

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

MONDAY, APRIL 13, 2015 - 6:30 P.M.

I. Call To Order:

II. Chairman's Remarks:

III. Roll Call:

Mary Fierros Bower
Lenka Keith
Ronald Heberlein

Kristin Akervall
James Frinell
Council Liaison Julie Fitzgerald

IV. Citizen's Input:

V. City Council Liaison's Report:

VI. Consent Agenda:

A. Approval of minutes of January 13, 2015 DRB Panel A meeting

Documents: Jan 13 2015 minutes.pdf

B. Approval of minutes of February 9, 2015 DRB Panel A meeting

Documents: Feb 9 2015 Minutes.pdf

VII. Public Hearing:

A. Resolution No. 301.

Montague Park: Stacy Connery, AICP, Pacific Community Design, Inc. -

Representative for Rudy Kadlub, RCS - Development - Applicant/ Owner.

The applicant is requesting approval of a Zone Map Amendment from Public Facility (PF) to Village (V), a Preliminary Development Plan, Final Development Plan, Type C Tree Plan and Specific Area Plan (SAP) Refinement for development of a 2.9 acre private neighborhood park with public access. The subject property is located on Tax Lot 3100 of Section 15AC, T3S, R1W, Clackamas County, Oregon. Staff: Daniel Pauly

Case Files:	DB15-0001	Zone Map Amendment
	DB15-0002	Preliminary Development Plan
	DB15-0003	Final Development Plan
	DB15-0004	Type C Tree Plan
	DB15-0005	Specific Area Plan (SAP) Refinement

The DRB action on the Zone Map Amendment is a recommendation to the City Council.

Documents: Montague Park SR.Exhibits.pdf, Exhibit B1 Applicants Notebook.pdf, Exhibit B2 Applicants Plan Set.pdf

VIII. Board Member Communications:

A. Results of the February 23, 2015 DRB Panel B meeting

Documents: DRB-B Feb 23 2015 Results.pdf

B. Results of the March 23, 2015 DRB Panel B meeting

Documents: DRB-B March 23 2015 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, APRIL 13, 2015

6:30 PM

VI. Consent Agenda:

- A.** Approval of minutes from January 13, 2015 DRB
Panel A meeting

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

**Development Review Board – Panel A
Minutes–January 13, 2015 6:30 PM**

I. Call to Order

Chair Mary 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.

Manager of Current Planning Blaise Edmonds stated for the record that there had been a consensus via email to defer this meeting from January 12, 2015 to tonight.

III. Roll Call

Present for roll call were: Mary Fierros Bower, Lenka Keith, Simon Springall, Kristin Akervall and City Council Liaison Julie Fitzgerald. Also present in the audience were 2015-appointed DRB A members Ron Heberlein and Jim Frinell.

Staff present: Blaise Edmonds, Barbara Jacobson, and Linda Straessle

VI. 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

Councilor Fitzgerald reported on the following City Council actions as follows:

- At the January 5, 2015 City Council meeting:
 - Judge Gleason administered the Oath of Office to newly-elected Councilor Charlotte Lehan and Councilor Scott Starr.
 - The Council elected Councilor Starr as the Council President.
 - The Council discussed and approved a Stormwater Utility Rate increase that is to be spread out over 25 years to pay for needed significant infrastructure improvements.
 - They tried to mitigate the impact on the taxpayers by starting out with a five-year period with an intra-fund loan, borrowing from ourselves, to start on the high-priority stormwater projects that need to be done right now, then taking on other projects year-by-year.
 - There will be a yearly rate increase starting in five years.
 - Approved a Zone Map amendment for an area in Villebois on the second reading.
 - The Council decided to spend about \$2,500 in order to bring the City of Wilsonville into the EPA Green Power Communities. This will enable Wilsonville, along with its neighboring communities, to purchase a certain amount of renewable energy that powers the city. This fits in with the Council Goals and does a number of good things.
- The Council held a goal setting work session last Friday and Saturday as the Council does every two years. The DRB will be hearing more about the goals once they are published.

VI. Election of 2015 Chair and Vice-Chair

Lenka Keith nominated Mary Fierros Bower to be the 2015 DRB Panel A Chair. **Ms. Fierros Bower was elected to be the Chair by a 4 – 0 vote.**

Lenka Keith nominated Kristin Akervall to be the 2015 DRB Panel A Vice Chair. Simon Springall seconded the nomination. **Ms. Akervall was elected as the 2015 Vice Chair by a 4 – 0 vote.**

VII. Consent Agenda:

- A. Approval of minutes of December 8, 2014 DRB Panel A meeting

Simon Springall moved to approve the December 8, 2014 DRB Panel A meeting minutes as presented. Kristin Akervall seconded the motion, which passed 4 - 0.

VIII. Public Hearing:

- A. **Resolution No. 294. Ridder House Offices Conditional Use Permit: KJD Properties - Owner.** The applicant is requesting approval of a conditional use permit for a home business. The subject property is located on at 10050 SW Wilsonville Road on Tax Lot 1100 of Section 23B, T3S, R1W, Clackamas County, Oregon. Staff: Blaise Edmonds

Case Files: DB14-0066 – Conditional Use Permit

This item was continued to this date and time certain at the December 8, 2014 DRB Panel A meeting.

Assistant City Attorney Barbara Jacobson stated for the record that this continued Public Hearing was supposed to be held last night, but because of extenuating circumstances, anyone who was involved in the December 8 Hearing was contacted and a poll was taken resulting in a consensus to move the meeting date to tonight. Also notice was posted that the meeting was to be moved.

Chair Fierros Bower called the public hearing to order at 6:43 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. She called for the Staff Report and recommendations.

Mr. Edmonds reminded the Board that they had continued the Public Hearing for the Ridder House Offices Conditional Use Permit to January 12, 2015, which was moved to tonight as already explained, to bring more evidence from Tualatin Valley Fire and Rescue (TVF&R), which City Staff has received, and for further discussion about the driveway access from Wilsonville Road which was a Condition of Approval from the Engineering Division. The Condition was to gate that access. There was some concern from Sheri Young, who testified that it would block future availability to access her property. As of this morning, that discussion is still going on between the applicant, Dave Bernert, and Ms. Young. They are working towards an agreement, but did not reach one in time for tonight's Hearing.

Mr. Edmonds read an email he received this morning from Mr. Bernert asking for a continuance (Exhibit B4) into the record. He explained that the State has a 120-day Rule for cities to render a decision on an application, including appeals to City Council.

City Staff is recommending that the DRB Panel A agree to continue the Public Hearing, at the applicant's request, to a time and date certain of February 9, 2015.

Lenka Keith moved to continue the Public Hearing for Resolution No. 294, Ridder House Offices Conditional Use Permit, to February 9, 2015. Kristin Akervall seconded the motion.

Discussion of the motion.

Ms. Akervall noted that she may be out of town on February 9, 2015 and expressed concern about there being a quorum of Board members who were at the December 8, 2014 DRB Public Hearing for this matter given that tonight was Simon Springall's last meeting as a Board member.

Blaise Edmonds explained that the new Board members, Ron Heberlein and James Frinell (who were present in the audience) could read the public record on this matter before the February 9, 2015 meeting and could then vote on Resolution No. 294.

Barbara Jacobson offered another option of connecting with Ms. Akervall by telephone during the hearing and the vote on Resolution No. 294.

The motion passed 3 – 0 – 1 with Simon Springall abstaining.

IX. Board Member Communications

Mr. Springall stated that he has enjoyed serving on the DRB and working with the other members of the Board. He offered his good-byes to them. The other Board Members thanked him for his hard work and stated that he will be missed as he has been a great asset to the Board.

X. Staff Communications

Mr. Edmonds and Ms. Jacobson thanked Mr. Springall, on behalf of the City, City Council, and the citizens of Wilsonville, for volunteering on the DRB. Mr. Edmonds told Mr. Springall that his thoughtful insight had been a tremendous asset to the decision-making for approving applications. He invited all to stay after the meeting for cookies in honor of Mr. Springall's last night.

XI. Adjournment

The meeting adjourned at 6:55 p.m.

Respectfully submitted,

Linda Straessle, Planning Administrative Assistant

DEVELOPMENT REVIEW BOARD MEETING

MONDAY, APRIL 13, 2015

6:30 PM

VI. Consent Agenda:

- B.** Approval of minutes from February 9, 2015 DRB
Panel A meeting

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

**Development Review Board – Panel A
Minutes–February 9, 2015 6:30 PM**

I. Call to Order

Chair Mary 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, Lenka Keith, Ronald Heberlein, James Frinell, and City Council Liaison Julie Fitzgerald. Kristin Akervall was absent.

Staff present: Blaise Edmonds, Barbara Jacobson, and Daniel Pauly

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

Councilor Fitzgerald welcomed the new DRB Panel A members and that *The Boones Ferry Messenger* had a lot of great details about the City Council’s actions. She reported:

- On February 2, 2015, Council heard an in depth presentation by City Staff on the Asset Management Plan, which looked at all of the City’s commonly used assets, everything from stop signs to storm drains, to assess their operation, replacement needs, and how best to manage them so the City would not be caught off guard. It would take a few more years to get everything on the schedule, but as data was added, the Plan would become a really efficient way of keeping the facilities necessary for a safe and functioning city, like streets, working well without waiting too long and then spending more than necessary to keep them in functioning order.
 - The Plan’s information would be of use when planning budgets, such as in the Wastewater Collection System Master Plan to determine major expenses and how to best fund those going forward.
- The Budget Committee comprised of five city councilors and five additional members would hold its first meeting on February 12, 2015 when the Committee would hear an overview of the process.
- The Leadership Academy started by the city manager this year was underway and really seemed to be going well.

VI. Consent Agenda:

A. Approval of minutes of January 13, 2015 DRB Panel A meeting

Approval of the January 13, 2015 DRB Panel A meeting minutes were postponed to next month due to the lack of a quorum.

VII. Public Hearing:

A. Resolution No. 294. Ridder House Offices Conditional Use Permit: KJD Properties - Owner. The applicant is requesting approval of a conditional use permit for a home business. The subject property is located on at 10050 SW Wilsonville Road on Tax Lot 1100 of Section 23B, T3S, R1W, Clackamas County, Oregon. Staff: Blaise Edmonds

This item was continued to this date and time certain at the January 13, 2015 DRB Panel A meeting.

Chair Fierros Bower called the public hearing to order at 6:37 p.m. and read the conduct of hearing format into the record. Chair Fierros Bower, Lenka Keith and Ronald Heberlein 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.

Mr. Edmonds presented the Staff report via PowerPoint, briefly reviewing the site's history and noting the project's location and surrounding features, with these key comments:

- The conditional use permit, first heard by the Development Review Board (DRB) on December 8, 2014 and then continued to January, and now to the February DRB meeting, was to occupy one of the older homes in Wilsonville that was a Montessori preschool for more than 30 years. The applicant, KJD Properties, had several companies including Wilsonville Concrete Products, Bernert Nursery, and Marine Industrial Construction. The Applicant owned the 80 to 90 acres surrounding this piece of property, including the sand and gravel concrete plant at the south end next to Willamette River.
 - The proposed conditional use was for a home office business, as opposed to a home occupation, because the employees would not reside in the house; therefore, Staff could not define the use as a home occupation under the definition in the Code.
 - Testimony by the Applicant indicated that no exterior modifications would be made to the house, and that parking would be added to the south end of the house.
- Issues were raised about access control as the Applicant proposed closing the existing driveway at Wilsonville Rd and creating a new driveway to the south on property that they or other companies or partners control to take access off Industrial Way.
- Some issues were triggered by the PF condition requiring a gate to be installed at the entrance of the existing driveway. The city engineer determined that with the change of use, now would be the time to close off that access for safety reasons because it did not meet access separation requirements between other driveways along Wilsonville Rd, an arterial street.
 - The discussion evolved into questions about the driveway's location. Testimony presented by Shari Young, spokesperson for several property owners of the property east of the site, noted that closing that access would potentially close off driveway access to their properties.
 - The DRB wanted to see stronger evidence to reflect that the driveway was actually on the Applicant's and not the adjacent property. In the last two months, the Applicant had a registered surveyor conduct a survey that confirmed the driveway was entirely on the subject property and not straddling the two properties which would result in the access being closed off. (Exhibit B5)
- The DRB also sought comment from Tualatin Valley Fire and Rescue (TVF&R), and Exhibit C4 included comments from Captain Jason Arn stating that adequate emergency access would exist from the south. If there was a suppressed fire along Wilsonville Rd, they could do that too to get access to the house. TVF&R could provide emergency services and fire suppression to the house.
- Those were the two key issues that were holding back any decision on the conditional use permit. He believed the Applicant had successfully provided his burden of proof and Staff supported approving the application for the conditional use.

Chair Fierros Bower asked how the information about the driveway on Slide 5 was derived.

Mr. Edmonds responded the diagram was a survey the Applicant conducted. The information was also shown in the title report, which was validated by the survey as seen in Exhibit B5.

Ronald Heberlein noted the top side of the survey indicated approximately 2 feet of clearance from the edge of the property to the paved driveway. This clearance went down to zero about a third of the way up the drive, and then, down at the bottom per the measurement taken from the depiction, it looked like the edge of the paved driveway was on the east side.

Mr. Edmonds explained the pavement was shown a bit on the adjacent property. Typically, a driveway was not a private or public street, but a driveway to a house. No Code requirements existed for driveways or the width of a driveway. Residential driveways could be as wide as a double-car garage to a single-car garage. He suggested considering whether adequate pavement existed to serve this property if there was a fire access through a locked gate to this property from Wilsonville Rd. It appeared that most of that driveway access was on the Applicant's property. The adjacent owner could remove the additional two feet of pavement on their property if they liked. The test was to show that predominantly the driveway was on the subject property.

Chair Fierros Bower called for any additional testimony from the Applicant.

Dave Bernert, PO Box 37, Wilsonville, OR, thanked the City for the efforts in going through the due diligence associated with this conditional use permit and offered to answer any questions.

Chair Fierros Bower thanked Mr. Bernert for going back and gathering the information requested. She called for public testimony in favor of, opposed, and neutral to the application.

Shari Young, stated she was representing Silverleaf Farms, which had a half interest in the property east of the subject site. She thanked City Staff for their efforts to work with her through the questions the adjacent owners had and thanked Mr. Bernert for his cooperation and help.

- She explained that historically, the driveway had been used by both properties. There was clear evidence, even before City, that both the property to the east, which used to have a house on it, and the subject property, were using that access onto the public highway. Closing that driveway would have consequences for the property owners to the east. Fortunately, the parties had resolved the issue at this point as relevant and with regard to concerns about future development, a right-hand turn heading east would be addressed when and if all of the properties got to eventual development.
- As requested by the Board, the property owners had worked out a written easement so that properties to the east, which also own a piece of Wilsonville Rod historically and had a right to come out there, would have the right to access onto Industrial Way. Part of the issue had been that many of these things were not historically granted because they were already part of the way laws were, so now these easements needed to be written out. She knew of several other properties would be landlocked if not allowed to use their historic accesses.
- The property owners were pleased how things worked out and would have recorded easements in the future. In addition to the private ownership on Industrial Way, the private road to the east, there was also a public easement, and documentation existed that the property owners had a right to use that, just like the rest of the public, for these properties. It was extremely important to property value that access not be lost, and she appreciated that was not happening at this point.

Mr. Edmonds entered into the record Exhibit A4, the revised Condition PF3 submitted by Development Engineer Manager Steve Adams. He read Condition PF3, correcting the date of the Transportation System Plan to state, "~~2103~~ 2013".

Ms. Young added that, in working with the Applicant, it also helped to clarify that those two lots would have a direct east access, and not have to go south, east, and then north for access.

Chair Fierros Bower confirmed the Applicant had no rebuttal and closed the public hearing at 6:55 pm.

Lenka Keith moved to amend the Staff report by adding Exhibit A4 as corrected and adopt Resolution No. 294. Ronald Heberlein seconded the motion, which passed unanimously.

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

B. Resolution No. 297. Seville Row Homes: RCS – Villebois Investments, LLC – Owner.

The applicant is requesting approval of a Final Development Plan (FDP) for the Seville Row Homes. The site includes Tax Lots 11800 - 12500 of Section 15DB, T3S-R1W, Clackamas County, Oregon. Staff: Daniel Pauly.

Case File: DB14-0068 – Final Development Plan

Chair Fierros Bower called the public hearing to order at 6:57 p.m. and read the conduct of hearing format into the record. Chair Fierros Bower, Lenka Keith and James Frinell 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.

Daniel Pauly, 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.

Mr. Pauly presented the Staff report via PowerPoint, briefly reviewing the Villebois Planning Process and noting the site's location and surrounding product types, with these key additional comments:

- Review of the proposed Final Development Plan (FDP) only included the architecture and landscaping for seven row homes on Barber St in Villebois. Items such as number of units, whether attached or detached, traffic, parking, etc. had all been reviewed and approved previously.
- The City originally approved the Seville row homes for this site in 2006 as an eight-unit building mirroring that built across the street. At that time, the standards required row houses in the Villebois Village Center to be attached. In 2009, the DRB approved a modification of the standards allowing row houses in many areas of the Village Center to be detached into sets of individual units. Detached row houses have since been built in the Village Center, including the row homes southeast of the subject site. In 2014, the DRB approved the appropriate application to allow the previously approved eight attached row homes to be revised to seven detached row homes and those plots had been recorded. At that time, the Applicant elected to defer the FDP to the future, which was the reason for tonight's review.
- The Village Center Architectural Standards (VCAS) was used to review an FDP for buildings in the Villebois Village Center. The VCAS had two main sections.
 - The first regarded general standards that applied to buildings throughout the Village Center, which were indicated in highlighted in yellow and outlined in black on Slide 6.
 - The second section included standards specific to certain address overlays that create a variety of specific and distinct outdoor rooms. A total of six address overlays existed in the Village Center that covered the buildings along the cross-hatch streets and plazas on Slide 7. The Barber Street Address Overlay, the subject of tonight's review, was circled in yellow.
- He read an excerpt from the VCAS shown on Slide 8, describing the Barber Street Address, noting it was an important corridor to the Plaza. He emphasized the Barber Street Address would mark a distinct location with a consistent strategy of massing façade design and materials within the Village Center.
- He briefly described key architectural elements shown on Slide 9 which pictured two blocks that had been developed in the Barber Street Address. He noted the address did not require a certain architectural style to create the desired consistency.

- Proposed were row homes in the American Modern architectural style and the homes' design had been reviewed and confirmed by Steve Coyle, a consulting architect for the city who reviewed the architecture of virtually all single-family homes throughout Villebois for consistency with the architectural style. Although the American Modern style had not been used as extensively in Villebois, as other allowed styles, like English Revival, French Revival, or American Modern Craftsman, especially in single-family homes, it was allowed and the Code emphasized a diversity of architecture in Villebois.
 - Renderings were displayed of the rear and side elevations of the proposed row homes which faced the parking area of the apartment complex and Ravenna Lp, respectively.
 - The proposed row homes had more of a shed and flat roof form rather than a hipped or gabled form. While buildings directly across the street or to the side had more hipped roof forms generally, there were precedents for flat or shed rooflines along Barber Street and in the surrounding apartment complex.
- The Barber Street Address Overlay encouraged three-story buildings and requested that roof forms in a series of row houses be similar in character. The proposed seven row homes would conform being three-stories high and having consistent roof lines.
- Materials were also extensively discussed in the VCAS and in the Barber Street Address, at least 15 percent of each building façade in the public view shed must be brick, stone, stucco, plaster, concrete veneer or metal panel systems. The Applicant proposed using brick, and those areas where brick would be used on the facades were highlighted in yellow on Slide 15. With doors and windows removed from the calculation, the Applicant met the 15 percent standard.
 - Other proposed materials included hardy plank or cement fiber-type products, such as the different siding styles shown, and all were acceptable materials in the VCAS. Additionally, all the components across the various row houses were encouraged to be similar in proportion and configuration, and the Applicant had kept that similar form to create a visual unit even though the homes were separate.
- Another major design element for the Barber Street Address was the requirement to have a stoop or porch. He reviewed the VCAS requirements regarding porches, noting the Applicant's proposed porches complied because they were oriented toward the street, had direct access to the main dwelling entry, were elevated at least 24 inches above grade, had guardrails, and complemented the porches or stoops of the set of row homes across from the site.
 - The porches shown in the drawings (Slide 16) were 25 inches.
 - As encouraged in the VCAS, the porches also had posts, and extended across the entire front façade on three of the four proposed homes. The brick vineyard on one of the designs going from top to bottom of the row home prevented the porch from fully extending across the building.
 - Porches in the Barber Street Address were also encouraged to be two-stories, and a number of the homes on that street had two-level porches. While the Applicant did not actually have two-story porches, the homes did have a second-floor living space extending over the porch, which created a similar massing as having the porch extend for two floors. He reiterated two story porches were encouraged and not required.
- The VCAS also detailed fencing, which included a requirement to be consistent with the architectural design. Therefore, the American Modern home would not have the typical fence seen with the English and French homes in Villebois. A more contemporary wooden fence was proposed. Setbacks from the fencing would be met by a condition of approval and all other standards fencing had been met. Slide 18 indicated the location of the fencing proposed between homes and along the side yard on Ravenna Lp in yellow.
- The Community Elements Book, another document used during FDP review, defined park furniture and landscaping materials, with landscaping materials being the current focus. In short, Staff's review found the proposed landscaping was professional designed using materials consistent with the Community Elements Book.

