Sheet 6, Exhibit B2.

Phasing Sequence to be Provided

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

B23. The portion of the PDP being modified is proposed to be executed in a single phase.

Capital Improvements Security

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

B24. The appropriate bond or security will be obtained for issuance of the Public Works Permit.

Traffic Report to be Provided

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

B25. The required traffic report has been provided, and can be found in Section IID of the applicant's notebook, Exhibit B1.

PDP Application Submittal Requirements

Submittal Requirements: General and Conformity with the SAP

Subsections 4.125 (.18) H. 1. and 4.125 (.18) K. 1. c.

B26. The PDP modification matches SAP Central, as requested to be refined in Request A, and the application includes all of the requested information.

PDP Application Level of Detail

Subsection 4.125 (.18) H. 3.

B27. The required level of detail has been shown, similar to other PDP's and PDP modifications approved throughout Villebois.

Copies of Legal Documents

Subsection 4.125 (.18) H. 4.

B28. The required legal documents for review have been provided. See Section III in the applicant's notebook, Exhibit B1.

PDP Approval Criteria

Reasonable Phasing Schedule

Subsection 4.125 (.18) K. 2.

B29. The PDP modification is planned to be completed within 2 years, which is a standard and reasonable schedule.

Parks Constructed prior to 50% Occupancy

Subsection 4.125 (.18) K. 3.

B30. Condition of Approval PDB 2 requires all private open space requirements approved in Case File DB14-0057 through DB14-0065 are required to be completed prior to occupancy of 50% of the dwelling units, which including the built Carriage Homes is 7 homes, or 4 of the proposed homes.

DRB Conditions to Ensure Conformance with SAP, Master Plan, Etc.

Subsection 4.125 (.18) K. 5.

B31. No additional conditions of approval are recommended to ensure conformance.

Planned Development Permit Review Criteria

Traffic Level of Service

Subsection 4.140 (.09) J. 2.

B32. The location, design, size and uses are such that traffic generated within the PDP at the most heavily used intersection(s) can be accommodated safely and without congestion in excess of Level of Service D. The proposed uses will produce 36 fewer p.m. peak hour trips than the previous apartment building proposed for the property.

Concurrency for Other Facilities and Services

Subsection 4.140 (.09) J. 3.

B33. As shown in the Utility and Drainage Report, Section IIC of the applicant's notebook, Exhibit B1, and the applicant's Composite Utility Plan, Sheet 6 of Exhibit B2, 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.

B34. The fronts of all the homes will be connected to a public sidewalk along SW Barber Street.

Safe, Direct, Convenient Pathways

Subsection 4.154 (.01) B. 2.

B35. All sidewalks will be built to Public Works Standards.

Vehicle/Pathway Separation

Subsection 4.154 (.01) B. 3.

B36. All pathways are separated from vehicle circulation areas.

Crosswalks

Subsection 4.154 (.01) B. 4.

B37. Where pathways cross the alley concrete inlays are provided between the asphalt.

Pathway Width and Surface

Subsection 4.154 (.01) B. 5.

B38. The public sidewalks are concrete 5' wide or greater.

Protection of Natural Features & Other Resources

General Terrain Preparation

Subsection 4.171 (.02)

B39. The PDP modification matches the SAP Central approvals found to limit grading, avoid erosion and pollution, and minimize removal of trees and native vegetation.

Trees and Wooded Area

Subsection 4.171 (.04)

B40. No trees exist on the site besides three trees in decline being removed through separate application. Trees along SW Barber Street planned for retention are being retained.

Other General Development Standards

Landscaping, Screening, and Buffering

Section 4.176

B41. 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 area. The plan has been developed in conformance with the *Community Elements Book* and the applicable standards of Section 4.176. Landscaping will be further reviewed with Request C, Final Development Plan.

Street Improvement Standards-Sidewalks

Sidewalks Required
Subsection 4.177 (.03)

B42. Sidewalks are proposed within the street right-of-way adjacent to the proposed development.

Through Zone 5 Foot Minimum
Subsection 4.177 (.03) A.

B43. Planned sidewalks have a through zone of 5 feet.

Street Improvements Standards- Access Drives and Driveways

Access Drives Have Clear Travel Lane
Subsection 4.177 (.08) A.

B44. The alleys are designed to provide a clear travel lane.

Access Drive Travel Lane Load Capacity: 23-Ton Load Minimum
Subsection 4.177 (.08) B.

B45. The proposed alleys will be built to carry a 23-ton load.

Access Drive Emergency Vehicle Access
Subsections 4.177 (.08) C. and D.

B46. Emergency access is provided consistent with access elsewhere in Villebois with parking drive aisles exceeding the 12 foot width and being paved.

Driveway Width to be Minimized
Subsection 4.177 (.08) K.

B47. The alley access points are the standard width as built through Villebois and are the minimum to accommodate the approved alley cross section for Villebois.

Pedestrian Safety Features May Be Requested
Subsection 4.177 (.08) L.

B48. Pedestrian safety features, including curb extensions, have been incorporated into the Villebois Master Plan and SAP Approvals. All curb extensions have been provided consistent with the SAP Central Community Elements Book.

Driveway Alignment to Meet Spacing Standards Unless Constrained
Subsection 4.177 (.08) P.

B49. No streets or major driveways exist requiring particular alignment of alleys.

Request C: DB16-0029 Final Development Plan Modification

The applicant’s findings in Section IVA of their notebook, Exhibit B1, respond to the majority of the applicable criteria.

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

Final Development Plans

FDP Approval Procedure
 Subsection 4.125 (.18) L.

C1. The application is for row homes in the Village Center which require FDP review. The FDP modification has been filed for the entire development. The FDP modification has been filed concurrently with the PDP modification. See Request B. Signatures have been obtained from the owner. The applications were submitted with the appropriate City form. Stacy Connery AICP with Pacific Community Design is the professional coordinator for a professional design team.

FDP Submittal Requirements, Approval Procedures and Criteria
 Subsection 4.125 (.18) M. and N. and P. 1.

C2. The applicant has submitted the applicable materials listed in Section 4.034 and the application is being reviewed against the criteria of Section 4.421. See Findings C14 through C20 below.

Community Elements Book
 Village Center Architectural Standards (VCAS)
 Subsection 4.125 (.18) P. 2.

C3. With a location in the Village Center as shown in Figure 2a of the Villebois Village Master Plan the proposed development is subject to the Community Elements Book and Village Center Architectural Standards. No address overlays apply.

Community Elements Book:

Applicable Requirement	Requirement Met?	Notes
Street Lighting	<input checked="" type="checkbox"/>	Street lighting is being required consistent with the Master Plan while using updated LED lighting technology. See Condition of Approval PFB 1.
Curb Extensions	<input checked="" type="checkbox"/>	No additional curb extensions are required.
Street Trees	<input checked="" type="checkbox"/>	Location and species of street trees shown on the applicants plans, Exhibit B3, are consistent with the

		Community Elements Book.
Landscape Elements-Site Furnishings	<input type="checkbox"/>	No furnishings are proposed
Tree Protection	<input checked="" type="checkbox"/>	Trees will be protected as required by the City.
Plant List	<input checked="" type="checkbox"/>	All plant materials listed on sheet L1 of Exhibit B3 are on the Villebois plant list or approved by the City. No prohibited plants are proposed

Village Center Architectural Standards

Standard	Standard Met?	Notes
1.2 Building Height & Roof Form		
Required Standards		
1) Max. Building Height according to Table V-1	<input checked="" type="checkbox"/>	Row houses are less than 45'
2) Addresses have other height limitations	<input type="checkbox"/>	No address overlays apply
3) Building height measured as defined in 4.001.	<input checked="" type="checkbox"/>	Building measured correctly
4) Rooftop equipment screened from current and future taller buildings	<input checked="" type="checkbox"/>	No rooftop equipment proposed
5) At least 2 roof garden in SAP Central	<input type="checkbox"/>	No rooftop gardens proposed, more appropriate for other building types in SAP Central
Optional Standards:		
6) Buildings encouraged to reach max. allowable height	<input type="checkbox"/>	The proposed row houses are much less than the maximum height as well as the apartment building previously approved for the site, but is appropriate for the location for the transition from the 2 story single-family outside the Village Center to the multi-story buildings in the core of the Village Center.
7) Minimize shading of public and private outdoor areas during mid-day	<input checked="" type="checkbox"/>	The primary outdoor area is the front courtyard area which has typical exposure aligned with the street.
2.1 Vertical Façade Articulation for All Mixed Use Buildings		Buildings not mixed use
1.3 Horizontal Façade Articulation		Separate buildings of varying architecture create the desired articulation along the street frontage.
3.1 Exterior Building Materials & Color		
Required		

1) Visually heavier and more massive materials at base when multiple materials used.	<input checked="" type="checkbox"/>	Heavier brick and stone veneer is at the base of the proposed homes.
2) Bright, intense colors reserved for accent trim	<input checked="" type="checkbox"/>	While a variety of colors are use they are not intense.
3) Bright colors not used for commercial purposes	<input type="checkbox"/>	No commercial uses
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"/>	Concrete block is not being used.
5) Exteriors constructed of durable and maintainable materials with texture, pattern, or lend themselves to quality detailing.	<input checked="" type="checkbox"/>	The brick, cement fiber siding, precast veneer, and roof 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 exterior materials have integral color, patterning, or texture.
7) Sustainable building materials and practices are strongly encouraged	<input type="checkbox"/>	Sustainable materials and practices continue to be encouraged.
3.2 Architectural Character		
Required		
1) A definitive, consistent Architectural Character. All primary facades consistent with Architectural Character	<input checked="" type="checkbox"/>	The row houses all have a definable architectural character and have been reviewed and found such by the City's consultant architect, Steve Coyle.
2) No mixing of Architectural Styles	<input checked="" type="checkbox"/>	Each building is consistently in a single style.
3) Secondary facades incorporate primary façade features over 25% of wall length	<input checked="" type="checkbox"/>	Materials including lap siding as well as windows with trim extend on all facades.
4) All visible sides have a similar level of quality and visual interest	<input checked="" type="checkbox"/>	A majority of the detailing and materials wrap around to the street facing side elevations of the buildings. Materials and details included on the front elevations such as finishes, trim, and window patterns are incorporated into the side elevations.
5) Accessory buildings designed and integrated into primary building	<input type="checkbox"/>	No accessory buildings are proposed.
6) Applicants encouraged to	<input checked="" type="checkbox"/>	The row homes design has been

consult an architect or architectural historian regarding appropriate elements of architectural style		reviewed by the City's consultant architect regarding appropriate elements of chosen architectural styles.
7) If not in an address, elevations not repeated on adjacent blocks	<input checked="" type="checkbox"/>	The proposal is for a single block and elevations are not repeated on an adjacent block.
3.3 Ground Level Building Components		
Required		
1) Building setbacks and frontage widths as required by Table V-1	<input checked="" type="checkbox"/>	The row houses will meet the setbacks established by Table V-1
2) Retail orientation towards street	<input type="checkbox"/>	Not applicable
3) Differentiating entrances for mixed use buildings	<input type="checkbox"/>	Not applicable
4) Entries have weatherproof roof covering appropriately sized but at least 4 feet deep and 4 feet wide	<input checked="" type="checkbox"/>	Weatherproof covering provided by proposed front porches and entrances are at least 4' by 4'
5) Any building lighting, is indirect or shielded	<input checked="" type="checkbox"/>	Lighting is shielded, typical porch light lighting.
6) Parking structures screened using at least two of the following: residential or commercial uses, decorative grill work, decorative artwork, vegetation	<input type="checkbox"/>	Not applicable, no parking structure proposed
7) Plaza address mixed-use buildings have canopy or awning	<input type="checkbox"/>	Not applicable
8) Reflective, heavily tinted, or other sight obscuring glass discouraged	<input checked="" type="checkbox"/>	Proposed glass is not reflective, heavily tinted or otherwise sight obscuring.
9) Landscaping or other screening provided when parking is between buildings and the street	<input checked="" type="checkbox"/>	Not applicable
Optional		
10) Create indoor/outdoor relationships	<input checked="" type="checkbox"/>	Courtyards help create an indoor/outdoor relationship.
11) Canopies and Awnings primary function is weather protection	<input type="checkbox"/>	Not applicable
4.1 Façade Components		
Required		
1) Windows and doors recessed 3 inches for shadowing or incorporate	<input checked="" type="checkbox"/>	Condition of Approval PDC 1 ensures conformance.

shutters (appear operable and sized for window), railing, and/or visible or substantial trim (contrasting material, color, or creates shadowing.)		
2) Balconies extend no more than 36"	<input type="checkbox"/>	Not applicable, none proposed on front elevations.
3) Shutters sized to appear operable at window and door openings	<input type="checkbox"/>	Not applicable, none proposed.
4) Except in the plaza address, balconies shall be at least 5 feet deep	<input checked="" type="checkbox"/>	No balconies are proposed.
Optional		
4) <i>(Note: Duplicate numbers in published VCAS)</i> Individual windows square or vertical in proportion. An assembly of windows have horizontal proportion	<input checked="" type="checkbox"/>	All individual 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"/>	Materials change at horizontal lines or corners
6) Every residential unit have outdoor living space.	<input checked="" type="checkbox"/>	All row home units have front courtyards and sideyards.
7) Expression of rainwater path	<input type="checkbox"/>	Not applicable
8) Building fronts uneven angles to accommodate shape of street	<input type="checkbox"/>	Not applicable
9) Wide opening windows	<input type="checkbox"/>	The applicant has not indicated details of window opening (optional)
10) Discourage use of high window sills	<input checked="" type="checkbox"/>	High window sills are not used
11) Finishing touches and ornament	<input checked="" type="checkbox"/>	The use of finishing touches and ornamentation is provided.
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"/>	Proposed fencing is shown on attached plans and will be constructed of allowed materials.
2) The following fencing requirements apply to all fences and walls located	<input checked="" type="checkbox"/>	Proposed fencing will comply.

between rights-of-way and building lines.		
3) Fencing shall be consistent with the Architectural Character of adjacent buildings, See Architectural Character, this section.	<input checked="" type="checkbox"/>	Fencing is consistent with the architectural character of the adjacent Row Houses as defined in other Architectural Pattern Books in Villebois.
4) Fencing controlling access to a courtyard, outdoor lobby, or other public entries shall be greater than 50% transparent.	<input checked="" type="checkbox"/>	Courtyard fencing is more than 50% transparent.
5) Fencing located within the first 2'0" setback from right-of-ways shall be greater than 50% transparent.	<input checked="" type="checkbox"/>	Proposed fencing located within the first 2'-0" setback from rights-of-ways will be greater than 50% transparent.
6) 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"/>	No such fencing is proposed.
7) Posts, pilasters, columns, or bollards may extend an additional 8" above the maximum height of any allowed fencing.	<input checked="" type="checkbox"/>	No posts etc. are shown extending beyond the allowed height.
8) 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"/>	Does not change height at corners
9) 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"/>	No such fencing is proposed.

Optional		
10) Fencing is encouraged to be consistent with building railing at balconies, decks, porches, etc.	☒	Fencing on the front elevations is consistent with the architectural style of the Row Homes.

Landscape Standards

Landscape Code Compliance
Subsection 4.176 (.02) B.

- C4. The applicant has not requested any waivers or variances to landscape standards. Thus all landscaping and screening must comply with standards of this section.

Landscape Area and Locations
Subsection 4.176 (.03)

- C5. Landscaping is provided consistent with the Villebois Village Master Plan and SAP and PDP approvals. A variety of plant materials are used, with a limited but practicable use of native plant material.

Shrubs and Groundcover Materials
Subsection 4.176 (.06) A.

- C6. Applicant's Planting Plan in their plan set, Exhibit B3, indicates the requirements established by this subsection will be met by the proposed plantings.

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

- C7. Applicant's Planting Plan in their plan set, Exhibit B3, indicates the requirements established by this subsection will be met by the proposed plantings.

Plant Material-Street Trees
Subsection 4.176 (.06) C.

- C8. The street tree requirements in the SAP Central Community Elements Book meet or exceed these requirements, and therefore street trees meeting the Community Elements Book meet or exceed the requirements of this subsection.

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

- C9. The allowed plant materials are governed by the Community Elements Book. All proposed plant materials are consistent with the SAP Central Community Elements Book or otherwise approved as allowed in the Community Elements Book.

Exceeding Plant Standards Encouraged As Long as Vision Clearance Not Violated
Subsection 4.176 (.06) G.

C10. The selected landscape materials do not violate any height or visions clearance requirements.

Landscape Installation and Maintenance
Subsection 4.176 (.07)

C11. The installation and maintenance standards are or will be met as follows:

- Plant materials are required to be installed to current industry standards and be properly staked to ensure survival
- Plants that die are required to be replaced in kind, within one growing season, unless appropriate substitute species are approved by the City.
- Condition of Approval PDC 4 requires irrigation meeting the standards of this subsection.

Landscape Plans Required
Subsection 4.176 (.09)

C12. Landscape plans have been submitted with the required information. See Sheets L1 through L2 in Exhibit B3.

Landscape Standards

Completion of Landscaping before Occupancy
Subsection 4.176 (.10)

C13. All private open space requirements approved in Case File DB14-0057 through DB14-0065 are required to be completed prior to occupancy of 50% of the dwelling units, which including the built Carriage Homes is 7 homes, or 4 of the proposed homes.

Site Design Review

Excessive Uniformity, Inappropriateness Design
Subsection 4.400 (.01) and Subsection 4.421 (.03)

C14. *Excessive Uniformity:* The proposed building are different than adjoining blocks consistent with the Village Center Architectural Standards.

Inappropriate or Poor Design of the Exterior Appearance of Structures: The row houses are being reviewed for conformance with the Community Elements book and Village Center Architecture standards and have been professionally designed thus avoiding inappropriate or poor design.

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

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

to landscaping.

Purposes and Objectives of Site Design Review
Subsection 4.400 (.02) and Subsection 4.421 (.03)

C15. It is staff's professional opinion that the applicant has provided sufficient information demonstrating compliance with the purposes and objectives of site design review. This includes designing the site to in context of the site including size and location within the development. In addition, the row houses are consistent with the Community Element Book and Village Center Architectural Standards, which have previously been reviewed to ensure consistency with the Villebois Village Master Plan which has similar purposes and objectives as site design review.

Development in Accordance with DRB Approved Plans
Section 4.420

C16. Condition of Approval PDC 3 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 development review board approval.

Design Standards
Subsection 4.421 (.01)

C17. *Preservation of Landscaping:* Existing trees are being preserved, including in the right-of-way where the trees are healthy and preservation is practicable.
Relation of Proposed Buildings to Environment: The development is proposed to incorporate the natural slope of the site as much as practicable.
Drives, Parking and Circulation: The street and alley accessed garage parking is typical of row house throughout Villebois.
Surface Water Drainage: The project is part of the Villebois master planning efforts for that address surface water drainage, and the appropriate attention has been paid to surface water drainage including professionally prepared drainage reports. Condition of Approval PDC 5 requires soil preparation to meet the Villebois Rainwater Management Standards.
Utility Service: The necessary sanitary and storm sewer connections are provided, no above ground utility installations are proposed.
Advertising Features: No signs or advertising features are proposed.
Special Features: No special features, as listed, are proposed.

Applicability of Design Standards
Subsection 4.421 (.02)

C18. Design standards have been appropriately applied to all the site features including the buildings and landscaping.

Conditions of Approval to Ensure Proper and Efficient Site Function
Subsection 4.421 (.05)

C19. No additional conditions of approval are recommended.

Color or Materials Requirements
Subsection 4.421 (.06)

C20. No additional requirements for Color or Materials are recommended.

Submission Requirements
Section 4.440

C21. The applicant has submitted the required additional materials, as applicable.

Time Limit on Approval-2 Years
Section 4.442

C22. It is understood that the approval will expire after 2 years if a building permit hasn't been issued unless an extension has been granted by the board.

Landscape Installation or Bonding
Subsection 4.450 (.01)

C23. Landscaping will be required to be installed with the construction of the buildings.

Approved Landscape Plan
Subsection 4.450 (.02)

C24. Condition of Approval PDC 4 shall provide ongoing assurance this criterion is met.

Landscape Maintenance and Watering
Subsection 4.450 (.03)

C25. Condition of Approval PDC 4 will ensure landscaping is continually maintained in accordance with this subsection.

Modifications of Landscaping
Subsection 4.450 (.04)

C26. Condition of Approval PDC 4 shall provide ongoing assurance that this criterion is met by preventing modification or removal without the appropriate City review.

Request D: DB16-0030 Tentative Subdivision Plat

The applicant's findings in Section IIIA of their notebook, Exhibit B1, respond to the majority of the applicable criteria.

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

Development Standards Applying to All Development in Village Zone

Block, Alley, Pedestrian, and Bicycle Standards

Subsection 4.125 (.05) A.

D1. The tentative subdivision plat shows blocks, alleys, pedestrian, and bicycle paths consistent with this subsection and the proposed PDP modification.

Access Standards

Subsection 4.125 (.05) B.

D2. Condition of Approval PDD 4 requires a non-access reservation strip on the street side of lots to ensure all lots take access from the alley rather than the street.

Open Space Requirements

Subsection 4.125 (.08)

D3. The tentative subdivision plat shows open space consistent with the requirements of the Village Zone and the proposed modified PDP. Consistent with the requirements of (.08) C. Condition of Approval PDD 7 requires City Attorney review and approval pertinent bylaws, covenants, or agreements prior to recordation.

Street and Improvement Standards

General Street Provisions

Subsection 4.125 (.09) A. 1.

D4. No new streets are proposed or required.

Access Drives

Subsections 4.125 (.09) A. 6. and 4.177 (.01) E.

D5. The tentative subdivision plat shows alleys of the width consistent with the modified PDP.

Land Division Authorization

Plats Review Authority

Subsection 4.202 (.01) through (.03)

D6. The tentative subdivision plat is being reviewed by the Development Review Board. The final plat will be reviewed by the Planning Division under the authority of the Planning Director to ensure compliance with the DRB review of the tentative subdivision plat.

Legally Lot Requirement

Subsection 4.202 (.04) A.

D7. It is understood that no lots will be sold until the final plat has been approved by the Planning Director and recorded.

Undersized Lots Prohibited

Subsection 4.202 (.04) B.

D8. No lots will be divided into a size smaller than allowed by the Village "V" zoning designation.

Plat Application Procedure

Pre-Application Conference

Subsection 4.210 (.01)

D9. A pre-application conference was held in accordance with this subsection.

Tentative Plat Preparation

Subsection 4.210 (.01) A.

D10. Sheet 4 of Exhibit B2 is a preliminary subdivision plats prepared by a licensed land surveyor, Travis Jansen.

Tentative Plat Submission

Subsection 4.210 (.01) B.

D11. The tentative subdivision plats have been submitted with the required information.

Phases to Be Shown

Subsection 4.210 (.01) D.

D12. The developer proposes execution of the development in a single phase, thus no phasing is shown.

Remainder Tracts to be Shown, All Land to be Accounted For

Subsection 4.210 (.01) E.

D13. All affected property has been incorporated into the tentative subdivision plat.

Street Requirements for Land Divisions

Master Plan or Map Conformance
Subsection 4.236 (.01)

D14. No new streets are proposed, surrounding master planned streets have previously been built.

General Land Division Requirements

Blocks
Subsection 4.237 (.01)

D15. The proposal is within an existing block.

Easements
Subsection 4.237 (.02)

D16. As shown on the preliminary plat, Sheet 4 of Exhibit B2, the required easements have been provided.

Lot Size and Shape
Subsection 4.237 (.05)

D17. Proposed lot sizes, widths, shapes and orientations are appropriate for the proposed development and are in conformance with the Village Zone requirements as discussed under Requests B and C.

Access
Subsection 4.237 (.06)

D18. Each lot has the minimum frontage on a street or open space as allowed in the Village Zone.

Lot Side Lines
Subsection 4.237 (.08)

D19. Side lot lines are at right angles with the front lot line.

Large Lot Divisions
Subsection 4.237 (.09)

D20. No future divisions of the lots included in the tentative subdivision plat are planned or anticipated.

Building Line and Built-to Line
Subsection 4.237 (.10) and (.11)

D21. No building lines or built-to lines are proposed or recommended.

Land for Public Purposes
Subsection 4.237 (.12)

D22. No property reservation is recommended as described in this subsection.

Corner Lots
Subsection 4.237 (.13)

D23. The proposed corner lot meets the minimum corner radius of ten (10) feet.

Lots of Record
Section 4.250

D24. The lot being divided is of record, and the resulting subdivision lots will be lots of record. The lot being divided is Lot 71 of Villebois Village Center No. 2 recorded in Clackamas County Records.

Public Improvements

Improvements-Procedures and Requirements
Sections 4.260 4.262

D25. The applicant has stated their intent to meet the requirements for all the types of improvements indicated in this subsection. Conformance with these requirements will be ensured through the Engineering Division's, and Building Division's, where applicable, permit and inspection process. All improvements to public facilities will be required to conform to the Public Works Standards. See Condition of Approval PFC 1 and Exhibit C1.

Exhibit C1
Public Works Plan Submittal Requirements
and Other Engineering Requirements

1. All construction or improvements to public works facilities shall be in conformance to the City of Wilsonville Public Works Standards - 2015.
2. Applicant shall submit insurance requirements to the City of Wilsonville in the following amounts:

Coverage (<i>Aggregate, accept where noted</i>)	Limit
Commercial General Liability:	
▪ General Aggregate (per project)	\$3,000,000
▪ General Aggregate (per occurrence)	\$2,000,000
▪ Fire Damage (any one fire)	\$50,000
▪ Medical Expense (any one person)	\$10,000
Business Automobile Liability Insurance:	
▪ Each Occurrence	\$1,000,000
▪ Aggregate	\$2,000,000
Workers Compensation Insurance	\$500,000

3. No construction of, or connection to, any existing or proposed public utility/improvements will be permitted until all plans are approved by Staff, all fees have been paid, all necessary permits, right-of-way and easements have been obtained and Staff is notified a minimum of 24 hours in advance.
4. All public utility/improvement plans submitted for review shall be based upon a 22" x 34" format and shall be prepared in accordance with the City of Wilsonville Public Work's Standards.
5. Plans submitted for review shall meet the following general criteria:
 - a. Utility improvements that shall be maintained by the public and are not contained within a public right-of-way shall be provided a maintenance access acceptable to the City. The public utility improvements shall be centered in a minimum 15-ft. wide public easement for single utilities and a minimum 20-ft wide public easement for two parallel utilities and shall be conveyed to the City on its dedication forms.
 - b. Design of any public utility improvements shall be approved at the time of the issuance of a Public Works Permit. Private utility improvements are subject to review and approval by the City Building Department.
 - c. In the plan set for the PW Permit, existing utilities and features, and proposed new private utilities shall be shown in a lighter, grey print. Proposed public improvements shall be shown in bolder, black print.

- d. All elevations on design plans and record drawings shall be based on NAVD 88 Datum.
 - e. All proposed on and off-site public/private utility improvements shall comply with the State of Oregon and the City of Wilsonville requirements and any other applicable codes.
 - f. Design plans shall identify locations for street lighting, gas service, power lines, telephone poles, cable television, mailboxes and any other public or private utility within the general construction area.
 - g. As per City of Wilsonville Ordinance No. 615, all new gas, telephone, cable, fiber-optic and electric improvements etc. shall be installed underground. Existing overhead utilities shall be undergrounded wherever reasonably possible.
 - h. Any final site landscaping and signing shall not impede any proposed or existing driveway or interior maneuvering sight distance.
 - i. Erosion Control Plan that conforms to City of Wilsonville Ordinance No. 482.
 - j. Existing/proposed right-of-way, easements and adjacent driveways shall be identified.
 - k. All engineering plans shall be printed to PDF, combined to a single file, stamped and digitally signed by a Professional Engineer registered in the State of Oregon.
 - l. All plans submitted for review shall be in sets of a digitally signed PDF and three printed sets.
6. Submit plans in the following general format and order for all public works construction to be maintained by the City:
- a. Cover sheet
 - b. City of Wilsonville construction note sheet
 - c. General construction note sheet
 - d. Existing conditions plan.
 - e. Erosion control and tree protection plan.
 - f. Site plan. Include property line boundaries, water quality pond boundaries, sidewalk improvements, right-of-way (existing/proposed), easements (existing/proposed), and sidewalk and road connections to adjoining properties.
 - g. Grading plan, with 1-foot contours.
 - h. Composite utility plan; identify storm, sanitary, and water lines; identify storm and sanitary manholes.
 - i. Detailed plans; show plan view and either profile view or provide i.e.'s at all utility crossings; include laterals in profile view or provide table with i.e.'s at crossings; vertical scale 1"= 5', horizontal scale 1"= 20' or 1"= 30'.
 - j. Street plans.
 - k. Storm sewer/drainage plans; number all lines, manholes, catch basins, and cleanouts for easier reference
 - l. Water and sanitary sewer plans; plan; number all lines, manholes, and cleanouts for easier reference.
 - m. Detailed plan for storm water detention facility (both plan and profile views), including water quality orifice diameter and manhole rim elevations. Provide detail of inlet structure and energy dissipation device. Provide details of drain inlets, structures, and

- piping for outfall structure. Note that although storm water detention facilities are typically privately maintained they will be inspected by engineering, and the plans must be part of the Public Works Permit set.
- n. Detailed plan for water quality facility (both plan and profile views). Note that although storm water quality facilities are typically privately maintained they will be inspected by Natural Resources, and the plans must be part of the Public Works Permit set.
 - o. Composite franchise utility plan.
 - p. City of Wilsonville detail drawings.
 - q. Illumination plan.
 - r. Striping and signage plan.
 - s. Landscape plan.
7. Design engineer shall coordinate with the City in numbering the sanitary and stormwater sewer systems to reflect the City's numbering system. Video testing and sanitary manhole testing will refer to City's numbering system.
 8. The applicant shall install, operate and maintain adequate erosion control measures in conformance with the standards adopted by the City of Wilsonville Ordinance No. 482 during the construction of any public/private utility and building improvements until such time as approved permanent vegetative materials have been installed.
 9. Applicant shall work with City's Natural Resources office before disturbing any soil on the respective site. If 5 or more acres of the site will be disturbed applicant shall obtain a 1200-C permit from the Oregon Department of Environmental Quality. If 1 to less than 5 acres of the site will be disturbed a 1200-CN permit from the City of Wilsonville is required.
 10. The applicant shall be in conformance with all stormwater and flow control requirements for the proposed development per the Public Works Standards.
 11. A storm water analysis prepared by a Professional Engineer registered in the State of Oregon shall be submitted for review and approval by the City.
 12. The applicant shall be in conformance with all water quality requirements for the proposed development per the Public Works Standards. If a mechanical water quality system is used, prior to City acceptance of the project the applicant shall provide a letter from the system manufacturer stating that the system was installed per specifications and is functioning as designed.
 13. Storm water quality facilities shall have approved landscape planted and/or some other erosion control method installed and approved by the City of Wilsonville prior to streets and/or alleys being paved.
 14. The applicant shall contact the Oregon Water Resources Department and inform them of any existing wells located on the subject site. Any existing well shall be limited to irrigation purposes only. Proper separation, in conformance with applicable State standards, shall be

maintained between irrigation systems, public water systems, and public sanitary systems. Should the project abandon any existing wells, they shall be properly abandoned in conformance with State standards.

15. All survey monuments on the subject site, or that may be subject to disturbance within the construction area, or the construction of any off-site improvements shall be adequately referenced and protected prior to commencement of any construction activity. If the survey monuments are disturbed, moved, relocated or destroyed as a result of any construction, the project shall, at its cost, retain the services of a registered professional land surveyor in the State of Oregon to restore the monument to its original condition and file the necessary surveys as required by Oregon State law. A copy of any recorded survey shall be submitted to Staff.
16. Sidewalks, crosswalks and pedestrian linkages in the public right-of-way shall be in compliance with the requirements of the U.S. Access Board.
17. No surcharging of sanitary or storm water manholes is allowed.
18. The project shall connect to an existing manhole or install a manhole at each connection point to the public storm system and sanitary sewer system.
19. A City approved energy dissipation device shall be installed at all proposed storm system outfalls. Storm outfall facilities shall be designed and constructed in conformance with the Public Works Standards.
20. The applicant shall provide a 'stamped' engineering plan and supporting information that shows the proposed street light locations meet the appropriate AASHTO lighting standards for all proposed streets and pedestrian alleyways.
21. All required pavement markings, in conformance with the Transportation Systems Plan and the Bike and Pedestrian Master Plan, shall be completed in conjunction with any conditioned street improvements.
22. Street and traffic signs shall have a hi-intensity prismatic finish meeting ASTM 4956 Spec Type 4 standards.
23. The applicant shall provide adequate sight distance at all project driveways by driveway placement or vegetation control. Specific designs to be submitted and approved by the City Engineer. Coordinate and align proposed driveways with driveways on the opposite side of the proposed project site.
24. The applicant shall provide adequate sight distance at all project street intersections, alley intersections and commercial driveways by properly designing intersection alignments, establishing set-backs, driveway placement and/or vegetation control. Coordinate and align proposed streets, alleys and commercial driveways with existing streets, alleys and

commercial driveways located on the opposite side of the proposed project site existing roadways. Specific designs shall be approved by a Professional Engineer registered in the State of Oregon. As part of project acceptance by the City the Applicant shall have the sight distance at all project intersections, alley intersections and commercial driveways verified and approved by a Professional Engineer registered in the State of Oregon, with the approval(s) submitted to the City (on City approved forms).

25. Access requirements, including sight distance, shall conform to the City's Transportation Systems Plan (TSP) or as approved by the City Engineer. Landscaping plantings shall be low enough to provide adequate sight distance at all street intersections and alley/street intersections.
26. Applicant shall design interior streets and alleys to meet specifications of Tualatin Valley Fire & Rescue and Allied Waste Management (United Disposal) for access and use of their vehicles.
27. The applicant shall provide the City with a Stormwater Maintenance and Access Easement (on City approved forms) for City inspection of those portions of the storm system to be privately maintained. Stormwater or rainwater LID facilities may be located within the public right-of-way upon approval of the City Engineer. Applicant shall maintain all LID storm water components and private conventional storm water facilities; maintenance shall transfer to the respective homeowners association when it is formed.
28. The applicant shall "loop" proposed waterlines by connecting to the existing City waterlines where applicable.
29. Applicant shall provide a minimum 6-foot Public Utility Easement on lot frontages to all public right-of-ways. An 8-foot PUE shall be provided along Collectors. A 10-ft PUE shall be provided along Minor and Major Arterials.
30. For any new public easements created with the project the Applicant shall be required to produce the specific survey exhibits establishing the easement and shall provide the City with the appropriate Easement document (on City approved forms).
31. Mylar Record Drawings:

At the completion of the installation of any required public improvements, and before a 'punch list' inspection is scheduled, the Engineer shall perform a record survey. Said survey shall be the basis for the preparation of 'record drawings' which will serve as the physical record of those changes made to the plans and/or specifications, originally approved by Staff, that occurred during construction. Using the record survey as a guide, the appropriate changes will be made to the construction plans and/or specifications and a complete revised 'set' shall be submitted. The 'set' shall consist of drawings on 3 mil. Mylar and an electronic copy in AutoCAD, current version, and a digitally signed PDF.

Exhibit C2
Natural Resources Findings & Requirements

Requirements

1. The applicant shall comply with all applicable state and federal requirements for the proposed construction activities (e.g., DEQ NPDES #1200-C permit).
2. Pursuant to the City of Wilsonville's Ordinance No. 482, the applicant shall submit an erosion and sedimentation control plan. The following techniques and methods shall be incorporated, where necessary:
 - a. Gravel construction entrance;
 - b. Stockpiles and plastic sheeting;
 - c. Sediment fence;
 - d. Inlet protection (Silt sacks are recommended);
 - e. Dust control;
 - f. Temporary/permanent seeding or wet weather measures (e.g., mulch);
 - g. Limits of construction; and
 - h. Other appropriate erosion and sedimentation control methods.



From: Diane Peters
Sent: Saturday, August 27, 2016 9:21 AM
To: Pauly, Daniel
Subject: Development Review Board Members

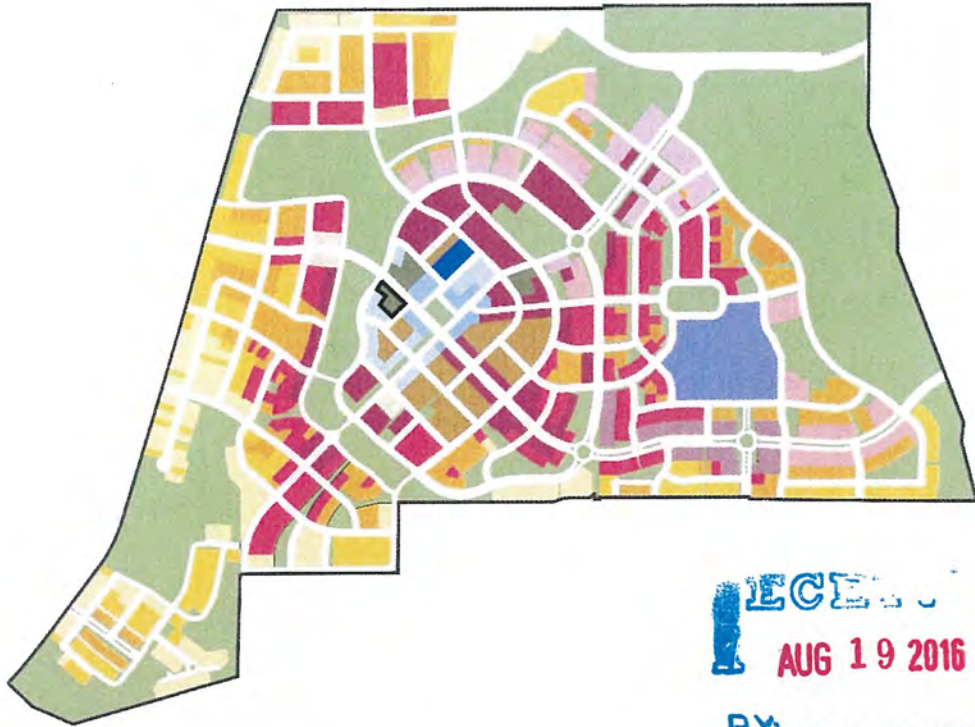
I have lived at the Charleston Apartments for the past three years on Toulouse St. and Villebois Drive. The proposed 10 houses would be blocking our views, what is now left, and I am very opposed to this proposal because it would be very tight and confining to look into the owners homes!

My name is Diane Peters, I decided on the move to Villebois because I lost my condominium in Tualatin after a Brain Aneurysm rupture. The Charleston is affordable after a 3 months in ICU. This was a safe, beautiful area and with an elevated building. We had gorgeous park views and didn't put our lives in danger walking across Barber to collect our mail. Back then Villebois was a lovely community, however now it is so overbuilt and crowded it is almost frightening! So sad, to pad the builder's pockets. The new homes and rentals are so close together if there was a fire all in a row would go up in flames. Our building is surrounded on three sides now and the open area on Barber would be totally claustrophobic with 10 more homes.

Before all of the building, it was truly such a quiet and pristine community. Now it has become quit noisy. It is almost scary how the cars ignore the 25 mile speed limits. There are lots of children walking, biking and skate boarding. I pray with the area so saturated that they stay safe. On week days and sometimes Saturday the hammering starts about 7:00 am. Cement and delivery trucks start at about the same time. I have had two tires replaced with nails that are left in the streets and the dust and dirt is out of control. Inside our apartments, not to mention our filthy cars.


Please save Villebois by stopping this constant building. I know Realtors who will not show homes up here because it is so overbuilt and overpriced!
What a shame!!!!!!

Sincerely yours, Diane Peters (503-427-1519)



RECEIVED
AUG 19 2016

BY:



**Row Homes – PDP 2C Modification
Lot 71 of Villebois Village Center No. 2
PDP, Tentative Plat
& FDP**

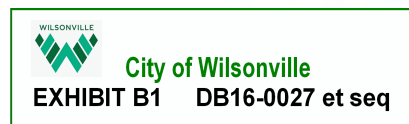
The City of Wilsonville, Oregon July 12, 2016

Applicant:

Rudy Kadlub
RCS – Villebois Development, LLC
371 Centennial Pkwy, Suite 200
Louisville, CO 80027
[P] 303-535-1615

Applicant's Representative:

Stacy Connery, AICP
Pacific Community Design, Inc
12564 SW Main Street
Tigard, Oregon 97223
[P] 503-941-9484



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PDP 2 - CENTRAL MODIFICATION**

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INTRODUCTORY NARRATIVE
PHASE 2 - CENTRAL MODIFICATION

INCLUDING:
PRELIMINARY DEVELOPMENT PLAN (REFINEMENTS), TENTATIVE PLAT - SUBDIVISION &
FINAL DEVELOPMENT PLAN

SECTION IA

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I. GENERAL INFORMATION

Applicant:

RCS - Villebois Development, LLC
371 Centennial Pkwy, Suite 200
Louisville, CO 80027
Tel: (503) 535-1615
Fax: (503) 466-4202
Contact: Rudy Kadlub

Property Owners:

Tax Map 31W15AC Tax Lot 1900
RCS - Villebois Development, LLC
371 Centennial Pkwy, Suite 200
Louisville, CO 80027
Tel: (503) 535-1615
Fax: (503) 466-4202

Tax Map 31W15AC Tax Lot 1900
Villebois Village Center Master Association
15350 SW Sequoia Parkway, Suite 200
Portland, OR 97224
Contact: Rudy Kadlub, President

Design Team:

Primary Contact:

Stacy Connery
Pacific Community Design, Inc.
Tel: (503) 941-9484
Fax: (503) 941-9485
Email: stacy@pacific-community.com

Process Planner/Civil Engineer/Surveyor/ Landscape Architect:

Pacific Community Design, Inc.
12564 SW Main Street
Tigard, OR 97223
Tel: (503) 941-9484
Fax: (503) 941-9485
Contact: Stacy Connery, AICP
Patrick Espinosa, PE
Travis Jansen, PLS/PE
Kerry Lankford, RLA

Arborist:

Morgan Holen
Morgan Holen & Associates, LLC
3 Monroe Parkway, Suite P 220
Lake Oswego, OR 97035
Tel: (971) 409-9354

Site and Proposal Information:

Site:	31W15AC Tax Lots 1900 & 2500
Size:	0.74 gross acres
Comprehensive Plan Designation:	City - Residential - Village (R-V)
Specific Area Plan:	SAP - Central
Proposal:	Preliminary Development Plan (includes refinements) Tentative Plat - Subdivision Final Development Plan
Unit Count:	10 Rowhomes
Net Residential Density:	13.51 units/net acre
Project Name:	Villebois PDP 2C - Central Modification "Berkshire"

II. REQUEST

This application requests approval of the following three (3) applications for the Phase 2 area of SAP Central.

- Preliminary Development Plan (PDP 2C Modification), including refinements to SAP Central - Section II of Notebook
- Tentative Plat Approval - Subdivision - Section III of Notebook
- Final Development Plan for Rowhomes - Section VI of Notebook

Additionally, a Type A Tree Removal Permit is requested for three (3) trees. The appropriate application form for a Type A Tree Removal Permit is included in Section IB and a copy of the Arborist's tree report recommending removal of these threes is attached in Section IIE.

III. PLANNING CONTEXT

The proposed PDP 2C modification area is located within the central portion of the *Villebois Village Master Plan* as illustrated on the Notebook Cover. The *Master Plan* and SAP Central show Urban Apartment Land Use Types for the subject area. The PDP 2C modification area is inside the Village Center and is therefore subject to the *Village Center Architectural Standards*.

This proposal is for Lot 71 and Tract 'R' of PDP 2C. Lot 71 was originally part of an FDP approved in 2009 (DB08-0063) which has since expired. In 2014, it was part of an FDP (DB14-0047); however, the development was not carried forward to final design and construction. The prior FDP proposed a 4-story apartment building (the Chateau Villebois).

IV. PROPOSAL DESCRIPTION

This proposal is for a modification to phase 2 of Specific Area Plan Central (also known as PDP 2C), specifically Lot 71 and Tract 'R', which includes approximately 0.74 gross acres of PDP 2C. Lot 71 and Tract 'R' of PDP 2C is located south of the intersection of SW Costa Circle West and SW Barber Street. The PDP 2C modification for Lot 71 proposes 10 single family rowhomes, revision of a linear green due to an updated tree report, and associated infrastructure improvements.

LAND USES

The PDP 2C modification of Lot 71 and Tract 'R' proposes 10 single family Row House units. The proposed number and type of units is compatible with adjacent land uses. The table in Section IE of this Notebook lists the residential units broken down by development phase for all of SAP Central. Original plans show Tract 'R' as a linear green tract. The subject PDP application proposes a modification to Tract 'R' due to an updated tree report, which explains proposed trees to be removed are in poor health, and instead proposes a better designed lot pattern while retaining the pedestrian/bike connection. PDP 2C modification is submitted with the concurrent FDP for architecture and lands (see Section VI of the Notebook). PDP 1C, PDP 2C, and PDP 4C are approved and built (homes are in process of being built). PDP 3C is the site of the Villebois Piazza, which is approved and built. PDP 5C, the site of Montague Park, is in construction. PDP 6C and PDP 7C received planning approval Summer 2015 and are in construction. PDP 8C and PDP 9C were approved on 12/14/2016. PDP 10C is currently in planning review.

PARKS & OPEN SPACE

Tract 'R' was originally established as a linear green in the Master Plan and SAP Central due to efforts to retain three existing trees. These trees are now in poor health and have been recommended for removal by the project arborist (see Section IIE). The removal of these trees removes the original purpose of the tract, which is proposed to be replatted to create a more desirable lot pattern while retaining the proposed pedestrian and bike connection. The size of the proposed linear green will be smaller, but SAP Central will remain in compliance with the total required area for open space. Therefore, the proposed PDP 2C modification is consistent with the Master Plan and SAP Central.

UTILITIES

Sanitary Sewer

The sanitary sewer system for Phase 2 Central Modification is shown on the Composite Utility Plan in Section IIB of this Notebook. The Sanitary Sewer Master Plan shows this site draining to the Barber Main via a gravity sewer system. The Barber Main will flow to the east and discharge to the Kinsman main via the connection installed in 2006.

The connection to the Barber Main will be made by replacing an existing 6” sewer lateral with an 8” sewer main. This sewer main will extend to the planter strip adjacent to the site along the frontage of Barber Street to provide service to all of the proposed lots. Sanitary sewer service can adequately be provided to this area in compliance with the Villebois Village Master Plan and the City’s Wastewater Collection System Master Plan, as demonstrated in the Utility Analysis Memorandum prepared by Patrick Espinosa, PE (see Exhibit IIC).

Water

The proposed water system for Phase 2 Central Modification is shown on the Composite Utility Plan in Section IIB of this Notebook. The proposed public water system will connect to an existing blow off within the alley to the south of the lots. An 8” dead end water main will then be extended into the site to provide water service. The proposed water connection will connect the site to the existing water system that is looped throughout the Villebois development to maximize flows. Water service can adequately be provided to this area in compliance with the Villebois Village Master Plan and the City’s Water System Master Plan.

Stormwater

The proposed site drains to the southwest to the Arrowhead Creek drainage basin (AHC Basin). The City’s Stormwater Master Plan for Arrowhead Creek shows regional stormwater facilities that have been constructed within Villebois to treat the AHC drainage basin. Stormwater runoff will be collected by a proposed 12” storm main that will connect to an existing storm drainage line within the adjacent linear green tract to the east of the site (see Section IIB of this Notebook). The drainage system will ultimately connect to the infrastructure in SAP South where the runoff will be directed to the existing regional stormwater pond, Pond F. Water quality and water quantity mitigation will be provided within this regional stormwater facility. A Utility Analysis Memorandum prepared by Patrick Espinosa, PE (see Exhibit IIC) demonstrates that the proposed system will provide adequate sizing and treatment.

Rainwater

A Rainwater Management Plan is included with the Supporting Utility Reports in Section IIC of this Notebook and shown in the attached plans (Section IIB of this Notebook).

CIRCULATION

The transportation infrastructure proposed for PDP 2 Central will provide convenient neighborhood circulation and a range of transportation options. The *Circulation Plan* (see Exhibit IIB) illustrates the circulation system within this Preliminary Development Plan area.

V. REFINEMENTS TO SAP CENTRAL

The following sections of this Narrative describe the proposed refinements to SAP Central that are included in the PDP application. Detailed findings regarding the

requested refinements can be found in the PDP Supporting Compliance Report in Section IIA of this Notebook.

LAND USES

The PDP 2C modification of Lot 71 and Tract ‘R’ refines the subject area beyond what was described in SAP Central. The total density shown for the subject area in SAP Central is 18-26 Urban Apartments.

The PDP 2C modification of Lot 71 and Tract ‘R’ proposes 10 Rowhome units. Refinements to the mix of units and proposed unit counts are proposed.

Table A below shows the number of units in each land use category currently within SAP Central and the number of units in the SAP with the proposed refinement as well as the percent change in each aggregate land use category. Table B shows the number of units originally shown in SAP Central and the number of units with the proposed refinement, as well as the percent change in each aggregate land use category.

Table A. Comparison of Current and Proposed Unit Counts

	Current Unit Count in SAP C	Proposed Unit Count in SAP C	% Change
Medium/Standard/ Large/Estate	0	0	0%
Small Detached/ Small Cottage/ Row Homes/ Neighborhood Apt.	993	940	-5.3%
Total	993	940	-5.3%

Table B. Comparison of Original SAP Central and Proposed Unit Counts

	Original Unit Count in SAP C	Proposed Unit Count in SAP C	% Change
Medium/Standard/ Large/Estate	0	0	0%
Small Detached/ Small Cottage/ Row Homes/ Neighborhood Apt.	1,010	940	-6.9%
Total	1,010	940	-6.9%

NOTE: The Current Unit Count for SAP Central reflects the final approved unit counts for PDP 1C, PDP 2C, PDP 3C, PDP 4C, PDP 5C (Montague Park), PDP 6C, PDP 7C, PDP 8C, PDP 9C, and the proposed PDP 10C. This number includes PDP 2C Lot 71 and Tract ‘R’ Modification and PDP 11C, which are being submitted concurrently.

Both tables show that the proposed refinements do not exceed the 10% standard. This proposal results in a total of 2,522 units within Villebois. This is above the density of 2,300 units required to be obtained across Villebois, meeting the refinement criteria.

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 proposed Lot 71 and Tract 'R' PDP 2C plan better integrates natural resource elements with land uses and transportation through a linear green area. The plan also proposes retention of existing trees to the extent feasible.

- *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.*

The proposed Lot 71 and Tract 'R' PDP 2C plan meets this Land Use Plan Policy by contributing to the range of living choices for detached single-family home ownership. The SAP showed 18-26 Urban Apartments. Now, 10 Row Houses are proposed. The proposal of Row House units 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 Lot 71 and Tract 'R' PDP 2C plan meets this Land Use Plan Policy with proposed rowhomes that are oriented toward street frontages and include semi private outdoor spaces in the form of covered entries and fenced front yards. As described above, the PDP 2C modification of Lot 71 and Tract 'R' contributes to the mix of residential options in the Village Center by providing additional ownership options for single-family homes.

- *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 Lot 71 and Tract 'R' PDP 2C plan encourages multi-modal transportation system opportunities by providing convenient vehicular access through alleys and encouraging pedestrian oriented street frontages by providing for garage access from alleys.

- *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 Lot 71 and Tract 'R' PDP 2C plan is consistent with the Village Center Implementation Measure 2 by providing single family residential detached row houses. This use is included in the above list of intended Village Center uses. As described above, the PDP 2C modification of Lot 71 and Tract 'R' contributes to the mix of residential options in the Village Center by providing additional single-family home ownership options. Additionally, the proposed Lot 71 and Tract 'R' of PDP 2C provides convenient vehicular access through alleys and provides street frontages that are highly pedestrian oriented with covered entries and fenced front yards on all Row Homes.

- *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 subject area. This PDP application proposes to revise a linear green that was not part of SAP Central. The subject linear green was added with PDP 2C for the purpose of retaining three existing trees and providing a pedestrian and bike connection that replaced the street connection that was removed to retain the subject trees. The three existing trees have been found to be in poor health and the project Arborist has recommended their removal. With the recommended removal of these three trees, the space has been reevaluated. The subject area is not adjacent to a street frontage and would be hidden behind existing/future buildings if it were to remain. Having a park space that is not highly visible is not desirable, so the space has been incorporated into development space allowing a better

lotting pattern on Barber Street while retaining the pedestrian and bike function of the linear green. The proposed change to the subject linear green will not significantly reduce the function, usability or connectivity, or overall distribution or availability of linear greens in PDP 2C.

PARKS & OPEN SPACE

A comparison of the proposed plan for the PDP 2C modification of Lot 71 and Tract 'R' and the original SAP Central plan for this area shows a revision to the linear green due to the poor health of the existing trees and the Arborist's recommendation to remove the trees, which changes the nature of the subject area. The space where the trees are located is hidden behind existing and future buildings and does not seem suitable for other park uses given the lack of visibility. Thus, the subject area is proposed to be incorporated into developed areas, enhancing the lotting pattern on Barber Street while retaining the pedestrian and bike connection function of the linear green. A detailed description and analysis of the open space refinements can be found in the PDP Supporting Compliance Report in Exhibit IIA of the Notebook.

UTILITIES

The proposed plan is consistent with the original SAP Central plan for utilities and rainwater facilities. No refinements are proposed.

CIRCULATION

A comparison of the *Circulation Plan* from the proposed Lot 71 and Tract 'R' of PDP 2C (see Exhibit IIB) and the *Circulation Plan* from SAP Central (Volume II) shows that the proposed circulation system is consistent. No refinements are proposed.

VI. PROPOSAL SUMMARY & CONCLUSION

This 'Introductory Narrative,' in conjunction with the referenced sections, describes the proposed Preliminary Development Plan, Tentative Plat - Subdivision, and Final Development Plan. The Supporting Compliance Reports located in Sections II through IV, respectively, support these requests for approval of the subject applications and demonstrate compliance with the applicable standards of the Wilsonville Planning and Land Development Ordinance.

IB) Form/Ownership Documentation



29799 SW Town Center Loop East
Wilsonville OR 97070
Phone: 503.682.4960 Fax: 503.682.7025
Web: www.ci.wilsonville.or.us

Planning Division Development Permit Application

Final action on development application or zone change is required within 120 days in accordance with provisions of ORS 227.175

A pre application conference is normally required prior to submittal of an application. Please visit the City's website for submittal requirements

Pre-Application Meeting Date: _____

Incomplete applications will not be scheduled for public hearing until all of the required materials are submitted.

Applicant / Property Owner

Name: contact Rudy Kadlub & David Nash
Company: RCS - Villebois Development, LLC
Mailing Address: 371 Centennial Pkwy Suite 200
City, State, Zip: Louisville, CO 80027
Phone: 303-535-1615 Fax: 303-466-4202
E-mail: dnash@realcapitalsolutions.com

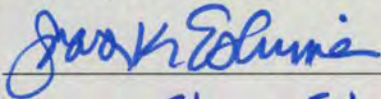
Property Owner:

Name: see attached
Company: _____
Mailing Address: _____
City, State, Zip: _____
Phone: _____ Fax: _____
E-mail: _____

Authorized Representative:

Name: Stacy Connery
Company: Pacific Community Design, Inc.
Mailing Address: 12564 SW Main Street
City, State, Zip: Tigard, OR 97223
Phone: 503-941-9484 Fax: 503-941-9485
E-mail: stacy@pacific-community.com

Property Owner's Signature:


Printed Name: Sharon Eshima Date: 6/15/16

Applicant's Signature: (If different from Property Owner)

Printed Name: _____ Date: _____

Site Location and Description:

Project Address if Available: N/A Suite/Unit _____
Project Location: South corner of Costa Circle West & Barber Street
Tax Map #(s): 31W15AC Tax Lot #(s): 1900 & 2500 County: Washington Clackamas

Request:

Preliminary Development Plan 2 Central Modification, Tentative Plat & Final Development Plan for 10 detached rowhomes

Project Type: Class I Class II Class III

Residential Commercial Industrial Other: _____

Application Type(s):

- | | | | |
|--|---|--|--|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Appeal | <input type="checkbox"/> Comp Plan Map Amend | <input type="checkbox"/> Parks Plan Review |
| <input type="checkbox"/> Final Plat | <input type="checkbox"/> Major Partition | <input type="checkbox"/> Minor Partition | <input type="checkbox"/> Request to Modify Conditions |
| <input type="checkbox"/> Plan Amendment | <input type="checkbox"/> Planned Development | <input checked="" type="checkbox"/> Preliminary Plat | <input type="checkbox"/> Site Design Review |
| <input type="checkbox"/> Request for Special Meeting | <input type="checkbox"/> Request for Time Extension | <input type="checkbox"/> Signs | <input type="checkbox"/> Stage II Final Plan |
| <input type="checkbox"/> SROZ/SRIR Review | <input type="checkbox"/> Staff Interpretation | <input type="checkbox"/> Stage I Master Plan | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Type C Tree Removal Plan | <input type="checkbox"/> Tree Permit (B or C) | <input type="checkbox"/> Temporary Use | <input checked="" type="checkbox"/> Other (describe)
<u>SAP Refinements</u> |
| <input type="checkbox"/> Villebois SAP | <input checked="" type="checkbox"/> Villebois PDP | <input checked="" type="checkbox"/> Villebois FDP | |
| <input type="checkbox"/> Zone Map Amendment | <input type="checkbox"/> Waiver(s) | <input type="checkbox"/> Conditional Use | |



29799 SW Town Center Loop East
Wilsonville OR 97070
Phone: 503.682.4960 Fax: 503.682.7025
Web: www.ci.wilsonville.or.us

Planning Division
Development Permit Application

Final action on development application or zone change is required within 120 days in accordance with provisions of ORS 227.175

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Mailing Address: 371 Centennial Pkwy Suite 200
City, State, Zip: Louisville, CO 80027
Phone: 303-535-1615 Fax: 303-466-4202
E-mail: dnash@realcapitalsolutions.com

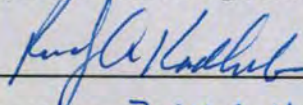
Authorized Representative:

Name: Stacy Connery
Company: Pacific Community Design, Inc.
Mailing Address: 12564 SW Main Street
City, State, Zip: Tigard, OR 97223
Phone: 503-941-9484 Fax: 503-941-9485
E-mail: stacy@pacific-community.com

Property Owner:

Name: see attached
Company: _____
Mailing Address: _____
City, State, Zip: _____
Phone: _____ Fax: _____
E-mail: _____

Property Owner's Signature:


Printed Name: RUDY A. KADLUB Date: 8.4.16

Applicant's Signature: (if different from Property Owner)

Printed Name: _____ Date: _____

Site Location and Description:

Project Address if Available: N/A Suite/Unit _____
Project Location: South corner of Costa Circle West & Barber Street
Tax Map #(s): 31W15AC Tax Lot #(s): 1900 & 2500 County: Washington Clackamas

Request:

Preliminary Development Plan 2 Central Modification, Tentative Plat & Final Development Plan for 10 detached rowhomes

Project Type: **Class I** **Class II** **Class III**

Residential Commercial Industrial Other: _____

Application Type(s):

- | | | | |
|--|---|--|--|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Appeal | <input type="checkbox"/> Comp Plan Map Amend | <input type="checkbox"/> Parks Plan Review |
| <input type="checkbox"/> Final Plat | <input type="checkbox"/> Major Partition | <input type="checkbox"/> Minor Partition | <input type="checkbox"/> Request to Modify Conditions |
| <input type="checkbox"/> Plan Amendment | <input type="checkbox"/> Planned Development | <input checked="" type="checkbox"/> Preliminary Plat | <input type="checkbox"/> Site Design Review |
| <input type="checkbox"/> Request for Special Meeting | <input type="checkbox"/> Request for Time Extension | <input type="checkbox"/> Signs | <input type="checkbox"/> Stage II Final Plan |
| <input type="checkbox"/> SROZ/SRIR Review | <input type="checkbox"/> Staff Interpretation | <input type="checkbox"/> Stage I Master Plan | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Type C Tree Removal Plan | <input type="checkbox"/> Tree Permit (B or C) | <input type="checkbox"/> Temporary Use | <input checked="" type="checkbox"/> Other (describe)
<u>SAP Refinements</u> |
| <input type="checkbox"/> Villebois SAP | <input checked="" type="checkbox"/> Villebois PDP | <input checked="" type="checkbox"/> Villebois FDP | |
| <input type="checkbox"/> Zone Map Amendment | <input type="checkbox"/> Waiver(s) | <input type="checkbox"/> Conditional Use | |

**ACTION BY CONSENT IN LIEU OF A MEETING
OF THE SOLE DIRECTOR AND SHAREHOLDER
OF
REAL CAPITAL SOLUTIONS, INC.**

The following action is effective as of the 1st day of January, 2015, by consent in lieu of a meeting of the Sole Shareholder and Director of Real Capital Solutions, Inc., a Colorado corporation (the "Corporation"), and such consent shall be effective as of the date first above written.

RESOLVED, that the following person is hereby elected and qualified to serve as President of the Corporation, and until his successor is elected and qualified:

Shaun O'Conner

FURTHER RESOLVED, the following person is hereby elected and qualified to serve as Chief Operating Officer of the Corporation, and until her successor is elected and qualified:

Sharon K. Eshima

IN WITNESS WHEREOF, the undersigned, being the Sole Director and Shareholder of the Corporation, has affixed his signature, in his capacity as Sole Director and Shareholder of the Corporation; it being understood that this action by consent in lieu of a meeting of the Sole Director and Shareholder of Real Capital Solutions, Inc. shall be effective as of the date set forth above at such time as the Sole Director and Shareholder shall have executed a copy hereof.

SOLE DIRECTOR AND SHAREHOLDER



Marcel J.C. Arsenault



Property Profile Report

Address Not Available

Ownership Information

Owner Name:

VILLAGE CTR VILLEBOIS
ASSN MASTER

Mailing Address:

Property Description

County:	Clackamas	Map Grid:	715-B6
Map / Tax Lot:	31W15AC/02500	Census:	
Account Num:	05021237	Owner Occ.:	No
Property ID:	05021237		
Land Use:	100-		
Subdivision:	VILLEBOIS VILLAGE CENTER #2		
Legal Description:	Subdivision VILLEBOIS VILLAGE CENTER #2 4228 TRACT R PARK		

Property Characteristics

Property Type:	VACANT LAND	Building SF:	Pool:	No
House Style:		Living Area SF:	Deck SF:	
Year Built:		Square Feet:	Deck Desc:	
Bedrooms:		1st Floor SF:	Patio SF:	
Bathrooms:		2nd Floor SF:	Patio Desc:	
Heat:		3rd Floor SF:	Foundation:	
Cooling:		Attic SF:	Exterior:	
Lot Size:	5,583	Bsmnt SF:	Ext. Finish:	
Acres:	0.51	Fin Bsmt SF:	Interior:	
Garage Type:		Garage SF:	Roof Style:	
Fireplaces:		Bsmnt Type:	Roof Cover:	

Assessment Information

Real Market Value:	\$ 0	Taxes:	
Land Value:	\$ 0	Imp. Value:	\$ 0
Total Assessed Value:	\$ 0	Levy Code:	003033
M-5 Rate:	.0187	Tax Year:	15-16

Previous Sale Information

Sale Amount:	Sale Date:
Document Num:	

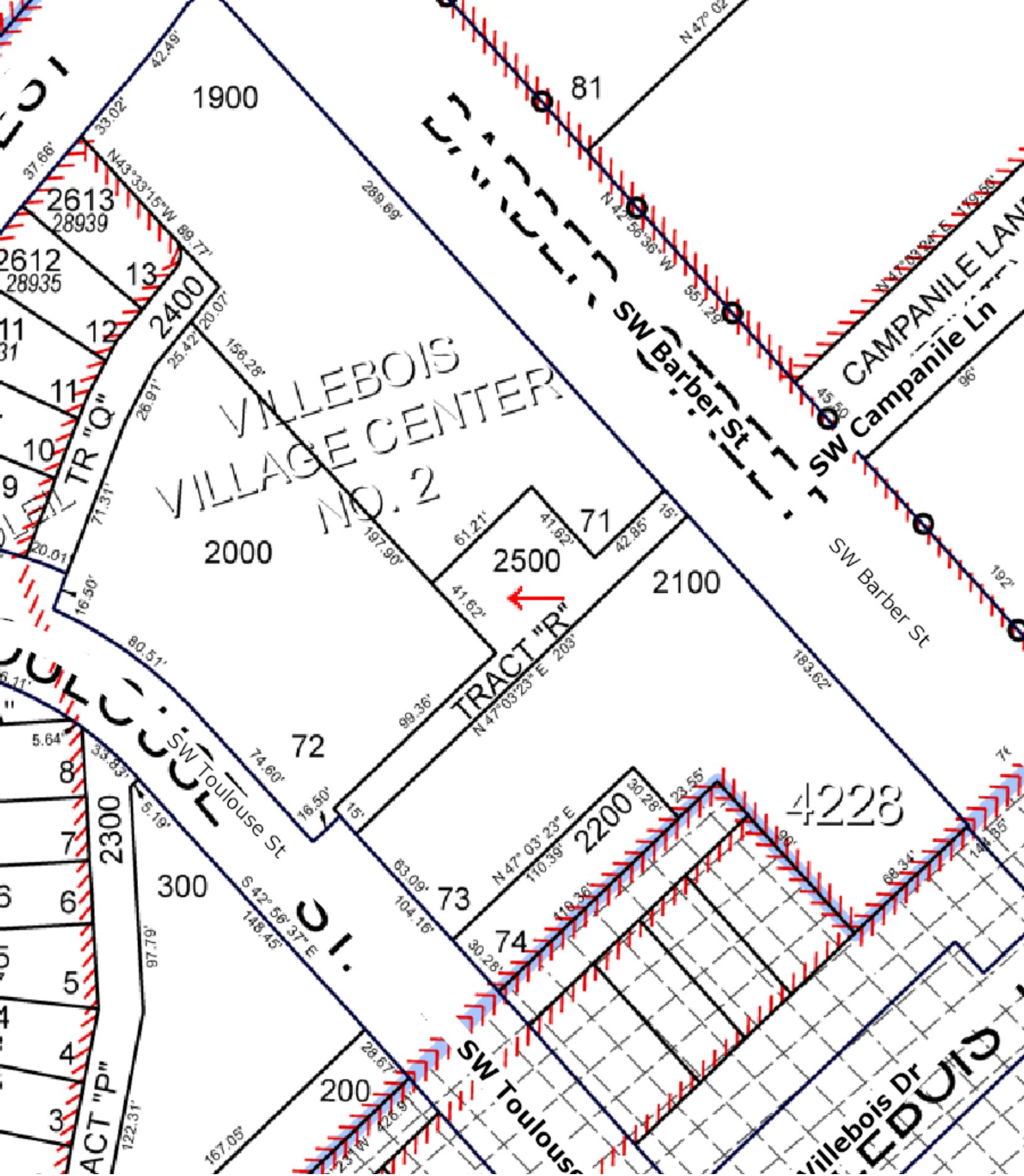
Transaction History

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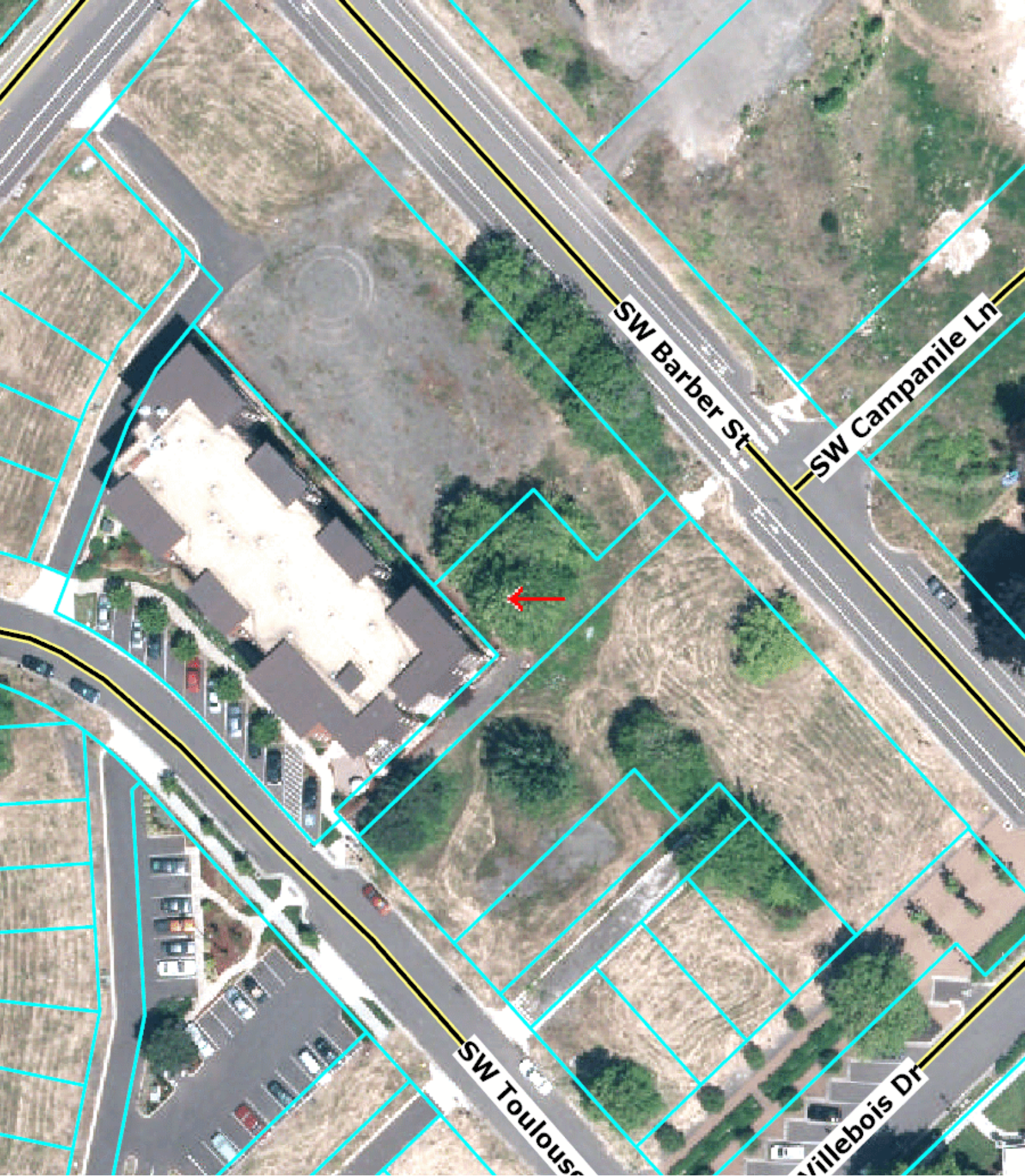
This information has been furnished, without charge, in conformance with the guidelines approved by the State of Oregon Insurance Commissioner. The Insurance division cautions intermediaries that this service is designed to benefit the ultimate insureds. Indiscriminate use only benefiting intermediaries will not be permitted. Said Services may be discontinued. No liability is assumed for any errors in this report.

*All information provided by ValueCheck, Inc is deemed reliable, but not guaranteed.
Accuracy of the information may vary by county.*

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This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

RECORDING COVER SHEET
ORS 205.234

This cover sheet has been prepared by the person presenting the attached instrument for recording. Any error in this cover sheet DOES NOT affect the transaction(s) contained in the instrument itself.

Clackamas County Official Records Sherry Hall, County Clerk	2013-065922
	09/17/2013 03:16:26 PM
D-D Cnt=1 Stn=1 BARBARA	
\$20.00 \$16.00 \$10.00 \$17.00	\$63.00

A. AFTER RECORDING RETURN TO –
required by ORS 205.180(4) & 205.238:
The Management Group
15350 SW Sequoia Pkwy
Ste 200
Portland, OR 97224

B. TITLE(S) OF THE TRANSACTION(S) – required by ORS 205.234(1)(a)
Note: "Transaction" means any action required or permitted by law to be recorded, including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property. Enter descriptive title for the instrument:
Statutory Special Warranty Deed

C. DIRECT PARTY / GRANTOR – required by ORS 234(1)(b)
Villebois Village Center LLC, an Oregon Limited Liability Company

D. INDIRECT PARTY / GRANTEE – required by ORS 234(1)(b)
Villebois Village Center Master Owners Association, An Oregon non profit corporation

E. For an instrument conveying or contracting to convey fee title, the information required by ORS 93.260:

**UNTIL A CHANGE IS REQUESTED,
ALL TAX STATEMENTS SHALL BE
SENT TO THE FOLLOWING
ADDRESS:**

The Management Group
15350 SW Sequoia Pkwy
Ste 200
Portland, OR 97224

F. TRUE AND ACTUAL CONSIDERATION
– required by ORS 93.030 for instrument conveying or contracting to convey fee title or any memorandum of such instrument:

\$0.00

G. TAX ACCOUNT NUMBER OF THE PROPERTY, IF THE INSTRUMENT CREATES A LIEN OR OTHER INTEREST THAT COULD BE SUBJECT TO TAX FORECLOSURE –
required by ORS 312.125(4)(b)(B):
31W15AD 2300-2400-2500

After recording return to:

*The Management Group
15350 SW Sequoia Plany Ste. 200
Portland, OR 97224*

GRANTOR: Villebois Village Center LLC, an Oregon limited liability company

Until a change is requested, all tax statements shall be sent to Grantee at the following address:

*15350 SW Sequoia Plany Ste. 200
Portland, OR 97224*

GRANTEE: Villebois Village Center Master Owners Association, an Oregon non-profit corporation

LAWYERS TITLE INS. CORP. AC1335531

STATUTORY SPECIAL WARRANTY DEED

Villebois Village Center LLC, an Oregon limited liability company ("Grantor"), conveys and specially warrants to Villebois Village Center Master Owners Association, an Oregon non-profit corporation ("Grantee"), the following described real property free of encumbrances created or suffered by the Grantor except as specifically set forth herein:

See Exhibit "A" attached hereto.

This conveyance is made by Grantor and accepted by Grantee subject to easements and restrictions of record.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

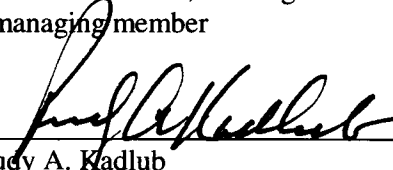
RECORDED BY LAWYERS TITLE INS. CORP. AS AN ACCOMMODATION
ONLY NO LIABILITY IS ACCEPTED FOR THE CONDITION OF TITLE OR
FOR THE VALIDITY, SUFFICIENCY OR EFFECT OF THIS DOCUMENT.

DATED: SEPTEMBER 13, 2013

GRANTOR:

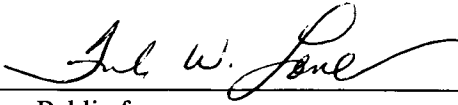
Villebois Village Center LLC, an Oregon limited liability company

By: Costa Villebois LLC, an Oregon limited liability company,
Its: managing member

By: 
Rudy A. Kadlub
Its: Manager

STATE OF OREGON)
) ss.
COUNTY OF MULTNOMAH)

The foregoing instrument was acknowledged before me this 13th day of SEPTEMBER, 2013 by Rudy A. Kadlub as Manager of Costa Villebois LLC, an Oregon limited liability company, as managing member of Villebois Village Center LLC, an Oregon limited liability company.


Notary Public for _____
My commission expires: _____

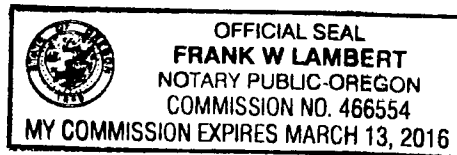


EXHIBIT A TO DEED TO OWNERS ASSOCIATION

Legal Description

Tracts P, Q and R, VILLEBOIS VILLAGE CENTER NO. 2, according to the official plat thereof, recorded May 28, 2008 as No. 4228, in the City of Wilsonville, Clackamas County, Oregon

PDP 2C Modification Property Owner List

Tax Map 31W15AC Tax Lot 1900

RCS - Villebois Development, LLC

371 Centennial Pkwy, Suite 200

Louisville, CO 80027

503-535-1615

rudy@costapacific.com

Tax Map 31W15AC Tax Lot 2500

Villebois Village Center Master Association

15350 SW Sequoia Parkway, Suite 200

Portland, OR 97224

Note: Copy of check has been omitted for security purposes

IC) Fee Calculation/Copy of Check

Fee Calculation for Lot 71 Rowhomes (PDP 2C Modification) Planning Application

Application	Calculations	Fee
Villebois SAP Modification (Refinement)	n/a	\$1,520.00
Villebois PDP	Base Fee \$2281	\$2,281.00
	Plus \$19/lot x 9 lots	\$171.00
Tentative Plat Review		
Residential Subdivision	Base fee \$1520	\$1,520.00
	Plus \$19/lot x 9 lots	\$171.00
Villebois FDP	n/a	\$1,520.00
TOTAL FEES DUE		\$7,183.00

Additional fees

Tree Removal Permit, Type A: **\$19.00 (check #4333)**

1 additional lot, Villebois PDP & Residential Subdivision lot fee (\$19/lot): **\$38.00 (check #4334)**

ID) Mailing List

31W15DB13000
Villebois Village Cntr Master Assn
15350 SW Sequoia Pkwy #200
Tigard, OR 97224

31W15DB13100
Villebois Village Cntr Master Assn
15350 SW Sequoia Pkwy #200
Tigard, OR 97224

31W15DB13200
Villebois Village Cntr Master Assn
15350 SW Sequoia Pkwy #200
Tigard, OR 97224

31W15DB13300
Villebois Village Cntr Master Assn
15350 SW Sequoia Pkwy #200
Tigard, OR 97224

31W15AC00200
Sage Group LLC
16004 SW Tualatin Sherwood Rd
Sherwood, OR 97140

31W15AC00300
CHARLESTON LIMITED PARTNERSHIP
2316 SE WILLARD ST
Milwaukie, OR 97222

31W15AC01900
Property Management
371 Centennial Pkwy #200
Louisville, CO 80027

31W15AC02000
Northwest Housing Alternatives Inc
2316 SE Willard St
Milwaukie, OR 97222

31W15AC02100
Property Management
371 Centennial Pkwy #200
Louisville, CO 80027

31W15AC02200
Sage Group LLC
16004 SW Tualatin Sherwood Rd
Sherwood, OR 97140

31W15AC02300
Villebois Village Ctr Master Assn
15350 SW Sequoia Pkwy #200
Tigard, OR 97224

31W15AC02400
Villebois Village Ctr Master Assn
15350 SW Sequoia Pkwy #200
Tigard, OR 97224

31W15AC02500
Villebois Village Ctr Master Assn
15350 SW Sequoia Pkwy #200
Tigard, OR 97224

31W15BD08300
Tonquin Woods At Villebois Hoa
109 E 13th St
Vancouver, WA 98660

31W15AC00101
Villebois Village Ctr Master Owners Assn
15350 SW Sequoia Pkwy #200
Tigard, OR 97224

31W15AC00102
Villebois Village Ctr Master Owners Assn
15350 SW Sequoia Pkwy #200
Tigard, OR 97224

31W15AC02600
Villebois Village Ctr Master Owners Assn
15350 SW Sequoia Pkwy #200
Tigard, OR 97224

31W15AC02601
Barry & Angela Cavinaw
28881 SW Costa Cir W
Wilsonville, OR 97070

31W15AC02602
Jeremy Schuchardt
28885 SW Costa Cir W
Wilsonville, OR 97070

31W15AC02603
Gilberto Valdez
28889 SW Costa Cir W
Wilsonville, OR 97070

31W15AC02604
Rachel Norse
28893 SW Costa Cir W
Wilsonville, OR 97070

31W15AC02605
Lynda Saling
28897 SW Costa Cir W
Wilsonville, OR 97070

31W15AC02606
Patricia Allen
28901 SW Costa Cir W
Wilsonville, OR 97070

31W15AC02607
James Hsuping Chang
28905 SW Costa Cir W
Wilsonville, OR 97070

31W15AC02608
Mathew & Rachael Kline
28909 SW Costa Cir W
Wilsonville, OR 97070

31W15AC02609
Shane Hillier
28923 SW Costa Cir W
Wilsonville, OR 97070

31W15AC02610
Caitlin Mitchell
28927 SW Costa Cir W
Wilsonville, OR 97070

31W15AC02611
Buck Kness Jr.
28931 SW Costa Cir W
Wilsonville, OR 97070

31W15AC02612
James Hsuping Chang
28935 SW Costa Cir W
Wilsonville, OR 97070

31W15AC02613
Ian Gabriel Garcia
28939 SW Costa Cir W
Wilsonville, OR 97070

31W15AB01437
Tonquin Woods At Villebois Hoa
1200 NW Naito Pkwy #650
Portland, OR 97209

31W15AC02800
Property Management
371 Centennial Pkwy #200
Louisville, CO 80027

31W15AC03300
Property Management
371 Centennial Pkwy #200
Louisville, CO 80027

31W15DB08001
Jt Roth Construction Inc
12600 SW 72nd Ave #200
Portland, OR 97223

31W15DB08002
Jt Roth Construction Inc
12600 SW 72nd Ave #200
Portland, OR 97223

31W15DB08003
Jt Roth Construction Inc
12600 SW 72nd Ave #200
Portland, OR 97223

31W15DB08004
Jt Roth Construction Inc
12600 SW 72nd Ave #200
Portland, OR 97223

31W15DB08005
Jt Roth Construction Inc
12600 SW 72nd Ave #200
Portland, OR 97223

31W15DB08006
Jennifer & Lonnie Cummings
29029 SW Villebois Dr S
Wilsonville, OR 97070

31W15DB08007
Christopher & Dunja Negley
29033 SW Villebois Dr S
Wilsonville, OR 97070

31W15DB08008
Hp Oregon LLC
180 N Stetson Ave #3650
Chicago, IL 60601

31W15DB08009
Jennifer & Kevin Mericle
29041 SW Villebois Dr S
Wilsonville, OR 97070

31W15DB08010
Stephanie & Kevin McKillip
29045 SW Villebois Dr S
Wilsonville, OR 97070

IE) SAP Central Units Counts

Villebois (updated 06/17/16)

Land Use Table

LAND USE	SAP NORTH	SAP SOUTH	SAP EAST	SAP CENTRAL	TOTAL
Estate	17	0	0	0	17
Large	47	104	0	0	151
Standard	26	68	49	0	143
Medium	89	127	112	0	328
subtotal	179	299	161	0	639
Small Detached	197	158	226	8	589
Small Attached / Cottage	49	0	147	9	205
Rowhouse	0	103	42	376	521
Nbhd Apartments	0	21	0	0	21
Village Apartments	0	0	0	307	307
Condos	0	0	0	85	85
Urban Apartments	0	0	0	58	58
Mixed Use Condos	0	0	0	97	97
Specialty Condos	0	0	0	0	0
subtotal	246	282	415	940	1,883
TOTAL UNITS	425	581	576	940	2,522

SAP Central (updated 08/10/16)

LAND USE	Existing Count		Proposed***									Total
	SAP CENTRAL	PDP 1C*	PDP 2C**	PDP 4C	PDP 6C	7C	8C	9C	10C	11C	12C	
Estate	0	0	0	0	0	0	0	0	0	0	0	0
Large	0	0	0	0	0	0	0	0	0	0	0	0
Standard	0	0	0	0	0	0	0	0	0	0	0	0
Medium	0	0	0	0	0	0	0	0	0	0	0	0
subtotal	0	0	0	0	0	0	0	0	0	0	0	0
Small Detached	8	0	0	8	0	0	0	0	0	0	0	8
Small Attached/Cottage	9	0	0	9	0	0	0	0	0	0	0	9
Rowhouse	350	56	23	40	31	68	50	82	10	16	0	376
Village Apartments	356	304	3	0	0	0	0	0	0	0	0	356
Condos	90	3	0	0	0	0	0	0	82	0	0	85
Urban Apartments	83	0	58	0	0	0	0	0	0	0	0	58
Mixed Use Condos	97	(8-12)	(24-30)	0	0	0	0	0	0	0	(24-96)	(56-138)
Specialty Condos	0	0	0	0	0	0	0	0	0	0	0	0
subtotal	993	363+(8-12)	84 + (24-30)	57	31	68	50	82	92	16	(24-96)	892+ (56-138)
TOTAL UNITS	993	948 - 1030										

(#-#) indicates range approved with either PDP or SAP, but no building or refined unit count yet defined

* PDP 1C Approved & Built; FDP's Approved for The Alexan - 274 Apts (built), 39 RH w/ Polygon 2013 MOD (31 built), 3 Carvalho Condos (built), and 30 Rainwater Garden Apts (built) + 2014 PDP Mod to change 30 condos to 18 RH & 8 RH to 7 RH; 2016 Proposed PDP 2C Modification removes 49 Village Apartments and replaces them with 9 Row Homes

**PDP 2C Approved & Built; FDP's Approved for The Charleston - 52 Apts (built), 13 RH w/ Polygon MOD (built), Carvalho Carriage Homes - 6 Apts approved 2014 (0 built) + 2014 PDP Mod to change 39 Condo's (Trafalgar Flats) to 49 Urban Apts + 3 Condo's (Carriage Homes) to 3 Urban Apts

***PDP 3C = Piazza & PDP 5C = Montague Park; no residential density (not included in table); PDP 6C & PDP 7C received planning approval in July 2015; PDP 8C & PDP 9C received planning approval; PDP 10 C is pending

Proposed Count

LAND USE	SAP CENTRAL
Estate	0
Large	0
Standard	0
Medium	0
subtotal	0
Small Detached	8
Small Attached/Cottage	9
Rowhouse	376
Nbhd Apartments	0
Village Apartments	307
Condos	85
Urban Apartments	58
Mixed Use Condos	97
Specialty Condos	0
subtotal	940
TOTAL UNITS	940

Section II) Preliminary
Development Plan
(Includes Refinements)

IIA) Supporting Compliance Report

SUPPORTING COMPLIANCE REPORT
PRELIMINARY DEVELOPMENT PLAN 2 - CENTRAL MODIFICATION

SECTION IIA

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I. WILSONVILLE PLANNING & LAND DEVELOPMENT ORDINANCE

SECTION 4.125 VILLAGE (V) ZONE

(.02) PERMITTED USES

Examples of principle uses that are typically permitted:

- D. Row Houses

Response: This Preliminary Development Plan (PDP) modification application proposes to create 10 lots for development of row houses. All proposed uses within the subject PDP 2C modification of Lot 71 and Tract 'R' are permitted pursuant to this section.

(.05) DEVELOPMENT STANDARDS APPLYING TO ALL DEVELOPMENTS IN THE VILLAGE ZONE

All development in this zone shall be subject to the V Zone and the applicable provisions of the Wilsonville Planning and Land Development Ordinance. If there is a conflict, then the standards of this section shall apply. The following standards shall apply to all development in the V zone:

- A. Block, Alley, Pedestrian and Bicycle Standards:

1. Maximum Block Perimeter: 1,800 feet, unless the Development Review Board makes a finding that barriers such as existing buildings, topographic variations, or designated Significant Resource Overlay Zone areas will prevent a block perimeter from meeting this standard.

Response: The SAP Central Plan established compliance with the Maximum Block Perimeter standard. Blocks within the PDP 2C plan meet the maximum 1,800-foot block perimeter. The proposed modification of PDP 2C on Lot 71 and Tract 'R' does not alter compliance.

2. Maximum spacing between streets for local access: 530 feet, unless the Development Review Board makes a finding that barriers such as existing buildings, topographic variations, or designated Significant Resource Overlay Zone areas will prevent street extensions from meeting this standard.

Response: The SAP Central Plan established compliance with the Maximum Street Spacing standard. Blocks within the PDP 2C plan meet the maximum 530-foot spacing for local street access. The proposed modification of PDP 2C on Lot 71 and Tract 'R' does not alter compliance.

- B. Access: All lots with access to a public street, and an alley, shall take vehicular access from the alley to a garage or parking area, except as determined by the City Engineer.

Response: All of the lots have frontage on a public street and access to an alley, and will take vehicular access from an alley to a garage or parking area.

- C. Trailers, travel trailers, mobile coaches, or any altered variation thereof shall not be used for the purpose of conducting a trade or calling, or for storage of material, unless approved for such purpose as a temporary use.

Response: No trailers, travel trailers, mobile coaches, or such vehicles will be used for the purpose of conducting a trade or calling or for the storage of material unless approved as a temporary use.

- D. Fences:
 - 1. General Provisions:
 - a. Fencing within the Village Zone shall be in compliance with the Master Fencing Program in the adopted Architectural Pattern Book for the appropriate SAP.
 - b. When two or more properties with different setbacks abut, the property with the largest front yard setback requirement shall be used to determine the length and height of the shared side yard fence, as required by section 4.125 above.
 - c. The development Review Board may, in their discretion, require such fencing as deemed necessary to promote and provide traffic safety, noise mitigation, and nuisance abatement, and the compatibility of different uses permitted on adjacent lots of the same zone and on adjacent lots of different zones.
 - 2. Residential:
 - a. The maximum height of any fence located in the required front yard of a residential development shall not exceed three (3) feet.
 - b. Fences on residential lots shall not include chain link, barbed wire, razor wire, electrically charged wire, or be constructed of sheathing material such as plywood or flake board. Fences in residential areas that protect wetlands, or other sensitive areas, may be chain link.

Response: The SAP Central Master Fencing Plan does not indicate any required community fencing within the subject area. The Village Center Architectural Standards (VCAS) indicate that fencing is optional and when provided should be consistent with the architecture. Proposed fencing of front yards will be consistent with proposed architecture.

- E. Recreational Area in Multi-Family Residential and Mixed Use Developments.
 - 1. The Recreational Area Requirement is intended to provide adequate recreational amenities for occupants of multiple family

developments and mixed use developments where the majority of the developed square footage is to be in residential use.

2. Recreational Area is defined as the common area of all lawns, community gardens, play lots, plazas, court yard, interior and exterior swimming pools, ball courts, tennis courts, exercise rooms, health and exercise facilities, libraries, internet/electronic media rooms, decks and other similar areas for common recreational uses. Recreational Area may include Parks required under the Villebois Village Master Plan, and any usable park areas not shown in such plan. Private areas under this definition, defined as those areas that are accessible only by a single owner or tenant, or commercial or retail recreation facilities serving the general public, shall not constitute or contribute to the measurement of Recreational Area.
3. A variety of age appropriate facilities shall be included in the mix of Recreational Area facilities.
4. Recreational Area shall be calculated at the following ratios:
 - a. At the SAP Level - 195 square feet per residential unit.
 - b. At the PDP level - an additional 30 square feet per residential unit.
5. Outdoor Living Area shall be considered to be part of the Open Space requirement in Section 4.125(.08). [Section 4.125(.05)(E.) amended by Ord. 606, 4/3/06.]

Response: The proposed PDP modification of Lot 71 and Tract 'R' includes 10 single family detached residential rowhomes. The Recreational Area Requirement does not apply.

F. Fire Protection:

1. All structures shall include a rated fire suppression system (i.e., sprinklers), as approved by the Fire Marshal

Response: All of the homes within the proposed PDP modification area will include appropriate fire suppression systems. This will be verified with review of future building permit applications.

Table V-1 Development Standards

Building Type	Min. Lot Size (sq.ft.)	Min. Lot Width (ft.)	Min. Lot Depth (ft.)	Max. Lot Coverage (note)	Min. Frontage Width ^{10,12} (%)	Max. Bldg. Height ³ (ft.)	Front Min. (ft.)	Setbacks ^{10, 13, 20}			Alley-Loaded Garage (note)	Street-Loaded Garage (note)
								Front Max. (ft.)	Rear Min. (ft.)	Side Min. (ft.)		
Commercial Buildings - Village Center ¹⁴	NR	NR	NR	¹	90	60	NR ³	5	NR	NR	NR	NA
Hotels - Village Center ¹⁴	NR	NR	NR	¹	80	60	NR ³	15	NR	NR	NR	NA
Mixed Use Buildings - Village Center ¹⁴	NR	NR	NR	¹	90	60	NR ³	8	NR	NR	NR	NA
Multi-Family Dwellings - Village Center ¹⁴	NR	NR	NR	¹	80	45	5 ⁴	15	NR	NR	NR	NA
Row Houses ¹¹ - Village Center ¹⁴	NR	NR	NR	¹	80	45	5 ⁴	10	NR	NR	NR	NA
Commercial Buildings	NR	NR	NR	¹	60	45	NR	15	NR	NR	NR	NA
Mixed Use Buildings	NR	NR	NR	¹	60	45	NR	15	NR	NR	NR	NA
Multi-Family Dwellings	NR	NR	NR	¹	60	45	8 ⁴	15	NR	NR	NR	NA
Row Houses ¹¹	NR	15	50	¹	80	45	8 ⁵	15	NR	NR	NR	NA
Duplexes	4,000	45	70	²	60 ¹⁶	35	12 ^{5,6}	20 ⁶	5	5 ¹⁵	7	8,17,18
Single-Family Dwellings	2,250	35	50	²	60 ¹⁰	35	12 ^{5,6}	20 ⁶	5	5 ¹⁵	7	8,17

Notes: NR: No Requirement
 NA: Not Allowed
 1 Lot < 8000sf: NR; Lot > 8000sf: 80% (Max. Lot Coverage)
 2 Small lots: 75%, Medium Lots: 65%, Standard and Large Lots: 55%, Estate Lots: 45% Maximum Lot Coverage
 On lots where detached accessory buildings are built, maximum lot coverage may be increased by 10%.
 3 Bay windows, balconies, and other structural building projections above 8 ft. may encroach up to 5 ft. into the Public Way; canopies, awnings, and other non-structural projections may encroach up to 8 ft. into the Public Way.
 4 Porches, stairs, stoops, decks, canopies, balconies, bay windows, chimneys, awnings, and other building projections may encroach up to the Public Way.
 5 Porches, stoops, decks, canopies, balconies, bay windows, chimneys, awnings, and other building projections may encroach to within 8 ft. of the Public Way. Stairs may encroach to the Public Way.
 6 For Standard, or Large Lots on Collector Avenues, front setbacks are 20 ft. min., (13' setback to porch), side street setbacks are 15' (8' setback to porch). Pie-shaped lots or lots with significant trees or grade banks at frontage have no maximum front setback.
 7 The garage setback from alley shall be between 3 and 5 foot or, when as optional parking space is located between the garage and the alley, shall be 16 ft. minimum. Lots with important trees, as identified in the Master Plan, or grade differences at the alley, affecting garage location shall be exempt from this requirement.
 8 Street-loaded garages shall be a minimum 20 ft. front setback to face of garage, and located a minimum of 5 ft. behind main façade of the associated dwelling unit.
 9 Vertical encroachments are allowed up to ten additional feet, for up to 10% of the building footprint; vertical encroachments shall not be habitable space.
 10 For Village Center buildings with lots fronting two or more streets, at least two façades shall be subject to the minimum frontage width and front setback requirements.
 11 Row Houses are typically attached, but may be detached within the Village Center Boundary. When attached, no more than ten units shall be contiguous along a street edge. When row houses are detached, the Minimum Frontage Width is 65%. The Minimum Frontage Width for detached row houses may be less than 65% on corner lots or to accommodate the curve radius of street frontage, public utility easements, important trees, grade differences, public open space requirements, or as otherwise approved by the DRB.
 12 See Definitions, 4.125.01, for measurement of Minimum Frontage Width.
 13 Front Setback is measured as the offset of the front lot line or a vehicular or pedestrian access easement line. On lots with alleys, Rear Setback shall be measured from the rear lot line abutting the alley.
 14 See Figure 2A - Village Center Boundary & Land Use Plan in the Villebois Village Master Plan for areas included within the Village Center.
 15 On Estate Lots and Large Lots with frontage 70 ft. or wider, the minimum combined side yard setbacks shall total 15 ft. with a minimum of 5 ft. On Small and Medium Lots, minimum side setback shall be 0 ft. or as required by Building Code.
 16 For cluster housing with lots arranged on a courtyard, frontage shall be measured at the front door face of the building adjacent to a public right of way or a public pedestrian access easement linking the courtyard with the Public Way.
 17 Dwellings on lots without alley access shall be at least 36 feet wide.
 18 Duplexes with front-loaded garages are limited to one shared standard-sized driveway/apron.
 19 Maximum setbacks may be increased as necessary to accommodate deeper porches, building code, public utility easements or public open space requirements.
 20 Lots are categorized as small, medium, standard, large or estate as shown in the Pattern Book.

Response: The *Tentative Plat* (see Section IIIB in this Notebook) depicts proposed lot sizes and dimensions. All of the lots meet applicable requirements, as addressed below. The proposed lots will be developed with single family detached row houses. Table V-1 does not indicate a minimum lot size, width or depth for Row Houses in the Village Center. The proposed PDP 2C modification does not have any lots >8,000 sf, so no maximum lot coverage applies. Row Houses comply with the minimum frontage width standard. Rowhomes comply with the applicable setback and height requirements.

(.07) GENERAL REGULATIONS - OFF-STREET PARKING, LOADING & BICYCLE PARKING

Except as required by Subsections (A) through (D), below, the requirements of Section 4.155 shall apply within the village zone.

A. General Provisions:

1. The provision and maintenance of off-street parking spaces is a continuing obligation of the property owner. The standards set forth herein shall be considered by the Development Review Board as minimum criteria.
2. The Board shall have the authority to grant variances or refinements to these standards in keeping with the purposes and objectives set forth in this zone.

Response: **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.**

B. Minimum and Maximum Off-Street Parking Requirements:

1. Table V-2, Off-Street Parking Requirements, below, shall be used to determine the minimum and maximum parking standards for noted land uses. The number of required parking spaces shown in Table V-2 shall be determined by rounding to **the nearest whole parking space...**

Table V-2: Off-Street Parking Requirements

Category	Min. Vehicle Spaces	Max. Vehicle Spaces	Bicycle Short Term	Bicycle Long Term
Row Houses	1.0 / DU	NR	NR	NR

Response: **Ten (10) spaces for off-street parking are required for the ten rowhomes. Twenty (20) spaces are provided in attached two-car garages, which exceeds the required 10 spaces.**

C. Minimum Off-Street Loading Requirements:

Response: **The proposed PDP 2C modification of Lot 71 and Tract 'R' includes lots for development of single family row homes; therefore no loading areas are required.**

D. Bicycle Parking Requirements:

Response: **The proposed PDP 2C modification of Lot 71 and Tract 'R' includes lots for development of single family row homes; therefore no bicycle parking is required.**

(.08) OPEN SPACE

Open space shall be provided as follows:

- A. In all residential developments and in mixed-use developments where the majority of the developed square footage is to be in residential use, at least twenty-five percent (25%) of the area shall be open space, excluding street pavement and surface parking. In multi-phased developments, individual phases are not required to meet the 25% standard as long as an approved Specific Area Plan demonstrates that the overall development shall provide a minimum of 25% open space. Required front yard areas shall not be counted towards the required open space area. Required rear yard areas and other landscaped areas that are not within required front or side yards may be counted as part of the required open space.
- B. Open space area required by this Section may, at the discretion of the Development Review Board, be protected by a conservation easement or dedicated to the City, either rights in fee or easement, without altering the density or other development standards of the proposed development. Provided that, if the dedication is for public park purposes, the size and amount of the proposed dedication shall meet the criteria of the City of Wilsonville standards. The square footage of any land, whether dedicated or not, which is used for open space shall be deemed a part of the development site for the purpose of computing density or allowable lot coverage. See SROZ provisions, Section 4.139.10.
- C. The Development Review Board may specify the method of assuring the long-term protection and maintenance of open space and/or recreational areas. Where such protection or maintenance are the **responsibility of a private party or homeowners' association, the City Attorney** shall review and approve any pertinent bylaws, covenants, or agreements prior to recordation.

Response: The Parks *Master Plan* for Villebois states that there are 57.87 acres of parks and 101.46 acres of open space for a total of 159.33 acres within Villebois, approximately 33%. SAP Central includes parks and open space areas consistent with the *Master Plan*. The proposed revision of the linear green has a negligible effect on these numbers as the size of the area removed from the linear green is only 0.06 acres.

(.09) STREET & ACCESS IMPROVEMENT STANDARDS

A. Except as noted below, the provisions of Section 4.177 apply within the Village zone:

1. General Provisions:

- a) All street alignment and access improvements shall conform to the Villebois Village Master Plan, or as refined in the Specific Area Plan, Preliminary Development Plan, or Final Development Plan and the following standards:

Response: The street alignments and access improvements were completed with PDP 2C. The proposed PDP 2C modifications to Lot 71 and Tract 'R' include alley completion. This section is not applicable.

- i. All street improvements shall conform to the Public Works Standards and shall provide for the continuation of streets through proposed developments to adjoining properties or subdivisions, according to the Master Plan.

Response: Street improvements were completed with PDP 2C. The proposed PDP 2C modifications to Lot 71 and Tract 'R' include alley completion. This section is not applicable.

- ii. All streets shall be developed with curbs, landscape strips, bikeways or pedestrian pathways, according to the Master Plan.

Response: The street alignments and access improvements were completed with PDP 2C. The proposed PDP 2C modifications to Lot 71 and Tract 'R' include alley completion. This section is not applicable.

2. Intersections of streets

- a) Angles: Streets shall intersect one another at angles not less than 90 degrees, unless existing development or topography makes it impractical.
- b) Intersections: If the intersection cannot be designed to form a right angle, then the right-of-way and paving within the acute angle shall have a minimum of thirty (30) foot centerline radius and said angle shall not be less than sixty (60) degrees. Any angle less than ninety (90) degrees shall require approval by the City Engineer after consultation with the Fire District.

Response: The plan sheets located in Section IIIB of this Notebook demonstrate that the proposed alley will intersect with Costa Circle West at angles consistent with the above standards (see the Tentative Plat - Subdivision in Section IIIB).

- c) Offsets: Opposing intersections shall be designed so that no offset dangerous to the traveling public is created. Intersections shall be separated by at least:
- i. 1000 ft. for major arterials
 - ii. 600 ft. for minor arterials
 - iii. 100 ft. for major collector
 - iv. 50 ft. for minor collector

Response: The street alignments and opposing intersections were completed with PDP 2C. The proposed PDP 2C modifications to Lot 71 and Tract 'R' include alley completion. This section is not applicable.

- d) Curb Extensions:
- i. Curb extensions at intersections shall be shown on the Specific Area Plans required in subsection 4.125(.18)(C) through (F) below, and shall:
 - Not obstruct bicycle lanes on collector streets.
 - Provide a minimum 20 foot wide clear distance between curb extensions all local residential street intersections shall have, shall meet minimum turning radius requirements of the Public Works Standards, and shall facilitate fire truck turning movements as required by the Fire District.

Response: Curb extensions were completed with PDP 2C. The proposed PDP 2C modifications to Lot 71 and Tract 'R' include alley completion. This section is not applicable.

3. Street grades shall be a maximum of 6% on arterials and 8% for collector and local streets. Where topographic conditions dictate, grades in excess of 8%, but not more than 12%, may be permitted for short distances, as approved by the City Engineer, where topographic conditions or existing improvements warrant modification of these standards.

Response: Street grades were completed with PDP 2C. The proposed PDP 2C modifications to Lot 71 and Tract 'R' include alley completion. This section is not applicable.

4. Centerline Radius Street Curves:
The minimum centerline radius street curves shall be as follows:
 - a) Arterial streets: 600 feet, but may be reduced to 400 feet in commercial areas, as approved by City Engineer.

- b) Collector streets: 600 feet, but may be reduced to conform with the Public Works Standards, as approved by the City Engineer.
- c) Local streets: 75 feet

Response: Centerline radius street curves were completed with PDP 2C. The proposed PDP 2C modifications to Lot 71 and Tract 'R' include alley completion. This section is not applicable.

- 5. Rights-of-way:
 - a) See (.09) (A), above.

Response: Right-of-ways were completed with PDP 2C. The proposed PDP 2C modifications to Lot 71 and Tract 'R' include alley completion. This section is not applicable.

- 6. Access drives.
 - a) See (.09) (A), above.
 - b) 16 feet for two-way traffic.

Response: Access drives (alleys) will be paved at least 16-feet in width within a 20-foot tract, as shown on the *Circulation Plan*. 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.

- 7. Clear Vision Areas
 - a) See (.09) (A), above.

Response: Clear vision areas will be provided and maintained in compliance with the Section 4.177.

- 8. Vertical clearance:
 - a) See (.09) (A), above.

Response: Vertical clearance will be provided and maintained in compliance with the Section 4.177.

- 9. Interim Improvement Standard:
 - a) See (.09) (A), above.

Response: No interim improvements are proposed.

(.10) SIDEWALK AND PATHWAY IMPROVEMENT STANDARDS

- A. The provisions of Section 4.178 shall apply within the Village zone.

Response: All sidewalks and pathways within SAP Central will be constructed in accordance with the standards of Section 4.154 (updated replacement of Section

4.178) and the *Villebois Village Master Plan*. Sidewalks and pathways are shown in the street cross-sections on the *Circulation Plan* (see Section IIB of this notebook).

(.11) LANDSCAPING, SCREENING AND BUFFERING

- A. Except as noted below, the provisions of Section 4.176 shall apply in the Village zone:
1. Streets in the Village zone shall be developed with street trees as described in the Community Elements Book.

Response: The *Street Tree/Lighting Plan* shows the street trees proposed within this PDP 2C modification of Lot 71 and Tract 'R'. The trees are in conformance with the Community Elements Book.

(.12) MASTER SIGNAGE AND WAYFINDING

Response: The SAP Central Signage & Wayfinding Plan does not indicate an identifier within the subject property.

(.14) DESIGN STANDARDS APPLYING TO THE VILLAGE ZONE

- A. The following design standards implement the Design Principles found in (.13), above, and enumerate the architectural details and design requirements applicable to buildings and other features within the Village (V) zone. The Design Standards are based primarily on the features, types, and details of the residential traditions in the Northwest, but are not intended to mandate a particular style or fashion. All development within the Village zone shall incorporate the following:
1. Generally:
 - a. Flag lots are not permitted.

Response: No flag lots are proposed (see the *Tentative Plat - Subdivision* in Section IIIB of this Notebook).

- b. Dwellings on lots without alley access shall be at least 36 feet wide.

Response: No lots without alley access are proposed in this modification of Lot 71 and Tract 'R' in PDP 2C.

- c. The minimum lot depth for a single-family dwelling with an accessory dwelling unit shall be 70 feet.

Response: None of the lots include accessory dwellings; therefore this standard does not apply.

- d. For Village Center lots facing two or more streets, two of the facades shall be subject to the minimum frontage width requirement. Where multiple buildings are located on one lot, the facades of all buildings shall be used to calculate the Minimum Building Frontage Width.

Response: All lots in this PDP 2C modification of Lot 71 and Tract 'R' are in the Village Center. For lot 10, which faces two or more streets, the two street-facing facades will meet the minimum frontage width requirement.

- 2. Building and site design shall include:
 - a. Proportions and massing of architectural elements consistent with those established in an approved Pattern Book or Village Center Design.
 - b. Materials, colors and architectural details executed in a manner consistent with the methods included in an approved Pattern Book, Community Elements Book or approved Village Center Architectural Standards.

Response: Compliance with the *Village Center Architectural Standards* is demonstrated with the FDP in Section IV of this Notebook. Compliance with the Community Elements Book is demonstrated later in this report.

- c. Protective overhangs or recesses at windows and doors.
- d. Raised stoops, terraces or porches at single-family dwellings.
- e. Exposed gutters, scuppers, and downspouts.

Response: As shown in the architectural drawings in the FDP (see Section IV of this Notebook), the buildings proposed in the FDP will include protective overhangs and recesses at windows and doors and exposed gutters and downspouts. The row homes each include a covered front entrance.

- f. The protection of existing significant trees as identified in an approved Community Elements Book.

Response: The proposed development protects "Important" trees as shown on the attached Tree Preservation Plan (See Section IIB).

- g. A landscape plan in compliance with Section (.11), above.

Response: The FDP plans (see Section IVB) comply with the requirements of Sections 4.125(.07) and (.11).

- h. Building elevations of block complexes shall not repeat an elevation found on an adjacent block.
- i. Building elevations of detached buildings shall not repeat an elevation found on buildings on adjacent lots.

Response: A block complex is defined as “an assemblage of buildings bounded entirely by intersecting streets so as to form a single, comprehensive group.” A variety of elevations in the rowhomes will be provided as shown within the elevations included in the FDP (see Section IVC).

- j. A porch shall have no more than three walls.

Response: As shown on the architectural drawings in Section IVC of this Notebook, the Row Houses will have covered patios on the side and covered front entries.

- k. A garage shall provide enclosure for the storage of no more than three vehicles.

Response: As shown on the architectural drawings in Section IVC each garage will provide storage of one vehicle.

- 3. Lighting and site furnishings shall be in compliance with the approved Community Elements Book.

Response: The FDP application in Section IV of the Notebook does not show any site furnishings. The *Street Tree/Lighting Plan* (see Section IIB) shows proposed street trees and lighting for this Preliminary Development Plan. These plans illustrate that lighting and site furnishings will be provided in compliance with the Community Elements Book.

- 4. Building systems, as noted in Tables V-3 and V-4 (Permitted Materials and Configurations), below, shall comply with the materials, applications and configurations required therein.

Response: The PDP 2C modification of Lot 71 and Tract ‘R’ does not propose any buildings. A concurrent FDP application for the proposed architecture is included in Section IV of this Notebook.

(.18) VILLAGE ZONE DEVELOPMENT PERMIT PROCESS

- B. Unique Features and Processes of the Village (V) Zone. To be developed, there are three (3) phases of project approval. Some of these phases may be combined, but generally the approvals move from the conceptual stage through to detailed architectural, landscape and site plan review in stages. All development within the Village zone shall be subject to the following processes:
 - 2. Preliminary Development Plan (PDP) approval by the Development Review Board, as set forth in Section 4.125(.18)(G) through (K) (Stage II equivalent), below. Following SAP approval, an applicant may file applications for Preliminary Development Plan approval (Stage II equivalent)

for an approved phase in accordance with the approved SAP, and any conditions attached thereto. Land divisions may also be preliminarily approved at this stage. Except for land within the Central SAP or multi-family dwellings outside the Central SAP, application for a zone change and Final Development Plan (FDP) shall be made concurrently with an application for PDP approval. The SAP and PDP/FDP may be reviewed simultaneously when a common ownership exists.

Final Development (FDP) approval by the Development Review Board or the Planning Director, as set forth in Sections 4.125(.18)(L) through (P) (Site Design Review equivalent), below, may occur as a separate phase for lands in the Central SAP or multi-family dwellings outside the Central SAP.

Response: The Applicant is requesting approval of the modification of Lot 71 and Tract 'R' in Preliminary Development Plan (PDP) 2C. Compliance with Sections 4.125(.18)(G) through (K) is demonstrated in the following sections of this report. This proposal addresses Lot 71 and Tract 'R' of PDP 2 in the SAP Central Phasing Plan.

A request for preliminary approval of a tentative subdivision plat is submitted concurrent with this modification of Lot 71 and Tract 'R' in PDP 2C application (see Section III of this Notebook). A Final Development Plan is also submitted concurrent with this PDP 2C modification (see Section IV of this Notebook).

G. Preliminary Development Plan Approval Process:

1. An application for approval of a Preliminary Development Plan for a development in an approved SAP shall:
 - a) Be filed with the City Planning Division for the entire SAP, or when submission of the SAP in phases has been authorized by the Development Review Board, for a phase in the approved sequence.

Response: This PDP modification of Lot 71 and Tract 'R' addresses Phase 2 on the SAP Central Phasing Plan.

- b) Be made by the owner of all affected property or the **owner's authorized agent; and.**

Response: This application is made by RCS - Villebois Development, LLC, who is authorized by the Property Owner to submit the application. The application form can be found in Exhibit IB along with a copy of the Title Report.

- c) Be filed on a form prescribed by the City Planning Division and filed with said division and accompanied by such fee as the City Council may prescribe by resolution; and.

Response: The appropriate application form and fee have been filed with this submittal. A copy of the form and fee are included in Sections IB and IC, respectively.

- d) Set forth the professional coordinator and professional design team for the project; and.

Response: **The professional coordinator and professional design team are set forth in the Introductory Narrative, located in Section IA of this Notebook.**

- e) State whether the development will include mixed land uses, and if so, what uses and in what proportions and locations.

Response: **This PDP 2C modification of Lot 71 and Tract 'R' does not include mixed land uses. The proposed land uses are shown on the *Site/Land Use Plan*, in Section IIB of this Notebook.**

- f) Include a preliminary land division (concurrently) per Section 4.400, as applicable.

Response: **This application includes a request for preliminary land division approval for a subdivision final plat. This request for approval of Tentative Plat for the subdivision can be seen in Section III of this Notebook. This section includes a Supporting Compliance Report, the proposed Tentative Plat for subdivision, a copy of the certification of liens & assessments form, and the subdivision name approval from the County Surveyor's Office.**

- g) Include a concurrent application for a Zone Map Amendment (i.e., Zone Change) for the subject phase.

Response: **The site is currently zoned as Village (V).**

- 2. The application for Preliminary Development Plan approval shall include conceptual and quantitatively accurate representations of the entire development sufficient to demonstrate conformance with the approved SAP and to judge the scope, size and impact of the development on the community and shall be accompanied by the following information:
 - a) A boundary survey or a certified boundary description by a surveyor licensed in the State of Oregon.
 - b) Topographic information sufficient to determine direction and percentage of slopes, drainage patterns, and in environmentally sensitive areas, (e.g., flood plain, wetlands, forested areas, steep slopes or adjacent to stream banks). Contour lines shall relate to North American Vertical Datum of 1988 and be at minimum intervals as follows:
 - i) One (1) foot contours for slopes of up to five percent (5%);
 - ii) Two (2) foot contours for slopes from six percent (6%) to twelve (12%);
 - iii) Five (5) foot contours for slopes from twelve percent (12%) to twenty percent (20%). These slopes shall be clearly identified, and

- iv) Ten (10) foot contours for slopes exceeding twenty percent (20%).
- c) The location of areas designated Significant Resource Overlay Zone (SROZ), and associated 25-foot Impact Areas, within the PDP and within 50 feet of the PDP boundary, as required by Section 4.139.

Response: The subject property is legally defined as Lot 71 and Tract ‘R’ of Villebois Village Center No. 2.

- d) A tabulation of the land area to be devoted to various uses, and a calculation of the average residential density per net acre.

Response: Following is a tabulation of land area devoted to the various uses and a calculation of net residential density:

Gross Acreage	0.74 Acres
Lots and Alleys	0.61 Acres

Net Residential Density: 10 Lots / 0.74 Acres = 13.51 units per net acre

- e) The location, dimensions and names, as appropriate, of existing and platted streets and alleys on and within 50 feet of the perimeter of the PDP, together with the location of existing and planned easements, sidewalks, bike routes and bikeways, trails, and the location of other important features such as section lines, section corners, and City boundary lines. The plan shall also identify all trees 6 inches and greater d.b.h. on the project site only.

Response: The above information is shown on the *Existing Conditions*, the *Tentative Plat*, and the *Circulation Plan*. The *Tree Preservation Plan* identifies all trees 6 inches and greater diameter at breast height (d.b.h.) on the project site. Tree numbers are identified on the Tree Preservation Plan Sheets which correspond with the Tree Inventory in the Tree Report (see Section IIE). The plan sheets mentioned above can be found in Section IIB of this Notebook.

- f) Conceptual drawings, illustrations and building elevations for each of the listed housing products and typical non-residential and mixed-use buildings to be constructed within the Preliminary Development Plan boundary, as identified in the approved SAP, and where required, the approved Village Center Design.

Response: The proposed modification of Lot 71 and Tract ‘R’ in PDP 2C includes 10 detached single-family rowhomes. A concurrent application for the FDP for architecture is included in Section IV. The proposed elevations can be found in Exhibit IVC.

- g) A composite utility plan illustrating existing and proposed water, sanitary sewer, and storm drainage facilities necessary to serve the SAP.

Response: **Proposed storm drainage facilities, and water and sanitary lines are shown on the *Composite Utility Plan* (see Section IIB in this Notebook).**

- h) If it is proposed that the Preliminary Development Plan will be executed in Phases, the sequence thereof shall be provided.

Response: **The PDP 2C modification of Lot 71 and Tract 'R' is proposed to be executed in one phase.**

- i) A commitment by the applicant to provide a performance bond or other acceptable security for the capital improvements required by the project.

Response: **The applicant will provide a performance bond or other acceptable security for the capital improvements required by the project.**

- j) **At the applicant's expense, the City shall have a Traffic Impact Analysis prepared, as required by Section 4.030(.02)(B), to review the anticipated traffic impacts of the proposed development. This traffic report shall include an analysis of the impact of the SAP on the local street and road network, and shall specify the maximum projected average daily trips and maximum parking demand associated with buildout of the entire SAP, and it shall meet Subsection 4.140(.09)(J)(2).**

Response: **A copy of the Traffic Impact Analysis is provided in Section IID.**

H. PDP Application Submittal Requirements:

1. The Preliminary Development Plan shall conform with the approved Specific Area Plan, and shall include all information required by (.18)(D)(1) and (2), plus the following:
 - a) The location of water, sewerage and drainage facilities;
 - b) Conceptual building and landscape plans and elevations, sufficient to indicate the general character of the development;
 - c) The general type and location of signs;
 - d) Topographic information as set forth in Section 4.035;
 - e) A map indicating the types and locations of all proposed uses; and
 - f) A grading and erosion control plan illustrating existing and proposed contours as prescribed previously in this section.

Response: The proposed modification of Lot 71 and Tract 'R' in PDP 2C generally conforms to the approved SAP Central, with the proposed refinements described in the following sections of this report. As demonstrated above, the PDP modification application includes all information required by 4.125(.18)(D)(1) and (2), as applicable to a PDP. The *Existing Conditions* shows the existing site features, including topographic features. Proposed lots to be created for development are shown on the *Tentative Plat*. The *Grading and Erosion Control Plan* shows the location of drainage facilities, topographic information, and grading and erosion control facilities. The *Composite Utility Plan* indicates the proposed location of water and sanitary sewer lines and drainage facilities. The *Site/Land Use Plan* indicates the types and locations of all proposed uses in the Preliminary Development Plan. The plan sheets mentioned above can be found in Section IIB of this Notebook.

No signs are proposed at this time, as the SAP Central *Signage & Wayfinding Plan* does not indicate an identifier within the subject property.

The proposed PDP 2C modification of Lot 71 and Tract 'R' includes 10 Row Houses. Elevations for the rowhomes within Lot 71 and Tract 'R' of PDP 2C are included in Exhibit IVC along with a concurrent request for FDP approval of the architecture.

2. In addition to this information, and unless waived by the **City's Community Development Director as enabled by Section 4.008(.02)B), at the applicant's expense, the City** shall have a Traffic Impact Analysis prepared, as required by Section 4.030(.02)(B), to review the anticipated traffic impacts of the proposed development. This traffic report shall include an analysis of the impact of the PDP on the local street and road network, and shall specify the maximum projected average daily trips and maximum parking demand associated with buildout of the entire PDP, and it shall meet Subsection 4.140(.09)(J)(2) for the full development of all five SAPs.

Response: A copy of the Traffic Impact Analysis is provided in Section IID.

3. The Preliminary Development Plan shall be sufficiently detailed to indicate fully the ultimate operation and appearance of the phase of development. However, approval of a Final Development Plan is a separate and more detailed review of proposed design features, subject to the standards of Section 4.125(.18)(L) through (P), and Section 4.400 through Section 4.450.

Response: The plan sheets for the proposed Preliminary Development Plan modification of Lot 71 and Tract 'R' provide sufficient detail to show the ultimate operation and appearance of the subject phase of development. The FDP application is submitted concurrent with this PDP modification application (see Section IV of this Notebook).

4. Copies of legal documents required by the Development Review Board for dedication or reservation of public

facilities, or for the creation of a non-profit homeowner's association, shall also be submitted.

Response: **Copies of legal documents will be provided as appropriate and required by the Development Review Board.**

I. PDP Approval Procedures

1. An application for PDP approval shall be reviewed using the following procedures:
 - a) Notice of a public hearing before the Development Review Board regarding a proposed PDP shall be made in accordance with the procedures contained in Section 4.012.
 - b) A public hearing shall be held on each such application as provided in Section 4.013.
 - c) After such hearing, the Development Review Board shall determine whether the proposal conforms to the permit criteria set forth in this Code, and shall approve, conditionally approve, or disapprove the application.

Response: **In accordance with the procedures contained in Section 4.012, the City shall provide notice of a public hearing before the Development Review Board on the proposed Preliminary Development Plan. This report, in conjunction with all submitted information, demonstrates that the proposal conforms to the applicable permit criteria set forth in the City's Code.**

J. PDP Refinements to Approved Specific Area Plan

1. In the process of reviewing a PDP for consistency with the approved Specific Area Plan, the Development Review Board may approve refinements, but not amendments, to the SAP. Refinements to the SAP may be approved by the Development Review Board as set forth in Section (.18)(J)(2), below.
 - a) Refinements to the SAP are defined as:
 - i. Changes to the street network or functional classification of streets that do not significantly reduce circulation system function or connectivity for vehicles, bicycles or pedestrians.

Response: **The PDP modification design does not propose any refinements to the street network or functional classification of streets.**

- ii. Changes to the nature or location of parks types, trails or open space that do not significantly reduce function, usability, connectivity, or overall distribution or availability of these uses in the Preliminary Development Plan.

Response: This modification proposes to revise a linear green that was not part of SAP Central. The subject linear green was added with PDP 2C for the purpose of retaining three existing trees and providing a pedestrian and bike connection that replaced the street connection that was removed to retain the subject trees. The three existing trees have been found to be in poor health and the project Arborist has recommended their removal. With the recommended removal of these three trees, the space has been reevaluated. The subject area is not adjacent to a street frontage and would be hidden behind existing/future buildings if it were to remain. Having a park space that is not highly visible is not desirable, so the space has been incorporated into development space allowing a better lotting pattern on Barber Street while retaining the pedestrian and bike function of the linear green. The proposed change to the subject linear green will not significantly reduce the function, usability or connectivity, or overall distribution or availability of linear greens in PDP 2C.

- iii. Changes to the nature or location of utilities or storm water facilities that do not significantly reduce the service function of the utility or facility.

Response: The stormwater report details any refinements that are proposed (see Section IIC).

- iv. Changes to the location or mix of land uses that do not significantly alter the overall distribution or availability of uses in the Preliminary Development Plan. For the **purposes of this subsection, “land uses” or “uses” are defined in the aggregate, with specialty condos, mixed use condos, urban apartments, condos, village apartments, neighborhood apartments, row houses and small detached uses comprising a land use group and medium detached, standard detached, large and estate uses comprising another.**
- v. A change in density that does not exceed ten percent, provided such density change has not already been approved as a refinement to the underlying SAP or PDP, and does not result in fewer than 2,300 dwelling units in the Village.

Response: SAP Central was approved in 2006. Since the approval of SAP Central, nine (9) separate PDP’s have been approved or submitted for approval and some

modifications of original approvals have also occurred. The following analysis reflects the final and current approved unit counts in PDP 1C, PDP 2C, PDP 3C, and PDP 4C, PDP 5C or Montague Park, PDP 6C, PDP 7C, PDP 8C, PDP 9C, and the pending application for PDP 10C.

For purposes of this analysis, it is important to keep in mind that changes to the mix/location of “land uses” are to be evaluated as described by the code - in the aggregate. The code defines one land use group as condos, apartments, row houses, and small detached uses - which will be referred to as the ‘smaller land use group’ in the following analysis. The recent Planning Director’s Interpretation approved under Case File AR12-0021 found small attached uses to be included in this smaller land use group. The code defines the second land use group as mediums, standards, large and estate uses - which will be referred to as the ‘larger land use group’ in the following analysis.

PDP 2C modification of Lot 71 and Tract ‘R’ refines the subject area beyond what was described in SAP Central. The total density shown for the subject area in SAP Central is 18-26 Urban Apartments. The PDP 2C modification of Lot 71 and Tract ‘R’ proposes 10 Row Houses.

Table A below shows the number of units in each land use category currently within SAP Central and the number of units in the SAP with the proposed refinement as well as the percent change in each aggregate land use category. Table B shows the number of units originally shown in SAP Central and the number of units with the proposed refinement, as well as the percent change in each aggregate land use category.

Table A. Comparison of Current and Proposed Unit Counts

	Current Unit Count in SAP C	Proposed Unit Count in SAP C	% Change
Medium/Standard/ Large/Estate	0	0	0%
Small Detached/ Small Cottage/ Row Homes/ Neighborhood Apt.	993	940	-5.3%
Total	993	940	-5.3%

Table B. Comparison of Original SAP Central and Proposed Unit Counts

	Original Unit Count in SAP C	Proposed Unit Count in SAP C	% Change
Medium/Standard/ Large/Estate	0	0	0%
Small Detached/ Small Cottage/ Row Homes/ Neighborhood Apt.	1,010	940	-6.9%
Total	1,010	940	-6.9%

NOTE: The Current Unit Count for SAP Central reflects the final approved unit counts for PDP 1C, PDP 2C, PDP 3C, PDP 4C, PDP 5C (Montague Park), PDP 6C, PDP 7C, PDP 8C, PDP 9C, and the proposed

application for PDP 10C. This number includes PDP 2C Modification of Lot 71 and Tract 'R' and PDP 11C, which are being submitted concurrently.

Both tables show that the proposed refinements do not exceed the 10% standard. This proposal results in a total of 2,522 units within Villebois. This is above the density of 2,300 units required to be obtained across Villebois, meeting the refinement criteria.

- vi. Changes that are significant under the above definitions, but necessary to protect an important community resource or improve the function of collector or minor arterial roadways.

a. **As used herein, "significant" means:**

- i. More than ten percent of any quantifiable matter, requirement, or performance measure, as specified in (.18)(J)(1)(a), above, or,
- ii. That which negatively affects an important, qualitative feature of the subject, as specified in (.18)(J)(1)(a), above.

Response: The PDP does not include changes that are significant under the above definitions. As the above findings demonstrate, the proposed refinements of providing row homes in place of condos/apartments does not cause a quantifiable change greater 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 home ownership options within the Village Center and within Villebois.

2. Refinements meeting the above definition may be approved by the DRB upon the demonstration and finding that:
 - a) The refinements will equally or better meet the conditions of the approved SAP, and the Goals, Policies and Implementation Measures of the Villebois Village Master Plan.

Response: 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 proposed Lot 71 and Tract 'R' of PDP 2C plan better integrates natural resource elements with land uses and transportation through a linear green area.

- 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.*

The proposed Lot 71 and Tract 'R' of PDP 2C plan meets this Land Use Plan Policy by contributing to the range of living choices for detached single-family home ownership. The SAP showed 18-26 Urban Apartments. Now, 10 Row Houses are proposed. The proposal of Row House units 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 Lot 71 and Tract 'R' of PDP 2C plan meets this Land Use Plan Policy with proposed rowhomes that are oriented toward street frontages and include semi private outdoor spaces in the form of covered patios and balconies. As described above, the PDP 2C modification of Lot 71 and Tract 'R' contributes to the mix of residential options in the Village Center by providing additional ownership options for single-family homes.

- 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 Lot 71 and Tract 'R' of PDP 2C plan encourages multi-modal transportation system opportunities by providing convenient vehicular access through alleys and encouraging pedestrian oriented street frontages by providing for garage access from alleys.

- 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 Lot 71 and Tract ‘R’ of PDP 2C plan is consistent with the Village Center Implementation Measure 2 by providing single family residential detached row houses. This use is included in the above list of intended Village Center uses. As described above, the PDP 2C modification of Lot 71 and Tract ‘R’ contributes to the mix of residential options in the Village Center by providing additional single-family home ownership options. Additionally, the proposed PDP 2C modification of Lot 71 and Tract ‘R’ provides convenient vehicular access through alleys and provides street frontages that are highly pedestrian oriented with covered entries and fenced front yards on all Row Homes.

- *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 subject area. This PDP application proposes to revise a linear green that was not part of SAP Central. The subject linear green was added with PDP 2C for the purpose of retaining three existing trees and providing a pedestrian and bike connection that replaced the street connection that was removed to retain the subject trees. The three existing trees have been found to be in poor health and the project Arborist has recommended their removal. With the recommended removal of these three trees, the space has been reevaluated. The subject area is not adjacent to a street frontage and would be hidden behind existing/future buildings if it were to remain. Having a park space that is not highly visible is not desirable, so the space has been incorporated into development space allowing a better lotting pattern on Barber Street while retaining the pedestrian and bike function of the linear green. The proposed change to the subject linear green will not significantly reduce the function, usability or connectivity, or overall distribution or availability of linear greens in PDP 2C.

- b) The refinement will not result in significant detrimental impacts to the environment or natural or scenic resources of the PDP and Village area, and

Response: As described above, the proposed refinements will better meet the goals, policies, and implementation measures of the VVMP and the framework of SAP Central and do not impact environmental or natural or scenic resources within the PDP or the Village area.

- c) The refinement will not preclude an adjoining or subsequent PDP or SAP from development consistent with the approved SAP or Master Plan.

Response: These refinements in and of themselves have no effect on the development potential of an adjoining or subsequent PDP. Therefore, these refinements will not preclude an adjoining or subsequent PDP or SAP from developing consistent with the approved SAP or *Master Plan*.

3. Amendments to the SAP, not including SAP amendments for phasing, must follow the same procedures applicable to adoption of the SAP itself. Amendments are defined as changes to elements of the SAP not constituting a refinement.
4. Amendments to the SAP for phasing will be processed as a Class II administrative review proposal.

Response: This application does not include an amendment of SAP Central to modify the SAP phasing plan.

K. PDP Approval Criteria

The Development Review Board may approve an application for a PDP only upon finding that the following approval criteria are met:

1. That the proposed PDP:
 - a. Is consistent with the standards identified in this section.

Response: This Supporting Compliance Report provides an explanation of how the proposed development is consistent with the standards of the Village zone.

- b. Complies with the applicable standards of the Planning and Land Development Ordinance, including Section 4.140(.09)(J)(1)-(3).

Response: This Supporting Compliance Report provides 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.1-3 is included in the subsequent pages of this report.

- c. Is consistent with the approved Specific Area Plan in which it is located.

Response: The proposed PDP 2C modification of Lot 71 and Tract 'R' is consistent with Specific Area Plan - Central, as demonstrated by the plan sheets located in Section IIB and this report, and as refined and described earlier in this report.

- d. Is consistent with the approved Pattern Book and, where required, the approved Village Center Architectural Standards

Response: The proposed Row Homes are consistent with the Village Center Architectural Standards (VCAS), as demonstrated with the concurrent FDP application

in Section IV. Proposed lots are sized to accommodate the proposed Row Homes consistent with *Table V-1*.

COMMUNITY ELEMENTS BOOK

Lighting Master Plan

Response: This PDP modification application includes plans for street lighting within Lot 71 and Tract 'R' of PDP 2C as illustrated on the *Street Tree/Lighting Plan*. The proposed lighting is consistent with the Community Elements Book.

Curb Extensions

Response: Existing curb extensions are consistent with the Curb Extension Concept Plan Diagram in the Community Elements Book. No changes are proposed.

Street Tree Master Plan

Response: As shown on the *Street Tree/Lighting Plan*, street trees proposed along the streets in Lot 71 and Tract 'R' of PDP 2C consistent with the respective designated street tree lists.

Site Furnishings

Response: No site furnishings are proposed with this PDP/FDP application

Play Structures

Response: No play structures are proposed with this PDP/FDP application.

Tree Protection

Response: The Tree Protection component of the Community Elements Book for SAP - Central (page 15) describes the goal, policies, and implementation measures that were used to promote the protection of existing trees in the design of the subject area. The *Tree Preservation Plan* shows the trees that are proposed for preservation. A *Tree Protection Plan* has been prepared for this PDP 2C modification of Lot 71 and Tract 'R', consistent with Implementation Measures 1 and 2 of the Tree Protection component of the *Community Elements Book*. The *Tree Protection Plans* were based on a Tree Report prepared by Morgan E. Holen, a certified arborist (see Section V of this notebook).

Plant List

Response: The *Community Elements Book* approved with SAP - Central contains a Plant List (pages 16-18) of non-native and native trees, shrubs, and groundcovers, ferns, herbs, vines, perennials, grasses, and bulbs for species to plant throughout Villebois. Within the rights-of-way in this PDP 2C modification of Lot 71 and Tract 'R', only street trees and rainwater components are proposed. Additional landscaping details are provided with the FDP application which is submitted concurrent with this PDP modification application (see Section IV of this Notebook).

MASTER SIGNAGE AND WAYFINDING PLAN

Response: No signs are proposed, as the SAP Central *Signage & Wayfinding Plan* does not indicate any identifiers within the subject property.

RAINWATER PROGRAM

Response: A rainwater management plan is included with the supporting utility reports located in Section IIC of this Notebook and shown in the attached plans (Section IIB of this Notebook).

3. If the PDP is to be phased, that the phasing schedule is reasonable and does not exceed two years between commencement of development of the first, and completion of the last phase, unless otherwise authorized by the Development Review Board.

Response: The PDP modification of Lot 71 and Tract 'R' is proposed to be executed in one phase.

4. Parks within each PDP or PDP phase shall be constructed prior to occupancy of 50% of the dwelling units in the PDP or PDP phase, unless weather or special circumstances prohibit completion, in which case bonding for the improvements shall be permitted.

Response: No new parks are proposed within this PDP 2C modification of Lot 71 and Tract 'R'. Therefore, this section does not apply.

5. In the Central SAP, parks shall be constructed within each PDP as provided above, and that pro-rata portion of the estimated cost of Central SAP parks not within the PDP, calculated on a dwelling unit basis, shall be bonded or otherwise secured to the satisfaction of the city.

Response: No new parks are proposed within this PDP 2C modification of Lot 71 and Tract 'R'. Therefore, this section does not apply.

6. The Development Review Board may require modifications to the PDP, or otherwise impose such conditions as it may deem necessary to ensure conformance with the approved SAP, the Villebois Village Master Plan, and compliance with applicable requirements and standards of the Planning and Land Development Ordinance, and the standards of this section.

Response: This report demonstrates that the proposed Preliminary Development Plan is in conformance with Specific Area Plan - Central, and thus, the *Villebois Village Master Plan* as well as the applicable requirements and standards of the Planning and Land Development Ordinance.

SECTION 4.139 SIGNIFICANT RESOURCE OVERLAY ZONE (SROZ) ORDINANCE

Response: The PDP 2C modification application does not include any areas within the SROZ. Therefore, Section 4.139 does not apply.

(.09) FINAL APPROVAL (STAGE TWO)

J. A planned development permit may be granted by the Development Review Board only if it is found that the development conforms to all the following criteria, as well as to the Planned Development Regulations in Section 4.140:

1. The location, design, size and uses, both separately and as a whole, are consistent with the Comprehensive Plan, and with any other applicable plan, development map or Ordinance adopted by the City Council.

Response: This Supporting Compliance Report demonstrates that the location, design, size, and uses proposed with the PDP 2C modification of Lot 71 and Tract 'R' 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 the City's Planning and Land Development Ordinance.

2. That the location, design, size and uses are such that traffic generated by the development at the most probable used intersection(s) can be accommodated safely and without congestion in excess of Level of Service D, as defined in the Highway Capacity manual published by the National Highway Research Board, on existing or immediately planned arterial or collector streets and will, in the case of commercial or industrial developments, avoid traversing local streets. Immediately planned arterial and collector streets are those **listed in the City's adopted Capital Improvement Program**, for which funding has been approved or committed, and that are scheduled for completion within two years of occupancy of the development or four year if they are an associated crossing, interchange, or approach street improvement to Interstate 5.

Response: The location, design, size and uses are such that traffic generated within the PDP 2C modification of Lot 71 and Tract 'R' 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 attached in Section IID of this Notebook.

- a. In determining levels of Service D, the City shall hire a traffic engineer at the **applicant's expense who shall** prepare a written report containing the following minimum information for consideration by the Development Review Board:
 - i. An estimate of the amount of traffic generated by the proposed development, the likely routes of travel of the estimated generated traffic, and the source(s) of information of the

estimate of the traffic generated and the likely routes of travel; (Amended by Ord 561, adopted 12/15/03.)

- ii. What impact the estimate generated traffic will have on existing level of service including traffic generated by (1) the development itself, (2) all existing developments, (3) Stage II developments approved but not yet built, and (4) all developments that have vested traffic generation rights under section 4.140(.10), through the most probable used intersection(s), including state and county intersections, at the time of peak level of traffic. This analysis shall be conducted for each direction of travel if backup from other intersections will interfere with intersection operations. (Amended by Ord 561, adopted 12/15/03.).

Response: The traffic generated by the PDP 2C modification of Lot 71 and Tract 'R' and its impact on the existing LOS will be consistent with the SAP - Central application. A copy of the Traffic Impact Analysis is attached in Section IID of this Notebook.

- b. The following are exempt from meeting the Level of Service D criteria standard:
 - i. A planned development or expansion thereof which generates three (3) new p.m. peak hour traffic trips or less;
 - ii. A planned development or expansion thereof which provides an essential governmental service.

Response: This PDP 2C modification of Lot 71 and Tract 'R' does not request an exemption from meeting the Level of Service D; therefore this criterion does not apply to this project.

- c. Traffic generated by development exempted under this subsection on or after Ordinance No. 463 was enacted shall not be counted in determining levels of service for any future applicant. (Added by Ord 561, adopted 12/15/03.)

Response: The traffic generated by the PDP 2C modification of Lot 71 and Tract 'R' will be consistent with the SAP - Central application. A copy of the Traffic Impact Analysis is attached in Section IID of this Notebook.

- d. **Exemptions under 'b' of this subsection shall not** exempt the development or expansion from payment

of system development charges or other applicable regulations. (Added by Ord 561, adopted 12/15/03.)

Response: The subject PDP 2C modification of Lot 71 and Tract 'R' is not exempt from subsection 'b' and the system development charges will be provided as required.

- e. In no case will development be permitted that creates **an aggregate level of traffic at LOS "F"**. (Added by Ord 561, adopted 12/15/03.)

Response: The traffic generated by the PDP 2C modification of Lot 71 and Tract 'R' will be consistent with the SAP - Central application. The DKS evaluation for SAP Central showed that the development will not create an aggregate level of traffic at LOS "F". A copy of the Traffic Impact Analysis is attached in Section IID of this Notebook.

3. That the location, design, size and uses are such that the residents or establishments to be accommodated will be adequately served by existing or immediately planned facilities and services.

Response: This Supporting Compliance Report, the Utility and Drainage Reports (see Section IIC of this notebook) and the plan sheets (see *Composite Utility Plan* in Section IIB) show that the future residents of Lot 71 and Tract 'R' in PDP 2C will be adequately served by the planned facilities and services.

SECTION 4.154. ON-SITE PEDESTRIAN ACCESS AND CIRCULATION

(.02) On-site Pedestrian Access and Circulation

- A. The purpose of this section is to implement the pedestrian access and connectivity policies of the Transportation System Plan. It is intended to provide for safe, reasonably direct, and convenient pedestrian access and circulation.

Response: The PDP 2C modification of Lot 71 and Tract 'R' will be in compliance with Section 4.154 and provide for safe, reasonably direct, and convenient pedestrian access and circulation, as described below.

- B. Standards. Development shall conform to all the following standards:
 1. Continuous Pathway System. A pedestrian pathway system shall extend throughout the development site and connect to adjacent sidewalks, and to all future phases of the development, as applicable.

Response: **Pedestrian pathway systems (sidewalks) in Lot 71 and Tract 'R' of PDP 2C extend throughout the development site and connect to adjacent sidewalks.**

2. Safe, Direct, and Convenient. Pathways within developments shall provide safe, reasonably direct, and convenient connections between primary building entrances and all adjacent parking areas, recreational areas/playgrounds, and

public rights-of-way and crosswalks based on all of the following criteria:

Response: **The Rowhomes' entryways have access to public sidewalks through private alleyways.**

- a. Pedestrian pathways area designed primarily for pedestrian safety and convenience, meaning they are free from hazards and provide a reasonably smooth and consistent surface.

Response: **Pedestrian pathways will be free from hazards and will provide a reasonably smooth and consistent surface.**

- b. The pathway is reasonably direct. A pathway is reasonably direct when it follows a route between destinations that does not involve a significant amount of unnecessary out-of-direction travel.

Response: **The pathways will be reasonably direct and will not involve a significant amount of unnecessary out-of-direction travel.**

- c. The pathway connects to all primary building entrances and is consistent with the Americans with Disabilities Act (ADA) requirements.

Response: **Pathways connect to the primary building entrances in compliance with the Americans with Disabilities Act (ADA) requirements.**

- d. All parking lots larger than three acres in size shall provide an internal bicycle and pedestrian pathway pursuant to Section 4.155(.03)(B.)(3.)(d.).

Response: **There are no proposed parking lots; therefore, this section does not apply.**

3. Vehicle/Pathway Separation. Except as required for crosswalks, per subsection 4, below, where a pathway abuts a driveway or street it shall be vertically or horizontally separated from the vehicular lane. For example, a pathway may be vertically raised six inches above the abutting travel lane, or horizontally separated by a row of bollards.

Response: **Sidewalks adjacent to streets are separated from vehicle travel areas by planter strips and curbs. Pedestrian crossings of streets or access aisles are facilitated with either curb extensions or painted crosswalks.**

4. Crosswalks. Where a pathway crosses a parking area or driveway, it shall be clearly marking with a contrasting paint or paving materials (e.g., pavers, light-color concrete inlay between asphalt, or similar contrast).

Response: **Where pathways cross parking or driving areas, they will be clearly marked with contrasting paint.**

5. Pathway Width and Surface. Primary pathways shall be constructed of concrete, asphalt, brick/masonry pavers, or other durable surface, and not less than five (5) feet wide. Secondary pathways and pedestrian trails may have an alternative surface except as otherwise required by the ADA.

Response: Primary pathways will be constructed of concrete, not less than five (5) feet in width.

6. All pathways shall be clearly marked with appropriate standard signs.

Response: Pathways will be clearly marked with appropriate standard signs.

SECTION 4.171 GENERAL REGULATIONS - PROTECTION OF NATURAL FEATURES & OTHER RESOURCES

(.02) General Terrain Preparation

- A. All developments shall be planned designed, constructed and maintained with maximum regard to natural terrain features and topography, especially hillside areas, floodplains, and other significant land forms.
- B. All grading, filling and excavating done in connection with any development shall be in accordance with the Uniform Building Code, all development shall be planned, designed, constructed and maintained so as to:
 1. Limit the extent of disturbance of soils and site by grading, excavation and other land alterations.
 2. Avoid substantial probabilities of: (1) accelerated erosion; (2) pollution, contamination or siltation of lakes, rivers, streams and wetlands; (3) damage to vegetation; (4) injury to wildlife and fish habitats.
 3. Minimize the removal of trees and other native vegetation that stabilize hillsides, retain moisture, reduce erosion, siltation and nutrient runoff, and preserve the natural scenic character.

Response: The plan sheets located in Section IIB demonstrate that the subject Preliminary Development Plan is designed with maximum regard to natural terrain features and topography. The subject PDP does not contain hillside areas or flood plains. The *Grading and Erosion Control Plan* shows proposed grading within the subject area and the *Tree Preservation Plan* shows proposed tree preservation.

All subsequent grading, filling and excavating will be done 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.

(.03) Hillsides: All developments proposed on slopes greater than 25% shall be limited to the extent that:

Response: The subject PDP 2C modification of Lot 71 and Tract 'R' does not include any areas of slopes in excess of 25%. Therefore, this standard does not apply to this application.

(.04) Trees and Wooded Areas.

- A. All developments shall be planned, designed, constructed and maintained so that:
 - 1. Existing vegetation is not disturbed, injured, or removed prior to site development and prior to an approved plan for circulation, parking and structure location.
 - 2. Existing wooded areas, significant clumps/groves of trees and vegetation, and all trees with a diameter at breast height of six inches or greater shall be incorporated into the development plan and protected wherever feasible.
 - 3. Existing trees are preserved within any right-of-way when such trees are suitably located, healthy, and when approved grading allows.
- B. Trees and woodland areas to be retained shall be protected during site preparation and construction according to City Public Works design specifications, by:
 - 1. Avoiding disturbance of the roots by grading and/or compacting activity.
 - 2. Providing for drainage and water and air filtration to the roots of trees which will be covered with impermeable surfaces.
 - 3. Requiring, if necessary, the advisory expertise of a registered arborist/horticulturist both during and after site preparation.
 - 4. Requiring, if necessary, a special maintenance, management program to insure survival of specific woodland areas of specimen trees or individual heritage status trees.

Response: The *Tree Preservation Plan*, located in Section IIB, depicts existing trees within the subject area and identifies trees to be retained and to be removed.

Section V includes the Tree Report prepared by Morgan Holen addressing existing trees and development impacts within the subject area, a tree inventory and tree mitigation details. Trees rated "Important" or "Good" have been retained to the extent feasible within the area addressed by this PDP 2C modification of Lot 71 and Tract 'R'. Trees that are retained, as identified in the *Tree Preservation Plan*, will be protected during site preparation and construction in accordance with City Public Works design specifications and Section 4.171(.04).

(.05) High Voltage Power Line Easements and Rights of Way and Petroleum Pipeline Easements:

- A. Due to the restrictions placed on these lands, no residential structures shall be allowed within high voltage powerline easements and rights of way and petroleum pipeline easements, and any development, particularly residential, adjacent to high voltage powerline easements and rights of way and petroleum pipeline easement shall be carefully reviewed.
- B. Any proposed non-residential development within high voltage powerline easements and rights of way and petroleum pipeline easements shall be coordinated with and approved by the Bonneville Power Administration, Portland General Electric Company or other appropriate utility, depending on the easement or right of way ownership.

Response: This PDP 2C modification of Lot 71 and Tract 'R' does not contain any high voltage powerline or petroleum pipeline easements or rights of way.

(.06) Hazards to Safety: Purpose:

- A. To protect lives and property from natural or human-induced geologic or hydrologic hazards and disasters.
- B. To protect lives and property from damage due to soil hazards.
- C. To protect lives and property from forest and brush fires.
- D. To avoid financial loss resulting from development in hazard areas.

Response: Development of the subject area will occur in a manner that minimizes potential hazards to safety.

(.07) Standards for Earth Movement Hazard Areas:

- A. No development or grading shall be allowed in areas of land movement, slump or earth flow, and mud or debris flow, except under one of the following conditions.

Response: Development of the subject area will occur in a manner that minimizes potential hazards to safety. No earth movement hazard areas have been identified within the subject area.

(.08) Standards for Soil Hazard Areas:

- A. Appropriate siting and design safeguards shall insure structural stability and proper drainage of foundation and crawl space areas for development on land with any of the following soil conditions: wet or high water table; high shrink-swell capability; compressible or organic; and shallow depth-to-bedrock.
- B. The principal source of information for determining soil hazards is the State DOGAMI Bulletin 99 and any subsequent bulleting and accompanying maps. Approved site-specific soil studies shall be used to identify the extent and severity of the hazardous conditions on the site, and to update the soil hazards database accordingly.

Response: Development of the subject area will occur in a manner that minimizes potential hazards to safety. No soil hazard areas have been identified within the subject area.

(.09) Historic Protection: Purpose:

- A. To preserve structures, sites, objects, and areas within the City of Wilsonville having historic, cultural, or archaeological significance.

Response: A Historic/ Cultural Resource Inventory was previously conducted for the property identified as SAP - Central. The inventory shows that the subject PDP 2C modification of Lot 71 and Tract 'R' does not include any sites, objects, or areas having historic, cultural, or archaeological significance. Therefore, the standards of this section are not applicable.

SECTION 4.172 FLOOD PLAIN REGULATIONS

Response: The site does not include any areas identified as flood plain.

SECTION 4.176 LANDSCAPING, SCREENING & BUFFERING

Response: 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 area. The plan has been developed in conformance with the Community Elements Book and the applicable standards of Section 4.176. Landscaping details will be reviewed with the concurrent FDP application in Section IV of this Notebook.

SECTION 4.177 STREET IMPROVEMENT STANDARDS

Response: Adjacent street rights-of-way will be dedicated in conformance with required widths. The plan sheets located in Section IIB demonstrate that all proposed access drives (alleys) within the subject area 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 will be maintained in accordance with the standards of Subsection 4.177(.01)(I). Vertical clearance will be maintained over all streets and access drives in accordance with Subsection 4.177(.01)(J).

II. PROPOSAL SUMMARY & CONCLUSION

This Supporting Compliance Report demonstrates compliance with the applicable requirements of the Village Zone and other applicable requirements of the City of Wilsonville Planning & Land Development Ordinance for the requested Preliminary Development Plan modification. Therefore, the applicant requests approval of this application. Concurrent applications for a Tentative Plat and Final Development Plan are included in this notebook as Sections III and IV, respectively, pursuant to City requirements.

IIB) Reduced Drawings



12564 SW Main Street
Tigard, OR 97223
[T] 503-941-9484

DATE: 08/11/2016

REVISIONS		
NO.	DATE	DESCRIPTION

BERKSHIRE

VILLEBOIS DETACHED ROW HOMES

PRELIMINARY DEVELOPMENT PLAN 2C MODIFICATION

TL 1900, TL 2500, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SECTION 15 W.M.
CITY OF WILSONVILLE, OREGON

APPLICANT:

RCS - VILLEBOIS DEVELOPMENT, LLC
371 CENTENNIAL PKWY
LOUISVILLE, CO 80027
[P] 503-535-1615
CONTACT: RUDY KADLUB

PLANNER:

PACIFIC COMMUNITY DESIGN, INC
12564 SW MAIN STREET
TIGARD, OR 97223
[P] 503-941-9484
CONTACT: STACY CONNERY, AICP

CIVIL ENGINEER:

PACIFIC COMMUNITY DESIGN, INC
12564 SW MAIN STREET
TIGARD, OR 97223
[P] 503-941-9484
CONTACT: JESSIE KING, PE

SURVEYOR:

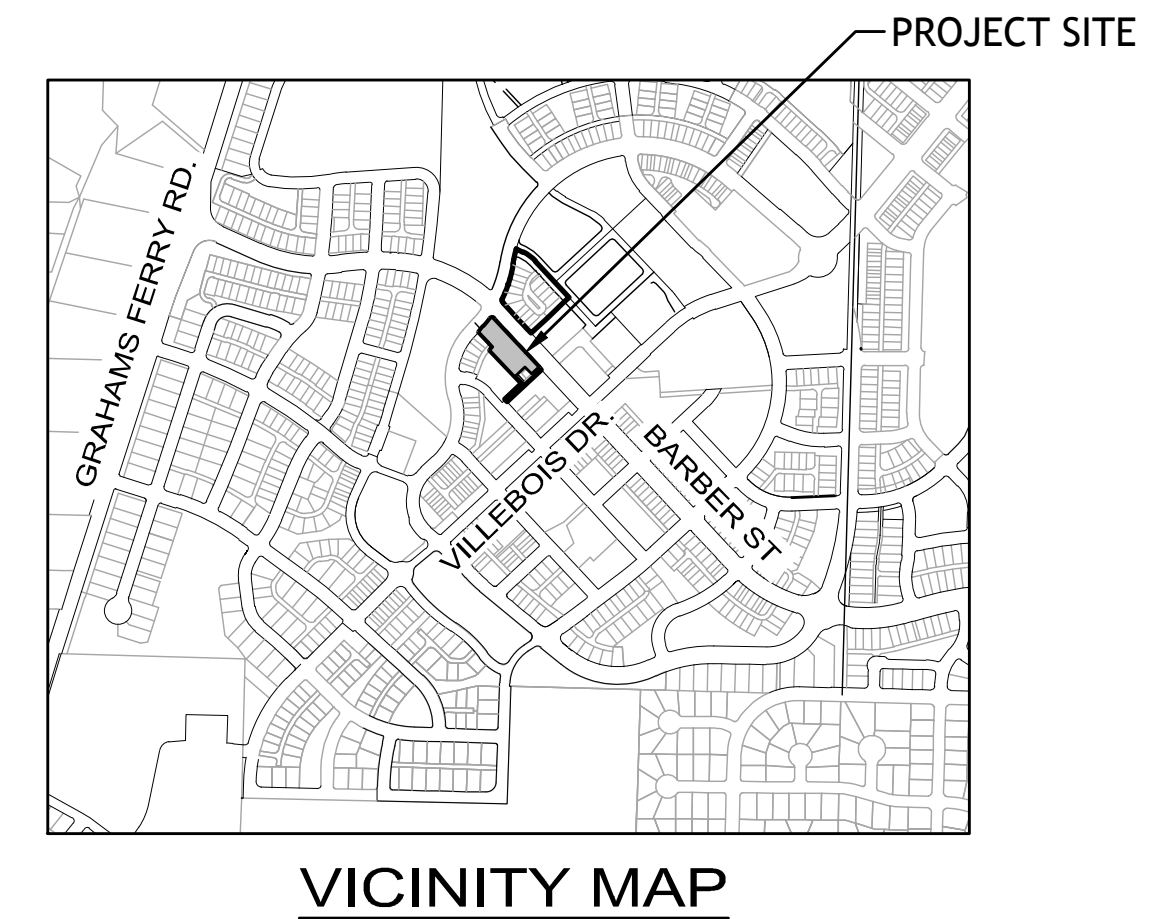
PACIFIC COMMUNITY DESIGN, INC
12564 SW MAIN STREET
TIGARD, OR 97223
[P] 503-941-9484
CONTACT: TRAVIS JANSEN, PLS, PE

LANDSCAPE ARCHITECT:

PACIFIC COMMUNITY DESIGN, INC
12564 SW MAIN STREET
TIGARD, OR 97223
[P] 503-941-9484
CONTACT: KERRY LANKFORD, RLA, CLARB

GEOTECHNICAL ENGINEER:

GEODESIGN, INC.
15575 SW SEQUOIA PARKWAY, SUITE 100
PORTLAND, OR 97224
[P] 503-968-8787
CONTACT: SHAWN DIMKE, PE



UTILITIES & SERVICES:

WATER:	CITY OF WILSONVILLE
STORM:	CITY OF WILSONVILLE
SEWER:	CITY OF WILSONVILLE
POWER:	PORTLAND GENERAL ELECTRIC
GAS:	NORTHWEST NATURAL
FIRE:	TUALATIN VALLEY FIRE & RESCUE
POLICE:	CLACKAMAS COUNTY SHERIFF
SCHOOL:	WEST LINN / WILSONVILLE SCHOOL DISTRICT 3JT
PARKS:	CITY OF WILSONVILLE
PHONE:	FRONTIER
WASTE DISPOSAL:	UNITED DISPOSAL SERVICE
CABLE:	COMCAST

BENCHMARK:

OREGON STATE PLANE COORDINATE 5818 LOCATED IN MONUMENT BOX IN CENTERLINE OF TOOZE ROAD .2 MILES WEST OF 110TH.

ELEVATION DATUM: NAVD 88, ELEVATION = 202.991

SHEET INDEX:

- 1 COVER SHEET
- 2 EXISTING CONDITIONS & DEMOLITION PLAN
- 3 SITE / LAND USE PLAN
- 4 PRELIMINARY PLAT
- 5 PRELIMINARY GRADING & EROSION CONTROL PLAN
- 6 COMPOSITE UTILITY PLAN
- 7 CIRCULATION PLAN & STREET SECTIONS
- 8 PARKING PLAN
- 9 TREE PRESERVATION PLAN
- 10 MASTER FENCING PLAN
- L1 PLANTING PLAN NOTES & PLANTING DETAILS

BERKSHIRE

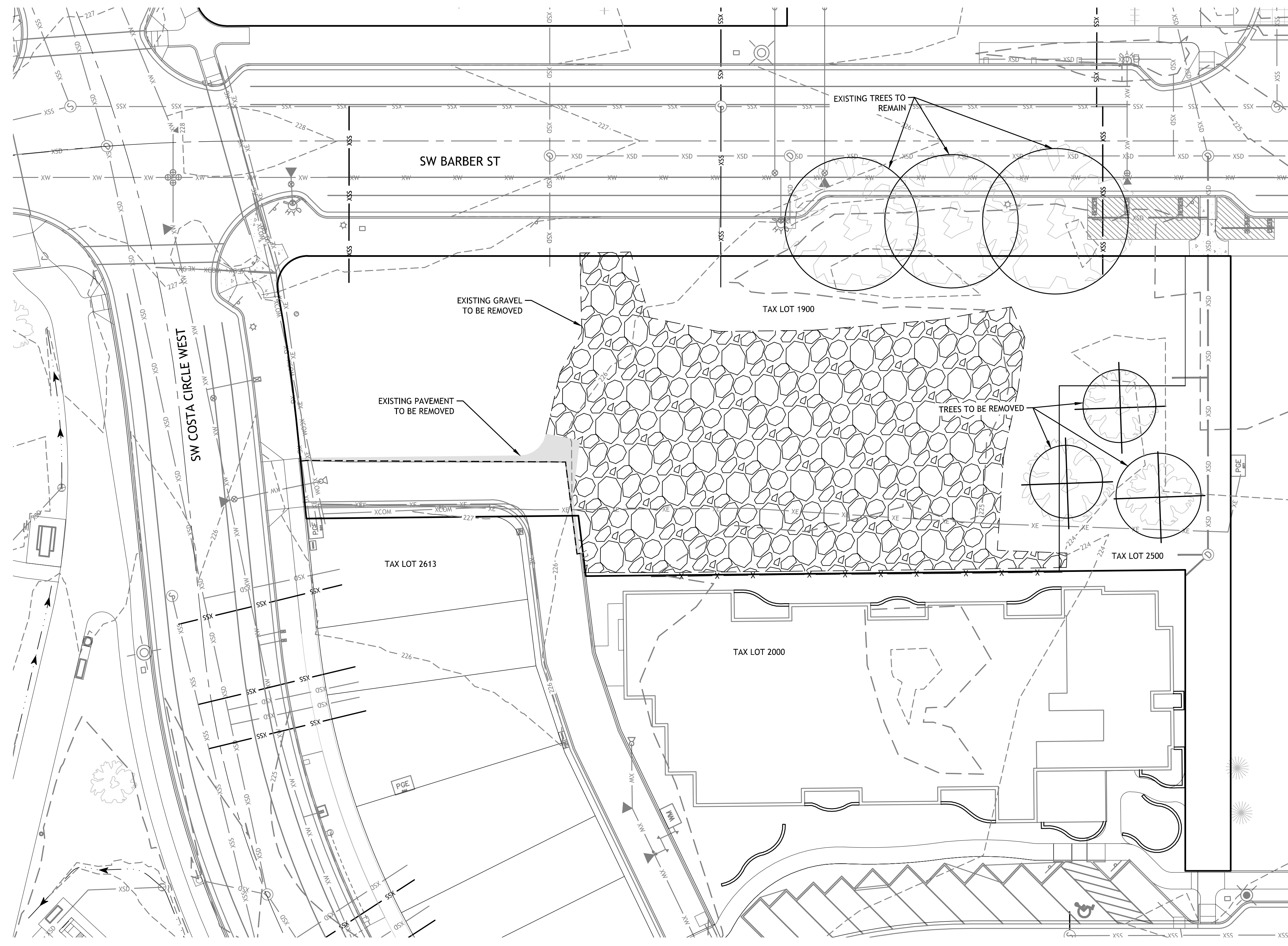
PDP- 2C
MODIFICATION

COVER
SHEET

PROJECT NO.:	398-061
TYPE:	PLANNING
REVIEWED BY:	PRE

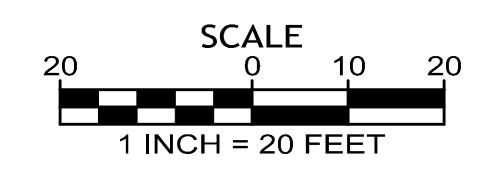
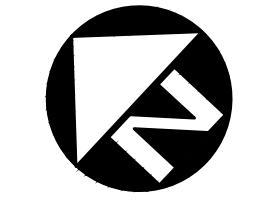
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REVISIONS		
NO.	DATE	DESCRIPTION



LEGEND

---	EASEMENT LINES
---	EXISTING RIGHT-OF-WAY
---	EXISTING CENTERLINE
---	EXISTING PROPERTY LINE
---	EXISTING BOUNDARY LINE
---	EXISTING SIDEWALK
---	EX 1-FOOT CONTOURS
---	EX 5-FOOT CONTOURS
---	EX SANITARY SEWER
---	EX STORM DRAIN
---	EX WATER LINE
---	EX GAS LINE
---	EX BURIED POWER LINE
---	EX OVERHEAD POWER LINE
---	EX CABLE TV LINE
---	EX TELEPHONE LINE
⊙	EX SANITARY MANHOLE
⊙	EX SANITARY CLEANOUT
⊙	EX STORM MANHOLE
⊙	EX AREA DRAIN
⊙	EX CURB INLET
⊙	EX STORM CLEANOUT
⊙	EX FIRE HYDRANT
⊙	EX WATER METER
⊙	EX WATER VALVE
⊙	EX BLOW-OFF
⊙	EX AIR RELEASE VALVE
⊙	EX GAS VALVE
⊙	EX CABLE RISER
⊙	EX TELEPHONE RISER
⊙	EX LIGHT POLE
---	EXISTING FENCE
---	EXISTING ELECTRIC VAULT
---	EXISTING RETAINING WALL
⊙	EX TREES TO REMAIN
→	DRAINAGE SLOPE DIRECTION



BERKSHIRE

PDP- 2C

MODIFICATION

EXISTING

CONDITIONS &

DEMOLITION

PLAN

PROJECT NO.:	398-061
TYPE:	PLANNING
REVIEWED BY:	PRE

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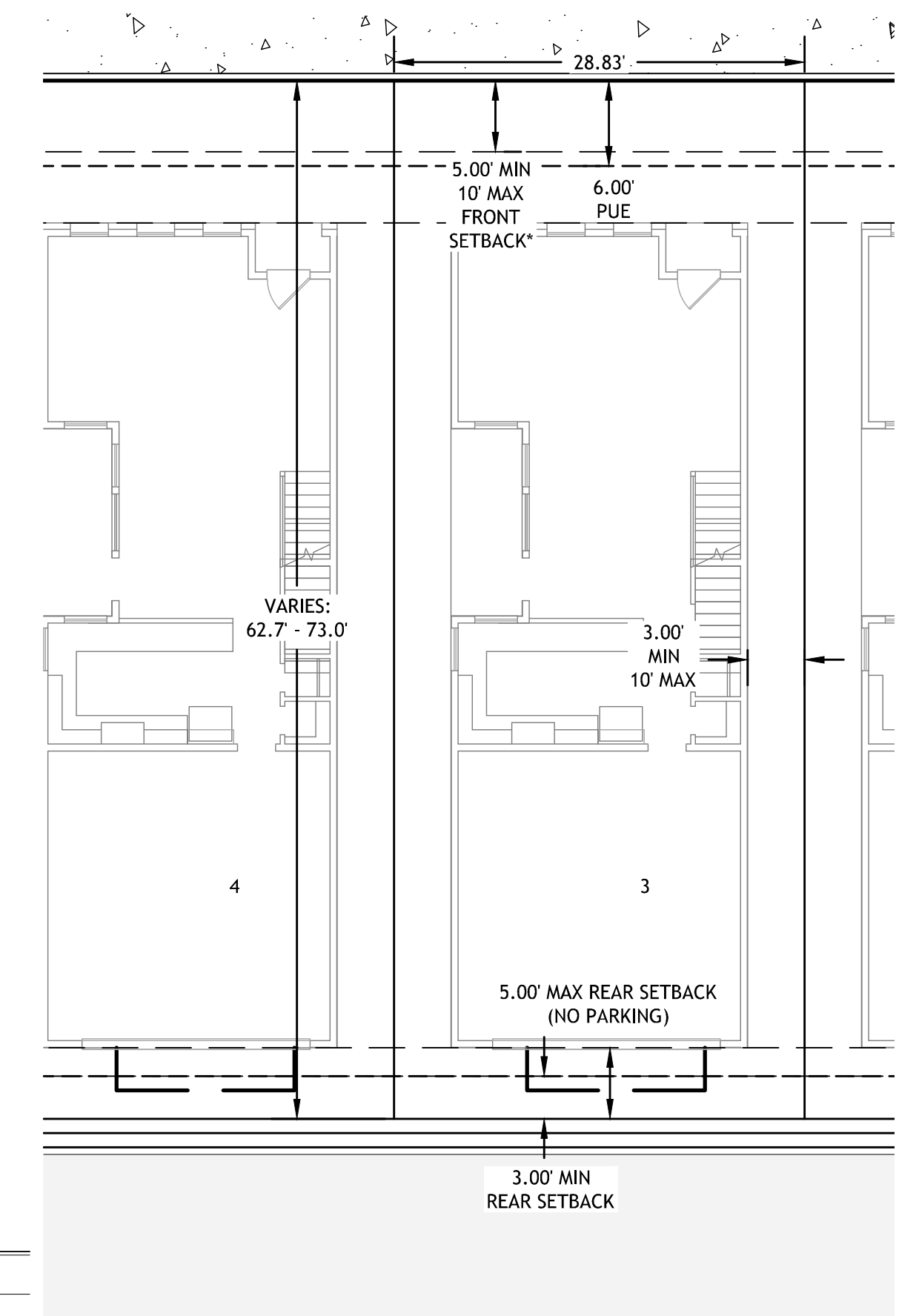
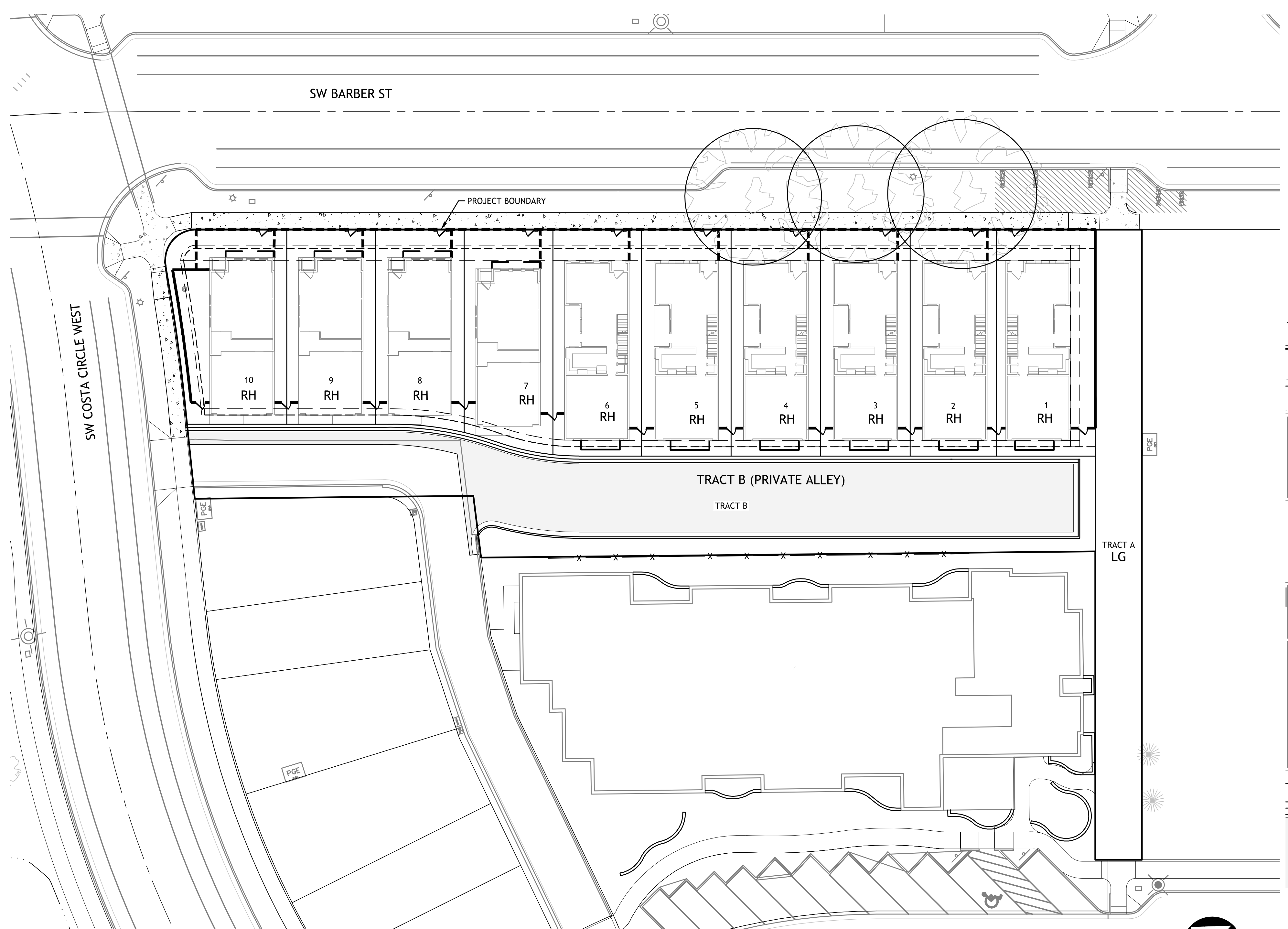
REVISIONS		
NO.	DATE	DESCRIPTION

LOT COUNT:	
10	ROW HOUSE LOTS
10	TOTAL

LAND AREA TABLE:	
TOTAL AREA:	0.74 AC
LOTS & ALLEYS:	0.61 AC
AVG. DENSITY PER NET ACRE:	10 / 0.74 = 13.51 UNITS / AC

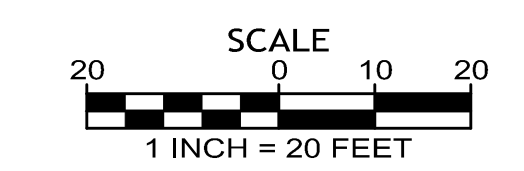
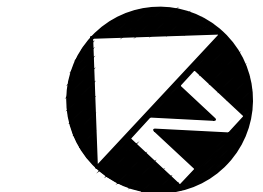
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	EXISTING RIGHT-OF-WAY
	PROPOSED CURB AND GUTTER
	PROPOSED CENTERLINE
	EXISTING CENTERLINE
	PROPOSED PUBLIC UTILITY EASEMENT
	PROPOSED BUILDING SETBACK
	PROPOSED PROPERTY LINE
	EXISTING PROPERTY LINE
	PDP BOUNDARY LINE
	PROPOSED HANDICAP RAMP
	PROPOSED A.C. PAVING
	PROPOSED SIDEWALK
	PROPOSED SIDEWALK BY OTHERS
	EXISTING SIDEWALK

LEGEND:	
RH	ROW HOUSE LOTS



* PORCHES, STAIRS, STOOPS, DECKS, CANOPIES, BALCONIES, BAY WINDOWS, CHIMNEYS, AWNINGS AND OTHER BUILDING PROJECTIONS MAY ENCROACH UP TO THE PUBLIC WAY.