- From the correspondence from neighbors, there seemed to be some confusion about the 15 percent landscaping requirement. This requirement was a general standard applied to all development, yet these homes were allowed to have more than 85 percent lot coverage. It was really a question of scale, as Villebois was looked at as a broader neighborhood. SAP Central and all of Villebois had much more than 15 percent landscaping, so the park and landscaping requirements were met for the neighborhood, which was considered as part of the master planning process.
- The proposed project featured a narrow space between homes by design to create that kind of massing and each home, by easement, would have a passive and active side, allowing each of the interior homes to have full use of one of the side yard areas extending from their wall to their neighbor's wall.
- He corrected the footer of the Staff report to state, "~~Chateau Villebois and Carriage Homes~~ *Seville Row Homes Final Development Plan.*"
- He confirmed that all correspondence received prior to the publication of the Staff report had been included in the record and given exhibit numbers.

Chair Fierros Bower noted that the colored renderings of the elevations did not seem to align with the site plan shown previously with the floor plans. Seven units were shown with the outer units mirrored so they were looked symmetrical to each other. The second unit in on each side, as well as those flanking the center unit, did not look like they were mirrored. It did not look like the site plan and the doors were jiving with the external elevation. She liked the idea of having the units symmetrical on the ends, but the two units on each side of the center unit were not mirrored. She was trying to understand the logic from a design standpoint.

Mr. Pauly deferred to the Applicant, adding he would review the plans and address any additional concerns after the Applicant's testimony.

Chair Fierros Bower asked what materials were proposed for the guardrails on the porches.

Mr. Pauly understood that metal cable would be used.

- He noted the colored rendering on Slide 1 was a previous version, so it did not show all of the brick and the addition of columns on the bottom level, which was why he had focused on the black and white drawings through much of the presentation.
- He confirmed that color was part of the approval. Language in the conditions of approval noted that minor changes could be done administratively, but part of the scope of the Board's review would be paint color. The VCAS had specific standards about avoiding bright colors. Staff had provided a finding that none of the proposed colors were bright or particularly offensive.

Lenka Keith confirmed the distance between homes was about 6 feet and asked if there was enough room for the proposed vine maples.

Mr. Pauly confirmed vine maples were appropriate for a smaller space, noting they were an understory, multi-stemmed tree that grow in confined spaces natively.

Ms. Keith asked if people would be able to pass through.

Mr. Pauly replied the area between the homes was designed to be a native area. The homes were designed so that the main outdoor living space was the patio and the area immediately adjacent to it with landscaping and bushes added for aesthetic purposes.

Ms. Keith asked if the reason for detached, rather than attached, homes was to have a single-family, rather than condominium, ownership.

Mr. Pauly answered yes, adding that when the modification to allow for a detached product was approved in 2009, arguments had been made regarding typical concerns, such as the ease of financing, issues that arise with condo associations over time, and maintenance of the exteriors.

Chair Fierros Bower called for the Applicant's testimony.

Mark Stewart, 22582 SW Main Street, Sherwood, OR explained, in response to Chair Fierros Bower's question about the design, that the private outdoor space was aligned so everybody would get one, with an active side that would feature a patio and a passive side that was mostly a blank wall. The outdoor space determined whether or not the homes were mirrored.

- He confirmed the only row house that had a door to the left would be the one closest to the apartment complex.

James Frinell asked how the community was involved in determining the new design given that in 2006, the intent to mirror what was built on the south side of the street had changed.

Mr. Stewart responded that because this was the Applicant's first project in Villebois, they first familiarized themselves with the history, intent, and the rules. The Applicant spent a lot of time talking to Lee Iverson, who wrote the Architectural Pattern Book on what to do in Villebois and how to do it, as well as Rudy Kadlub, who master planned it.

- This site was really important because it was adjacent to both the big commercial building and the apartments, so having an urban lofty style there seemed better next to that big building rather than something European and cute. The Applicant tried to do both, but the styles required in that address were strict; the style had to be one or the other, which was why the American Architecture was chosen. The colors and materials were chosen to marry the street together and transition from the big commercial building right next door to the single-family and detached row houses next to it.
- He confirmed that no meetings were held with the residents, adding that no such process was available; instead the Applicant went to the developer and original master planner.

Ronald Heberlein asked what discussion drove choosing the Modern style instead of mirroring and choosing the French style that was across the street.

Mr. Stewart replied that primarily because the French style did not really provide a transition between all of the row homes built recently on that street. In 2006, those row homes were not on the list of things that would happen, but they were there now. These single-family row homes needed to transition into the architecture they were leaning up against, rather than force it into being French. If the buildings were attached all along the street like condos, as originally planned, the conversation would have been completely different.

Ms. Keith asked why there were small trees and shrubs between all the homes except for the first and second homes on the very left.

Mr. Stewart explained that at that point, there were two passive sides next to each other. The trees were intended to form an outdoor room that would be somewhat enclosed, being buffered by a tree a bit, but not open to the alley. There would not be any real logic to adding trees in that small space on the passive to passive sides.

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

Art Henderlong, President, Seville Row Homes Homeowners Association (HOA), 11386 SW Barber St, stated there was concern among some of the owners in his association that this project ignored the real look and feel of the Seville Row Homes; they had hoped to have a mirror image. While architecture was in the eye of the beholder, the residents loved what they had and believed the existing Seville Row Homes were a focal point at the heart of Villebois and they did not want to see that cheapened in any way. They believed their building was very unique and that it fit with what Villebois really was with the Seville Row Homes as the centerpiece.

Rudy Kadlub, President, Costa Pacific Communities, 11422 SW Barber St, Wilsonville, 97070, stated Costa Pacific was the master planner of Villebois and had worked closely with Mr. Steward for the last several months to develop the architecture for this application, as well as the next application on the agenda.

- One of the main tenets of Villebois was diversity, and he had been concerned for a while about a bit of homogeneity that had crept into Villebois as too much of the same thing was being repeated over and over again, so he welcomed this opportunity to do something a bit different.
 - The American Modern architecture was already being used around Portland. It was also popping up in older sections of some older cities in Europe, with very contemporary architecture adding to diversity and to the interest of the street scenes, in European towns and villages, as well as in American cities.
 - The proposed row homes would be adjacent to the Domain at Villebois, an existing mixed-use, urban building, and he believed that proximity made sense there. These row homes were also adjacent to the more urban look of the three-story, walk-up products with flat roofs right behind that. When the Domain was built, there were three roof forms, an urban or flat roof, a gable form, and a hipped roof. The closest to the proposed row homes was the urban form.
 - Costa Pacific believed the diversity added texture and interest to the street scene. The scale was truly a three-story, whereas the Sevilles across the street were a two-and-a-half story with the first level depressed a bit. These buildings would actually be a bit taller and having this scale adjacent to the four-story, mixed-use building was helpful.
 - Another concern was traffic speeds along Barber Street. There was no stop sign at the corner of Barber and Villebois, the closest intersection, but when the sides of a street were filled in, traffic tended to slow down. This street particularly, with three-story homes close to the street, would actually be a traffic-calming device. The street would become a tighter corridor as opposed to a street going through wide open areas with single-story buildings on it. The three-story design was an added benefit.
- He understood Mr. Henderlong's concerns that the architectural style did not mirror the Seville Row Homes across the street. Originally in Villebois, the intent was to build that same product, which was introduced in the spring of 2009. That luxury row home product was marketed in the high \$400,000s and low \$500,000s; however the homes could not be sold at that price due to the cost of the construction of that attached product and its features. Even if that product were built today, it would not garner those prices.
 - The proposed row homes, however, would all be over 2,000 square feet, similar in size to the individual row homes that existed today. The pricing for the new homes would be similar to the value of the current homes across the street.
 - As Mr. Henderlong indicated, architecture was art, and art was a matter of taste. He had met with a number of the Seville Row homeowners and talked about architecture being a personal preference. He assured them that he was comfortable with the direction of this product.
- He noted a similar product was proposed in the next application, but with an entirely different architecture to maintain the diversity. That particular style would also better fit the area where it would be located.

Chair Fierros Bower asked if the loft row house style had been considered elsewhere in Villebois. Using the product elsewhere to sort of unify the entire project would seem to justify having it here.

Mr. Kadlub replied no plans to do so exist at this time, but moving forward with the 550 units yet to be developed in the Village Center alone, he hoped for more diversity of product types. Today, this was the only application. He noted the buyer of Chateau Villebois, which had a more traditional style, had not moved forward to purchase the land, and it was unknown whether it would actually get built or not. Something would have to go there, perhaps it would be more contemporary, maybe more traditional, but he hoped to maintain the diversity and stay within the context of the VCAS for everything that was done.

Chair Fierros Bower asked if the HOA reviewed the design or had any input on the different products while planning the development and design phase.

Mr. Kadlub answered no, adding that the master association had not been turned over to the homeowners yet. Only about 30 homes had been sold in the Villebois Village Center out of 1,010, so the master developer still maintained the control of the architectural standards.

Chair Fierros Bower called for the Applicant's rebuttal.

Mr. Stewart believed that good questions were being asked, adding if there were just these seven homes in that whole place, people might wonder if they were offices. He has designed homes for 35 years and his company was known as one of the best design firms around. He prided himself on keeping his ear to the ground to hear what was coming. For the last three years at least, Modern architecture in subdivision settings had become louder and louder.

- In his office, there was always a tipping point where the custom design client and builder started asking for the same thing, which was a trend to him. In the last six months, more than one third of the custom homes they were asked to design by homeowners were modern with flat roofs, shed roofs, in that vein.
- This style could take a while to get used to if one was not used to it. Modern architecture could be kind of absurd-looking the first time it was seen, but it had its own charm and qualities when finished and did a magic thing in diversity, as Mr. Kadlub mentioned. Modern architecture was in Europe, downtown Portland, and really everywhere now.
 - One builder recently come in with 20-some small lots in Beaverton and told his firm they could do whatever they wanted. He designed the floor plan with three different fronts for each unit, a French European, a Craftsman, and a Modern home. The builder wanted to be cautious and do the Craftsman with a few European features. However, he also showed the designs to his realtor, wife, office manager, and sales and marketing team, all of whom chose the Modern homes because there was a demand for it.
 - He could almost certainly guarantee that the 500 plus remaining lots would have a lot more of the Modern architectural style. It was a funny time in Villebois. If this Modern architecture was not right next to the mixed-use building, it would be not right. The only way this style would work was at this historic time, right where it was proposed.

Mr. Henderlong stated that both he and his board trusted Mr. Kadlub's judgment.

Mr. Stewart added from the audience that he trusted Mr. Kadlub as well

Chair Fierros Bower closed the public hearing at 7:43 pm.

Lenka Keith moved to adopt Resolution No. 297 with the correction of the scrivener's error in the footer of the Staff report. The motion was seconded by Ronald Heberlein and passed unanimously.

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

- C. Resolution No. 298. Carvalho Row Homes: RCS – Villebois Development, LLC – Owner.** The applicant is requesting approval of a Final Development Plan (FDP) for the Carvalho Row Homes. Three sites include Tax Lots 7800, 7900 and 8000 of Section 15DB, T3S-R1W, Clackamas County, Oregon. Staff: Blaise Edmonds

Case File: DB14-0067 – Final Development Plan

Chair Fierros Bower called the public hearing to order at 7:46 p.m. and read the conduct of hearing format into the record. Chair Fierros Bower, Lenka Keith and James Frinell 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.

Blaise Edmonds, Manager of Current Planning, announced that the criteria applicable to the application were stated on page 3 of the Staff report, which was entered into the record. Copies of the report were made available to the side of the room.

The color and materials boards, included in the record within Exhibit B1, were circulated to the Board.

Mr. Edmonds presented the Staff report via PowerPoint, noting the location of the three project sites and surrounding product types, including the Modern temporary units the Board just reviewed for the Barber Street Address. Identical to that process, this Final Development Plan (FDP) review was to consider architectural, landscaping and fencing design. His key comments were as follows:

- In 2006, 33 condo units in six buildings were originally approved on the three subject parcels. Late last year, 18 detached, three-story, single-family plots for row houses were approved, similar to those for the Barber Street Address.
 - He indicated that portions of the site along Villebois Drive were fully landscaped with paver bricks and a well-designed entryway to Piazza Plaza in the heart of Villebois.
- The project was in the Linear Green Address. He read the description from the Village Center Architectural Standards (VCAS) as follows, “The Linear Green Address is a major pedestrian corridor linking the West Park Regional Trail and the Piazza. Its character is that of a pedestrian boulevard or promenade, a place where people can stroll, sit, interact under a canopy of tree lined streets and other unique landscape features as defined in the Community Elements Book will feature and enhance the linear greens, roads, and major social space.”
- He discussed a few photos of the existing site, (Slides 2 through 4) indicating a French style building built as part of the original condominium and the area with a sales trailer that would eventually be infilled with more condominiums or row houses. He also noted the enhanced Linear Green Park and existing Zerkova street trees.
- The small carriage homes behind the project site at Villebois Dr and Zurich St were approved last fall and currently under construction. The alley was shown in the aerial photo, and he noted that all of the row house type homes would include be alley loaded. Because the fronts of these carriage homes faced the backs of the subject Carvalho row houses, Staff is requiring enhanced elevations of the corners and rear facades of the Carvalho homes, which would typically include horizontal siding, window trim, and potentially some window grid type material.
 - All three parcels would have full, three-story row house units approximately 6.2 ft apart.
- The Applicant selected an American Arts and Crafts style architecture, which has been applied internationally, not just in the United States. This architectural style had pitched roofs, balconies in some units, as opposed to the Seville’s, and more traditional porches. The Linear Green Address

required a 16-inch elevation for porches, so not as high as the Barber Street Address. In fact, side courtyards could be at grade, as seen in the original French Carvalho unit across the street.

- Although the illustration showed more monotone colors, the color boards identified a variety of different shades of grays and neutral tones proposed. Different colors could be used on the front doors to individualize the homes.
- The VCAS encourages a different look for the Linear Green Address than the Barber Street Address in that the units should bookend the streets, and except for one existing French styled unit that was what the Applicant proposed. Eventually, these would be bookended to complement the Arts and Crafts architecture, similar to the officers' row houses at Fort Vancouver in Washington.
- He reviewed the key features of the proposed elevations as follows:
 - The Applicant proposed adding a boxwood hedge with a minimum 2-ft high steel fence in front of the hedge as required in the Linear Green Address. The fence would be powder coated.
 - Staff asked that more masonry be added to the front façade of the units, so the Applicant proposed kind of a wainscoting of masonry on the wall behind the porch railing and on the columns.
 - As discussed for the Barber Street Address, the units should have the same roofline and height.
- Regarding the active and passive sides, the crossover easement and recessed patio area would provide a bit more room providing 6.2 feet of outdoor living area on the active side between the units.
- He displayed the Landscape Plan submitted by the Applicant, noting that a condition of approval required the Applicant to use the landscape materials listed in the Community Elements Book, not those first submitted, many of which could not be found in the Community Elements Book.
 - Many of the street trees in the linear green, a columnar type Zelkova tree, had already been planted, except on the opposite side of the street where the Applicant would be required to plant Zelkovas for street trees. He noted that Black Tupelo would be planted within the rainwater swales as it was more acceptable for water than Zelkova trees.
- Staff recommended approval of the application.

Ronald Heberlein understood the enhanced rear elevations of the proposed units would front the carriage homes currently being developed.

Mr. Edmonds briefly described the 600 sq ft carriage units, the smallest in Villebois, noting that picture windows would face the rear façades of the proposed units. The Linear Green Address requires more enhanced elevations facing those units. Even though that side of the carriage homes was mostly garage doors, the windows had some enhanced detailing, so it did not appear to be the back of a house, which was why the enhanced elevations were being requested as a condition of approval.

- He confirmed that continuing the stone work along the back of the home to make it look more consistent with the front of the house had been discussed. He suggested asking the architect about wrapping the masonry rock on the end elevations around the corner of the corner lots.
- Another issue was the building frontage, which was discussed on Page 4 of 46 of the Staff report, along with the Applicant's reply. The Linear Green Address requires at least 65 percent on the corner lots, and in some instances the proposed frontages were 55 and 56 percent. The Applicant explained that the buildings were very carefully masked and horizontally banded to replace the intention of the Linear Green Address. Essentially, they wanted to keep the same width of the buildings. Having wider, larger buildings bulging out at the ends of the lots would disrupt the desired effect of a repetitive row house design.
 - He preferred more landscaping on the corners for vision clearance and to keep the rhythm of the same width of houses along the frontage. He recommended that the Applicant's analysis outweighed having wider units on the end lots. More landscaping was more desirable and would open up the street and provide more depth on the sides. Some development reviews in Villebois were quite involved given the balance of landscaping, architecture and various features. Architecture was not as scrutinized in other parts of the city, only in Villebois. The Master Plan

was well thought out and included check-off lists of development criteria. In this case, he believed that with the exception of the wider units on the end lots, all the development criteria had been met.

Chair Fierros Bower asked if an accent color was proposed for the garage door.

Mr. Edmonds suggested asking the Applicant about any accent color proposed for the garage door, but he believed the garage doors would be white or off-white given the Arts and Crafts architecture.

Mr. Heberlein added it would be nice to see color renderings of the rear facades.

Mr. Edmonds did not believe a color sequence was received for the garages doors, adding that would be a good question for the Applicant. He hoped the front doors and garage doors would not be the same color.

Chair Fierros Bower said it appeared the cobblestone was consistent, the same color throughout.

Mr. Edmonds believed it looked like the same application of the stone, which provided a nice unifying factor. He encouraged the Applicant to keep that thread of design.

Lenka Keith hoped the species proposed to go in between the buildings were shade plants because with three-story buildings, six feet apart, there would not be much light and she questioned whether the landscaping would survive.

Mr. Edmonds said he was also leery about the landscaping being able to live in the limited active space between the units. He had talked to other builders in Villebois about the limited sunlight and planting trees in the already limited active space. He did not know if this was recommended as part of the Linear Green Address or a requirement of the VCAS. He was not keen on requiring planting materials and trees in such a crowded space, but preferred leaving it up to the individual property owner as long as it was fenced off and not visible to the public.

Ms. Keith believed maintenance of the shrubs in the limited active space would be difficult for the property owners.

Mr. Edmonds said he was more concerned about what would be visible from public view, adding the Applicant could speak to the issue.

Ms. Keith asked if the colors would be locked in once the application was approved. With the exception of the doors, it seemed there were basically two colors, which might be too much of the same thing.

Mr. Edmonds said it was not clear what units would have what colors because there were 14 color boards and 18 homes instead of 18 color boards for 18 homes. He agreed there were only subtle differences in the colors, but explained the detached row houses were designed to look alike except for some variations in architecture.

Chair Fierros Bower asked if the condition of approval regarding the elevations facing the Carriage homes was open to interpretation and if the Applicant understood what it entailed.

Mr. Edmonds clarified the idea was to mimic the design elements shown in the illustrations of the front facades. For example, the upper stories could have trim, some board and batten, and the appearance of

double hung windows. Adding stone on the back in the alleys would be overkill because it was mostly garage on the lower floor.

Chair Fierros Bower called for the Applicant's testimony.

Mark Stewart, 22582 SW Main Street, Sherwood, OR, said the very clear rules of the Linear Green Address and the size of the original building made this project more challenging. The Arts and Crafts style architecture was chosen because it allowed the Applicant to make single-family homes appear in scale, like one large building with variations, not uniform, while also blending with existing structures along the street.

- Colors, for example, clearly needed to be consistent in a block of homes. The project would not meet the intent of the Address if different colors were proposed on one side of the street.
- On the other side of the street from the colored rendering shown in Staff's PowerPoint, opposing colors were proposed in that what was dark gray would be light gray, what was light gray would be dark gray, creating a strikingly different looking pallet with the same basic colors.

Mr. Heberlein asked where the paint differences on opposite side of the street were defined. The color boards did not seem to depict where the colors would be in the development.

Mr. Stewart clarified the color boards should say A and B, noting A was shown on the slide and B would be the opposite. He clarified his company had not prepared the color boards, and proposed making the color differences clear by adding notes in an addendum.

Chair Fierros Bower asked what was proposed to enhance the facades facing the carriage homes.

Mr. Stewart clarified that the carriage homes had garages with a side entry. One would walk between the garages to get to the door with the second floor above. The living space was not looking at a garage, but the second story of the proposed homes. Page 5 of the architectural plans titled, "Carvalho Villebois End Homes A or B" indicated how the facades would be addressed. He explained the same trim package would be used on the back façade as that on the front; the gable ends had board and batten with trim bands; the high end garage doors were multi-paneled with glass and grids in the glass.

- The garage doors and the trim would be off white, matching the trim on the rest of the house.

Mr. Heberlein commented that a lot of off white was proposed.

Mr. Stewart replied that not much more could be done to enhance the façade. Not enough stone could be added to matter and would be expensive. Because they were right at the property line, stone would stick out 5 or 6 additional inches on an already tight alley.

Mr. Edmonds asked about the continuation of masonry on the side elevations facing public streets.