TYPICAL LOT PLAN



BERKSHIRE
PDP- 2C
MODIFICATION

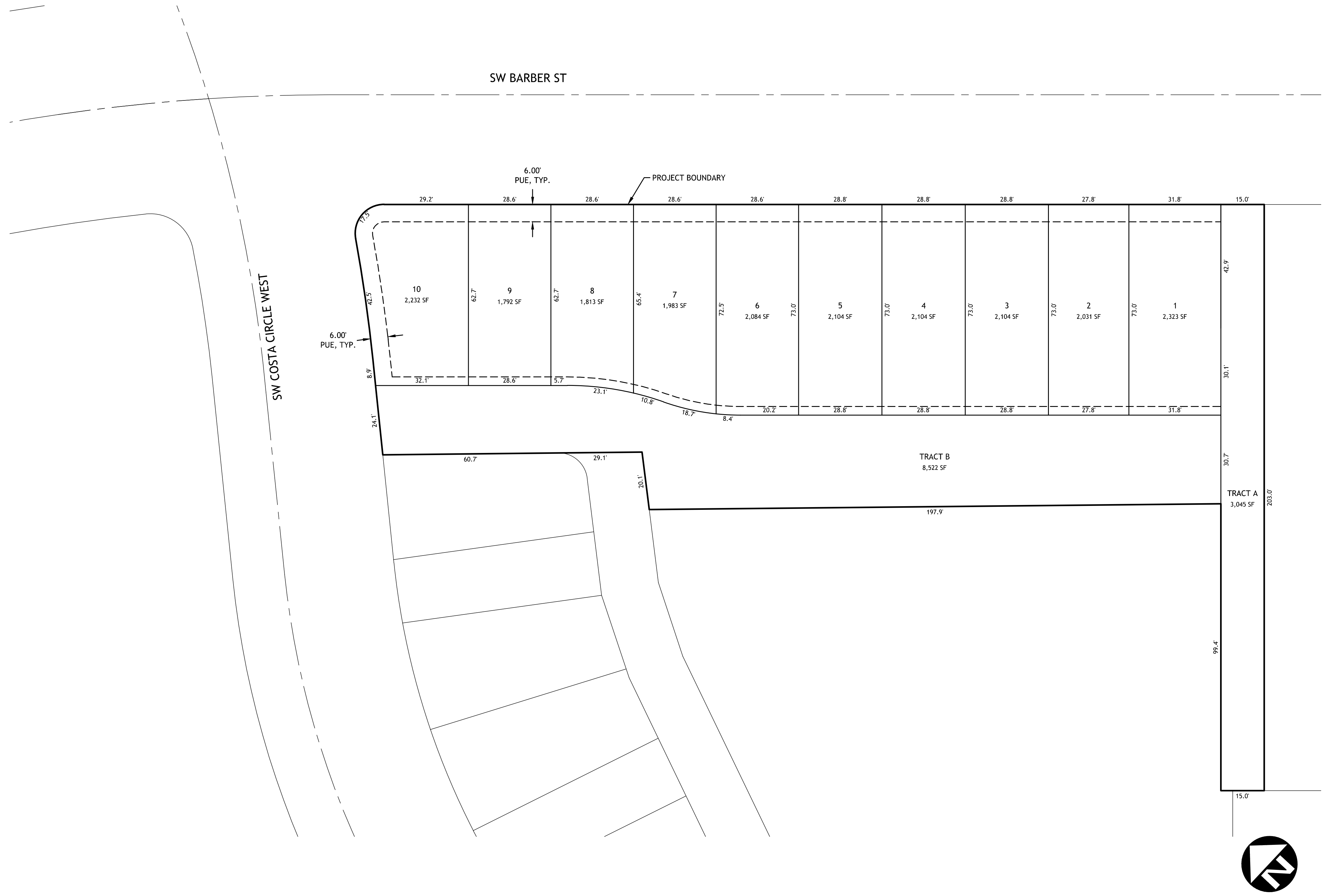
SITE &
LAND USE
PLAN

PROJECT NO.:	398-061
TYPE:	PLANNING
REVIEWED BY:	PRE

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**BERKSHIRE
PDP- 2C
MODIFICATION**

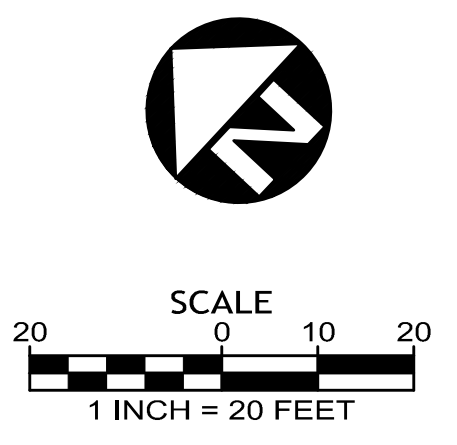
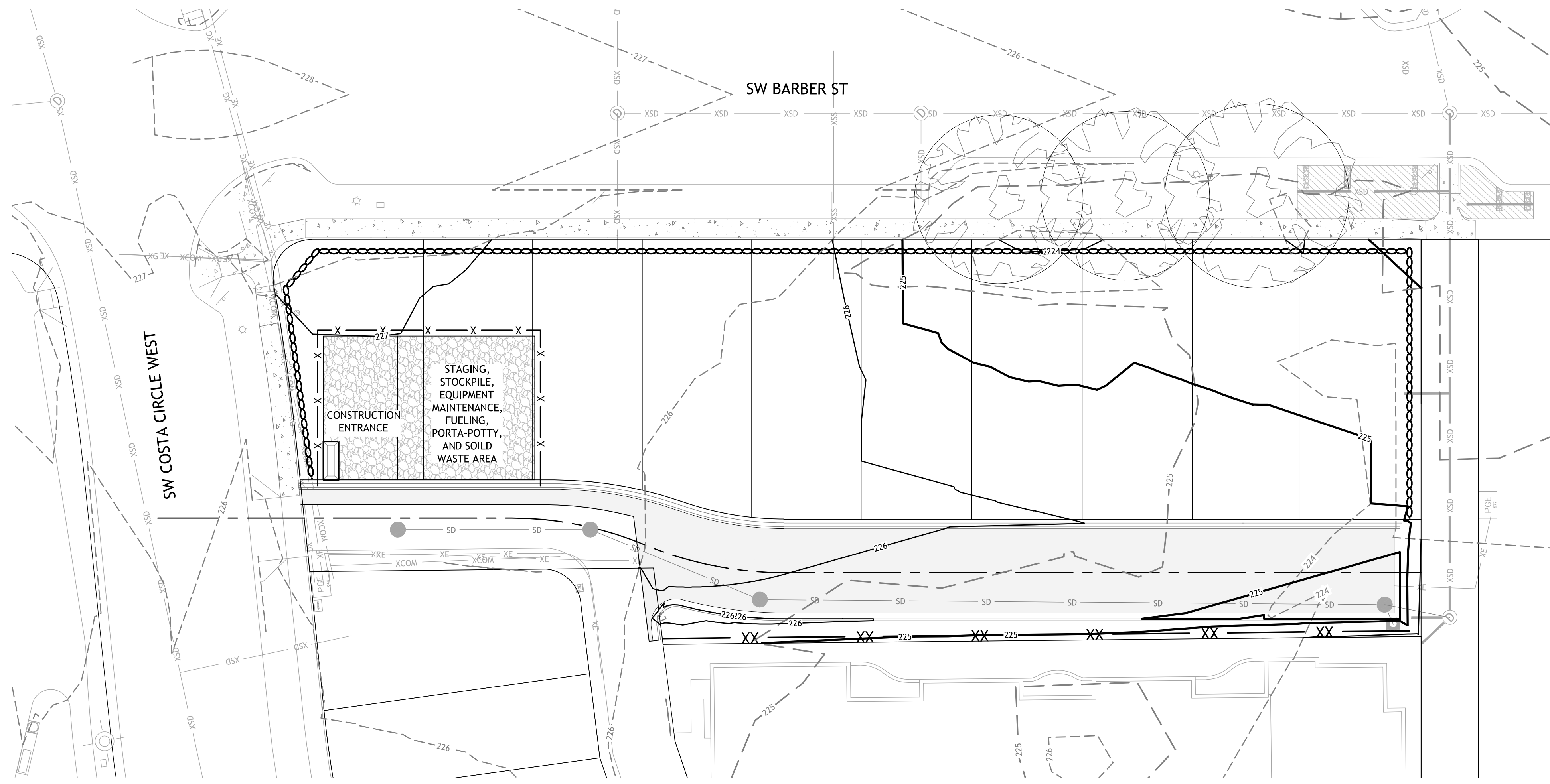
**PRELIMINARY
PLAT**

PROJECT NO.: 398-061
TYPE: PLANNING
REVIEWED BY: PRE

REVISIONS		
NO.	DATE	DESCRIPTION

LEGEND:

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--- 320 ---	EX 5-FT CONTOUR
— 324 —	FG 1-FT CONTOUR
— 320 —	FG 5-FT CONTOUR
□ □ □ □ □ □ □ □	PROPOSED RETAINING WALL
—	GRADING LIMITS
□ □ □ □ □ □ □ □	EXISTING FENCE
— XX —	SEDIMENT FENCE
— ○ ○ ○ ○ —	WATTLES
☀ ☀ ☀ ☀	EX TREES TO REMAIN



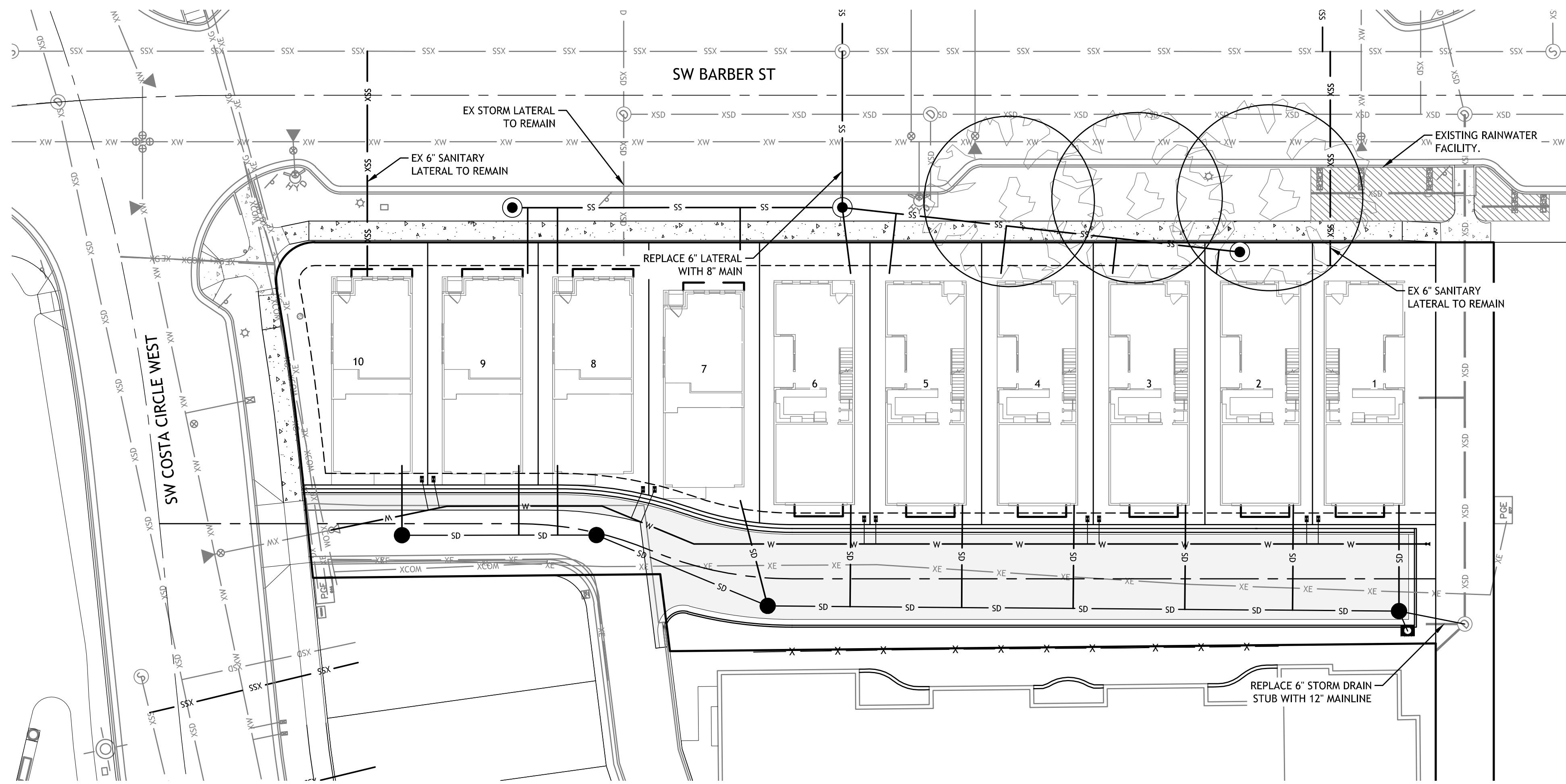
BERKSHIRE
PDP- 2C
MODIFICATION

PRELIMINARY
GRADING
PLAN

PROJECT NO.:	398-061
TYPE:	PLANNING
REVIEWED BY:	PRE

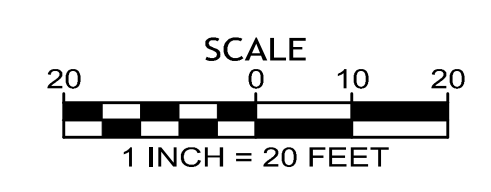
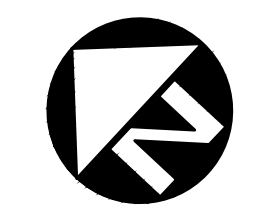
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REVISIONS		
NO.	DATE	DESCRIPTION



LEGEND

---	EASEMENT LINES
SS	PROPOSED SANITARY SEWER
XSS	EX SANITARY SEWER
SD	PROPOSED STORM DRAIN
XSD	EX STORM DRAIN
W	PROPOSED WATER LINE
XW	EX WATER LINE
XG	EX GAS LINE
XE	EX BURIED POWER LINE
XOH	EX OVERHEAD POWER LINE
XCOM	EX CABLE TV LINE
XT	EX TELEPHONE LINE
⊙	PROPOSED SANITARY MANHOLE
⊙	EX SANITARY MANHOLE
⊙	PROPOSED SANITARY CLEANOUT
⊙	EX SANITARY CLEANOUT
⊙	PROPOSED STORM MANHOLE
⊙	EX STORM MANHOLE
■	PROPOSED CATCH BASIN
□	EX CATCH BASIN
⊙	PROPOSED STORM CLEANOUT
⊙	EX STORM CLEANOUT
⊙	PROPOSED FIRE HYDRANT
⊙	EX FIRE HYDRANT
⊙	PROPOSED WATER METER
⊙	EX WATER METER
⊙	PROPOSED WATER VALVE
⊙	EX WATER VALVE
⊙	PROPOSED BLOW-OFF
⊙	EX BLOW-OFF
⊙	PROPOSED AIR RELEASE VALVE
⊙	EX AIR RELEASE VALVE
⊙	PROPOSED THRUST BLOCK
⊙	EX THRUST BLOCK
⊙	EX GAS VALVE
⊙	EX CABLE RISER
⊙	EX TELEPHONE RISER



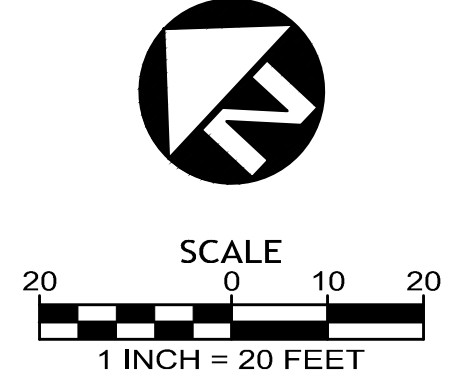
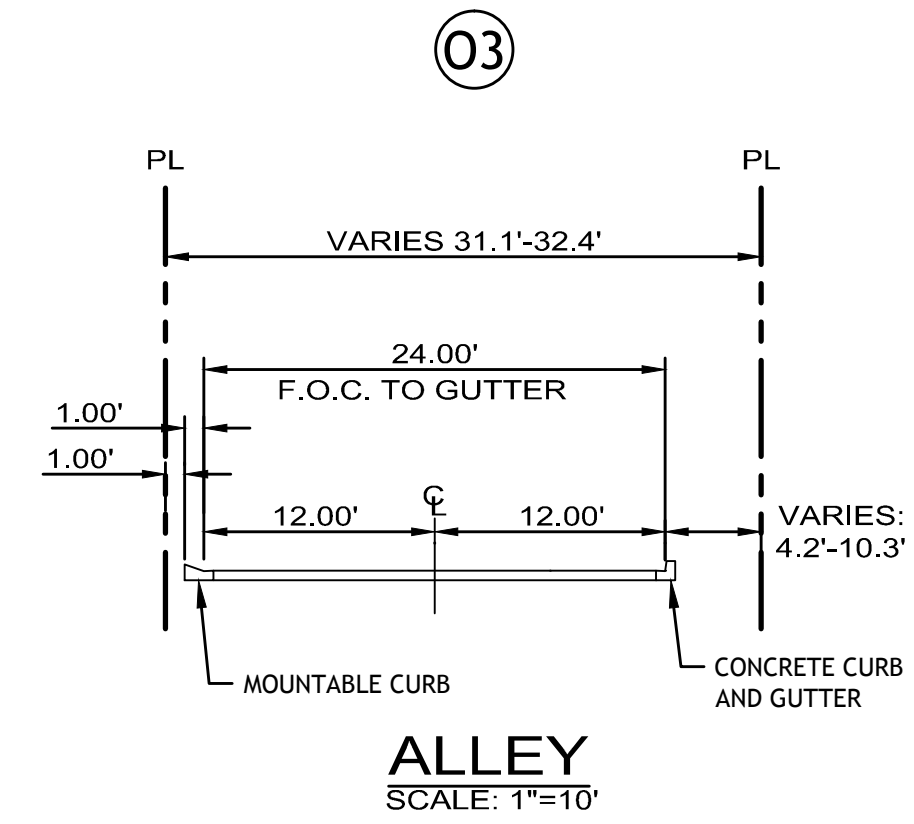
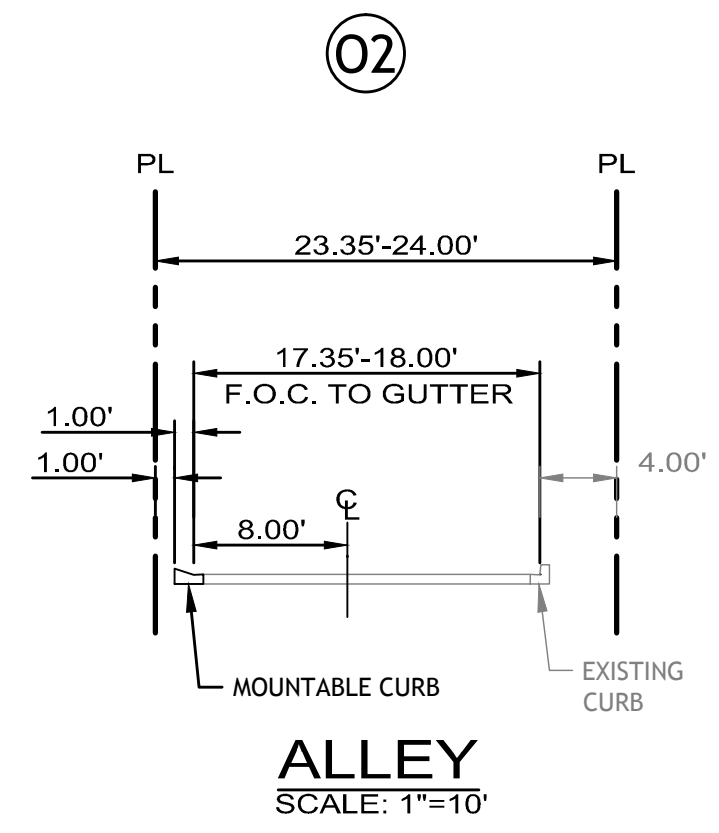
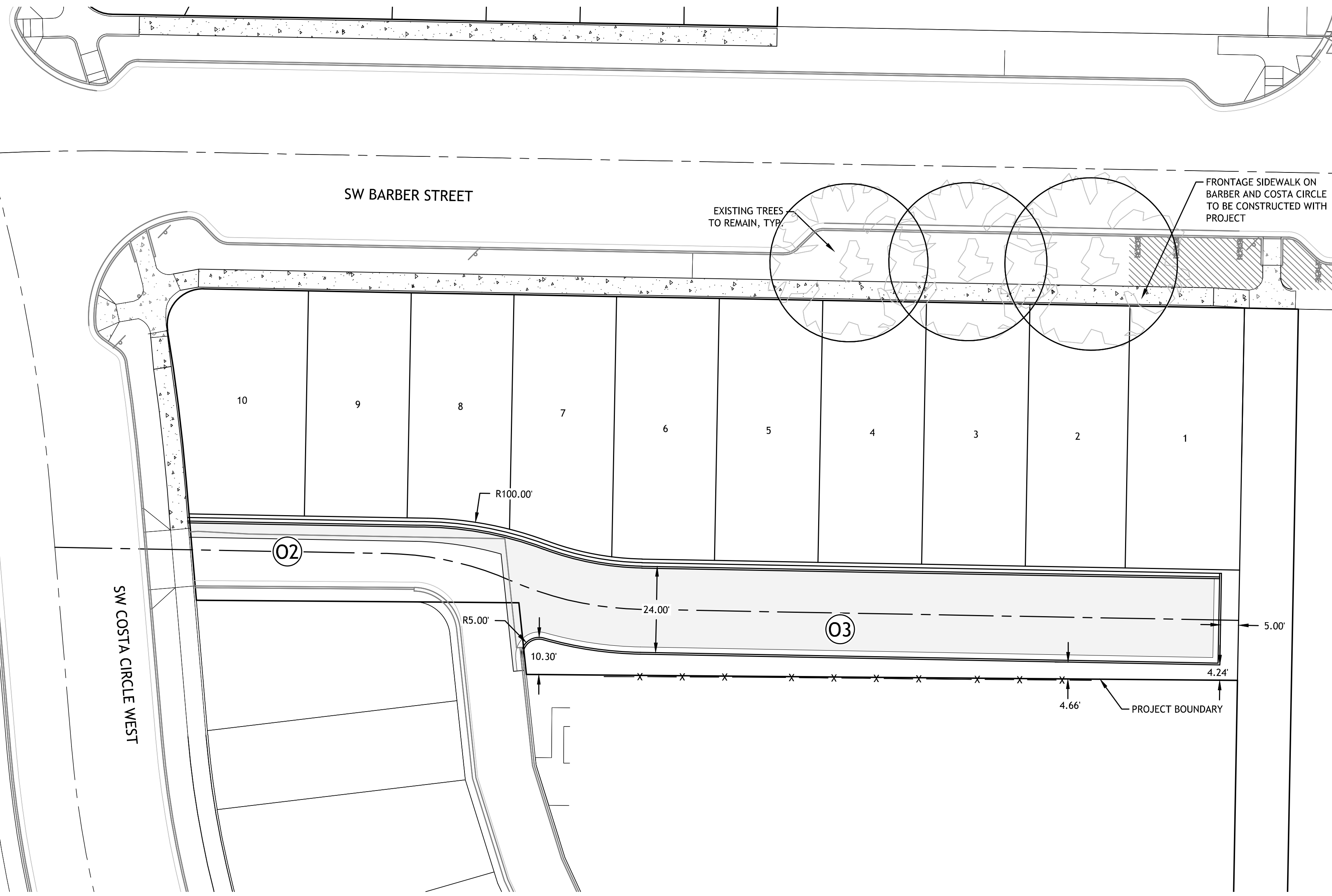
BERKSHIRE
PDP- 2C
MODIFICATION

COMPOSITE
UTILITY
PLAN

PROJECT NO.: 398-061
TYPE: PLANNING
REVIEWED BY: PRE

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REVISIONS		
NO.	DATE	DESCRIPTION



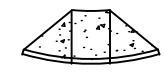


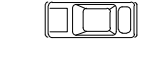
BERKSHIRE
PDP- 2C
MODIFICATION

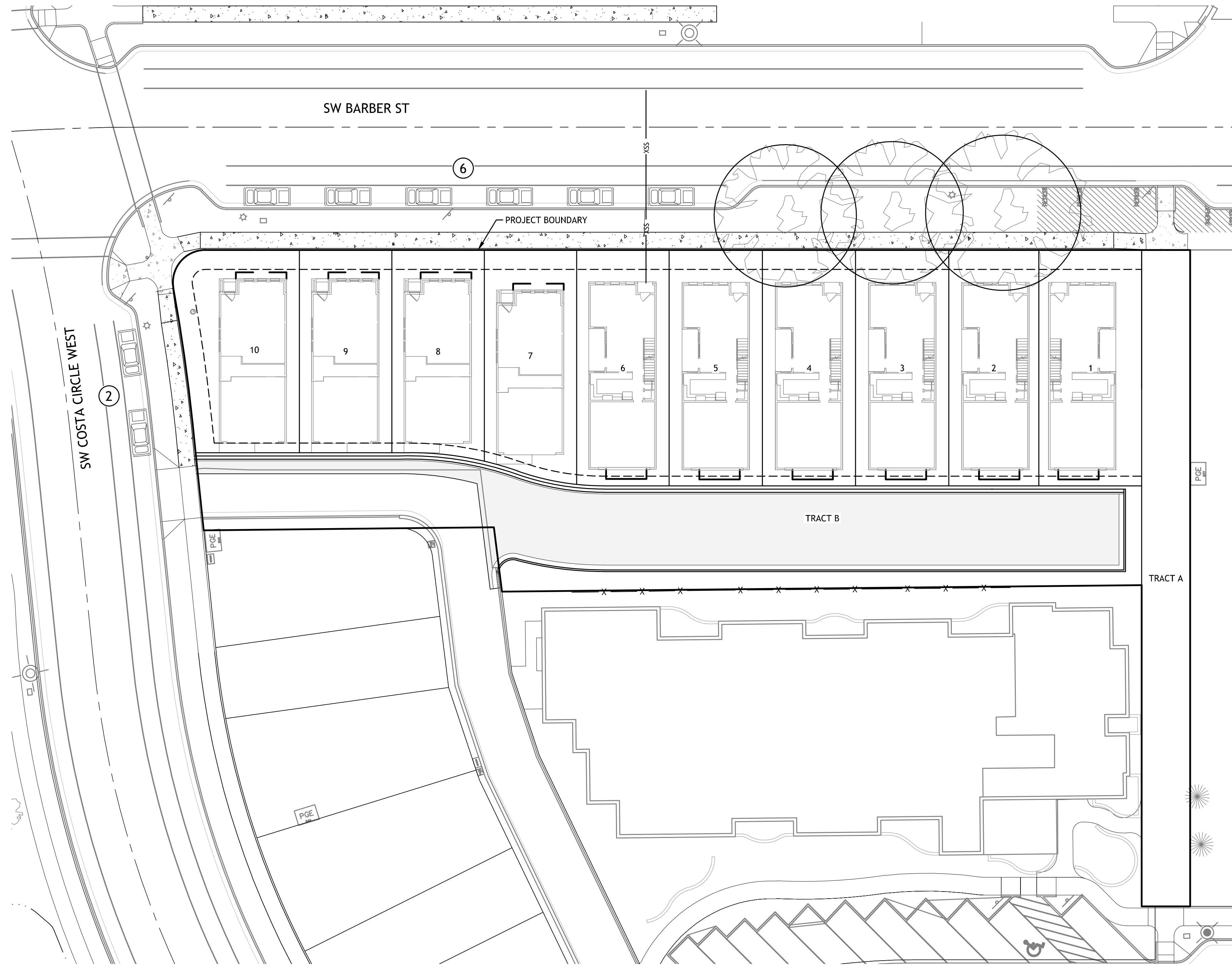
CIRCULATION
PLAN &
STREET
SECTIONS

PROJECT NO.: 398-061
TYPE: PLANNING
REVIEWED BY: PRE

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LEGEND

- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- ==== PROPOSED CURB AND GUTTER
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
-  PROPOSED HANDICAP RAMP
-  PROPOSED SIDEWALK
-  EXISTING SIDEWALK
-  PARKING SPACE (25')



OFF STREET PARKING

REQUIRED
• ROW HOUSES:
10 UNITS AT 1 SPACE/UNIT = 10 SPACES

PROVIDED
• ROW HOUSES:
10 - UNITS W/2 CAR GARAGE = 20 SPACES

ON STREET PARKING

PROVIDED
• ROW HOUSES:
•• COSTA CIRCLE WEST: 2 SPACES
•• BARBER ST: 6 SPACES
8 SPACES

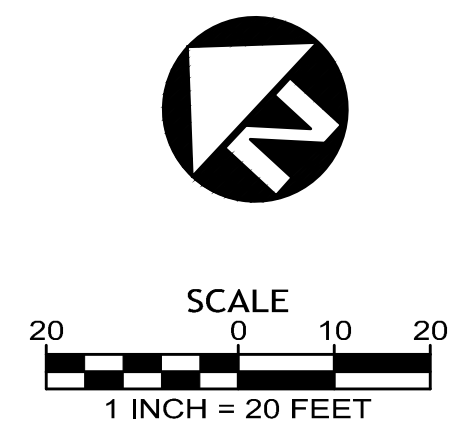
TOTAL PARKING REQUIRED: 10 SPACES

TOTAL PARKING PROVIDED: 28 SPACES

BERKSHIRE
PDP- 2C
MODIFICATION

PARKING
PLAN

PROJECT NO.: 398-061
TYPE: PLANNING
REVIEWED BY: PRE



REVISIONS

NO.	DATE	DESCRIPTION

LEGEND:

- I IMPORTANT
- G GOOD
- M MODERATE
- P POOR
- NE NOT EXAMINED
- EXISTING TREES TO REMAIN
- EXISTING TREES LIKELY TO BE REMOVED
- EXISTING TREES TO BE REMOVED
- TREE PROTECTION FENCING
- GRADING LIMITS

NOTES

ALL CONSTRUCTION AND GRADING WITHIN TREE PROTECTION ZONE IS TO BE COMPLETED UNDER DIRECT SUPERVISION OF PROJECT ARBORIST. CONTACT: MORGAN HOLAN. PHONE: 503-646-4349

THE INTENT OF THE PLAN IS TO RETAIN AND INCORPORATE THE MAXIMUM QUANTITY OF TREES WITH IMPORTANT, GOOD, AND MODERATE CLASSIFICATIONS. THE FOLLOWING CLASSIFICATION SYSTEM WAS USED:

- CLASSIFICATION METHOD:
TREES WERE RATED BASED ON THE FOLLOWING CONSIDERATIONS:
1. HEALTH
 2. SPECIES (NATIVES WITH HABITAT AND ECOSYSTEM VALUE)
 3. COMPATIBILITY WITH DEVELOPMENT
 4. FORM / VISUAL INTEREST / MATURE SIZE

TREES RANKED AS IMPORTANT WERE RATED HIGH IN ALL FOUR AREAS.

TREES IN THE GOOD CATEGORY HAD GOOD HEALTH AND WERE A DESIRABLE SPECIES, BUT HAD IRREGULAR FORM OR LESS COMPATIBILITY WITH DEVELOPMENT.

TREES IN THE MODERATE CATEGORY HAD GOOD TO MODERATE HEALTH AND FORM, BUT WERE A LESS DESIRABLE SPECIES OR MAY BE LESS COMPATIBLE WITH DEVELOPMENT.

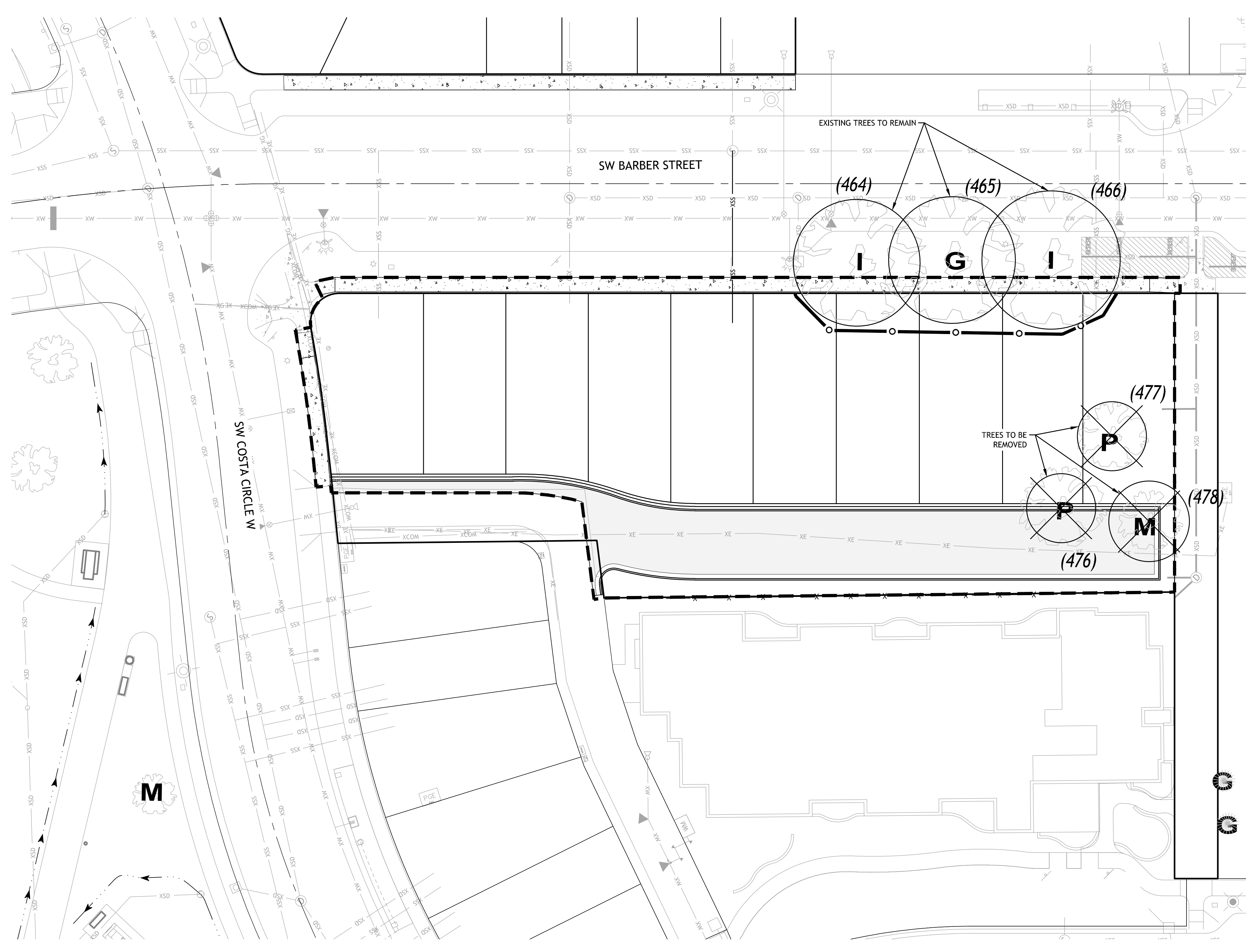
TREES IN THE POOR CATEGORY HAD POOR HEALTH AND/OR SUBSTANTIAL DAMAGE.

NOTES:
1. THE INFORMATION PROVIDED WITHIN THE PROJECT BOUNDARY IS BASED ON AN ON-SITE EVALUATION OF THE EXISTING TREES BY ARBORIST MORGAN HOLAN AND WAS PROVIDED IN A TREE REPORT INCLUDED WITH THE APPLICATION MATERIALS.
















BERKSHIRE
PDP- 2C
MODIFICATION

TREE
PRESERVATION
PLAN



PROJECT NO.:	398-061
TYPE:	PLANNING
REVIEWED BY:	PRE



LEGEND:

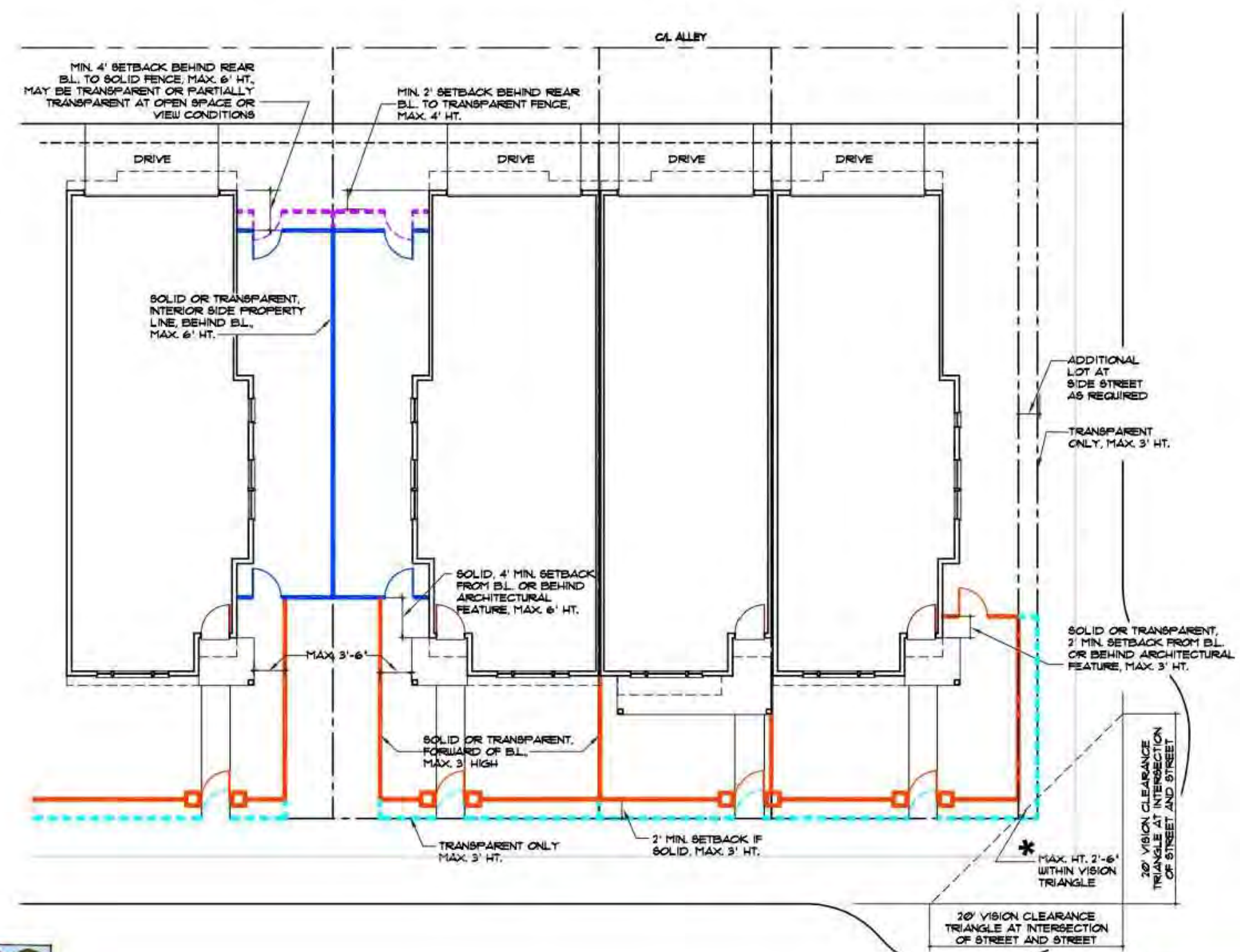
-  PROPOSED RIGHT-OF-WAY
-  EXISTING RIGHT-OF-WAY
-  PROPOSED CURB AND GUTTER
-  PROPOSED CENTERLINE
-  EXISTING CENTERLINE
-  PROPOSED PUBLIC UTILITY EASEMENT
-  PROPOSED BUILDING SETBACK
-  PROPOSED PROPERTY LINE
-  EXISTING PROPERTY LINE
-  PDP BOUNDARY LINE
-  PROPOSED HANDICAP RAMP
-  PROPOSED A.C. PAVING
-  PROPOSED SIDEWALK
-  PROPOSED SIDEWALK BY OTHERS
-  EXISTING SIDEWALK

LEGEND:

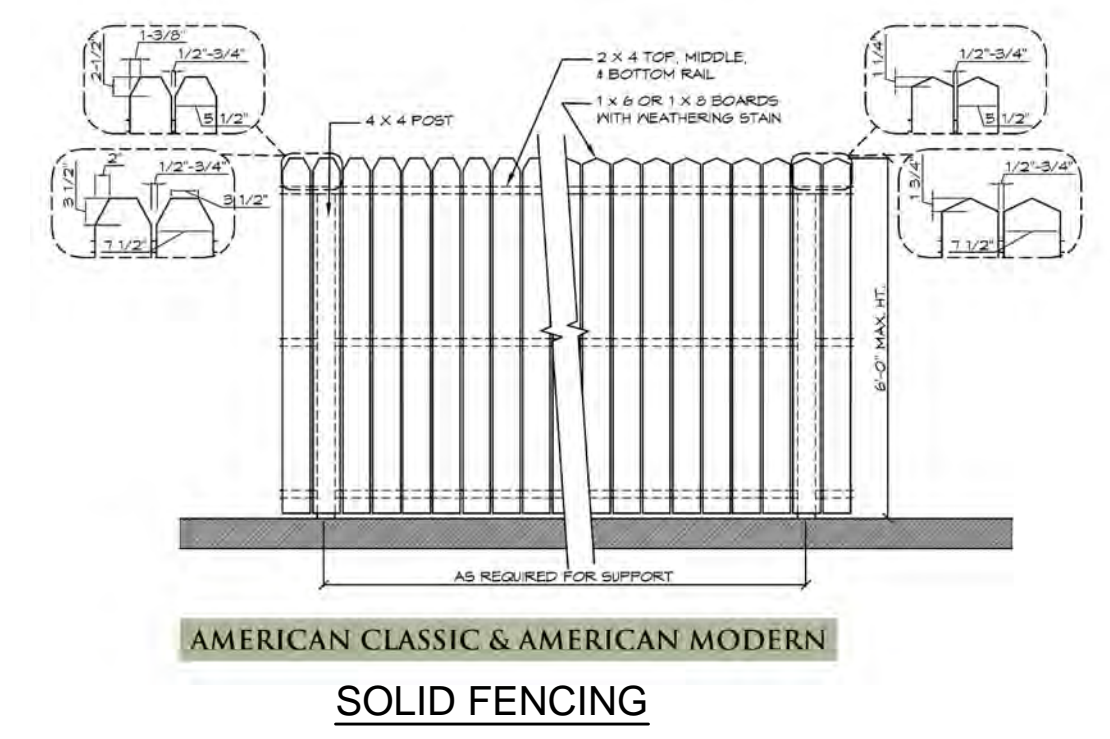
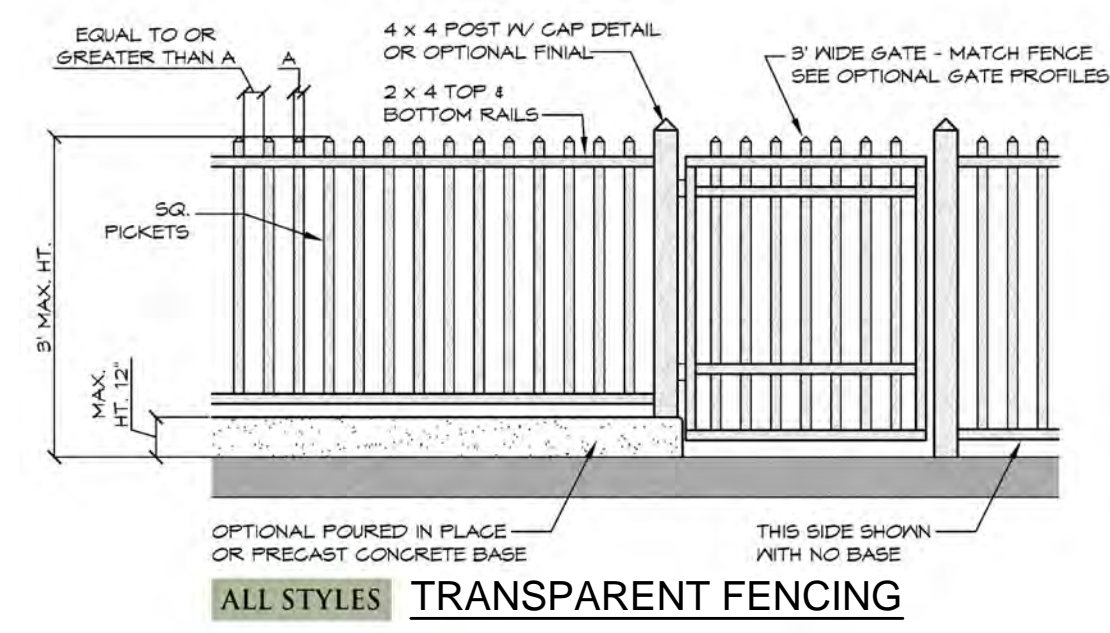
-  PROPOSED 6-FT SOLID FENCE
-  PROPOSED 6-FT PARTIALLY TRANSPARENT FENCE

FENCE NOTES:

1. REFER TO THE SAP CENTRAL PATTERN BOOK AND THE VILLEBOIS VILLAGE CENTER ARCHITECTURAL STANDARDS FOR APPROVED FENCE MATERIALS AND STYLES.
2. FOR MINIMUM AND MAXIMUM FENCE SETBACKS REFER TO FENCING LOT DIAGRAM, THIS SHEET.

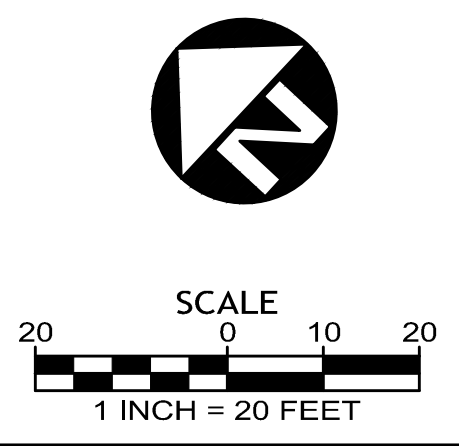
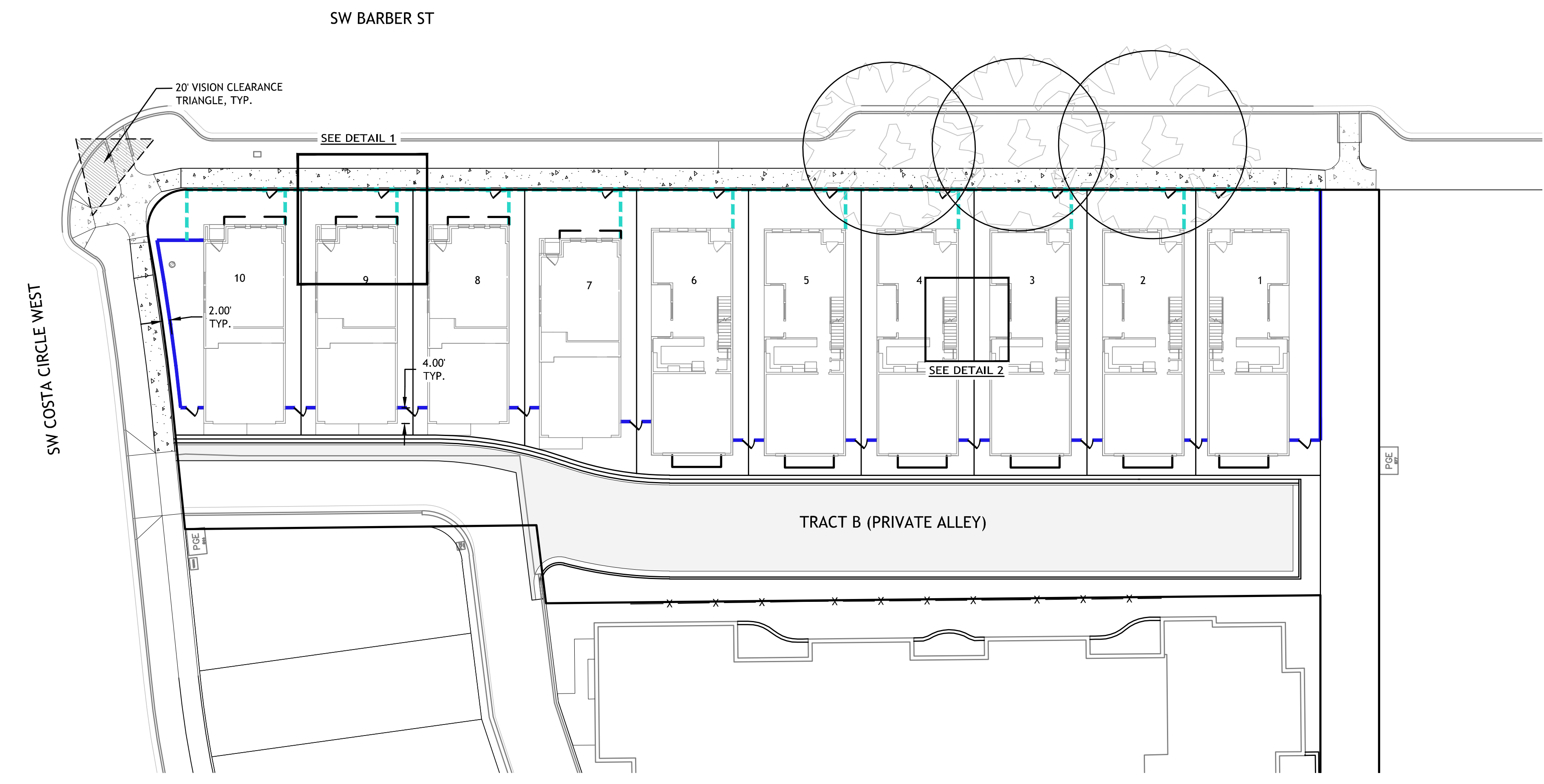
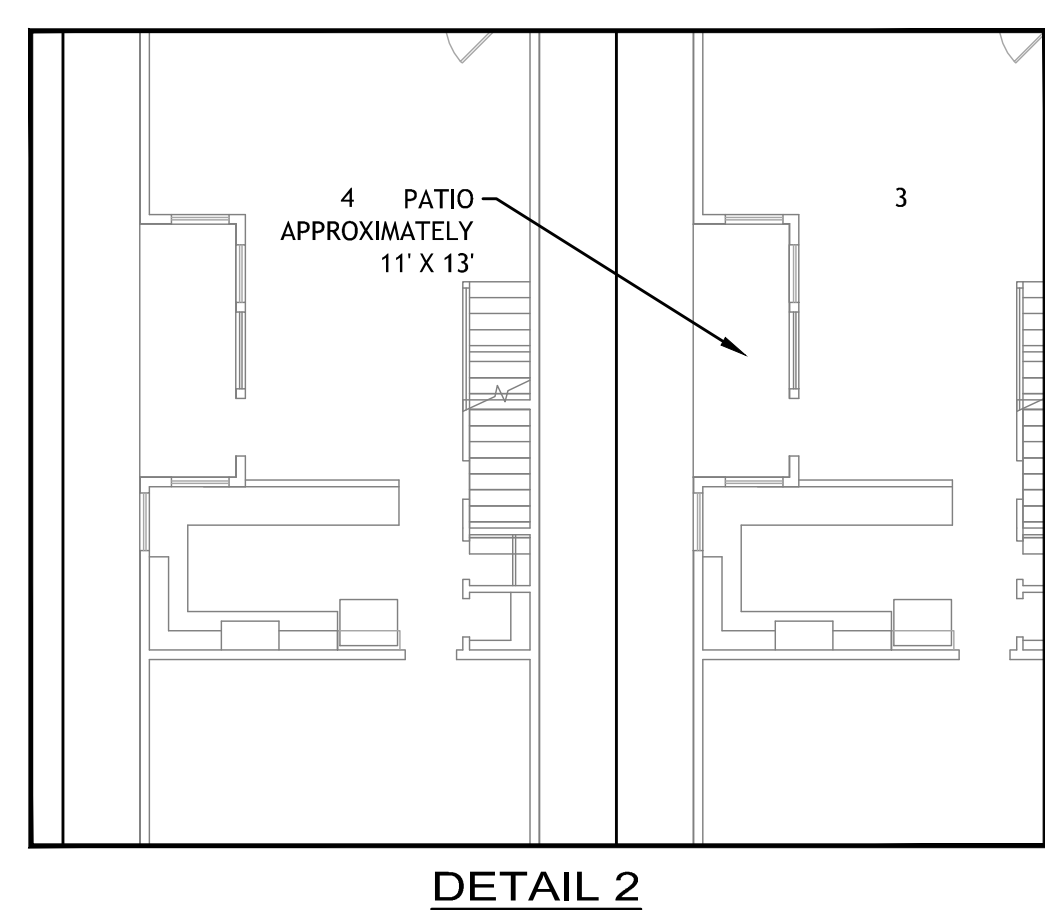
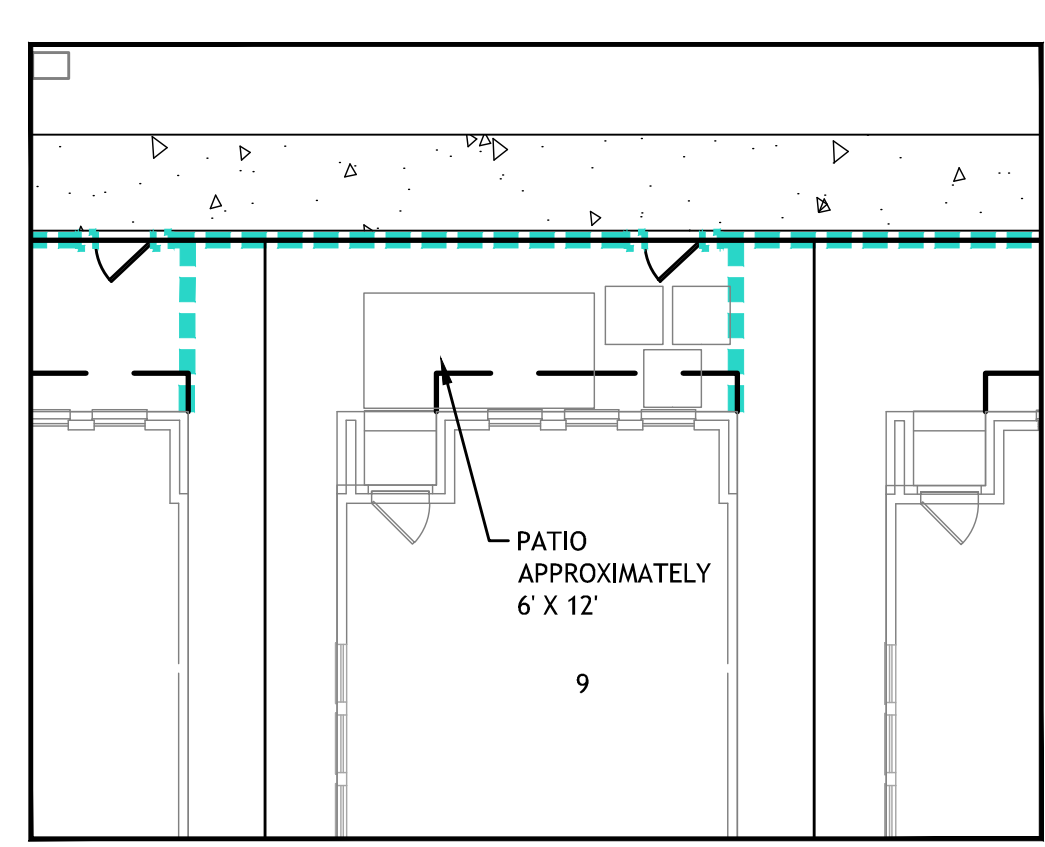


- LEGEND:
-  SOLID - MAX. HT. 3'-0"
 -  SOLID - MAX. HT. 6'-0"
 -  TRANSPARENT - MAX. HT. 3'-0"
 -  ALLEY - SOLID OR TRANSPARENT - MAX. HT. 6'-0"



ROW HOUSES
© 2005 Iverson Architects

FENCING LOT DIAGRAMS
Fencing E11



BERKSHIRE
PDP- 2C
MODIFICATION

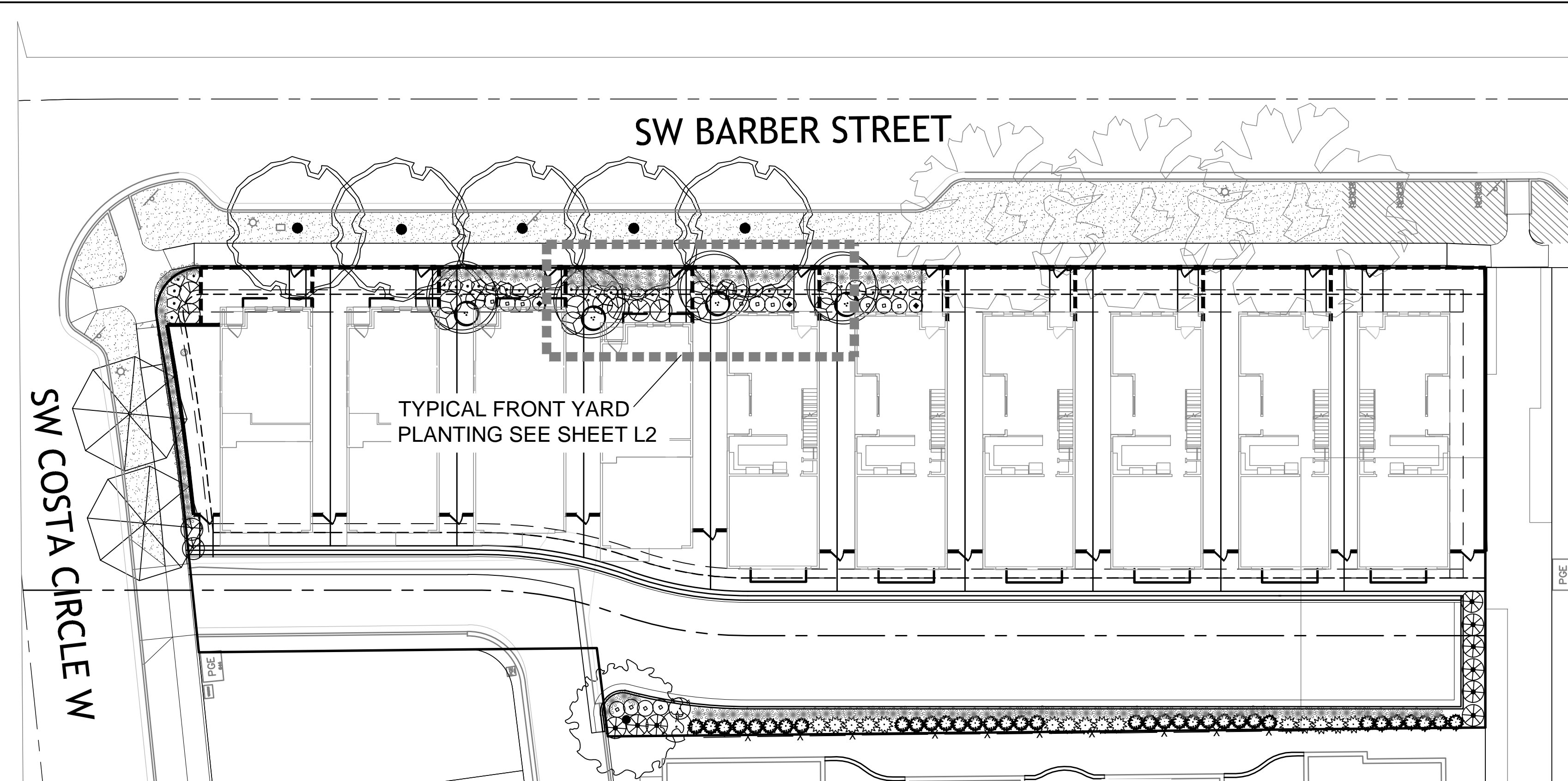
MASTER
FENCING
PLAN

PROJECT NO.: 398-061
TYPE: PLANNING
REVIEWED BY: PRE

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REVISIONS

NO.	DATE	DESCRIPTION
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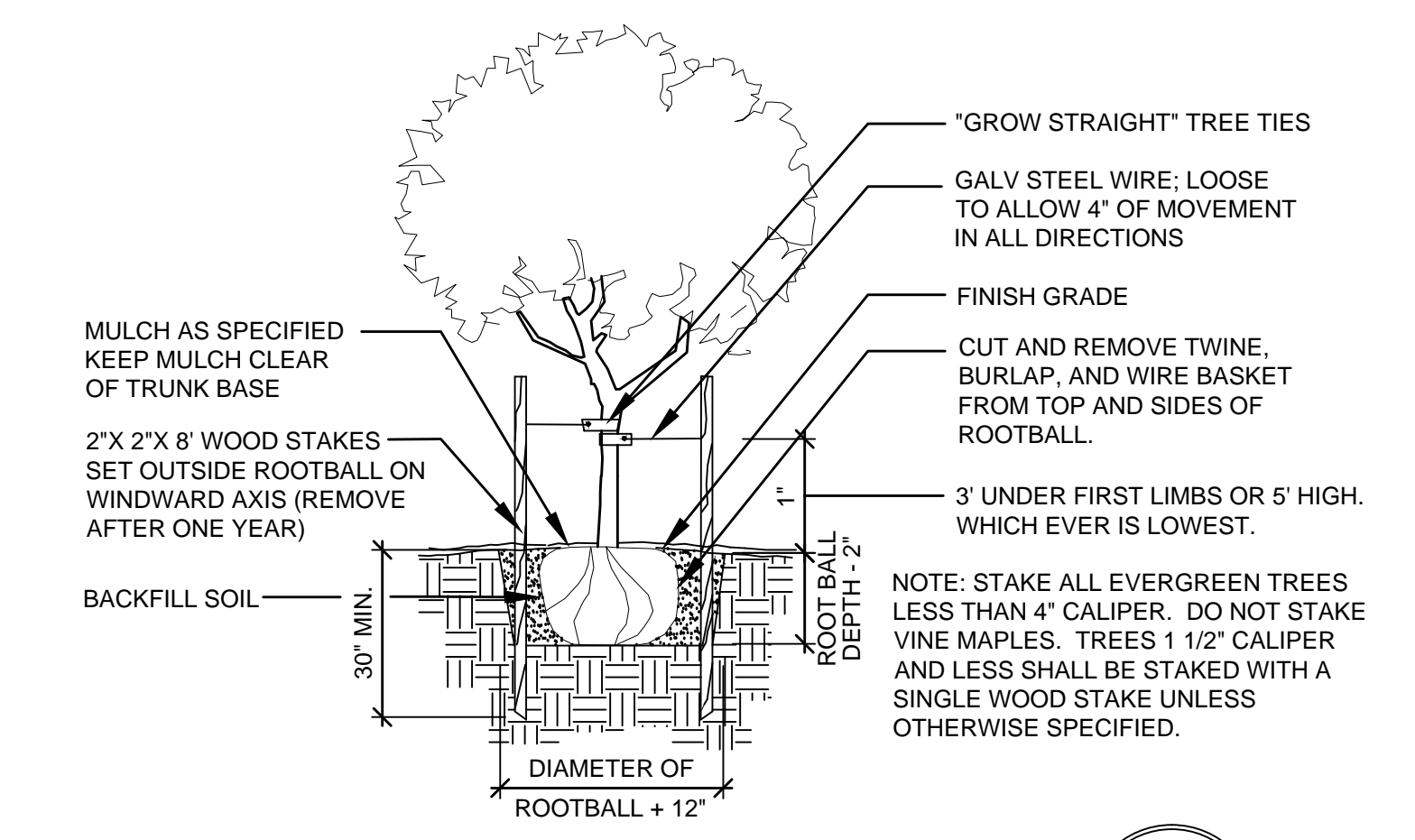


1 OPEN SPACE - PLANTING PLAN

PLANTING LEGEND
STREET TREES

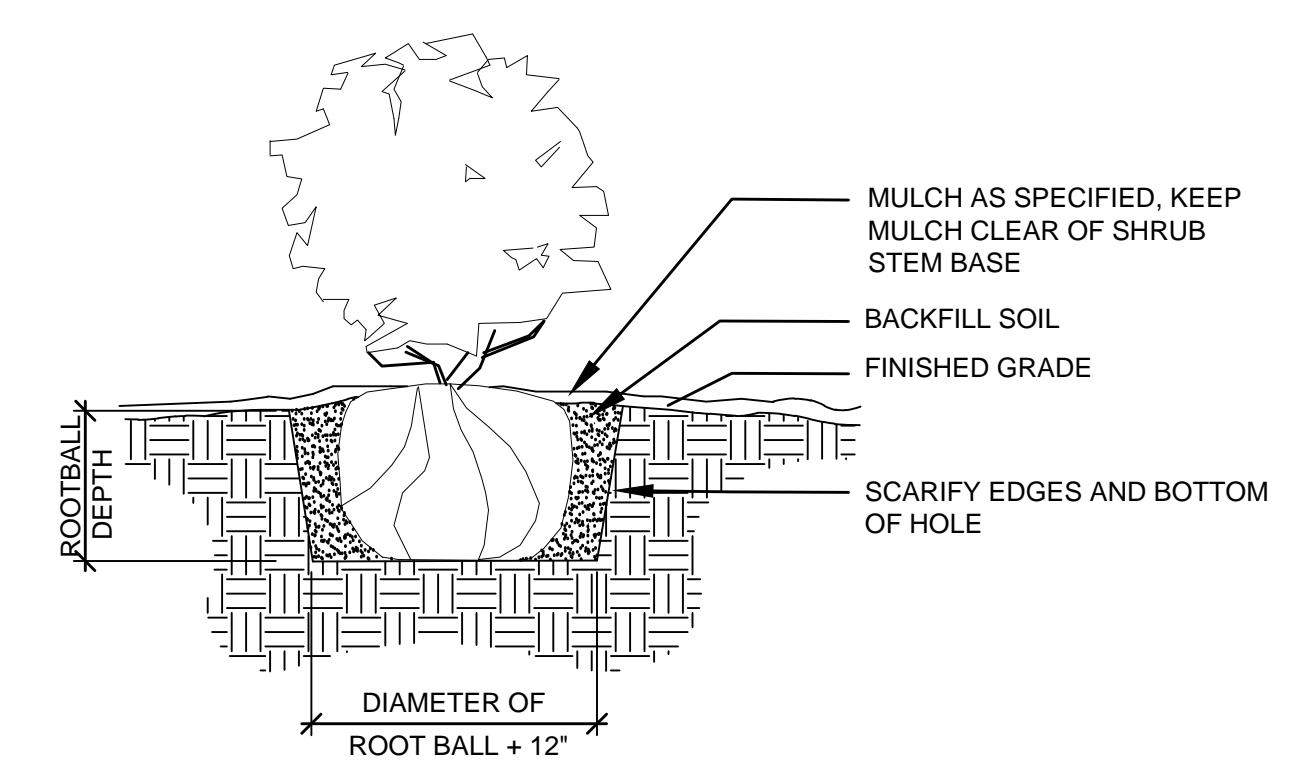
SYMBOL	QUANTITY	COMMON NAME / BOTANICAL NAME: SIZE AND DESCRIPTION
--------	----------	--

	5	VILLAGE GREEN ZELKOVA / ZELKOVA SERRATA 'VILLAGE GREEN': 2" CAL., B&B, 25' O.C.
	2	TULIP TREE / LIRIODENDRON TULIPIFERA: 2 1/2" CAL., B&B, 25' O.C.



TREE STAKING DETAIL

1
L1



SHRUB PLANTING DETAIL

2
L1

PLANTING LEGEND

TREES

SYMBOL	COMMON NAME / BOTANICAL NAME: SIZE AND DESCRIPTION
	GREENSPIRE LINDEN / TILIA CORDATA 'GREENSPIRE': 2" CAL., B&B

SHRUBS

SYMBOL	COMMON NAME / BOTANICAL NAME: SIZE AND DESCRIPTION
	EMERALD ARBORVITAE / THUJA OCCIDENTALIS 'EMERALD': 6' HT., B&B
	DWARF BURNING BUSH / EUONYMUS ALATA 'COMPACTA': 3 GAL.
	DOUBLFIE VIBURNUM / VIBURNUM P. TOMENTOSUM: 3 GAL.
	WICHITA BLUE JUNIPER / JUNIPERUS SCOPULORUM 'WICHITA': 6' HT., B&B

ORNAMENTAL GRASS

SYMBOL	COMMON NAME / BOTANICAL NAME: SIZE AND DESCRIPTION
	DWARF FOUNTAIN GRASS PENNISETUM ALOPECUROIDES 'HAMELN': 2 GAL.

LAWN AND GROUNDCOVER

SYMBOL	CODE	COMMON NAME / BOTANICAL NAME: SIZE AND DESCRIPTION
	LAWN	PRO-TIME 309 (SUPREME MIX) GRASS SEED BY HOBBS AND HOPKINS, LTD. AT A RATE OF 8 LBS/1000 SQUARE FEET.

NOTE:
1. LANDSCAPE AREAS WILL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM DESIGNED BY CONTRACTOR. CONTRACTOR WILL PROVIDE MATERIALS AND INSTALL ALL IRRIGATION DOWNSTREAM OF THE WATER METER.
2. DO NOT PROVIDE IRRIGATION WITHIN THE EXISTING TREES TO REMAIN DRIPLINE.

BERKSHIRE

PDP- 2C
MODIFICATION

PLANTING PLAN
NOTES AND
PLANTING DETAILS

PROJECT NO.:	398-061
TYPE:	PLANNING
REVIEWED BY:	PRE

L1

REVISIONS

NO.	DATE	DESCRIPTION
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PLANTING LEGEND

TYPICAL FRONT YARD PLANT LIST

SMALL ORNAMENTAL TREES
2" CAL.

CHINESE REDBUD / *Cercis chinensis*: 2" Cal., B&B
CAPITAL SELECT FLOWERING PEAR / *Pyrus calleryana* 'Capital': 2" Cal., B&B
BLIREIANA PLUM / *Prunus x blireiana*: 2" Cal. B&B
CHINESE KOUSA DOGWOOD / *Cornus kousa* 'Chinensis': 2" Cal., B&B
JAPANESE MAPLE / *ACER PALMATUM*: 8' HT.
YOSHINO FLOWERING CHERRY / *PRUNUS X YEDOENSIS*: 2" CAL., B&B

PEDESTRAIN ZONE LOW ORNAMENTAL PLANTINGS
1-2 GAL.

BLUE OAT GRASS / *Helictotrichon sempervirens*
DWARF FOUNTAIN GRASS / *PENNISETUM ALOPECUROIDES* 'HAMELN'
SCARLET MEIDILAND ROSE / *ROSA MEIDILAND* 'MEIKROTAL'
DAYLILIES / *HEMEROCALLIS* 'STELLA DORO', 'LA PECHE' AND
HEATH / *ERICA CARNEA* 'KING GEORGE', *ERICXDARLYENSIS* 'CD EASON'
ENGLISH LAVENDAR VARITES / *LAVANDULA ANGUSTIFOLIA* VAR.

ORNAMENTAL GRASSES AND GROUNDCOVERS
1-2 GAL.

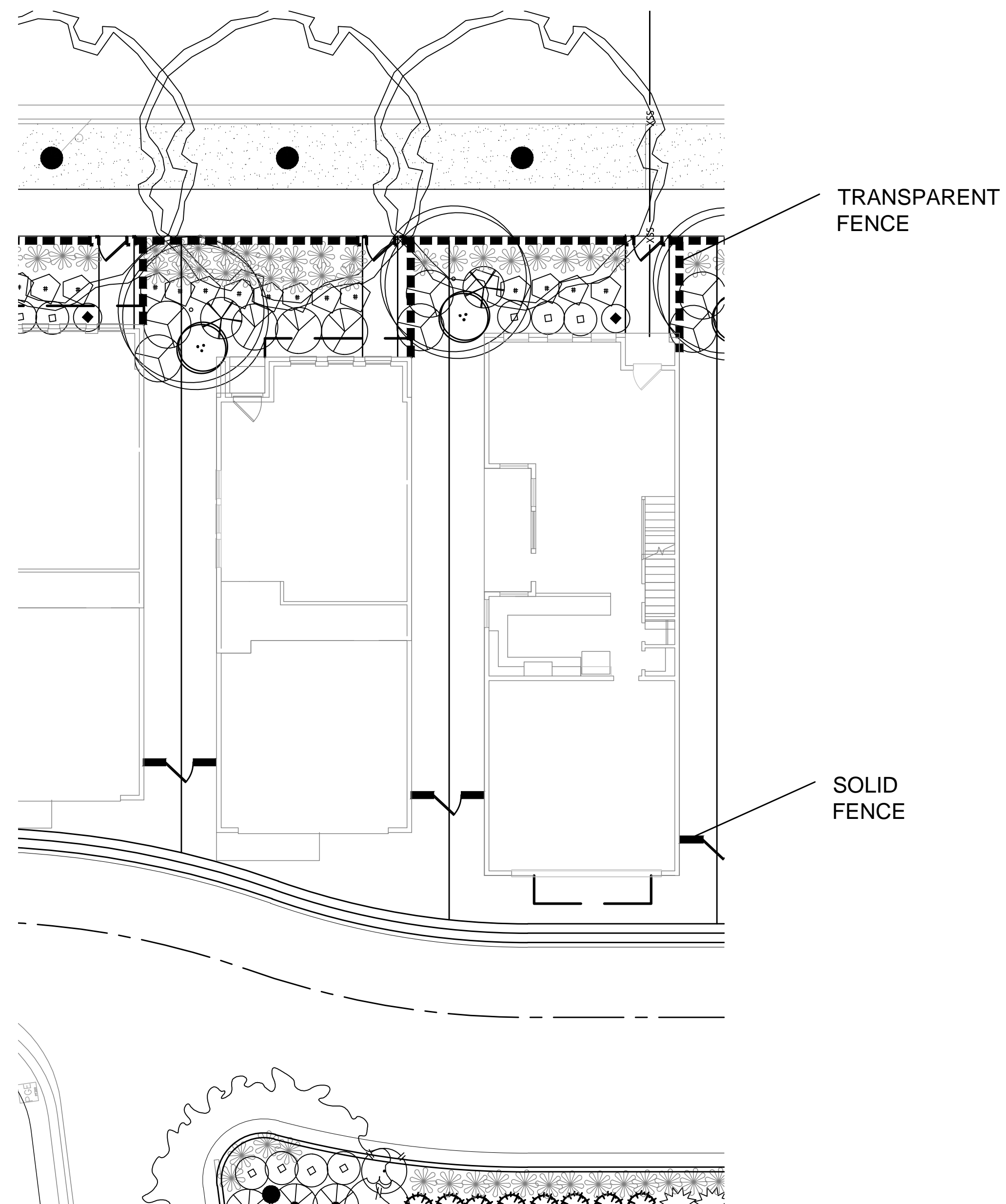
DWARF FOUNTAIN GRASS / *Pennisetum alopecuroides* 'Hamlen'
BLUE OAT GRASS / *Helictotrichon sempervirens*
PURPLE FOUNTAIN GRASS / *PENNISETUM SETACEUM* 'RUBRUM'
"MASSACHUSETTS KINNIKINICK" / *ARCTOSTAPHYLOS UVA-URSI* 'MASS.'
BEARBERRY COTONEASTER / *COTONEASTER DAMMERI*
SCARLET MEIDILAND ROSE / *ROSA MEIDILAND* 'MEIKROTAL'

MEDIUM TO LARGE ORNAMENTAL SHRUBS
3 GAL.

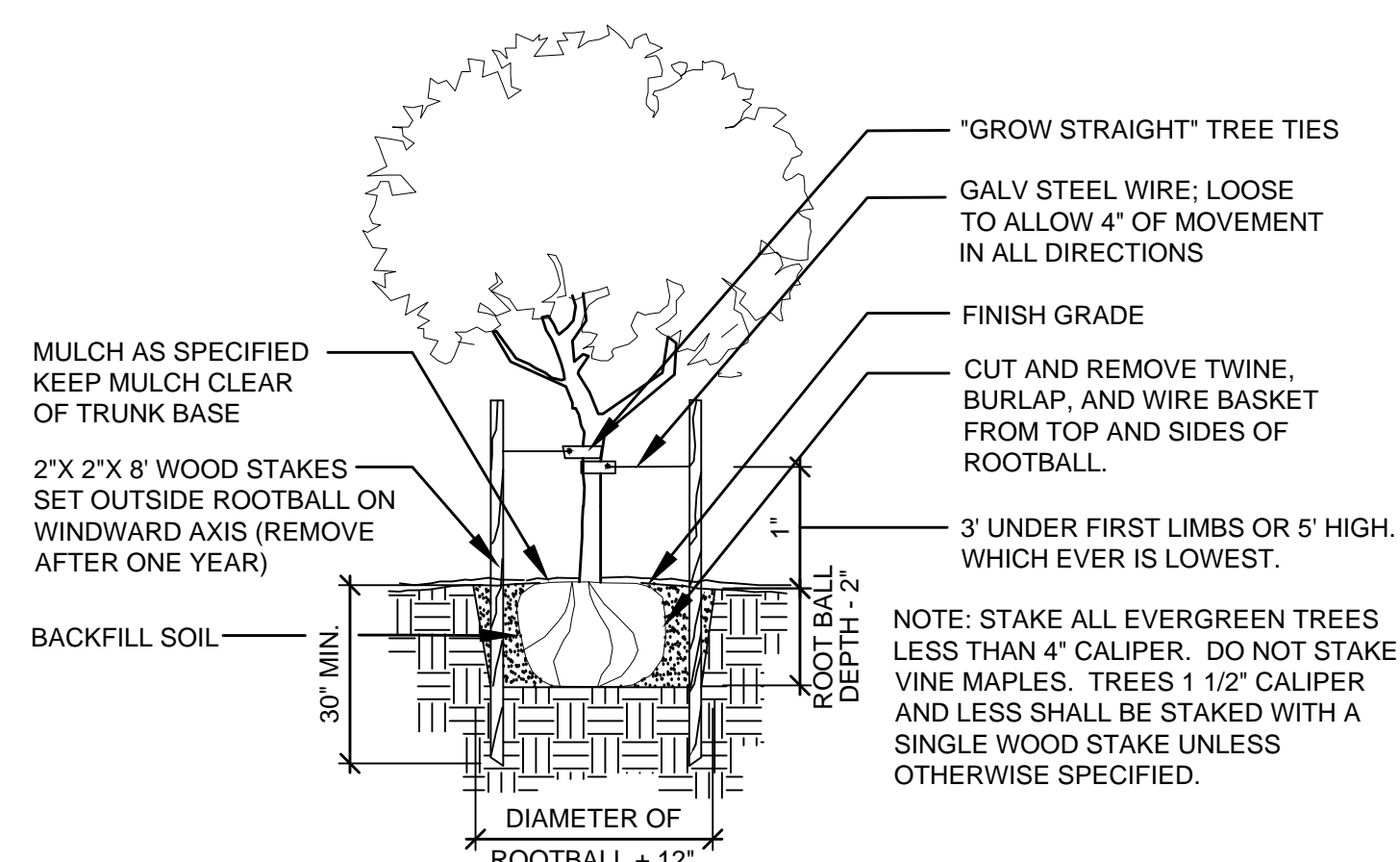
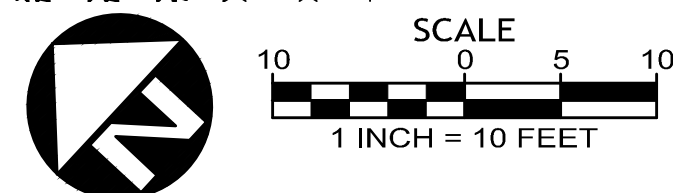
SHOWA-NO-SAKAE CAMELLIA / *CAMELLIA SASANQUA* 'SHOWA-NO-SAKAE'
FOREST FLAME PIERIS / *PIERIS JAPONICA* 'FOREST FLAME'
RHODODENDRON 'JEAN MARIE DE MONTEGUE'
'NIKKO BLUE' HYDRANGEA / *HYDRANGEA MACROPHYLLA* 'NIKKO BLUE'
RENAISSANCE SPIREA / *SPIREA VANHOUTTEI* 'RENAISSANCE'
DOUBLFILE VIBURNUM / *VIBURNUM P. TOMENTOSUM*: 24"-30" HT.
THUNBERG SPIREA / *SPIREA THUNBERGII*
DAVID VIBURNUM / *VIBURNUM DAVIDII*

SMALL ORNAMENTAL SHRUBS
3 GAL.