Mr. Stewart explained those would be end units on the active side, so there would be an abundance of trimmed windows in caliber to the front façade, as well as trim bands that scale it. The roofs were massed so that they stepped down from the garage gradually. Stone was wrapped around the corners to make a nice corner.

Mr. Heberlein inquired about the feasibility of planting landscaping in areas that would get little to no sunlight.

Mr. Stewart explained the landscape designer, though not present, believed he knew what he was doing; however, Mr. Stewart did not oppose removing the trees. Retaining the trees, and if they lived, would

make a nice room back there. He noted that Lots 91 through 94 face directly south, so those trees would live. The backs of the lots across the street also face south and would get sun. If the side of the building faced south or was at an angle, the landscaping would not have a chance. He believed the landscape designer proposed landscape that would stay small.

Chair Fierros Bower complimented the choice of using the Arts and Crafts architectural style.

Mr. Stewart replied it was almost impossible to do with the massing required for the Linear Green Address. He believed the colors were perfect for which he credited the builder.

Mr. Heberlein said he was concerned with the rear elevation and the use of the white trim and white garage door.

Mr. Stewart replied anything could be done with the garage door; perhaps it could match the front door, but that might be too strong. He suggested using a light gray door on houses that was mostly dark gray and on the opposite side of the street, using a dark gray door on houses that were mostly light gray. The Applicant had not really picked a color for the garage door.

Mr. Heberlein agreed using opposite colored doors on the opposite sides of the street was appropriate.

Ms. Keith believed using a lighter, off-white garage door would make the area appear roomier since there was not much distance between the backs of the proposed homes and the carriage homes.

Mr. Stewart agreed using darker colors would make the area appear smaller. With seven homes in a row, he preferred a lighter color on the garage doors. He reminded the garage doors would still face garage doors, so no one would see much of that elevation.

Mr. Heberlein asked about the color of the carriage homes.

Mr. Edmonds believed gray tones with white trim would be used, not much different than what the Applicant was proposing.

Mr. Stewart believed that color scheme was appropriate in this Address. These buildings were big, massive buildings, and to keep the spirit of how the whole thing was designed, the buildings needed to be similarly colored and massed, and the carriage houses would look great if they were similar.

Mr. Edmonds noted that during the public hearing for the carriage houses, there was concern about the carports being too close to Zurich St and other streets, so a carport was removed to provide a little setback of landscaping.

Chair Fierros Bower noted the proposed project did just that by providing landscaping on the end caps.

Mr. Edmonds appreciated that the proposed homes did not meet the 65 percent requirement, but were setback with more landscaping which created a more park like setting along the street.

Mr. Stewart added making the homes wider would have blown the proportions of the Linear Green Address, though the builder would have likely preferred larger homes. Sight distances were another factor given the tall buildings so a little more of a green buffer was good. The overriding concern was the requirements of the Address, rather than the four or five percent difference in width.

- He believed such revisions to the Villebois Master Plan worked, if done carefully and while still honoring the language of the Addresses in the design work. Going forward, he encouraged the Board

to be sure people were paying attention to that because the foundational DNA in Villebois was really good and solid. If that DNA was respected, all of these kinds of things would work.

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

Ron Larson, 29101 SW Villebois Drive S, stated he and his wife Donna lived at the corner of Zurich St and Villebois Dr, immediately southwest of the southwesterly end of the row homes, facing the end view across Zurich St. Overall, they were very supportive of the project and believed the Applicant/developer did a wonderful job, adding the architectural plans were great. They liked how the homes were set back as they got higher, not just a sheer wall. He believed the landscaping plan was excellent.

- He complemented Mr. Edmonds on the excellent Staff report, which he knew took a lot of effort. However, this was the price of living, working, and developing in Villebois. He thanked the DRB for doing a good job of ensuring the quality of design in everything that was happening in Villebois.
- He noted the recent water and sewer construction along the promenade and wanted to ensure everything would be replaced as it had been; he believed the stones were stored onsite. The promenade was very popular, especially during the summer.

Donna Larson, 29101 SW Villebois Drive S, said they had previously expressed their concerns about landscaping along Zurich St and the promenade and were happy the developers and Staff recognized this need. She thanked the DRB, the Applicant/developer for hearing their concerns and being good to work with; she and her husband felt real good about the whole process.

Tim Roth, JT Roth Construction, 12600 SW 72nd Ave, Suite 200, Portland OR, stated he would be purchasing the property and building the Carvalho Row Homes working with Mr. Stewart and Mr. Kadlub. He and Mark Stewart worked together off and on for over 37 years and had a common feel and taste. He was involved in the design of the units on both the Seville and Carvalho sites from inception and wanted to address questions raised about the exterior and garage door colors, as well as landscaping.

- Regarding the exterior and garage door colors on the west side of Villebois Dr, there would be seven units on one block and four units on the second block separated by Toulouse Dr. The intended color scheme on the west side of Villebois Dr was as shown on the colored street elevation with the darker gray colors on the main body and the accent light gray color on the gables and batten board.
 - The rear elevation would have a similar scheme, with the garage door being the body color and picture-framed or accented by the white trim color. On the second floor, the back elevation would reflect the front elevation with the batten board and same lighter gray scheme color.
 - The garage door color scheme had not been discussed yet, but he preferred having the garage door be the body color.
- On the units directly opposite the seven-unit complex, a conscious decision was made to break up the color scheme to avoid a tunnel effect of seeing the same thing on both sides of the street. The colors would be swapped so the body color would be the lighter gray and the accent color, the darker gray.
 - The material on the gables was also changed from batten board to a synthetic shingle to break up the elevation, while maintaining unity in that the exterior designs were pretty consistent on both sides of the street.
- A conscious decision was made to give each of the units a bit of its own personal identity by applying a different bold color strictly to the front entry door, not anywhere else on the structures.

Mr. Heberlein asked if the entry door colors on the opposing side of the street would be the same.

Mr. Roth replied seven colors were selected for the entry doors. The color combinations used from left to right on one side of the street would then be used from right to left on the opposite side of the street. The colors would not directly oppose one another, except in the middle of the units.

- The Applicant worked with Mr. Edmonds, who made a lot of good comments about the landscaping. Their main focus was to be more sensitive to what was happening on the front and end of the units exposed to the street, and not so much on the interior space.
 - The units had a confined outdoor living space. By design, a glass overhead door was incorporated into the garage to expose the patio area and provide the opportunity to extend the outdoor living space from the covered patio into the garage, if desired. This would work well for residents with one car since they would use one parking stall, but not as well if a person had two cars.
- The Applicant would like some freedom to experiment with what was done on the active side. The area would be enclosed with fences between the structures and a gate access on the garage side of the enclosed area. He agreed planting a tree in the active space was probably not a good idea because it would restrict access within the 6-ft active area from the gate into the patio area.
 - He did not necessarily want to be held to the landscaping plan on the interior space. They would not want to plant shrubbery in the active space that would not flourish, so he hoped for some flexibility to make such changes. Columnar evergreen trees were used in between the tall, vertical structures and a similar type product would be carried around the sides of the structure. Although they wanted to maintain a flourishing green effect, they did not want a product with a canopy that would engulf the area.

Mr. Heberlein confirmed the trash enclosures would be located on the side of the garage, behind the fenced area and asked where the enclosures would be located on the corner lots.

Mr. Roth replied behind the gate on the other side of the garage where the two passive sides come together.

Mr. Heberlein noted the first page of the Landscaping Plan showed a 6-ft fence on the living space on the corner end lots, but no area where the trash would be located.

Mr. Roth understood the whole side yard would be fenced on the end unit facing the street.

Mr. Heberlein noted a 24-in steel fence was shown around, as well as a 6-ft fence where the living area would mirror the patio area.

Mr. Edmonds explained limitations exist in the Master Fence Plan for Villebois which defined fencing designs; for example, a solid obscuring fence had to setback two feet from the street.

Mr. Roth clarified the intention was to find a location for an enclosed area for the containers, not necessarily in the garage because oftentimes, the containers just get left outside. They intended to designate an area with a pad enclosed behind the fence.

Mr. Heberlein said he was concerned that a fence design was not submitted.

Mr. Edmonds clarified any fence the Applicant installed would be controlled by the limitations and existing designs set out in the Master Fence Plan.

Chair Fierros Bower called for the Applicant's rebuttal.

Mr. Stewart noted the designs for both the 6-ft and 2-ft fences were defined at the bottom of the Landscape Plan, and both came from the Master Fence Plan.

Mr. Edmonds reiterated a solid 2-ft fence was required to be setback two feet from the property line or sidewalk to ensure vision would not be impaired. The Master Fence Plan was honored by approximately

90 percent of the homes in Villebois; some builders had built right out to the sidewalk without the strip of landscaping between the fence and sidewalk.

Mr. Heberlein said he liked what was being done; his only concern was there was no indication about where the trash might be located.

Mr. Stewart clarified the trash areas were depicted by small squares in the upper right hand corner of Lots 100 and 101, but noted the design would not work with a gate. Moving the trash enclosures for each unit to the other side of the building would allow a gate to work on all of the lots.

Mr. Heberlein said that in Wilsonville, there would be three cans for trash, recycling, and yard debris.

Mr. Stewart added the cans were actually in the garage. He explained that one of the trash enclosures would need to be on the end for the design to work and shielded from the street with a fence.

Mr. Keith asked where the air conditioning units would be located.

Mr. Stewart replied the units had not been located yet, but he guessed they would end up on the passive side back near the garage.

Mr. Heberlein noted there was no passive side on a majority of the homes except between Lots 100 and 101. Everything else would be an active side for the next unit.

Mr. Stewart agreed and clarified the unit would probably be on the garage side near the patio.

Mr. Edmonds noted the Code did have standards regarding where residential HVAC units should be placed, so the City did not control that. The units were not required to be set back and could be in the setback area. Charbonneau and some other subdivisions had more control with their homeowners associations. HVAC units were addressed in the commercial and industrial standards of the Code, but it was a moot point for residential lots.

Mr. Stewart added the builder was sensitive and would put the units in the best possible place; they just did not know where that would be yet.

Mr. Heberlein confirmed with Mr. Edmonds that the unit could theoretically be on the active side of Lot 101, on the street side.

Mr. Stewart added if it were placed on the active side of Lot 101, it would be shielded.

Ms. Keith was concerned there would be no room for movement between the buildings if there was an air conditioning unit, trees in the middle, trash on one end and a fence on the other end.

Mr. Stewart said the home design would suit an indoor person, but noted there was 14 feet from the patio door to the perimeter wall, which really was the yard area, the rest was a corridor.

Ms. Keith understood, but was concerned about exterior maintenance being a challenge due to the space constraints.

Mr. Stewart commented most yards required maintenance. He reiterated that he did not believe the Applicant was bound to the interior landscaping.

Mr. Edmonds believed some criteria existed for trees in the interior for this Address. He believed the Applicant was asking for flexibility in the landscaping treatments between the yards. He feared out of sight, out of mind and that after two or three years, the landscaping would be replaced with hardscape, dog runs, and other things.

Mr. Stewart said this was one requirement of the Address that made no sense with detached row houses.

Mr. Edmonds explained the original Address was designed for larger condominium units, and when the Code was changed for detached units, how some of those design elements would apply to detached row houses as opposed to larger units was not considered.

Chair Fierros Bower confirmed the individual property owner would be responsible to maintain the passive area.

Rudy Kadlub, 1142 SW Barber Street, Wilsonville, OR, said he wanted to underscore a few points. He was excited to welcome a reputable builder to add to the diversity in Villebois, especially one with a reputation for quality of design, construction, and customer service.

- He believed the homogeneity of the proposed colors in a row was unique and diverse because it did not occur anywhere else in Villebois or in the Village Center. Lee Iverson, the master planner, came up with the officer's row term, which was consciously chosen because the architecture and how it was set up was representative of equanimity of status as it would be on an army base.
- One thing that was important to this Address was the required horizontal banding to tie the buildings together, and Mr. Stewart had done a wonderful job of doing that with the strong horizontal banding at four levels, the base, the first and second floors, as well as the upper fascia. He was very pleased with how the banding worked out.
 - He also noted the extraordinary number of windows included in the buildings' design. Windows are much more expensive than siding, but they added to the design quality, as well as the value of the buildings. The extra windows kept the homes light and bright, a benefit in Oregon's weather.
- With regard to the replacement of the trees, he explained that since the development was originally to be condo buildings, the infrastructure had to be remodeled with new sewer and water lines and tap connections. An easement was obtained to install the new sewer line under the proximate sidewalk in the linear green. After construction of the buildings on the linear green side was complete, the sidewalk would be rebuilt using the original pervious pavers, currently being stored, that were part of the rainwater program. The trees moved as a result of this construction would also be replanted or replaced if needed.
- The maintenance use easement of the active and passive was not new to architecture and was used throughout Villebois. The active side of the unit receives the passive side of the other person so the passive side grants the use of that side to the active person. The active person grants the right for the owner of the passive side to come in and maintain their side of the building via an access easement.

Chair Fierros Bower confirmed there was no further questions or discussion and closed the public hearing at 8:55 pm.

James Frinell moved to adopt Resolution No. 298. Lenka Keith seconded the motion, which passed unanimously.

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

VIII. Board Member Communications

- A. Results of the January 26, 2015 DRB Panel B meeting

Chair Fierros Bower welcomed Mr. Frinell and Mr. Heberlein to the Board.

IX. Staff Communications

Mr. Edmonds commended the Board for their great work and especially their questions related to architectural review.

X. Adjournment

The meeting adjourned at 8:59 p.m.

Respectfully submitted,

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

MONTAGUE PARK VILLEBOIS PRELIMINARY DEVELOPMENT PLAN & FINAL DEVELOPMENT PLAN

TL 3100, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SECTION 15 A.C.
CITY OF WILSONVILLE, OREGON

APPLICANT/PROPERTY OWNER:

RCS - VILLEBOIS DEVELOPMENT, LLC
371 CENTENNIAL PARKWAY, SUITE 200
LOUISEVILLE, CO 80027
[P] 303-533-1615
CONTACT: BRIAN PAUL/DAVID NASH

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: KC SCHWARTZKOPH, PE

SURVEYOR:

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

LANDSCAPE ARCHITECT:

OTTEN LANDSCAPE ARCHITECTS, INC.
3933 SW KELLY AVE, SUITE B
PORTLAND, OR 97239
[P] 503-972-0311
CONTACT: JANET OTTEN, LANDSCAPE ARCHITECT

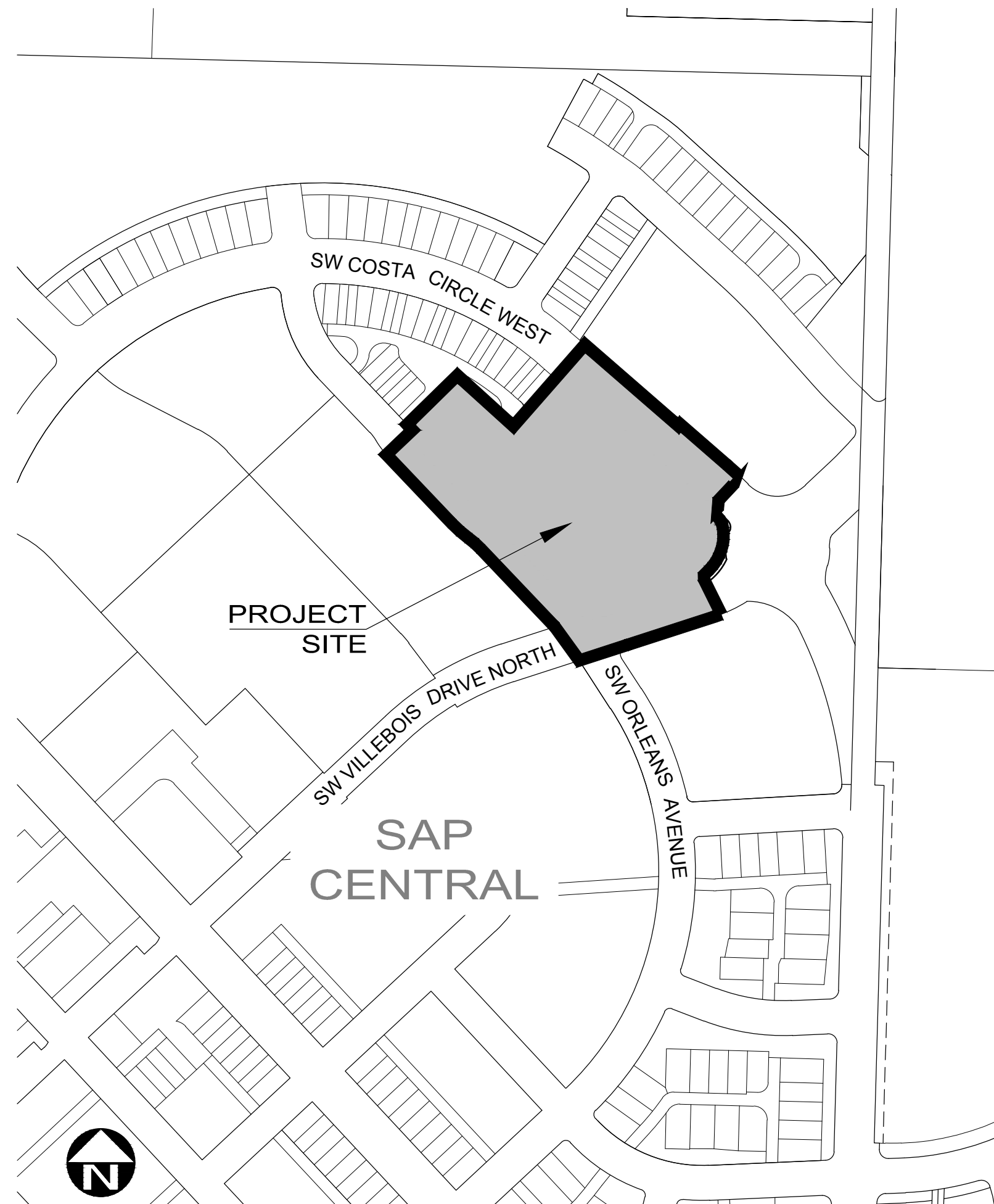
GEOTECHNICAL ENGINEER:

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

BENCHMARK:

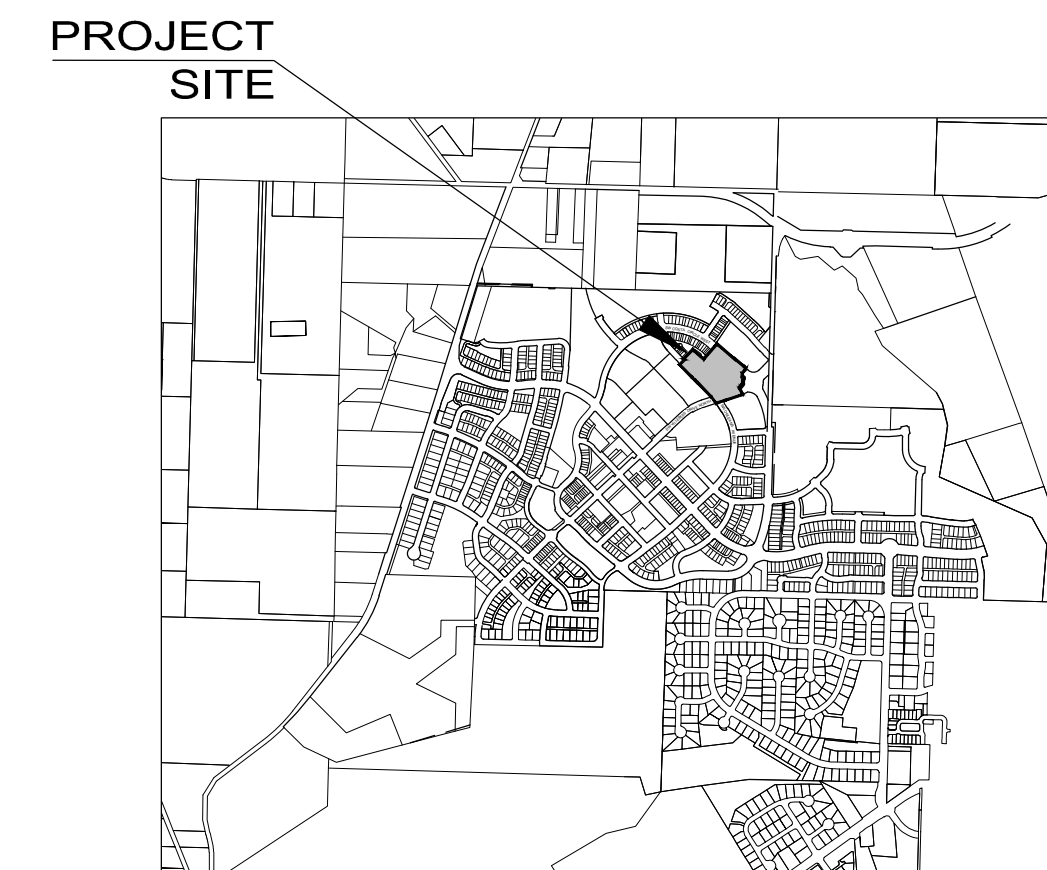
OREGON STATE PLANE COORDINATE 5818 LOCATED
IN MOMUMENT BOX IN CENTERLINE OF TOOZE ROAD
0.2 MILES WEST OF 110TH AVE.

ELEVATION DATUM: NAVD 88, ELEVATION = 202.991



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



VICINITY MAP

SHEET INDEX:

- 1 COVER SHEET
- 2 EXISTING CONDITIONS
- 3 AERIAL PHOTOGRAPH
- 4 PRELIMINARY SITE/LAND USE PLAN
- 5 PRELIMINARY GRADING/EROSION CONTROL PLAN
- 6 COMPOSITE UTILITY PLAN
- 7 CIRCULATION PLAN & STREET SECTIONS
- 8.1 TREE PRESERVATION PLAN
- 8.2 TREE PRESERVATION DETAIL
- 9 SAP CENTRAL PHASING PLAN UPDATE
- L1.0 LANDSCAPE PLAN & DETAILS
- L2.0 LANDSCAPE PLAN & DETAILS
- L3.0 LANDSCAPE PLAN & DETAILS
- L4.0 LANDSCAPE DETAILS & SPECIFICATIONS



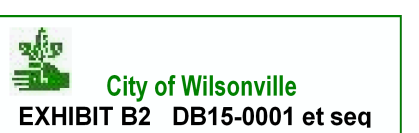
RCS-VILLEBOIS
DEVELOPMENT, LLC
OTTEN LANDSCAPE ARCHITECTS, INC
PACIFIC COMMUNITY DESIGN, INC



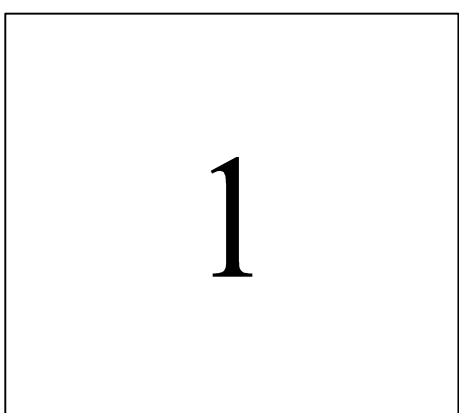
PDP 5C/FDP
VILLEBOIS
Montague Park

Preliminary
Development Plan
&
Final Development
Plan

Cover Sheet



DATE 2/24/15





Villebois

RCS-VILLEBOIS
DEVELOPMENT, LLC
OTTEN LANDSCAPE ARCHITECTS, INC
PACIFIC COMMUNITY DESIGN, INC



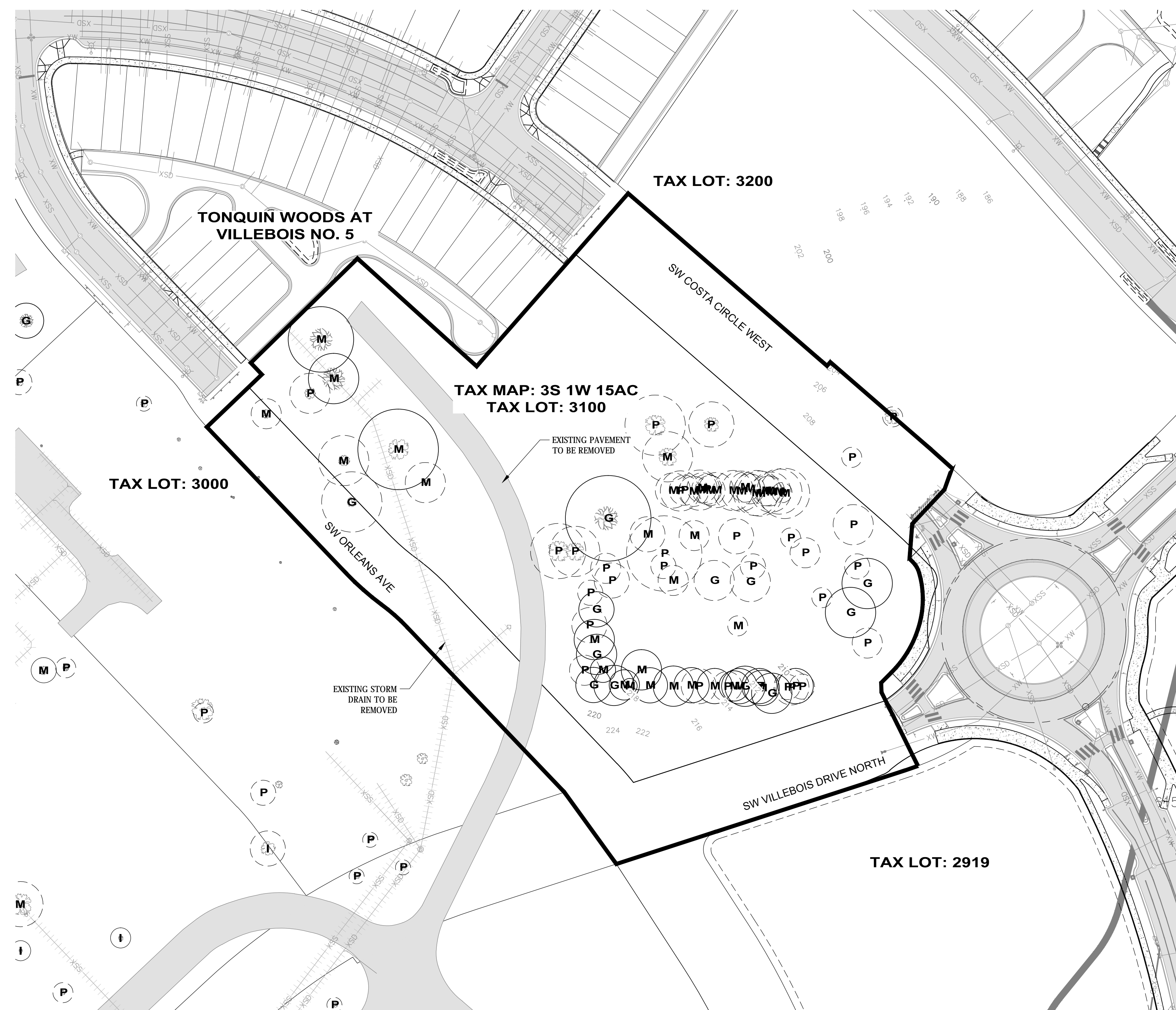
PDP 5C/FDP
VILLEBOIS
Montague Park

Preliminary
Development Plan
&
Final Development
Plan

Existing Conditions

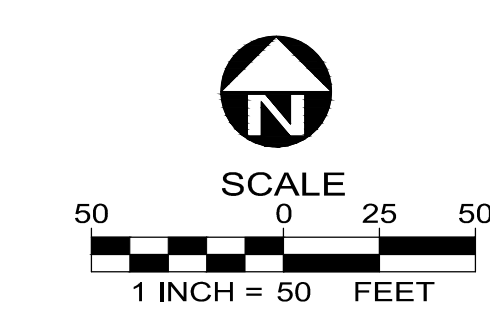
DATE 2/24/15

2



LEGEND

	SITE BOUNDARY
	EX 2-FT CONTOUR
	EX 10-FT CONTOUR
	EX SANITARY SEWER
	EX STORM DRAIN
	EX WATER LINE
	EX TELEPHONE LINE
	EX GAS LINE
	EX OIL LINE
	EX PAVEMENT
	EX SIDEWALK
	EX ASPHALT PAVEMENT
	EX SANITARY CLEANOUT
	EX STORM MANHOLE
	EX SANITARY MANHOLE
	EX CATCH BASIN
	EX WATER METER
	EX STORM CLEANOUT
	EX FIRE HYDRANT
	EX CURB INLET
	EX WATER VALVE
	EX BLOW-OFF
	EX ELECTRICAL BOX
	EX POWER METER
	EX PGE PADMOUNT TRANSFORMER
	EX WATER VALVE
	EX STREET LIGHT
	EX LIGHT POLE
	EX STREET SIGN
	EX FENCE
	EX TREE
	EX TREES TO REMAIN
	EX TREES TO REMOVED
I	IMPORTANT
G	GOOD
M	MODERATE
P	POOR



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Villebois

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DEVELOPMENT, LLC
OTTEN LANDSCAPE ARCHITECTS, INC
PACIFIC COMMUNITY DESIGN, INC



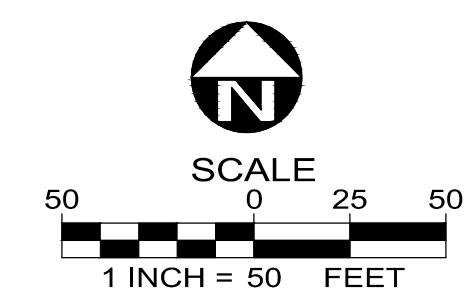
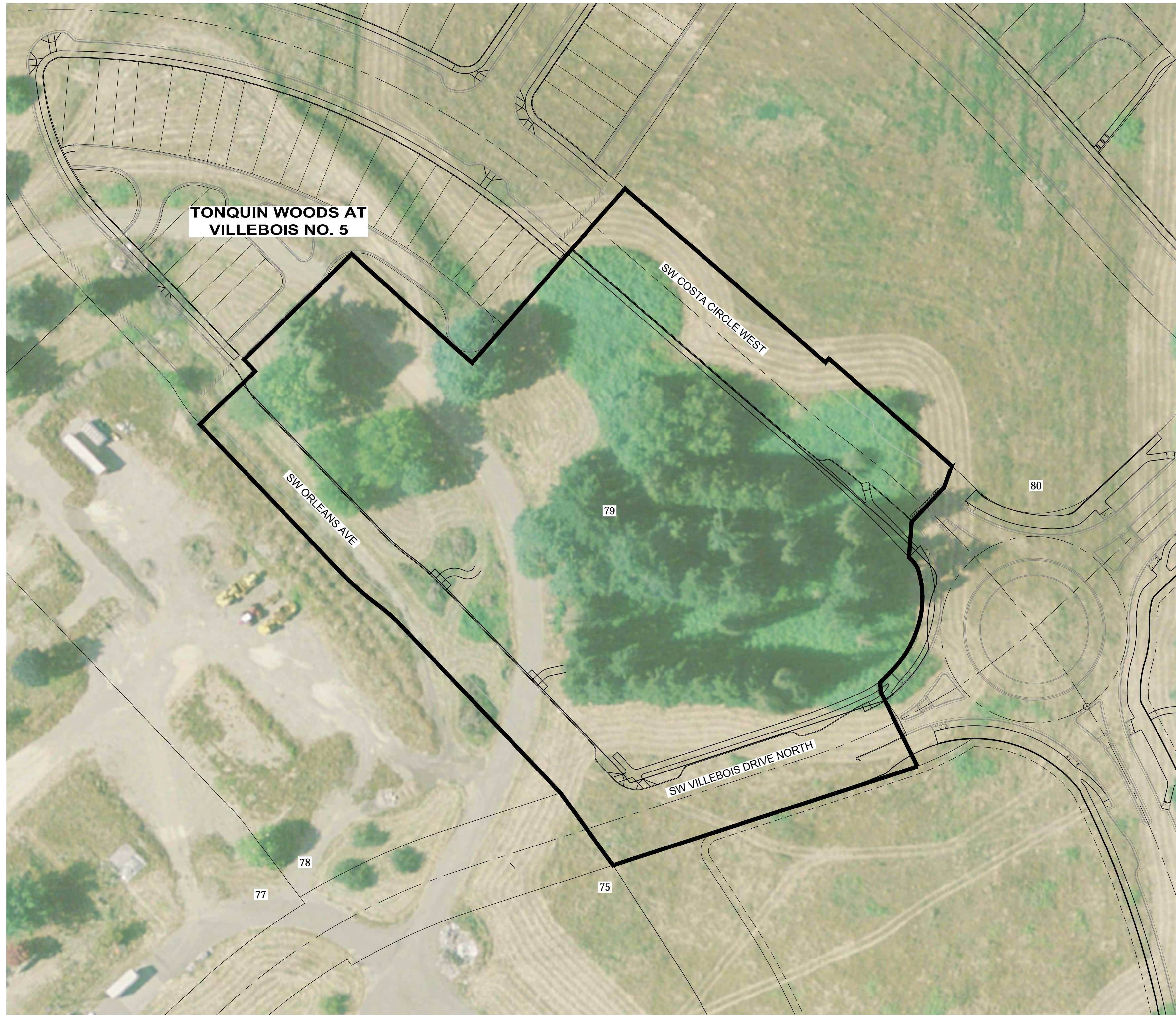
PDP 5C/FDP
VILLEBOIS
Montague Park

Preliminary
Development Plan
&
Final Development
Plan

Aerial
Photograph

DATE 2/24/15

3





Villebois

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DEVELOPMENT, LLC
OTTEN LANDSCAPE ARCHITECTS, INC.
PACIFIC COMMUNITY DESIGN, INC.



PDP 5C/FDP
VILLEBOIS
Montague Park

Preliminary
Development Plan
&
Final Development
Plan

Site/Land Use
Plan

DATE 2/24/15

4



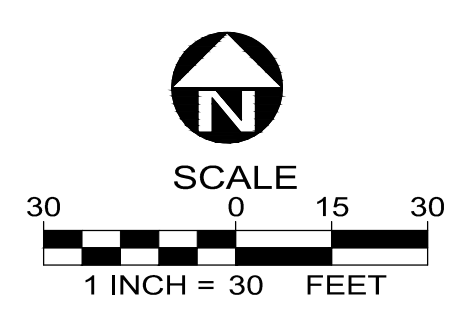
NP-4 = NEIGHBORHOOD PARK 4
(FORMERLY NAMED HILLTOP PARK)

LEGEND:

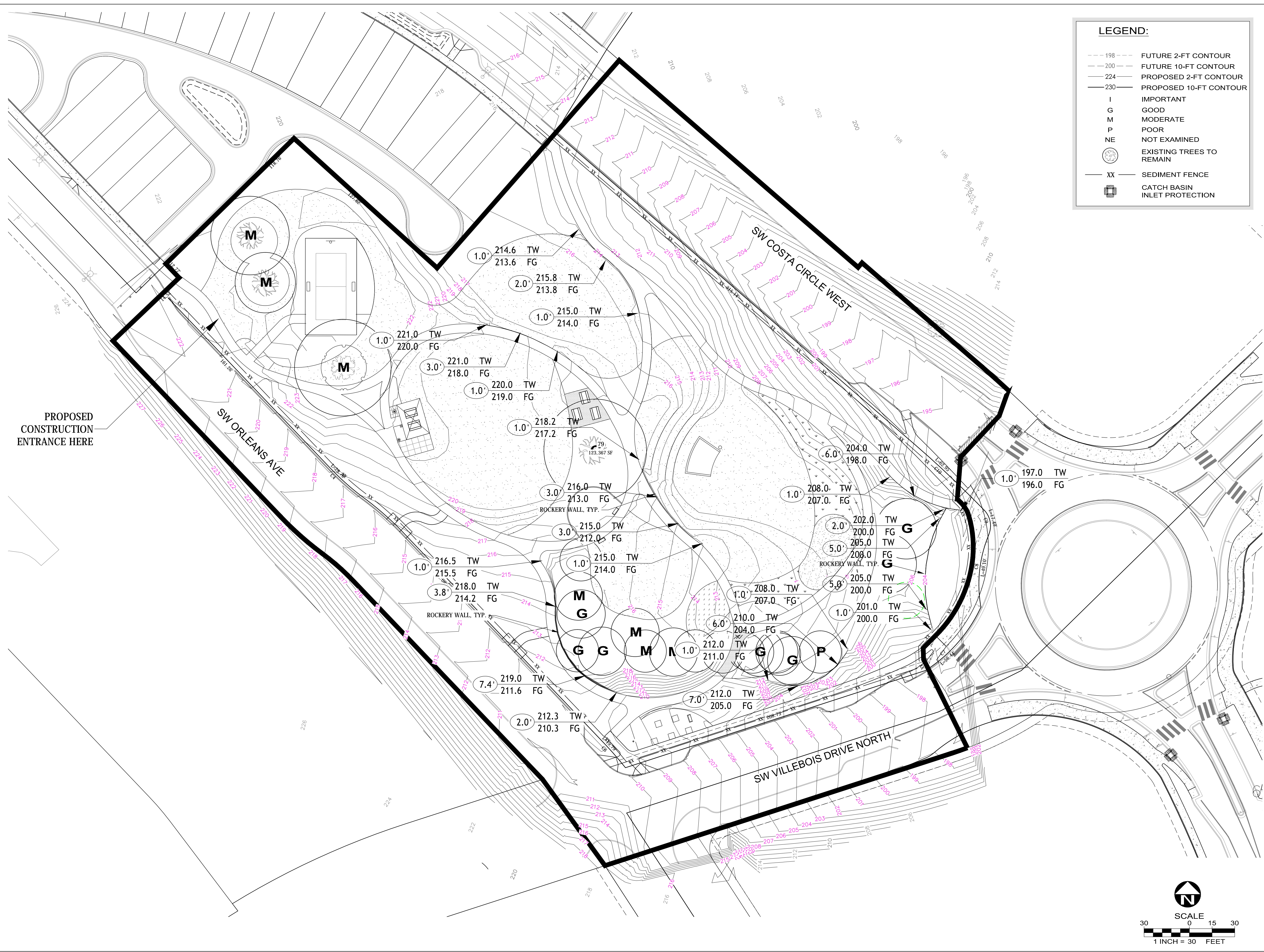
- ORNAMENTAL TREE
- ORNAMENTAL TREE
- CEDAR TREE
- SHRUB
- RAINWATER MANAGEMENT FEATURE (1320 SF TOTAL)

*SEE LANDSCAPE PLANS & DETAILS L1.0-L4.0 FOR MORE INFORMATION.

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LEGEND:

- 198 --- FUTURE 2-FT CONTOUR
- 200 --- FUTURE 10-FT CONTOUR
- 224 --- PROPOSED 2-FT CONTOUR
- 230 --- PROPOSED 10-FT CONTOUR
- I IMPORTANT
- G GOOD
- M MODERATE
- P POOR
- NE NOT EXAMINED
- (T) EXISTING TREES TO REMAIN
- XX SEDIMENT FENCE
- (CB) CATCH BASIN INLET PROTECTION



RCS-VILLEBOIS DEVELOPMENT, LLC
OTTEN LANDSCAPE ARCHITECTS, INC
PACIFIC COMMUNITY DESIGN, INC

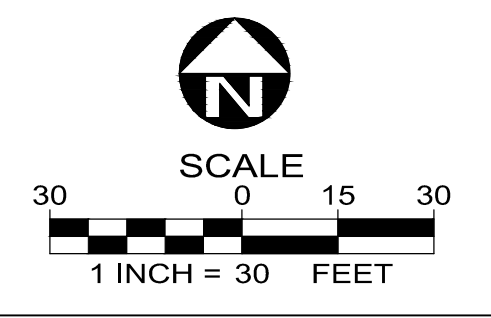


PDP 5C/FDP VILLEBOIS
Montague Park

Preliminary Development Plan & Final Development Plan

Preliminary Grading/ Erosion Control Plan

DATE 2/24/15



5



Villebois

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DEVELOPMENT, LLC
OTTEN LANDSCAPE ARCHITECTS, INC
PACIFIC COMMUNITY DESIGN, INC



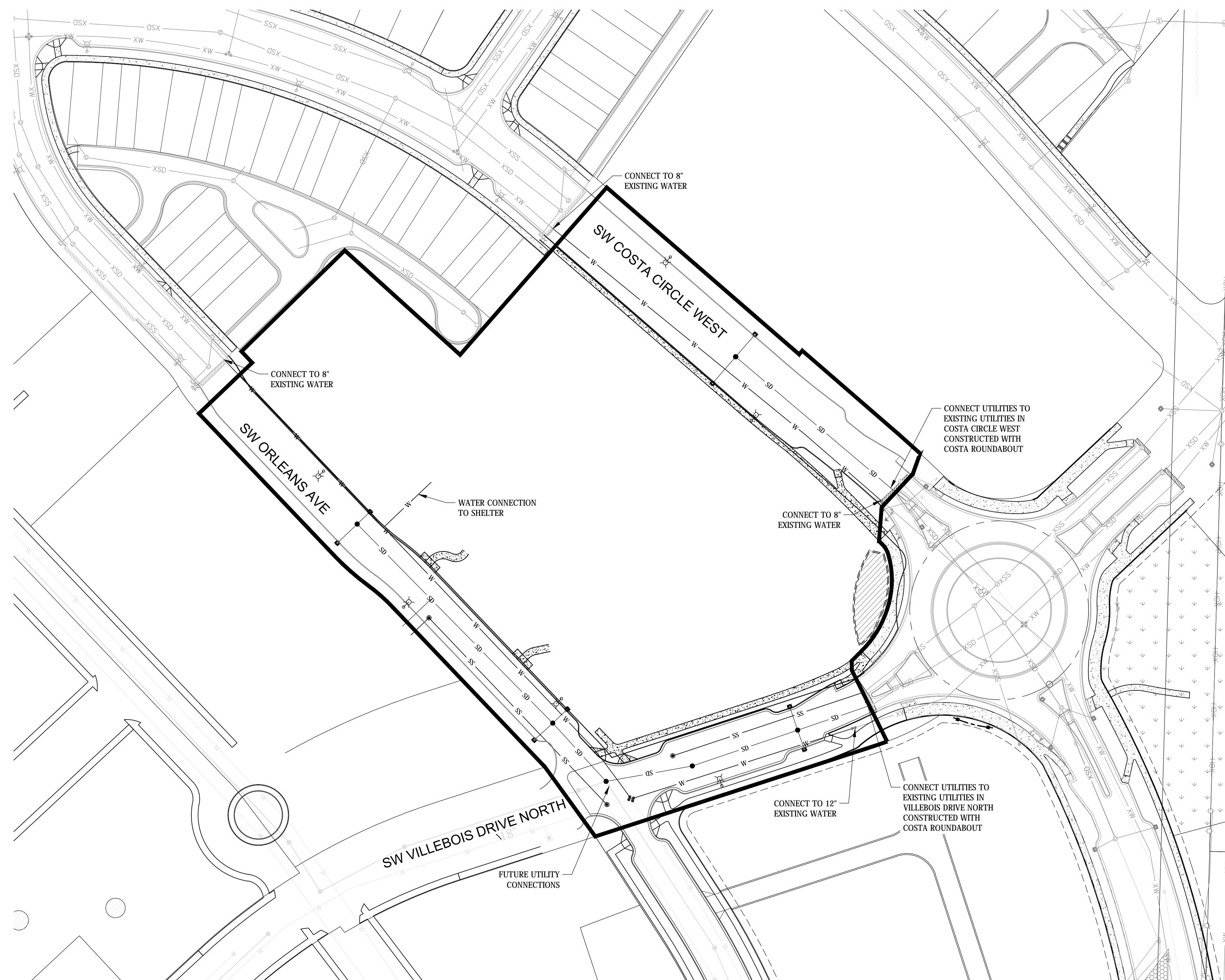
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VILLEBOIS
Montague Park