ISANTI REDOSER DOGWOOD / *CORNUS SERICEA* 'ISANTI'
COMPACT JAPANESE HOLLY / *ILEX CRENATA* 'COMPACTA'
'CRIMSON PYGMY' BARBERRY / *BERBERIS THUNBERGII* 'CRIMSON PYGMY'
AZALEA / VARIES
ANTHONY WATERER SPIREA / *SPIREA BUMALDA* 'ANTHONY WATERER'



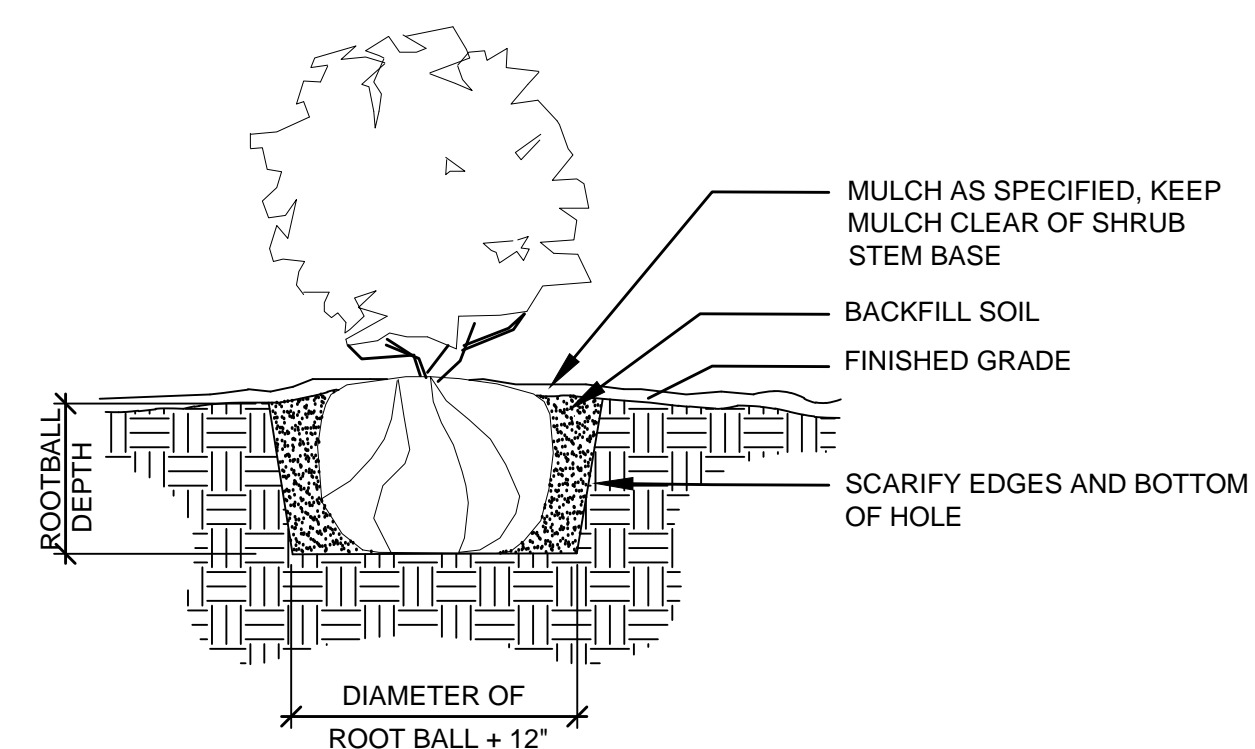
1 FRONT YARD TYPICAL - PLANTING PLAN



TREE STAKING DETAIL

SCALE: N.T.S

1
L2



SHRUB PLANTING DETAIL

SCALE: N.T.S

2
L2

BERKSHIRE

PDP- 2C
MODIFICATION

TYPICAL FRONT
YARD
PLANTING PLAN

PROJECT NO.: 398-061
TYPE: PLANNING
REVIEWED BY: PRE

L2



MEMORANDUM

DATE: August 11, 2016
TO: City of Wilsonville
FROM: Patrick Espinosa, PE
Pacific Community Design
RE: Berkshire (PDP 2C) Sanitary Sewer Analysis
Job No. 398-061

This memorandum report is to address the Sanitary Sewer connection for the Berkshire (PDP 2C) development portion of Villebois SAP Central. This phase is located within the Villebois Village Center, south and west of the Costa Circle West and Barber St intersection.

Sanitary Sewer

This site is located within service area 3B, see attached exhibit. SAP Central defined the land use for this area to be urban apartments and mixed use condos with a total unit count of 40. The proposed development includes detached row homes with a total unit count of 10. Based on this, there is adequate capacity for this development.

Thank you.

Attachments:

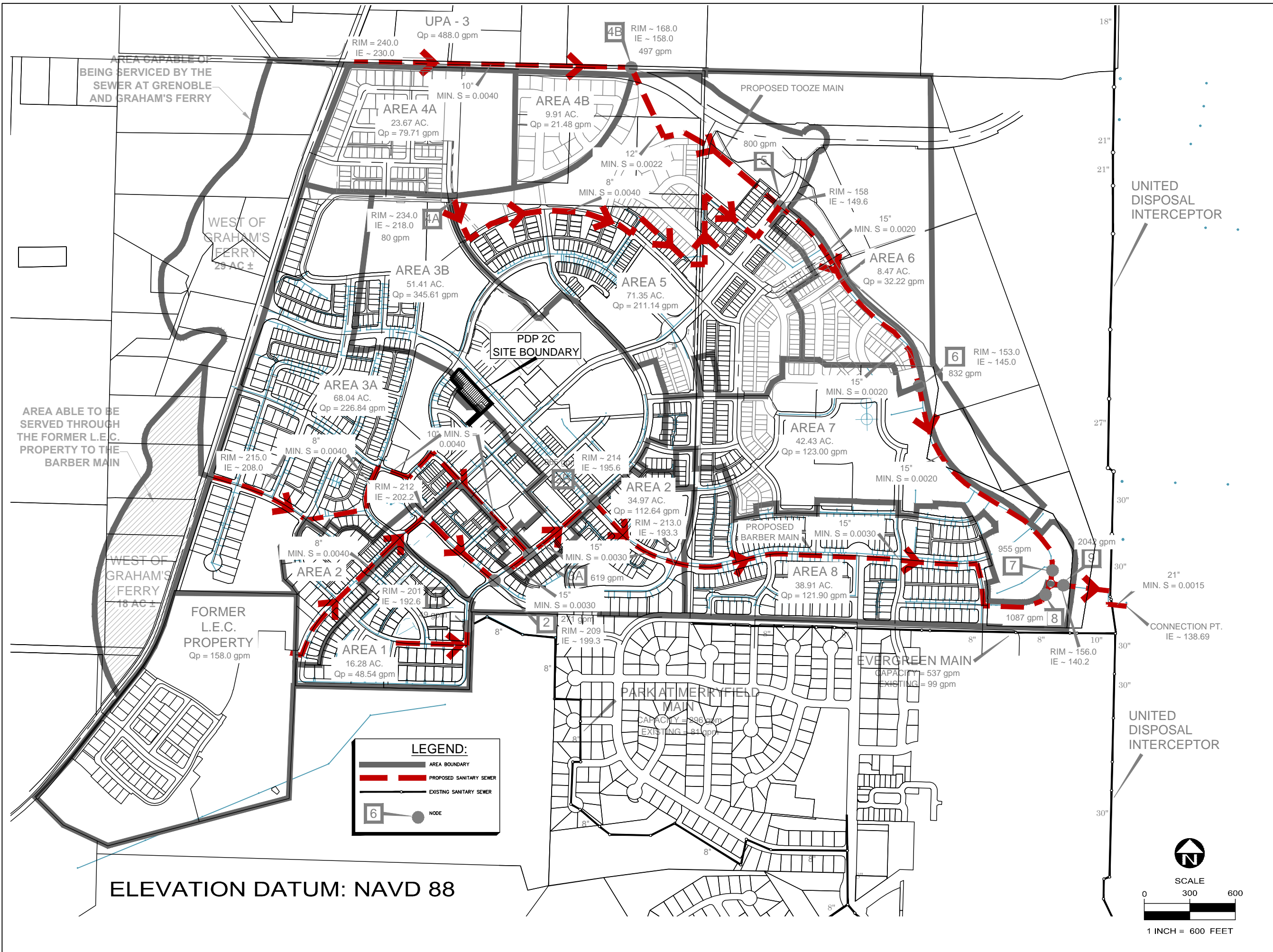
1. Sanitary Sewer Service Area Exhibit

BERKSHIRE

PDP- 2C
MODIFICATION

SANITARY
SEWER
UNITED
DISPOSAL

SS



N:\proj\398-061\09 Drawings\03 Planning\Exhibits - General\398061_Sanitary Sewer Exhibit PDP_2C.dwg - SHEET:SSMP 11x17 - Aug 12, 2016 - 11:02am brian

IIC) Utility and Drainage Report



MEMORANDUM

DATE: August 12, 2016
TO: City of Wilsonville
FROM: Patrick Espinosa, PE
Pacific Community Design
RE: Berkshire (PDP 2C Modification) Stormwater Analysis
Job No. 398-061

This memorandum report is to address the stormwater connection for the Berkshire (PDP 2C Modification) development portion of Villebois SAP Central. This phase is located within the Villebois Village Center, south and west of the Costa Circle West and Barber St intersection.

Storm Sewer

PDP 2 Central previously defined the land use for this area to be urban apartments and condos, which was previously modeled as commercial area for the stormwater analysis. The proposed plan modification from apartment buildings to detached row homes has less density and less impervious area. The water quality and detention facilities were designed to provide treatment for the previous higher density land use. See the report titled "Villebois Village Center Water Quality and Detention Analysis Arrowhead Creek Basin - PDP 2 Central" by Alpha Community Development dated 1/02/07. The proposed layout has an impervious area of 82%, compared to the previously planned 88%. This results in a net decrease in impervious area. See the attached impervious area calculations. Based on this information the current facilities are adequately sized to provide treatment per the City of Wilsonville Public Works Standards.

Thank you.

Attachments:

- A2 Master Plan Developed Shed Map
- A3 Developed Drainage Map
- A4 Proposed Stormwater Drainage Map (PDP2C)
- A5 Proposed Stormwater Drainage Map (PDP 2C Modification)
- B1 Composite curve number (Original PDP 2C application)
- B2 Percent impervious calculation (Original PDP 2C application)
- B3 Composite curve number (PDP 2C modification)
- B2 Percent impervious calculation (PDP 2C modification)

MATRIX DEVELOPMENT

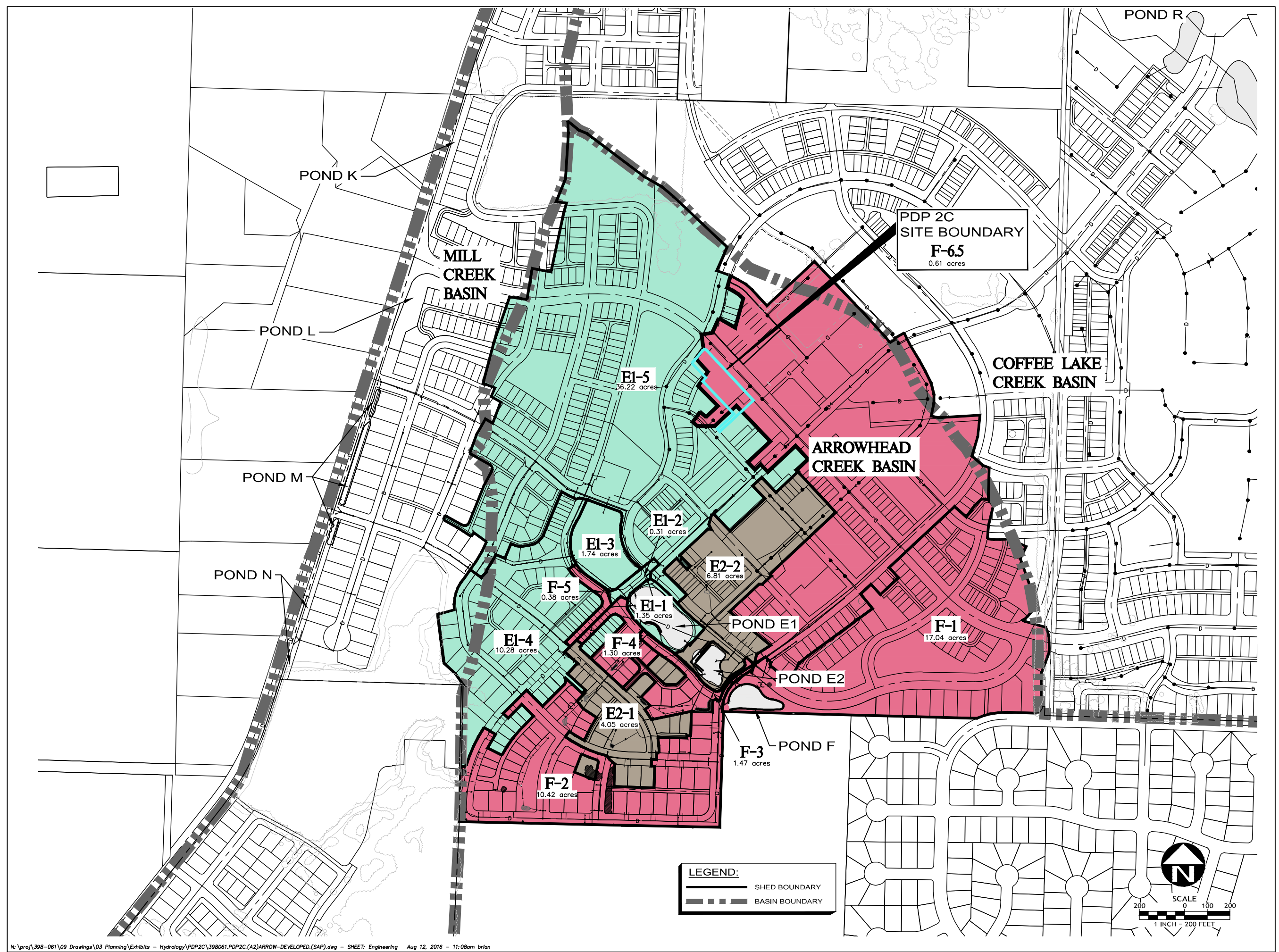
ALPHA COMMUNITY DEVELOPMENT
 WESTERN PLANNING
 IVERSON ASSOCIATES
 PACIFIC HABITAT SERVICES
 WALT KNAPP
 KITTELSON & ASSOCIATES

**LEGEND AT VILLEBOIS
 ARROWHEAD CREEK BASIN**

Master Plan
 Developed Shed Map

DATE: December 7, 2005

A2



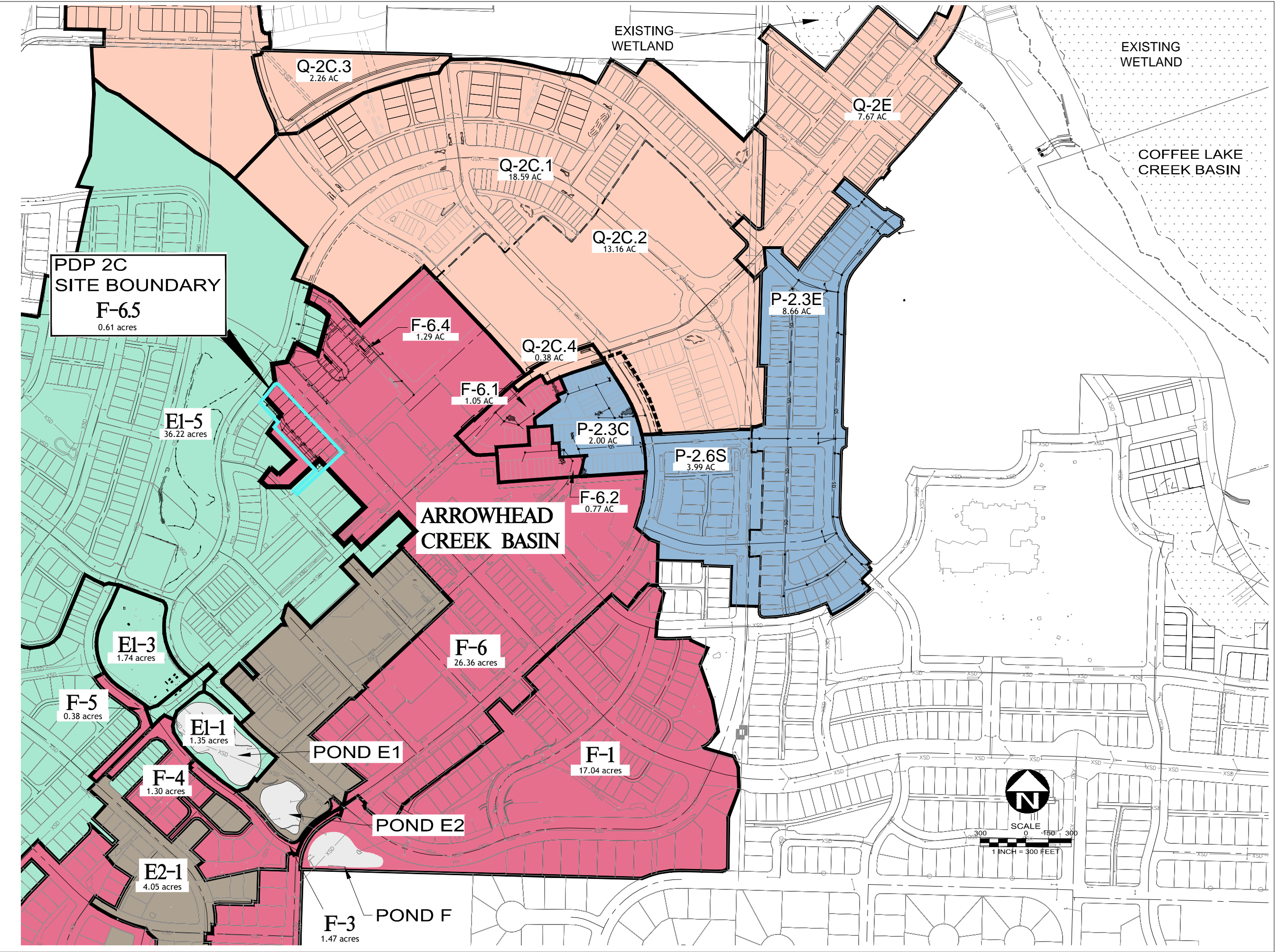
REVISIONS		
NO.	DATE	DESCRIPTION


BERKSHIRE
PDP- 2C
MODIFICATION

DEVELOPED
DRAINAGE
MAP


PROJECT NO.:	398-061
TYPE:	PLANNING
REVIEWED BY:	PRE

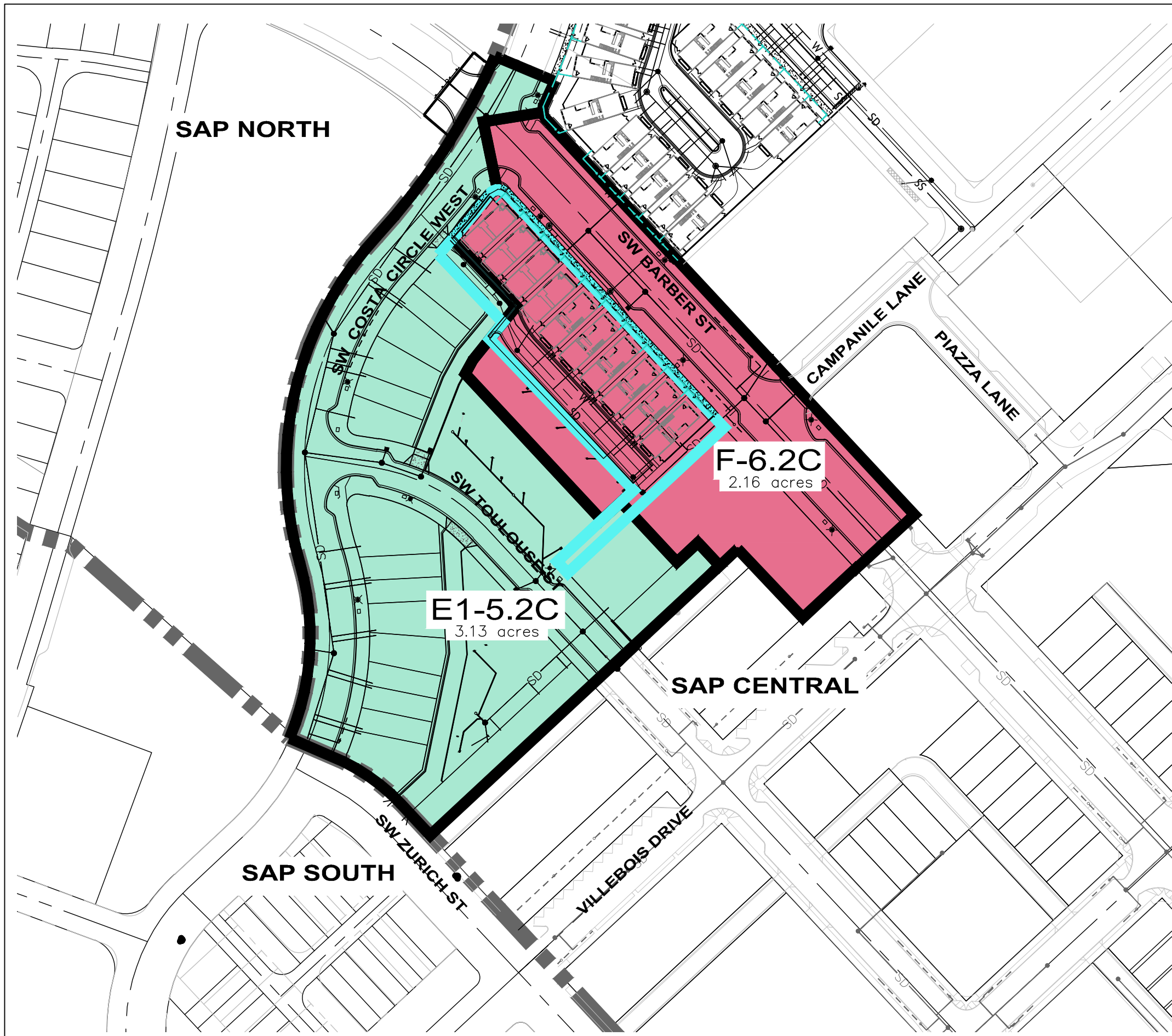
N:\proj\398-061\09 Drawings\03 Planning\Exhibits - Hydrology\PD2C\398061.PD2C\A3\Developed Shed Map.dwg - SHEET: A3 Rainwater Aug 12, 2016 - 11:09am brion



LEGEND:
 SHED BOUNDARY



SCALE
 0 50 100

 1 IN = 100 FT



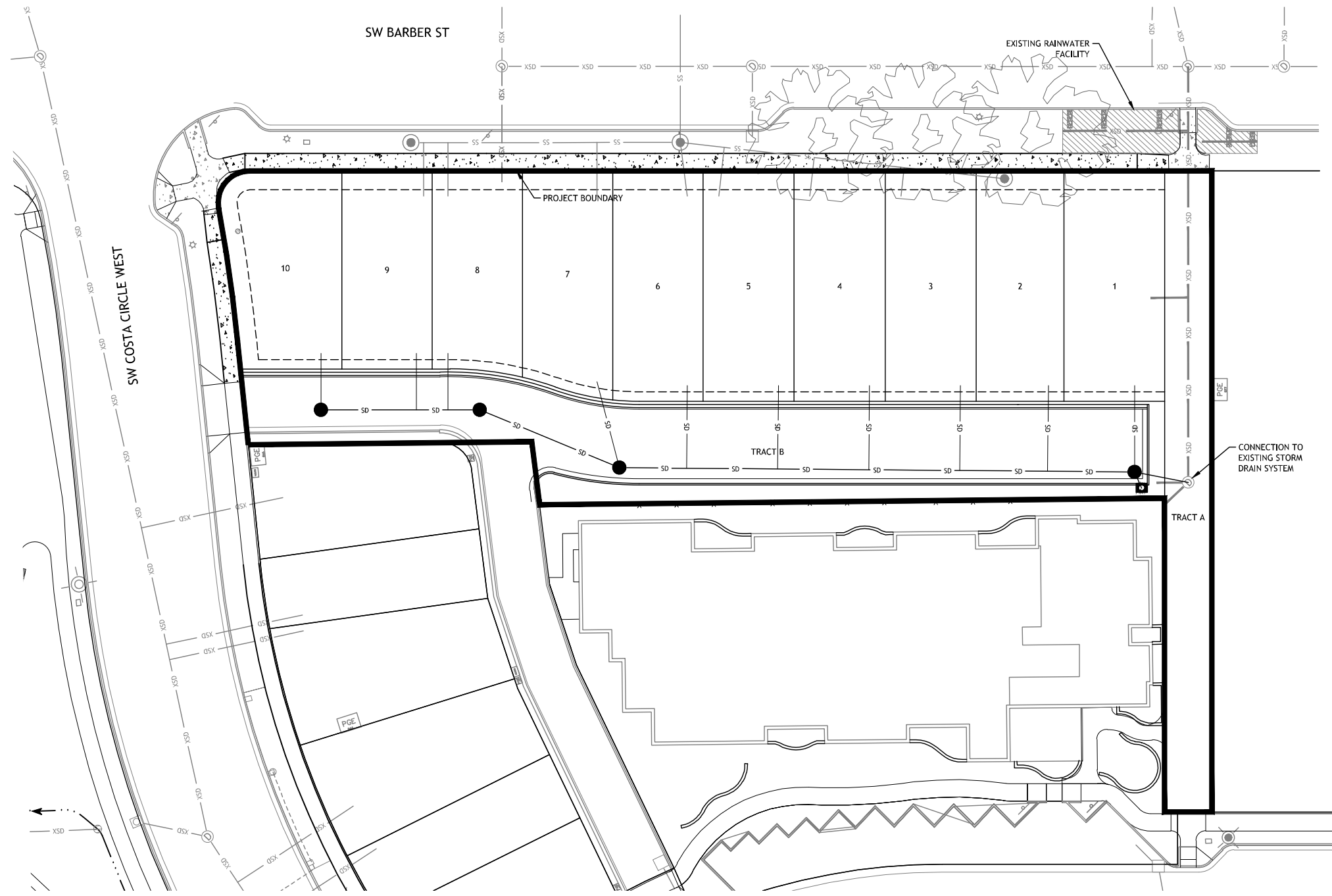
VILLEBOIS PDP 2 CENTRAL

Developed
 Shed Map
 Per Original PDP
 Layout

DATE: December 27, 2007


FIGURE A4

REVISIONS		
NO.	DATE	DESCRIPTION



LEGEND:

- SD — PROPOSED STORM DRAIN
- ▨ PROPOSED RAINWATER MANAGEMENT FACILITY


 SCALE
 0 10 20
 1 INCH = 20 FEET

BERKSHIRE
PDP- 2C
MODIFICATION

PROPOSED
STORMWATER
DRAINAGE
MAP

PROJECT NO.: 398-061
TYPE: PLANNING
REVIEWED BY: PRE

N:\proj\398-061\09 Drawings\03 Planning\Exhibits - Hydrology\PD2C\39806_1.PDP2C\A5 A2\PROPOSED STORM DRAINAGE MAP.dwg - SHEET: A5 hydro Aug 12, 2016 - 11:13:30am brian



COMPOSITE CURVE NUMBER SAP CENTRAL

JOB NUMBER: 398-061
 PROJECT: BERKSHIRE (ORIGINAL PDP 2C APPLICATION)
 FILE: N:\proj\398-061\05 Reports\Hydrology Analysis\398061.PDP2C.Rainwater Analysis.xlsx

CURVE NUMBERS PER SAP CENTRAL C.O.A. PF10

Open Space and landscape areas	80
Commercial areas	94
Impervious Area Streets, Alleys *	98
Residential Development 1/8 acre or less	90
Residential Development 1/4 acre or less	83

* Streets and Alleys are modeled as 80% impervious and 20% pervious. Utilizing a CN of 80 for the pervious area and 98 for the impervious area, the weighted CN for streets and alleys would be 94.4.

ON-SITE	(AC)	CN	% of total
Row House (1/8 acre)	0.00	90	0.0%
Single Family Detached (1/8 acre)	0.00	90	0.0%
Single Family Detached (1/4 acre)	0.00	83	0.0%
Commercial/Multi-Family areas	0.57	94	83.8%
Street and Alley ROW's	0.11	94.4	16.2%
Open Space Area		80	0.0%
TOTAL	0.68		

Composite Curve Number per COA = **94.1**

FIGURE B1



PERCENT IMPERVIOUS SAP CENTRAL

JOB NUMBER: 398-061
PROJECT: BERKSHIRE (ORIGINAL PDP 2C APPLICATION)
FILE: N:\proj\398-061\05 Reports\Hydrology Analysis\398061.PDP2C.Rainwater Analysis.xlsx

Total Site Area 0.68 acres 29,621 sf

	Imp. Area (sf)
ON-SITE	
Row House Lot Impervious Area (85%)	0
Single Family Lot Impervious Area (60%)	0
Commercial Lot Impervious Area (90%)	22,346
ROW/Alley Impervious Area (80%)	3,833
Total	26,180
% Impervious =	88%

FIGURE B2



COMPOSITE CURVE NUMBER PDP 2C MODIFICATION

JOB NUMBER: 398-061
 PROJECT: BERKSHIRE (PDP 2C MODIFICATION)
 FILE: N:\proj\398-061\05 Reports\Hydrology Analysis\398061.PDP2C.Rainwater Analysis.xlsx

CURVE NUMBERS PER SAP CENTRAL C.O.A. PF10

Open Space and landscape areas	80
Commercial areas	94
Impervious Area Streets, Alleys *	98
Residential Development 1/8 acre or less	90
Residential Development 1/4 acre or less	83

* Streets and Alleys are modeled as 80% impervious and 20% pervious. Utilizing a CN of 80 for the pervious area and 98 for the impervious area, the weighted CN for streets and alleys would be 94.4.

ON-SITE	(AC)	CN	% of total
Row House (1/8 acre)	0.48	90	70.6%
Single Family Detached (1/8 acre)	0.00	90	0.0%
Single Family Detached (1/4 acre)	0.00	83	0.0%
Commercial/Multi-Family areas	0.00	94	0.0%
Street and Alley ROW's	0.20	94.4	29.4%
Open Space Area		80	0.0%
TOTAL	0.68		

Composite Curve Number per COA = **91.3**

FIGURE B3



PERCENT IMPERVIOUS PDP 2C

JOB NUMBER: 398-061
PROJECT: BERKSHIRE (PDP 2C MODIFICATION)
FILE: N:\proj\398-061\05 Reports\Hydrology Analysis\398061.PDP2C.Rainwater Analysis.xlsx

Total Site Area 0.68 acres 29,621 sf

	Imp. Area (sf)
ON-SITE	
Row House Lot Impervious Area (85%)	17,485
Single Family Lot Impervious Area (60%)	0
Commercial Lot Impervious Area (90%)	0
ROW/Alley Impervious Area (80%)	6,818
Total	24,302

% Impervious = 82%

FIGURE B4



JOB NUMBER: 395-053
 PROJECT: ROYAL CRESCENT AT VILLEBOIS & CAMDEN SQUARE - PDP 9C
 FILE: N:/PROJ/395-053/05-REPORTS/RAINWATER ANALYSIS/395053.RAINWATER ANALYSIS.XLSX

**EXHIBIT C:
 RAINWATER COMPLIANCE SUMMARY - SAP CENTRAL**

PHASE	DRAINAGE BASIN	BASIN ID	AREA (SF)	% IMPERVIOUS	IMPERVIOUS AREA (SF)	RAINWATER COMPONENT NO.	RAINWATER COMPONENT TYPE	RAINWATER COMPONENT AREA/ NO. OF TREES	SIZING FACTOR	IMPERVIOUS AREA TREATED ¹			% IMPERVIOUS AREA TREATED
										ARROWHEAD CREEK	MILL CREEK	COFFEE LAKE CREEK	
10C	ARROWHEAD CREEK	LOT 77	29,621	82%	24,302	-	-	-	-	93267	-	-	-
						51A	TREES	67	0.01	6700			
						51B	PLANTER BOX	354	0.03	11800			
						53A	PLANTER BOX	354	0.03	11800			
						53B	PLANTER BOX	354	0.03	11800			
						64A	PLANTER BOX	354	0.03	11800			
						64B	PLANTER BOX	354	0.03	11800			
						65	BIO-RETENTION CELL	133	0.03	4433			
						76A	BIO-RETENTION CELL	155	0.03	5167			
						76B	BIO-RETENTION CELL	185	0.03	6167			
TOTAL PDP 1C			717,433		556,610					369,104			66%
TOTAL PDP 2C			230,432		189,922					90,499			48%
TOTAL PIAZZA VILLEBOIS			38,768		38,768					26,042			67%
TOTAL PHASE 4C			354,143		251,361							165,600	66%
TOTAL PHASE 6C			80,884		61,092							37,078	61%
TOTAL PHASE 7C			178,700		115,947					39,199		53,100	80%
TOTAL PHASE 8C			97,823		60,303							59,617	99%
TOTAL PHASE 9C			186,876		139,243							115,195	98%
TOTAL PHASE 10C			29,621		24,302					93,267			384%
FUTURE SAP CENTRAL PHASES ²			421,443		369,319					153,003	0		41%
SAP CENTRAL TOTAL			2,336,123		1,806,868					771,114	0	430,590	67%

¹COMPONENT IMPERVIOUS AREA TREATED REFLECTS ACTUAL COMPONENT CATCHMENT AREA AND MAY NOT REFLECT SIZING FACTOR

²FUTURE SAP CENTRAL PHASE TOTALS PER APPROVED SAP CENTRAL RAINWATER MANAGEMENT PLAN



MEMORANDUM

DATE: August 11, 2016
TO: City of Wilsonville
FROM: Patrick Espinosa, PE
Pacific Community Design
RE: Berkshire (PDP 2C) Water Analysis
Job No. 398-061

This memorandum report is to address the water connection for the Berkshire (PDP 2C) development portion of Villebois SAP Central. This phase is located within the Villebois Village Center, south and west of the Costa Circle West and Barber St intersection.

Water

SAP Central defined the land use for this area to be urban apartments and mixed use condos with a total unit count of 40. The proposed development will contain detached row homes with a total unit count of 10. Based on this, there is adequate capacity for this development.

Thank you.



MEMORANDUM

DATE: July 14, 2016
TO: City of Wilsonville
FROM: Patrick Espinosa, PE
Pacific Community Design
RE: Berkshire (PDP 2C) Rainwater Analysis
Job No. 398-061

This memorandum report is to demonstrate that the rainwater management program proposed for the Berkshire (PDP 2C) development portion of Villebois SAP Central is in compliance with the rainwater master plan submitted with SAP Central.

This portion of Villebois drains to the Arrowhead Creek Basin, see the developed drainage map Figure A2. The SAP Central rainwater management plan showed rainwater management provided by a series of planter boxes on the lots for condo and apartment building runoff and bio-retention cells for street runoff (see Figure A). Per SAP Central Plan, facility 79 (bio-retention cell) was sized to treat a total of 10,444 sf of street runoff. Facility 79 has already been constructed, and PDP 2C will not affect the facility. Site constraints prevent the construction of additional facilities.

Thank you.

Attachments:

1. Figure A2 - Developed Drainage Map
2. Figure A - SAP Central Rainwater Management Plan

MATRIX DEVELOPMENT

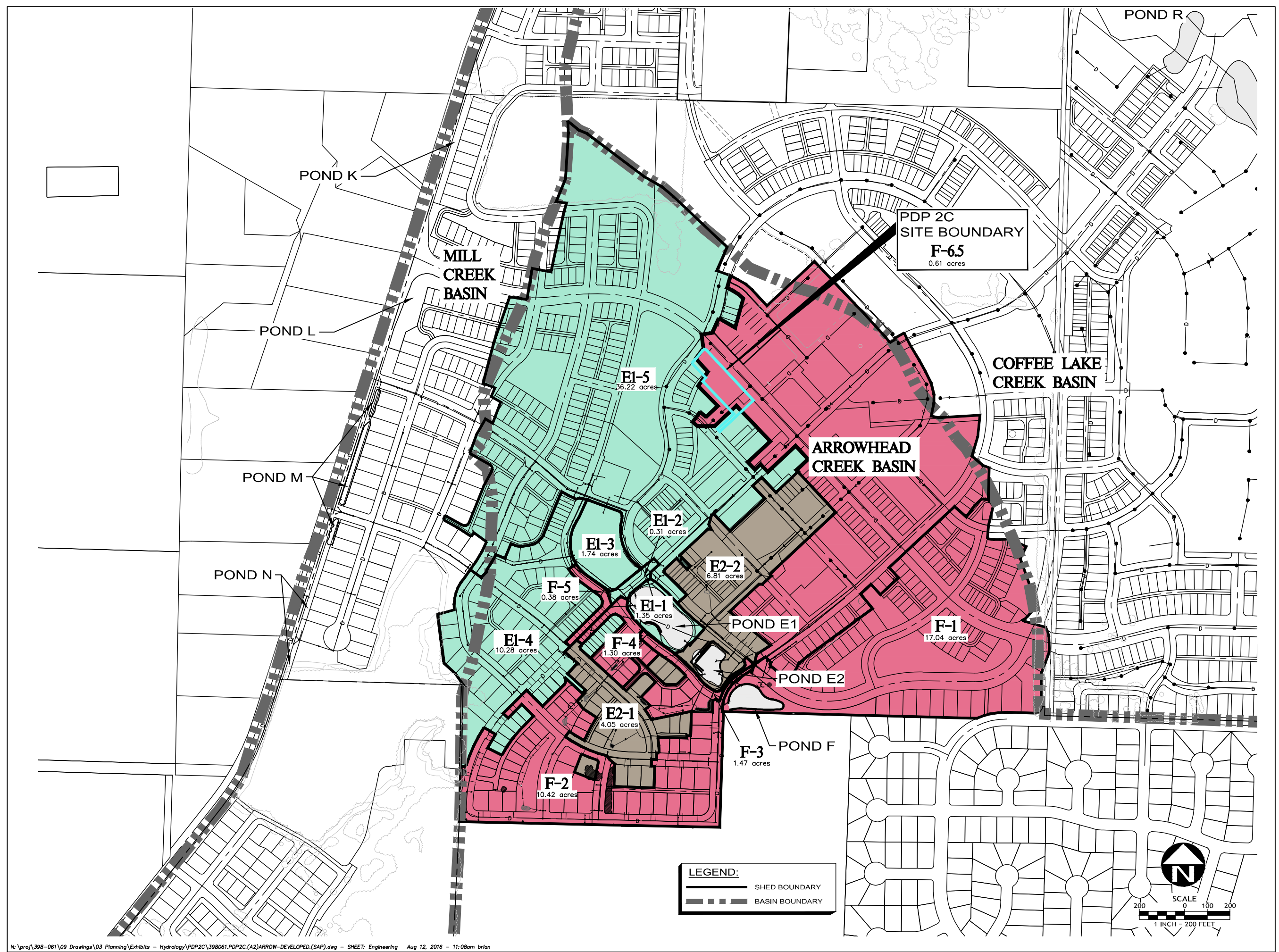
ALPHA COMMUNITY DEVELOPMENT
 WESTERN PLANNING
 IVERSON ASSOCIATES
 PACIFIC HABITAT SERVICES
 WALT KNAPP
 KITTELSON & ASSOCIATES

**LEGEND AT VILLEBOIS
 ARROWHEAD CREEK BASIN**

Master Plan
 Developed Shed Map

DATE: December 7, 2005

A2





COSTA PACIFIC COMMUNITIES

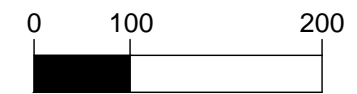
ALPHA COMMUNITY DEVELOPMENT
FLETCHER FARR AYOTTE
IVERSON ASSOCIATES
PACIFIC HABITAT SERVICES
WALT KNAPP
KITTELSON & ASSOCIATES
MAYER/REED

LEGEND:

- SAP BOUNDARY
- RAINWATER COMPONENT
- PERVIOUS STREET PAVERS
- ROOF GARDEN
- 6** RAINWATER COMP. NUMBER



SCALE



1 IN = 200 FT

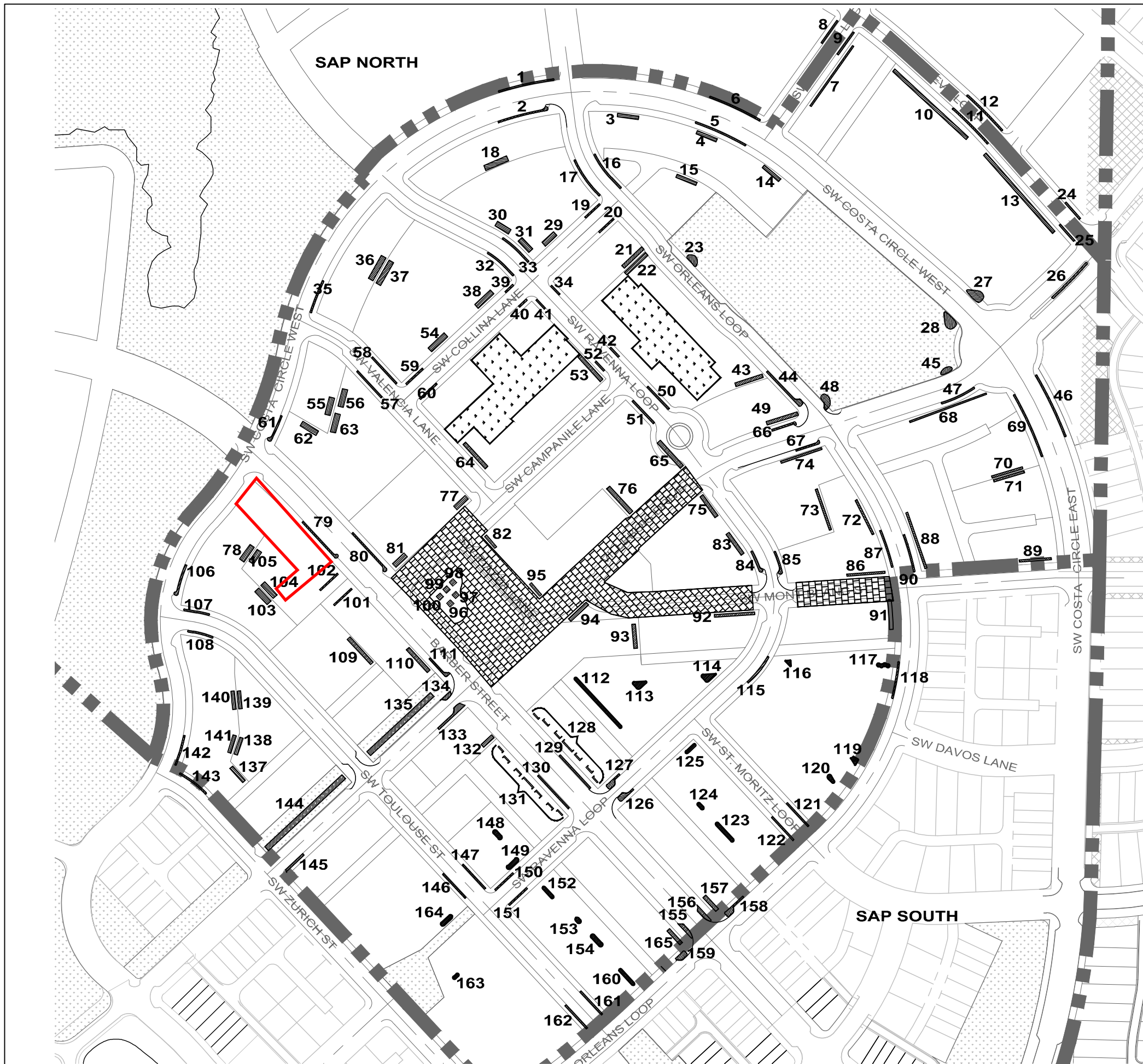
VILLEBOIS

SAP CENTRAL

Rainwater Management Plan

DATE: February 24, 2006

FIGURE A



IID) Traffic Analysis



117 Commercial Street NE
 Suite 310
 Salem, OR 97301
 503.391.8773
 www.dksassociates.com

MEMORANDUM

DATE: August 11, 2016
TO: Steve Adams, P.E., City of Wilsonville
FROM: Scott Mansur, P.E., PTOE *Sm*
 Jordin Ketelsen, EIT



SUBJECT: Villebois SAP Central PDP 2C Lot 71 Transportation Study Update

P16048-008

This memorandum documents trip generation estimates and a site plan review for the proposed Villebois PDP 2C development of ten rowhomes on Lot 71. This lot is located on the southeast corner of the SW Costa Circle West/SW Barber Street intersection. The purpose of this memorandum is to compare the proposed land use development of Villebois Urban Village Specific Area Plan (SAP) Central to previously analyzed SAP Central land use numbers and ensure the current proposal was adequately analyzed as part of the approved traffic impact study.

Villebois Land Use

When the *Villebois Village Master Plan* was amended, DKS performed updated traffic impact analysis for the entire Villebois area.¹ Table 1 shows the residential land use estimates that were the basis of the updated traffic impact analysis.²

Table 1: Villebois Village Residential Land Uses Analyzed in Prior Traffic Impact Study (October 2013)

SAP	Single Family Units	Condo/Townhouse Units	Apartment Units	Total Residential Units
East	534	42	-	576
Central ^a	49	459	501	1,009
North	423	31	10	464
South	357	103	21	481

^a SAP Central also included 33,000 square feet of retail space.

¹ The most recent version of the *Villebois Village Master Plan* was adopted October 7, 2013, and included the addition of the "future study area".

² *Villebois Future Study Area Transportation Impact Analysis*, DKS Associates, October 21, 2013, page 5.



SAP Central Residential Land Use/Trip Generation

As shown previously in Table 1, the most recent traffic impact analysis performed for Villebois assumed that SAP Central would include 49 single family units, 459 condo/townhouse units, and 501 apartment units for a total of 1,009 residential units. The current SAP Central proposal (dated August 10, 2016) includes 75 single family units, 500 condo/townhouse units, and 365 apartment units for a total of 940 residential units.³ Table 2 shows the p.m. peak hour trip generation estimates for both land use breakdowns along with the net change.⁴ As shown, the currently planned residential land uses are estimated to generate 562 (369 in, 193 out) p.m. peak hour trips for SAP Central, which is 36 total trips less than the prior approval.

Table 2: SAP Central Trip Generation Comparison

Land Use (ITE Code)	Size	Average Trip Generation Rate	Number of New Trips (p.m. peak)		
			In	Out	Total
<i>Basis of Traffic Impact Analysis (October 2013)</i>					
Single Family Units (210)	49 units	1.01 trips/unit	31	18	49
Condo/Townhome (230)	459 units	0.52 trips/unit	159	79	238
Apartments (220)	501 units	0.62 trips/unit	202	109	311
Total Trips			392	206	598
<i>Current Plans (August 2016)</i>					
Single Family Units (210)	75 units	1.01 trips/unit	48	28	76
Condo/Townhome (230)	500 units	0.52 trips/unit	174	86	260
Apartments (220)	365 units	0.62 trips/unit	147	79	226
Total Trips			369	193	562
Net New Trips			-23	-13	-36

³ Single Family unit number provided by Stacy Connery, Pacific Community Design, August 10, 2016.

⁴ Retail land use quantities and trip generation estimates were not included in the analysis because no changes are being proposed.



SAP Central PDP 2C Lot 71 Trip Generation

SAP Central is broken into approximately 14 Planned Development Phases (PDPs). Table 3 shows the estimated trip generation for PDP 2C based on the currently proposed ten rowhomes for Lot 71. As shown, the ten proposed rowhouses would generate approximately 5 (3 in, 2 out) p.m. peak hour trips.

Table 3: SAP Central PDP 2C Lot 71 Trip Generation

Land Use (ITE Code)	Number of Units	Average Trip Generation Rate	Number of New Trips (p.m. peak)		
			In	Out	Total
Residential Condo/Townhouse (230)	10	0.52 trips/unit	3	2	5
<i>Total</i>			3	2	5

Site Plan Review

The applicant’s revised site plan was provided by the project sponsor and is attached to the appendix.⁵ It was reviewed to evaluate site access and safety for vehicles and pedestrians as well as evaluate parking.

Access to the rowhomes is provided from an alleyway that accesses SW Costa Circle West. The site plan shows sidewalks surrounding the rowhomes on all frontages. The site plan also shows a pedestrian walkway connecting to the sidewalk system along the property boundary. It is also recommended to provide a pedestrian connection from the termination of the alley to the planned pedestrian trail connection east of the project. These pedestrian connections are especially significant since it also connects to key pedestrian generators in the area such as the Piccadilly and Edelweiss Parks and the Tonquin Ice Age Trail to the west of the site, to Sofia and Palermo Parks south of the site, and to the Piazza northeast of the site.

In total, the ten proposed residential units require one parking space per dwelling unit. Therefore, the single car garages provided with each rowhome (10) will be sufficient to the parking demand and code requirements. Additionally, the site plan shows six parallel parking stalls in the proposed alley and approximately 150 feet of available on-street parking on SW Barber Street and adjacent to the proposed site. This will provide space for approximately 6 vehicles based on 25 feet per vehicle. Due to potential sight distance concerns, it is recommended to restrict on-street parking a minimum of fifty feet of the alleyway access on SW Costa Circle West.

⁵ Revised site plan provided in email from Steve Adams, City of Wilsonville, August 10, 2016.



Summary

Key findings for the proposed Villebois Urban Village SAP Central PDP 2C Lot 71 development of ten rowhomes in Wilsonville, Oregon are as follows:

- The proposed SAP Central land uses result in 36 less total p.m. peak hour projects trips when compared with the original approved trip generation estimates.
- The proposed development of ten rowhomes within PDP 2C are estimated to generate 5 (3 in, 2 out) net new p.m. peak hour trips.
- The city code required parking spaces (10) are provided by the single car garages in each rowhome (10) and on-street parking available (12) on the proposed alley and on SW Barber Street.
- It is also recommended to provide a pedestrian connection from the termination of the alley to the proposed trail east of the project.
- Due to potential sight distance concerns, it is recommended to restrict on-street parking a minimum of fifty feet of the alleyway access on SW Costa Circle West.

Please let us know if you have any questions.

REVISIONS		
NO.	DATE	DESCRIPTION

LOT COUNT:	
9	ROW HOUSE LOTS
9	TOTAL

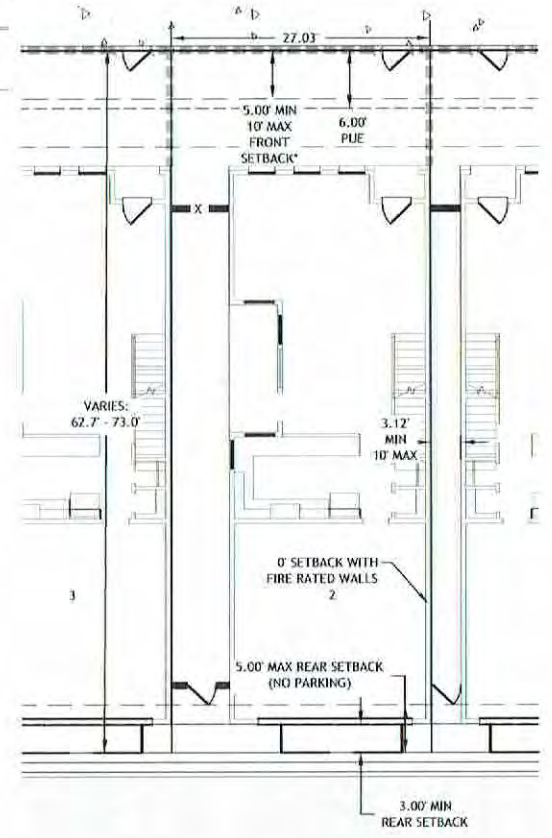
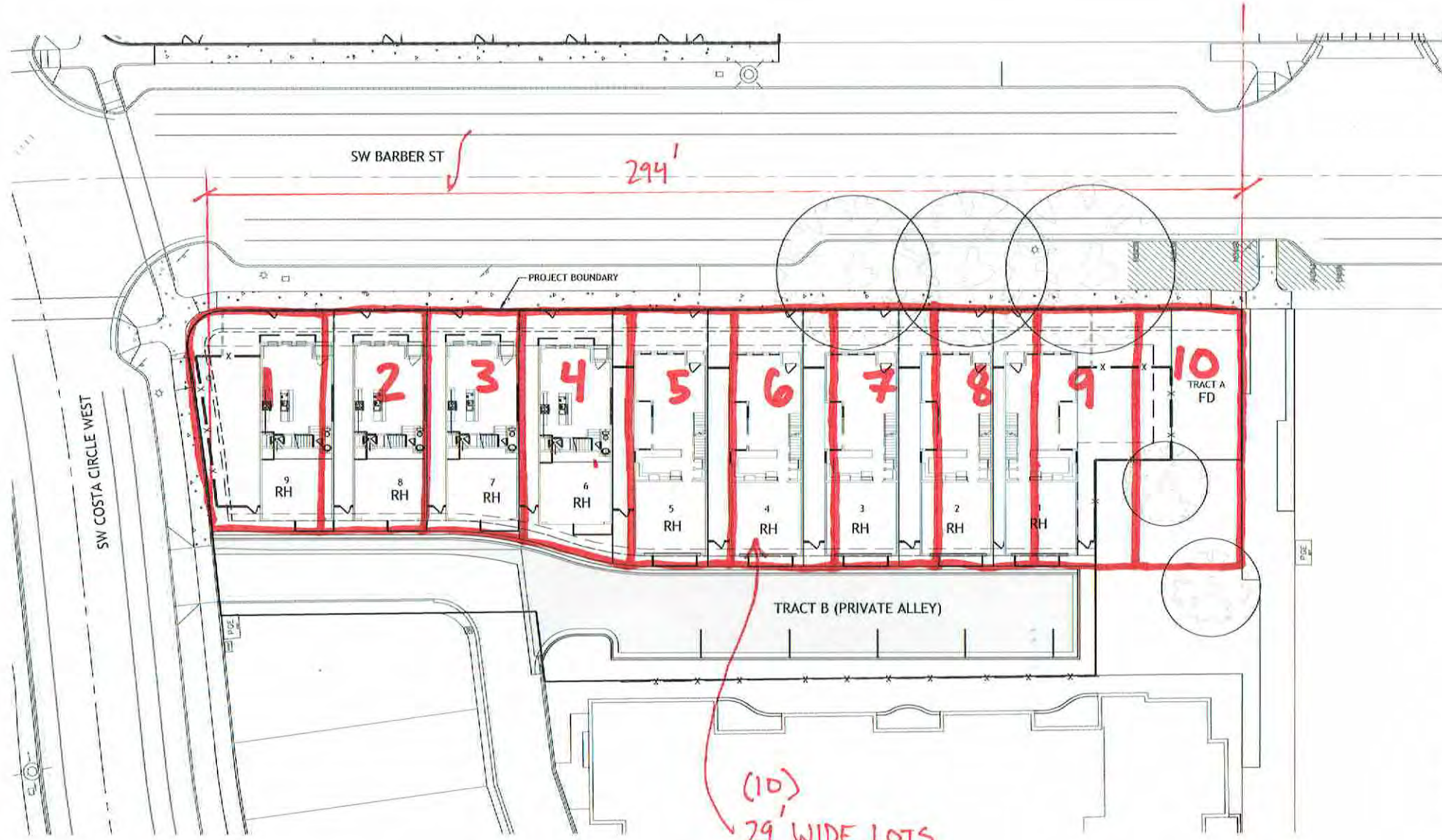
LAND AREA TABLE:	
TOTAL AREA:	0.61 AC
FUTURE DEVELOPMENT	0.04 AC
LOTS & ALLEYS:	0.57 AC
AVG. DENSITY PER NET ACRE:	15.79 UNITS / AC
9 / 0.57 =	15.79 UNITS / AC

LEGEND:	
	PROPOSED RIGHT-OF-WAY
	EXISTING RIGHT-OF-WAY
	PROPOSED CURB AND GUTTER
	PROPOSED CENTERLINE
	EXISTING CENTERLINE
	PROPOSED PUBLIC UTILITY EASEMENT
	PROPOSED BUILDING SETBACK
	PROPOSED PROPERTY LINE
	EXISTING PROPERTY LINE
	PDP BOUNDARY LINE
	PROPOSED HANDICAP RAMP
	PROPOSED A.C. PAVING
	PROPOSED SIDEWALK
	PROPOSED SIDEWALK BY OTHERS
	EXISTING SIDEWALK

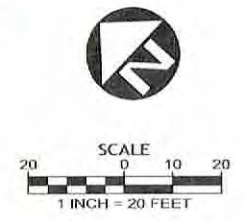
LEGEND:	
RH	ROW HOUSE LOTS
FD	FUTURE DEVELOPMENT

294' - 4' (ADD'T SIDE YARD) = 290'
 10 LOTS @ 29' OR

BLDG'S → 21' WIDE
 ADD 4' SIDEYARDS
 → LOT WIDTH = 29'



(10)
 29' WIDE LOTS
 ALLOWS FOR 8' YARDS
 AND ELIMINATES
 FIRE RATED WALLS
 AND EAVES



* PORCHES, STAIRS, STOOPS, DECKS, CANOPIES, BALCONIES, BAY WINDOWS, CHIMNEYS, AWNINGS AND OTHER BUILDING PROJECTIONS MAY ENCRoACH UP TO THE PUBLIC WAY.
 TYPICAL LOT PLAN

BERKSHIRE
 PDP- 2C
 MODIFICATION

SITE &
 LAND USE
 PLAN

PROJECT NO.: 398-061
 TYPE: PLANNING
 REVIEWED BY: PRE

N:\proj\398-061\09 Drawings\03 Planning Sheets - Planning Submittal\POP-2C\398061_PDP2C\3\PSITE.dwg - SHEET: 22x34 Aug 05, 2016 - 4:16pm brian

III) Tree Report

Villebois PDP-2C – Wilsonville, Oregon Tree Maintenance and Protection Plan June 28, 2016

MHA16055

Purpose

This Tree Maintenance and Protection Plan for the Villebois PDP-2C project located in Wilsonville, Oregon, is provided pursuant to City of Wilsonville Development Code, Section 4.610.40. This arborist report describes the existing trees located on and adjacent to the project site, as well as recommendations for tree removal, retention, mitigation, and protection. This report is based on observations made by International Society of Arboriculture (ISA) Board Certified Master Arborist and Qualified Tree Risk Assessor Morgan Holen (PN-6145B) during a site visit conducted on June 28, 2016.

Scope of Work and Limitations

Morgan Holen & Associates, LLC, was contracted by Costa Pacific Communities to visually assess existing trees measuring six inches in diameter and larger in terms of general condition and suitability for preservation with development, and to develop a tree maintenance and protection plan for the project. The site is planned for residential development. A site plan was provided by Pacific Community Design illustrating the location of trees and tree survey point numbers, and potential construction impacts.

Visual Tree Assessment (VTA¹) was performed on individual trees located across the site. Trees were evaluated in terms species, size, general condition, and potential construction impacts, and treatment recommendations include retain or remove. Following the inventory fieldwork, we coordinated with Pacific Community Design to discuss and finalize treatment recommendations based on the proposed site plan and grading.

The client may choose to accept or disregard the recommendations contained herein, or seek additional advice. Neither this author nor Morgan Holen & Associates, LLC, have assumed any responsibility for liability associated with the trees on or adjacent to this site.

General Description

The Villebois PDP-2C project site is located south of the intersection between SW Barber Street and SW Costa Circle West in Wilsonville. The existing site is undeveloped and the three trees located adjacent to SW Barber Street were well protected during utility trench excavation and street construction that occurred in 2008 and 2009.

In all, six trees measuring 6-inches and larger in diameter were inventoried including three pin oaks (*Quercus palustris*) located on-site and three lindens (*Tilia* spp.) located off-site but adjacent to the project site. A complete description of individual trees is provided in the enclosed tree data.

Tree Plan Recommendations

As described in the enclosed tree data, individual trees were assigned a general condition rating as defined by the Villebois Specific Area Plan Community Elements Book:

¹ Visual Tree Assessment (VTA): The standard process of visual tree inspection whereby the inspector visually assesses the tree from a distance and up close, looking for defect symptoms and evaluating overall condition and vitality.

- P: Poor Condition
- M: Moderate Condition
- G: Good Condition
- I: Important Condition

The three pin oaks, trees 464-466, are located in a row adjacent to SW Barber Street. The two trees on the edges of the row are classified as important and no major defects were noted. The one in the middle is classified in good condition; this tree has codominant stems with some included bark and a basal wound from a car crash that occurred within the last year or two. All three trees have small dead branches and minor pruning is recommended to remove dead wood and improve overall crown structure. Some English ivy (*Hedera helix*) growing along the trunk of tree 464 should be removed. These three trees are suitable for preservation and planned for retention. No protection fencing is needed along the street side of these trees, but protection fencing is recommended at the dripline of the trees at a minimum on all other sides. A sidewalk is proposed within the protection area and should be built up from native grade to avoid root pruning. Coordinate with the project arborist prior to adjusting the protection fencing for sidewalk construction. At the time of construction, the arborist should evaluate the need for an area drain if these trees will be left in a low point on the site.

The three lindens, 476-478, are located off-site in a future pocket park south of the project site. Visual assessment was limited by a dense thicket of blackberries (*Rubus discolor*) and English hawthorns (*Crataegus monogyna*) surrounding the tree trunks, but the crowns of these trees all appeared with varying degrees of dieback. Trees 476 has top dieback and poor structure and tree 477 has extensive crown dieback and a history of branch failure; each of these trees is classified in poor condition. Tree 478 has dead branches and moderate crown structure and is classified in moderate condition. Trees 476 and 477 are not sustainable and tree 478 is not suitable for preservation with removal of trees 476 and 477 because they are located in such a dense group. Tree 476 is likely to be impacted by project construction, but no protection is recommended. Instead, these three trees are recommended for removal as a group and in conjunction with development on the project site. A separate tree removal permit may be required. If these trees are removed, the City may require tree-for-tree mitigation and three new trees could be planted on the future park site.

Table 1 provides a summary of the count of trees by general condition rating and treatment recommendation.

Table 1. Count of Trees by Treatment Recommendation and General Condition Rating.

Treatment Recommendation	General Condition Rating				Total
	P	M	G	I	
Retain	0	0	1	2	3 (50%)
Remove Off-site	2	1	0	0	3 (50%)
Total	2 (33%)	1 (17%)	1 (17%)	2 (33%)	6 (100%)

Tree Protection Standards

Trees designated for retention will need special consideration to assure their protection during construction. We recommend a preconstruction meeting with the owner, contractors, and project arborist to review tree protection measures and address questions or concerns on site. Tree protection measures include:

- **Fencing.** Trees to remain on site shall be protected by installation of tree protection fencing to prevent injury to tree trunks or roots, or soil compaction within the root protection area, which generally coincides with tree driplines. Fences shall be 6-foot high steel on concrete blocks or orange plastic construction fencing on metal stakes. The project arborist shall determine the exact location and type of tree protection fencing. Trees located more than 30-feet from construction activity shall not require fencing.
- **Tree Protection Zone.** Without authorization from the Project Arborist, none of the following shall occur beneath the dripline of any protected tree:
 1. Grade change or cut and fill;
 2. New impervious surfaces;
 3. Utility or drainage field placement;
 4. Staging or storage of materials and equipment; or
 5. Vehicle maneuvering.

Root protection zones may be entered for tasks like surveying, measuring, and, sampling. Fences must be closed upon completion of these tasks.

- **Pruning.** Pruning may be needed to provide for overhead clearance, improve crown structure, and to remove dead and defective branches for safety. The project arborist can help identify where pruning is necessary once trees recommended for removal have been removed and the site is staked and prepared for construction. Tree removal and pruning shall be performed by a Qualified Tree Service.
- **Excavation.** Excavation beneath the dripline of protected trees shall be avoided if alternatives are available. Otherwise, the project arborist shall provide on-site consultation during all excavation activities beneath the dripline of protected trees. Excavation immediately adjacent to roots larger than 2-inches in diameter within the root protection zone of retained trees shall be by hand or other non-invasive techniques to ensure that roots are not damaged. Where feasible, major roots shall be protected by tunneling or other means to avoid destruction or damage. Exceptions can be made if, in the opinion of the project arborist, unacceptable damage will not occur to the tree. Where soil grade changes affect the root protection area, the grade line should be meandered wherever practicable. This will require on-site coordination to ensure a reasonable balance between engineering, construction, and the need for tree protection.
- **Surfacing.** Where surfacing is proposed beneath the dripline of protected trees, coordinate with the project arborist to provide recommendations for adjustments to protection fencing and to monitor construction in the tree protection zone. Avoid excavation and use a modified profile to build up from existing grade (Figure 1). The profile includes a layer of permeable geotextile fabric on the ground surface and crushed rock to raise the grade as needed. Surfacing may include asphalt, concrete, or other materials. If excavation is unavoidable, work shall be performed under arborist supervision.

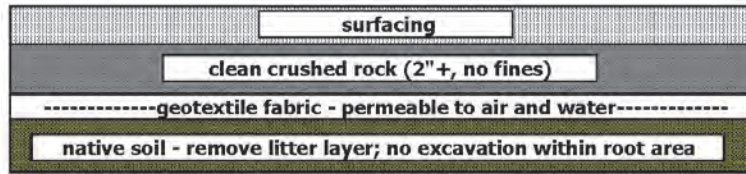


Figure 1. Sample profile for areas within Critical Root Zones. Depth of rock is dependent on grading. Technique based on best management practices.

- **Landscaping.** Following construction and where landscaping is desired, apply approximately 3-inches of mulch beneath the dripline of protected trees, but not directly against tree trunks. Shrubs and ground covers may be planted within tree protection areas. If irrigation is needed, use drip irrigation installed above ground only beneath the driplines of protected trees.
- **Quality Assurance.** The project arborist should supervise proper execution of this plan during construction activities that could encroach on retained trees. Tree protection site inspection monitoring reports should be provided to the Client and City on a regular basis throughout construction.

Thank you for choosing Morgan Holen & Associates, LLC, to provide consulting arborist services for the Villebois PDP-2C project. Please contact us if you have questions or need any additional information.

Thank you,
Morgan Holen & Associates, LLC

Morgan E. Holen, Owner
ISA Board Certified Master Arborist, PN-6145B
ISA Tree Risk Assessment Qualified
Forest Biologist

Enclosures: Villebois PDP 2C – Tree Data 6-28-16

Tree No.	Common Name	Species Name	DBH*	C-Rad^	Cond [#]	Condition & Comments	Treatment
464	pin oak	<i>Quercus palustris</i>	20	22	I	remove ivy, prune to remove dead wood & improve crown structure	retain
465	pin oak	<i>Quercus palustris</i>	24	22	G	codominant stems with some included bark, basal wound from car crash; prune to remove dead wood and improve crown structure	retain
466	pin oak	<i>Quercus palustris</i>	22	24	I	prune to remove dead wood and improve crown structure	retain
476	linden	<i>Tilia spp.</i>	22	12	P	top dieback, poor structure, visual assessment limited by dense thicket of blackberries and English hawthorns	remove off-site
477	linden	<i>Tilia spp.</i>	16	12	P	extensive crown dieback, history of branch failure, poor structure, visual assessment limited by dense thicket of blackberries and English hawthorns	remove off-site
478	linden	<i>Tilia spp.</i>	35	14	M	dead branches, moderate structure, not recommended for retention with removal of trees 476 and 477 in poor condition, visual assessment limited by dense thicket of blackberries and English hawthorns	remove off-site

*DBH: Diameter at Breast Height (measured 4.5-feet above ground level in inches).

^C-Rad: Crown Radius, the distance from the center of the tree to the edge of the dripline (measured in feet).

[#]Condition Rating: I-Important; G-Good; M-Moderate; P-Poor.

IIF) Republic Services Approval of Trash Collection Plan



REPUBLIC
SERVICES

10295 SW Ridder Road, Wilsonville, OR 97070
O: 503.570.0626 F: 503.982.9307 republicservices.com

August 8, 2016

Shawn James
Planner
Pacific Community Design
12564 SW Main Street
Tigard OR 97223

Re: 9 Row Houses in Villebois

Dear Shawn;

Thank you for sending me your site plans again for this development in Wilsonville.

My Company: Republic Services of Clackamas & Washington Counties has the franchise agreement to service this area with the City of Wilsonville, and Clackamas County. We will provide complete residential waste removal and recycling services as needed on a weekly basis for these sites.

We can service the row houses as designed by going down the alley behind the garages; We will have to back down the private alley to service units 1 -6.

Thanks James for your help and concerns for our services prior to this project being developed.

Sincerely,

Frank J. Lonergan
Operations Manager
Republic Services Inc.

Section III) Tentative Plat – Subdivision

IIIA) Supporting Compliance Report

SUPPORTING COMPLIANCE REPORT
TENTATIVE PLAT
PDP 2 - CENTRAL MODIFICATION

SECTION IIIA

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I. WILSONVILLE PLANNING & LAND DEVELOPMENT ORDINANCE

SECTION 4.125. VILLAGE (V) ZONE

(.02) PERMITTED USES

Examples of principle uses that are typically permitted:

- D. Row Houses

Response: The proposed Tentative Plat for subdivision will create 10 lots for development of row houses. All proposed uses within the subject PDP 2C modification of Lot 71 and Tract 'R' are permitted pursuant to this section.

(.05) DEVELOPMENT STANDARDS APPLYING TO ALL DEVELOPMENTS IN THE VILLAGE ZONE

All development in this zone shall be subject to the V Zone and the applicable provisions of the Wilsonville Planning and Land Development Ordinance. If there is a conflict, then the standards of this section shall apply. The following standards shall apply to all development in the V zone:

- A. Block, Alley, Pedestrian and Bicycle Standards:

1. Maximums Block Perimeter: 1,800 feet, unless the Development Review Board makes a finding that barriers such as existing buildings, topographic variations, or designated Significant Resource Overlay Zone areas will prevent a block perimeter from meeting this standard.

Response: The SAP Central Plan established compliance with the Maximum Block Perimeter standard. Blocks within the PDP 2C plan meet the maximum 1,800-foot block perimeter. The proposed modification of PDP 2C on Lot 71 and Tract 'R' does not alter compliance.

2. Maximum spacing between streets for local access: 530 feet, unless the Development Review Board makes a finding that barriers such as existing buildings, topographic variations, or designated Significant Resource Overlay Zone areas will prevent street extensions from meeting this standard.

Response: The SAP Central Plan established compliance with the Maximum Street Spacing standard. Blocks within the PDP 2C plan meet the maximum 530-foot spacing for local street access. The proposed modification of PDP 2C on Lot 71 and Tract 'R' does not alter compliance.

3. If the maximum spacing for streets for local access exceeds 530 feet, intervening pedestrian and bicycle access shall be provided, with a maximum spacing of 330 feet from those local streets, unless the Development Review Board makes a finding that barriers such as existing buildings, topographic variations, or designated Significant Resource Overlay Zone areas will prevent pedestrian and bicycle facility extensions from meeting this standard.

Response: The SAP Central Plan established compliance with the Maximum Street Spacing standard. Blocks within the PDP 2C plan meet the maximum 530-foot spacing

for local street access. The proposed modification of PDP 2C on Lot 71 and Tract 'R' does not alter compliance.

- B. Access: All lots with access to a public street, and an alley, shall take vehicular access from the alley to a garage or parking area, except as determined by the City Engineer.

Response: All of the lots within the proposed PDP that have frontage on a public street and an alley will take vehicular access from an alley to a garage or parking area.

Table V-1 Development Standards

Building Type	Min. Lot Size (sq.ft.)	Min. Lot Width (ft.)	Min. Lot Depth (ft.)	Max. Lot Coverage (note)	Min. Frontage Width (%) ^{10,12}	Max. Bldg. Height (ft.)	Setbacks ^{10,13,20}				Alley-Loaded Garage (note)	Street-Loaded Garage (note)	
							Front Min. (ft.)	Front Max. (ft.)	Rear Min. (ft.)	Side Min. (ft.)			
Commercial Buildings - Village Center ¹⁴	NR	NR	NR	¹	90	60	NR ³	5	NR	NR	NR	NR	NA
Hotels - Village Center ¹⁴	NR	NR	NR	¹	80	60	NR ³	15	NR	NR	NR	NR	NA
Mixed Use Buildings - Village Center ¹⁴	NR	NR	NR	¹	90	60	NR ³	8	NR	NR	NR	NR	NA
Multi-Family Dwellings - Village Center ¹⁴	NR	NR	NR	¹	80	45	5 ⁴	15	NR	NR	NR	NR	NA
Row Houses ¹¹ - Village Center ¹⁴	NR	NR	NR	¹	80	45	5 ⁴	10	NR	NR	NR	NR	NA
Commercial Buildings	NR	NR	NR	¹	60	45	NR	15	NR	NR	NR	NR	NA
Mixed Use Buildings	NR	NR	NR	¹	60	45	NR	15	NR	NR	NR	NR	NA
Multi-Family Dwellings	NR	NR	NR	¹	60	45	8 ⁴	15	NR	NR	NR	NR	NA
Row Houses ¹¹	NR	15	50	¹	80	45	8 ⁵	15	NR	NR	NR	NR	NA
Duplexes	4,000	45	70	²	60 ¹⁶	35	12 ^{5,6}	20 ⁶	5	5 ¹⁵	7	7	8,17,18
Single-Family Dwellings	2,250	35	50	²	60 ¹⁶	35	12 ^{5,6}	20 ⁶	5	5 ¹⁵	7	7	8,17

Notes: NR: No Requirement
 NA: Not Allowed
 1 Lot < 8000sf: NR; Lot > 8000sf: 80% (Max. Lot Coverage)
 2 Small lots: 75%, Medium Lots: 65%, Standard and Large Lots: 55%, Estate Lots: 45% Maximum Lot Coverage
 On lots where detached accessory buildings are built, maximum lot coverage may be increased by 10%.
 3 Bay windows, balconies, and other structural building projections above 8 ft. may encroach up to 5 ft. into the Public Way; canopies, awnings, and other non-structural projections may encroach up to 8 ft. into the Public Way.
 4 Porches, stairs, stoops, decks, canopies, balconies, bay windows, chimneys, awnings, and other building projections may encroach up to the Public Way.
 5 Porches, stoops, decks, canopies, balconies, bay windows, chimneys, awnings, and other building projections may encroach to within 8 ft. of the Public Way. Stairs may encroach to the Public Way.
 6 For Standard, or Large Lots on Collector Avenues, front setbacks are 20 ft. min., (13' setback to porch), side street setbacks are 15' (8' setback to porch). Pie-shaped lots or lots with significant trees or grade banks at frontage have no maximum front setback.
 7 The garage setback from alley shall be between 3 and 5 foot or, when as optional parking space is located between the garage and the alley, shall be 16 ft. minimum. Lots with important trees, as identified in the Master Plan, or grade differences at the alley, affecting garage location shall be exempt from this requirement.
 8 Street-loaded garages shall be a minimum 20 ft. front setback to face of garage, and located a minimum of 5 ft. behind main facade of the associated dwelling unit.
 9 Vertical encroachments are allowed up to ten additional feet, for up to 10% of the building footprint; vertical encroachments shall not be habitable space.
 10 For Village Center buildings with lots fronting two or more streets, at least two facades shall be subject to the minimum frontage width and front setback requirements.
 11 Row Houses are typically attached, but may be detached within the Village Center Boundary. When attached, no more than ten units shall be contiguous along a street edge. When row houses are detached, the Minimum Frontage Width is 65%. The Minimum Frontage Width for detached row houses may be less than 65% on corner lots or to accommodate the curve radius of street frontage, public utility easements, important trees, grade differences, public open space requirements, or as otherwise approved by the DRB.
 12 See Definitions, 4.12.5.11, for measurement of minimum frontage width.
 13 Front Setback is measured as the offset of the front lot line or a vehicular or pedestrian access easement line. On lots with alleys, Rear Setback shall be measured from the rear lot line abutting the alley.
 14 See Figure 2A - Village Center Boundary & Land Use Plan in the Villebois Village Master Plan for areas included within the Village Center.
 15 On Estate Lots and Large Lots with frontage 70 ft. or wider, the minimum combined side yard setbacks shall total 15 ft. with a minimum of 5 ft. On Small and Medium Lots, minimum side setback shall be 0 ft. or as required by Building Code.
 16 For cluster housing with lots arranged on a courtyard, frontage shall be measured at the front door face of the building adjacent to a public right of way or a public pedestrian access easement linking the courtyard with the Public Way.
 17 Dwellings on lots without alley access shall be at least 36 feet wide.
 18 Duplexes with front-loaded garages are limited to one shared standard-sized driveway/apron.
 19 Maximum setbacks may be increased as necessary to accommodate deeper porches, building code, public utility easements or public open space requirements.
 20 Lots are categorized as small, medium, standard, large or estate as shown in the Pattern Book.
 [Table V-1 amended by Ord. 667 on 8/17/09; Ord. 682, 9/9/10]

Response: The Tentative Plat (see Section IIIB in this Notebook) depicts proposed lot sizes and dimensions. All of the lots meet applicable requirements, as addressed below. The proposed lots will be developed with single family detached row houses. Table V-1 does not indicate a minimum lot size, width or depth for Row Houses in the Village Center. The proposed PDP 2C modification of Lot 71 and Tract 'R' does not have any lots >8,000 sf, so no maximum lot coverage applies. Row Houses comply with the minimum frontage width standard. Rowhomes comply with the applicable setback and height requirements.

(.07) GENERAL REGULATIONS - OFF-STREET PARKING, LOADING & BICYCLE PARKING

Table V-2: Off-Street Parking Requirements

Category	Min. Vehicle Spaces	Max. Vehicle Spaces	Bicycle Short Term	Bicycle Long Term
Row Houses	1.0 / DU	NR	NR	NR

Response: Ten (10) spaces for off-street parking are required for the ten rowhomes. Twenty (20) spaces are provided in attached two-car garages, which exceeds the required 10 spaces.

(.08) OPEN SPACE

Open space shall be provided as follows:

- A. In all residential developments and in mixed-use developments where the majority of the developed square footage is to be in residential use, at least twenty-five percent (25%) of the area shall be open space, excluding street pavement and surface parking. In multi-phased developments, individual phases are not required to meet the 25% standard as long as an approved Specific Area Plan demonstrates that the overall development shall provide a minimum of 25% open space. Required front yard areas shall not be counted towards the required open space area. Required rear yard areas and other landscaped areas that are not within required front or side yards may be counted as part of the required open space.
- B. Open space area required by this Section may, at the discretion of the Development Review Board, be protected by a conservation easement or dedicated to the City, either rights in fee or easement, without altering the density or other development standards of the proposed development. Provided that, if the dedication is for public park purposes, the size and amount of the proposed dedication shall meet the criteria of the City of Wilsonville standards. The square footage of any land, whether dedicated or not, which is used for open space shall be deemed a part of the development site for the purpose of computing density or allowable lot coverage. See SROZ provisions, Section 4.139.10.
- C. The Development Review Board may specify the method of assuring the long-term protection and maintenance of open space and/or recreational areas. Where such protection or maintenance are the **responsibility of a private party or homeowners' association, the City Attorney shall review and approve any pertinent bylaws, covenants, or agreements prior to recordation.**

Response: The Parks Master Plan for Villebois states that there are 57.87 acres of parks and 101.46 acres of open space for a total of 159.33 acres within Villebois, approximately 33%. SAP Central includes parks and open space areas consistent with

the *Master Plan*. The proposed revision of the linear green has a negligible effect on these numbers as the size of the area removed from the linear green is only 0.06 acres.

(.09) STREET & ACCESS IMPROVEMENT STANDARDS

- A. Except as noted below, the provisions of Section 4.177 apply within the Village zone:
 - 1. General Provisions:
 - a. All street alignment and access improvements shall conform to the Villebois Village Master Plan, or as refined in the Specific Area Plan, Preliminary Development Plan, or Final Development Plan and the following standards:

Response: The street alignments and access improvements were completed with PDP 2C. The proposed PDP 2C modifications to Lot 71 and Tract 'R' include alley completion. This section is not applicable.

- i. All street improvements shall conform to the Public Works Standards and shall provide for the continuation of streets through proposed developments to adjoining properties or subdivisions, according to the Master Plan.

Response: Street improvements were completed with PDP 2C. The proposed PDP 2C modifications to Lot 71 and Tract 'R' include alley completion. This section is not applicable.

- ii. All streets shall be developed with curbs, landscape strips, bikeways or pedestrian pathways, according to the Master Plan.

Response: The street alignments and access improvements were completed with PDP 2C. The proposed PDP 2C modifications to Lot 71 and Tract 'R' include alley completion. This section is not applicable.

- 2. Intersections of streets
 - a. Angles: Streets shall intersect one another at angles not less than 90 degrees, unless existing development or topography makes it impractical.
 - b. Intersections: If the intersection cannot be designed to form a right angle, then the right-of-way and paving within the acute angle shall have a minimum of thirty (30) foot centerline radius and said angle shall not be less than sixty (60) degrees. Any angle less than ninety (90) degrees shall require approval by the City Engineer after consultation with the Fire District.

Response: The plan sheets located in Section IIIB of this Notebook demonstrate that the proposed alley will intersect with Costa Circle West at angles consistent with the above standards (see the Tentative Plat - Subdivision in Section IIIB).

- c. Offsets: Opposing intersections shall be designed so that no offset dangerous to the traveling public is created. Intersections shall be separated by at least:
 - i. 1000 ft. for major arterials
 - ii. 600 ft. for minor arterials
 - iii. 100 ft. for major collector
 - iv. 50 ft. for minor collector

Response: **The street alignments and opposing intersections were completed with PDP 2C. The proposed PDP 2C modifications to Lot 71 and Tract 'R' include alley completion. This section is not applicable.**

- d. Curb Extensions:
 - i. Curb extensions at intersections shall be shown on the Specific Area Plans required in subsection 4.125(.18)(C) through (F), below, and shall:
 - ii. Not obstruct bicycle lanes on collector streets.
 - iii. Provide a minimum 20 foot wide clear distance between curb extensions all local residential street intersections shall have, shall meet minimum turning radius requirements of the Public Works Standards, and shall facilitate fire truck turning movements as required by the Fire District.

Response: **Curb extensions were completed with PDP 2C. The proposed PDP 2C modifications to Lot 71 and Tract 'R' include alley completion. This section is not applicable.**

- 3. Street grades shall be a maximum of 6% on arterials and 8% for collector and local streets. Where topographic conditions dictate, grades in excess of 8%, but not more than 12%, may be permitted for short distances, as approved by the City Engineer, where topographic conditions or existing improvements warrant modification of these standards.

Response: **Street grades were completed with PDP 2C. The proposed PDP 2C modifications to Lot 71 and Tract 'R' include alley completion. This section is not applicable.**

4. Centerline Radius Street Curves:

The minimum centerline radius street curves shall be as follows:

- a. Arterial streets: 600 feet, but may be reduced to 400 feet in commercial areas, as approved by City Engineer.
- b. Collector streets: 600 feet, but may be reduced to conform with the Public Works Standards, as approved by the City Engineer.
- c. Local streets: 75 feet

Response: Centerline radius street curves were completed with PDP 2C. The proposed PDP 2C modifications to Lot 71 and Tract 'R' include alley completion. This section is not applicable.

5. Rights-of-way:

- a. See (.09) (A), above.

Response: Right-of-ways were completed with PDP 2C. The proposed PDP 2C modifications to Lot 71 and Tract 'R' include alley completion. This section is not applicable.

6. Access drives.

- a. See (.09) (A), above.
- b. 16 feet for two-way traffic.

Response: Access drives (alleys) will be paved at least 16-feet within a 20-foot tract, as shown on the *Circulation Plan* in Section IIB of this Notebook. 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

7. Clear Vision Areas

- a. See (.09) (A), above.

Response: Clear vision areas will be provided and maintained in compliance with the Section 4.177.

8. Vertical clearance:

- a. See (.09) (A), above.

Response: Vertical clearance will be provided and maintained in compliance with the Section 4.177.

9. Interim Improvement Standard:

- a. See (.09) (A), above.

Response: No interim improvements are proposed.

(.18) VILLAGE ZONE DEVELOPMENT PERMIT PROCESS

G. Preliminary Development Plan Approval Process:

1. An application for approval of a Preliminary Development Plan for a development in an approved SAP shall:
 - f) Include a preliminary land division (concurrently) per Section 4.400, as applicable.

Response: This application includes a request for preliminary land division approval. This section includes a Supporting Compliance Report, the proposed Tentative Plat, a copy of the certification of liens & assessments form, and the subdivision name approval from the County Surveyor's Office.

SECTION 4.177. STREET IMPROVEMENT STANDARDS

Response: No right-of-way dedication is proposed as all adjacent streets are already built and dedicated.

The drawings located in Section IIB demonstrate that all proposed access drives (alleys) within the subject area will have a minimum improvement width of 16 feet and will provide two-way travel. All access drives (alleys) 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 will be maintained in accordance with the standards of Subsection 4.177(.01)(I). Vertical clearance will be maintained over all streets and access drives in accordance with Subsection 4.177(.01)(J).

LAND DIVISIONS

SECTION 4.210. APPLICATION PROCEDURE

- A. Preparation of Tentative Plat. The Planning Staff shall provide information regarding procedures and general information having a direct influence on the proposed development, such as elements of the Comprehensive Plan, existing and proposed streets, road and public utilities. The applicant shall cause to be prepared a tentative plat, together with improvement plans and other supplementary material as specified in this Section. The Tentative Plat shall be prepared by an Oregon licensed professional land surveyor or engineer. An affidavit of the services of each surveyor or engineer shall be furnished as part of the submittal.

Response: A tentative plat for subdivision has been prepared by an Oregon licensed professional engineer as required. The Tentative Plat can be seen in Section IIIB of this Notebook. Improvement plans can be seen in Section IIB of this application Notebook. The Introductory Narrative located in Section IA includes a listing of the services provided by each design team member.

- B. Tentative Plat Submission. The purpose of the Tentative Plat is to present a study of the proposed subdivision to the Planning Department and Development Review Board and to receive approval

recommendations for revisions before preparation of a final Plat. The design and layout of this plan plat shall meet the guidelines and requirements set forth in this Code. The Tentative Plat shall be submitted to the Planning Department with the following information:

1. Site development application form completed and signed by the owner of the land or a letter of authorization signed by the owner. A preliminary title report or other proof of ownership is to be included with the application form.
2. Application fees as established by resolution of the City Council.

Response: **Copies of the application form and the application fee are included in Sections IB and IC, respectively, of this Notebook.**

3. Ten (10) copies and one (1) sepia or suitable reproducible tracing of the Tentative Plat shall be submitted with the **application. Paper size shall be eighteen inch (18") by twenty-four inch (24")**, or such other size as may be specified by the City Engineer.

Response: **The balance of the 10 copies of the Tentative Plat (see Section IIIB) will be provided when the application is determined complete; three (3) of which have been provided with initial submittal.**

4. Name of the subdivision. No subdivision shall duplicate or resemble the name of any other subdivision in Clackamas or Washington County. Names may be checked through the county offices.

Response: **The proposed name is "Berkshire" (see Section IIID for documentation of subdivision name approval from the Clackamas County Surveyor's Office).**

5. Names, address, and telephone numbers of the owners and applicants, and engineer or surveyor.

Response: **The names, addresses and telephone numbers of the owner, applicant, engineer and surveyor are listed in the Introductory Narrative, which can be seen in Section IA of this Notebook, and are listed on the *Cover Sheet* (see Section IIB of Notebook).**

6. Date, north point and scale drawing.
7. Location of the subject property by Section, Township, and Range.
8. Legal road access to subject property shall be indicated as City, County, or other public roads.
9. Vicinity map showing the relationship to the nearest major highway or street.
10. Lots: Dimensions of all lots, minimum lot size, average lot size, and proposed lot and block numbers.

11. Gross acreage in proposed plat.

Response: The above information is provided on the plan sheets located in Section IIB of this Notebook. The location of the subject property by Section, Township and Range and the gross acreage of the proposed plat is also listed in the Introductory Narrative, located in Section IA of this Notebook, and are listed on the *Cover Sheet* (see Section IIB of Notebook).

12. Proposed uses of the property, including sits, if any, for multi-family dwellings, shopping centers, churches, industries, parks, and playgrounds or other public or semi-public uses.

Response: The proposed plat does not include any multi-family dwellings, shopping centers, churches, industries, parks, and playgrounds or other public or semi-public uses. Therefore, this section is not applicable.

13. Improvements: Statement of the improvements to be made or installed including streets, sidewalks, lighting, tree planting, and times such improvements are to be made or completed.

Response: Proposed improvements are shown on the plan sheets in Section IIB. The *Circulation Plan* shows proposed streets and sidewalks. The *Street Tree/Lighting Plan* shows proposed street trees and proposed street lights.

14. Trees. Locations, types, sizes, and general conditions of all existing trees, as required in Section 4.600.

Response: The requirements of Section 4.600 can be seen in Section IV of this Notebook. The *Tree Preservation Plan* (see Section IIB) shows existing tree locations, types, sizes and general conditions, pursuant to the requirements of Section 4.600.

15. Utilities such as electrical, gas, telephone, on and abutting the tract.

Response: The *Composite Utility Plan* shows existing and proposed utilities. These sheets can be seen in Section IIB of this Notebook.

16. Easements: Approximate width, location, and purpose of all existing and proposed easements on, and known easements abutting the tract.

17. Deed Restrictions: Outline of proposed deed restrictions, if any.

18. Written Statement: Information which is not practical to be shown on the maps may be shown in separate statements accompanying the Tentative Plat.

19. **If the subdivision is to be a “Planned Development,” a copy of the proposed Home Owners Association By-Laws must be submitted at the time of submission of the application. The Tentative Plat shall be considered as the Stage I Preliminary**

Plan. The proposed By-Laws must address the maintenance of any parks, common areas, or facilities.

Response: **The *Existing Conditions* plan, located in Section IIB, shows the approximate width, location, and purpose of all existing easements. The *Tentative Plat - Subdivision*, located in Section IIIB, shows proposed easements. No deed restrictions are proposed at this time.**

20. Any plat bordering a stream or river shall indicate areas subject to flooding and shall comply with the provisions of Section 4.172.

Response: **The proposed plat areas do not border a stream or river.**

21. Proposed use or treatment of any property designated as open space by the City of Wilsonville.

Response: **Tract A is shown as an open space tract on the tentative plat.**

22. A list of the names and addresses of the owners of all properties within 250 feet of the subject property, printed on self-adhesive mailing labels. The list shall be taken from the latest available property ownership records of the **Assessor's Office of the affected county.**

Response: **The required mailing list has been submitted with this application. A copy is provided in Section ID.**

23. **A completed "liens and assessments" form, provided by the City Finance Department.**

Response: **A copy of this form is provided in Exhibit IIIC.**

24. Locations of all areas designated as a Significant Resource Overlay Zone by the City, as well as any wetlands shall be shown on the tentative plat.

Response: **The proposed plat does not include any areas designated as SROZ by the City or any wetlands.**

25. Locations of all existing and proposed utilities, including but not limited to domestic water, sanitary sewer, storm drainage, streets, and any private utilities crossing or intended to serve the site. Any plans to phase the construction or use of utilities shall be indicated.

Response: **The *Existing Conditions* plan shows all existing utilities. The *Composite Utility Plan* shows all proposed utilities. The *Grading and Erosion Control Plan* shows proposed streets and storm drainage facilities. These plan sheets can be seen in Section IIB of this Notebook.**

26. A traffic study, prepared under contract with the City, shall be submitted as part of the tentative plat application process,

unless specifically waived by the Community Development Director.

Response: **A copy of the Traffic Impact Analysis is attached in Section IID of this Notebook.**

- C. Action on proposed tentative plat:
1. Consideration of tentative subdivision plat. The Development Review Board shall consider the tentative plat and the reports of City staff and other agencies at a regular Board meeting no more than ninety (90) days after tentative plat application has been accepted as complete by the City. Final action on the proposed tentative plat shall occur within the time limits specified in Section 4.013. The tentative plat shall be approved if the Development Review Board determines that the tentative plat conforms in all respects to the requirements of this Code.

Response: **The proposed Tentative Plat for subdivision is located in Section IIIB, is included with this application for review by the Development Review Board.**

2. Consideration of tentative partition plat. The Planning Director shall review and consider any proposed land partition plat through the procedures for Administrative Reviews specified in Section 4.030 and 4.035.

Response: **This request is for a Tentative Subdivision Plat. This code section does not apply.**

3. The Board shall, by resolution, adopt its decision, together with findings and a list of all Conditions of Approval or required changes to be reflected on the Final Plat.

Response: **Any Conditions of Approval adopted by the Board shall be reflected on the Final Plat.**

4. Board may limit content of deed restrictions. In order to promote local, regional and state interests in affordable housing, the Board may limit the content that will be accepted within proposed deed restrictions or covenants. In adopting conditions of approval for a residential subdivision or condominium development, the Board may prohibit such things as mandatory minimum construction costs, minimum unit sizes, prohibitions or manufactures housing, etc.

Response: **The applicant recognizes the authority of the Board to limit the content of the deed restrictions or covenants.**

5. Effect of Approval. After approval of a tentative plat, the applicant may proceed with final surveying, improvement construction and preparation of the final plat. Approval shall

be effective for a period of two (2) years, and if the final plat is not submitted to the Planning Department within such time, the tentative plat shall be submitted again and the entire procedure shall be repeated for consideration of any changes conditions which may exist. Except, however, that the Development Review Board may grant a time extension as provided in Section 4.023.

Response: After approval of the Tentative Plat, a final plat will be prepared and submitted to the Planning Department within two years if an extension is not provided.

- D. Land division phases to be shown. Where the applicant intends to develop the land in phases, the schedule for such phasing shall be presented for review at the time of the tentative plat. In acting on an application for tentative plat approval, the Planning Director or Development Review Board may set time limits for the completion of the phasing schedule which, if not met, shall result in an expiration of the tentative plat approval.

Response: The PDP 2C modification of Lot 71 and Tract 'R' is proposed to be executed in one phase.

- E. Remainder tracts to be shown as lots or parcels. Tentative plats shall clearly show all effected property as part of the application for land division. All remainder tracts, regardless of size, shall be shown and counted among the parcels or lots of the division.

Response: No remainder tracts are proposed.

SECTION 4.236. GENERAL REQUIREMENTS - STREETS.

- (.01) Conformity to the Master Plan Map: Land divisions shall conform to and be in harmony with the Transportation Master Plan (Transportation Systems Plan), the bicycle and Pedestrian Master Plan, the Parks and Recreation Master Plan, the Official Plan or Map and especially to the Master Street Plan.

Response: The proposed land division complies with Specific Area Plan - Central and the Villebois Village Master Plan, and thereby conforms to the applicable Master Plans.

- (.02) Relation to Adjoining Street System.

- A. A land division shall provide for the continuation of the principal streets existing in the adjoining area, or of their proper projection when adjoining property is not developed, and shall be of a width not less than the minimum requirements for streets set forth in these regulations. Where, in the opinion of the Planning Director or Development Review Board, topographic conditions make such continuation or conformity impractical, an exception may be made. In cases where the Board or Planning Commission has adopted a plan or plat of a neighborhood or area of which the proposed land division

is a part, the subdivision shall conform to such adopted neighborhood or area plan.

- B. **Where the plat submitted covers only a part of the applicant's tract,** a sketch of the prospective future street system of the unsubmitted part shall be furnished and the street system of the part submitted shall be considered in the light of adjustments and connections with the street system of the part not submitted.
- C. At any time when an applicant proposes a land division and the Comprehensive Plan would allow for the proposed lots to be further divided, the city may require an arrangement of lots and streets such as to permit a later resubdivision in conformity to the street plans and other requirements specified in these regulations.

Response: **The street system is existing. No changes are proposed except to complete the alley.**

(.03) All streets shall conform to the standards set forth in Section 4.177 and the block size requirements of the zone.

Response: **Previous sections of this report have demonstrated compliance with the standards of Section 4.177 and the applicable block size requirements.**

(.04) Creation of Easements: The Planning Director or Development Review Board may approve an easement to be established without full compliance with these regulations, provided such an easement is the only reasonable method by which a portion of a lot large enough to allow partitioning into two (2) parcels may be provided with vehicular access and adequate utilities. If the proposed lot is large enough to divide into more than two (2) parcels, a street dedication may be required. Also, within a Planned Development, cluster settlements may have easement driveways for any number of dwelling units when approved by the Planning Director or Development Review Board.

Response: **Any necessary easements will be identified on the final plat.**

(.05) Topography: The layout of streets shall give suitable recognition to surrounding topographical conditions in accordance with the purpose of these regulations.

Response: **The Grading and Erosion Control Plan (see Section IIB) demonstrates that the layout of streets has given recognition to surrounding topographic conditions.**

(.06) Reserve Strips: The Planning Director or Development Review Board may require the applicant to create a reserve strip controlling the access to a street. Said strip is to be placed under the jurisdiction of the City Council, when the Director or Board determine that a strip is necessary:

- A. To prevent access to abutting land at the end of a street in order to assure the proper extension of the street pattern and the orderly development of land lying beyond the street; or

- B. To prevent access to the side of a street on the side where additional width is required to meet the right-of-way standards established by the City; or
- C. To prevent access to land abutting a street of the land division but not within the tract or parcel of land being divided; or
- D. To prevent access to land unsuitable for building development.

Response: **Reserve strips will be provided as appropriate.**

(.07) Future Expansion of Street: When necessary to give access to, or permit a satisfactory future division of, adjoining land, streets shall be extended to the boundary of the land division and the resulting dead-end street may be approved without a turn-around. Reserve strips and street plugs shall be required to preserve the objective of street extension.

Response: **Streets that will be expanded in the future will occur in compliance with this standard.**

(.08) Existing Streets: Whenever existing streets adjacent to or within a tract are of inadequate width, additional right-of-way shall conform to the designated width in this Code or in the Transportation Systems Plan.

Response: **Rights-of-way have already been dedicated in accordance with the Villebois Village Master Plan and the Transportation System Plan.**

(.09) Street Names: No street names will be used which will duplicate or be confused with the names of existing streets, except for extensions of existing streets. Street names and numbers shall conform to the established name system in the City, and shall be subject to the approval of the City Engineer.

Response: **No new street names are proposed or needed.**

SECTION 4.237. GENERAL REQUIREMENTS - OTHER.

(.01) Blocks:

- A. The length, width, and shape of blocks shall be designed with due regard to providing adequate building sites for the use contemplated, consideration of needs for convenient access, circulation, control, and safety of pedestrian, bicycle, and motor vehicle traffic, and recognition of limitations and opportunities of topography.
- B. Sizes: Blocks shall not exceed the sizes and length specified for the zone in which they are located unless topographical conditions or other physical constraints necessitate larger blocks. Larger blocks shall only be approved where specific findings are made justifying the size, shape, and configuration.

Response: **The PDP 2C modification compliance report demonstrates compliance with the applicable block size requirements (see Section IIA). The street system proposed in this land division conforms to the street system in SAP Central and the**

Villebois Village Master Plan as described in the PDP Supporting Compliance Report (see Section IIA of this Notebook).

(.02) Easements:

- A. Utility lines. Easements for sewers, drainage, water mains, electrical lines or other public utilities shall be dedicated wherever **necessary. Easements shall be provided consistent with the City's** Public Works Standards, as specified by the City Engineer or Planning Director. All the utility lines within and adjacent to the site shall be installed with underground services within the street and to any structures. All utilities shall have appropriate easements for construction and maintenance purposes.
- B. Water Courses. Where a land division is traversed by a water course, drainage way, channel or stream, there shall be provided a storm water easement or drainage right-of-way conforming substantially with the lines of the water course, and such further width as will be adequate for the purposes of conveying storm water and allowing for maintenance of the facility or channel. Streets or parkways parallel to water courses may be required.

Response: **The final plat will include the appropriate easements.**

(.03) Pedestrian and bicycle pathways. An improved public pathway shall be required to transverse the block near its middle if that block exceeds the length standards of the zone in which it is located.

- A. Pathways shall be required to connect to cul-de-sacs to pass through unusually shaped blocks.
- B. Pathways required by this subsection shall have a minimum width of ten (10) feet unless they are found to be unnecessary for bicycle traffic, in which case they are to have a minimum width of six (6) feet.

Response: **No proposed block size exceeds the length standards of the zone in which it is located. The existing pedestrian/bike path will be retained within Tract A.**

(.04) Tree planting. Tree planting plans for a land division must be submitted to the Planning Director and receive the approval of the Director or Development Review Board before the planning is begun. Easements or other documents shall be provided, guaranteeing the City the right to enter the site and plant, remove, or maintain approved street trees that are located on private property.

Response: **The Street Tree/Lighting Plan shows proposed street tree planting. This plan sheet can be seen in Section IIB of this Notebook.**

(.05) Lot Size and shape. The lot size, width, shape and orientation shall be appropriate for the location of the land division and for the type of development and use contemplated. Lots shall meet the requirements of the zone where they are located.

- A. In areas that are not served by public sewer, an on-site sewage disposal permit is required from the City. If the soil structure is adverse to on-site sewage disposal, no development shall be permitted until sewer service can be provided.
- B. Where property is zoned or deeded for business or industrial use, other lot widths and areas may be permitted at the discretion of the Development Review Board. Depth and width of properties reserved or laid out for commercial and industrial purposes shall be adequate to provide for the off-street service and parking facilities required by the type of use and development contemplated.
- C. In approving an application for a Planned Development, the Development Review Board may waive the requirements of this section and lot size, shape, and density shall conform to the Planned Development conditions of approval.

Response: Proposed lot sizes, widths, shapes and orientations are appropriate for the proposed development and are in conformance with the Village Zone requirements as demonstrated by this report.

(.06) **Access.** The division of land shall be such that each lot shall have a minimum frontage on a public street, as specified in the standards of the relative zoning districts. This minimum frontage requirement shall apply with the following exceptions:

- A. A lot on the outer radius of a curved street or facing the circular end of a cul-de-sac shall have frontage of not less than twenty-five (25) feet upon a street, measured on the arc.
- B. The Development Review Board may waive lot frontage requirements where in its judgment the waiver of frontage requirements will not have the effect of nullifying the intent and purpose of this regulation or if the Board determines that another standard is appropriate because of the characteristics of the overall development.

Response: The proposed lots comply with the applicable access requirements of the Village Zone as demonstrated in previous sections of this report.

(.07) **Through lots.** Through lots shall be avoided except where essential to provide separation of residential development from major traffic arteries or adjacent non-residential activity or to overcome specific disadvantages of topography and orientation. A planting screen easement of at least ten (10) feet, across which there shall be no access, may be required along the line of lots abutting such a traffic artery or other disadvantageous use. Through lots with planting screens shall have a minimum average depth of one hundred (100) feet. The Development Review Board may require assurance that such screened areas be maintained as specified in Section 4.176.

Response: No through lots are proposed by this application.

(.08) Lot side lines. The side lines of lots, as far as practicable for the purpose of the proposed development, shall run at right angles to the street upon which the lots face.

Response: **All side lines of lots will run at right angles to the street upon which the lots face.**

(.09) Large lot land divisions. In dividing tracts which at some future time are likely to be re-divided, the location of lot lines and other details of the layout shall be such that re-division may readily take place without violating the requirements of these regulations and without interfering with the orderly development of streets. Restriction of buildings within future street locations shall be made a matter of record if the Development Review Board considers it necessary.

Response: **This request does not include any tracts which may be divided at a future time.**

(.10) Building line. The Planning Director or Development Review Board may establish special building setbacks to allow for the future redivision or other development of the property or for other reasons specified in the findings supporting the decision. If special building setbacks lines are established for the land division, they shall be shown on the final plat.

Response: **No building lines are proposed by this application.**

(.11) Build-to line. The Planning Director or Development Review Board may establish special build-to lines for the development, as specified in the findings and conditions of approval for the decision. If special build-to lines are established for the land division, they shall be shown on the final plat.

Response: **No build-to lines are proposed by this application.**

(.12) Land for public purposes. The Planning Director or Development Review Board may require property to be reserved for public acquisition, or irrevocably offered for dedication, for a specified period of time.

Response: **This land division does not include land to be dedicated for public purposes.**

(.13) Corner lots. Lots on street intersections shall have a corner radius of not less than ten (10) feet.

Response: **All lots on street intersections will have a corner radius of not less than ten (10) feet.**

SECTION 4.262. IMPROVEMENTS - REQUIREMENTS.

(.01) Streets. Streets within or partially within the development shall be graded for the entire right-of-way width, constructed and surfaced in accordance with the Transportation Systems Plan and City Public Works Standards. Existing streets which abut the development shall be graded, constructed, reconstructed, surfaced or repaired as determined by the City Engineer.

Response: **The *Grading and Erosion Control Plan*, located in Section IIB of this Notebook, shows compliance with this standard.**

(.02) Curbs. Curbs shall be constructed in accordance with standards adopted by the City.

Response: **Curbs will be constructed in accordance with City standards.**

(.03) Sidewalks. Sidewalks shall be constructed in accordance with standards adopted by the City.

Response: **Sidewalks will be constructed in accordance with City standards.**

(.04) Sanitary sewers. When the development is within two hundred (200) feet of an existing public sewer main, sanitary sewers shall be installed to serve each lot or parcel in accordance with standards adopted by the City. When the development is more than two hundred (200) feet from an existing public sewer main, the City Engineer may approve an alternate sewage disposal system.

Response: **The *Composite Utility Plan*, located in Section IIB of this Notebook, illustrate proposed sanitary sewer lines.**

(.05) Drainage. Storm drainage, including detention or retention systems, shall be provided as determined by the City Engineer.

Response: **The *Grading and Erosion Control Plan*, located in Section IIB of this Notebook, illustrates the proposed storm drainage facilities. A supporting utility report is provided (see Section IIC) that demonstrates that the proposed storm drainage facilities will meet City standards.**

(.06) Underground utility and service facilities. All new utilities shall be subject to the standards of Section 4.300 (Underground Utilities). The developer shall make all necessary arrangements with the serving utility to provide **the underground services in conformance with the City's Public Works Standards.**

Response: **Proposed utilities will be placed underground pursuant to Section 4.300 and City Public Works Standards.**

(.07) Streetlight standards. Streetlight standards shall be installed in accordance with regulations adopted by the City.

Response: **Proposed streetlights are shown on the *Street Tree/Lighting Plan*, located in Section IIB of this Notebook. Streetlights will be installed in accordance with City standards.**

(.08) Street signs. Street name signs shall be installed at all street intersections and dead-end signs at the entrance to all dead-end streets and cul-de-sacs in accordance with standards adopted by the City. Other signs may be required by the City Engineer.

Response: **Street name and dead-end signs will be installed in accordance with City standards.**

(.09) Monuments. Monuments shall be placed at all lot and block corners, angle points, points of curves in streets, at intermediate points and shall be of such material, size, and length as required by State Law. Any monuments that are disturbed before all improvements are completed by the developer and accepted by the City shall be replaced to conform to the requirements of State Law.

Response: **Monuments will be placed at all lot and block corners, angle points, points of curves in streets, at intermediate points and will be of such material, size, and length as required by State Law.**

(.10) Water. Water mains and fire hydrants shall be installed to serve each lot in accordance with City standards.

Response: **Water mains and fire hydrants will be installed to serve each lot in accordance with City standards (see the *Composite Utility Plan*), located in Section IIB of this Notebook).**

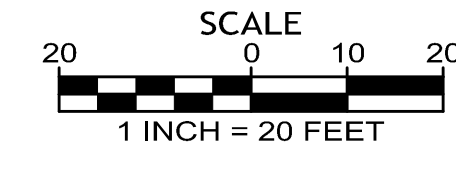
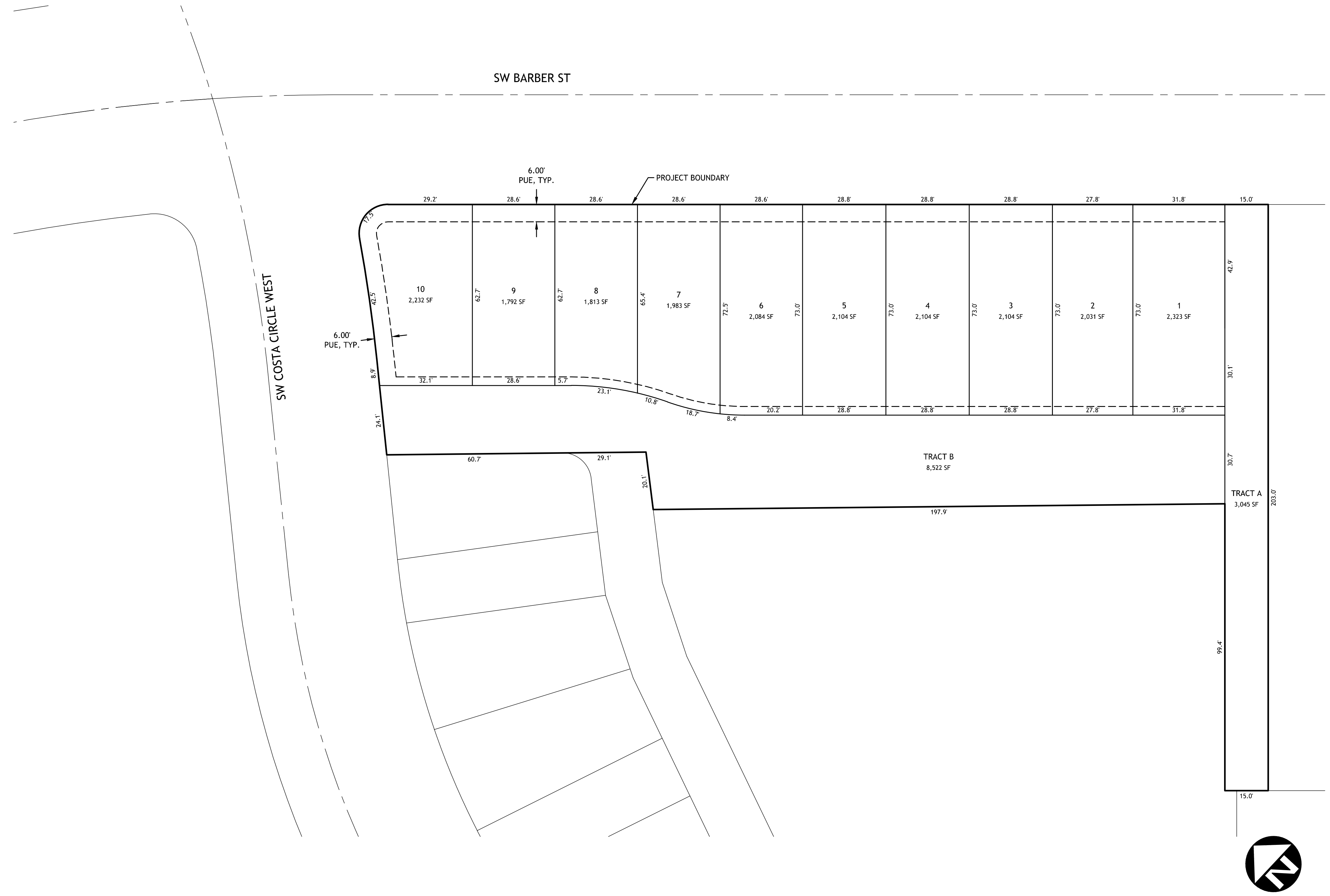
II. CONCLUSION

This Supporting Compliance Report demonstrates compliance with the applicable requirements of the City of Wilsonville Planning & Land Development Ordinance for the requested Tentative Subdivision Plat. Therefore, the applicant respectfully requests approval of this application.

IIIB) Tentative Plat

REVISIONS		
NO.	DATE	DESCRIPTION

N:\pro\398-061\09 Drawings\03 Planning\Sheets - Planning\Submittal\PDF-2C\398061.PDP2C\4\PLAT.dwg - SHEET: PLAT Aug 11, 2016 - 2:19pm brian



**BERKSHIRE
PDP- 2C
MODIFICATION**

**PRELIMINARY
PLAT**

PROJECT NO.: 398-061
TYPE: PLANNING
REVIEWED BY: PRE

IIIC) Copy of Certification of Assessments & Liens



29799 SW Town Center Loop E
Wilsonville, Oregon 97070
(503) 682-1011
(503) 682-1015 Fax

CERTIFICATION OF ASSESSMENTS AND LIENS

"It is the policy of the City of Wilsonville that no permits of any kind shall either be issued or application processed for any applicant who owes or for any property for which there is any payment which is past due owing to the City of Wilsonville until such time as said sums owed are paid." (Resolution #796)

Project/Property Address: Lot 71 of Villebois Village Center #2
South corner of Costa Circle West & Barber Street

Aka Tax Lot(s) 1900 & 2500 on Map(s) 3 1W 15AC

Applicant: RCS - Villebois Development, LLC

Address: 371 Centennial Parkway Suite 200
Louisville, CO 80027

Property Owner: RCS - Villebois Development, LLC

Address: 371 Centennial Parkway, Suite 200
Louisville, CO 80027

In reference to the above, the City of Wilsonville records show that the following amount is due to the City:

Principal Amnt Due \$ 0 Current Non-Current

Comments: No liens at this time

Dated: 6/23/2016

Finance Department: Kati Macadam

(This certification shall be null and void 120 days following the Finance Department date of signature)

IIID) Subdivision Name Approval

From: Fuller, Debbie [<mailto:DebbieFul@co.clackamas.or.us>]

Sent: Wednesday, July 06, 2016 4:15 PM

To: Travis Jansen <travis@pacific-community.com>

Cc: Stacy Connery <stacy@pacific-community.com>; Griffin, Charles <CGriffin2@co.clackamas.or.us>;

Shawn James <shawn@pacific-community.com>

Subject: RE: Plat Name Reservation Request

Hi Travis,

Yes, that will work. Your request to reserve the plat names "Berkshire" and "Berkshire No. 2" are approved.

Thank you.

Debbie Fuller | Office Manager

County Surveyor's Office | Department of Transportation & Development

Ph: 503.742.4492 | Fax: 503.742.4481 | E: debbieful@clackamas.us

Office Hours: Monday – Thurs. 7:30 - 4:30 ~ Friday 7:30 - 3:00

Lobby Hours: Monday – Thurs. 8:00 - 4:30 ~ Friday 8:00 - 3:00

From: Travis Jansen [<mailto:travis@pacific-community.com>]

Sent: Wednesday, July 06, 2016 4:11 PM

To: Fuller, Debbie <DebbieFul@co.clackamas.or.us>

Cc: Stacy Connery <stacy@pacific-community.com>; Griffin, Charles <CGriffin2@co.clackamas.or.us>;

Shawn James <shawn@pacific-community.com>

Subject: RE: Plat Name Reservation Request

Debbie,

Our client asked if we could change the plat names approved below to "Berkshire" and "Berkshire No. 2" as shown on the attached. Please let me know if this change is approved.

Thank you.

Travis Jansen, PE, PLS

(503) 941-9484 office

(503) 828-5054 cell



REQUEST TO RESERVE SUBDIVISION / CONDOMINIUM NAME

Clackamas County Surveyor's Office
150 Beaver Creek Road #325
Oregon City, OR 97045
(503) 742-4475 / FAX (503) 742-4481
E-mail address: surveyor@clackamas.us

PLAT NAME REQUESTED:

Berkshire

	TWP/RANGE:	SECTION#:	TAX LOT#(s):
Location of Plat:	3S / 1W	15AC	1900

I understand that if the above name plat is not pending or recorded within two years, the name will be removed from the reserved list.

RESERVED BY: Travis Jansen, Pacific Community Design, Inc.

DATE:	TELEPHONE:	FAX:
7/6/2016	(503) 941 - 9484	(503) 941 - 9485

EMAIL ADDRESS: travis@pacific-community.com

PLAT SURVEYOR: #
Travis Jansen, PLS #57751

NAME OF DEVELOPER:
RCS - Villebois Development, LLC

ADDRESS:
371 Centennial Parkway Louisville, CO 80027

DATE:	TELEPHONE:	FAX:
7/6/2016	(503) 535 - 1615	(503) 466 - 4202

EMAIL ADDRESS: rudy@costapacific.com

APPROVED BY:

APPROVAL DATE:

Section IV) Final Development Plan

IVA) Supporting Compliance Report

SUPPORTING COMPLIANCE REPORT
FINAL DEVELOPMENT PLAN 2- CENTRAL MODIFICATION

SECTION IVA

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I. WILSONVILLE PLANNING & LAND DEVELOPMENT ORDINANCE

SECTION 4.125. VILLAGE (V) ZONE

(.02) Permitted Uses

Examples of principle uses that are typically permitted:

D. Row Houses

Table V-1 Development Standards

Building Type	Min. Lot Size (sq.ft.)	Min. Lot Width (ft.)	Min. Lot Depth (ft.)	Max. Lot Coverage (note)	Min. Frontage Width ^{10,12} (%)	Max. Bldg. Height ³ (ft.)	Setbacks ^{10,13,20}				Alley-Loaded Garage (note)	Street-Loaded Garage (note)
							Front Min. (ft.)	Front Max. (ft.)	Rear Min. (ft.)	Side Min. (ft.)		
Commercial Buildings - Village Center ¹⁴	NR	NR	NR	1	90	60	NR ³	5	NR	NR	NR	NA
Hotels - Village Center ¹⁴	NR	NR	NR	1	80	60	NR ³	15	NR	NR	NR	NA
Mixed Use Buildings - Village Center ¹⁴	NR	NR	NR	1	90	60	NR ³	8	NR	NR	NR	NA
Multi-Family Dwellings - Village Center ¹⁴	NR	NR	NR	1	80	45	5 ⁴	15	NR	NR	NR	NA
Row Houses ¹¹ - Village Center ¹⁴	NR	NR	NR	1	80	45	5 ⁴	10	NR	NR	NR	NA
Commercial Buildings	NR	NR	NR	1	60	45	NR	15	NR	NR	NR	NA
Mixed Use Buildings	NR	NR	NR	1	60	45	NR	15	NR	NR	NR	NA
Multi-Family Dwellings	NR	NR	NR	1	60	45	8 ⁴	15	NR	NR	NR	NA
Row Houses ¹¹	NR	15	50	1	80	45	8 ⁵	15	NR	NR	NR	NA
Duplexes	4,000	45	70	2	60 ¹⁶	35	12 ^{5,6}	20 ⁶	5	5 ¹⁵	7	8,17,18
Single-Family Dwellings	2,250	35	50	2	60 ¹⁶	35	12 ^{5,6}	20 ⁶	5	5 ¹⁵	7	8,17

Notes: NR No Requirement
 NA Not Allowed
 1 Lot < 8000sf; NR; Lot >8000sf: 80% (Max. Lot Coverage)
 2 Small lots: 75%, Medium Lots: 65%, Standard and Large Lots: 55%, Estate Lots: 45% Maximum Lot Coverage
 On lots where detached accessory buildings are built, maximum lot coverage may be increased by 10%.
 3 Bay windows, balconies, and other structural building projections above 8 ft. may encroach up to 5 ft. into the Public Way; canopies, awnings, and other non-structural projections may encroach up to 8 ft. into the Public Way.
 4 Porches, stairs, stoops, decks, canopies, balconies, bay windows, chimneys, awnings, and other building projections may encroach up to the Public Way.
 5 Porches, stoops, decks, canopies, balconies, bay windows, chimneys, awnings, and other building projections may encroach to within 8 ft. of the Public Way. Stairs may encroach to the Public Way.
 6 For Standard, or Large Lots on Collector Avenues, front setbacks are 20 ft. min., (13' setback to porch), side street setbacks are 15' (8' setback to porch). Pie-shaped lots or lots with significant trees or grade banks at frontage have no maximum front setback.
 7 The garage setback from alley shall be between 3 and 5 foot or, when as optional parking space is located between the garage and the alley, shall be 16 ft. minimum. Lots with important trees, as identified in the Master Plan, or grade differences at the alley, affecting garage location shall be exempt from this requirement.
 8 Street-loaded garages shall be a minimum 20 ft. front setback to face of garage, and located a minimum of 5 ft. behind main façade of the associated dwelling unit.
 9 Vertical encroachments are allowed up to ten additional feet, for up to 10% of the building footprint; vertical encroachments shall not be habitable space.
 10 For Village Center buildings with lots fronting two or more streets, at least two façades shall be subject to the minimum frontage width and front setback requirements.
 11 Row Houses are typically attached, but may be detached within the Village Center Boundary. When attached, no more than ten units shall be contiguous along a street edge. When row houses are detached, the Minimum Frontage Width is 65%. The Minimum Frontage Width for detached row houses may be less than 65% on corner lots or to accommodate the curve radius of street frontage, public utility easements, important trees, grade differences, public open space requirements, or as otherwise approved by the DRB.
 12 See Definitions, 4.125.01, for measurement of Minimum Frontage Width.
 13 Front Setback is measured as the offset of the front lot line or a vehicular or pedestrian access easement line. On lots with alleys, Rear Setback shall be measured from the rear lot line abutting the alley.
 14 See Figure 2A - Village Center Boundary & Land Use Plan in the Villebois Village Master Plan for areas included within the Village Center.
 15 On Estate Lots and Large Lots with frontage 70 ft. or wider, the minimum combined side yard setbacks shall total 15 ft. with a minimum of 5 ft. On Small and Medium Lots, minimum side setback shall be 0 ft. or as required by Building Code.
 16 For cluster housing with lots arranged on a courtyard, frontage shall be measured at the front door face of the building adjacent to a public right of way or a public pedestrian access easement linking the courtyard with the Public Way.
 17 Dwellings on lots without alley access shall be at least 36 feet wide.
 18 Duplexes with front-loaded garages are limited to one shared standard-sized driveway/apron.
 19 Maximum setbacks may be increased as necessary to accommodate deeper porches, building code, public utility easements or public open space requirements.
 20 Lots are categorized as small, medium, standard, large or estate as shown in the Pattern Book. [Table V-1 amended by Ord. 667 on 8/17/09; Ord. 682, 9/9/10]

Response: The Tentative Plat (see Section IIIB in this Notebook) depicts proposed lot sizes and dimensions. All of the lots meet applicable requirements, as addressed below. The proposed lots will be developed with single family detached row houses. Table V-1 does not indicate a minimum lot size, width or depth for Row Houses in the Village Center. The proposed PDP 2C modification of Lot 71 and Tract 'R' does not have any lots >8,000 sf, so no maximum lot coverage applies. Row Houses comply with the minimum frontage width standard. Rowhomes comply with the applicable setback and height requirements.

(.07) General Regulations - Off-Street Parking, Loading & Bicycle Parking

Response: The row homes within PDP 2C modification of Lot 71 and Tract 'R' include off-street parking in attached two car garages. As shown on the parking plan (Section IIB), there are 20 spaces for off-street parking, which is more than the minimum required 10 spaces. The proposed area also includes pathways for

pedestrians and bicycle travel. Further parking standards, including bicycle parking, are addressed in the PDP Compliance Report of this application (see Section IIA).

(.08) Open Space.

Response: The Parks *Master Plan* for Villebois states that there are 57.87 acres of parks and 101.46 acres of open space for a total of 159.33 acres within Villebois, approximately 33%. SAP Central includes parks and open space areas consistent with *Master Plan*. The proposed revision of the linear green has a negligible effect on these numbers as the size of the area removed from the linear green is only 0.06 acres.

(.09) Street and Access Improvement Standards.

Response: The Supporting Compliance Report for the PDP 2C modification of Lot 71 and Tract 'R' demonstrates that streets and access improvement standards are met (See Section IIA). Proposed landscaping is sited to meet vision clearance standards (see Exhibit IVB).

(.10) Sidewalk and Pathway Improvement Standards.

Response: All sidewalks and pathways within SAP Central will be constructed in accordance with the standards of Section 4.154 (updated replacement of Section 4.178) and the *Villebois Village Master Plan*. Sidewalks and pathways are shown in the street cross-sections on the *Circulation Plan* (see Section IIB of this notebook).

(.11) Landscaping, Screening and Buffering

- A. Except as noted below, the provisions of Section 4.176 shall apply in the Village zone:
 - 1. Streets in the Village zone shall be developed with street trees as described in the Community Elements Book.

Response: The applicable provisions of Section 4.176 are addressed in the subsequent sections of this report. The PDP modification application provides information regarding street trees for the proposed streets (See Section IIB). This FDP application reflects the provision of street trees consistent with that shown in the PDP modification application.

(.12) Master Signage and Wayfinding

Response: The SAP Central Signage & Wayfinding Plan does not indicate an identifier within the subject property.

(.14) Design Standards Applying to the Village Zone

- A. The following design standards implement the Design Principles found in (.13), above, and enumerate the architectural details and design requirements applicable to buildings and other features within the Village (V) zone. The Design Standards are based primarily on the features, types, and details of the residential traditions in the Northwest, but are not intended to mandate a particular style or fashion. All development within the Village zone shall incorporate the following:

2. Building and site design shall include:
 - b. Materials, colors and architectural details executed in a manner consistent with the methods included in an approved Architectural Pattern Book, Community Elements Book or approved Village Center Design.

Response: The materials proposed for the buildings, architecture, and streetscapes of the subject PDP modification of Lot 71 and Tract 'R' are consistent with the approved *Community Elements Book* and VCAS as shown in the FDP Approval Criteria section of this report. The *Pattern Book* is not applicable to the subject site.

- f. The protection of existing significant trees as identified in an approved Community Elements Book.

Response: Trees 464, 465, and 466 will be retained which is consistent with the Tree Protection component of the *Community Elements Book* and the *Tree Preservation Plan* (see Section IIB of this Notebook). The FDP plans (Exhibit IVB) show retention of existing significant trees.

- g. A landscape plan in compliance with Sections 4.125(.07) and (.11), above.

Response: A detailed landscape plan is provided with this FDP application in accordance with the requirements of Section 4.125 (.07) and (.11), 4.176(.09), and 4.440(.01)B (see attached plans in Exhibit IVB).

3. Lighting and site furnishings shall be in compliance with the approved Community Elements Book.

Response: Site furnishings are not proposed as part of this PDP/FDP application. Lighting as identified in the approved *Community Elements Book* for SAP - Central is addressed in the FDP Approval Criteria section of this report.

(.18) Village Zone Development Permit Process

- L. Final Development Plan Approval Procedures (Equivalent to Site Design Review):
 1. Unless an extension has been granted by the Development Review Board as enabled by Section 4.023, within two (2) years after the approval of a PDP, an application for approval of a FDP shall:
 - a. Be filed with the City Planning Division for the entire FDP, or when submission of the PDP in phases has been authorized by the development Review Board, for a phase in the approved sequence.
 - b. Be made by the owner of all affected property or the **owner's authorized agent.**
 - c. Be filed on a form prescribed by the City Planning Division and filed with said division and accompanied

by such fee as the City Council may prescribe by resolution.

- d. Set forth the professional coordinator and professional design team for the project.

Response: 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 (copies of the application form and fee payment are included in Sections IB and IC, respectively, of this Notebook). The professional coordinator and professional design team for the project are listed in the Introductory Narrative (see Section IA of this Notebook).

M. FDP Application Submittal Requirements:

1. An application for approval of a FDP shall be subject to the provisions of Section 4.034.

Response: Section 4.034(.08), states that “Applications for development approvals within the Village zone shall be reviewed in accordance with the standards and procedures set forth in Section 4.125.” The proposed FDP is reviewed in accordance with the standards and procedures set forth in Section 4.125, as demonstrated by this report.

N. FDP Approval Procedures

1. An application for approval of a FDP shall be subject to the provisions of Section 4.421.

Response: The provisions of Section 4.421 are addressed in the following sections of this report.

O. FDP Refinements to an Approved Preliminary Development Plan

Response: This FDP is submitted for review and approval concurrent with the PDP. Thus, the FDP is consistent with the PDP modification and does not propose any refinements or amendments to the PDP modification.

P. FDP Approval Criteria

1. An application for approval of a FDP shall be subject to the provisions of Section 4.421.

Response: The provisions of Section 4.421 are addressed in the following sections of this report.

2. An application for an FDP shall demonstrate that the proposal conforms to the applicable Architectural Pattern Book, Community Elements Book, Village Center Design and any other conditions of a previously approved PDP.

Response: This FDP addresses proposed architecture within PDP 2C modification of Lot 71 and Tract ‘R’. The attached Elevations & Floor Plans (see Exhibits IVC) demonstrate compliance with the *Village Center Architectural Standards* and the *Village Center Design* as described in Section II of this report. The FDP is within the

Village Center. The FDP is submitted for review and approval concurrent with the PDP modification application; therefore, there are no conditions of a previously approved PDP modification that apply to this request. Conformance of the proposed FDP with the *Community Elements Book for SAP - Central* is demonstrated as follows.

GENERAL DEVELOPMENT REGULATIONS

SECTION 4.154. ON-SITE PEDESTRIAN ACCESS AND CIRCULATION

(.02) On-site Pedestrian Access and Circulation

- A. The purpose of this section is to implement the pedestrian access and connectivity policies of the Transportation System Plan. It is intended to provide for safe, reasonably direct, and convenient pedestrian access and circulation.

Response: PDP 2C modification will be in compliance with Section 4.154 and provide for safe, reasonably direct, and convenient pedestrian access and circulation, as described below.

- B. Standards. Development shall conform to all the following standards:
1. Continuous Pathway System. A pedestrian pathway system shall extend throughout the development site and connect to adjacent sidewalks, and to all future phases of the development, as applicable.

Response: Pedestrian pathway systems (sidewalks) in PDP 2C modification extend throughout the development site and connect to adjacent sidewalks.

2. Safe, Direct, and Convenient. Pathways within developments shall provide safe, reasonably direct, and convenient connections between primary building entrances and all adjacent parking areas, recreational areas/playgrounds, and public rights-of-way and crosswalks based on all of the following criteria:

Response: The Rowhomes' entryways will connect to public sidewalks through private alleys.

- a. Pedestrian pathways area designed primarily for pedestrian safety and convenience, meaning they are free from hazards and provide a reasonably smooth and consistent surface.

Response: Pedestrian pathways will be free from hazards and will provide a reasonably smooth and consistent surface.

- b. The pathway is reasonably direct. A pathway is reasonably direct when it follows a route between destinations that does not involve a significant amount of unnecessary out-of-direction travel.

Response: The pathways will be reasonably direct and will not involve a significant amount of unnecessary out-of-direction travel.

- c. The pathway connects to all primary building entrances and is consistent with the Americans with Disabilities Act (ADA) requirements.

Response: Pathways connect to the primary building entrances in compliance with the Americans with Disabilities Act (ADA) requirements.

- d. All parking lots larger than three acres in size shall provide an internal bicycle and pedestrian pathway pursuant to Section 4.155(.03)(B.)(3.)(d.).

Response: There are no proposed parking lots; therefore this section does not apply.

3. Vehicle/Pathway Separation. Except as required for crosswalks, per subsection 4, below, where a pathway abuts a driveway or street it shall be vertically or horizontally separated from the vehicular lane. For example, a pathway may be vertically raised six inches above the abutting travel lane, or horizontally separated by a row of bollards.

Response: Sidewalks adjacent to streets are separated from vehicle travel areas by planter strips and curbs. Pedestrian crossings of streets or access aisles are facilitated with either curb extensions or painted crosswalks.

4. Crosswalks. Where a pathway crosses a parking area or driveway, it shall be clearly marking with a contrasting paint or paving materials (e.g., pavers, light-color concrete inlay between asphalt, or similar contrast).

Response: Where pathways cross parking or driving areas, they will be clearly marked with contrasting paint.

5. Pathway Width and Surface. Primary pathways shall be constructed concrete, asphalt, brick/masonry pavers, or other durable surface, and not less than five (5) feet wide. Secondary pathways and pedestrian trails may have an alternative surface except as otherwise required by the ADA.

Response: Primary pathways will be constructed of concrete, not less than five (5) feet in width.

6. All pathways shall be clearly marked with appropriate standard signs.

Response: Pathways will be clearly marked with appropriate standard signs.

SECTION 4.156. SIGN REGULATIONS

Response: The SAP Central Signage & Wayfinding Plan does not indicate an identifier within the subject property.

SECTION 4.176. LANDSCAPING, SCREENING & BUFFERING

(.02) Landscaping and Screening Standards.

Response: Streets and public right-of-way improvements, including street trees, are reviewed with the PDP (see Section II of this Notebook). This FDP consistently reflects street trees shown in the PDP.

(.03) Landscape Area.

Not less than fifteen percent (15%) of the total lot area, shall be landscaped with vegetative plant materials. The ten percent (10%) parking area landscaping required by section 4.155.03(B)(1) is included in the fifteen percent (15%) total lot landscaping requirement. Landscaping shall be located in at least three separate and distinct areas of the lot, one of which must be in the contiguous frontage area. Planting areas shall be encouraged adjacent to structures. Landscaping shall be used to define, soften or screen the appearance of buildings and off-street parking areas. Materials to be installed shall achieve a balance between various plant forms, textures, and heights. The installation of native plant materials shall be used whenever practicable.

Response: The attached plans show that more than 15% of the site will be landscaped (see Section IVB).

(.04) Buffering and Screening.

Additional to the standards of this subsection, the requirements of the Section 4.137.5 (Screening and Buffering Overlay Zone) shall also be applied, where applicable.

- A. All intensive or higher density developments shall be screened and buffered from less intense or lower density developments.
- B. Activity areas on commercial and industrial sites shall be buffered and screened from adjacent residential areas. Multi-family developments shall be screened and buffered from single-family areas.
- C. All exterior, roof and ground mounted, mechanical and utility equipment shall be screened from ground level off-site view from adjacent streets or properties.
- D. All outdoor storage areas shall be screened from public view, unless visible storage has been approved for the site by the Development Review Board or Planning Director acting on a development permit.
- E. In all cases other than for industrial uses in industrial zones, landscaping shall be designed to screen loading areas and docks, and truck parking.
- F. In any zone any fence over six (6) feet high measured from soil surface at the outside of fenceline shall require Development Review Board approval.

Response: **None of the above-listed areas or uses exist within the site/proposed development. Therefore, no buffering or screening is required in relation to the FDP.**

(.05) Sight-Obscuring Fence or Planting.

The use for which a sight-obscuring fence or planting is required shall not begin operation until the fence or planting is erected or in place and approved by the City. A temporary occupancy permit may be issued upon a posting of a bond or other security equal to one hundred ten percent (110%) of the cost of such fence or planting and its installation. (See Sections 4.400 to 4.470 for additional requirements.)

Response: **No sight-obscuring fence or planting is required in this FDP area.**

(.06) Plant Materials.

A. Shrubs and Ground Cover. All required ground cover plants and shrubs must be of sufficient size and number to meet these standards within three (3) years of planting. Non-horticultural plastic sheeting or other impermeable surface shall not be placed under mulch. Surface mulch or bark dust are to be fully raked into soil of appropriate depth, sufficient to control erosion, and are confined to areas around plantings. Areas exhibiting only surface mulch, compost or barkdust are not to be used as substitutes for plants areas.

1. Shrubs. All shrubs shall be well branched and typical of their type as described in current AAN Standards and shall be equal to or better than **2-gallon containers and 10” to 12” spread.**

Response: **As shown on the attached plans (see Exhibit IVB) 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.**

2. Ground cover. Shall be equal to or better than the following depending on the type of plant materials used: Gallon containers spaced at 4 feet on center minimum, 4" pot spaced 2 feet on center minimum, 2-1/4" pots spaced at 18 inch on center minimum. No bare root planting shall be permitted. Ground cover shall be sufficient to cover at least 80% of the bare soil in required landscape areas within three (3) years of planting. Where wildflower seeds are designated for use as a ground cover, the City may require annual re-seeding as necessary.

Response: **As shown on the attached plans (see Exhibit IVB) all ground covers will be at least 4” pots and spaced appropriately. These plants will be installed as required.**

3. Turf or lawn in non-residential developments. Shall not be used to cover more than ten percent (10%) of the landscaped area, unless specifically approved based on a finding that, due to site conditions and availability of water, a larger

percentage of turf or lawn area is appropriate. Use of lawn fertilizer shall be discouraged. Irrigation drainage runoff from lawns shall be retained within lawn areas.

Response: **The subject FDP area is within a residential development; therefore this criterion does not apply.**

4. Plant materials under trees or large shrubs. Appropriate plant materials shall be installed beneath the canopies of trees and large shrubs to avoid the appearance of bare ground in those locations.

Response: **As shown on the attached plans (see Exhibit IVB) appropriate plant materials will be installed beneath the canopies of trees and large shrubs. Areas that are not appropriate to plant beneath the canopies of existing trees will be mulched with bark.**

- B. Trees. All trees shall be well-branched and typical of their type as described in current American Association of Nurserymen (AAN) Standards and shall be balled and burlapped. The trees shall be grouped as follows:
 1. Primary trees which define, outline or enclose major spaces, such as Oak, Maple, Linden, and Seedless Ash, shall be a minimum of 2" caliper.
 2. Secondary trees which define, outline or enclose interior areas, such as Columnar Red Maple, Flowering Pear, Flame Ash, and Honeylocust, shall be a minimum of 1-3/4" to 2" caliper.
 3. Accent trees which, are used to add color, variation and accent to architectural features, such as Flowering Pear and Kousa Dogwood, shall be **1-3/4" minimum caliper.**
 4. Large conifer trees such as Douglas Fir or Deodar Cedar shall be installed at a minimum height of eight (8) feet.
 5. Medium-sized conifers such as Shore Pine, Western Red Cedar or Mountain Hemlock shall be installed at a minimum height of five to six (5 to 6) feet.

Response: **As shown on the attached plans (see Exhibit IVB), 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.**

- C. Where a proposed development includes buildings larger than twenty-four (24) feet in height or greater than 50,000 square feet in footprint area, the Development Review Board may require larger or more mature plant materials:

Response: **This standard does not apply to the subject FDP as no buildings are proposed in the park.**

D. Street Trees.

Response: Review of streets and rights-of-way, including street trees, occurs with the PDP (see Section II of this Notebook). Street trees shown in the plans for this FDP are consistent with those shown in the PDP application. Compliance with the Street Tree Master Plan is demonstrated in the PDP (Section II of Notebook).

E. Types of Plant Species.

1. Existing landscaping or native vegetation may be used to meet these standards, if protected and maintained during the construction phase of the development and if the plant species do not include any that have been listed by the City as prohibited. The existing native and non-native vegetation to be incorporated into the landscaping shall be identified.

Response: As shown on the attached plans (see Exhibit IVB), there are existing trees in the FDP area to be retained. The existing trees will be protected and maintained during the construction phase and are incorporated into the landscaping as appropriate.

2. Selection of plant materials. Landscape materials shall be selected and sited to produce hardy and drought-tolerant landscaping. Selection shall be based on soil characteristics, maintenance requirements, exposure to sun and wind, slope and contours of the site, and compatibility with other vegetation that will remain on the site. Suggested species lists for street trees, shrubs and groundcovers shall be provided by the City of Wilsonville.

Response: All proposed landscaping materials are selected from the Villebois Plant List in the *Community Elements Book*. Specific materials were selected to best meet the site characteristics of the subject property.

3. Prohibited plant materials. The City may establish a list of plants that are prohibited in landscaped areas. Plants may be prohibited because they are potentially damaging to sidewalks, roads, underground utilities, drainage improvements, or foundations, or because they are known to be invasive to native vegetation.

Response: No plant materials listed as “Prohibited Plant Species” on the Villebois Plant List are included in the proposed landscaping.

F. Tree Credit.

Response: Tree credits are not applicable to this FDP application.

- G. Exceeding Standards. Landscape materials that exceed the minimum standards of this Section are encouraged, provided that height and vision clearance requirements are met.

- H. Compliance with Standards. The burden of proof is on the applicant to show that proposed landscaping materials will comply with the purposes and standards of this Section.

Response: **The attached plans (see Section IVB) and this report demonstrate that the proposed landscaping complies with the standards of the Wilsonville Development Code and the *Community Elements Book*.**

(.07) Installation and Maintenance.

- A. Installation. Plant materials shall be installed to current industry standards and shall be properly staked to assure survival. Support devices (guy wires, etc.) shall not be allowed to interfere with normal pedestrian or vehicular movement.
- B. Maintenance. Maintenance of landscaped areas is the on-going responsibility of the property owner. Any landscaping installed to meet the requirements of this Code, or any condition of approval established by a City decision-making body acting on an application, shall be continuously maintained in a healthy, vital and acceptable manner. Plants that die are to be replaced in kind, within one growing season, unless appropriate substitute species are approved by the City. Failure to maintain landscaping as required in this Section shall constitute a violation of this Code for which appropriate legal remedies, including the revocation of any applicable land development permits, may result.
- C. Irrigation. The intent of this standard is to assure that plants will survive the critical establishment period when they are most vulnerable due to a lack of watering and also to assure that water is not wasted through unnecessary or inefficient irrigation. Approved irrigation system plans shall specify one of the following:
 - 1. A permanent, built-in, irrigation system with an automatic controller. Either a spray or drip irrigation system, or a combination of the two, may be specified.
 - 2. A permanent or temporary system designed by a landscape architect licensed to practice in the State of Oregon, sufficient to assure that the plants will become established and drought-tolerant.
 - 3. Other irrigation system specified by a licensed professional in the field of landscape architecture or irrigation system design.
 - 4. A temporary permit issued for a period of one year, after which an inspection shall be conducted to assure that the plants have become established. Any plants that have died, or that appear to the Planning Director to not be thriving, shall be appropriately replaced within one growing season. An inspection fee and a maintenance bond or other security sufficient to cover all costs of replacing the plant materials shall be provided, to the satisfaction of the Community Development Director. Additionally, the applicant shall

provide the City with a written license or easement to enter the property and cause any failing plant materials to be replaced.

Response: 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. Additional details about the irrigation system will be provided with construction plans.

- D. Protection. All required landscape areas, including all trees and shrubs, shall be protected from potential damage by conflicting uses or activities including vehicle parking and the storage of materials.

Response: The attached planting plans demonstrate that all landscape areas will be protected from potential damage by vehicle travel along streets and alleys.

(.08) Landscaping on Corner Lots.

All landscaping on corner lots shall meet the vision clearance standards of Section 4.177. If high screening would ordinarily be required by this Code, low screening shall be substituted within vision clearance areas. Taller screening may be required outside of the vision clearance area to mitigate for the reduced height within it.

Response: All landscaping at corners will meet the vision clearance standards of Section 4.177.

(.09) Landscape Plans.

Landscape plans shall be submitted showing all existing and proposed landscape areas. Plans must be drawn to scale and show the type, installation size, number and placement of materials. Plans shall include a plant material list. Plants are to be identified by both their scientific and common names. The condition of any existing plants and the proposed method of irrigation are also to be indicated. Landscape plans shall divide all landscape areas into the following categories based on projected water consumption for irrigation:

- A. High water usage areas (+/- two (2) inches per week): small convoluted lawns, lawns under existing trees, annual and perennial flower beds, and temperamental shrubs;
- B. Moderate water usage areas (+/- one (1) inch per week): large lawn areas, average water-using shrubs, and trees;
- C. Low water usage areas (Less than one (1) inch per week, or gallons per hour): seeded field grass, swales, native plantings, drought-tolerant shrubs, and ornamental grasses or drip irrigated areas.
- D. Interim or unique water usage areas: areas with temporary seeding, aquatic plants, erosion control areas, areas with temporary irrigation systems, and areas with special water-saving features or water harvesting irrigation capabilities.
These categories shall be noted in general on the plan and on the plant material list.

Response: **The attached plans (see Exhibit VIB) include the required information listed in Section 4.176(.09).**

(.10) Completion of Landscaping.

The installation of plant materials may be deferred for a period of time specified by the Board or Planning Director acting on an application, in order to avoid hot summer or cold winter periods, or in response to water shortages. In these cases, a temporary permit shall be issued, following the same procedures specified in subsection (.07)(C)(3), above, regarding temporary irrigation systems. No final Certificate of Occupancy shall be granted until an adequate bond or other security is posted for the completion of the landscaping, and the City is given written authorization to enter the property and install the required landscaping, in the event that the required landscaping has not been installed. The form of such written authorization shall be submitted to the City Attorney for review.

Response: **The applicant does not anticipate deferring the installation of plant materials. Should it be necessary to defer installation of plant materials, the applicant will apply for a temporary permit.**

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

Street trees are not subject to the requirements of this Section and are not counted toward the required standards of this Section. Except, however, that the Development Review Board may, by granting a waiver or variance, allow for special landscaping within the right-of-way to compensate for a lack of appropriate on-site locations for landscaping. See subsection (.06), above, regarding street trees.

Response: **Street trees are not counted toward the required standards of this Section.**

(.12) Mitigation and Restoration Plantings.

Response: **This PDP/FDP application proposes the removal of 3 trees rated 'Moderate' to 'Poor'. A Type A Tree Removal Permit Application is included in Section IB of this notebook. The subject trees are recommended for removal by the project arborist due to poor health. Mitigation is not required for removal of these trees. Additionally, street trees planted throughout SAP Central have exceeded tree removal numbers.**

SECTION 4.177. STREET IMPROVEMENT STANDARDS

(.02) Street Design Standards

E. Corner or clear vision area.

1. A clear vision area shall be maintained on each corner of property at the intersection of any two streets, a street and a railroad or a street and a driveway. No structures, plantings, or other obstructions that would impede visibility between the height of 3- inches and 10 feet shall be allowed within said area. Measurements shall be made from the top

of the curb, or, when there is no curb, from the established street center line grade. However, the following items shall be exempt:

- a. Light and utility poles with a diameter less than 12 inches.
- b. An existing tree, trimmed to the trunk, 10 feet above the curb.
- c. Official warning or street sign.
- d. Natural contours where the natural elevations are such that there can be no cross-visibility at the intersection and necessary excavation would result in an unreasonable hardship on the property owner or deteriorate the quality of the site.

Response: Landscaping at the corners of the parks will be less than 30 inches in height to assure that visibility is not blocked. Clear vision areas will be maintained in accordance with the standards of Subsection 4.177(.01)(I). Vertical clearance will be maintained over all streets and access drives in accordance with Subsection 4.177(.01)(J).

(.08) Access Drive and Driveway Approach Development Standards.

Response: Adjacent street rights-of-way have already been dedicated. The plan sheets located in Section IIB demonstrate that all proposed access drives (alleys) within the PDP area 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 will be maintained in accordance with the standards of Subsection 4.177(.01)(I). Vertical clearance will be maintained over all streets and access drives in accordance with Subsection 4.177(.01)(J).

SITE DESIGN REVIEW

SECTION 4.400. PURPOSE.

- (.01) Excessive uniformity, inappropriateness or poor design of the exterior appearance of structures and signs and the lack of proper attention to site development and landscaping in the business, commercial, industrial and certain residential areas of the City hinders the harmonious development of the City, impairs the desirability of residence, investment or occupation in the City, limits the opportunity to attain the optimum use in value and improvements, adversely affects the stability and value of property, produces degeneration of property in such areas and with attendant deterioration of conditions affecting the peace, health and welfare, and destroys a proper relationship between the taxable value of property and the cost of municipal services therefore.

Response: No signage is proposed as the SAP Central Signage & Wayfinding Plan does not indicate an identifier within the subject property. The attached PDP plans (see Section IIB of this Notebook) and FDP plans (see Section IVB of this Notebook) are consistent with the SAP Central Signage & Wayfinding Plan.

The proposed landscaping is 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.

(.02) The City Council declares that the purposes and objectives of site development requirements and the site design review procedure are to:

- A. Assure that Site Development Plans are designed in a manner that insures proper functioning of the site and maintains a high quality visual environment.

Response: The row homes in the FDP area have been designed to assure proper functioning of the site and to maintain an aesthetically pleasing environment. The proposed landscaping will add to the quality of the environment as well as the functioning of the site.

- B. Encourage originality, flexibility and innovation in site planning and development, including the architecture, landscaping and graphic design of said development;

Response: The FDP includes landscaping as shown on the attached plans (Section IVB), which will enhance the visual environment of the site. Pedestrian connections to sidewalks, trails, and adjacent residences will be provided to enhance the site's connectivity to surrounding uses.

- C. Discourage monotonous, drab, unsightly, dreary and inharmonious developments;

Response: The FDP area will include landscaping as shown on the attached plans (see Section IVB). 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 landscaping will contribute to an interesting and aesthetically appealing development.

- D. Conserve the City's natural beauty and visual character and charm by assuring that structures, signs and other improvements are properly related to their sites, and to surrounding sites and structures, with due regard to the aesthetic qualities of the natural terrain and landscaping, and that proper attention is given to exterior appearances of structures, signs and other improvements;

Response: The site will incorporate landscaping that makes sense for a Pacific Northwest community, while matching the City's natural beauty and visual character.

- E. Protect and enhance the City's appeal and thus support and stimulate business and industry and promote the desirability of investment and occupancy in business, commercial and industrial purposes;

Response: **The design of the proposed row houses and landscaping along with the pedestrian connections to adjacent 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.**

- F. Stabilize and improve property values and prevent blighted areas and, thus, increase tax revenues;

Response: **The Row Houses will be part of a Home Owners Association, which will assure long-term maintenance of common and public areas.**

- G. Insure that adequate public facilities are available to serve development as it occurs and that proper attention is given to site planning and development so as to not adversely impact the orderly, efficient and economic provision of public facilities and services.

Response: **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.**

Figure 5 - Parks & Open Space Plan of the Master Plan shows that approximately 33% of Villebois will be in parks and open space. This FDP is consistent with the PDP, SAP - Central, and the Villebois Village Master Plan, and therefore, complies with this criterion.

- H. Achieve the beneficial influence of pleasant environments for living and working on behavioral patterns and, thus, decrease the cost of governmental services and reduce opportunities for crime through careful consideration of physical design and site layout under defensible space guidelines that clearly define all areas as either public, semi-private, or private, provide clear identity of structures and opportunities for easy surveillance of the site that maximize resident control of behavior -- particularly crime;

Response: **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). This FDP shows a living environment in Phase 2 Central 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.**

- I. Foster civic pride and community spirit so as to improve the quality and quantity of citizen participation in local government and in community growth, change and improvements;

Response: The design of the Villebois Village has been created to develop a community that is truly unique. The City and Villebois Master Planner, as well as the 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 shall foster civic pride and community spirit amongst the residents of Villebois.

- J. Sustain the comfort, health, tranquillity and contentment of residents and attract new residents by reason of the City's favorable environment and, thus, to promote and protect the peace, health and welfare of the City.

Response: 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.

SECTION 4.421. CRITERIA AND APPLICATION OF DESIGN STANDARDS.

(.01) The following standards shall be utilized by the Board in reviewing the plans, drawings, sketches and other documents required for Site Design Review. These standards are intended to provide a frame of reference for the applicant in the development of site and building plans as well as a method of review for the Board. These standards shall not be regarded as inflexible requirements. They are not intended to discourage creativity, invention and innovation. The specifications of one or more particular architectural styles is not included in these standards. (Even in the Boones Ferry Overlay Zone, a range of architectural styles will be encouraged.)

- A. Preservation of Landscape. The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soils removal, and any grade changes shall be in keeping with the general appearance of neighboring developed areas.

Response: As shown in the attached plans (see Exhibit IVB), proposed plant materials are drawn from the Villebois Plant List, which includes native species, to ensure consistency of general appearance within the Villebois community.

- B. Relation of Proposed Buildings to Environment. Proposed structures shall be located and designed to assure harmony with the natural environment, including protection of steep slopes, vegetation and other naturally sensitive areas for wildlife habitat and shall provide proper buffering from less intensive uses in accordance with Sections 4.171 and 4.139 and 4.139.5. The achievement of such

relationship may include the enclosure of space in conjunction with other existing buildings or other proposed buildings and the creation of focal points with respect to avenues of approach, street access or relationships to natural features such as vegetation or topography.

Response: **Chapter 3 of 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. The FDP area does not include any steep slopes, sensitive wildlife habitat areas, wetlands, SROZ areas, or flood plains. The linear green is proposed in addition to the parks and open space shown in the *Master Plan* and SAP Central. Existing trees within the site are maintained to the extent possible as reviewed in the concurrent PDP modification application (see Exhibit IIE).**

- C. Drives, Parking and Circulation. With respect to vehicular and pedestrian circulation, including walkways, interior drives and parking, special attention shall be given to location and number of access points, general interior circulation, separation of pedestrian and vehicular traffic, and arrangement of parking areas that are safe and convenient and, insofar as practicable, do not detract from the design of proposed buildings and structures and the neighboring properties.

Response: **Garages are proposed on the alley-facing sides of all proposed rowhomes buildings. An alley is proposed for the rowhome units and provides two-way travel. Pedestrians are separated from vehicular traffic through provided sidewalks, curb extensions, and/or crosswalks (See Exhibit IIB).**

- D. Surface Water Drainage. Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties of the public storm drainage system.

Response: **Surface water drainage is addressed in the PDP application (see Section II of Notebook). The FDP is consistent with grading and drainage shown in the PDP. This system has been carefully designed so as not to adversely affect neighboring properties.**

- E. Utility Service. Any utility installations above ground shall be located so as to have a harmonious relation to neighboring properties and site. The proposed method of sanitary and storm sewage disposal from all buildings shall be indicated.

Response: **The PDP application addresses utility installation (see Section II of Notebook). The FDP is consistent with the PDP.**

- F. Advertising Features. In addition to the requirements of the City's sign regulations, the following criteria should be included: the size, location, design, color, texture, lighting and materials of all exterior signs and outdoor advertising structures or features shall not detract from the design of proposed buildings and structures and the surrounding properties.

Response: **No advertising features are proposed in this FDP.**

- G. Special Features. Exposed storage areas, exposed machinery installations, surface areas, truck loading areas, utility buildings and structures and similar accessory areas and structures shall be subject to such setbacks, screen plantings or other screening methods as shall be required to prevent their being incongruous with the existing or contemplated environment and its surrounding properties. Standards for screening and buffering are contained in Section 4.176.

Response: **This 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 report.**

- (.02) The standards of review outlined in Sections (a) through (g) above shall also apply to all accessory buildings, structures, exterior signs and other site features, however related to the major buildings or structures.

Response: **No accessory buildings or structures are proposed.**

- (.03) The Board shall also be guided by the purpose of Section 4.400, and such objectives shall serve as additional criteria and standards.

Response: **Compliance with the purpose of Section 4.400 has been addressed earlier in this report.**

SECTION 4.440. PROCEDURE.

- (.01) Submission of Documents.

A prospective applicant for a building or other permit who is subject to site design review shall submit to the Planning Department, in addition to the requirements of Section 4.035, the following:

- A. A site plan, drawn to scale, showing the proposed layout of all structures and other improvements including, where appropriate, driveways, pedestrian walks, landscaped areas, fences, walls, off-street parking and loading areas, and railroad tracks. The site plan shall indicate the location of entrances and exits and direction of traffic flow into and out of off-street parking and loading areas, the location of each parking space and each loading berth and areas of turning and maneuvering vehicles. The site plan shall indicate how utility service and drainage are to be provided.

- B. A Landscape Plan, drawn to scale, showing the location and design of landscaped areas, the variety and sizes of trees and plant materials to be planted on the site, the location and design of landscaped areas, the varieties, by scientific and common name, and sizes of trees and plant materials to be retained or planted on the site, other pertinent landscape features, and irrigation systems required to maintain trees and plant materials. An inventory, drawn at the same scale as the Site Plan, of existing trees of 4" caliper or more is required. However, when large areas of trees are proposed to be retained undisturbed, only a survey identifying the location and size of all perimeter trees in the mass is necessary.
- C. Architectural drawings or sketches, drawn to scale, including floor plans, in sufficient detail to permit computation of yard requirements and showing all elevations of the proposed structures and other improvements as they will appear on completion of construction. Floor plans shall also be provided in sufficient detail to permit computation of yard requirements based on the relationship of indoor versus outdoor living area, and to evaluate the floor plan's effect on the exterior design of the building through the placement and configuration of windows and doors.
- D. A Color Board displaying specifications as to type, color, and texture of exterior surfaces of proposed structures. Also, a phased development schedule if the development is constructed in stages.
- E. A sign plan, drawn to scale, showing the location, size, design, material, color and methods of illumination of all exterior signs.
- F. The required application fee.

Response: Section IVB of this notebook includes FDP plans that meet the requirements of Section 4.440 (.01). A copy of the application is included in Exhibit IB of this notebook. Architectural Elevations & Floor Plans are included in Section IVC of this notebook.

The SAP Central *Signage & Wayfinding Plan* does not indicate an identifier within the subject property. A copy of the required application fee is included in Exhibit IC.

SECTION 4.450. INSTALLATION OF LANDSCAPING.

- (.01) All landscaping required by this section and approved by the Board shall be installed prior to issuance of occupancy permits, unless security equal to one hundred and ten percent (110%) of the cost of the landscaping as determined by the Planning Director is filed with the City assuring such installation within six (6) months of occupancy. "Security" is cash, certified check, time certificates of deposit, assignment of a savings account or such other assurance of completion as shall meet with the approval of the City Attorney. In such cases the developer shall also provide written authorization, to the satisfaction of the City Attorney, for the City or its designees to enter the property and complete the landscaping as approved. If the installation of the landscaping is not completed within the six-month period, or within an extension of time authorized by the Board, the security

may be used by the City to complete the installation. Upon completion of the installation, any portion of the remaining security deposited with the City shall be returned to the applicant.

Response: **The applicant understands that they must provide a security to guarantee installation of the proposed landscaping.**

(.02) Action by the City approving a proposed landscape plan shall be binding upon the applicant. Substitution of plant materials, irrigation systems, or other aspects of an approved landscape plan shall not be made without official action of the Planning Director or Development Review Board, as specified in this Code.

Response: **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 Development Review Board.**

(.03) All landscaping shall be continually maintained, including necessary watering, weeding, pruning, and replacing, in a substantially similar manner as originally approved by the Board, unless altered with Board approval.

Response: **The applicant understands that they are responsible for the ongoing maintenance of the proposed landscaping.**

(.04) If a property owner wishes to add landscaping for an existing development, in an effort to beautify the property, the Landscape Standards set forth in Section 4.176 shall not apply and no Plan approval or permit shall be required. If the owner wishes to modify or remove landscaping that has **been accepted or approved through the City's development review process**, that removal or modification must first be approved through the procedures of Section 4.010.

Response: **This FDP does not include any existing development; therefore this criterion does not apply.**

II. COMMUNITY ELEMENTS BOOK

Applicable Requirement	Requirement Met?	Notes
Street Lighting	<input checked="" type="checkbox"/>	Street lighting already exists. No changes are proposed.
Curb Extensions	<input checked="" type="checkbox"/>	Curb extensions already exist. No changes are proposed.
Street Trees	<input checked="" type="checkbox"/>	Location and species of street trees shown on the attached plans are consistent with the Master Plan.
Landscape Elements-Site Furnishings	<input checked="" type="checkbox"/>	No furnishings are proposed.

Tree Protection	<input checked="" type="checkbox"/>	“Important” trees are retained to the extent feasible.
Plant List	<input checked="" type="checkbox"/>	All plant materials listed on page L1 of Section IVB are on the Villebois plant list. No prohibited plants are proposed.
Address Overlay Areas	<input checked="" type="checkbox"/>	Subject FDP is not located within an Address Overlay Area.

III. VILLAGE CENTER ARCHITECTURAL STANDARDS

Standards Applying to All Buildings

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"/>	Row houses 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"/>	Height less than the 45’ allowed in Table V-1
2) Addresses have other height limitations	<input checked="" type="checkbox"/>	Not located within an Address Overlay
3) Building height measured as defined in 4.001.	<input checked="" type="checkbox"/>	Building measured correctly
4) Rooftop equipment screened from current and future taller buildings	<input checked="" type="checkbox"/>	No rooftop equipment proposed
5) At least 2 roof garden in SAP Central	<input type="checkbox"/>	No rooftop gardens proposed, more appropriate for other building types in SAP Central
Optional Standards:		
6) Buildings encouraged to reach max. allowable height	<input checked="" type="checkbox"/>	Rowhomes will be 2-story.
7) Minimize shading of public and private outdoor areas during mid-day	<input checked="" type="checkbox"/>	Private outdoor areas are sited to maximize sun exposure given existing street configurations.

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"/>	Façade planes vertical in proportion and include bays and recesses, and breaks in roof elevation.
2) Incorporate features such as offsets, projections, reveals, and similar elements to preclude large expanses of uninterrupted building surfaces.	<input checked="" type="checkbox"/>	The Elevations and Floor Plans in Section VIC show the use of colors and materials, as well as trim or shutters, to break down the scale of the buildings.
Optional		
3) Articulation should extend to the roof	<input checked="" type="checkbox"/>	Articulation, including the break between buildings and architectural detail, extends to the roof.
2.1 Vertical Façade Articulation for All Mixed Use Buildings		Buildings not mixed use
3.1 Exterior Building Materials & Color		
Required		
1) Visually heavier and more massive materials at base when multiple materials used.	<input checked="" type="checkbox"/>	Elevations show visually heavier materials at the base.
2) Bright, intense colors reserved for accent trim	<input checked="" type="checkbox"/>	Bright colors are only used as trim.
3) Bright colors not used for commercial purposes	<input type="checkbox"/>	N/A. Buildings not mixed use.
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"/>	Concrete block is not being used.
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 exterior materials have integral color, patterning, or texture.

7) Sustainable building materials and practices are strongly encouraged	<input checked="" type="checkbox"/>	The builder will participate in the Portland General Electric Earth Advantage program.
3.2 Architectural Character		
Required		
1) A definitive, consistent Architectural Character. All primary facades consistent with Architectural Character	<input checked="" type="checkbox"/>	The row houses have a consistent architectural character.
2) No mixing of Architectural Styles	<input checked="" type="checkbox"/>	Buildings are consistently in the same style.
3) Secondary facades incorporate primary façade features over 25% of wall length	<input checked="" type="checkbox"/>	Materials including lap siding as well as windows with trim extend on all facades.
4) All visible sides have a similar level of quality and visual interest	<input checked="" type="checkbox"/>	A majority of the detailing and materials wrap around to the street facing side elevations of the building. Materials and details included on the front elevations such as finishes, trim, and window patterns are incorporated into the side elevations.
5) Accessory buildings designed and integrated into primary building	<input checked="" type="checkbox"/>	No accessory buildings are proposed
6) Applicants encouraged to consult an architect or architectural historian regarding appropriate elements of architectural style	<input checked="" type="checkbox"/>	The rowhome buildings have been designed by an Architect with David Weekly Homes.
7) If not in an address, elevations not repeated on adjacent blocks	<input checked="" type="checkbox"/>	The row homes are not within an Address. The row houses do not repeat an elevation found on an adjacent block.
3.3 Ground Level Building Components		
Required		
1) Building setbacks and frontage widths as required by Table V-1	<input checked="" type="checkbox"/>	The row houses meet the required setbacks, including the 5' minimum front setback, established by Table V-1
2) Retail orientation towards street	<input type="checkbox"/>	Not applicable
3) Differentiating entrances for mixed use buildings	<input type="checkbox"/>	Not applicable
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 provided as shown on attached Architectural Plans.

5) Any building lighting is indirect or shielded	<input checked="" type="checkbox"/>	Any lighting would be shielded as shown on attached Architectural Plans.
6) Parking structures screened using at least two of the following: residential or commercial uses, decorative grill work, decorative artwork, vegetation	<input checked="" type="checkbox"/>	Not applicable, no parking structure proposed
7) Plaza address mixed-use buildings have canopy or awning	<input type="checkbox"/>	Not applicable
8) Reflective, heavily tinted, or other sight obscuring glass discouraged	<input type="checkbox"/>	Not applicable
9) Landscaping or other screening provided when parking is between buildings and the street	<input checked="" type="checkbox"/>	Not applicable
Optional		
10) Create indoor/outdoor relationships	<input checked="" type="checkbox"/>	Large windows and fenced front yards help create an indoor/outdoor relationship.
11) Canopies and Awnings primary function is weather protection	<input type="checkbox"/>	Not applicable
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"/>	Windows and doors have substantial trim which helps create shadowing.
2) Balconies extend no more than 36"	<input checked="" type="checkbox"/>	No balconies are proposed.
3) Shutters sized to appear operable at window and door openings	<input checked="" type="checkbox"/>	Shutters are sized to appear operable.
4) Except in the plaza address, balconies shall be at least 5 feet deep	<input checked="" type="checkbox"/>	No balconies are proposed.
Optional		
4) (<i>Note: Duplicate numbers in published VCAS</i>) Individual windows square or vertical in proportion. An assembly of windows have horizontal proportion	<input checked="" type="checkbox"/>	All individual 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"/>	Materials change at horizontal lines or corners
6) Every residential unit have outdoor living space.	<input checked="" type="checkbox"/>	All rowhome units have fenced front yards and side patios.
7) Expression of rainwater path	<input type="checkbox"/>	Not applicable.
8) Building fronts uneven angles to accommodate shape of street	<input type="checkbox"/>	Not applicable.
9) Wide opening windows	<input type="checkbox"/>	Not applicable.
10) Discourage use of high window sills	<input checked="" type="checkbox"/>	High window sills are not used
11) Finishing touches and ornament	<input checked="" type="checkbox"/>	The use of finishing touches and ornamentation is provided.
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"/>	Proposed fencing will comply with these standards and be consistent with architecture.
2) The following fencing requirements apply to all fences and walls located between rights-of-way and building lines.	<input checked="" type="checkbox"/>	Proposed fencing will comply with these standards and be consistent with architecture.
3) See Address overlay sections for additional requirements.	<input checked="" type="checkbox"/>	N/A - not within an address.
4) Except where specifically required by Address overlays, fences are optional. Less fencing than the maximum allowable is allowed.	<input checked="" type="checkbox"/>	Proposed fencing will comply with these standards and be consistent with architecture.
5) Fencing shall be consistent with the Architectural Character of adjacent buildings, See Architectural Character, this section.	<input checked="" type="checkbox"/>	Proposed fencing will comply with these standards and be consistent with architecture.
6) Fencing controlling access to a courtyard, outdoor lobby, or other public entries shall be greater than 50% transparent.	<input checked="" type="checkbox"/>	Proposed fencing will comply with these standards and be consistent with architecture.
7) Fencing located within the first 2'0" setback from right-of-ways shall be greater than 50% transparent.	<input checked="" type="checkbox"/>	Proposed fencing will comply with these standards and be consistent with architecture.

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 checked="" type="checkbox"/>	Proposed fencing will comply with these standards and be consistent with architecture.
9) Posts, pilasters, columns, or bollards may extend an additional 8" above the maximum height of any allowed fencing.	<input checked="" type="checkbox"/>	Proposed fencing will comply with these standards and be consistent with architecture.
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"/>	Proposed fencing will comply with these standards and be consistent with architecture.
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.
Optional		
12) Fencing is encouraged to be consistent with building railing at balconies, decks, porches, etc.	<input checked="" type="checkbox"/>	Proposed fencing will comply with these standards and be consistent with architecture.

IV. CONCLUSION

This Supporting Compliance Report demonstrates compliance with the applicable requirements of the City of Wilsonville Planning & Land Development Ordinance for the requested Final Development Plan. Therefore, the applicant requests approval of this application.