Preliminary
Development Plan
&
Final Development
Plan

Composite
Utility Plan

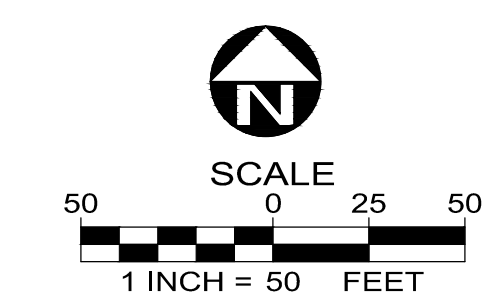
DATE 2/24/15

6



LEGEND:

- SS — PROPOSED SANITARY SEWER
- - - XSS — EX SANITARY SEWER
- SD — PROPOSED STORM DRAIN
- - - XSD — EX STORM DRAIN
- W — PROPOSED WATER LINE
- - - XW — EX WATER LINE
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM MANHOLE
- PROPOSED CATCH BASIN
- ⊕ PROPOSED FIRE HYDRANT
- ▨ PROPOSED RAIN-WATER FEATURE
- ⊙ PROPOSED LIGHT POLE





Villebois

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OTTEN LANDSCAPE ARCHITECTS, INC
PACIFIC COMMUNITY DESIGN, INC

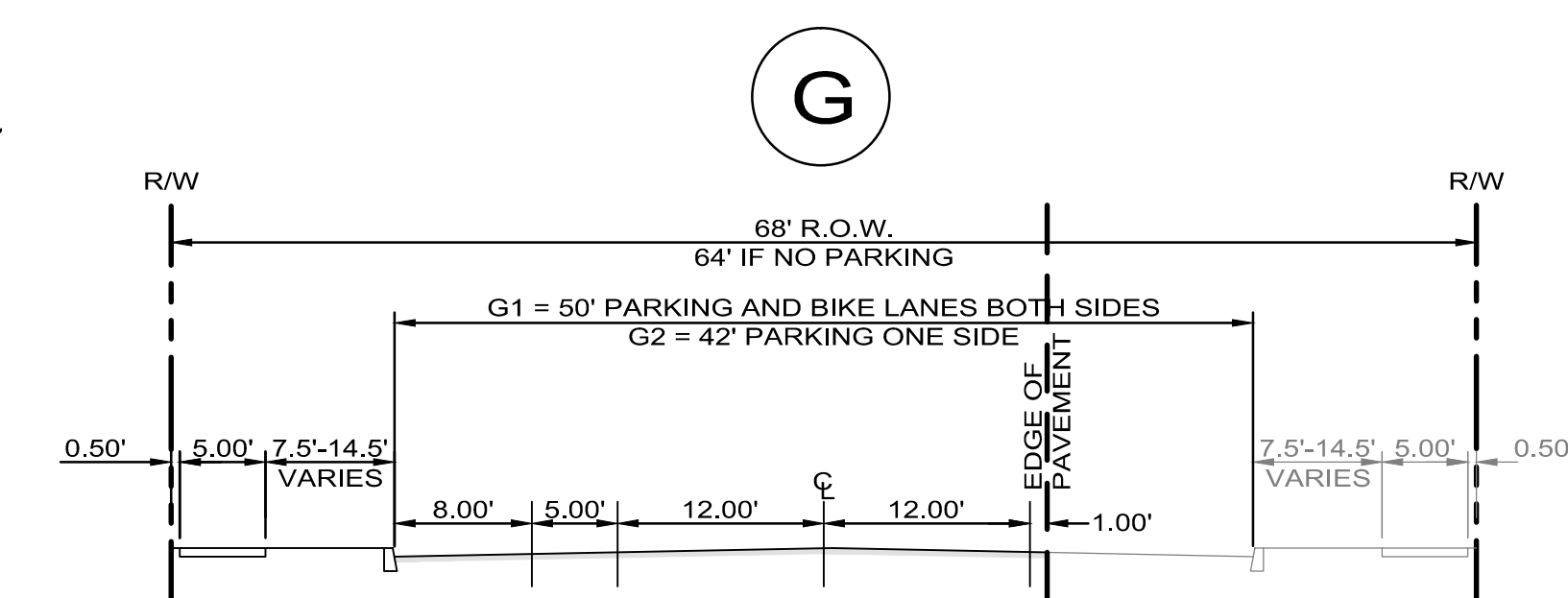
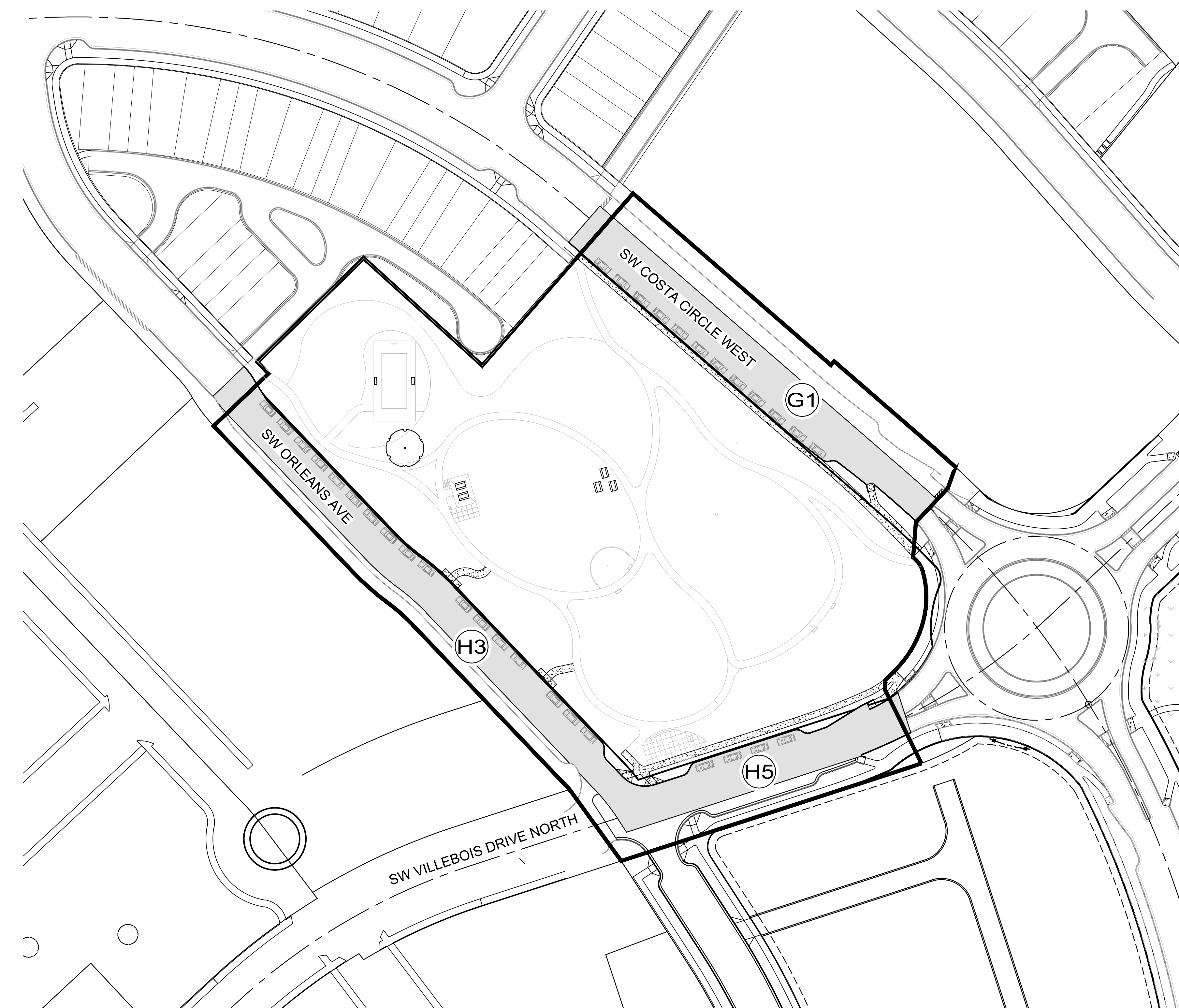


PDP 5C/FDP
VILLEBOIS
Montague Park

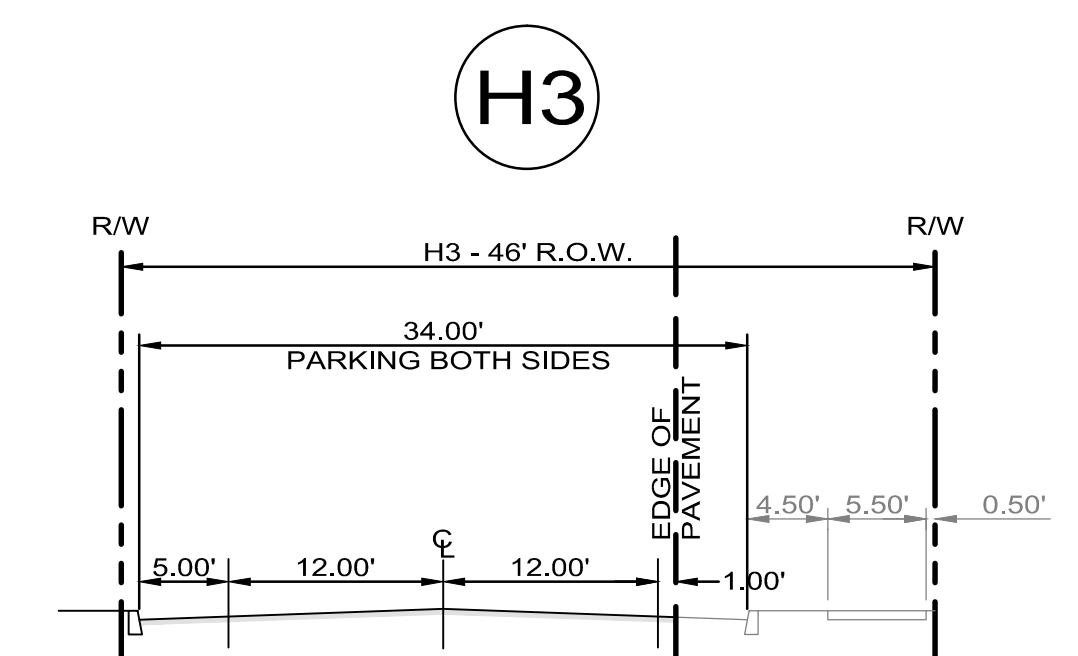
Preliminary
Development Plan
&
Final Development
Plan

Circulation
Plan &
Street Sections

DATE 2/24/15

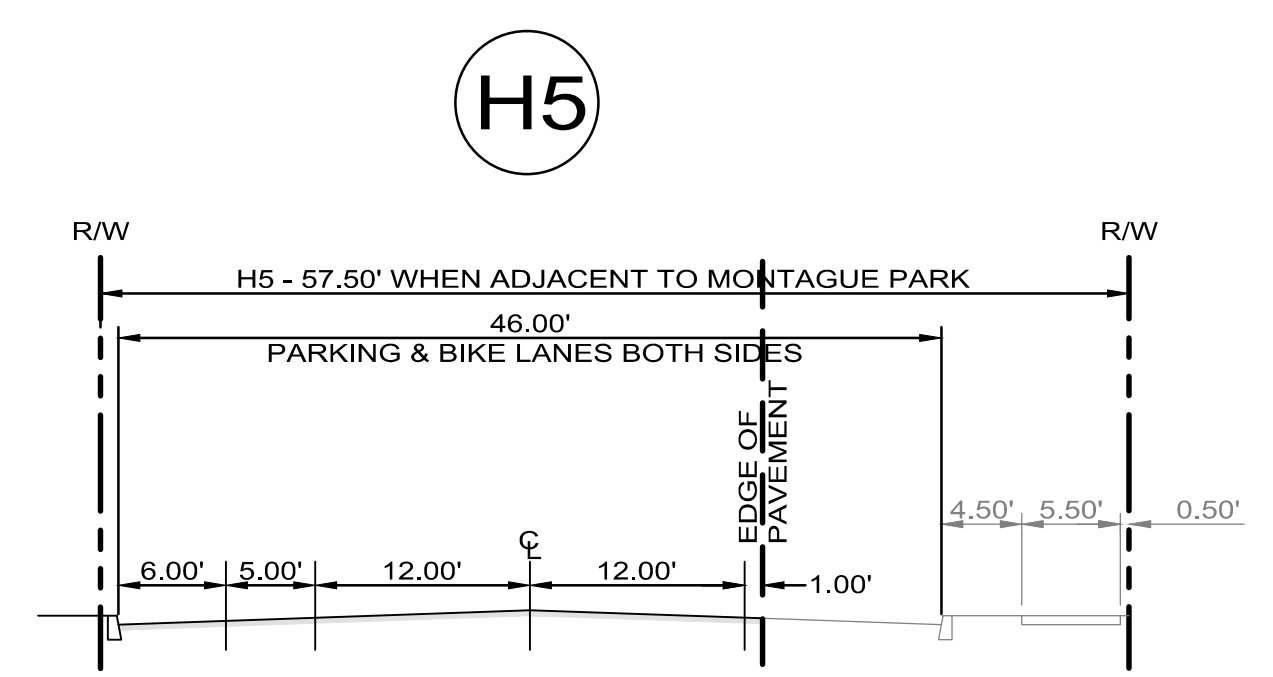


RESIDENTIAL - VILLAGE LOOP
SCALE: 1"=10'

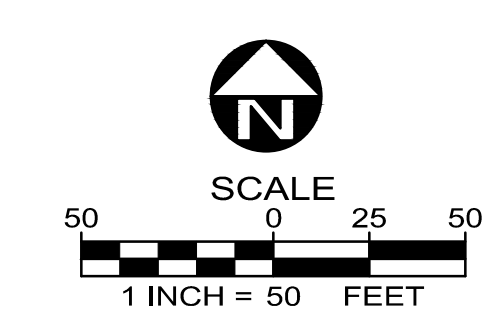


RESIDENTIAL
VILLAGE CENTER
SCALE: 1"=10'

*PARKING ON ONE SIDE AS SHOWN
DURING INTERIM 3/4-STREET STATE.
PARKING ON BOTH SIDES AFTER
FULL BUILD-OUT.



RESIDENTIAL
VILLAGE CENTER
SCALE: 1"=10'



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PACIFIC COMMUNITY DESIGN, INC



PDP 5C/FDP
VILLEBOIS
Montague Park

Preliminary
Development Plan
&
Final Development
Plan

Tree Preservation
Plan

DATE 2/24/15

8.1

LEGEND:

- 224 — PROPOSED 2-FT CONTOUR
- 230 — PROPOSED 10-FT CONTOUR
- I IMPORTANT
- G GOOD
- M MODERATE
- P POOR
- NE NOT EXAMINED
- EXISTING TREES TO REMAIN
- EXISTING TREES TO REMOVED

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.

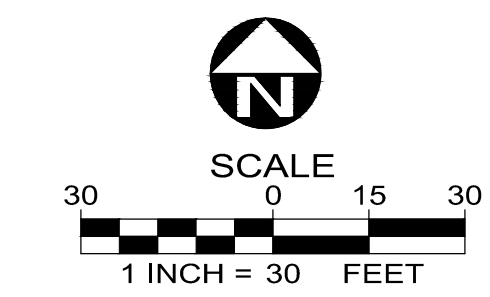
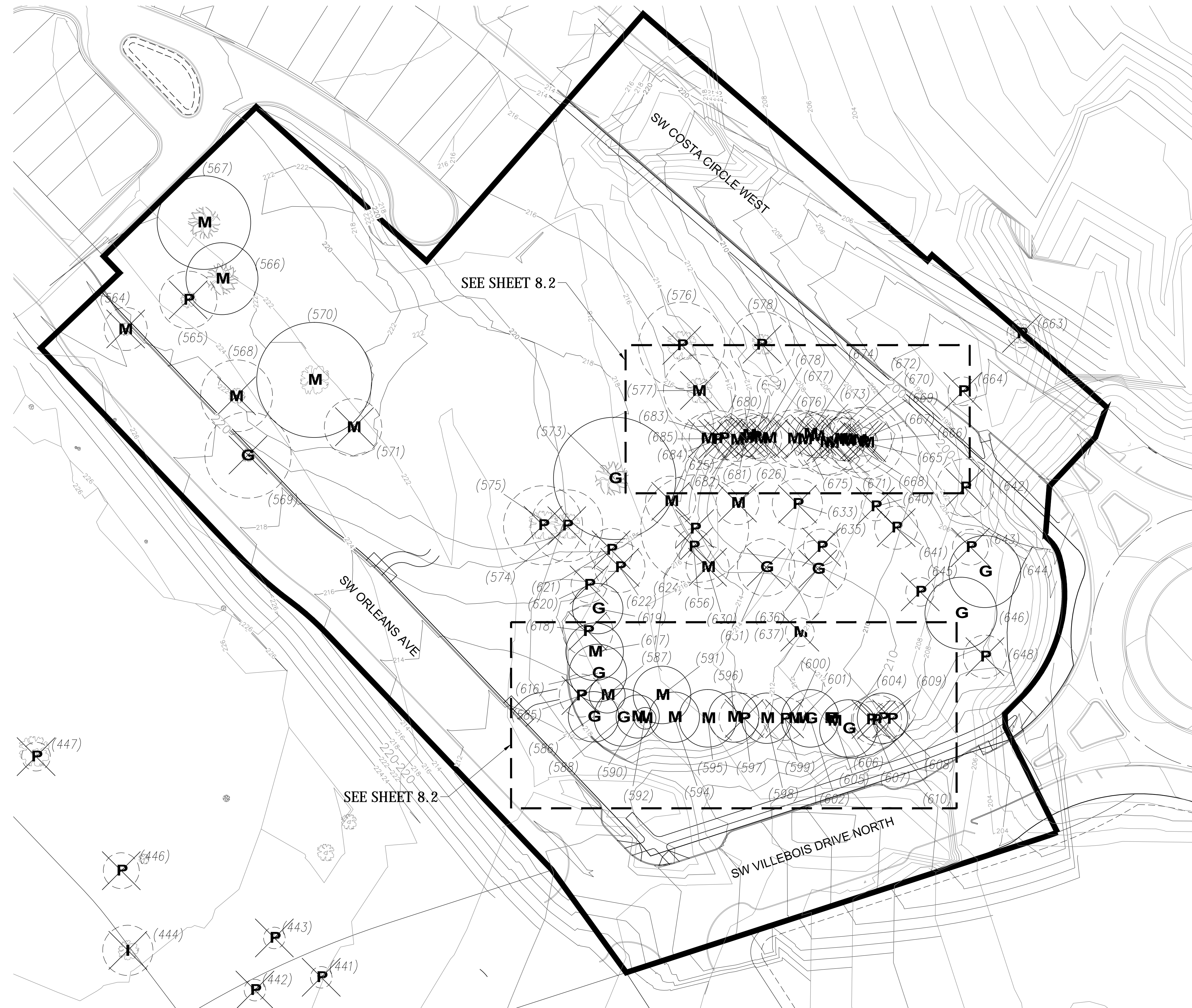
TREES IN THE MODERATE CATEGORY HAD GOOD TO MODERATE HEALTH AND FORM, BUT WERE A LESS DESIRABLE SPECIES OR MAY BE LESS COMPATIBLE WITH DEVELOPMENT.