IVB) Reduced Plans

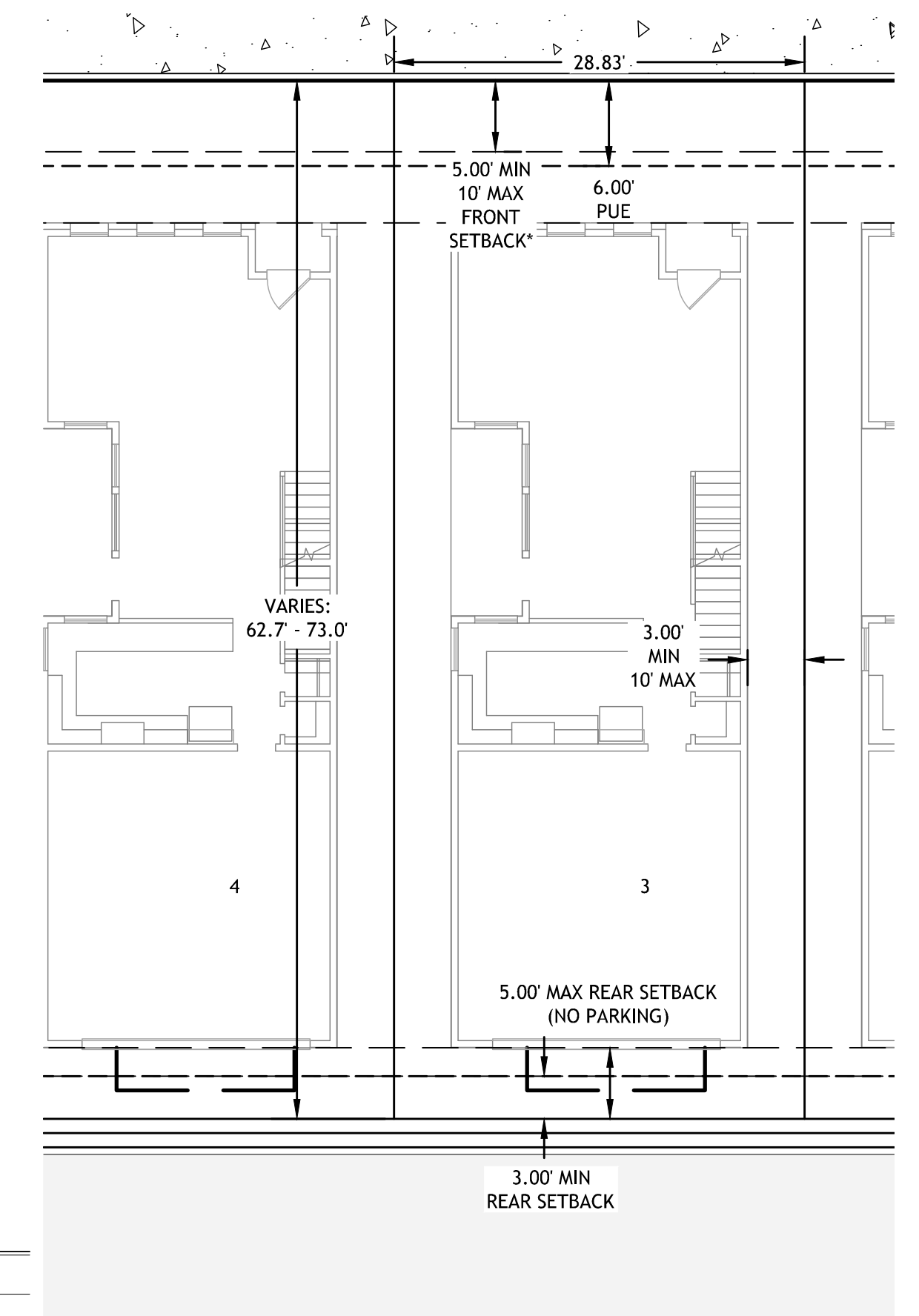
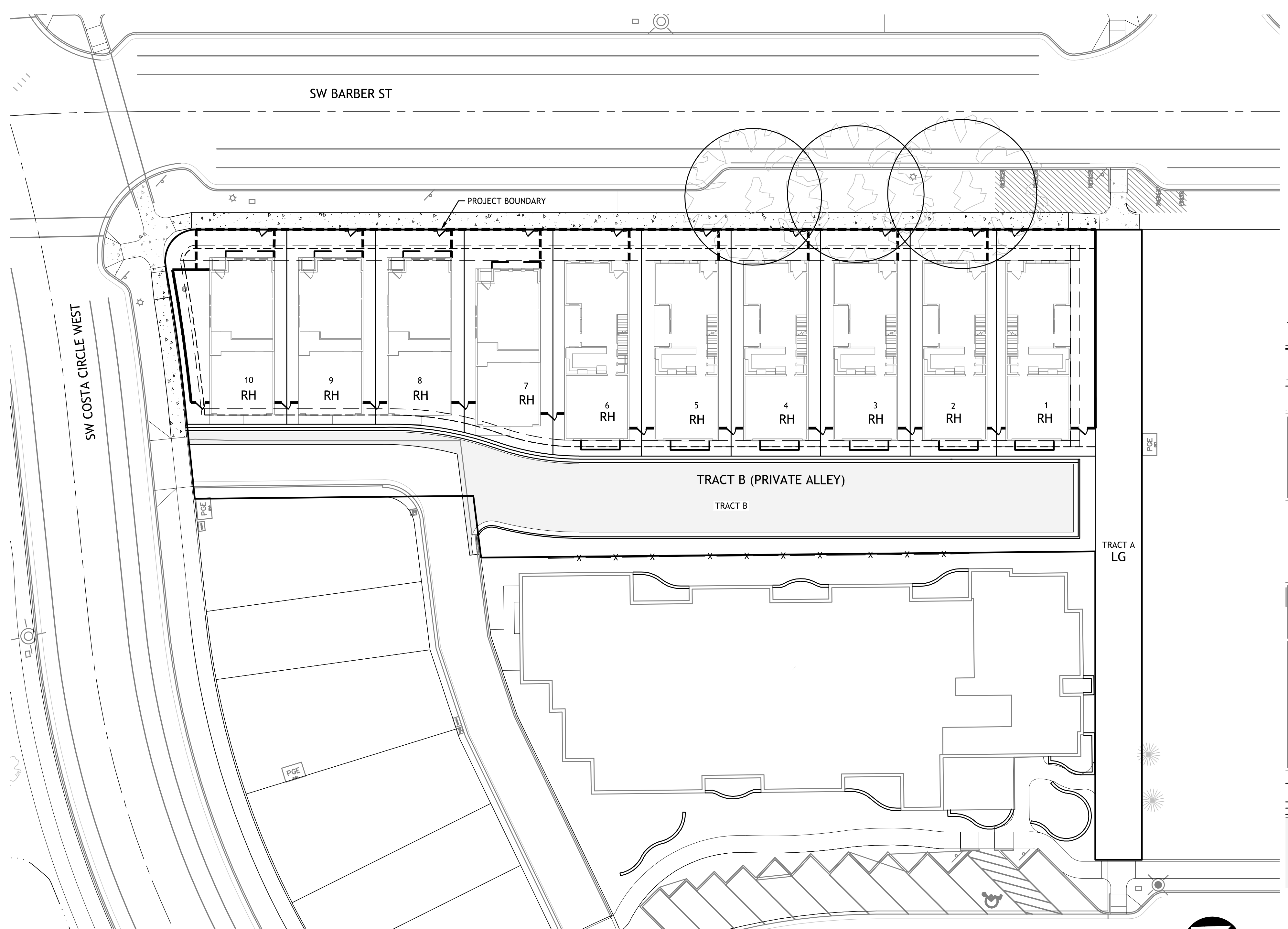
REVISIONS		
NO.	DATE	DESCRIPTION

LOT COUNT:	
10	ROW HOUSE LOTS
10	TOTAL

LAND AREA TABLE:	
TOTAL AREA:	0.74 AC
LOTS & ALLEYS:	0.61 AC
AVG. DENSITY PER NET ACRE:	10 / 0.74 = 13.51 UNITS / AC

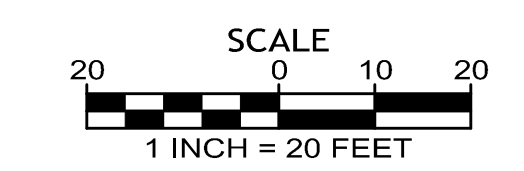
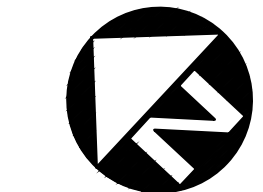
LEGEND	
	PROPOSED RIGHT-OF-WAY
	EXISTING RIGHT-OF-WAY
	PROPOSED CURB AND GUTTER
	PROPOSED CENTERLINE
	EXISTING CENTERLINE
	PROPOSED PUBLIC UTILITY EASEMENT
	PROPOSED BUILDING SETBACK
	PROPOSED PROPERTY LINE
	EXISTING PROPERTY LINE
	PDP BOUNDARY LINE
	PROPOSED HANDICAP RAMP
	PROPOSED A.C. PAVING
	PROPOSED SIDEWALK
	PROPOSED SIDEWALK BY OTHERS
	EXISTING SIDEWALK

LEGEND:	
RH	ROW HOUSE LOTS



* PORCHES, STAIRS, STOOPS, DECKS, CANOPIES, BALCONIES, BAY WINDOWS, CHIMNEYS, AWNINGS AND OTHER BUILDING PROJECTIONS MAY ENCROACH UP TO THE PUBLIC WAY.

TYPICAL LOT PLAN



BERKSHIRE
PDP- 2C
MODIFICATION

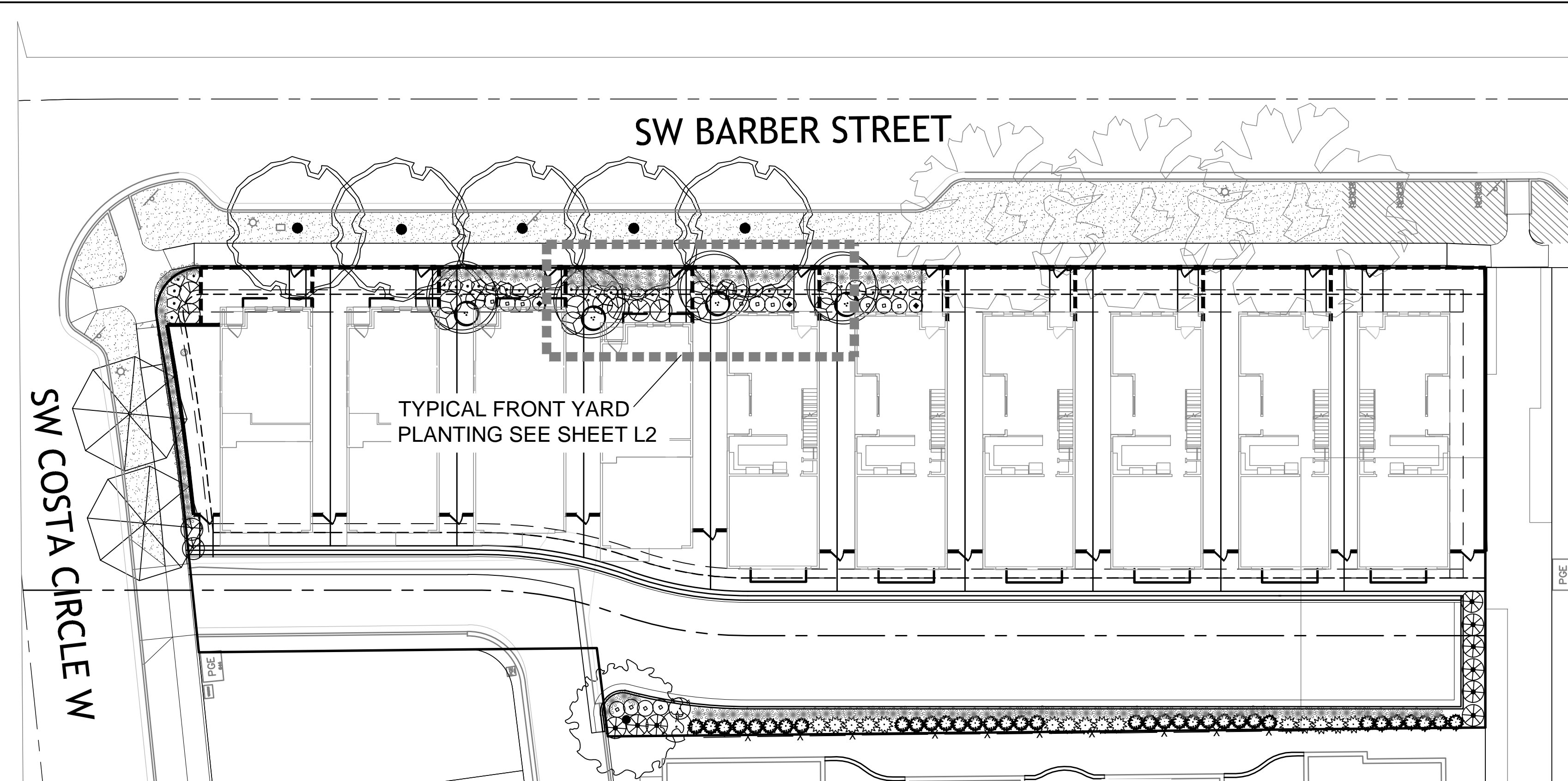
SITE &
LAND USE
PLAN

PROJECT NO.:	398-061
TYPE:	PLANNING
REVIEWED BY:	PRE

N:\pro\398-061\09 Drawings\03 Planning\Sheets - Planning\Submittal\PDF-2C\398061.PDP2C.(3)SITE.dwg - SHEET: 22x34 Aug 12, 2016 - 10:21 am brian

REVISIONS

NO.	DATE	DESCRIPTION
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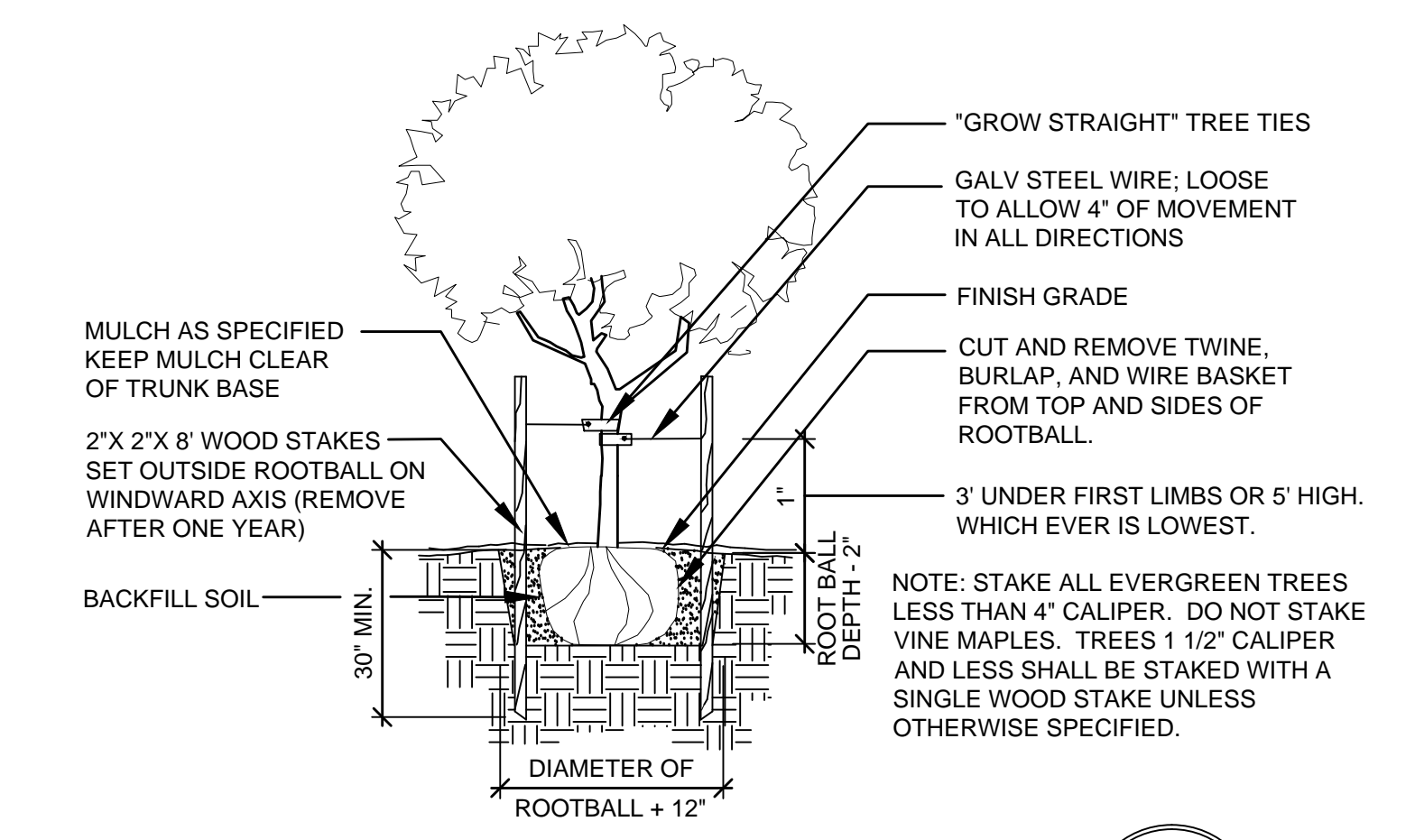


1 OPEN SPACE - PLANTING PLAN

PLANTING LEGEND
STREET TREES

SYMBOL	QUANTITY	COMMON NAME / BOTANICAL NAME: SIZE AND DESCRIPTION
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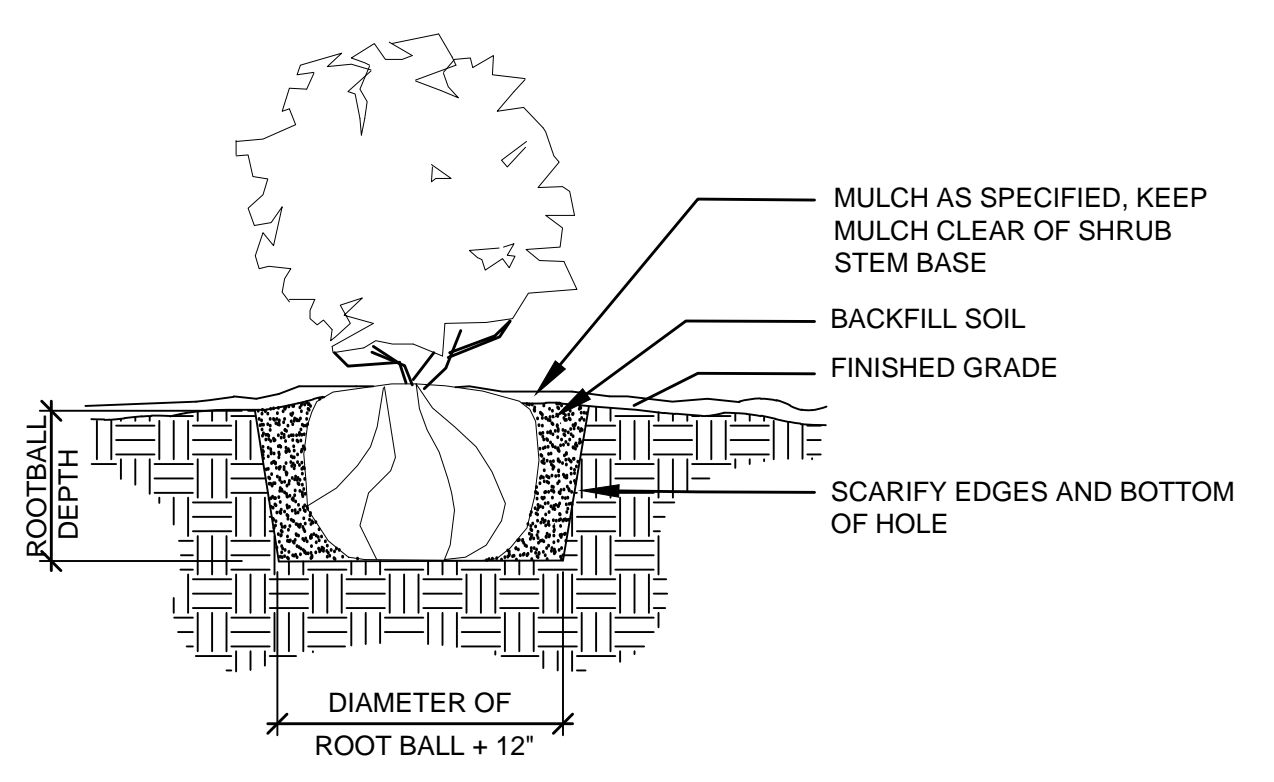
	5	VILLAGE GREEN ZELKOVA / ZELKOVA SERRATA 'VILLAGE GREEN': 2" CAL., B&B, 25' O.C.
	2	TULIP TREE / LIRIODENDRON TULIPIFERA: 2 1/2" CAL., B&B, 25' O.C.



TREE STAKING DETAIL

SCALE: N.T.S.

1
L1



SHRUB PLANTING DETAIL

SCALE: N.T.S.

2
L1

PLANTING LEGEND

TREES

SYMBOL	COMMON NAME / BOTANICAL NAME: SIZE AND DESCRIPTION
	GREENSPIRE LINDEN / TILIA CORDATA 'GREENSPIRE': 2" CAL., B&B

SHRUBS

SYMBOL	COMMON NAME / BOTANICAL NAME: SIZE AND DESCRIPTION
	EMERALD ARBORVITAE / THUJA OCCIDENTALIS 'EMERALD': 6' HT., B&B
	DWARF BURNING BUSH / EUONYMUS ALATA 'COMPACTA': 3 GAL.
	DOUBLFIE VIBURNUM / VIBURNUM P. TOMENTOSUM: 3 GAL.
	WICHITA BLUE JUNIPER / JUNIPERUS SCOPULORUM 'WICHITA': 6' HT., B&B

ORNAMENTAL GRASS

SYMBOL	COMMON NAME / BOTANICAL NAME: SIZE AND DESCRIPTION
	DWARF FOUNTAIN GRASS PENNISETUM ALOPECUROIDES 'HAMELN': 2 GAL.

LAWN AND GROUNDCOVER

SYMBOL	CODE	COMMON NAME / BOTANICAL NAME: SIZE AND DESCRIPTION
	LAWN	PRO-TIME 309 (SUPREME MIX) GRASS SEED BY HOBBS AND HOPKINS, LTD. AT A RATE OF 8 LBS/1000 SQUARE FEET.

NOTE:
1. LANDSCAPE AREAS WILL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM DESIGNED BY CONTRACTOR. CONTRACTOR WILL PROVIDE MATERIALS AND INSTALL ALL IRRIGATION DOWNSTREAM OF THE WATER METER.
2. DO NOT PROVIDE IRRIGATION WITHIN THE EXISTING TREES TO REMAIN DRIPLINE.

BERKSHIRE

PDP- 2C
MODIFICATION

PLANTING PLAN
NOTES AND
PLANTING DETAILS

PROJECT NO.: 398-061
TYPE: PLANNING
REVIEWED BY: PRE

L1

REVISIONS

NO.	DATE	DESCRIPTION
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PLANTING LEGEND

TYPICAL FRONT YARD PLANT LIST

SMALL ORNAMENTAL TREES
2" CAL.

CHINESE REDBUD / *Cercis chinensis*: 2" Cal., B&B
CAPITAL SELECT FLOWERING PEAR / *Pyrus calleryana* 'Capital': 2" Cal., B&B
BLIREIANA PLUM / *Prunus x blireiana*: 2" Cal. B&B
CHINESE KOUSA DOGWOOD / *Cornus kousa* 'Chinensis': 2" Cal., B&B
JAPANESE MAPLE / *ACER PALMATUM*: 8' HT.
YOSHINO FLOWERING CHERRY / *PRUNUS X YEDOENSIS*: 2" CAL., B&B

PEDESTRAIN ZONE LOW ORNAMENTAL PLANTINGS
1-2 GAL.

BLUE OAT GRASS / *Helictotrichon sempervirens*
DWARF FOUNTAIN GRASS / *PENNISETUM ALOPECUROIDES* 'HAMELN'
SCARLET MEIDILAND ROSE / *ROSA MEIDILAND* 'MEIKROTAL'
DAYLILIES / *HEMEROCALLIS* 'STELLA DORO', 'LA PECHE' AND
HEATH / *ERICA CARNEA* 'KING GEORGE', *ERICXDARLYENSIS* 'CD EASON'
ENGLISH LAVENDAR VARITES / *LAVANDULA ANGUSTIFOLIA* VAR.

ORNAMENTAL GRASSES AND GROUNDCOVERS
1-2 GAL.

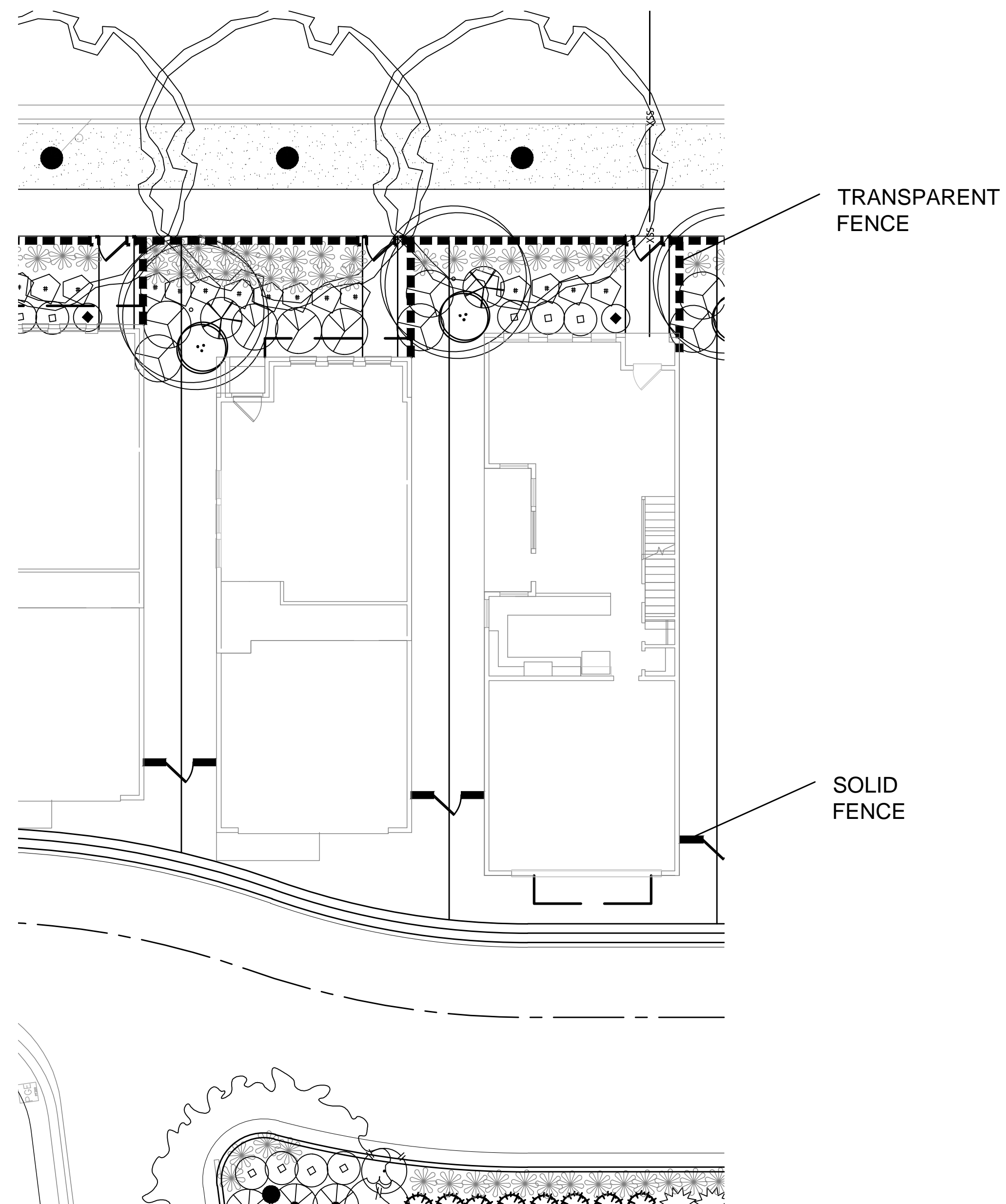
DWARF FOUNTAIN GRASS / *Pennisetum alopecuroides* 'Hamlen'
BLUE OAT GRASS / *Helictotrichon sempervirens*
PURPLE FOUNTAIN GRASS / *PENNISETUM SETACEUM* 'RUBRUM'
"MASSACHUSETTS KINNIKINICK" / *ARCTOSTAPHYLOS UVA-URSI* 'MASS.'
BEARBERRY COTONEASTER / *COTONEASTER DAMMERI*
SCARLET MEIDILAND ROSE / *ROSA MEIDILAND* 'MEIKROTAL'

MEDIUM TO LARGE ORNAMENTAL SHRUBS
3 GAL.

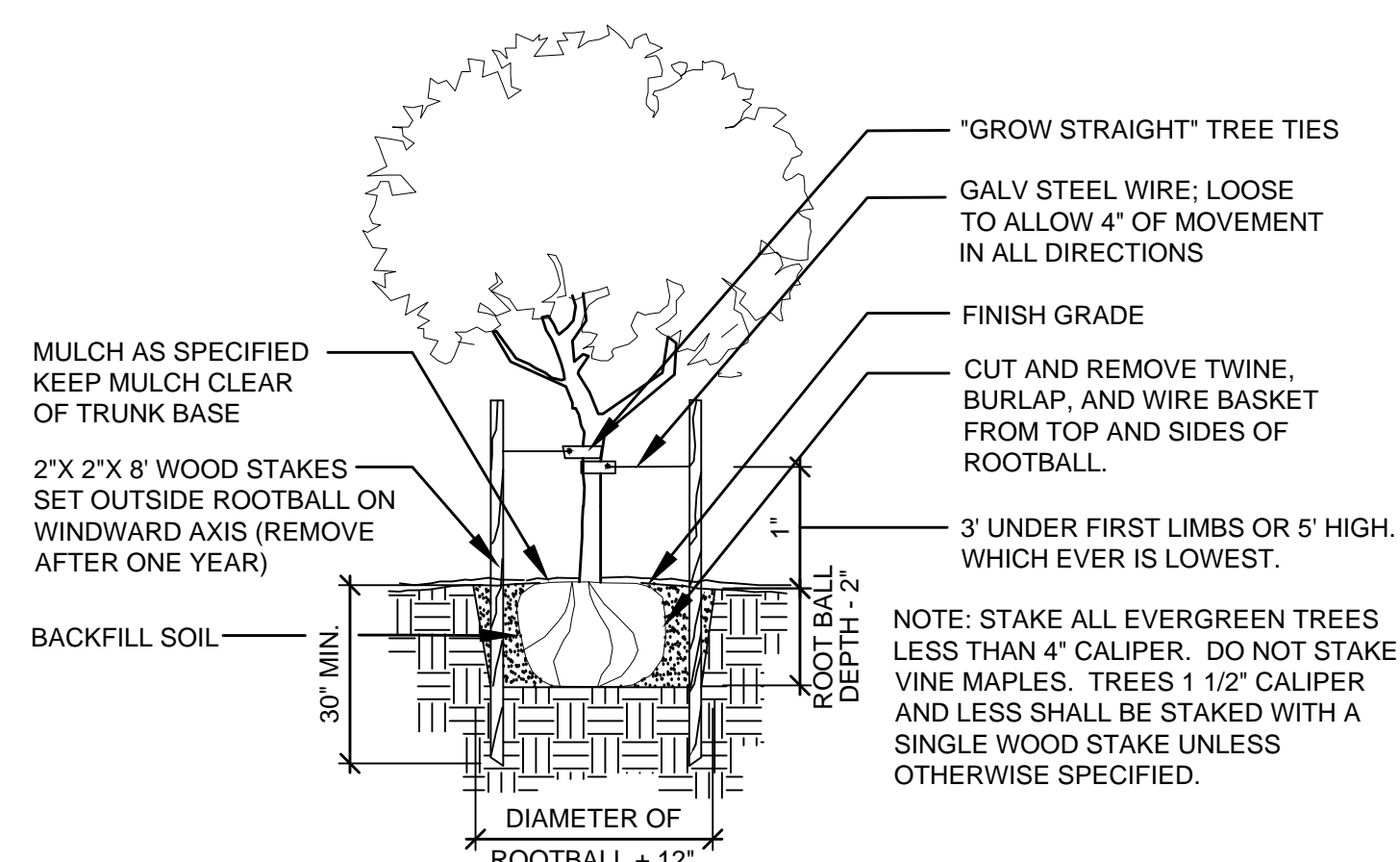
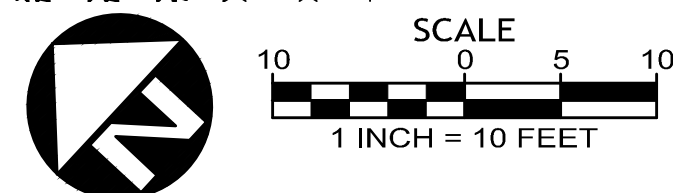
SHOWA-NO-SAKAE CAMELLIA / *CAMELLIA SASANQUA* 'SHOWA-NO-SAKAE'
FOREST FLAME PIERIS / *PIERIS JAPONICA* 'FOREST FLAME'
RHODODENDRON 'JEAN MARIE DE MONTEGUE'
'NIKKO BLUE' HYDRANGEA / *HYDRANGEA MACROPHYLLA* 'NIKKO BLUE'
RENAISSANCE SPIREA / *SPIREA VANHOUTTEI* 'RENAISSANCE'
DOUBLFILE VIBURNUM / *VIBURNUM P. TOMENTOSUM*: 24"-30" HT.
THUNBERG SPIREA / *SPIREA THUNBERGII*
DAVID VIBURNUM / *VIBURNUM DAVIDII*

SMALL ORNAMENTAL SHRUBS
3 GAL.

ISANTI REDOSER DOGWOOD / *CORNUS SERICEA* 'ISANTI'
COMPACT JAPANESE HOLLY / *ILEX CRENATA* 'COMPACTA'
'CRIMSON PYGMY' BARBERRY / *BERBERIS THUNBERGII* 'CRIMSON PYGMY'
AZALEA / VARIES
ANTHONY WATERER SPIREA / *SPIREA BUMALDA* 'ANTHONY WATERER'



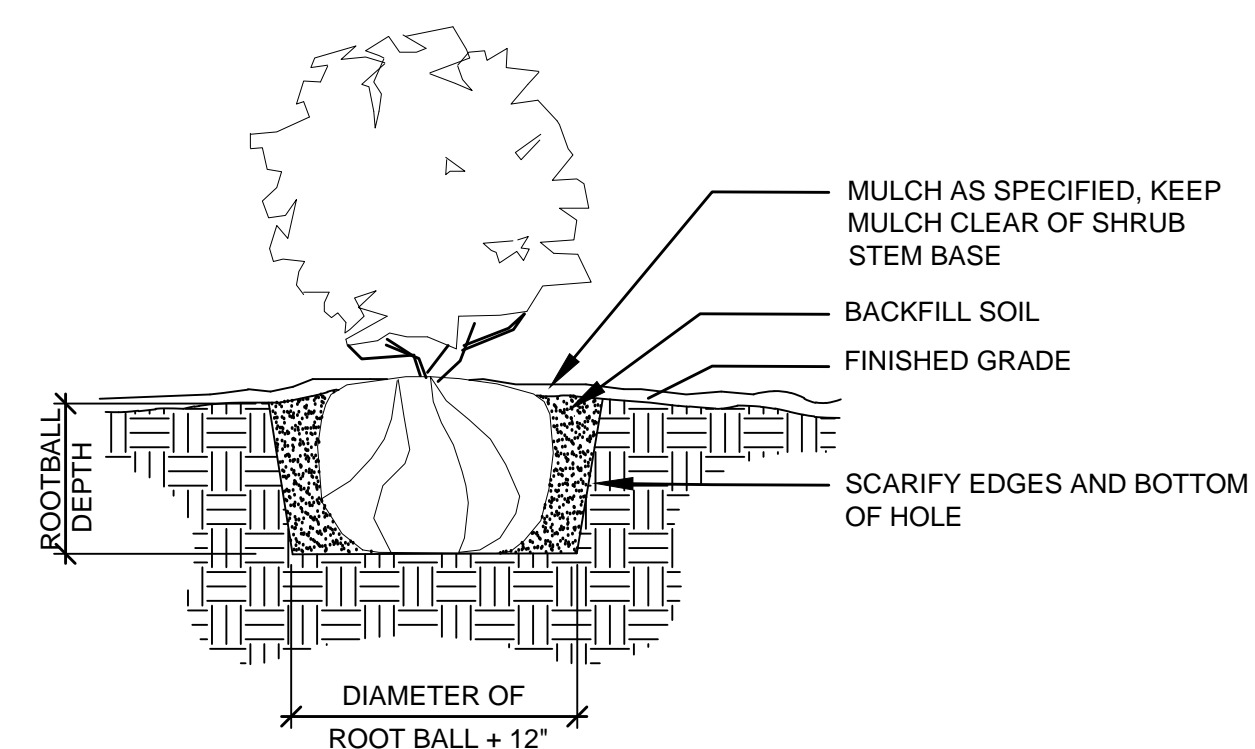
1 FRONT YARD TYPICAL - PLANTING PLAN



TREE STAKING DETAIL

SCALE: N.T.S

1
L2



SHRUB PLANTING DETAIL

SCALE: N.T.S

2
L2

BERKSHIRE

PDP- 2C
MODIFICATION

TYPICAL FRONT
YARD
PLANTING PLAN

PROJECT NO.: 398-061
TYPE: PLANNING
REVIEWED BY: PRE

L2

IVC) Row Homes Elevations & Floor Plans



21'-0" FRONT-SIDE COURTYARD



SIDE ELEVATION @ HIGH VISIBILITY CORNER LOT

Portland, OR

VILLEBOIS

David Weekley Homes



21'-0" REAR-LOAD



SIDE ELEVATION @ HIGH VISIBILITY CORNER LOT

Portland, OR

VILLEBOIS



21'-0" SOUTH BARBER STREET



21'-0" SOUTH BARBER STREET

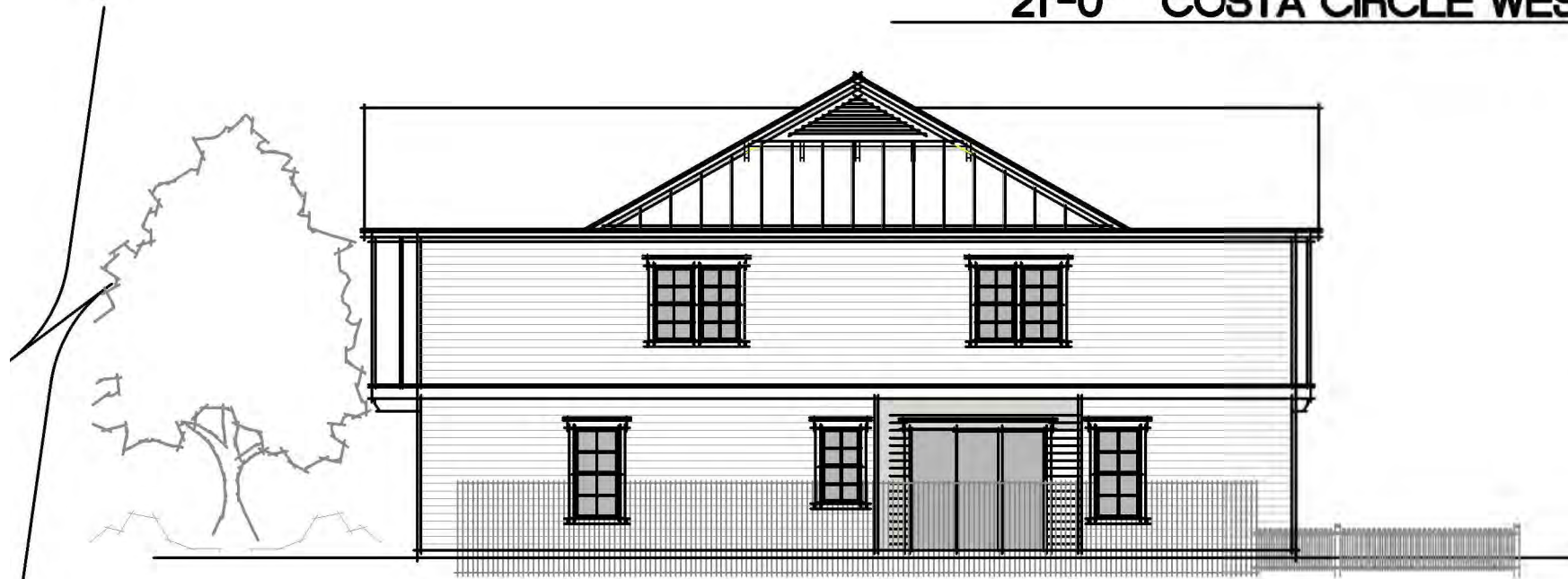
PORTLAND, OREGON

VILLEBOIS - SOUTH BARBER STREET

David Weekley Homes



21'-0" COSTA CIRCLE WEST



C LOT SIDE ELEVATION • HIGH VISIBILITY CORNER LOT

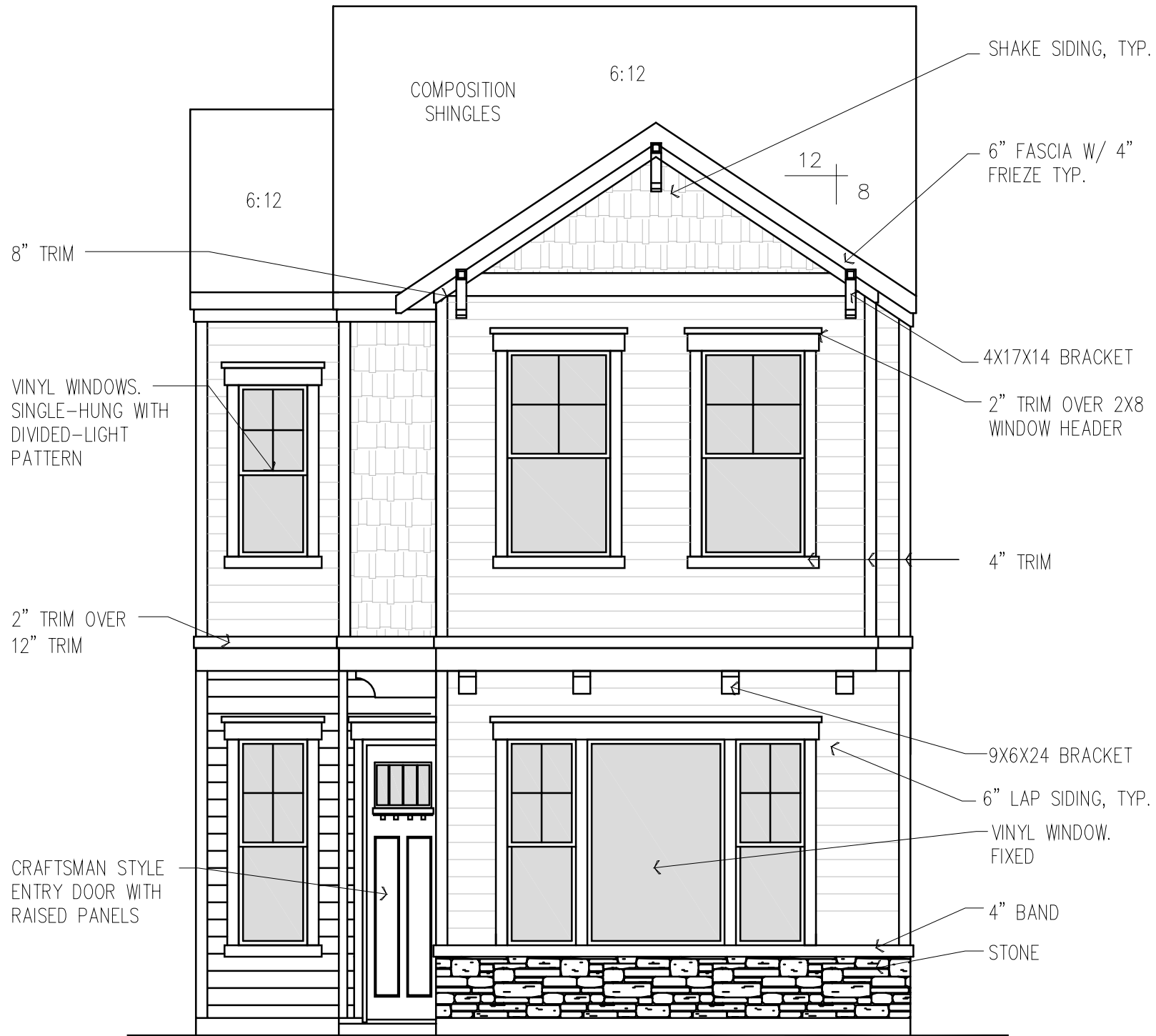


A LOT SIDE ELEVATION • HIGH VISIBILITY CORNER LOT

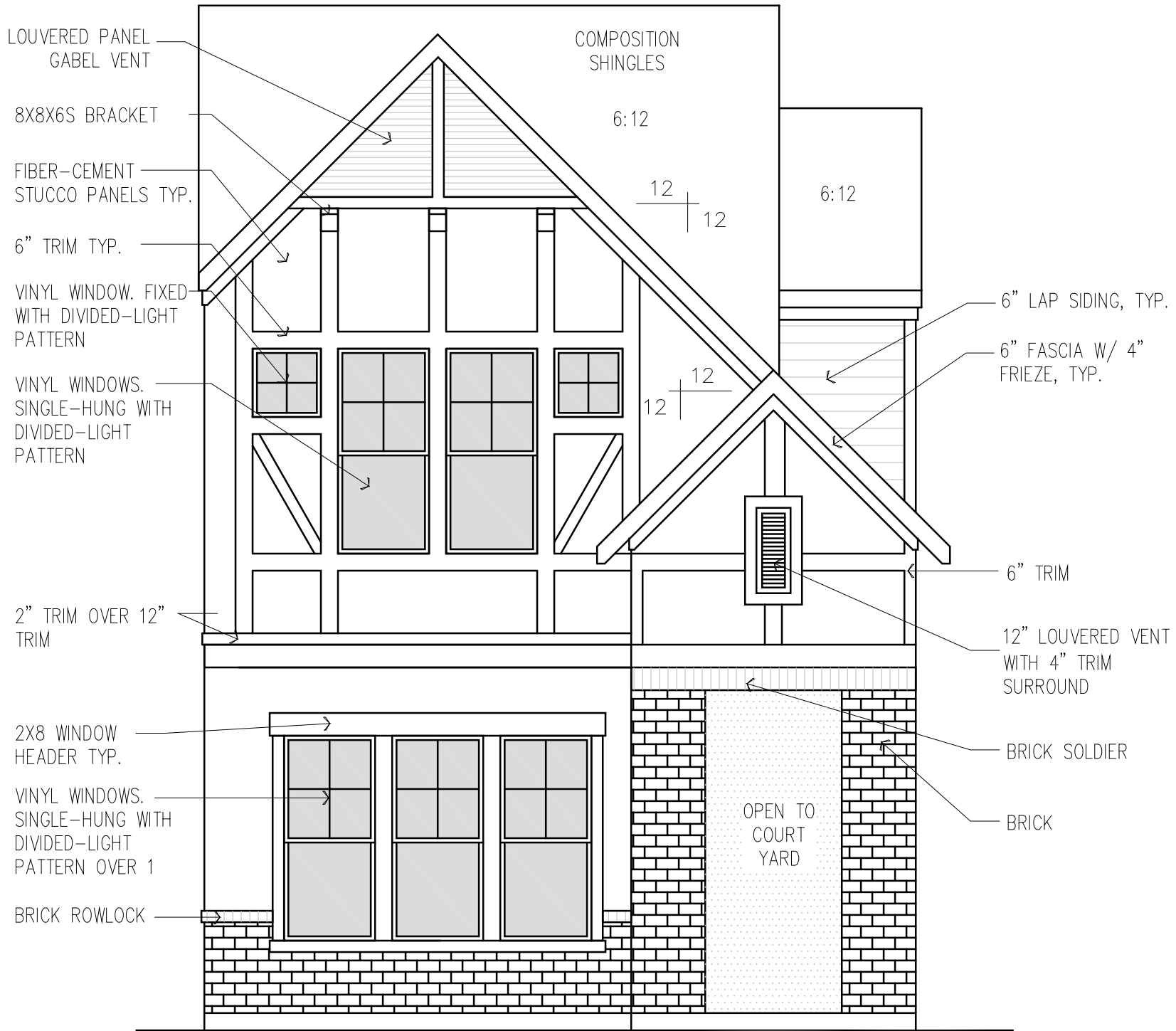
PORTLAND, OREGON

VILLEBOIS - COSTA CIRCLE WEST

David Weekley Homes



ELEVATION "A"



ELEVATION "B"

2'-0" HIGH CRAFTSMAN BRACKET

COMPOSITION SHINGLES

6:12

12 | 10

AWNING- INCLUDES A 4x8 BEAM W/ ANGLED ENDS, 2'-0" HIGH CRAFTSMAN BRACKETS, EXPOSED RAFTERS

2X8 WINDOW HEADER

6" FASCIA W/ 4" FRIEZE (12" OVERHANG) TYP.

RAKED EAVES AT 10:12 ROOF

METAL GUTTER OVER 6" FASCIA 12" OVERHANG, TYP.

2" TRIM OVER 2X8 WINDOW HEADER

4" TRIM TYP.

BOARD AND BATTEN

4" TRIM TYP.

4" TRIM OVER 12" TRIM

FIXED WINDOW W/ 2/2 DIVIDED LIGHT PATTERN

6" LAP SIDING

4X8X24 BRACKET W/ ANGLED ENDS

2" TRIM OVER 2X8 WINDOW HEADER

2" TRIM OVER 2X6 HEADER

SINGLE-HUNG WITH 2/2 DIVIDED-LIGHT PATTERN

24" WIDE, 4-BOARD BARN SHUTTER

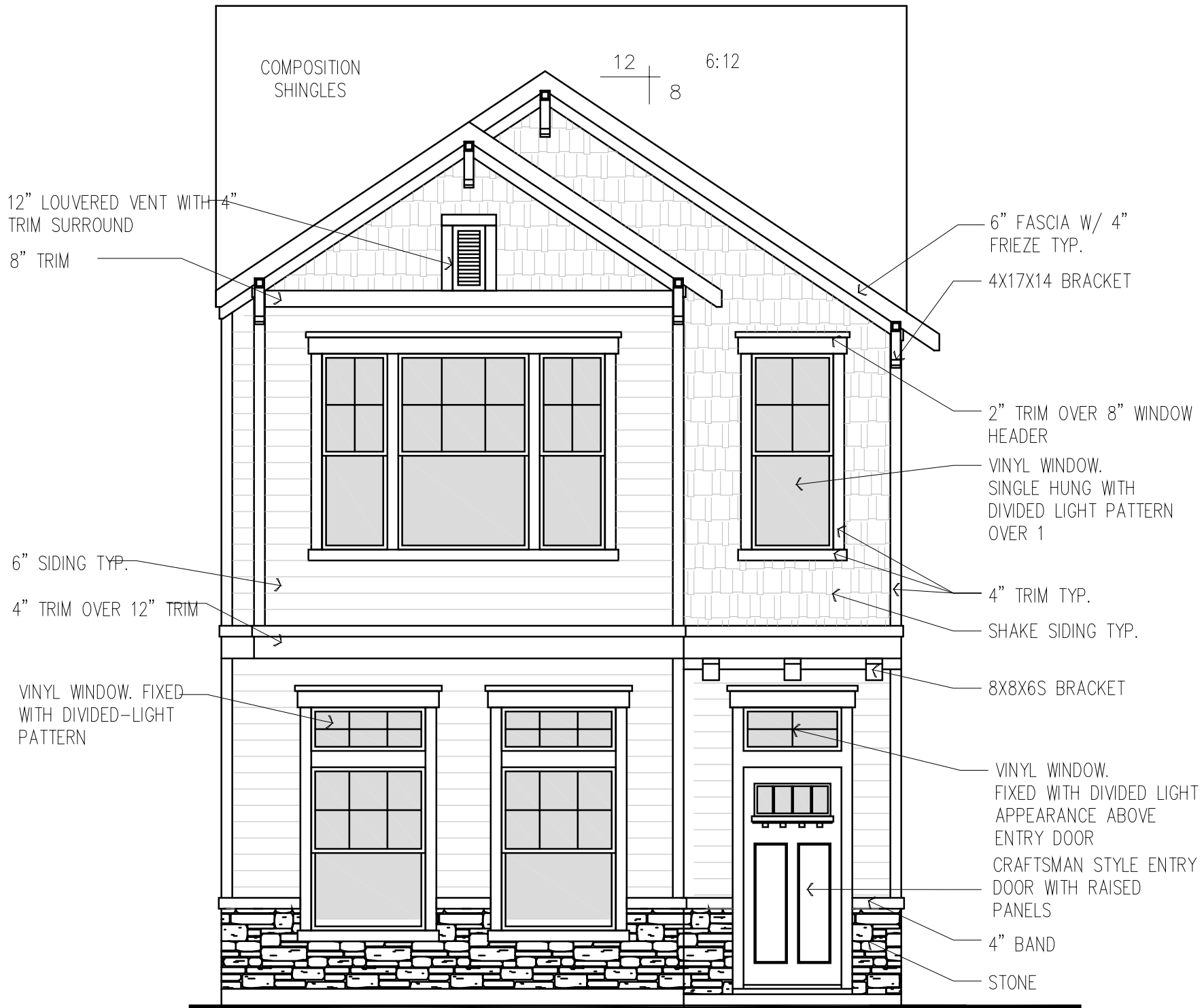
16" WIDE, 3-BOARD BARN SHUTTER

2x4 TRIM TYPICAL

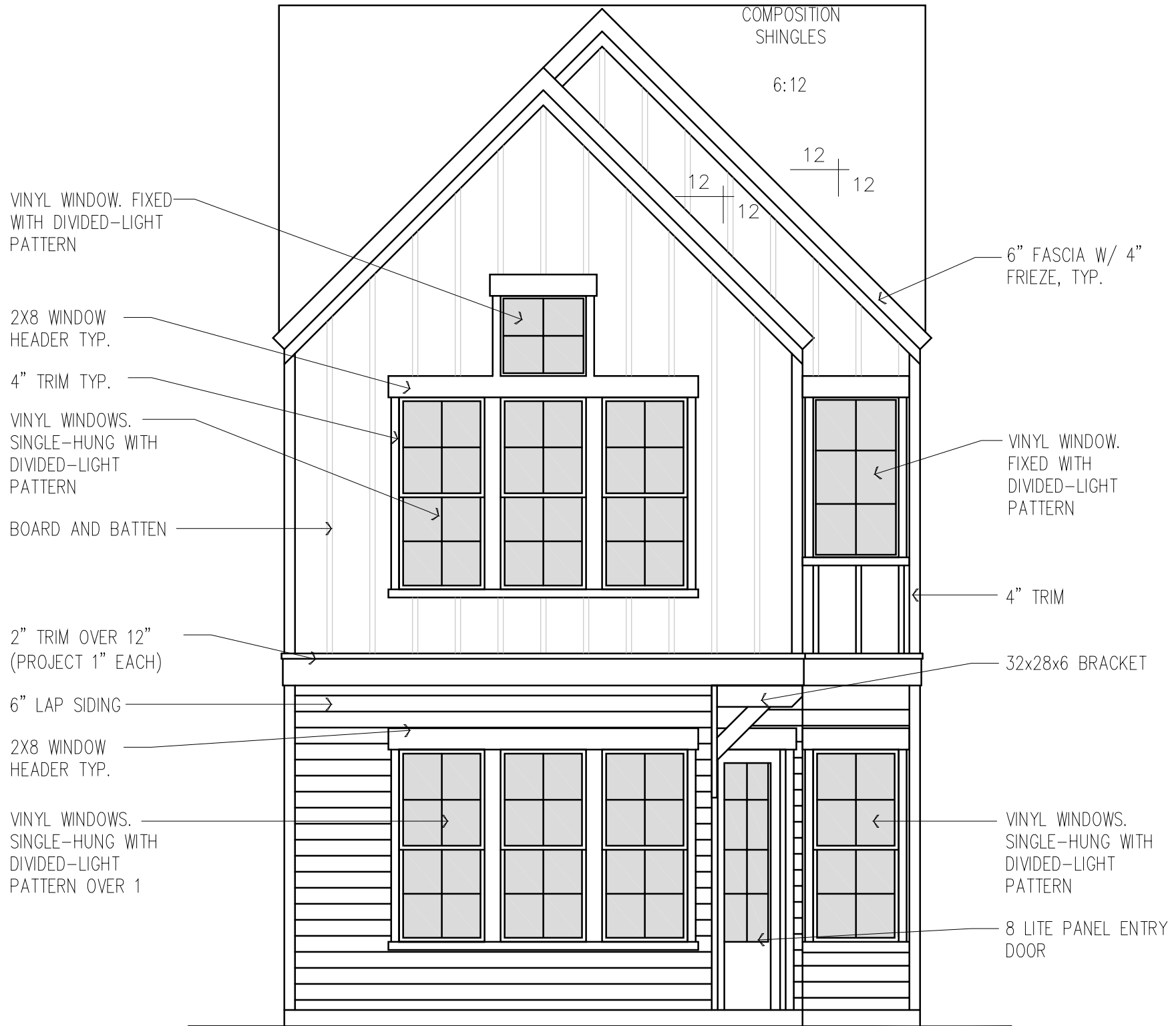
HALF LITE WITH RAISED PANEL ENTRY DOOR



ELEVATION "C"



ELEVATION "D"



ELEVATION "E"

12" LOUVERED VENT WITH 2" TRIM OVER 2X6 TRIM

4 TRIM TYP.

2X8 EYEBROW TRIM WITH ANGLED ENDS

4" TRIM TYP.

VINYL WINDOWS. SINGLE-HUNG WITH DIVIDED-LIGHT PATTERN OVER 1

BOARD AND BATTEN

6" TRIM TYP.

4" TRIM OVER 12" TRIM

6" LAP SIDING

2" TRIM OVER 2X8 WINDOW HEADER TYP.

VINYL WINDOWS. SINGLE-HUNG WITH DIVIDED-LIGHT PATTERN OVER 1

6:12

12
|
10

COMPOSITION SHINGLES

6" FASCIA W/ 4" FRIEZE, TYP.

METAL GUTTER OVER 6" FASCIA FLUSH OVERHANG, TYP.

4" TRIM

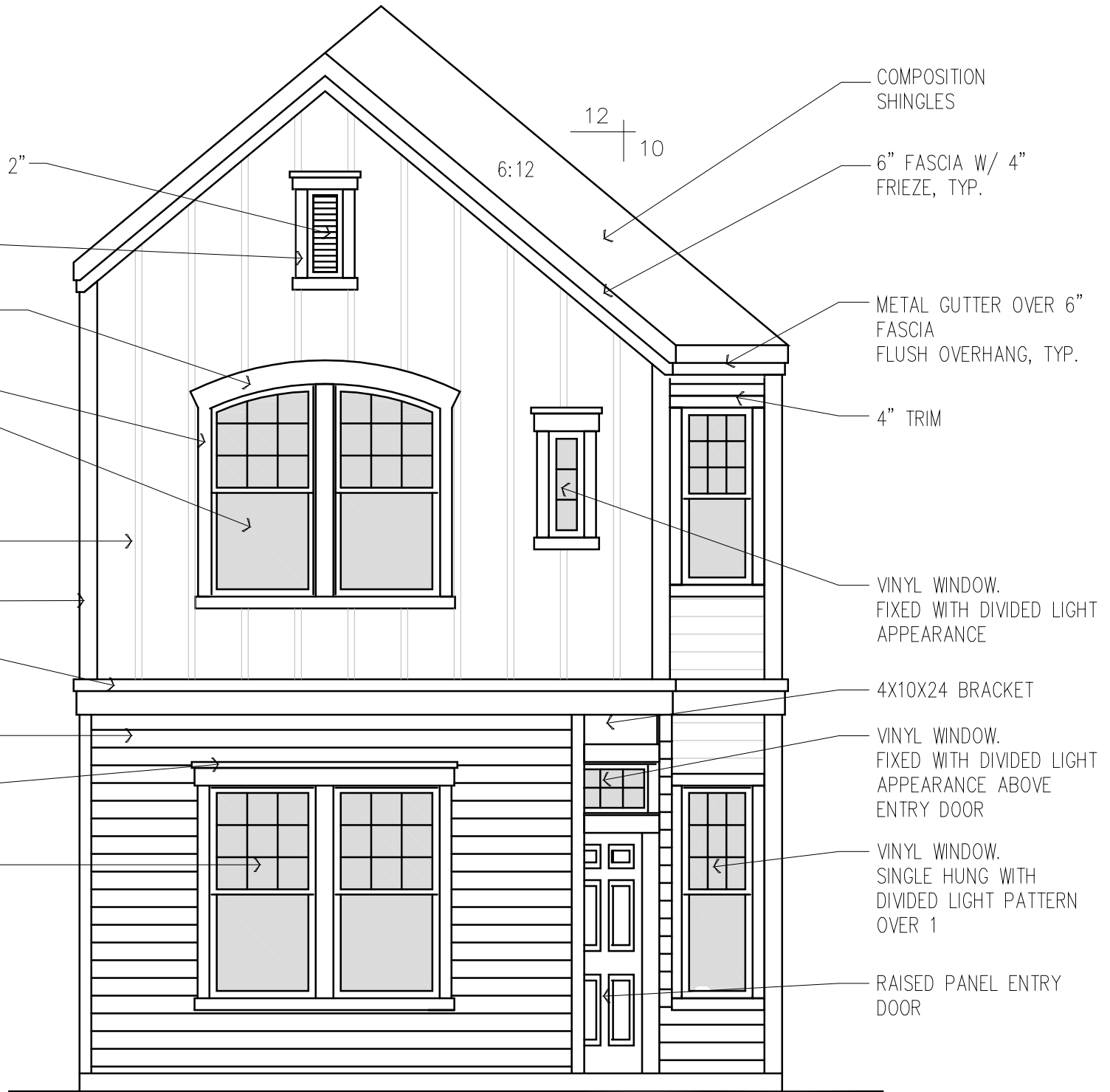
VINYL WINDOW. FIXED WITH DIVIDED LIGHT APPEARANCE

4X10X24 BRACKET

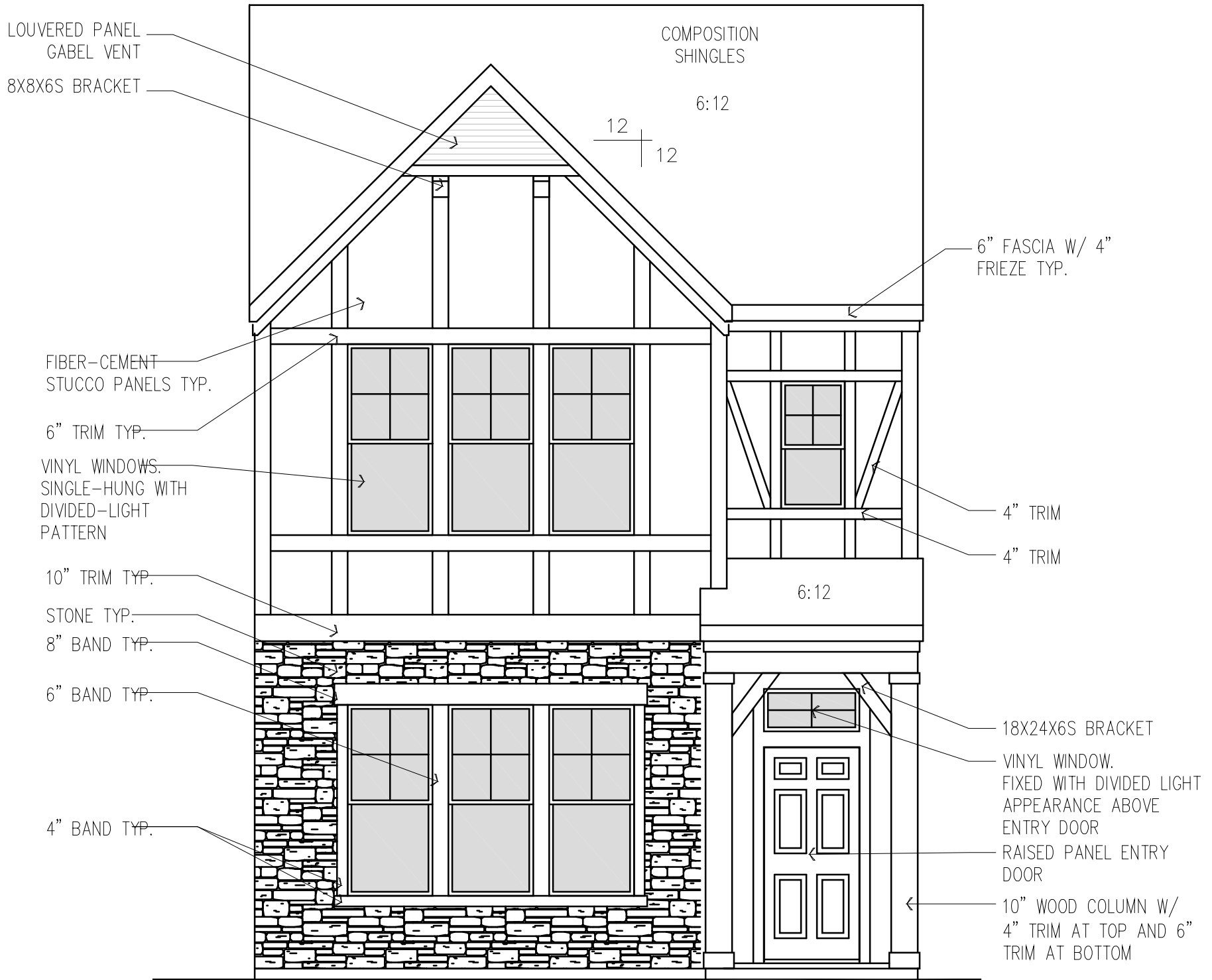
VINYL WINDOW. FIXED WITH DIVIDED LIGHT APPEARANCE ABOVE ENTRY DOOR

VINYL WINDOW. SINGLE HUNG WITH DIVIDED LIGHT PATTERN OVER 1

RAISED PANEL ENTRY DOOR



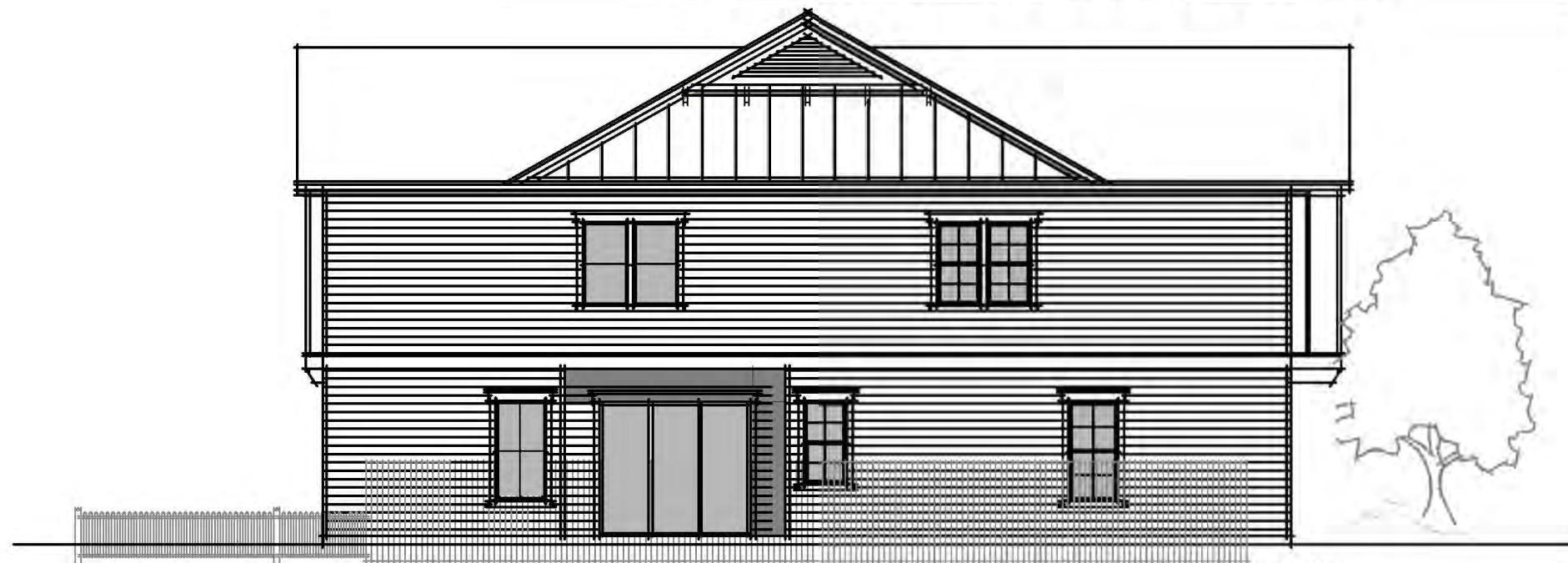
ELEVATION "F"



ELEVATION "G"



21'-0" FRONT-SIDE COURTYARD



SIDE ELEVATION @ HIGH VISIBILITY CORNER LOT

Portland, OR

VILLEBOIS

David Weekley Homes



21'-0" REAR-LOAD



SIDE ELEVATION @ HIGH VISIBILITY CORNER LOT

Portland, OR

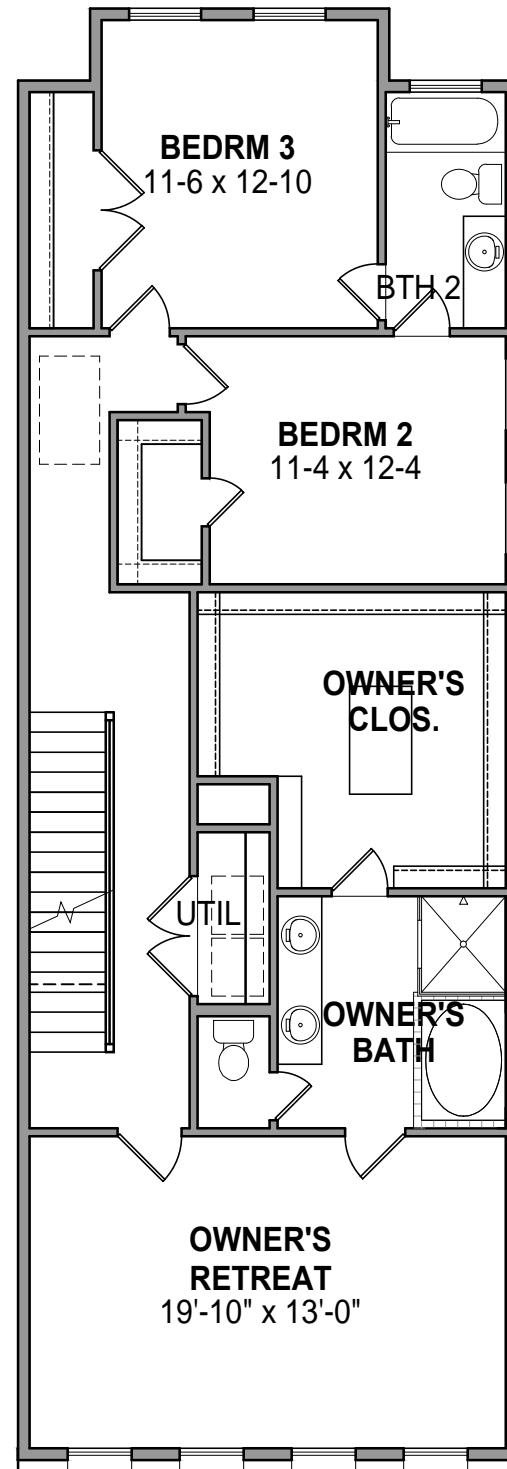
VILLEBOIS

David Weekley Homes

21'-0" FRONT-SIDE COURTYARD

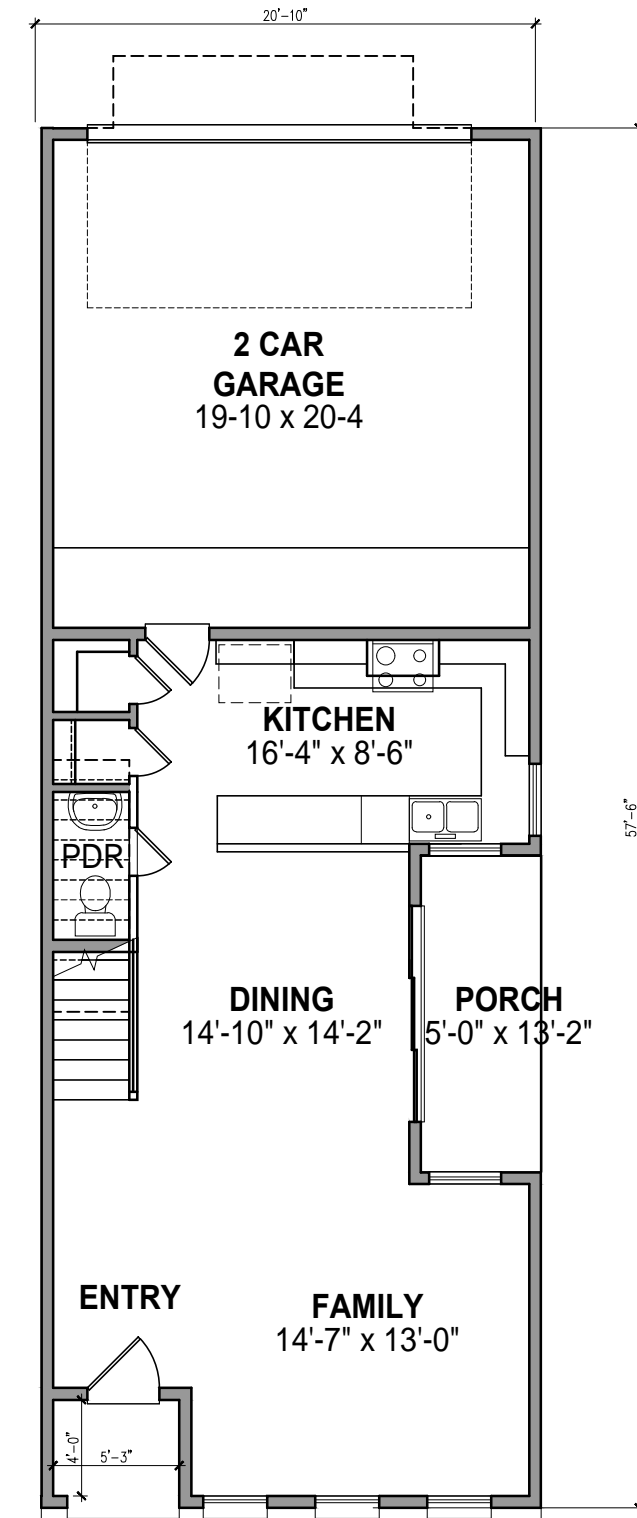
SQUARE FOOTAGE

1ST FLOOR	=	688
2ND FLOOR	=	1245
TOTAL	=	1933



SECOND FLOOR

NOTE: ALL 2ND FLR. CEILING HEIGHTS 10'-0" UNLESS NOTED OTHERWISE



FIRST FLOOR

NOTE: ALL 1ST FLR. CEILING HEIGHTS 10'-0" UNLESS NOTED OTHERWISE

Portland, OR

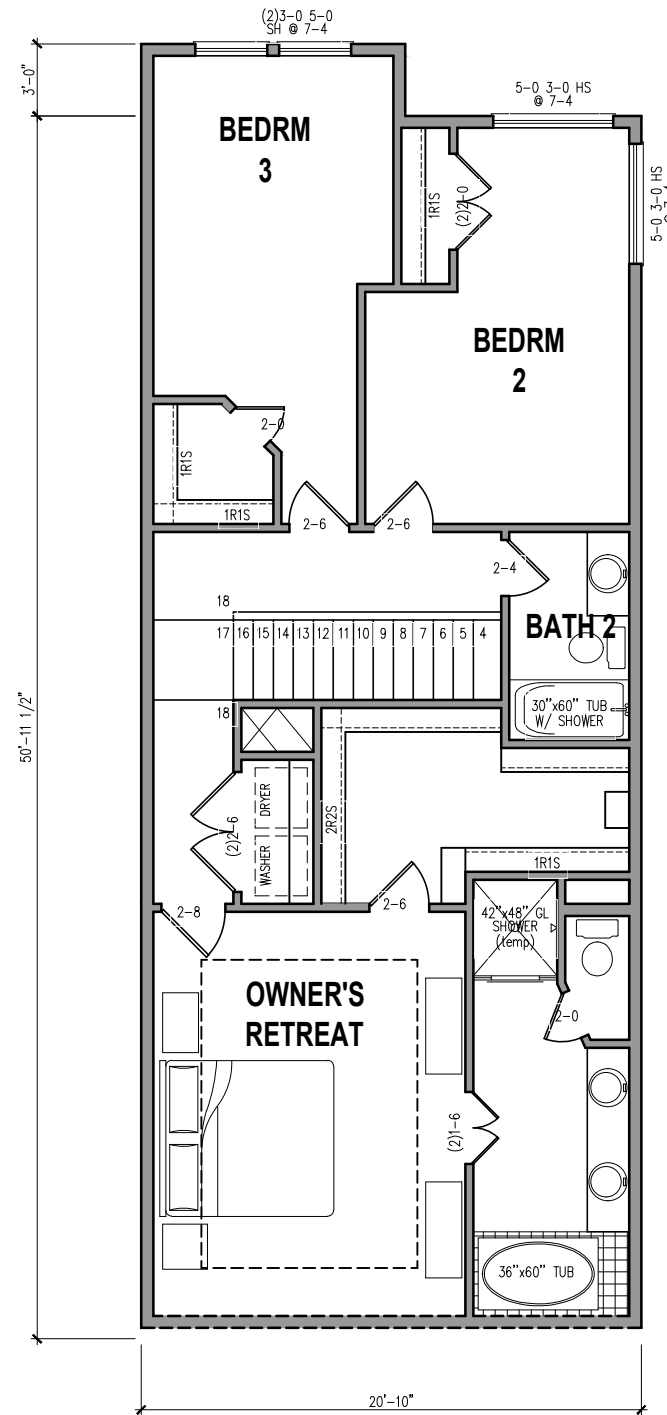
VILLEBOIS

David Weekley Homes

21'-0" REAR-LOAD

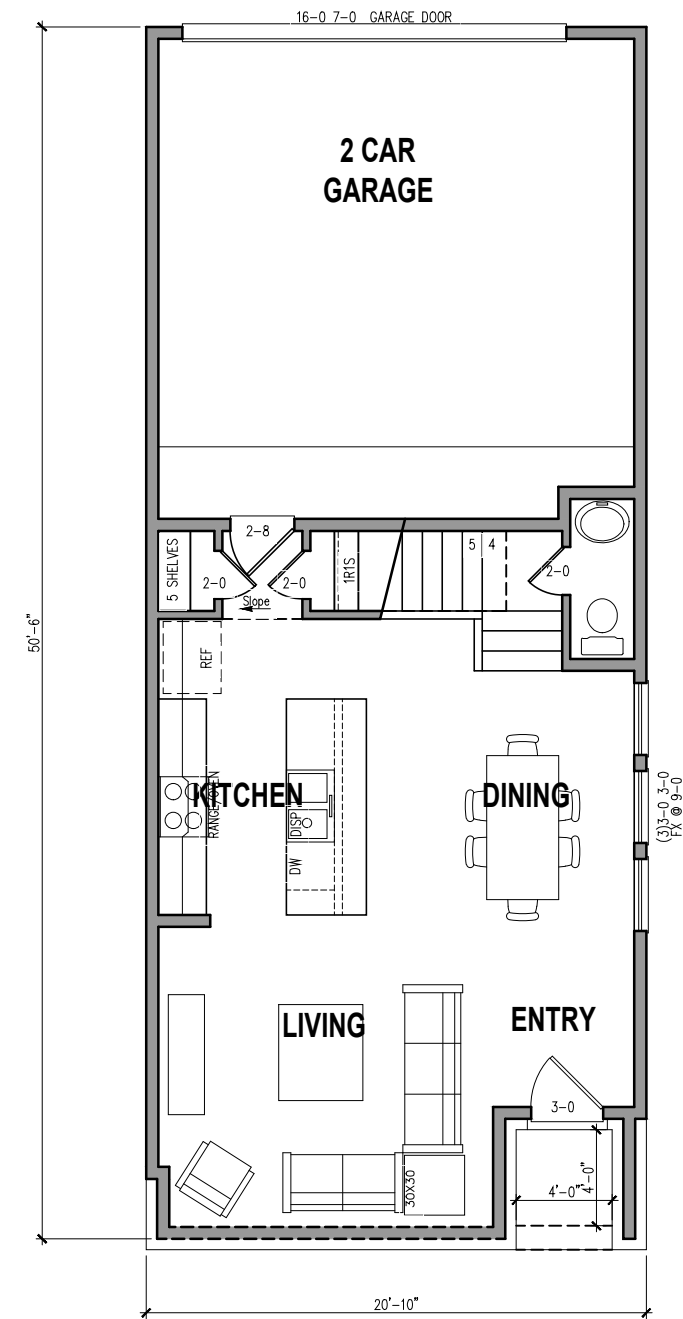
SQUARE FOOTAGE

1ST FLOOR	=	640
2ND FLOOR	=	1085
TOTAL	=	1725



SECOND FLOOR

NOTE: ALL 2ND FLR. CEILING HEIGHTS 10'-0" UNLESS NOTED OTHERWISE



FIRST FLOOR

NOTE: ALL 1ST FLR. CEILING HEIGHTS 10'-0" UNLESS NOTED OTHERWISE

Portland, OR

VILLEBOIS

David Weekley Homes

Type	Plan	Style	Date
Modern (Revival)	Elevation A	American	7/27/16



This Design is:	Satisfactory	Recommendation	Not Satisfactory
------------------------	---------------------	-----------------------	-------------------------

Steve Coyle

Steve Coyle, AIA, LEED AP – 7/27/16

Type	Plan	Style	Date
Revival	Elevation B	English	7/27/16



This Design is:	Satisfactory	Recommendation	Not Satisfactory
-----------------	--------------	----------------	------------------

Steve Coyle

Steve Coyle, AIA, LEED AP – 7/27/16

Town-Green Villebois Design Reviews 7/27/16

Type	Plan	Style	Date
Modern (Revival)	Elevation C	American	7/27/16



This Design is:	Satisfactory	Recommendation	Not Satisfactory
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Steve Coyle

Steve Coyle, AIA, LEED AP – 7/27/16

Type	Plan	Style	Date
Modern (Revival)	Elevation D	American	7/27/16



This Design is:	Satisfactory	Recommendation	Not Satisfactory
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Steve Coyle

Steve Coyle, AIA, LEED AP – 7/27/16

Type	Plan	Style	Date
Modern (Revival)	Elevation E	American	7/27/16
This Design is:	Satisfactory	Recommendation	Not Satisfactory

Steve Coyle, AIA, LEED AP – 7/27/16

Type	Plan	Style	Date
Modern (Revival)	Elevation F	American	7/27/16



This Design is:	Satisfactory	Recommendation	Not Satisfactory
------------------------	---------------------	-----------------------	-------------------------

Steve Coyle

Steve Coyle, AIA, LEED AP – 7/27/16

Type	Plan	Style	Date
Revival	Elevation G	English	7/27/16



This Design is:	Satisfactory	Recommendation	Not Satisfactory
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Steve Coyle

Steve Coyle, AIA, LEED AP – 7/27/16

Type	Plan	Style	Date
Modern (Revival)	Side Elevation Interior Courtyard	American	7/27/16
<p style="text-align: center;">side ELEVATION "INTERIOR COURTYARD"</p>			
This Design is:	Satisfactory	Recommendation	Not Satisfactory



Steve Coyle, AIA, LEED AP – 7/27/16

Type	Plan	Style	Date
Modern (Revival)	Side Elevation Rear Load	American	7/27/16
<p style="text-align: center;">side ELEVATION "REAR LOAD"</p>			
This Design is:	Satisfactory	Recommendation	Not Satisfactory

Steve Coyle, AIA, LEED AP – 7/27/16

BERKSHIRE

VILLEBOIS DETACHED ROW HOMES

PRELIMINARY DEVELOPMENT PLAN 2C MODIFICATION

TL 1900, TL 2500, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SECTION 15 W.M.
CITY OF WILSONVILLE, OREGON

APPLICANT:

RCS - VILLEBOIS DEVELOPMENT, LLC
371 CENTENNIAL PKWY
LOUISVILLE, CO 80027
[P] 503-535-1615
CONTACT: RUDY KADLUB

PLANNER:

PACIFIC COMMUNITY DESIGN, INC
12564 SW MAIN STREET
TIGARD, OR 97223
[P] 503-941-9484
CONTACT: STACY CONNERY, AICP

CIVIL ENGINEER:

PACIFIC COMMUNITY DESIGN, INC
12564 SW MAIN STREET
TIGARD, OR 97223
[P] 503-941-9484
CONTACT: JESSIE KING, PE

SURVEYOR:

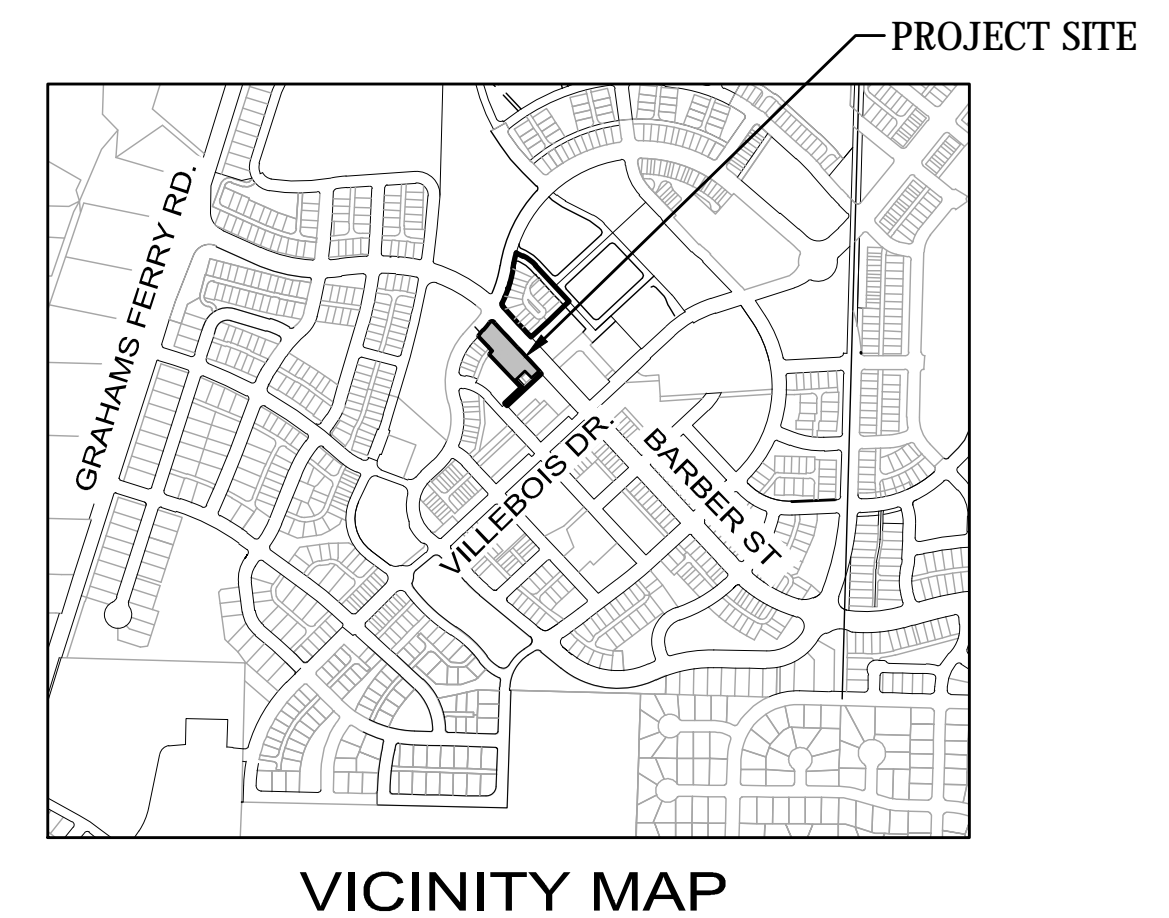
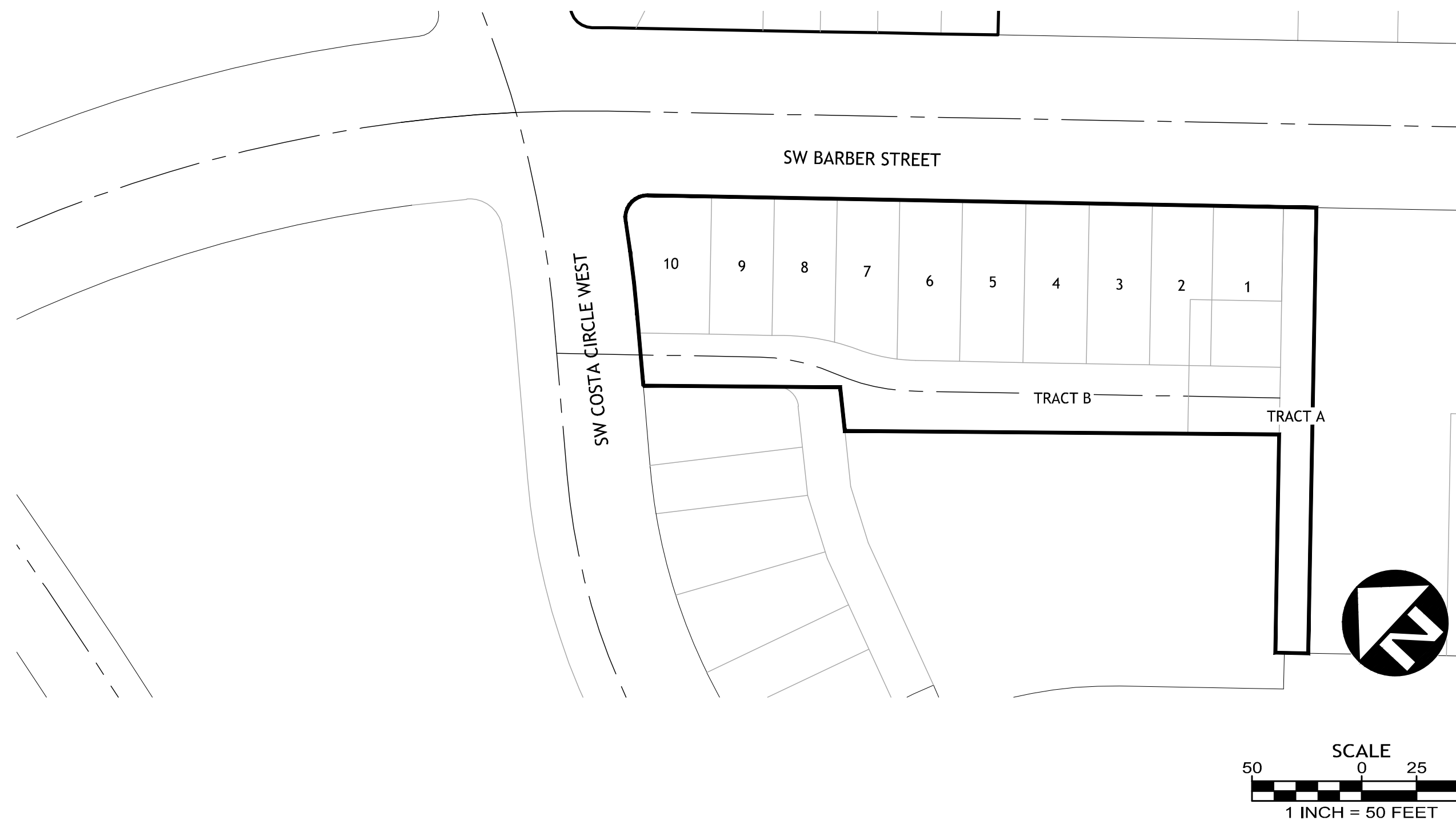
PACIFIC COMMUNITY DESIGN, INC
12564 SW MAIN STREET
TIGARD, OR 97223
[P] 503-941-9484
CONTACT: TRAVIS JANSEN, PLS, PE

LANDSCAPE ARCHITECT:

PACIFIC COMMUNITY DESIGN, INC
12564 SW MAIN STREET
TIGARD, OR 97223
[P] 503-941-9484
CONTACT: KERRY LANKFORD, RLA, CLARB

GEOTECHNICAL ENGINEER:

GEODESIGN, INC.
15575 SW SEQUOIA PARKWAY, SUITE 100
PORTLAND, OR 97224
[P] 503-968-8787
CONTACT: SHAWN DIMKE, PE



UTILITIES & SERVICES:

WATER:	CITY OF WILSONVILLE
STORM:	CITY OF WILSONVILLE
SEWER:	CITY OF WILSONVILLE
POWER:	PORTLAND GENERAL ELECTRIC
GAS:	NORTHWEST NATURAL
FIRE:	TUALATIN VALLEY FIRE & RESCUE
POLICE:	CLACKAMAS COUNTY SHERIFF
SCHOOL:	WEST LINN / WILSONVILLE SCHOOL DISTRICT 3JT
PARKS:	CITY OF WILSONVILLE
PHONE:	FRONTIER
WASTE DISPOSAL:	UNITED DISPOSAL SERVICE
CABLE:	COMCAST

BENCHMARK:

OREGON STATE PLANE COORDINATE 5818 LOCATED IN MONUMENT BOX IN CENTERLINE OF TOOZE ROAD .2 MILES WEST OF 110TH.

ELEVATION DATUM: NAVD 88, ELEVATION = 202.991

SHEET INDEX:

- 1 COVER SHEET
- 2 EXISTING CONDITIONS & DEMOLITION PLAN
- 3 SITE / LAND USE PLAN
- 4 PRELIMINARY PLAT
- 5 PRELIMINARY GRADING & EROSION CONTROL PLAN
- 6 COMPOSITE UTILITY PLAN
- 7 CIRCULATION PLAN & STREET SECTIONS
- 8 PARKING PLAN
- 9 TREE PRESERVATION PLAN
- 10 MASTER FENCING PLAN
- L1 PLANTING PLAN NOTES & PLANTING DETAILS

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12564 SW Main Street
Tigard, OR 97223
[T] 503-941-9484

DATE: 08/11/2016

REVISIONS		
NO.	DATE	DESCRIPTION

BERKSHIRE

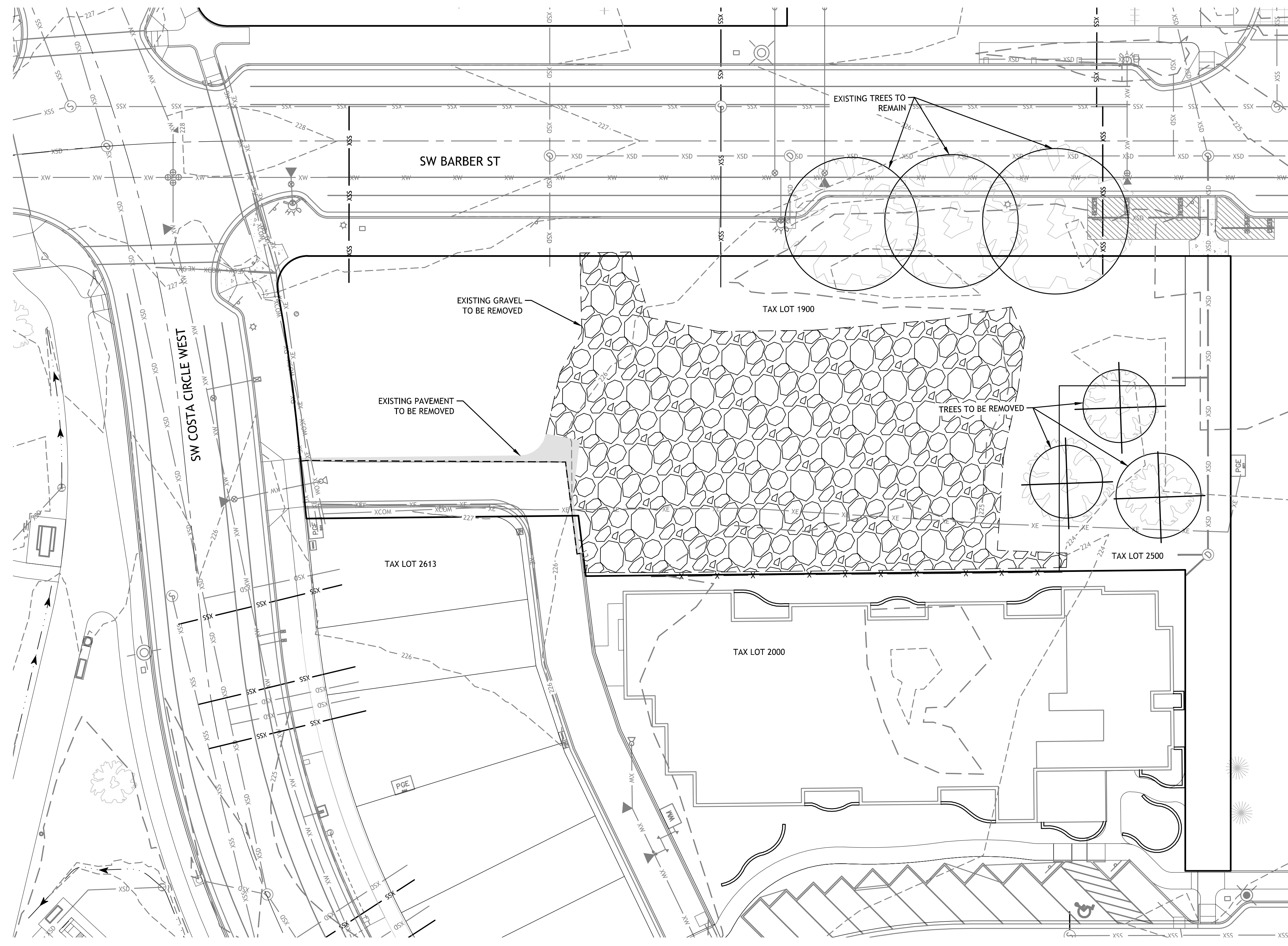
PDP- 2C
MODIFICATION

COVER
SHEET



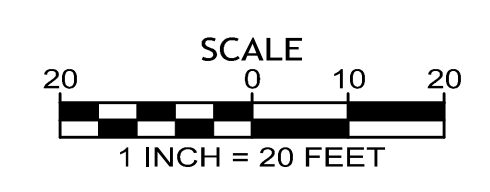
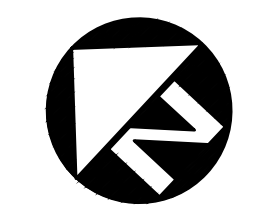
PROJECT NO.: 398-061
TYPE: PLANNING
REVIEWED BY: PRE

REVISIONS		
NO.	DATE	DESCRIPTION



LEGEND

---	EASEMENT LINES
---	EXISTING RIGHT-OF-WAY
---	EXISTING CENTERLINE
---	EXISTING PROPERTY LINE
---	EXISTING BOUNDARY LINE
---	EXISTING SIDEWALK
---	EX 1-FOOT CONTOURS
---	EX 5-FOOT CONTOURS
---	EX SANITARY SEWER
---	EX STORM DRAIN
---	EX WATER LINE
---	EX GAS LINE
---	EX BURIED POWER LINE
---	EX OVERHEAD POWER LINE
---	EX CABLE TV LINE
---	EX TELEPHONE LINE
⊙	EX SANITARY MANHOLE
⊕	EX STORM MANHOLE
□	EX AREA DRAIN
⊠	EX CURB INLET
○	EX STORM CLEANOUT
⊠	EX FIRE HYDRANT
⊠	EX WATER METER
⊠	EX WATER VALVE
⊠	EX BLOW-OFF
⊠	EX AIR RELEASE VALVE
⊠	EX GAS VALVE
⊠	EX CABLE RISER
⊠	EX TELEPHONE RISER
☆	EX LIGHT POLE
---	EXISTING FENCE
---	EXISTING ELECTRIC VAULT
---	EXISTING RETAINING WALL
☆	EX TREES TO REMAIN
→	DRAINAGE SLOPE DIRECTION



BERKSHIRE

PDP- 2C

MODIFICATION

EXISTING

CONDITIONS &

DEMOLITION

PLAN

PROJECT NO.: 398-061
TYPE: PLANNING
REVIEWED BY: PRE

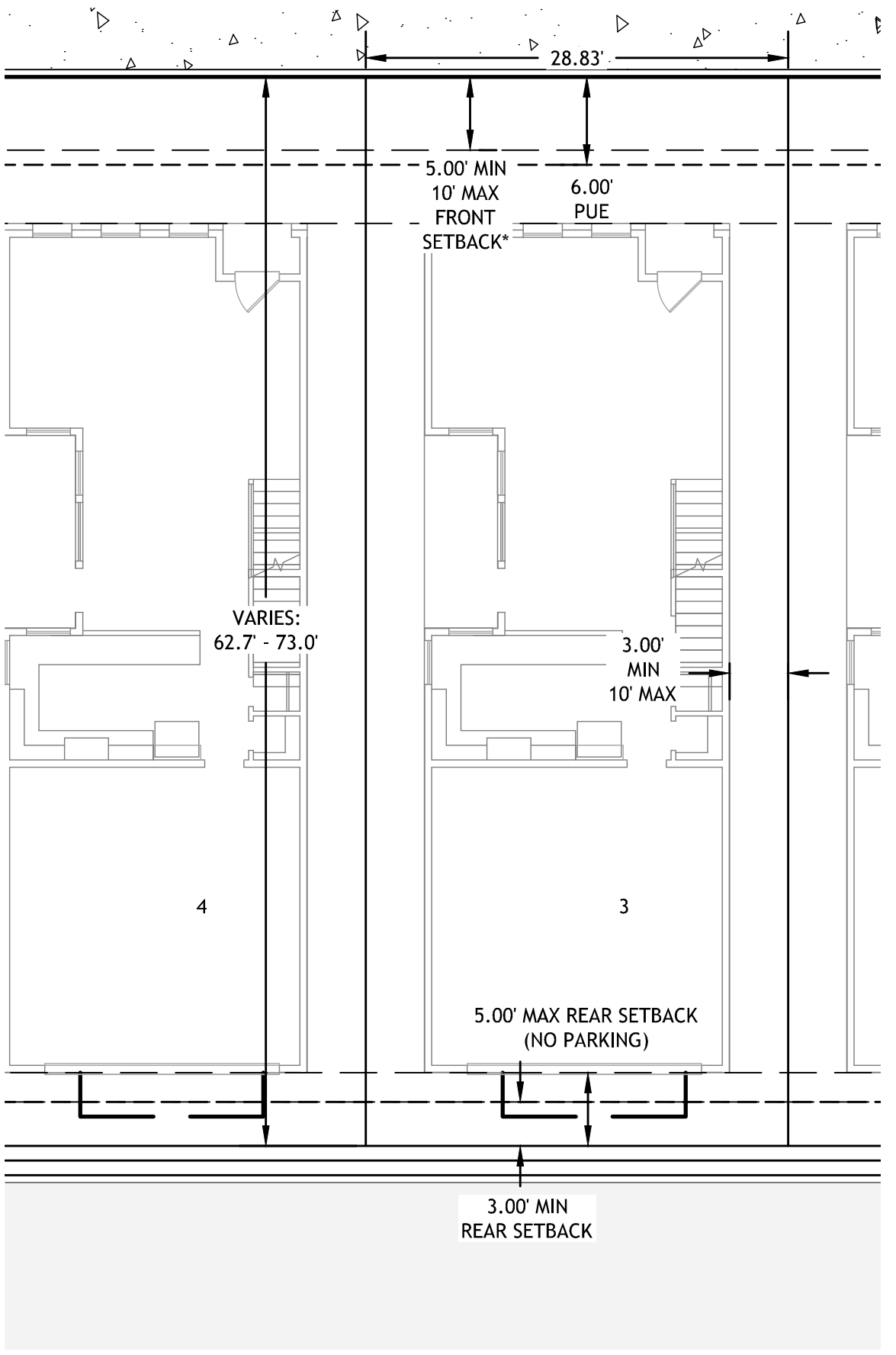
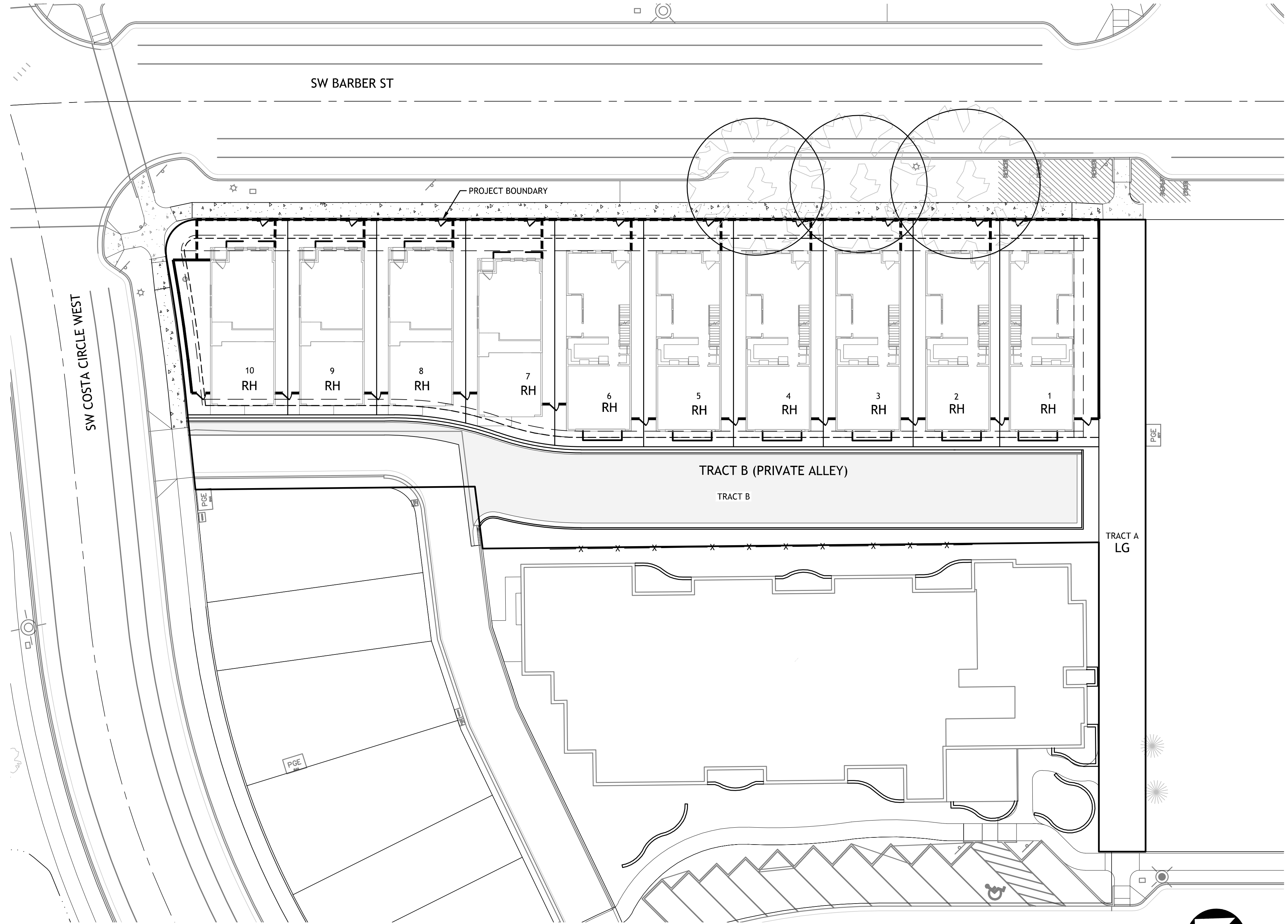
REVISIONS		
NO.	DATE	DESCRIPTION

LOT COUNT:	
10	ROW HOUSE LOTS
10	TOTAL

LAND AREA TABLE:	
TOTAL AREA:	0.74 AC
LOTS & ALLEYS:	0.61 AC
AVG. DENSITY PER NET ACRE:	10 / 0.74 = 13.51 UNITS / AC

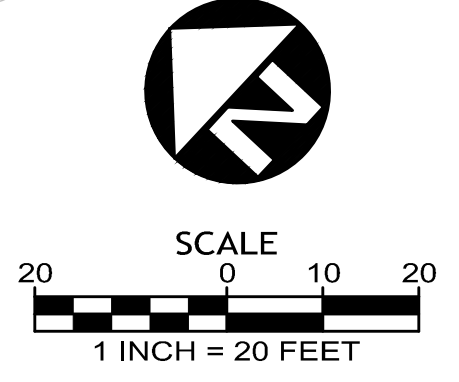
LEGEND	
	PROPOSED RIGHT-OF-WAY
	EXISTING RIGHT-OF-WAY
	PROPOSED CURB AND GUTTER
	PROPOSED CENTERLINE
	EXISTING CENTERLINE
	PROPOSED PUBLIC UTILITY EASEMENT
	PROPOSED BUILDING SETBACK
	PROPOSED PROPERTY LINE
	EXISTING PROPERTY LINE
	PDP BOUNDARY LINE
	PROPOSED HANDICAP RAMP
	PROPOSED A.C. PAVING
	PROPOSED SIDEWALK
	PROPOSED SIDEWALK BY OTHERS
	EXISTING SIDEWALK

LEGEND:	
RH	ROW HOUSE LOTS



* PORCHES, STAIRS, STOOPS, DECKS, CANOPIES, BALCONIES, BAY WINDOWS, CHIMNEYS, AWNINGS AND OTHER BUILDING PROJECTIONS MAY ENCROACH UP TO THE PUBLIC WAY.

TYPICAL LOT PLAN



BERKSHIRE
PDP- 2C
MODIFICATION

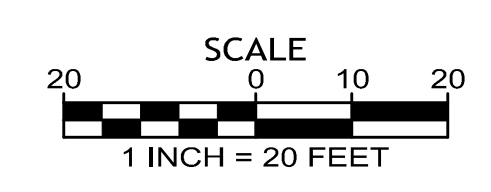
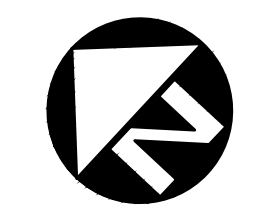
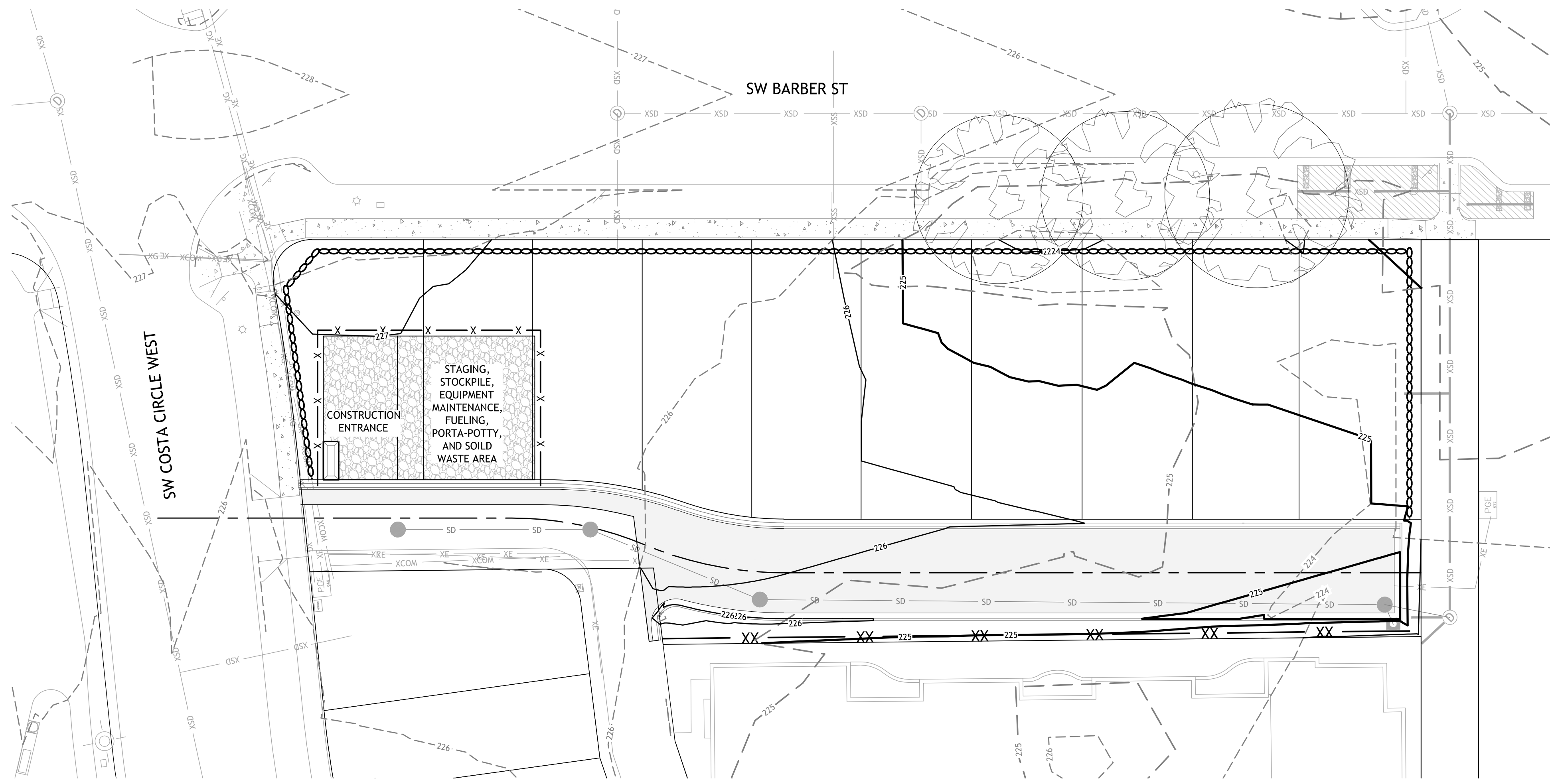
SITE &
LAND USE
PLAN

PROJECT NO.:	398-061
TYPE:	PLANNING
REVIEWED BY:	PRE

REVISIONS		
NO.	DATE	DESCRIPTION

LEGEND:

--- 324 ---	EX 1-FT CONTOUR
--- 320 ---	EX 5-FT CONTOUR
— 324 —	FG 1-FT CONTOUR
— 320 —	FG 5-FT CONTOUR
⊞⊞⊞⊞⊞⊞	PROPOSED RETAINING WALL
—	GRADING LIMITS
□	EXISTING FENCE
— XX —	SEDIMENT FENCE
⊞⊞⊞⊞⊞⊞	WATTLES
☀	EX TREES TO REMAIN



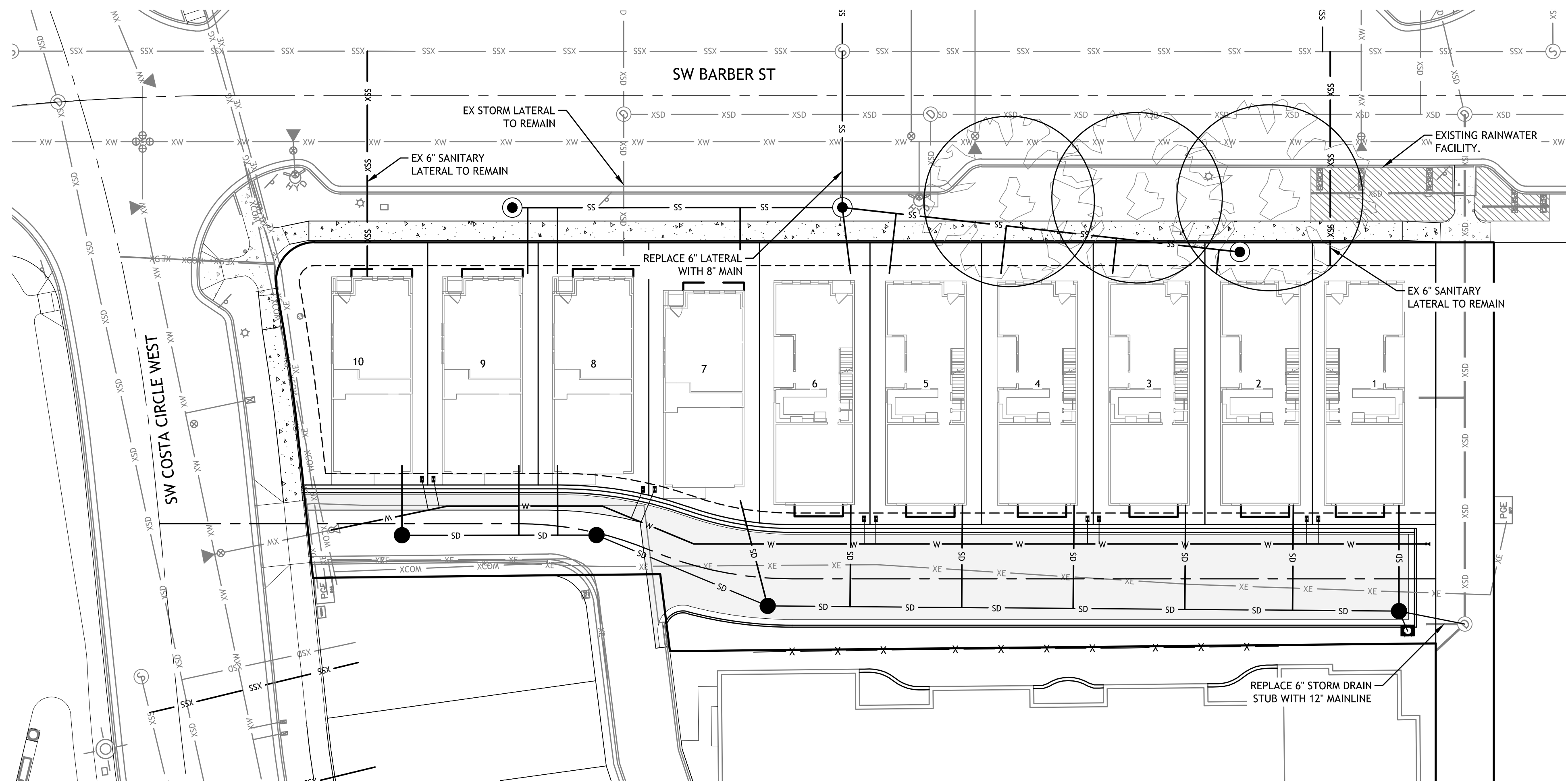
BERKSHIRE
PDP- 2C
MODIFICATION

PRELIMINARY
GRADING
PLAN

PROJECT NO.: 398-061
TYPE: PLANNING
REVIEWED BY: PRE

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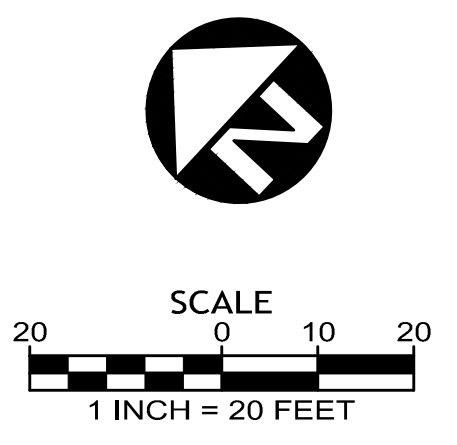


LEGEND

---	EASEMENT LINES
SS	PROPOSED SANITARY SEWER
XSS	EX SANITARY SEWER
SD	PROPOSED STORM DRAIN
XSD	EX STORM DRAIN
W	PROPOSED WATER LINE
XW	EX WATER LINE
XG	EX GAS LINE
XE	EX BURIED POWER LINE
XOH	EX OVERHEAD POWER LINE
XCOM	EX CABLE TV LINE
XT	EX TELEPHONE LINE
●	PROPOSED SANITARY MANHOLE
○	EX SANITARY MANHOLE
●	PROPOSED SANITARY CLEANOUT
○	EX SANITARY CLEANOUT
●	PROPOSED STORM MANHOLE
○	EX STORM MANHOLE
■	PROPOSED CATCH BASIN
□	EX CATCH BASIN
○	PROPOSED STORM CLEANOUT
○	EX STORM CLEANOUT
⊗	PROPOSED FIRE HYDRANT
⊗	EX FIRE HYDRANT
⊗	PROPOSED WATER METER
⊗	EX WATER METER
⊗	PROPOSED WATER VALVE
⊗	EX WATER VALVE
⊗	PROPOSED BLOW-OFF
⊗	EX BLOW-OFF
⊗	PROPOSED AIR RELEASE VALVE
⊗	EX AIR RELEASE VALVE
⊗	PROPOSED THRUST BLOCK
⊗	EX THRUST BLOCK
⊗	EX GAS VALVE
⊗	EX CABLE RISER
⊗	EX TELEPHONE RISER

BERKSHIRE
PDP- 2C
MODIFICATION

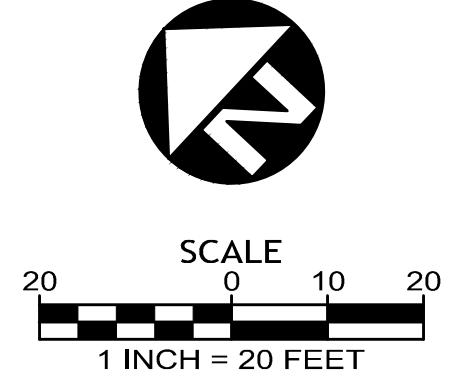
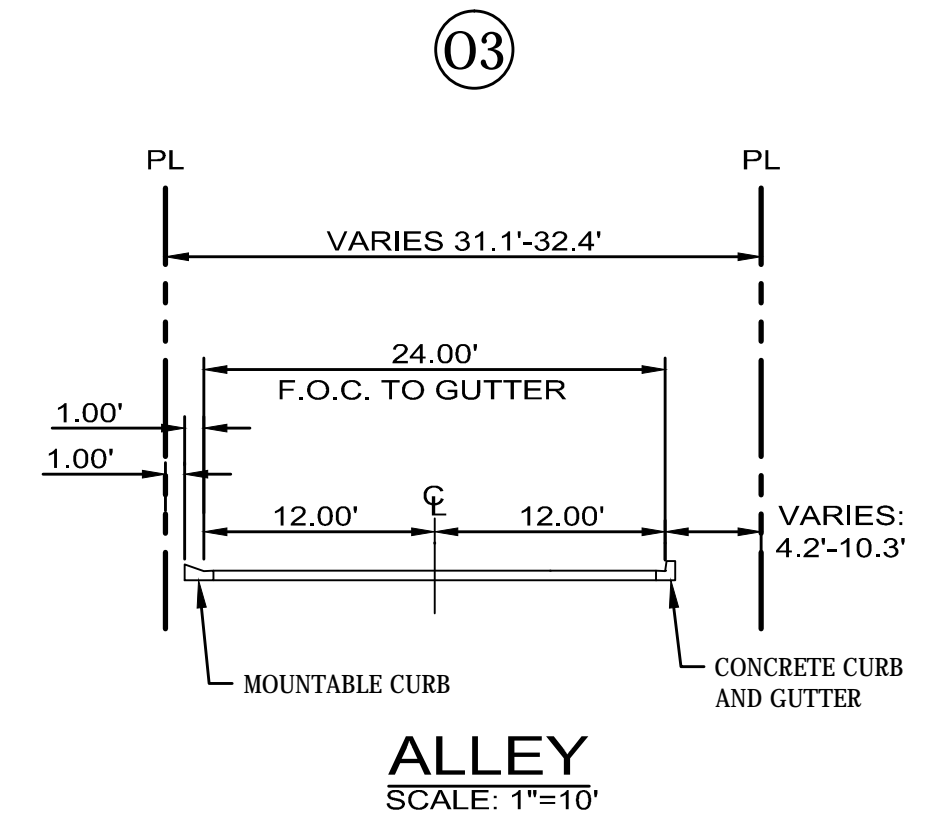
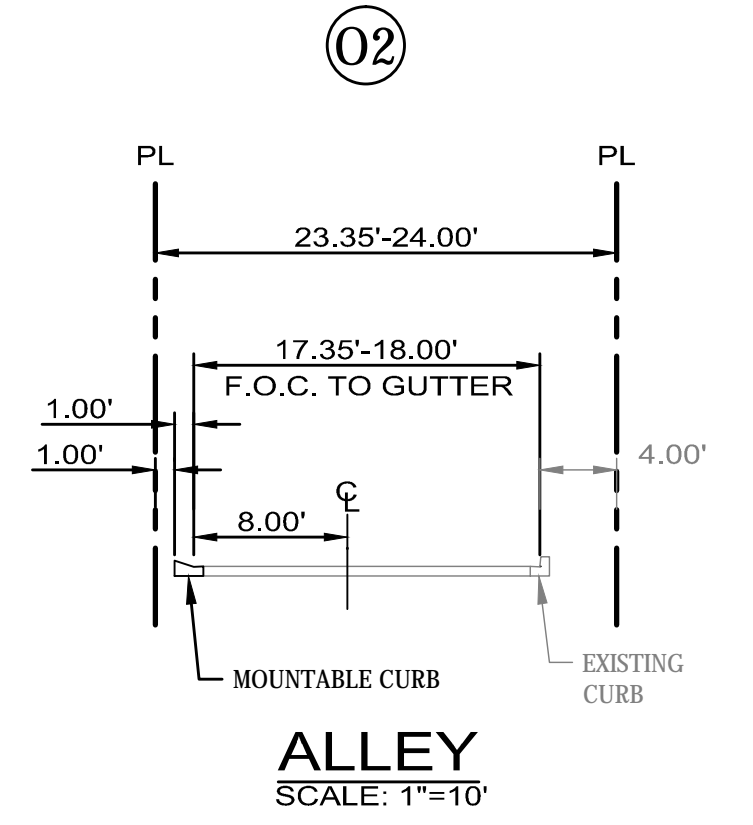
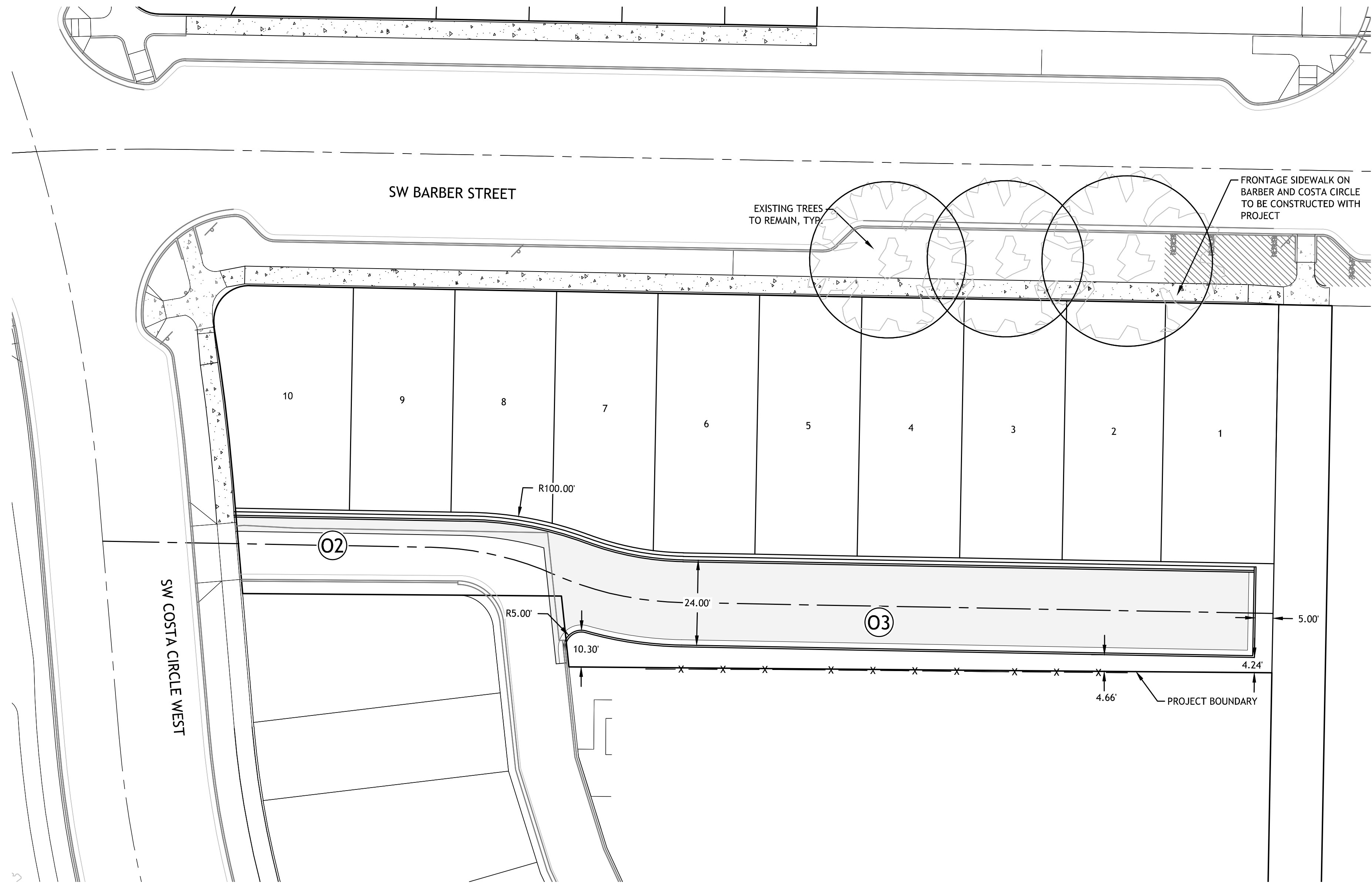
COMPOSITE
UTILITY
PLAN



PROJECT NO.:	398-061
TYPE:	PLANNING
REVIEWED BY:	PRE

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REVISIONS		
NO.	DATE	DESCRIPTION



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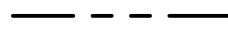




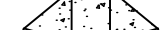
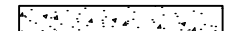
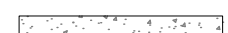

BERKSHIRE
PDP- 2C
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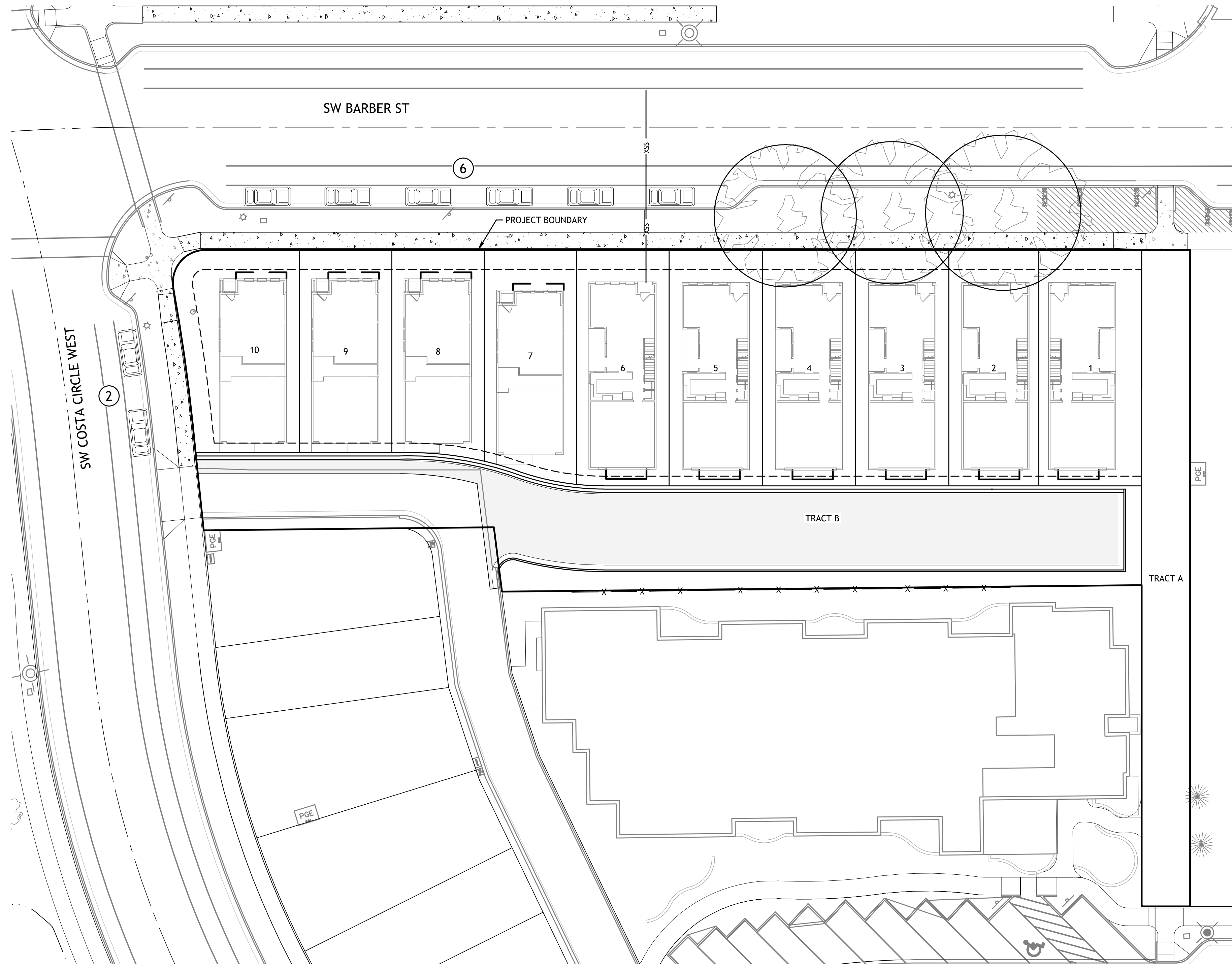
CIRCULATION
PLAN &
STREET
SECTIONS

PROJECT NO.: 398-061
TYPE: PLANNING
REVIEWED BY: PRE

REVISIONS		
NO.	DATE	DESCRIPTION

LEGEND

-  PROPOSED RIGHT-OF-WAY
-  EXISTING RIGHT-OF-WAY
-  PROPOSED CURB AND GUTTER
-  PROPOSED PROPERTY LINE
-  EXISTING PROPERTY LINE
-  PROPOSED HANDICAP RAMP
-  PROPOSED SIDEWALK
-  EXISTING SIDEWALK
-  PARKING SPACE (25)



OFF STREET PARKING

REQUIRED
 • ROW HOUSES:
 10 UNITS AT 1 SPACE/UNIT = 10 SPACES

PROVIDED
 • ROW HOUSES:
 10 - UNITS W/2 CAR GARAGE = 20 SPACES

ON STREET PARKING

PROVIDED
 • ROW HOUSES:
 •• COSTA CIRCLE WEST: 2 SPACES
 •• BARBER ST: 6 SPACES
 8 SPACES

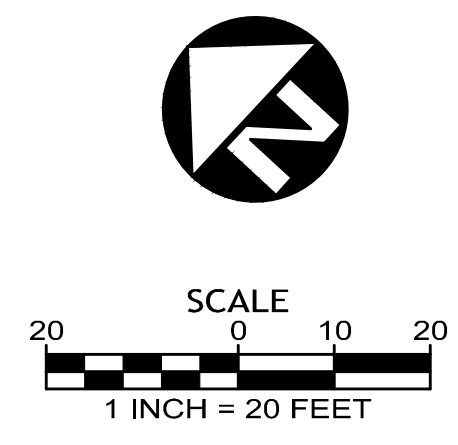
TOTAL PARKING REQUIRED: 10 SPACES

TOTAL PARKING PROVIDED: 28 SPACES






BERKSHIRE
PDP- 2C
MODIFICATION

PARKING PLAN

PROJECT NO.: 398-061
 TYPE: PLANNING
 REVIEWED BY: PRE



LEGEND:

- I IMPORTANT
- G GOOD
- M MODERATE
- P POOR
- NE NOT EXAMINED
-  EXISTING TREES TO REMAIN
-  EXISTING TREES LIKELY TO BE REMOVED
-  EXISTING TREES TO BE REMOVED
-  TREE PROTECTION FENCING
-  GRADING LIMITS

NOTES
ALL CONSTRUCTION AND GRADING WITHIN TREE PROTECTION ZONE IS TO BE COMPLETED UNDER DIRECT SUPERVISION OF PROJECT ARBORIST. CONTACT: MORGAN HOLAN PHONE: 503-646-4349
THE INTENT OF THE PLAN IS TO RETAIN AND INCORPORATE THE MAXIMUM QUANTITY OF TREES WITH IMPORTANT, GOOD, AND MODERATE CLASSIFICATIONS. THE FOLLOWING CLASSIFICATION SYSTEM WAS USED:

- CLASSIFICATION METHOD:
TREES WERE RATED BASED ON THE FOLLOWING CONSIDERATIONS:
1. HEALTH
 2. SPECIES (NATIVES WITH HABITAT AND ECOSYSTEM VALUE)
 3. COMPATIBILITY WITH DEVELOPMENT
 4. FORM / VISUAL INTEREST / MATURE SIZE

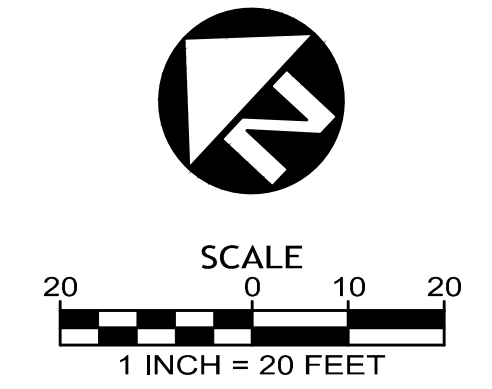
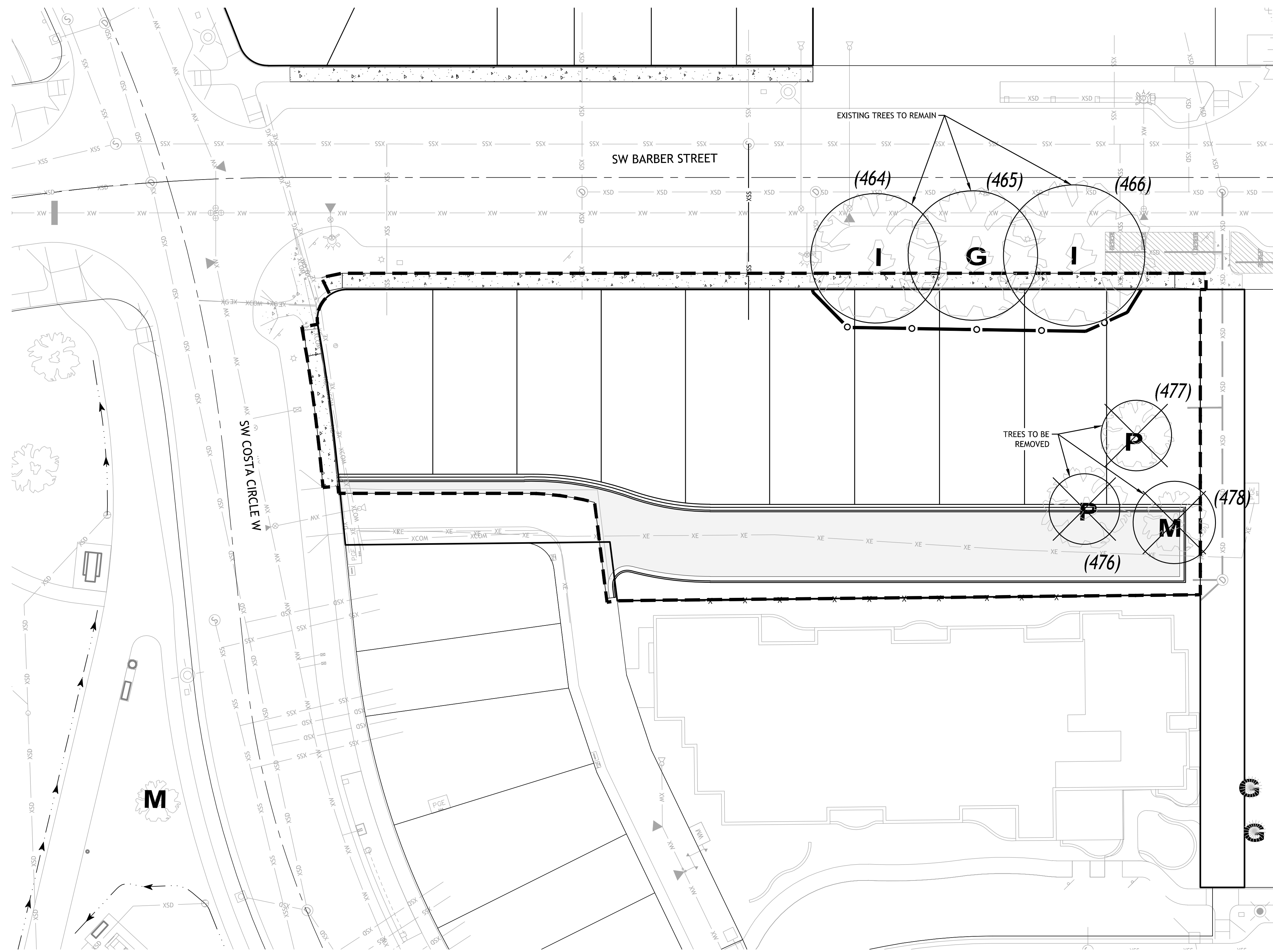
TREES RANKED AS IMPORTANT WERE RATED HIGH IN ALL FOUR AREAS.

TREES IN THE GOOD CATEGORY HAD GOOD HEALTH AND WERE A DESIRABLE SPECIES, BUT HAD IRREGULAR FORM OR LESS COMPATIBILITY WITH DEVELOPMENT.

TREES IN THE MODERATE CATEGORY HAD GOOD TO MODERATE HEALTH AND FORM, BUT WERE A LESS DESIRABLE SPECIES OR MAY BE LESS COMPATIBLE WITH DEVELOPMENT.

TREES IN THE POOR CATEGORY HAD POOR HEALTH AND/OR SUBSTANTIAL DAMAGE.

NOTES:
1. THE INFORMATION PROVIDED WITHIN THE PROJECT BOUNDARY IS BASED ON AN ON-SITE EVALUATION OF THE EXISTING TREES BY ARBORIST MORGAN HOLAN AND WAS PROVIDED IN A TREE REPORT INCLUDED WITH THE APPLICATION MATERIALS.



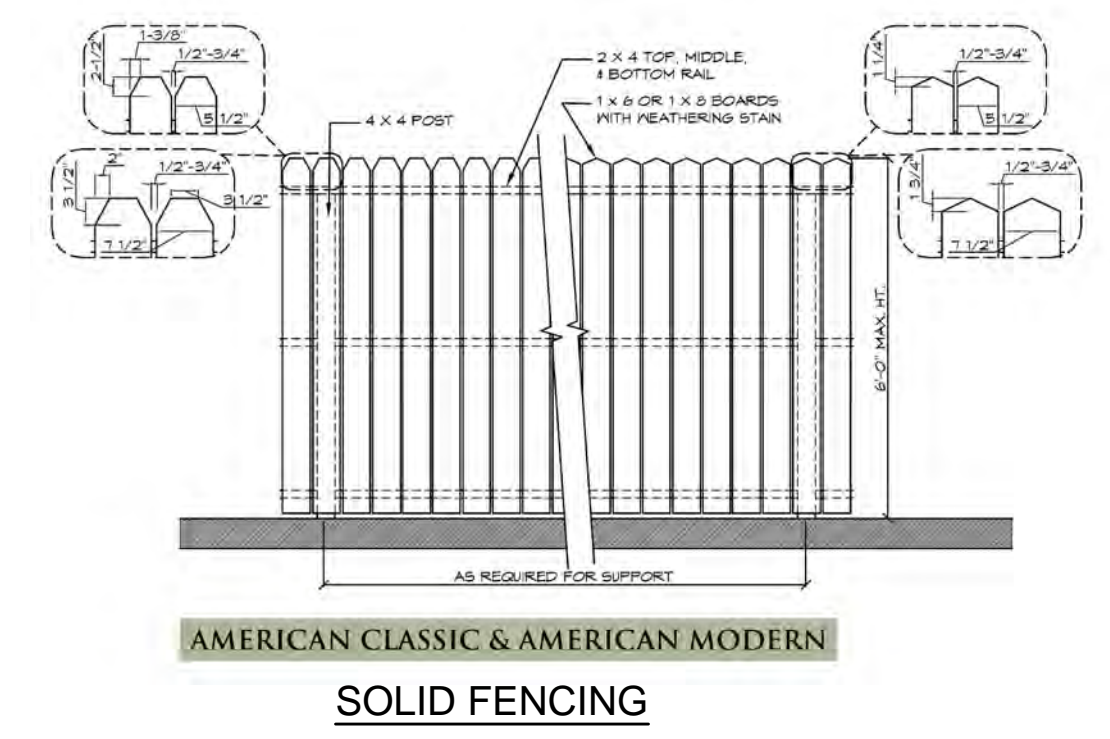
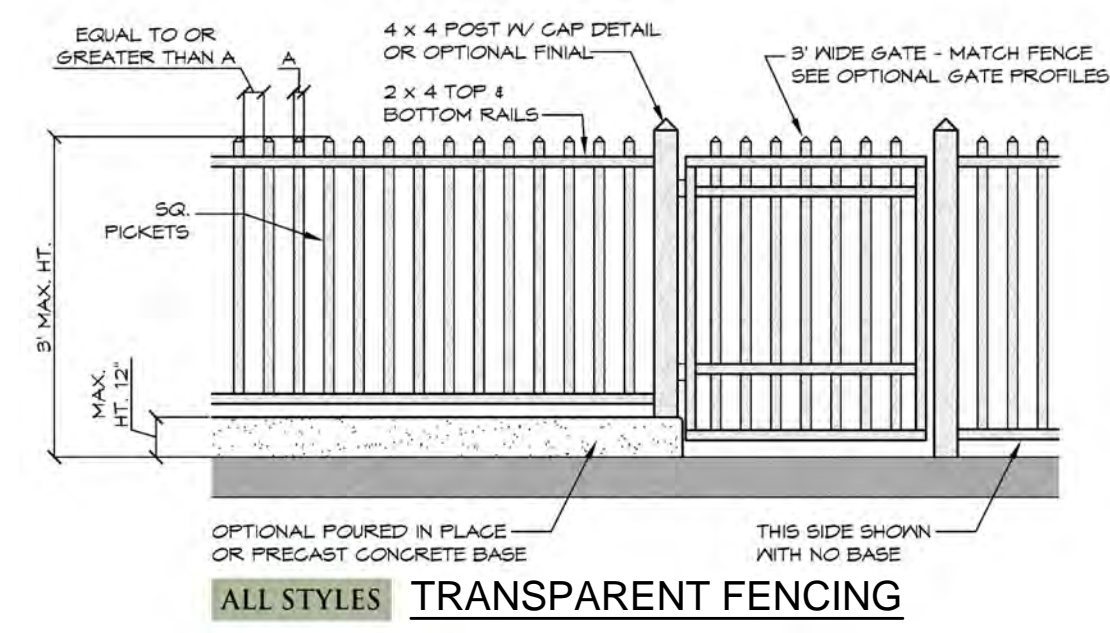
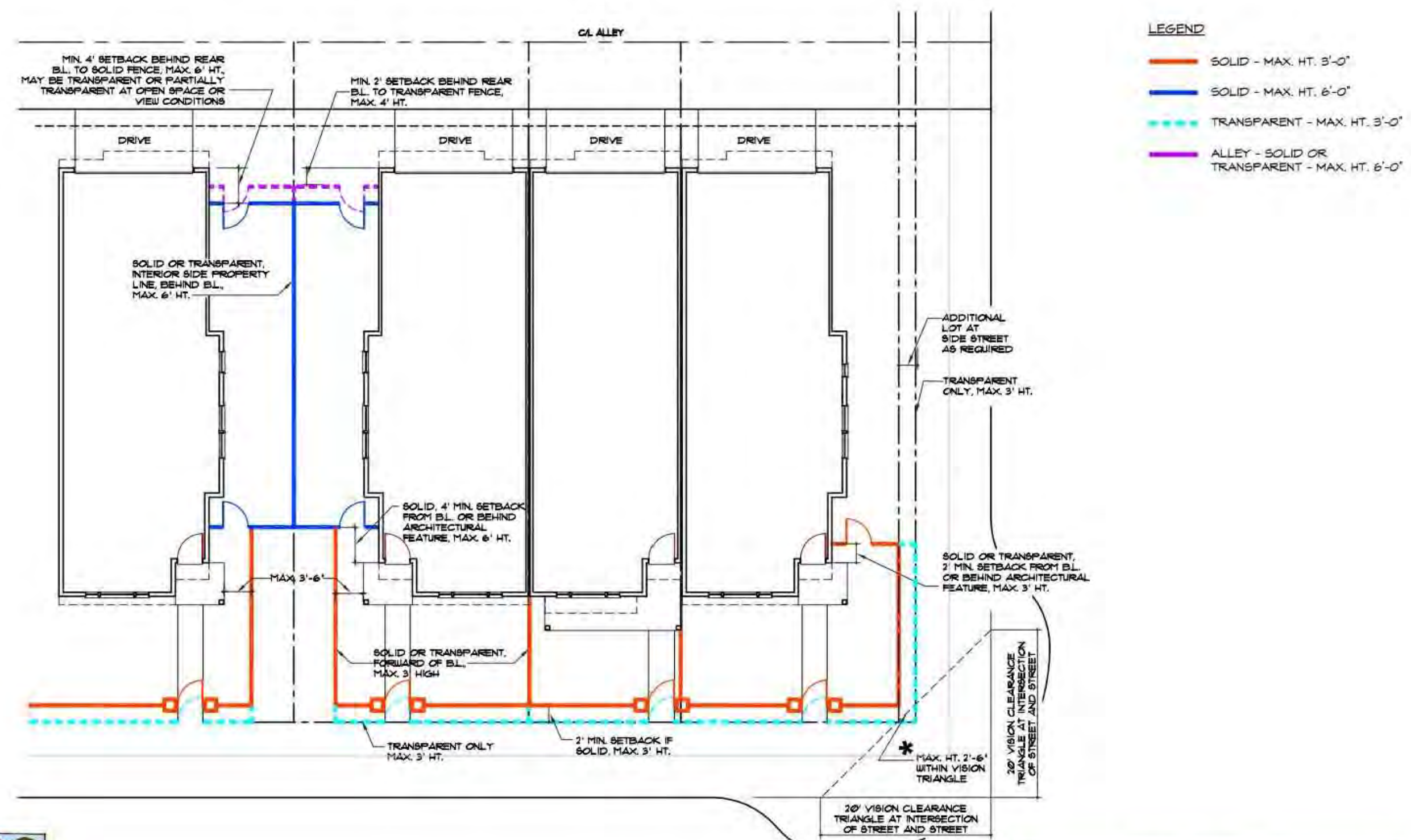
LEGEND:

- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- PROPOSED CURB AND GUTTER
- PROPOSED CENTERLINE
- EXISTING CENTERLINE
- PROPOSED PUBLIC UTILITY EASEMENT
- PROPOSED BUILDING SETBACK
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- PDP BOUNDARY LINE
- PROPOSED HANDICAP RAMP
- PROPOSED A.C. PAVING
- PROPOSED SIDEWALK
- PROPOSED SIDEWALK BY OTHERS
- EXISTING SIDEWALK

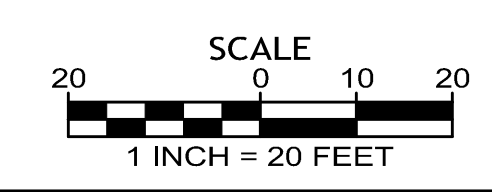
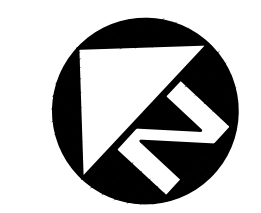
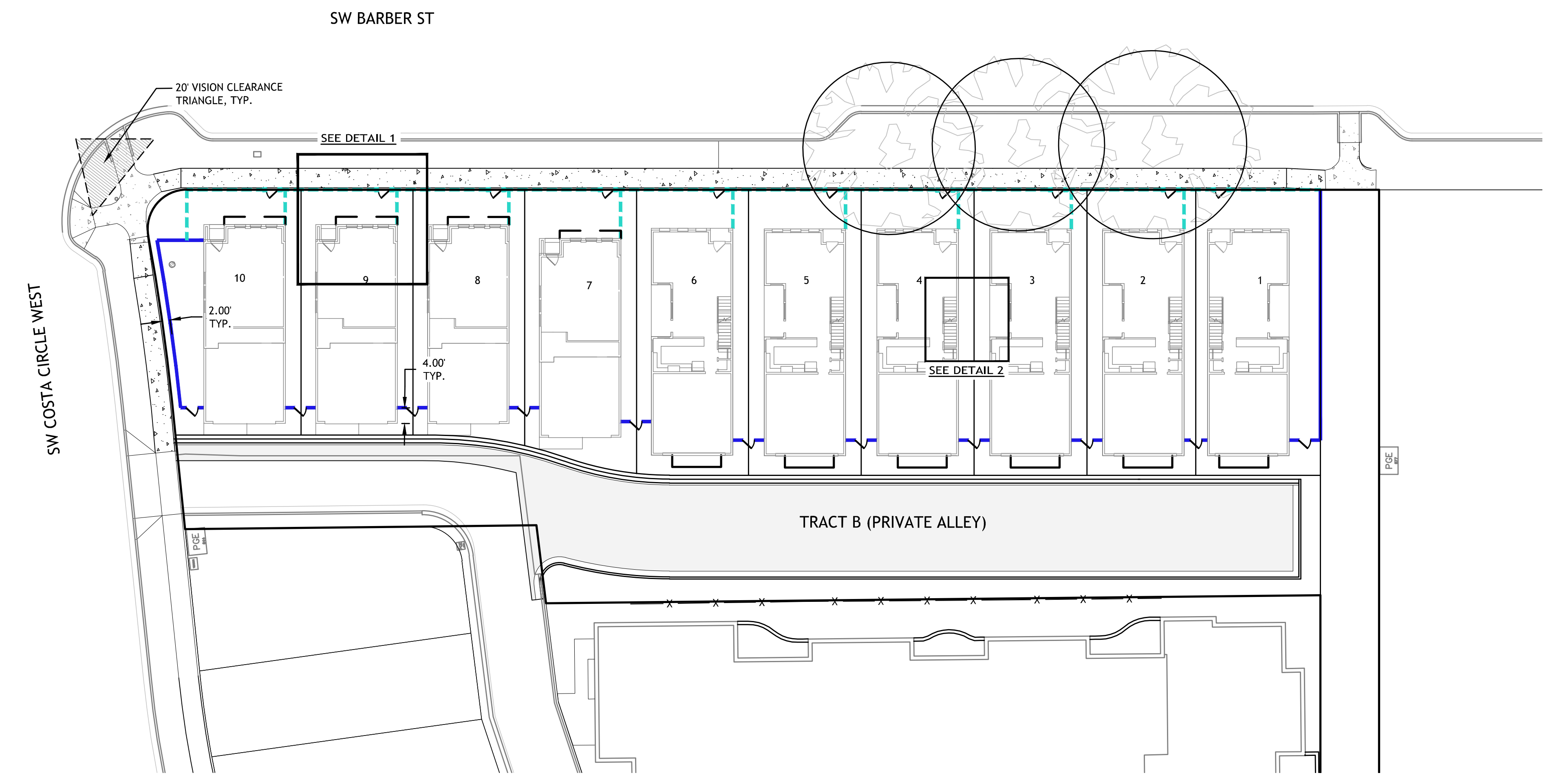
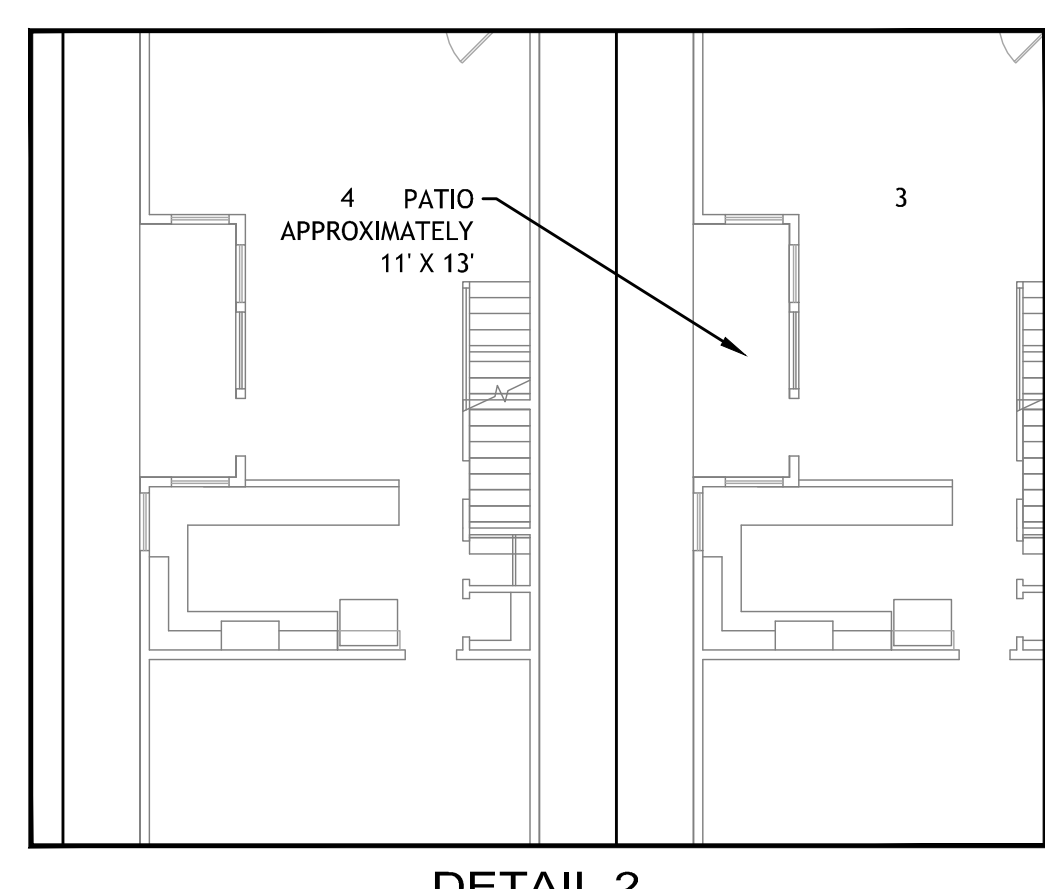
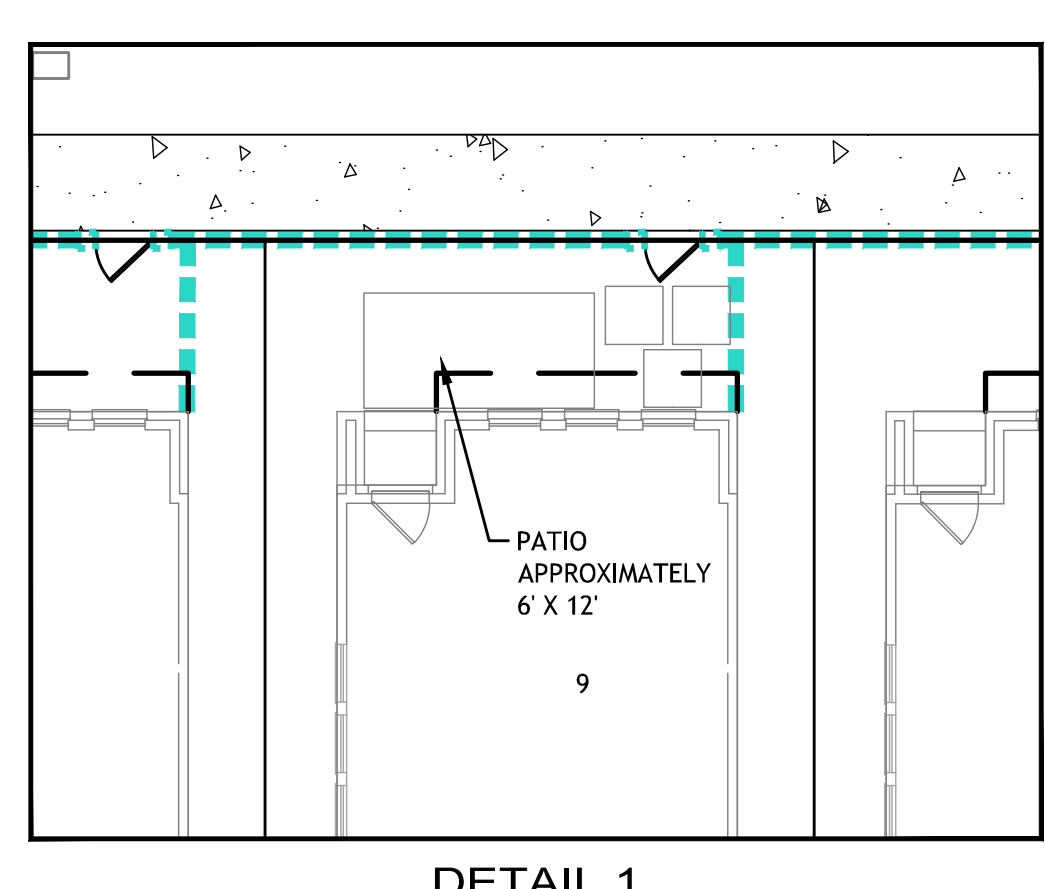
LEGEND:

- PROPOSED 6-FT SOLID FENCE
- PROPOSED 6-FT PARTIALLY TRANSPARENT FENCE

- FENCE NOTES:**
1. REFER TO THE SAP CENTRAL PATTERN BOOK AND THE VILLEBOIS VILLAGE CENTER ARCHITECTURAL STANDARDS FOR APPROVED FENCE MATERIALS AND STYLES.
 2. FOR MINIMUM AND MAXIMUM FENCE SETBACKS REFER TO FENCING LOT DIAGRAM, THIS SHEET.



FENCING LOT DIAGRAMS
Fencing E11



BERKSHIRE
PDP- 2C
MODIFICATION

MASTER FENCING PLAN

PROJECT NO.: 398-061
TYPE: PLANNING
REVIEWED BY: PRE

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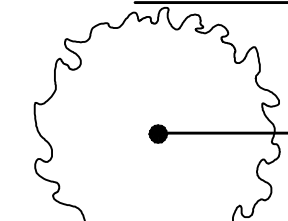
REVISIONS

NO.	DATE	DESCRIPTION
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PLANTING LEGEND

TREES

SYMBOL	COMMON NAME / BOTANICAL NAME: SIZE AND DESCRIPTION
--------	--



GREENSPIRE LINDEN / TILIA CORDATA 'GREENSPIRE': 2" CAL., B&B

SHRUBS

SYMBOL	COMMON NAME / BOTANICAL NAME: SIZE AND DESCRIPTION
--------	--



EMERALD ARBORVITAE / THUJA OCCIDENTALIS 'EMERALD': 6' HT., B&B



DWARF BURNING BUSH / EUONYMUS ALATA 'COMPACTA': 3 GAL.



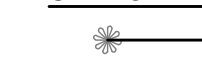
DOUBLFIL VIBURNUM / VIBURNUM P. TOMENTOSUM: 3 GAL.



WICHITA BLUE JUNIPER / JUNIPERUS SCOPULORUM 'WICHITA': 6' HT., B&B

ORNAMENTAL GRASS

SYMBOL	COMMON NAME / BOTANICAL NAME: SIZE AND DESCRIPTION
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DWARF FOUNTAIN GRASS PENNISETUM ALOPECUROIDES 'HAMELN': 2 GAL.

LAWN AND GROUNDCOVER

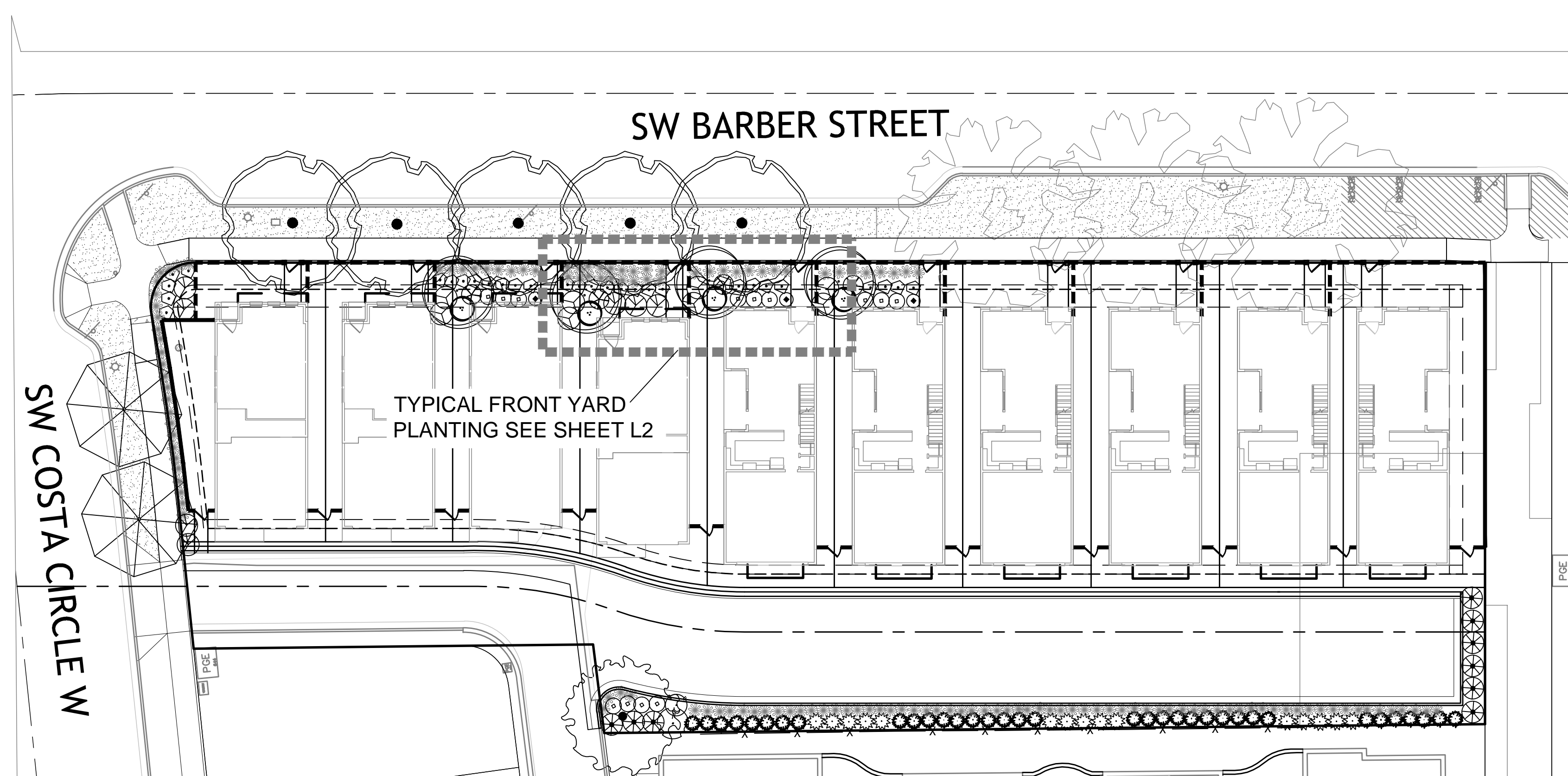
SYMBOL	CODE	COMMON NAME / BOTANICAL NAME: SIZE AND DESCRIPTION
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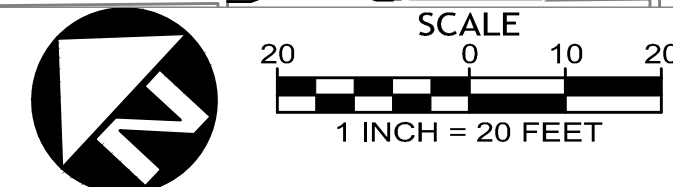
LAWN PRO-TIME 309 (SUPREME MIX) GRASS SEED BY HOBBS AND HOPKINS, LTD. AT A RATE OF 8 LBS/1000 SQUARE FEET.

NOTE:

- LANDSCAPE AREAS WILL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM DESIGNED BY CONTRACTOR. CONTRACTOR WILL PROVIDE MATERIALS AND INSTALL ALL IRRIGATION DOWNSTREAM OF THE WATER METER.
- DO NOT PROVIDE IRRIGATION WITHIN THE EXISTING TREES TO REMAIN DRIPLINE.