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 PDP 5C APPLICATION MATERIALS.

N:\pro\398-054\09 Drawings\03 Planning\Sheets-PDP\398054_81\TREE.dwg - SHEET: 8.1 Feb. 24, 15 - 10:36 AM Bob





Villemois

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PDP 5C/FDP
VILLEBOIS
Montague Park

Preliminary
Development Plan
&
Final Development
Plan

Tree Preservation
Detail

DATE 2/24/15

8.2

LEGEND:

— 224 —	PROPOSED 2-FT CONTOUR
— 230 —	PROPOSED 10-FT CONTOUR
I	IMPORTANT
G	GOOD
M	MODERATE
P	POOR
NE	NOT EXAMINED
⊙	EXISTING TREES TO REMAIN
⊗	EXISTING TREES TO REMOVED

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:
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4. FORM / VISUAL INTEREST / MATURE SIZE

TREES RANKED AS IMPORTANT WERE RATED HIGH IN ALL FOUR AREAS.

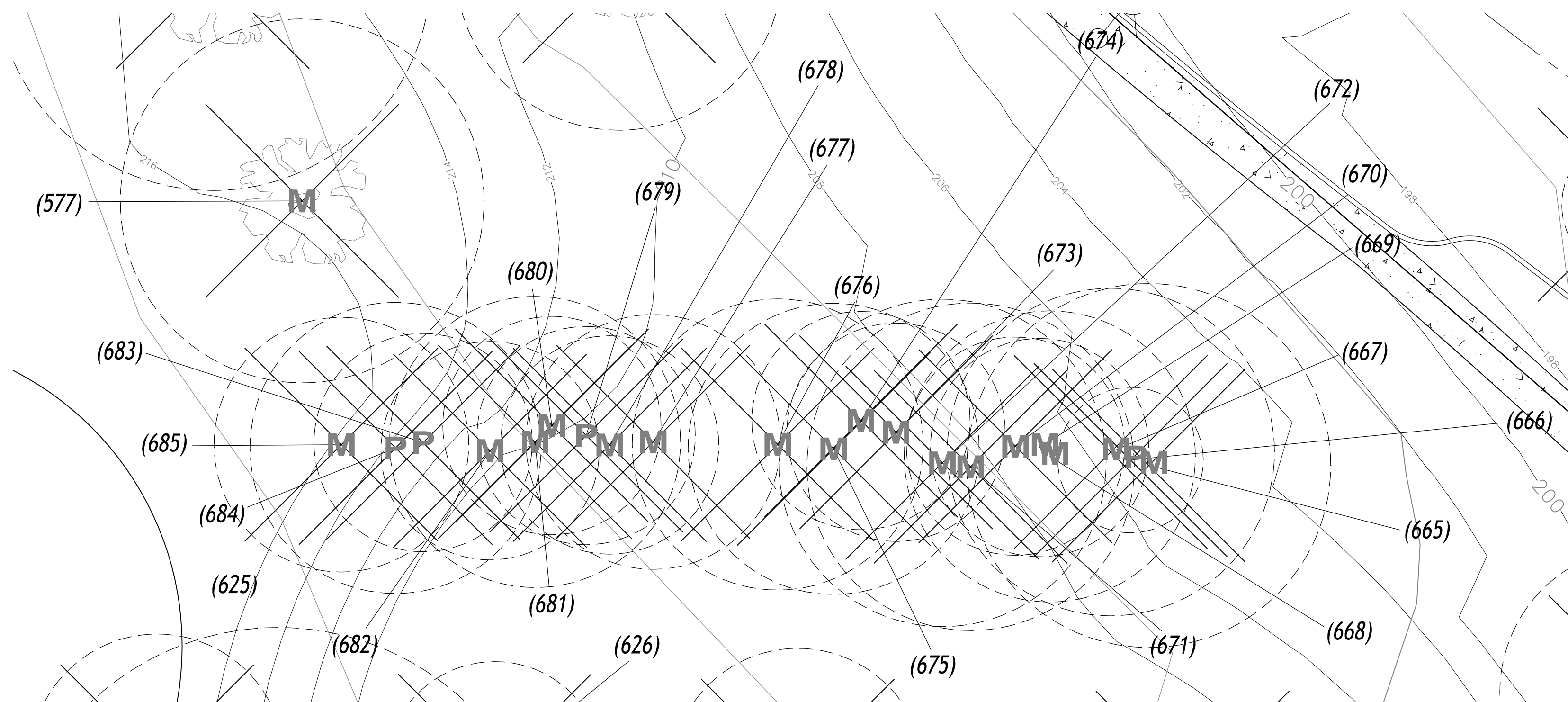
TREES IN THE GOOD CATEGORY HAD GOOD HEALTH AND WERE A DESIRABLE SPECIES, BUT HAD IRREGULAR FORM OR LESS COMPATIBILITY WITH DEVELOPMENT.

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.

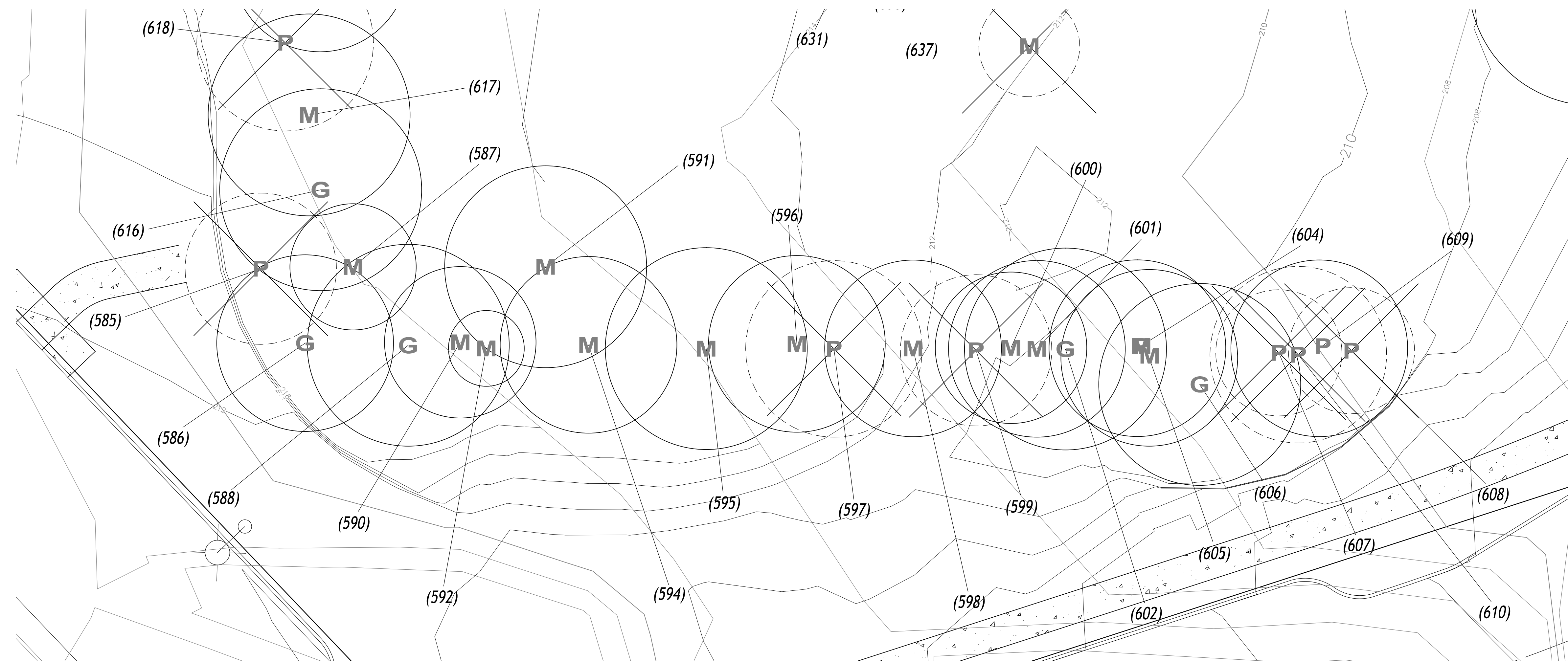
TREES IN THE POOR CATEGORY HAD POOR HEALTH AND/OR SUBSTANTIAL DAMAGE.

NOTES:

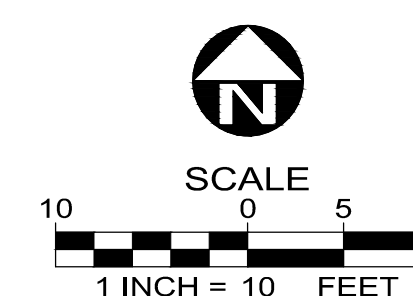
1. THE INFORMATION PROVIDED WITHIN THE PROJECT BOUNDARY IS BASED ON AN ON-SITE EVALUATION OF THE EXISTING TREES BY ARBORIST MORGAN HOLAN AND WAS PROVIDED IN A TREE REPORT INCLUDED WITH THE PDP 5C APPLICATION MATERIALS.



AREA "A" - PLAN
SCALE: 1" = 10'



AREA "B" - PLAN
SCALE: 1" = 10'





Villebois

RCS-VILLEBOIS
DEVELOPMENT, LLC
OTTEN LANDSCAPE ARCHITECTS, INC
PACIFIC COMMUNITY DESIGN, INC



PDP 5C/FDP
VILLEBOIS
Montague Park

Preliminary
Development Plan
&
Final Development
Plan

Phasing Plan
Update

DATE 2/24/15

9

SAP
NORTH

SAP
EAST

SAP
SOUTH

LEGEND:

—	LOT LINES
- - -	PHASE LINE
4	PHASE NUMBER
SC	SPECIALTY CONDOS
MU	MIXED USE CONDOS
UA	URBAN APARTMENTS
CN	CONDOS
RH	ROWHOUSES
VA	VILLAGE APARTMENTS



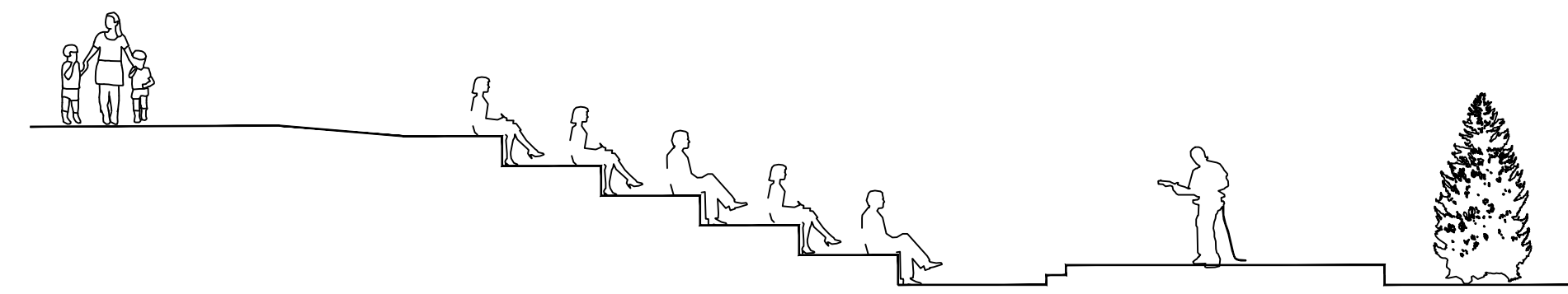
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SUGGESTED PLANT LIST

SYM.	LATIN NAME/ Common Name	SIZE	SPACING
STREET TREES			
	ACER PLATANOIDES 'EZESTRE' Easy Street Maple	2" cal.	25' o.c.
	LIRIODENDRON TULIPIFERA Tulip Tree	2 1/2" cal.	25' o.c.
	TILIA X EUCLORA Crimean Linden	2 1/2" cal.	25' o.c.
	Shade Tree Quercus rubra Quercus frainetto 'Schmidt' Acer rubrum	2" cal.	As shown
	Small Columnar or Ornamental Trees Malus 'Snowdrift' Stewartia pseudocamellia Magnolia stellata 'Royal Star' Acer circinatum	2" cal.	As shown
	Conifer Tree Pseudotsuga menziesii Calocedrus decurrens	8' ht. 5-6' ht.	As shown
	Large Flowering Deciduous Shrubs Hamamelis mollis 'Coombe Wood' Viburnum plic. tom. 'Mariesii' Syringa microphylla 'Superba' Hydrangea macrophylla 'Nikko Blue'	5 gal.	5-6' o.c.
	Medium Ornamental Shrubs Abelia grandiflora 'Edward Goucher' Berberis thunbergii Ilex crenata Euonymus japonica 'Silver Princess' Lonicera nitida Rhododendron spp. Mahonia aquifolium	2-5 gal.	3-4' o.c.
	Groundcover Fragaria chiloensis Rubus calycynoides Arctostaphylos uva-ursi Cotoneaster horizontalis	1 gal.	18"-3' o.c.
	Small Ornamental Shrubs Cornus stolonifera 'Kelsey' Rosa spp. Loropetalum chinense 'Orimson Fire' Spirea nipponica 'Snowmound'	2 gal.	30" o.c.
	Groundcover Fragaria chiloensis Rubus calycynoides Arctostaphylos uva-ursi Cotoneaster horizontalis	1 gal.	18"-3' o.c.
	Lawn Fine Seed Lawn	Seed	5 lbs./1,000 sq.ft.
	Water Quality Facilities To be Planted per City of Wilsonville Standards: 3 Evergreen trees/ 1,000 SF 2 Deciduous trees/ 1,000 SF 30 Shrubs/ 1,000 SF 1 Wetland Plant/ 2 SF Pond Emergent Zone	Trees - 6' ht./1.5" cal. Shrubs - 1 gal. Aquatic Plants- Plugs	As shown As shown As shown
	Rough Seed		
	Existing Trees To Remain		

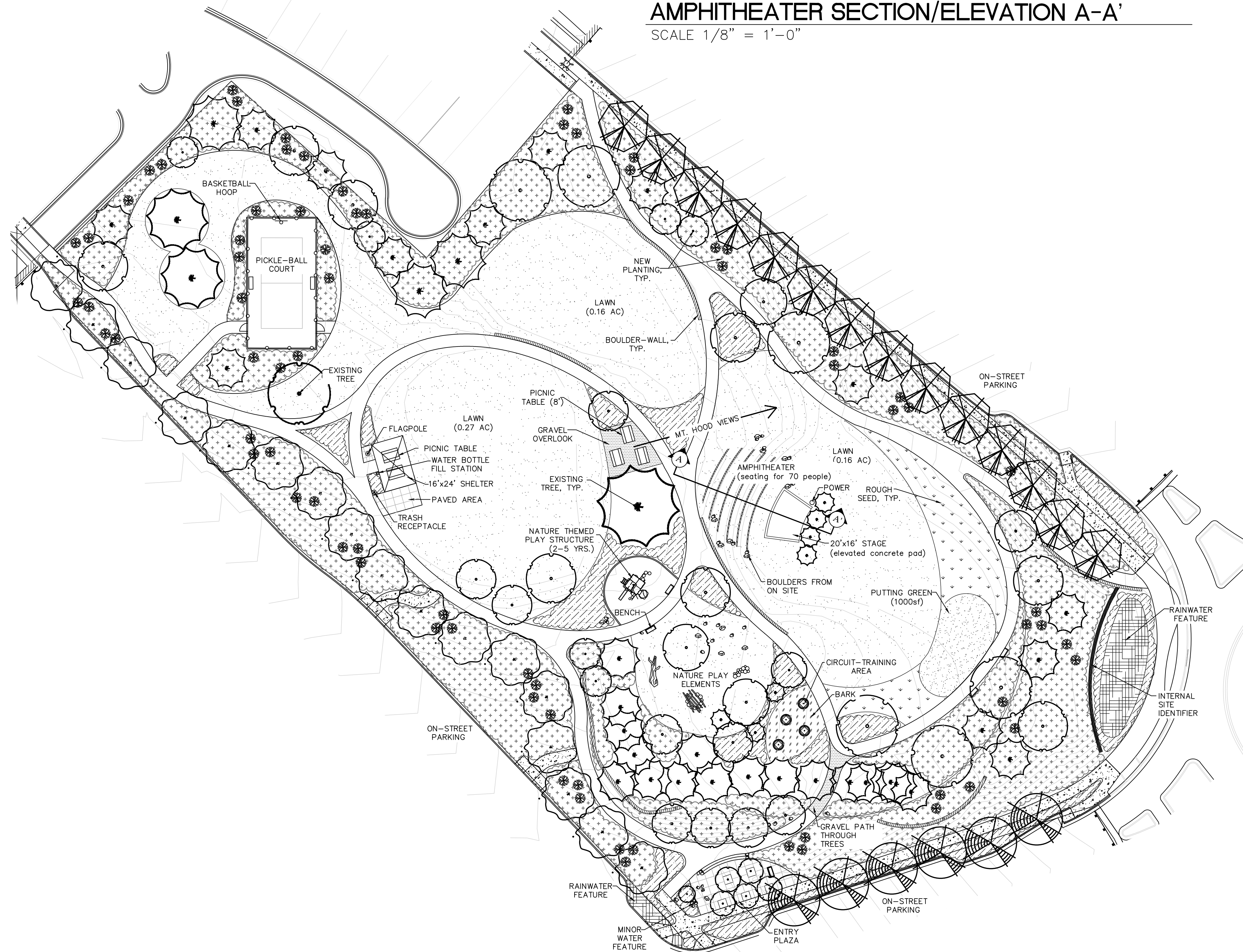
GENERAL NOTES:

- Contractor is to verify all plant quantities.
- Adjust plantings in the field as necessary.
- Project is to be irrigated by an automatic, underground system, which will provide full coverage for all plant material. System is to be design/build by Landscape Contractor. Guarantee system for a minimum one year. Show drip systems as alternate bid only.
- All plants are to be fully foliated, well branched and true to form.



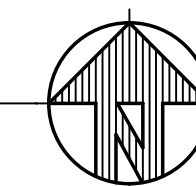
AMPHITHEATER SECTION/ELEVATION A-A'

SCALE 1/8" = 1'-0"



OVERALL LANDSCAPE PLAN

SCALE 1" = 30'-0"



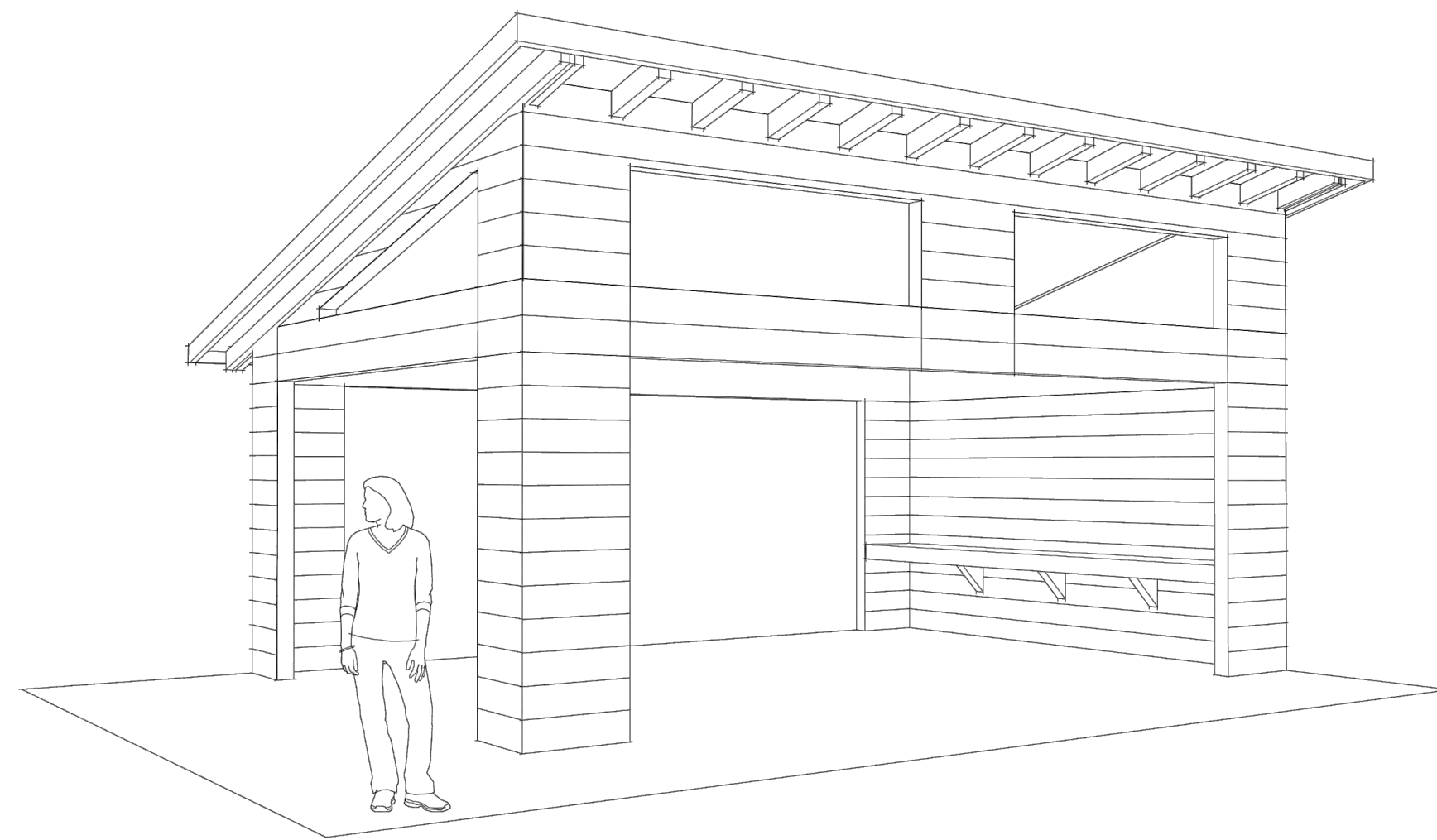
NO.	DATE	REVISIONS

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OTTEN LANDSCAPE ARCHITECTS inc.
 3933 SW Kelly Avenue • Suite B • Portland, Oregon 97239-4393
 Phone (503) 972-0311 • Fax (503) 972-0314 • www.ottenla.com

MONTAGUE PARK
 WILLEBOIS
 WILSONVILLE, OR
 LANDSCAPE PLAN

DATE	1-9-15
SCALE	NOTED
DRAWN	CHECKED
KD	JLO
SHEET NO	L1.0
	1 OF 4



Shelter Concept-right front horizontal siding

1 CONCEPTUAL SHELTER

Siding: Haida Forest Products, Ltd.
 Model: Haida Skirl Wavy Edge Cedar Siding
 Finish: Transparent finish, staining not recommended.
 Roof Shingles: GAF 25 Year Royal Sovereign Stone Gray Shingles, or approved equal



2 TRASH/RECYCLING RECEPTACLE

Manufacturer: Landscape Forms
 Model: Plainwell Trash Receptacle
 Material: Steel
 Finish: Black and powdercoated.
 Sizes: 30"Diameter 38"Height; 35 gallon capacity



3 PICNIC TABLE

Manufacturer: Old Growth Again Restoration Forestry
 Model: Forever Six Foot, Forever Eight Foot
 Material: Recycled Old-Growth Redwood
 Finish: Linseed oil/Turpentine Finish
 Sizes: Length: 5'-10" or 7'-10"; Width: 5'-7"; Height 2'-6"



4 BENCH

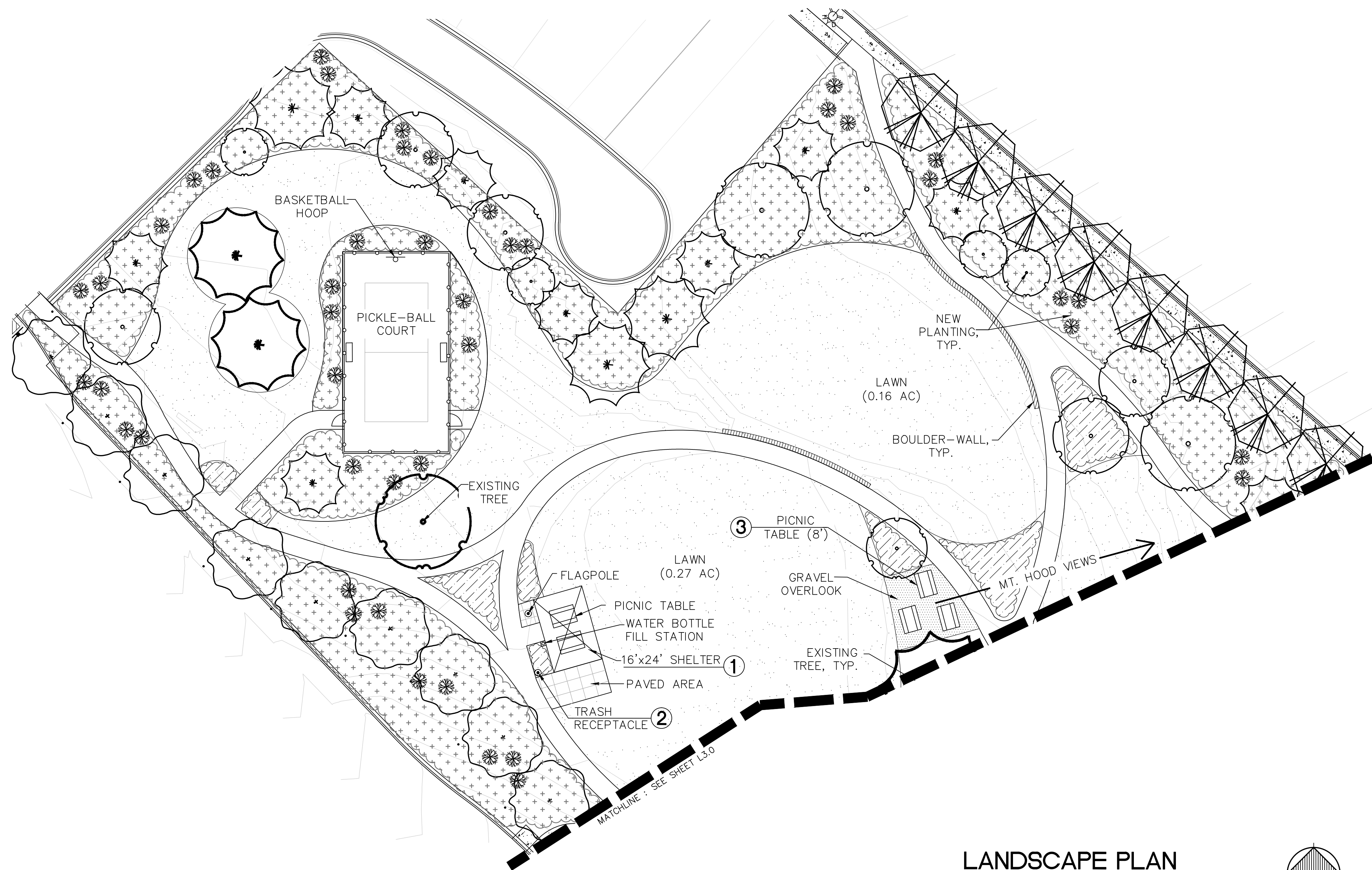
Manufacturer: Landscape Forms
 Model: The Plainwell Series
 Material: Sustainably harvested 1pe' wood, certified by the Forestry Stewardship Council
 Finish: No finish required for wood.
 Staining not recommended.
 Size: 72" or 96"Length

5 INTERNAL SITE IDENTIFIER

NTS

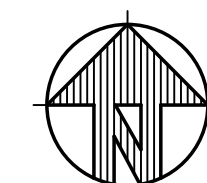


PORCELAIN ENAMEL DEVELOPMENT/COMMUNITY SIGN PANEL, 2.0 S.F. MAX, PROVIDE FINISHED RECESS TO ACCOMMODATE.



LANDSCAPE PLAN

SCALE 1" = 20'-0"



NO.	DATE	REVISIONS

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MONTAGUE PARK
 WILLEBOIS
 WILSONVILLE, OR
 LANDSCAPE PLAN

DATE	1-13-15
SCALE	NOTED
DRAWN	CHECKED
KD	JLO

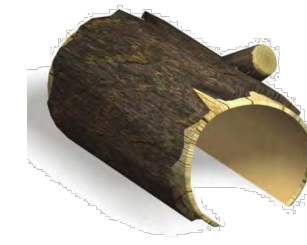
SHEET NO
L2.0
 2 OF 4



A CLIMBING BOULDERS



B STUMP CLIMBER



3 NATURE THEMED PLAY STRUCTURE
NTS



4 CIRCUIT TRAINING AREA ELEMENTS
NTS



C LOG CLIMBER

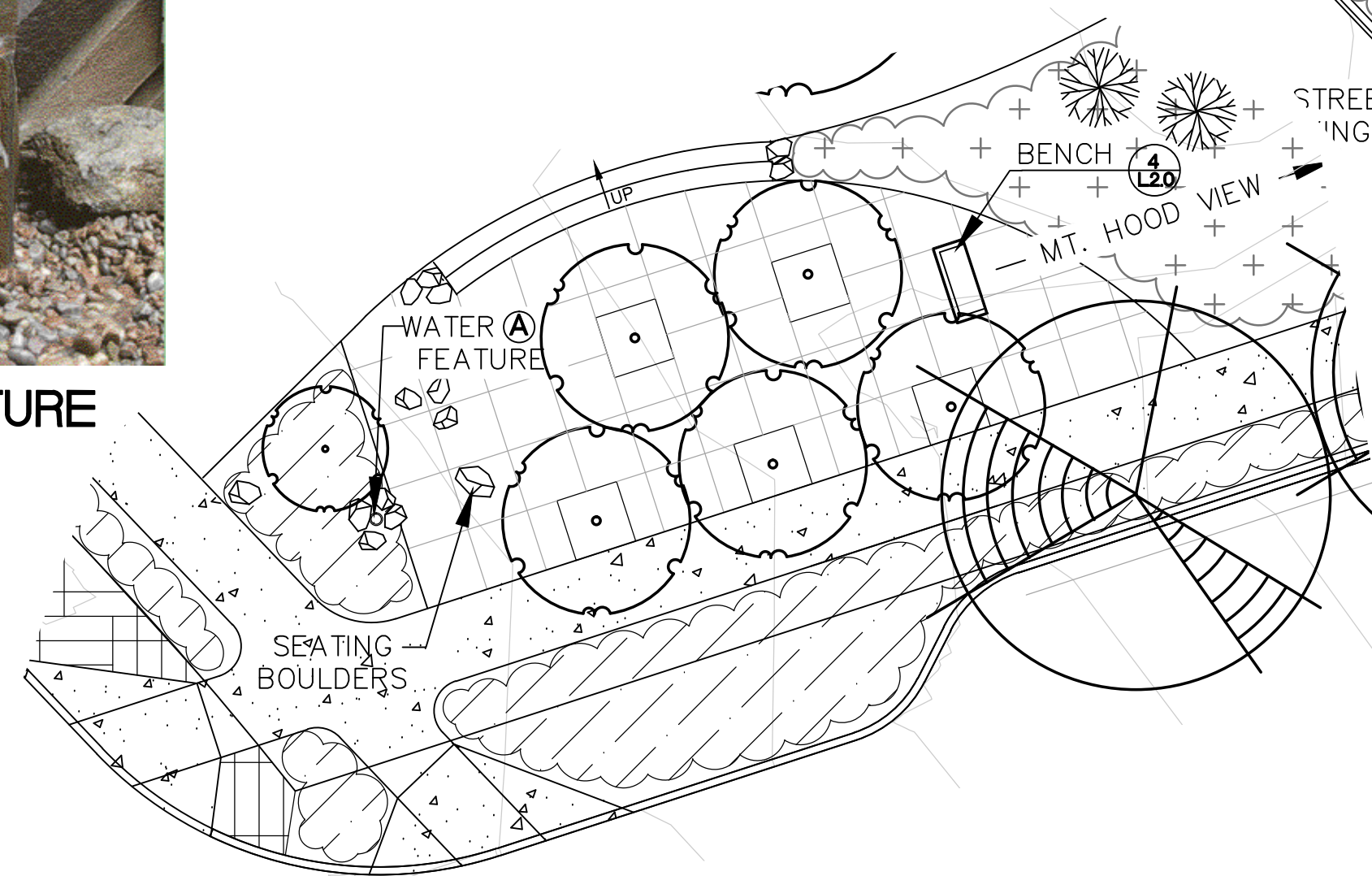


D LOG FORT

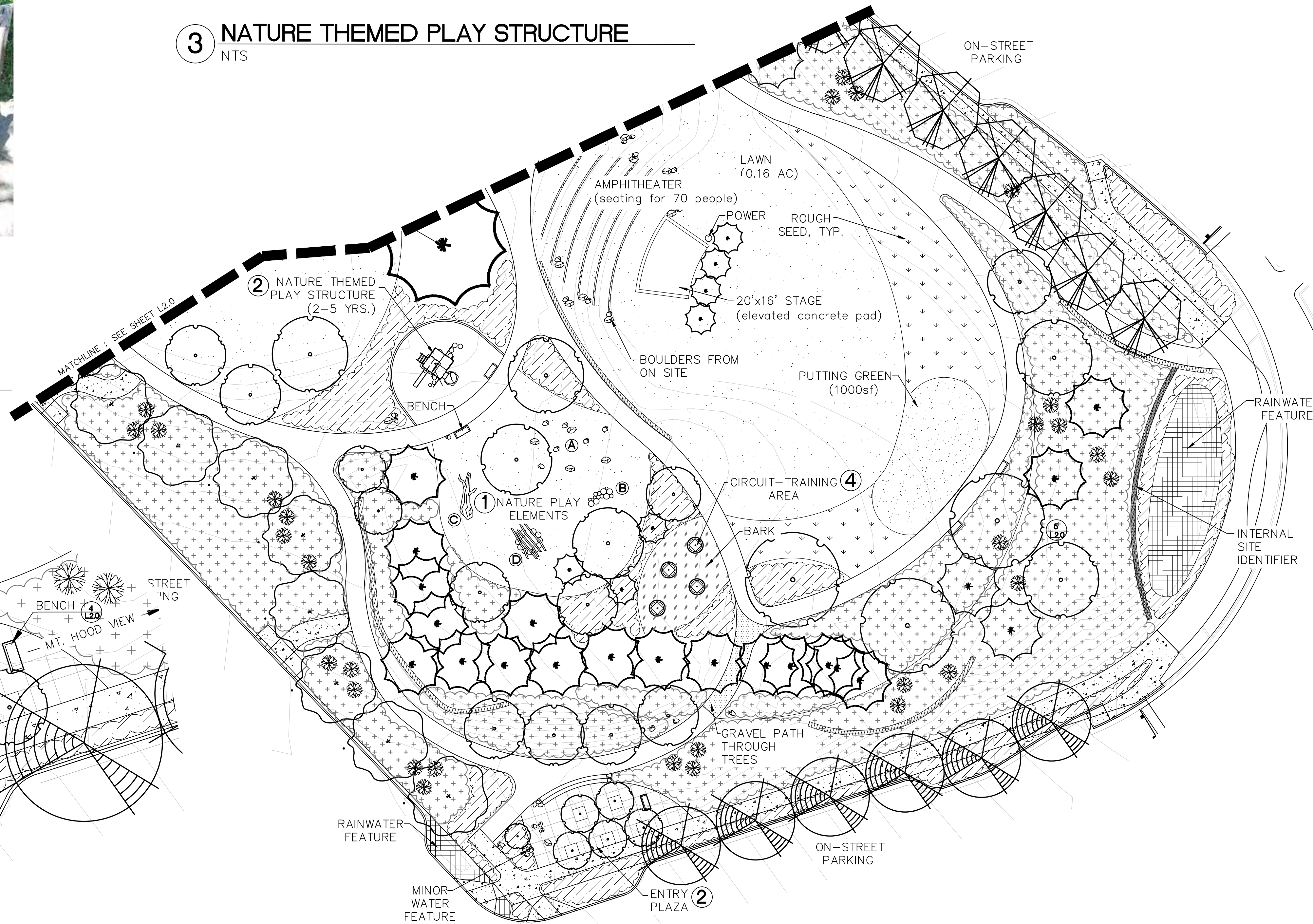
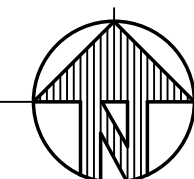
1 NATURE PLAY ELEMENTS
NTS



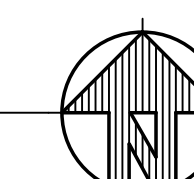
A WATER FEATURE



2 ENTRY PLAZA PLAN ENLARGEMENT
SCALE 1" = 10'-0"



LANDSCAPE PLAN ENLARGEMENT
SCALE 1" = 20'-0"


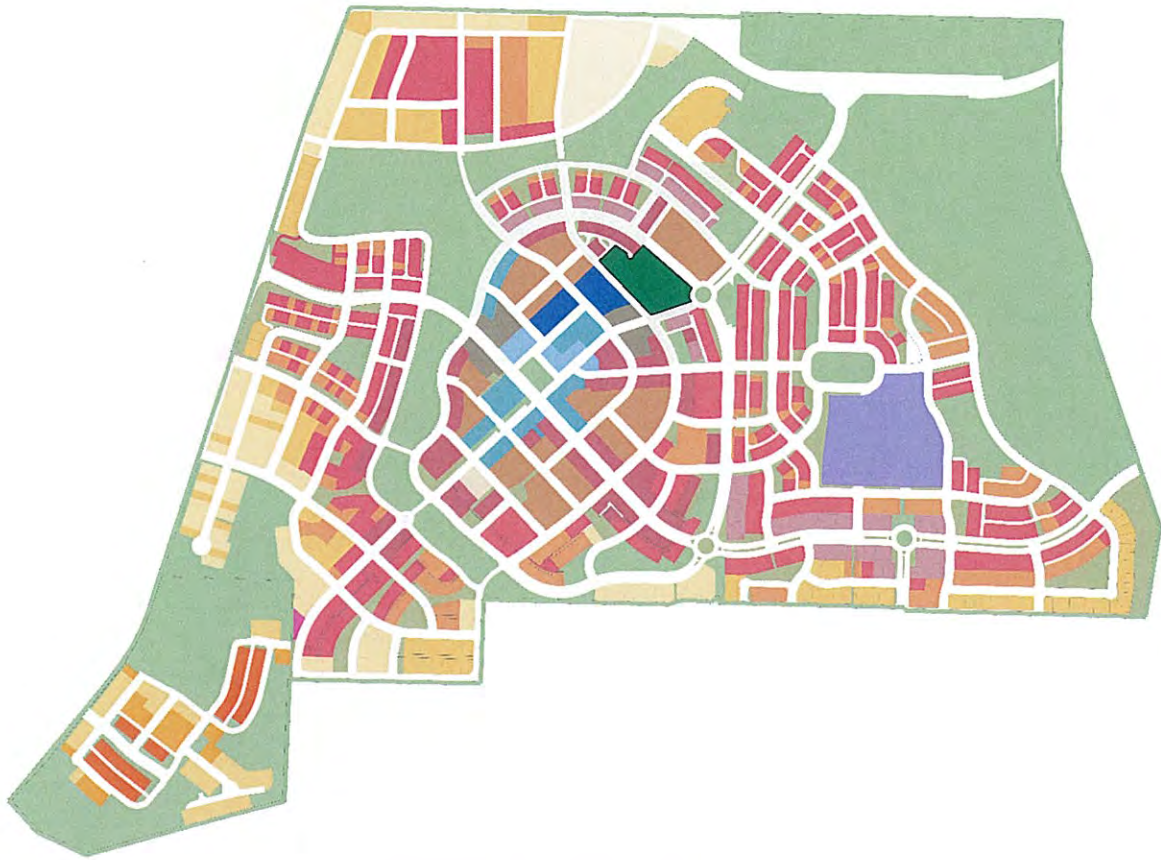


NO.	DATE	REVISIONS

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MONTAGUE PARK
 WILLEBOIS
 WILSONVILLE, OR
 LANDSCAPE PLAN

DATE	1-13-15
SCALE	NOTED
DRAWN	CHECKED
KD	JLO
SHEET NO	L3.0
	3 OF 4



**Montague Park
Lot 3 of Villebois Village Center No. 3
PDP, FDP, Zone Change,
Tree Preservation Plan**

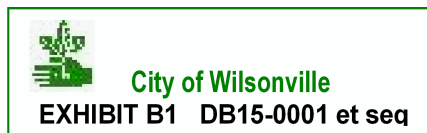
The City of Wilsonville, Oregon January 21, 2015

Applicant:

David Nash
RCS - Villebois Development, LLC
371 Centennial Pkwy, Suite 200
Louisville, CO 80027
(P) 303-533-1615

Applicant's Representative:

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



Section I) General Information

Section IA) Introductory Narrative

INTRODUCTORY NARRATIVE

PDP/FDP (INCLUDES SAP REFINEMENT), ZONE CHANGE, TREE PRESERVATION PLAN

MONTAGUE PARK

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- VIII. PROPOSAL SUMMARY & CONCLUSION 5**

I. GENERAL INFORMATION

Applicant/Property Owner: **RCS - Villebois Development LLC**
371 Centennial Pkwy. Suite 200
Louisville, CO 80027
Tel: (303) 535-1615
Fax: (303) 466-4202
Contact: **Rudy Kadlub**

Process Planner/Civil
Engineer/Surveyor: **Pacific Community Design, Inc.**
12564 SW Main St.
Tigard, OR 97223
Tel: (503) 941-9484
Fax: (503) 941-9485
Contact: **Stacy Connery, AICP**
KC Schwartzkoph, PE
Jack Ross

Landscape Architect: **Otten Landscape Architects, Inc.**
3933 SW Kelly Ave. Suite B
Portland, OR 97239
Tel: (503) 972-0311
Fax: (503) 972-0314
Contact: **Janet Otten**
Kristina Durant

Site: 3 1W 15AC, Tax Lot 3100

Size: 2.90 acres

Comprehensive Plan
Designation: Residential Village (RV)

Existing Zone: Public Facilities (PF)

Proposed Zone: Village (V)

Specific Area Plan/
Preliminary Development Plan: SAP - Central / PDP 5C

Proposal: PDP/FDP (Includes SAP Refinement)
Zone Change
Tree Removal Plan
SAP Central Phasing Plan Update

II. PROPOSAL

REQUEST

This application requests approval of the following four (4) applications for Montague Park.