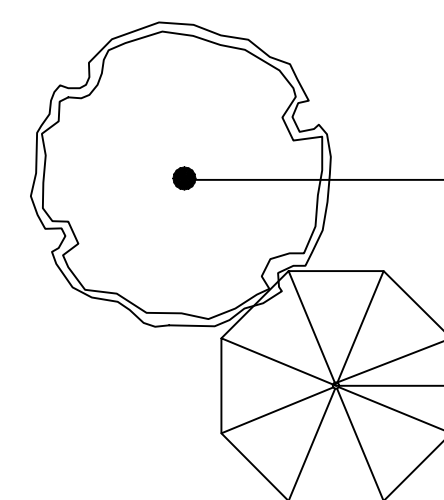


1 OPEN SPACE - PLANTING PLAN



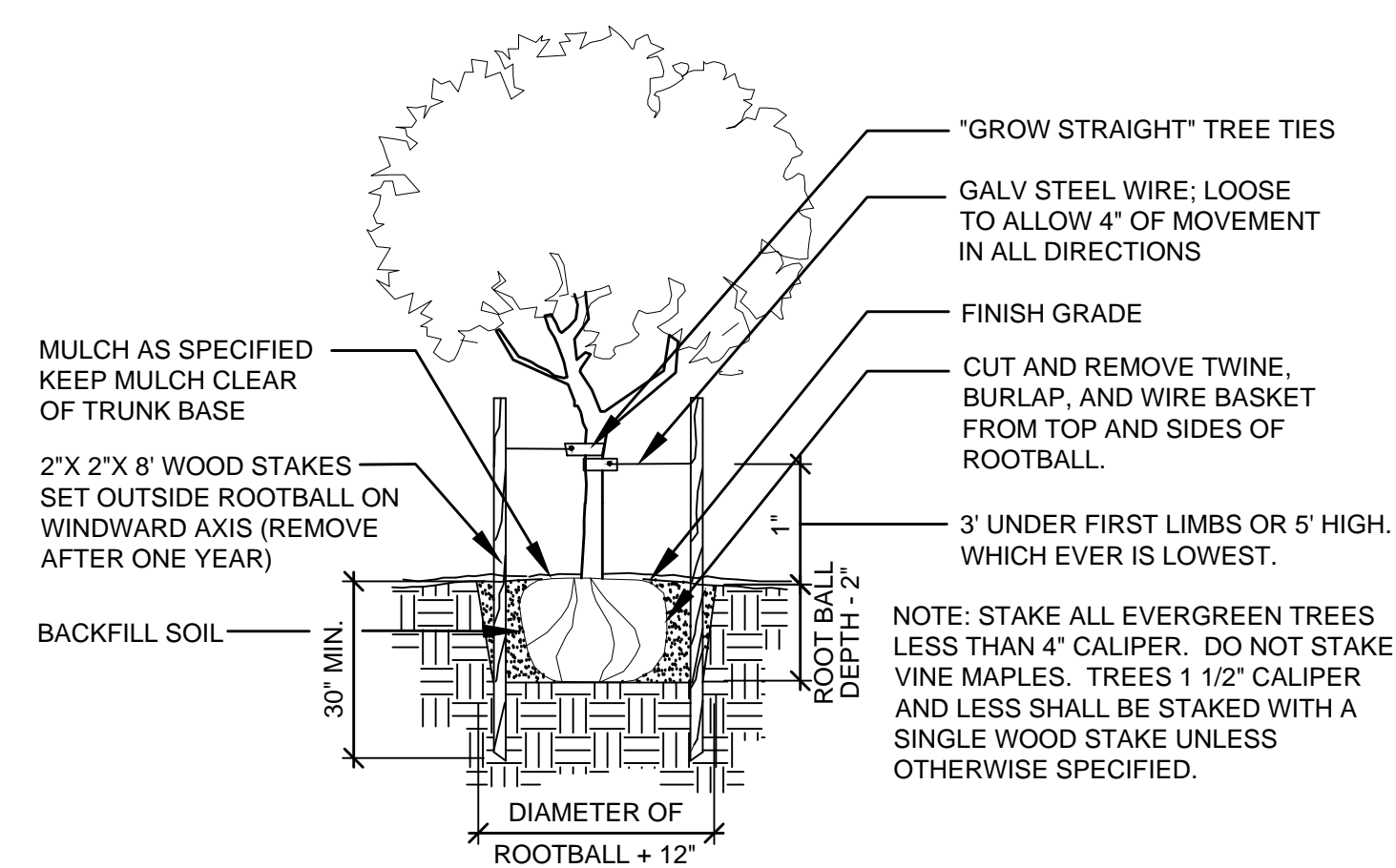
PLANTING LEGEND
STREET TREES

SYMBOL	QUANTITY	COMMON NAME / BOTANICAL NAME: SIZE AND DESCRIPTION
--------	----------	--



5 VILLAGE GREEN ZELKOVA / ZELKOVA SERRATA 'VILLAGE GREEN': 2" CAL., B&B, 25' O.C.

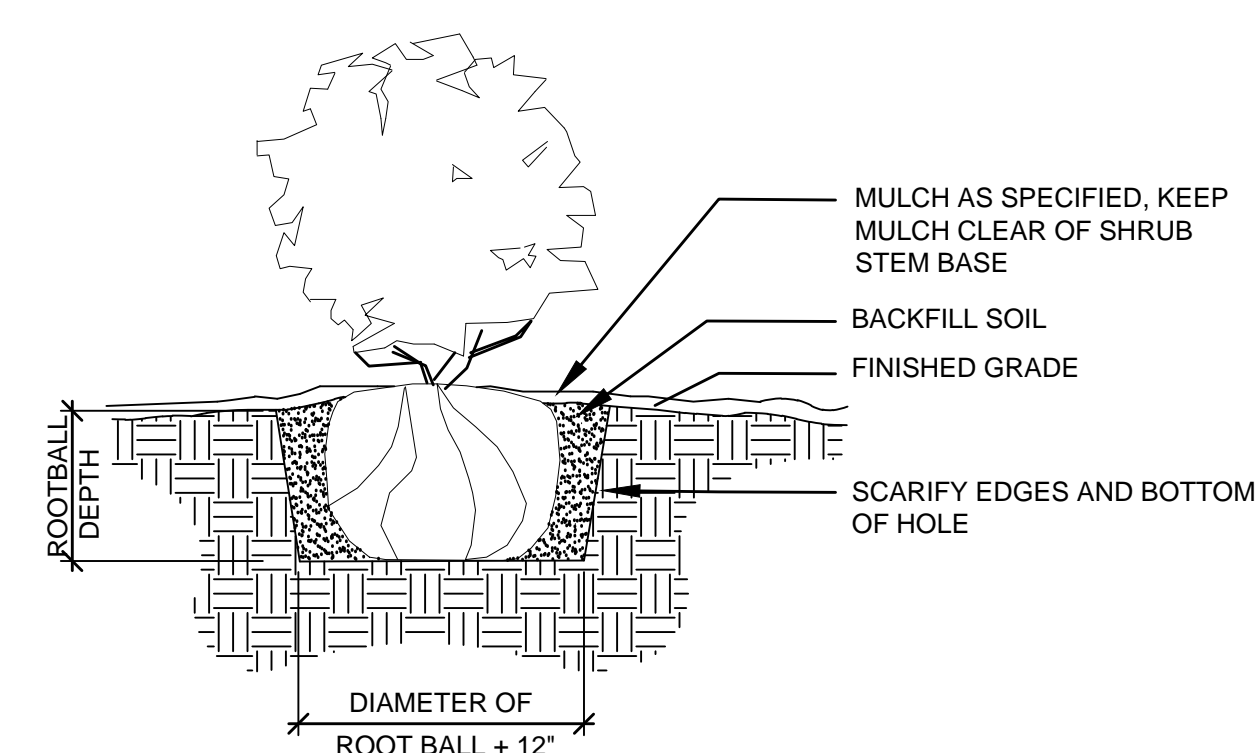
2 TULIP TREE / LIRIODENDRON TULIPIFERA: 2 1/2" CAL., B&B, 25' O.C.



TREE STAKING DETAIL

SCALE: N.T.S

1
L1



SHRUB PLANTING DETAIL

SCALE: N.T.S

2
L1

BERKSHIRE

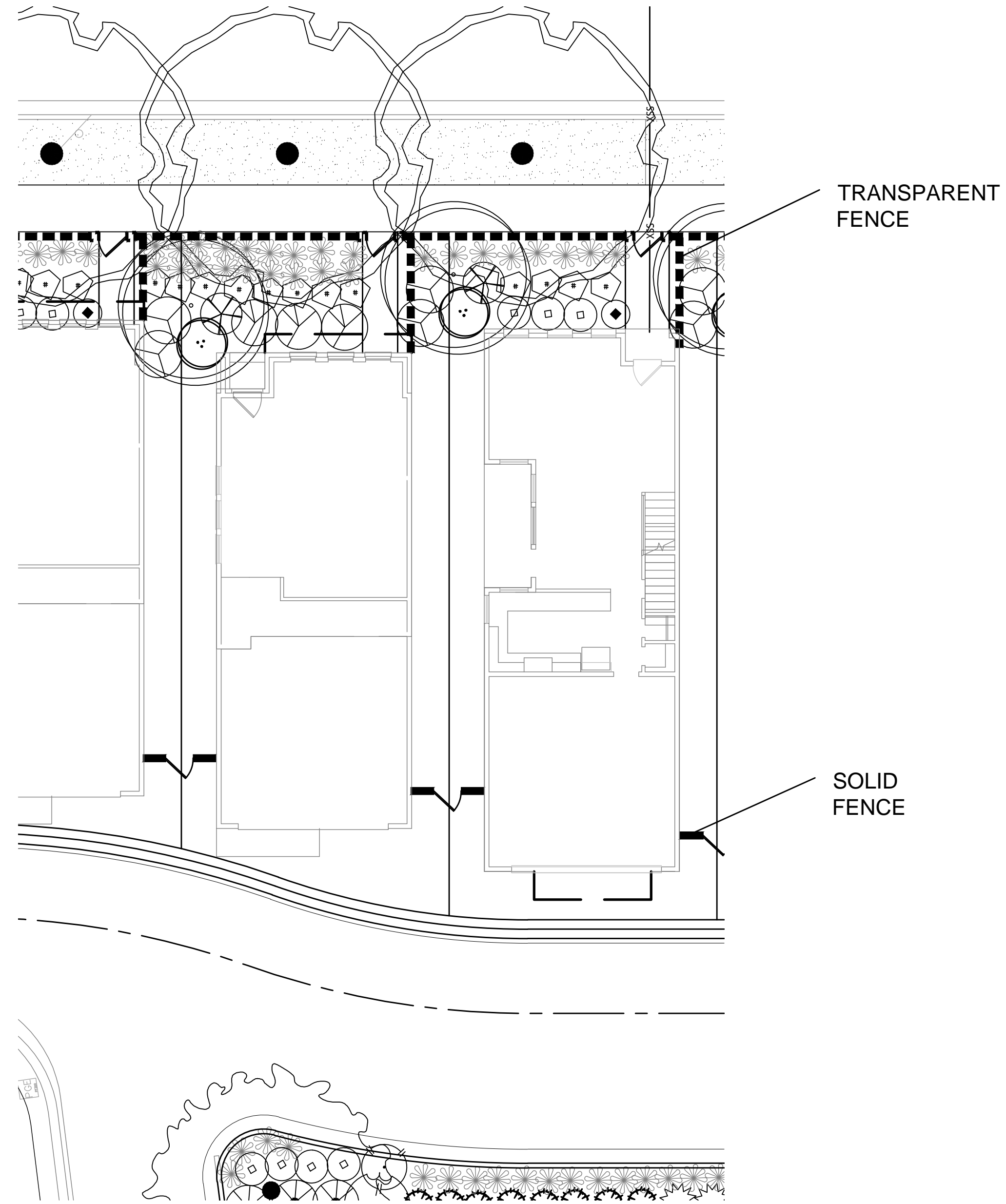
PDP- 2C
MODIFICATION

PLANTING PLAN
NOTES AND
PLANTING DETAILS

PROJECT NO.: 398-061
TYPE: PLANNING
REVIEWED BY: PRE

L1

N:\proj\398-061_09 Drawings\03 Planning\Sheets - Planning\Submittal\Landscapes\398061_PDP2C.L1 FRONT YARD PLANTING.dwg - SHEET: STREET TREE Aug 11, 2016 - 11:31am kel



1 FRONT YARD TYPICAL - PLANTING PLAN

PLANTING LEGEND
TYPICAL FRONT YARD PLANT LIST

SMALL ORNAMENTAL TREES
2" CAL.

CHINESE REDBUD / *Cercis chinensis*: 2" Cal., B&B
CAPITAL SELECT FLOWERING PEAR / *Pyrus calleryana* 'Capital': 2" Cal., B&B
BLIREIANA PLUM / *Prunus x blireiana*: 2" Cal. B&B
CHINESE KOUSA DOGWOOD / *Cornus kousa* 'Chinensis': 2" Cal., B&B
JAPANESE MAPLE / *ACER PALMATUM*: 8' HT.
YOSHINO FLOWERING CHERRY / *PRUNUS X YEDOENSIS*: 2" CAL., B&B

PEDESTRAIN ZONE LOW ORNAMENTAL PLANTINGS
1-2 GAL.

BLUE OAT GRASS / *Helictotrichon sempervirens*
DWARF FOUNTAIN GRASS / *PENNISETUM ALOPECUROIDES* 'HAMELN'
SCARLET MEIDILAND ROSE / *ROSA MEIDILAND* 'MEIKROTAL'
DAYLILIES / *HEMEROCALLIS* 'STELLA DORO', 'LA PECHE' AND
HEATH / *ERICA CARNEA* 'KING GEORGE', *ERICXDARLYENSIS* 'CD EASON'
ENGLISH LAVENDAR VARITES / *LAVANDULA ANGUSTIFOLIA* VAR.

ORNAMENTAL GRASSES AND GROUNDCOVERS
1-2 GAL.

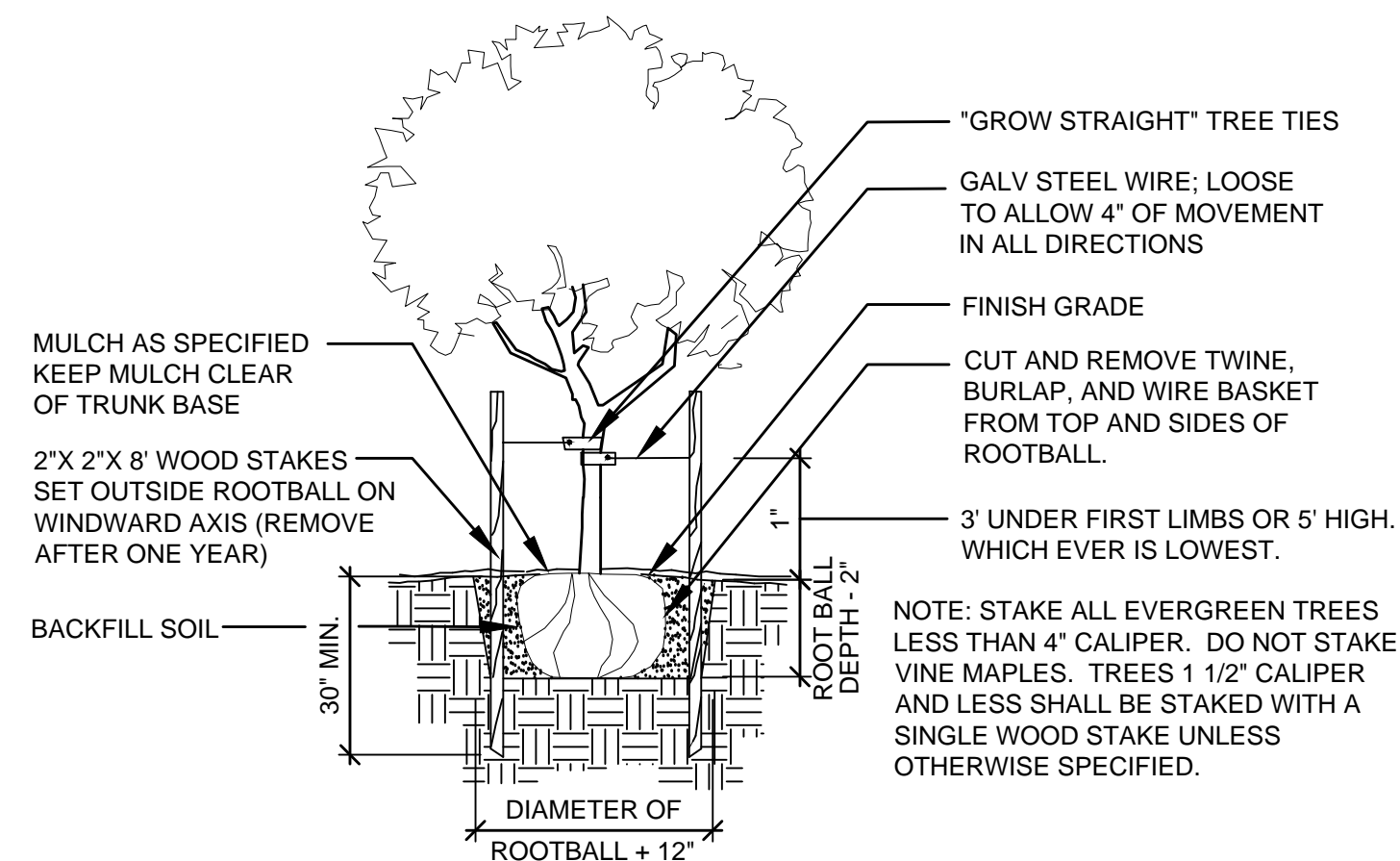
DWARF FOUNTAIN GRASS / *Pennisetum alopecuroides* 'Hamlen'
BLUE OAT GRASS / *Helictotrichon sempervirens*
PURPLE FOUNTAIN GRASS / *PENNISETUM SETACEUM* 'RUBRUM'
"MASSACHUSETTS KINNIKINICK" / *ARCTOSTAPHYLOS UVA-URSI* 'MASS.'
BEARBERRY COTONEASTER / *COTONEASTER DAMMERI*
SCARLET MEIDILAND ROSE / *ROSA MEIDILAND* 'MEIKROTAL'

MEDIUM TO LARGE ORNAMENTAL SHRUBS
3 GAL.

SHOWA-NO-SAKAE CAMELLIA / *CAMELLIA SASANQUA* 'SHOWA-NO-SAKAE'
FOREST FLAME PIERIS / *PIERIS JAPONICA* 'FOREST FLAME'
RHODODENDRON 'JEAN MARIE DE MONTEGUE'
'NIKKO BLUE' HYDRANGEA / *HYDRANGEA MACROPHYLLA* 'NIKKO BLUE'
RENAISSANCE SPIREA / *SPIREA VANHOUTTEI* 'RENAISSANCE'
DOUBLFILE VIBURNUM / *VIBURNUM P. TOMENTOSUM*: 24"-30" HT.
THUNBERG SPIREA / *SPIREA THUNBERGII*
DAVID VIBURNUM / *VIBURNUM DAVIDII*

SMALL ORNAMENTAL SHRUBS
3 GAL.

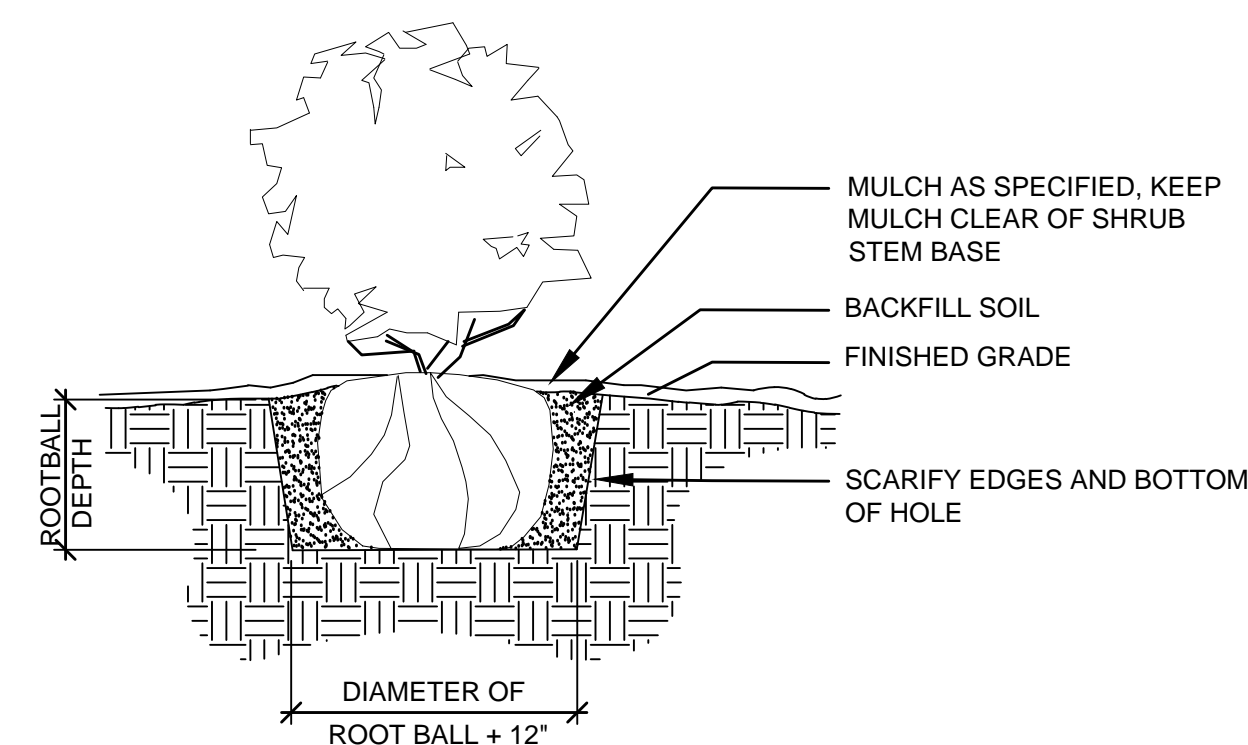
ISANTI REDOSER DOGWOOD / *CORNUS SERICEA* 'ISANTI'
COMPACT JAPANESE HOLLY / *ILEX CRENATA* 'COMPACTA'
'CRIMSON PYGMY' BARBERRY / *BERBERIS THUNBERGII* 'CRIMSON PYGMY'
AZALEA / VARIES
ANTHONY WATERER SPIREA / *SPIREA BUMALDA* 'ANTHONY WATERER'



TREE STAKING DETAIL

SCALE: N.T.S

1
L2



SHRUB PLANTING DETAIL

SCALE: N.T.S

2
L2



12564 SW Main Street
Tigard, OR 97223
(T) 503-941-9484

DATE: 06/17/2016

REVISIONS

NO. DATE DESCRIPTION

BERKSHIRE

PDP- 2C
MODIFICATION

TYPICAL FRONT
YARD
PLANTING PLAN

PROJECT NO.: 398-061
TYPE: PLANNING
REVIEWED BY: PRE

L2

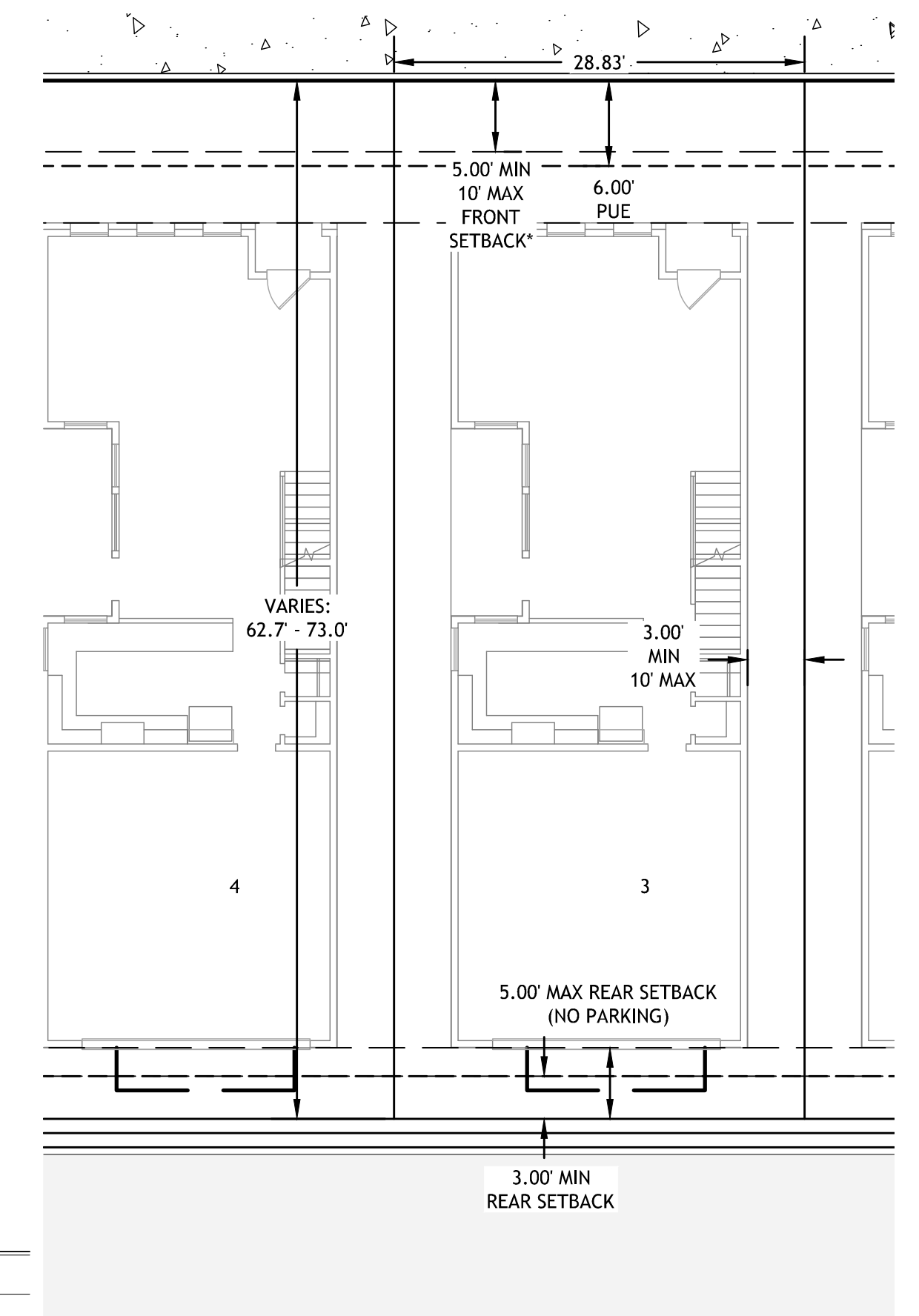
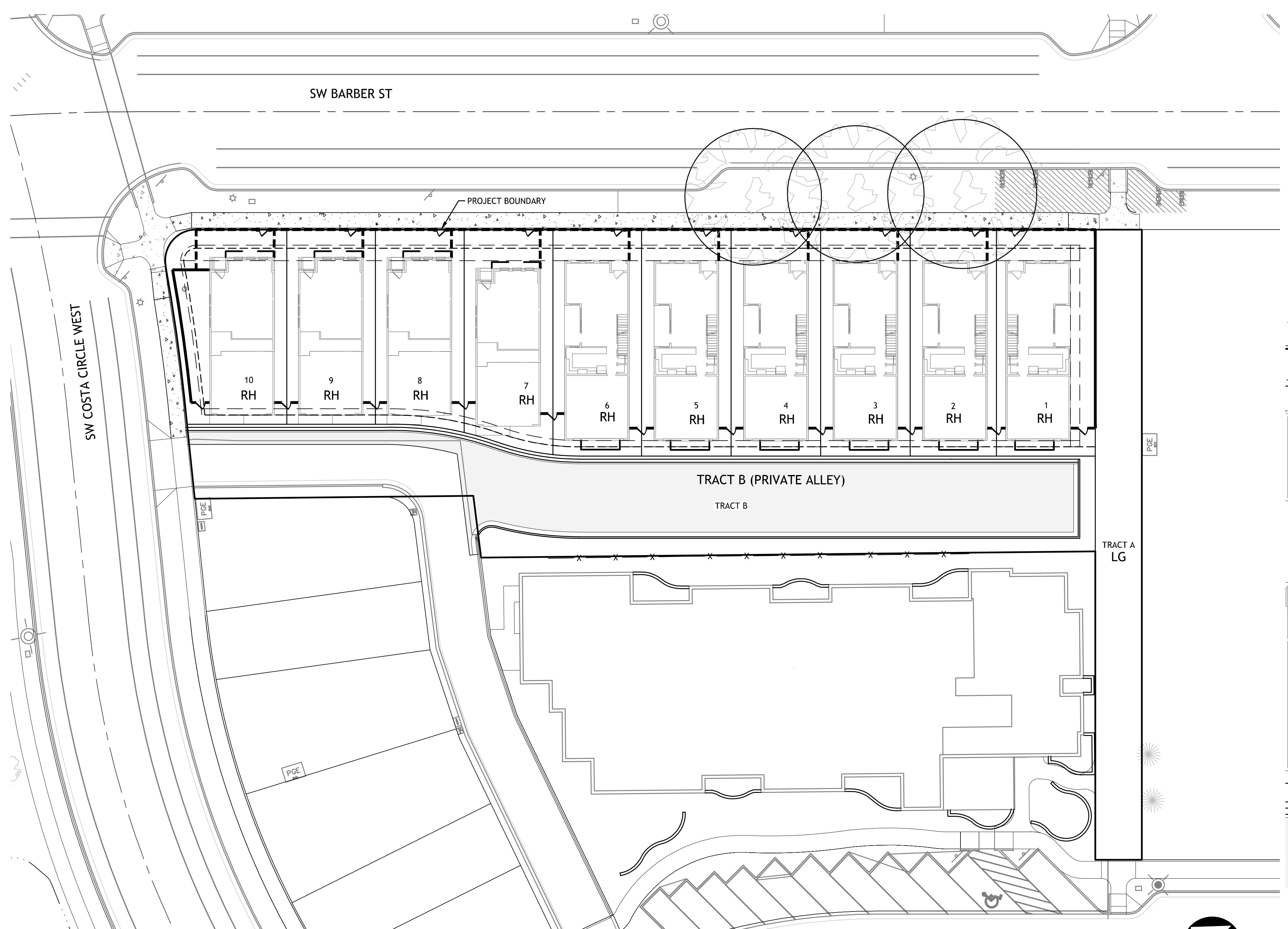
REVISIONS		
NO.	DATE	DESCRIPTION

LOT COUNT:	
10	ROW HOUSE LOTS
10	TOTAL

LAND AREA TABLE:	
TOTAL AREA:	0.74 AC
LOTS & ALLEYS:	0.61 AC
AVG. DENSITY PER NET ACRE:	10 / 0.74 = 13.51 UNITS / AC

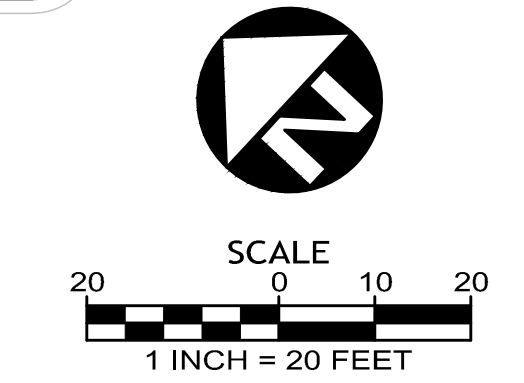
LEGEND	
	PROPOSED RIGHT-OF-WAY
	EXISTING RIGHT-OF-WAY
	PROPOSED CURB AND GUTTER
	PROPOSED CENTERLINE
	EXISTING CENTERLINE
	PROPOSED PUBLIC UTILITY EASEMENT
	PROPOSED BUILDING SETBACK
	PROPOSED PROPERTY LINE
	EXISTING PROPERTY LINE
	PDP BOUNDARY LINE
	PROPOSED HANDICAP RAMP
	PROPOSED A.C. PAVING
	PROPOSED SIDEWALK
	PROPOSED SIDEWALK BY OTHERS
	EXISTING SIDEWALK

LEGEND:	
RH	ROW HOUSE LOTS



* PORCHES, STAIRS, STOOPS, DECKS, CANOPIES, BALCONIES, BAY WINDOWS, CHIMNEYS, AWNINGS AND OTHER BUILDING PROJECTIONS MAY ENCROACH UP TO THE PUBLIC WAY.

TYPICAL LOT PLAN



BERKSHIRE
PDP- 2C
MODIFICATION

SITE &
LAND USE
PLAN

N:\proj\398-061\09 Drawings\03 Planning\Sheets - Planning\Submit\N\pdp-2c\398061_PDP2C.dwg - SHEET: 22x34 Aug 12, 2016 - 10:21am bitan

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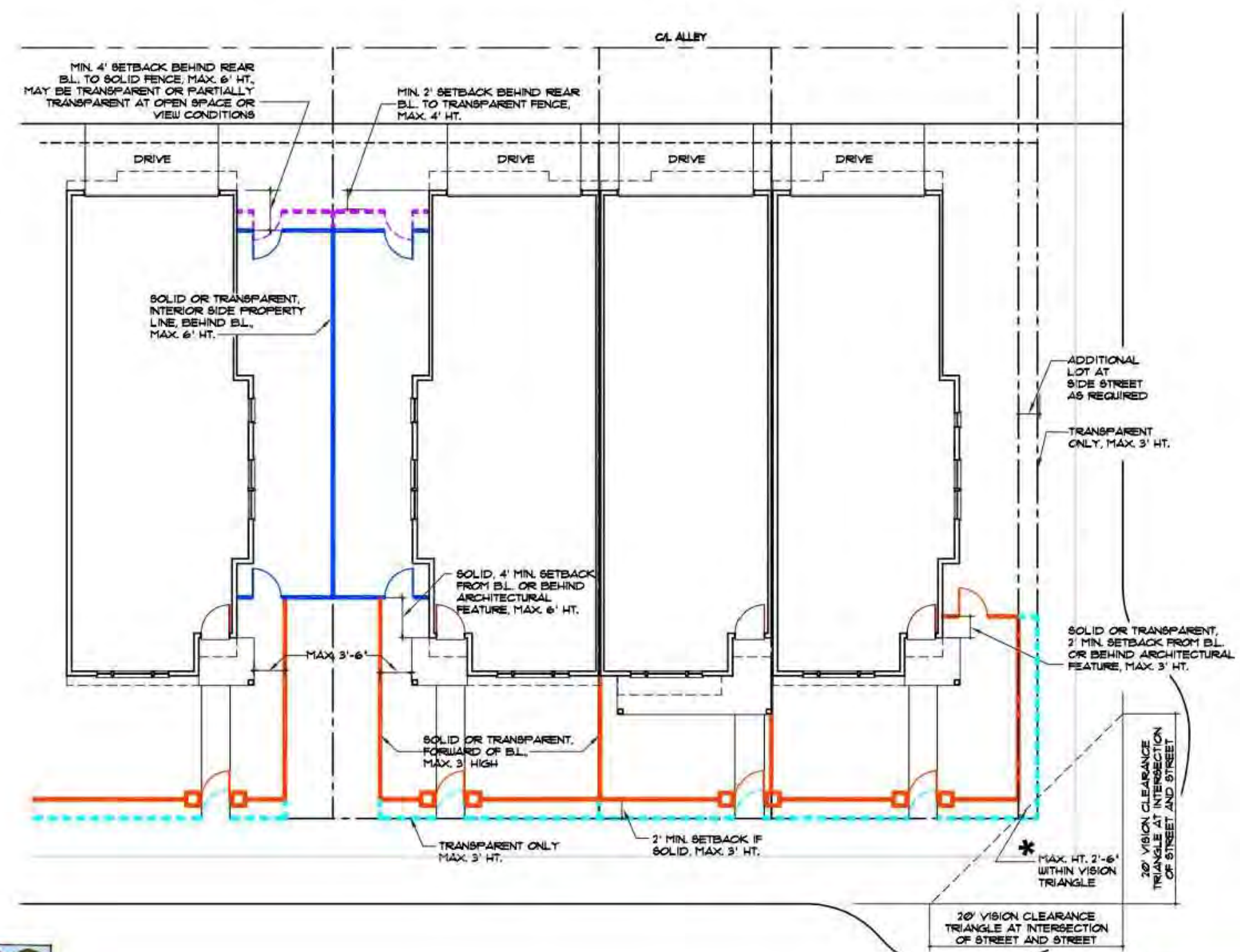
- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- PROPOSED CURB AND GUTTER
- PROPOSED CENTERLINE
- EXISTING CENTERLINE
- PROPOSED PUBLIC UTILITY EASEMENT
- PROPOSED BUILDING SETBACK
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- PDP BOUNDARY LINE
- PROPOSED HANDICAP RAMP
- PROPOSED A.C. PAVING
- PROPOSED SIDEWALK
- PROPOSED SIDEWALK BY OTHERS
- EXISTING SIDEWALK

LEGEND:

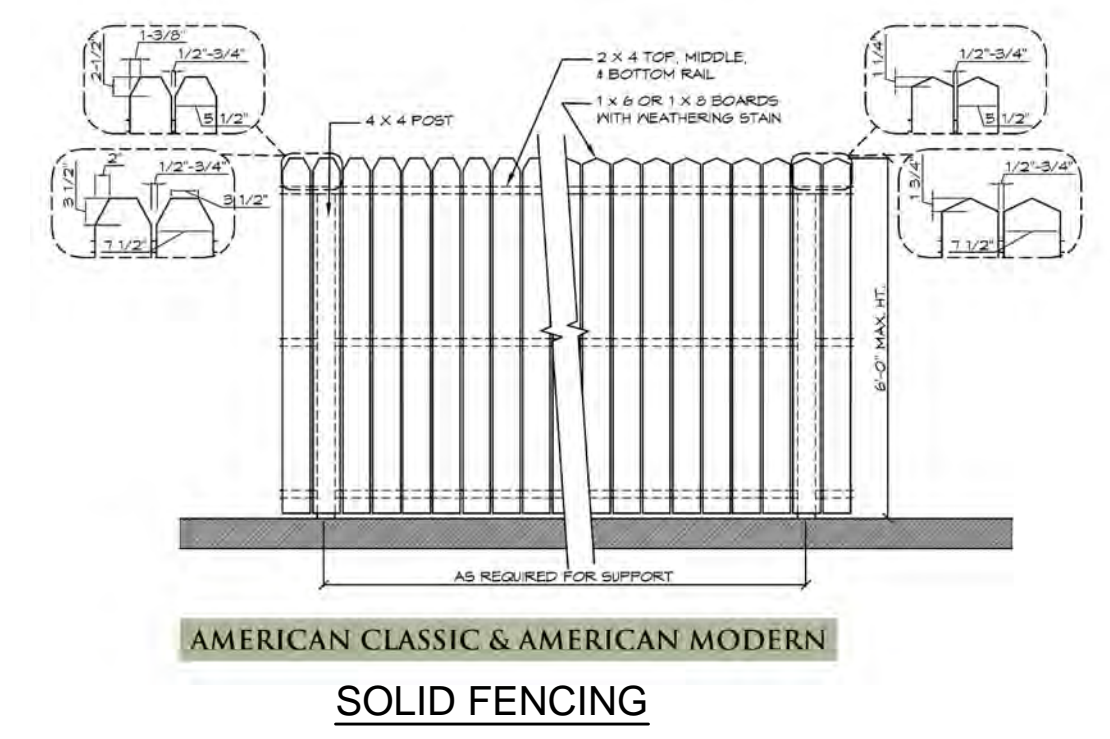
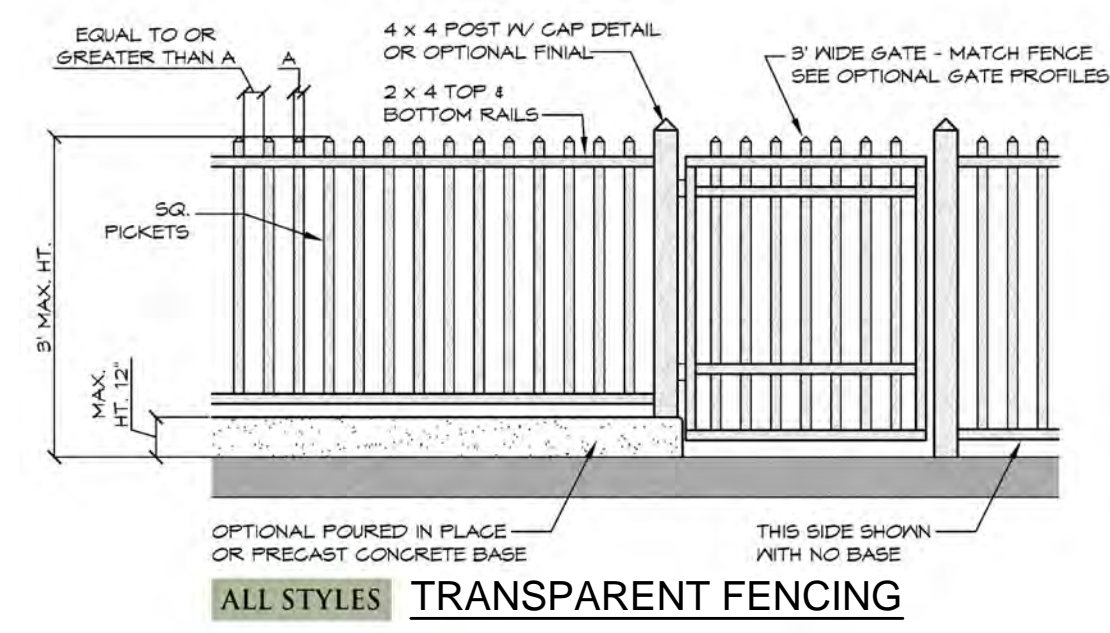
- PROPOSED 6-FT SOLID FENCE
- PROPOSED 6-FT PARTIALLY TRANSPARENT FENCE

FENCE NOTES:

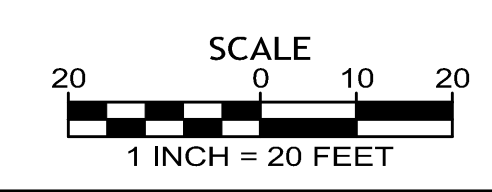
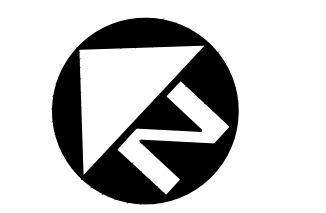
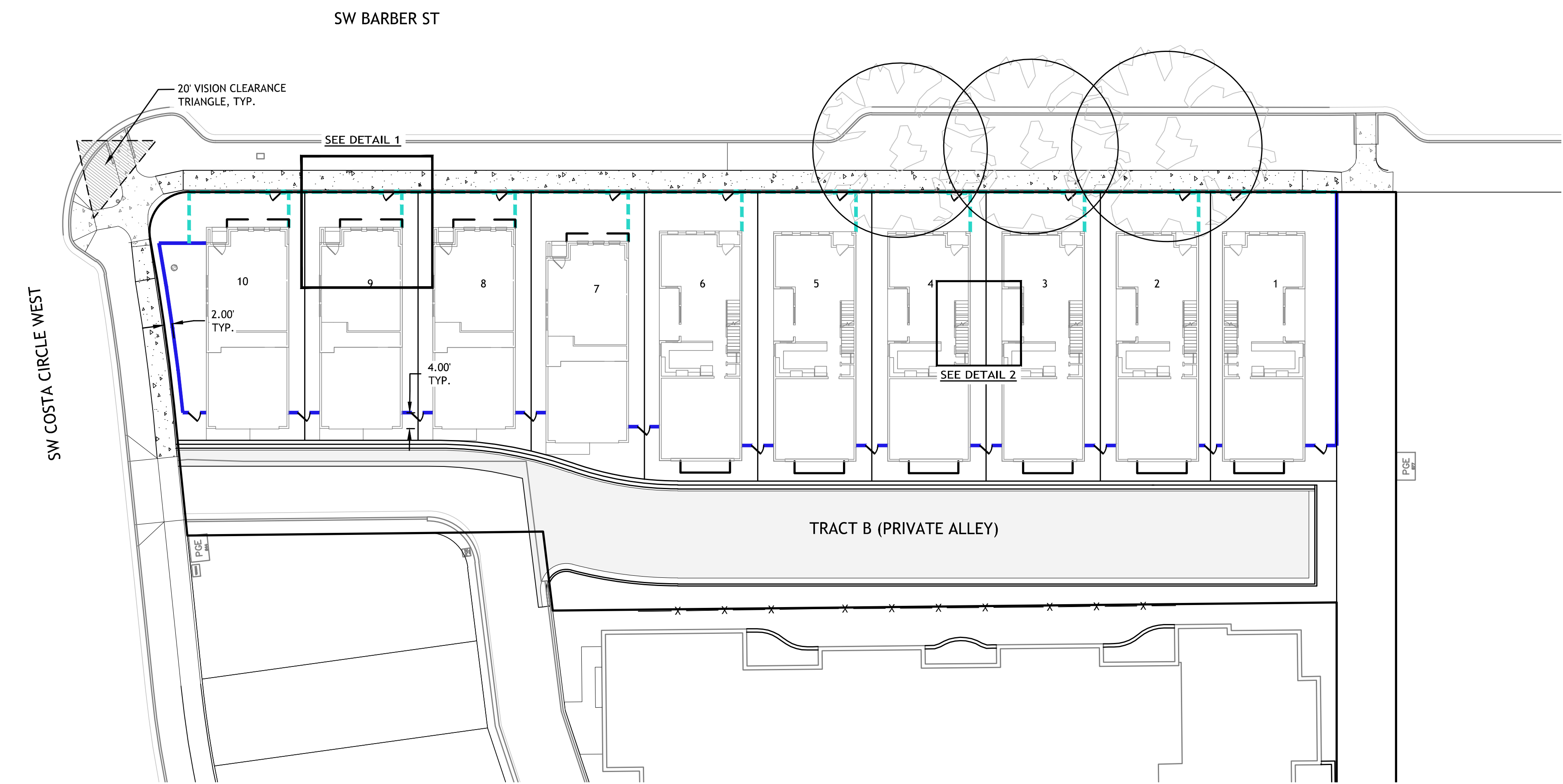
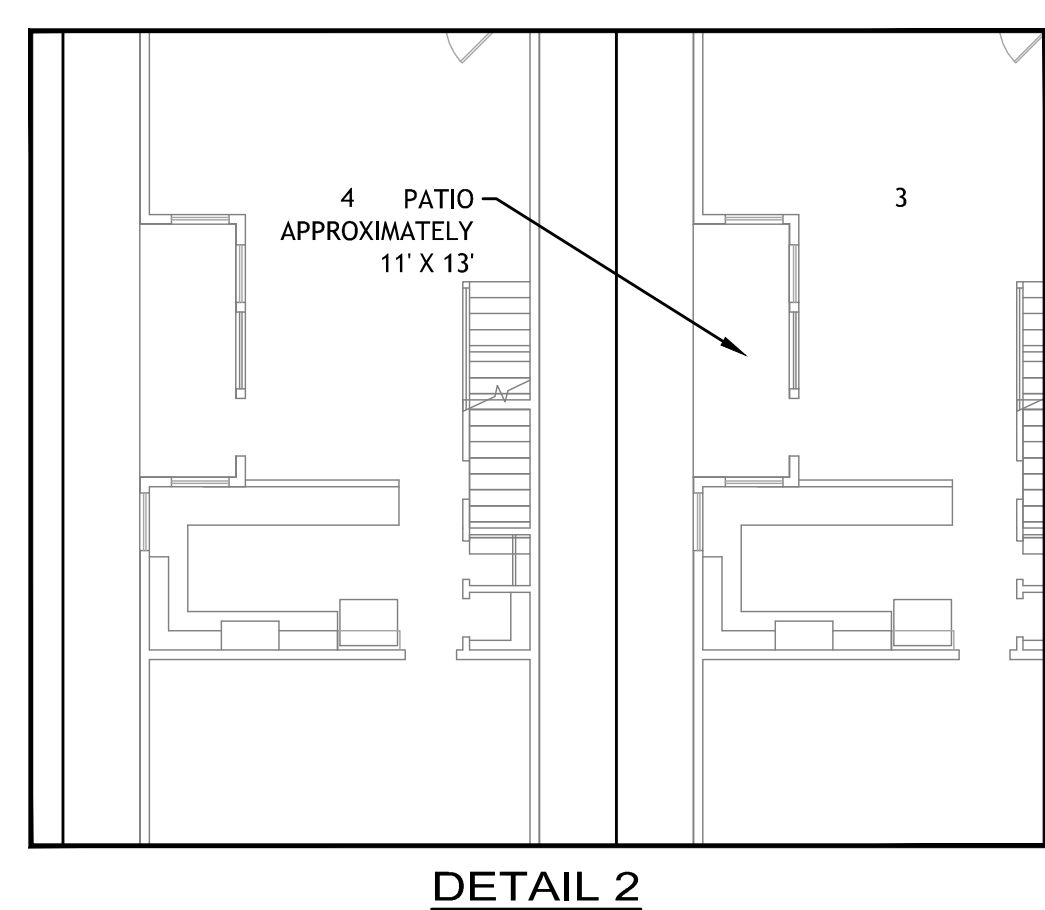
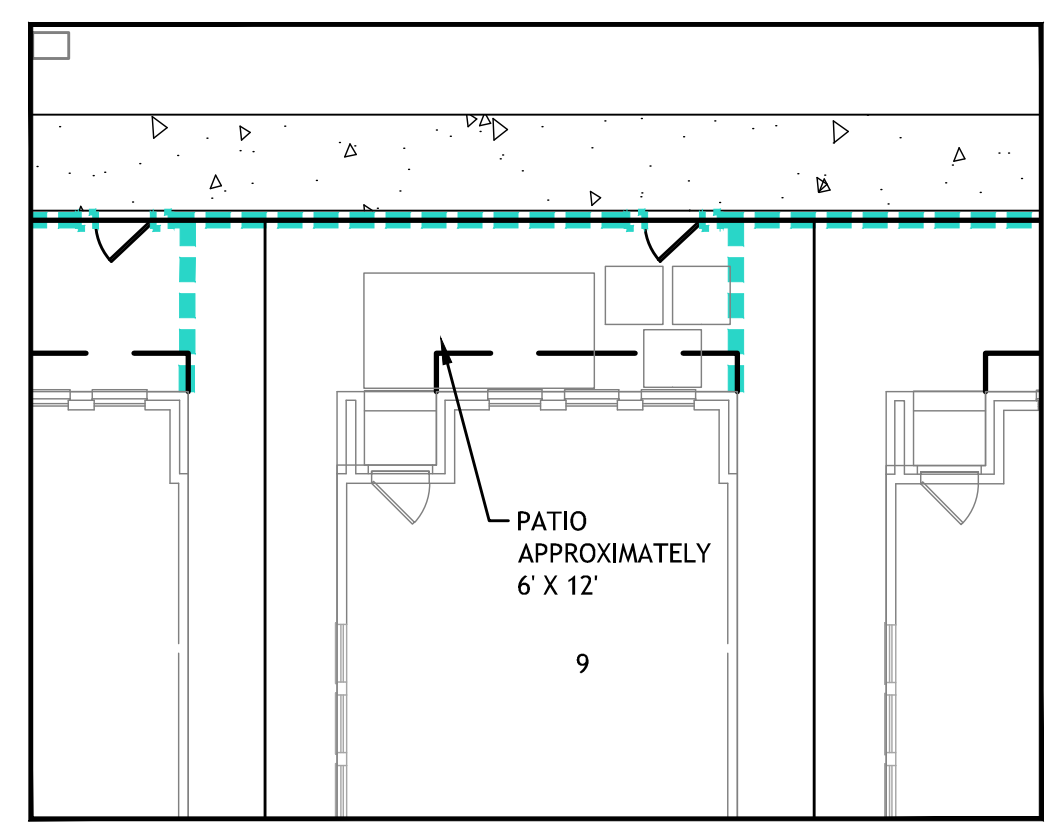
1. REFER TO THE SAP CENTRAL PATTERN BOOK AND THE VILLEBOIS VILLAGE CENTER ARCHITECTURAL STANDARDS FOR APPROVED FENCE MATERIALS AND STYLES.
2. FOR MINIMUM AND MAXIMUM FENCE SETBACKS REFER TO FENCING LOT DIAGRAM, THIS SHEET.



- LEGEND
- SOLID - MAX. HT. 3'-0"
 - SOLID - MAX. HT. 6'-0"
 - TRANSPARENT - MAX. HT. 3'-0"
 - ALLEY - SOLID OR TRANSPARENT - MAX. HT. 6'-0"



FENCING LOT DIAGRAMS
Fencing E11



BERKSHIRE
PDP- 2C
MODIFICATION

MASTER
FENCING
PLAN

PROJECT NO.: 398-061
TYPE: PLANNING
REVIEWED BY: PRE

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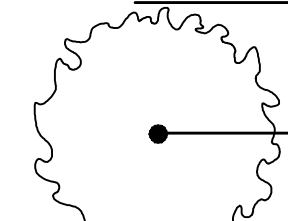
REVISIONS

NO.	DATE	DESCRIPTION
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PLANTING LEGEND

TREES

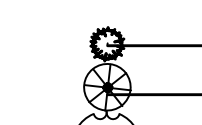
SYMBOL	COMMON NAME / BOTANICAL NAME: SIZE AND DESCRIPTION
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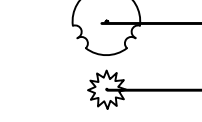
GREENSPIRE LINDEN / TILIA CORDATA 'GREENSPIRE': 2" CAL., B&B

SHRUBS

SYMBOL	COMMON NAME / BOTANICAL NAME: SIZE AND DESCRIPTION
--------	--



EMERALD ARBORVITAE / THUJA OCCIDENTALIS 'EMERALD': 6' HT., B&B



DWARF BURNING BUSH / EUONYMUS ALATA 'COMPACTA': 3 GAL.



DOUBLFIL VIBURNUM / VIBURNUM P. TOMENTOSUM: 3 GAL.



WICHITA BLUE JUNIPER / JUNIPERUS SCOPULORUM 'WICHITA': 6' HT., B&B

ORNAMENTAL GRASS

SYMBOL	COMMON NAME / BOTANICAL NAME: SIZE AND DESCRIPTION
--------	--

DWARF FOUNTAIN GRASS PENNISETUM ALOPECUROIDES 'HAMELN': 2 GAL.

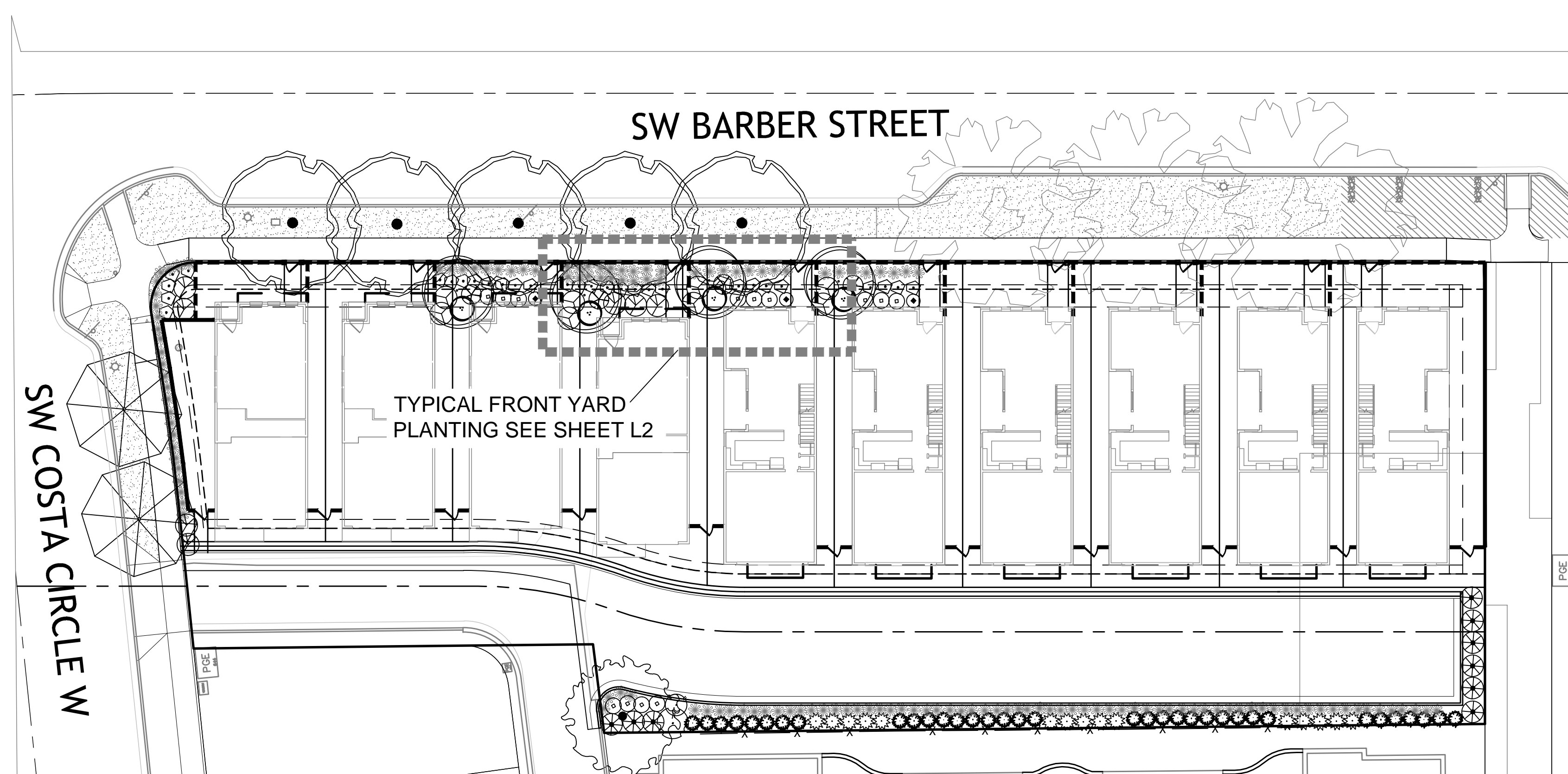
LAWN AND GROUNDCOVER

SYMBOL	CODE	COMMON NAME / BOTANICAL NAME: SIZE AND DESCRIPTION
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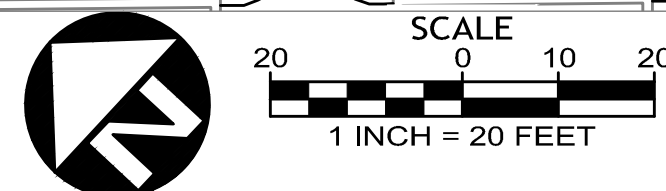
LAWN PRO-TIME 309 (SUPREME MIX) GRASS SEED BY HOBBS AND HOPKINS, LTD. AT A RATE OF 8 LBS/1000 SQUARE FEET.

NOTE:

- LANDSCAPE AREAS WILL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM DESIGNED BY CONTRACTOR. CONTRACTOR WILL PROVIDE MATERIALS AND INSTALL ALL IRRIGATION DOWNSTREAM OF THE WATER METER.
- DO NOT PROVIDE IRRIGATION WITHIN THE EXISTING TREES TO REMAIN DRIPLINE.

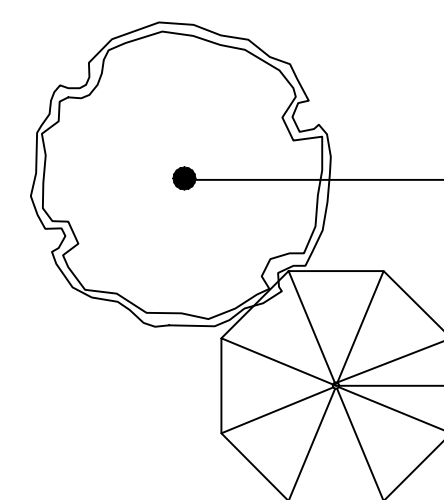


1 OPEN SPACE - PLANTING PLAN



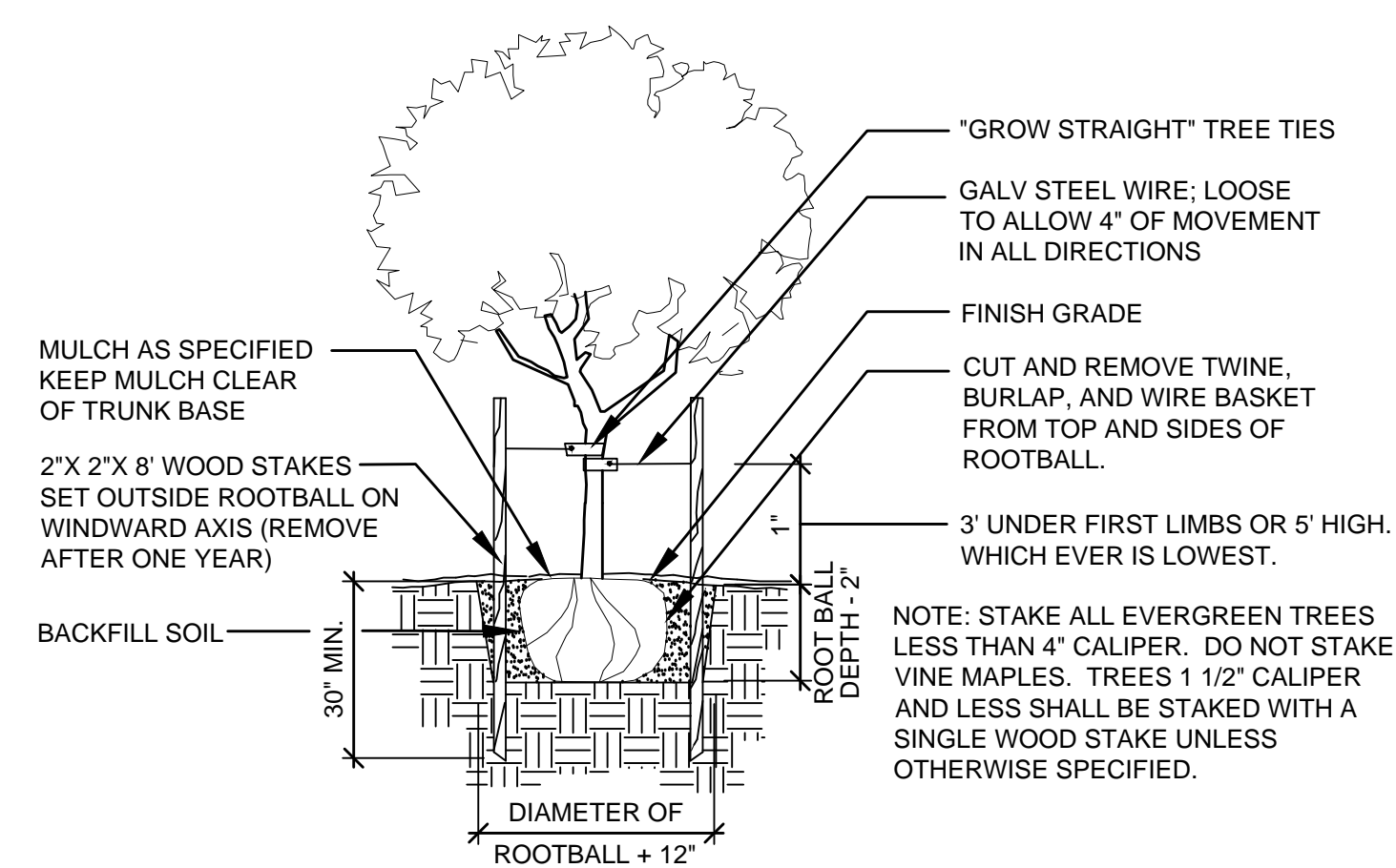
PLANTING LEGEND
STREET TREES

SYMBOL	QUANTITY	COMMON NAME / BOTANICAL NAME: SIZE AND DESCRIPTION
--------	----------	--



5 VILLAGE GREEN ZELKOVA / ZELKOVA SERRATA 'VILLAGE GREEN': 2" CAL., B&B, 25' O.C.

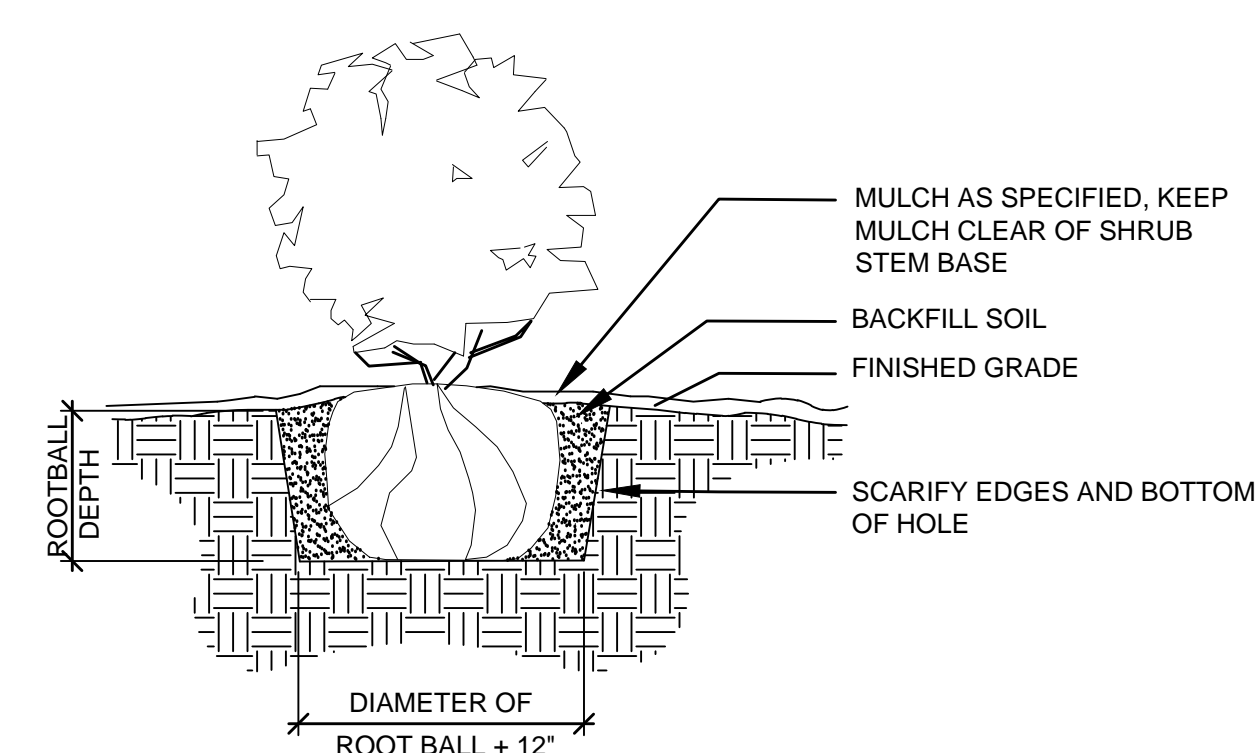
2 TULIP TREE / LIRIODENDRON TULIPIFERA: 2 1/2" CAL., B&B, 25' O.C.



TREE STAKING DETAIL

SCALE: N.T.S

1
L1



SHRUB PLANTING DETAIL

SCALE: N.T.S

2
L1

BERKSHIRE

PDP- 2C
MODIFICATION

PLANTING PLAN
NOTES AND
PLANTING DETAILS

PROJECT NO.: 398-061
TYPE: PLANNING
REVIEWED BY: PRE

L1

PLANTING LEGEND
TYPICAL FRONT YARD PLANT LIST

SMALL ORNAMENTAL TREES
 2" CAL.

CHINESE REDBUD / *Cercis chinensis*: 2" Cal., B&B
 CAPITAL SELECT FLOWERING PEAR / *Pyrus calleryana* 'Capital': 2" Cal., B&B
 BLIREIANA PLUM / *Prunus x blireiana*: 2" Cal. B&B
 CHINESE KOUSA DOGWOOD / *Cornus kousa* 'Chinensis': 2" Cal., B&B
 JAPANESE MAPLE / *ACER PALMATUM*: 8' HT.
 YOSHINO FLOWERING CHERRY / *PRUNUS X YEDOENSIS*: 2" CAL., B&B

PEDESTRAIN ZONE LOW ORNAMENTAL PLANTINGS
 1-2 GAL.

BLUE OAT GRASS / *Helictotrichon sempervirens*
 DWARF FOUNTAIN GRASS / *PENNISETUM ALOPECUROIDES* 'HAMELN'
 SCARLET MEIDILAND ROSE / *ROSA MEIDILAND* 'MEIKROTAL'
 DAYLILIES / *HEMEROCALLIS* 'STELLA DORO', 'LA PECHE' AND
 HEATH / *ERICA CARNEA* 'KING GEORGE', *ERICXDARLYENSIS* 'CD EASON'
 ENGLISH LAVENDAR VARITES / *LAVANDULA ANGUSTIFOLIA* VAR.

ORNAMENTAL GRASSES AND GROUNDCOVERS
 1-2 GAL.

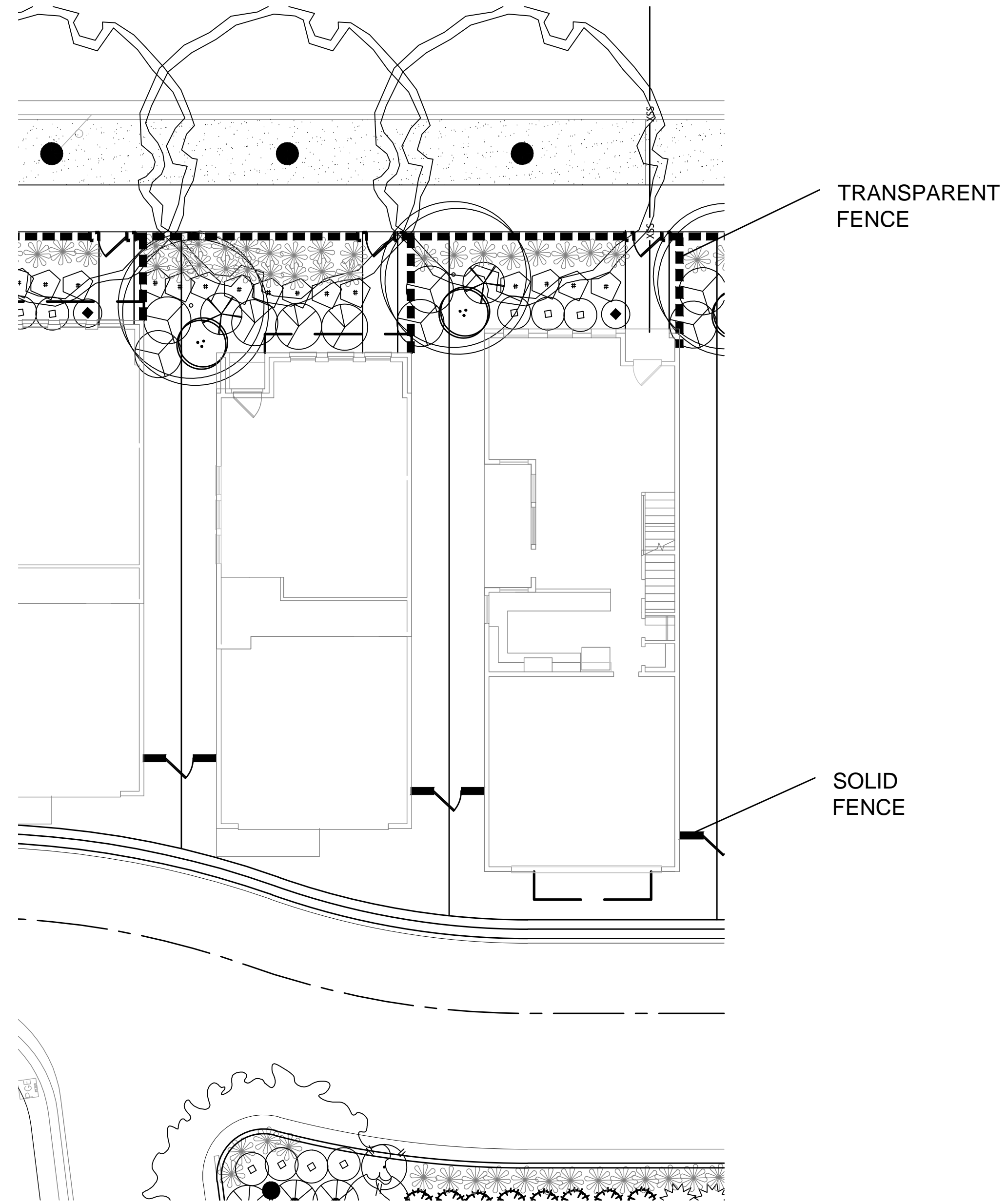
DWARF FOUNTAIN GRASS / *Pennisetum alopecuroides* 'Hamlen'
 BLUE OAT GRASS / *Helictotrichon sempervirens*
 PURPLE FOUNTAIN GRASS / *PENNISETUM SETACEUM* 'RUBRUM'
 "MASSACHUSETTS KINNIKINICK" / *ARCTOSTAPHYLOS UVA-URSI* 'MASS.'
 BEARBERRY COTONEASTER / *COTONEASTER DAMMERI*
 SCARLET MEIDILAND ROSE / *ROSA MEIDILAND* 'MEIKROTAL'

MEDIUM TO LARGE ORNAMENTAL SHRUBS
 3 GAL.

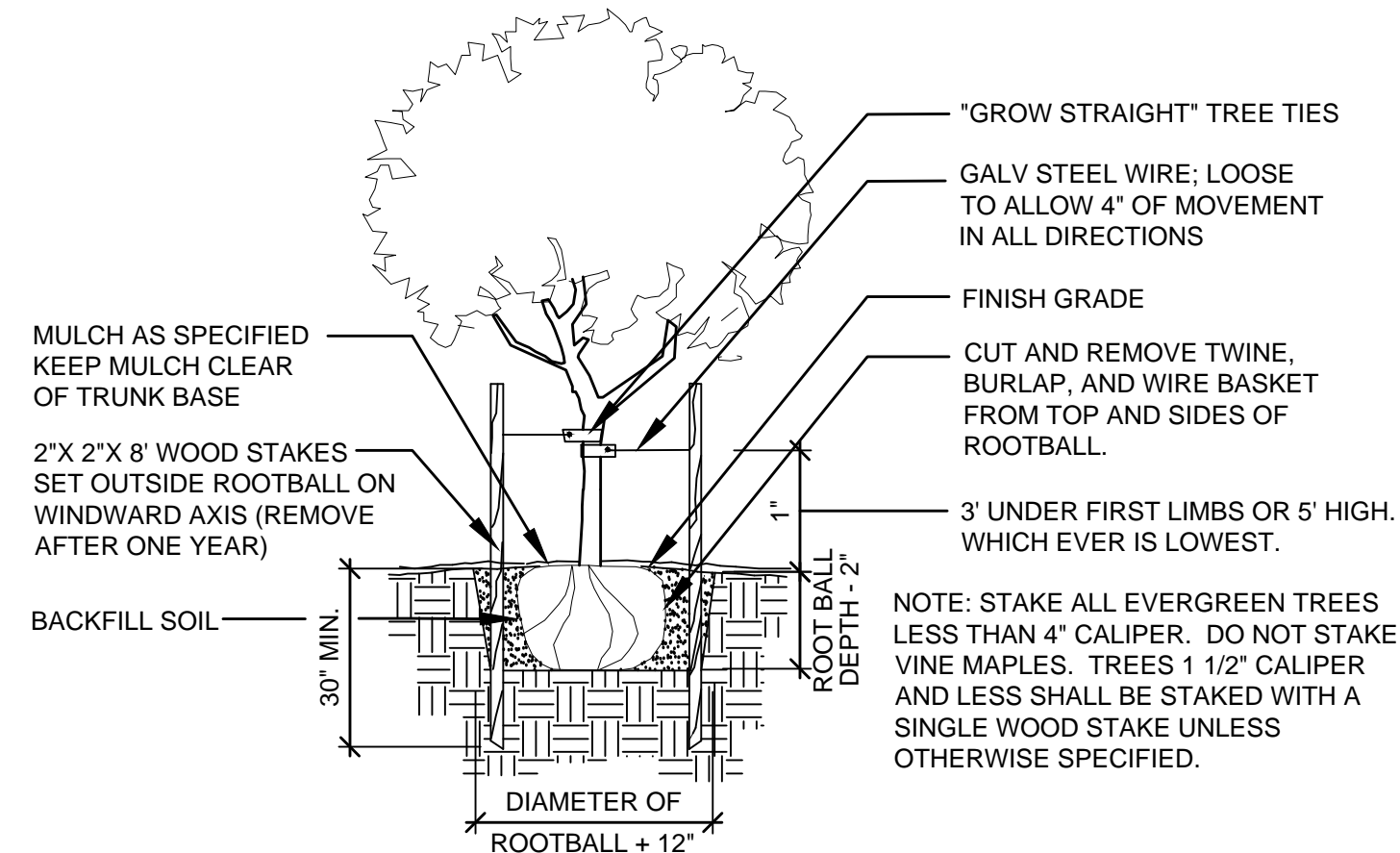
SHOWA-NO-SAKAE CAMELLIA / *CAMELLIA SASANQUA* 'SHOWA-NO-SAKAE'
 FOREST FLAME PIERIS / *PIERIS JAPONICA* 'FOREST FLAME'
 RHODODENDRON 'JEAN MARIE DE MONTEGUE'
 'NIKKO BLUE' HYDRANGEA / *HYDRANGEA MACROPHYLLA* 'NIKKO BLUE'
 RENAISSANCE SPIREA / *SPIREA VANHOUTTEI* 'RENAISSANCE'
 DOUBLFILE VIBURNUM / *VIBURNUM P. TOMENTOSUM*: 24"-30" HT.
 THUNBERG SPIREA / *SPIREA THUNBERGII*
 DAVID VIBURNUM / *VIBURNUM DAVIDII*

SMALL ORNAMENTAL SHRUBS
 3 GAL.

ISANTI REDOSER DOGWOOD / *CORNUS SERICEA* 'ISANTI'
 COMPACT JAPANESE HOLLY / *ILEX CRENATA* 'COMPACTA'
 'CRIMSON PYGMY' BARBERRY / *BERBERIS THUNBERGII* 'CRIMSON PYGMY'
 AZALEA / VARIES
 ANTHONY WATERER SPIREA / *SPIREA BUMALDA* 'ANTHONY WATERER'

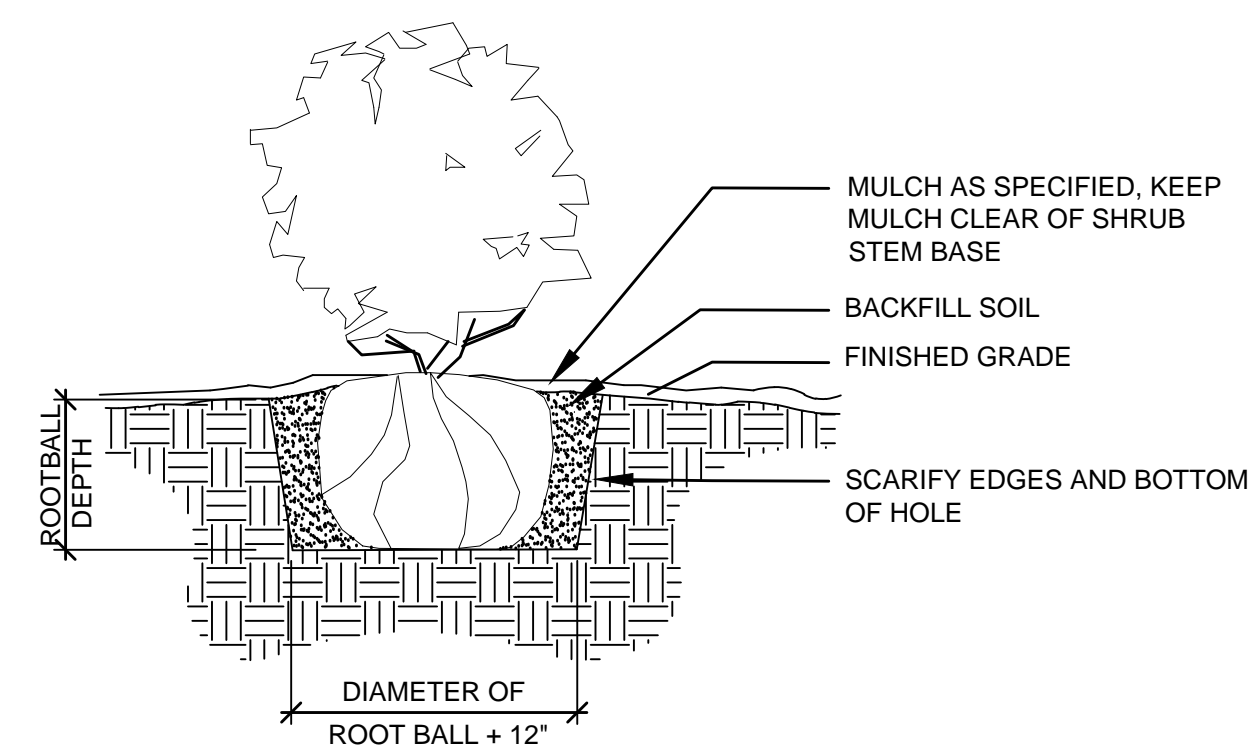


1 FRONT YARD TYPICAL - PLANTING PLAN



TREE STAKING DETAIL

1
L2



SHRUB PLANTING DETAIL

2
L2

N:\proj\398-061_09 Drawings\03 Planning\Sheets - Planning\Submittal\Landscapes\398061_PDP2C.L1 FRONT YARD PLANTING.dwg - SHEET: STREET TREE Aug 11, 2016 - 11:31am kel

DATE: 06/17/2016

REVISIONS		
NO.	DATE	DESCRIPTION

BERKSHIRE

PDP- 2C
 MODIFICATION

**TYPICAL FRONT
 YARD
 PLANTING PLAN**

PROJECT NO.: 398-061
 TYPE: PLANNING
 REVIEWED BY: PRE

L2

DEVELOPMENT REVIEW BOARD MEETING

MONDAY, SEPTEMBER 12, 2016

6:30 PM

VIII. Board Member Communications:

**A. Agenda Results from the July 25, 2016 DRB Panel
B meeting**

City of Wilsonville

Development Review Board Panel B Meeting Meeting Results

DATE: JULY 25, 2016		TIME END: 7:58 P.M.
LOCATION: 29799 SW TOWN CENTER LOOP EAST, WILSONVILLE, OR		
TIME START: 6:30 P.M.		

ATTENDANCE LOG

BOARD MEMBERS	STAFF
Richard Martens	Daniel Pauly
Aaron Woods	Barbara Jacobson
Samy Nada	Steve Adams
Samuel Scull	
City Council Liaison: Julie Fitzgerald	

AGENDA RESULTS

AGENDA	ACTIONS
CITIZENS' INPUT	None.
CONSENT AGENDA	
A. Approval of April 25, 2016 Minutes	A. Unanimously approved as presented.
PUBLIC HEARING	
A. Resolution No. 330. Mont Blanc No. 2 – Villebois Phase 10 Central: Polygon WLH, LLC – Applicant. The applicant is requesting approval of a Zone Map Amendment from Public Facility (PF) Zone to Village (V) Zone, a Specific Area Plan – Central Refinements, Preliminary Development Plan, Tentative Subdivision Plat, Tentative Condominium Plat, Type 'C' Tree Plan and Final Development Plan for the development of condominiums and row houses in Phase 10 of SAP-Central. The subject property is located on Tax Lot 2900 of Section 15AC, T3S, R1W, Clackamas County, Oregon. Staff: Daniel Pauly. Case Files: DB16-0020 Zone Map Amendment DB16-0021 SAP Central Refinements DB16-0022 SAP Central PDP 10, Preliminary Development Plan DB16-0023 Tentative Subdivision Plat DB16-0024 Tentative Condominium Plat DB16-0025 Type C Tree Plan DB16-0026 Final Development Plan <i>The DRB action on the Zone Map Amendment is a recommendation to the City Council.</i>	A. Unanimously approved with the addition of Exhibits B5 and B6.
BOARD MEMBER COMUNICATIONS	None.
A. Results of the May 9, 2016 DRB Panel A meeting B. Results of the June 13, 2016 DRB Panel A meeting	

C. Results of the July 11, 2016 DRB Panel A meeting	
STAFF COMMUNICATIONS	None.

DEVELOPMENT REVIEW BOARD MEETING

MONDAY, SEPTEMBER 12, 2016

6:30 PM

VIII. Board Member Communications:

**B. Agenda Results from the August 22, 2016 DRB
Panel B meeting**

City of Wilsonville

Development Review Board Panel B Meeting Meeting Results

DATE: AUGUST 22, 2016	
LOCATION: 29799 SW TOWN CENTER LOOP EAST, WILSONVILLE, OR	
TIME START: 6:30 P.M.	TIME END: 7:26 P.M.

ATTENDANCE LOG

BOARD MEMBERS	STAFF
Richard Martens	Daniel Pauly
Aaron Woods	Barbara Jacobson
Samy Nada	Steve Adams
Samuel Scull	
City Council Liaison: Julie Fitzgerald	

AGENDA RESULTS

AGENDA	ACTIONS
CITIZENS' INPUT	None.
CONSENT AGENDA	
A. Approval of July 25, 2016 Minutes	A. Unanimously approved as presented.
PUBLIC HEARING	
A. Resolution No. 331. Black Bear Diner: Michael Rose, Real Income Corp - Owner/Applicant. The applicant is requesting approval of a Site Design Review request and Class 3 Sign Permit for conversion of an existing restaurant to a Black Bear Diner Restaurant. The subject property is located at 30175 SW Parkway Avenue on Tax Lot 102 of Section 23AA, T3S, R1W, Clackamas County, Oregon. Staff: Daniel Pauly. Case Files: DB16-0037 Site Design Review DB16-0038 Class 3 Sign Permit	A. Unanimously approved with additional Exhibit C3.
BOARD MEMBER COMUNICATIONS	None.
STAFF COMMUNICATIONS	Recognition of Mr. Pauly's promotion to Senior Planner.