- Preliminary Development Plan (includes SAP Refinement and Phasing Amendment) for Montague Park - Section II of Notebook
- Final Development Plan for Montague Park - Section II of Notebook
- Zone Change to Village (V) for Montague Park - Section III of Notebook
- Tree Preservation Plan for Montague Park - Section IV of Notebook

SITE DESCRIPTION

The subject site is identified as Tax Lot 100 on Assessor's Map 3S 1W 15AC, located in the City of Wilsonville, Oregon. The tax lot totals approximately 2.90 acres. The property is located west of SW Costa Circle East and north of SW Villebois Drive.

The subject property is currently zoned Public Facilities (PF), and is planned as a Neighborhood Park in the City of Wilsonville's Comprehensive Plan. The property is located within SAP Central in the *Villebois Village Master Plan*.

The site is currently vacant. The site generally slopes downwards from west to east. The site has street frontage onto SW Costa Circle East to the east and SW Villebois Drive to the south.

PROPOSAL DESCRIPTION

The applicant proposes a neighborhood park on the subject site, as shown in the Villebois Village Master Plan. The application includes a PDP/FDP (includes SAP Refinement), Zone Change, Tree Removal Plan, and an update to the SAP Central Phasing Plan (included in the PDP/FDP section). The applications are arranged in the order that approval should be granted based upon provisions in the development code. Each application is placed in a separate section labeled Sections II through IV respectively, with all supporting documentation needed for that application placed in the appropriate subsection.

The following narrative generally describes each of the proposed applications. The attached Supporting Compliance Reports (see Sections IIA, IIIA, and IVA), in conjunction with the attached plan sheets and other exhibits, demonstrate compliance with the applicable review criteria.

III. PLANNING CONTEXT

VILLEBOIS VILLAGE MASTER PLAN

Montague Park is described as follows on Page 19 of the Villebois Village Master Plan.

NP-4: Hilltop Park (2.90 acres)

Existing healthy cedars and firs will be incorporated into the park design. The park features a bowled space easily adapted to an amphitheater, which can be used as a gathering and neighborhood performance space. An open lawn area (180'x140') will accommodate both active and passive use while providing views

of Mt. hood. Hilltop Park will be developed as an urban park with a restroom and potential features such as a water feature, a putting green, a play structure, an overlook shelter with a barbeque and drinking fountain, paved walks, benches, picnic tables, and may incorporate a stormwater/rainwater feature.

SAP CENTRAL COMMUNITY ELEMENTS BOOK

Montague Park is described as follows in the SAP Central Community Elements Book on Page 30.

With views of the Cascades and Mt. Hood and a large stand of Douglas Fir and Western Red Cedar this park has the opportunity to connect people to Western Oregon’s native plant community and geographical icons. The native vegetation and external views create a unique park theme that will make Hilltop Park a “destination park” within the Villebois park and open space system. Hilltop Park will provide a network of paths, both soft and hard, that lead to picnic areas and views of Mt. Hood in a forest setting within the existing trees grove (See Diagram, p. 30). The open lawn area to the northwest will provide active and passive use with views to Mt. Hood. Small landscape walls may retain some grade and provide form to and provide informal seating within the lawn area.

A Community Garden for within Hilltop Park should be explored, providing gardening opportunities for Village Center inhabitants; a place where people of all ages can gather, grow food, and socialize. An amphitheater or small stage with informal landscape seating should also be explored within the existing tree grove for small performances and impromptu gatherings. If future studies conclude an amphitheater infeasible, the open area in the tree grove could be replanted into a forest meadow.

Opportunities for discovery within the park can be enhanced with sculpture and plant material. As an example an interpretive “Solar System Walk” could flank the lawn area next to the tree grove. This sculpture would be a scaled version of our solar system allowing one to “walk” the solar system.

IV. DESCRIPTION OF PDP/FDP (INCLUDES SAP REFINEMENT)

The table below shows the differences in amenities proposed for Montague Park and the amenities described in the Villebois Village Master Plan.

Master Plan	Proposed
Stormwater/Rainwater Elements	Stormwater/Rainwater Elements
Minor Water Feature	Minor Water Feature
Benches	Benches
Picnic Table	Picnic Table
Drinking Fountain	Replaced - Water Bottle Fill Station
Restroom	Not Included
Barbecue	Not Included

Shelter	Shelter
Amphitheater	Amphitheater
Putting Green	Putting Green
Play Structure	Play Structure
Lawn Play	Lawn Play
	Pickle Ball Court
	Basketball Hoop
	Circuit Training Area
	Nature Play Area

The decision to replace the features that the Master Plan calls for was made based on recommendations by City of Wilsonville staff members. There were maintenance concerns regarding the originally proposed drinking fountain, restroom, and barbecue. The water bottle fill station will require less maintenance than a drinking fountain. The proposed park is to be owned by a HOA, who will not have the same resources to ensure regular maintenance of park amenities that a city would. Furthermore, Montague Park is intended to have a small neighborhood park feel to it. Restrooms and barbecues are elements that are typical of larger regional parks. Restrooms will be located within walking distance in Regional Park 5 and Piazza. All of the park features proposed for Montague Park are shown on the attached plans (see Section IIB).

V. DESCRIPTION OF ZONE CHANGE

This application seeks approval of a zone change to re-zone the subject property from the current PF - Public Facilities to the V - Village Zone. The subject area is designated Residential Village on the Comprehensive Plan Map. Therefore, application of the Village Zone to the subject area is consistent with the Comprehensive Plan. This application and supporting documentation are located in Section III.

VI. DESCRIPTION OF TREE REMOVAL PLAN

This application requests approval of a Tree Removal Plan that ultimately leads to the issuance of a Type “C” Tree Removal Permit. Trees will be retained and removed as described in the Tree Removal Plan in Section IV. The preservation of on-site trees was carefully reviewed in the design of Montague Park. Surrounding street elevations and planned park amenities have impacted the number of trees that can be retained, as well as the health and safety considerations as reviewed by the project Arborist Morgan Holen. All trees in the proposed site have been inventoried and are analyzed in the attached Tree Report. The application and supporting documentation for this application are located in Section IV.

VIII. PROPOSAL SUMMARY & CONCLUSION

This ‘Introductory Narrative,’ in conjunction with the referenced sections, describes the proposed PDP/FDP (includes SAP Refinement), Zone Change, Tree Removal Plan, and

SAP Central Phasing Plan Update. 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.

**Section II) Preliminary
Development Plan/Final
Development Plan**

Section IIA) Supporting Compliance Report

**SUPPORTING COMPLIANCE REPORT
PDP/FDP (INCLUDES SAP REFINEMENT)
MONTAGUE PARK**

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 typically permitted:

- H. Non-commercial parks, plazas, playgrounds, recreational facilities, community buildings and grounds, tennis courts, and other similar recreational and community uses owned and operated either publicly or by an owners association.

Response: This application proposes a neighborhood park for recreational and neighborhood uses. The park will be owned and operated by the Villebois Village Center Home Owners Association after construction. The proposed use is permitted pursuant to this section.

(.07) General Regulations - Off-Street Parking, Loading & Bicycle Parking

Response: Montague Park does not include any off-street parking, as the proposed amenities do not require it. The park is proposed to serve the surrounding neighborhood and will include pathways for pedestrians and bicycle travel.

(.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*. Montague Park is provided as shown in the *Villebois Village Master Plan* and SAP Central.

(.09) Street and Access Improvement Standards.

Response: The adjacent public streets will be built in conformance with the streets and access improvement standards as applicable. The traffic circle where Costa Circle East meets Villebois Drive has already been constructed. Nearby parts of Costa Circle East and Orleans Avenue which are not directly adjacent to Montague Park have already been constructed. This code section does not apply to the design of Montague Park, except to assure that vision clearance standards are met in proposed planting schemes. Proposed landscaping is sited to meet vision clearance standards.

(.10) Sidewalk and Pathway Improvement Standards.

Response: This code section refers directly to code Section 4.176, which is addressed in subsequent sections of this report.

(.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. This application reflects the provision of street trees consistent with that shown in the SAP Central *Community Elements Book*.

(.12) Master Signage and Wayfinding

Response: The SAP Central *Signage & Wayfinding Plan* calls for one internal site identifier in the eastern portion of Montague Park at the roundabout. This signage will face outward towards the roundabout at Villebois Drive and Costa Circle East. The proposed signage within Montague Park will comply with applicable standards in the SAP Central *Signage & Wayfinding Plan*.

(.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 Montague Park are consistent with the approved *Community Elements Book* as shown in the approval criteria sections of this report. The *Village Center Architectural Standards* is not applicable to the proposed park uses. Site furnishings within Montague Park will be consistent with those shown in the *Community Elements Book*.

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

Response: Existing trees within Montague Park will be retained as shown in the attached plans. A Tree Preservation Plan is included in this application (see Section IV).

g. A landscape plan in compliance with Sections 4.125(.07) and (.11), above.

Response: A detailed landscape plan is provided with this application in accordance with the requirements of Section 4.125 (.07) and (.11), 4.176(.09), and 4.440(.01)B (see attached plans).

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

Response: Lighting and site furnishings as identified in the approved *Community Elements Book* for SAP Central are addressed in the approval criteria sections of this report.

(.16) Village Center Design Standards

A. In addition to the design standards found in Section 4.125(.14), above, the following Design Standards are applicable to the Village Center, exclusive of single-family detached dwellings and row houses:

1. Off-street parking areas shall not be located between buildings and the street.
2. The design of off-street parking areas shall include pedestrian connections to the buildings they serve, sidewalks, and adjacent parking areas.

Response: Montague Park does not include any off-street parking. The proposed park uses do not require off-street parking, and are intended to be walked or biked to by the surrounding neighborhood.

3. The design of buildings and public spaces shall include interior (through-buildings) and exterior public pedestrian accessways, as required, to facilitate pedestrian connections.

Response: Montague Park is designed with pedestrian accessways and includes one shelter. As shown on the attached plans, accessways will connect to the shelter.

4. The design of buildings shall include rear and side entrances in addition to primary street front entrances when necessary to facilitate pedestrian connections.
5. Building facades shall be broken into multiple vertical elements.
6. Canopies and awnings should be provided as specified in the Village Center Architectural Standards.

Response: The only building that is proposed for Montague Park is one shelter. The above standards are not applicable to the shelter.

7. The design of buildings and landscapes shall provide opportunities for public art at a minimum of one location per block.

Response: Montague Park provides opportunities for public art in compliance with this standard.

(.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 Sections 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 multifamily 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 Plan (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: Applications for a PDP and FDP are submitted concurrently, as outlined in the following sections. The PDP includes refinements to the SAP and an SAP phasing amendment.

G. Preliminary Development Plan Approval Process (Equivalent to Stage II):

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.
 - b. Be made by the owner of all affected property or the owner's authorized agent; and
 - 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
 - d. Set forth the professional coordinator and professional design team for the project; and
 - e. State whether the development will include mixed land uses, and if so, what uses and in what proportions and locations.
 - f. Include a preliminary land division (concurrently) per Section 4.200, as applicable.
 - g. Include a concurrent application for a Zone Map Amendment (i.e., Zone Change) for the subject phase.

Response: This application requests approval of a Preliminary Development Plan. The proposed PDP is phase 5C of SAP Central. The applicant is the owner of the

subject property. A copy of the application form is included in Section IB of this notebook. The professional coordinator and design team for the project are listed in the Introductory Narrative in Section IA. No mixed land uses or preliminary land divisions are proposed. A request for a Zone Change is included in Section III of this notebook.

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.

Response: A survey has been completed 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 of from six percent (6%) to twelve percent (12%);
- iii. Five (5) foot contours for slopes of 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%).

Response: Contours as listed above are shown on the attached plans (see Section IIB).

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 area is not located within the boundaries or 50 feet from the SROZ.

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: No residential units are proposed. The only proposed use of the land is for a park.

- 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 SAP, 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 streets, alleys, and trails are shown on the attached plans (see Section IIB).

- 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 Architectural Standards. [Section 4.125(.18)(G)(2)(f) amended by Ord. No. 595, 12/5/05.]

Response: Conceptual elevations of the shelter are included in Section IIC.

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

Response: A composite utility plan is included with the attached plans (see Section IIB).

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

Response: The proposed PDP will 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 security for the capital improvements required by the project as deemed necessary by the DRB.

- 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

build out of the entire SAP, and it shall meet Subsection 4.140(.09)(J)(2).

Response: As part of this application, a Traffic Study Waiver has been approved and is shown in Section IIE of this notebook.

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 Sections 4.125(.18)(D)(1) and (2), plus the following:

a. The location of water, sewerage and drainage facilities;

Response: Location of water, sewage, and drainage facilities are included in the attached plans (see Section IIB).

b. Conceptual building and landscape plans and elevations, sufficient to indicate the general character of the development;

Response: Conceptual elevations for the shelter are included in Section IIC.

c. The general type and location of signs;

Response: One internal site identifier is proposed with this application, as called for in the SAP Central Master Signage & Wayfinding Plan. Location and type of the internal site identifier are shown on the attached plans (see Section IIB).

d. Topographic information as set forth in Section 4.035;

Response: Topographic information is shown on the attached plans (see Section IIB).

e. A map indicating the types and locations of all proposed uses; and

Response: The only proposed use for the subject area is for a park.

f. A grading and erosion control plan illustrating existing and proposed contours as prescribed previously in this section.

Response: A grading and erosion control plan is included in the attached plans (see Section IIB).

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 build out of the entire PDP,

and it shall meet Subsection 4.140(.09)(J)(2) for the full development of all five SAPs.

Response: As part of this application, a Traffic Study Waiver has been approved and is shown in Section IIE of this notebook.

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: A FDP is requested concurrently with the PDP for this application. The ultimate operation and appearance of Montague Park is shown in detail on the attached plans (see Section IIB).

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: A public hearing will be held in accordance with this section.

J. PDP Refinements to an Approved Specific Area Plan

1. In the process of reviewing a PDP for consistency with the approved Specific Area Plan, the DRB may approve refinements, but not amendments, to the SAP. Refinements to the SAP may be approved by the Development Review Board, upon the applicant's detailed graphic demonstration of compliance with the criteria 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: No changes to the street network are proposed.

- ii. Changes to the nature or location of park type, 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: The table below shows the differences in amenities proposed for Montague Park and the amenities described in the Villebois Village Master Plan.

Master Plan	Proposed
Stormwater/Rainwater Elements	Stormwater/Rainwater Elements
Minor Water Feature	Minor Water Feature
Benches	Benches
Picnic Table	Picnic Table
Drinking Fountain	Replaced - Water Bottle Fill Station
Restroom	Not Included
Barbecue	Not Included
Shelter	Shelter
Amphitheater	Amphitheater
Putting Green	Putting Green
Play Structure	Play Structure
Lawn Play	Lawn Play
	Pickle Ball Court
	Basketball Hoop
	Circuit Training Area
	Nature Play Area

The decision to replace the features that the Master Plan calls for was made based on recommendations by City of Wilsonville staff members. There were maintenance concerns regarding the originally proposed drinking fountain, restroom, and barbecue. The water bottle fill station will require less maintenance than a drinking fountain. The proposed park is to be owned by a HOA, who will not have the same resources to ensure regular maintenance of park amenities that a city would. Furthermore, Montague Park is intended to have a small neighborhood park feel to it. Restrooms and barbecues are elements that are typical of larger regional parks. Restrooms will be located within walking distance in Regional Park 5 and Piazza. All of the park features proposed for Montague Park are shown on the attached plans (see Section IIB).

- iii. Changes to the nature or location of utilities or storm water facilities that do not

significantly reduce the service or function of the utility or facility.

Response: No changes to the nature or location of utilities or storm water facilities are proposed.

- 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 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.

Response: No changes to the location or mix of land uses are proposed with this application.

- 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: No changes in density are proposed with this application.

- vi. Changes that are significant under the above definitions, but necessary to protect an important community resource or substantially improve the functioning of collector or minor arterial streets. [Amended by Ord. 682, 9/9/10]

Response: No changes that are significant under the above definition are proposed.

- b. 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,

Response: The proposed refinement affects the amenities provided in the park area. No quantifiable matters, requirements, or performance measures are affected by the refinement.

- ii. That which negatively affects an important, qualitative feature of the subject, as specified in (.18)(J)(1)(a), above.

Response: The proposed refinement to substitute and add amenities to Montague Park will enhance the character of the park and provide residents with additional opportunities for recreation.

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: The proposed refinement to the park amenities will better meet the approved conditions of the SAP as it will enhance the function and character of the park.

The proposed refinement will also better meet the Goal, Policies and Implementation Measures of the Villebois Village Master Plan. Specifically, the Goal states that the park system shall create “a range of experiences for its residents and visitors”. This proposed refinement diversifies the amenities provided within the park, providing a greater range of experiences.

Policies 3 and 5 call for “various age-oriented facilities and activities, while maintaining adequate areas of calm” and “social interaction by adding layers of activity”. The proposed refinement will allow the park to provide a range of activities for all ages, while maintaining areas of calm such as the lawn play area. This addition in amenities will also facilitate greater social interaction by providing more opportunities for recreation in groups (e.g. basketball hoop, pickle ball court).

Implementation Measures 7 and 15 focus on opportunities to recreate year round through the provision of hard and soft surfaces, and ensuring that each child play area includes suitable uses for a range of age groups. The proposed refinement better meets Measure 7 by adding hard surfaced opportunities such as pickle ball court and basketball hoop, while maintaining soft surface areas such as the lawn play and putting green. Measure 15 will be better met through the addition of amenities such as the nature play area to accommodate younger children, and the addition of amenities such as the circuit training area to accommodate teenagers and adults.

- 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: The refinements will only affect the amenities provided within Montague Park. The change and addition in amenities will not affect tree preservation, lawn play area, scenic views of Mt. Hood, or any other significant resources any more than the original design would have.

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

Response: The proposed PDP refinement only affects the amenities of Montague Park. No adjoining or subsequent PDP or SAP areas will be precluded from development 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.

Response: No amendments to the SAP are proposed

4. Amendments to the SAP for phasing will be processed as a Class II administrative review proposal. [Section 4.125(.18)(J)(1) amended by Ord. No.587, 5/16/05.]

Response: An SAP phasing amendment is proposed to update the phasing for SAP Central and is included with this request.

- 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: The proposed PDP is consistent with the applicable standards identified in this section, addressed below.

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

Response: The proposed PDP complies with the applicable standards of the Planning and Land Development ordinance, as demonstrated in this narrative.

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

Response: A refinement to SAP Central to substitute and add amenities to Montague Park is proposed with this application. The proposed PDP is consistent with all other applicable provisions of SAP Central.

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

Response: No residential buildings are proposed. The Architectural Pattern Book and the Village Center Architectural Standards do not apply to Montague Park.

2. 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: PDP 5C will be constructed in one phase.

3. 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 other special circumstances

prohibit completion, in which case bonding for the improvements shall be permitted.

Response: No dwelling units are proposed as part of this application. Therefore, this section does not apply.

4. 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 dwelling units are proposed as part of this application. Therefore this section does not apply.

5. 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. [Section 4.125(.18)(K.) amended by Ord. 607, 4/3/06]

Response: The applicant understands that the DRB may require modifications or conditions through the review 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

1. In the process of reviewing a FDP for consistency with the underlying Preliminary Development Plan, the DRB may approve refinements, but not amendments, to the PDP. Refinements to the PDP may be approved by the Development Review Board, upon the applicant's detailed graphic demonstration of compliance with the criteria set forth in Section 4.125(.18)(O)(2), below.

a. Refinements to the PDP 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.
- ii. Changes to the nature or location of park type, trails, or open space that do not significantly reduce function, usability, connectivity, or overall distribution or availability of these uses in the PDP.
- iii. Changes to the nature or location of utilities or storm water facilities that do not significantly reduce the service or function of the utility or facility.
- iv. Changes to the location or mix of land uses that do not significantly alter the overall distribution or availability of uses in the affected PDP. For 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. [Section 4.125(.18)(O)(1)(a)(iv) amended by Ord. No. 587, 5/16/05.]

- v. Changes that are significant under the above definitions, but necessary to protect an important community resource or substantially improve the functioning of collector or minor arterial streets. [Amended by Ord. 682, 9/9/10]

b. As used herein, “significant” means:

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

Response: No refinements to the PDP are proposed, since the FDP is submitted concurrent with the PDP.

- 3. Amendments to the PDP must follow the same procedures applicable to adoption of the PDP itself. Amendments are defined as changes to elements of the PDP not constituting a refinement.

Response: No amendments to the PDP are proposed.

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 application addresses Montague Park. The *Architectural Pattern Book* is not applicable to this use since it does not include residential uses. The *Village Center Architectural Standards* is also not applicable to the proposed park use. The proposed application is consistent with the conditions of the approved SAP Central. Conformance of the proposed application with the *Community Elements Book* for SAP - Central is demonstrated as follows.

LIGHTING MASTER PLAN

Response: Lighting shown on the attached plans is consistent with the Lighting Master Plan Diagram shown on page 5 of the *Community Elements Book* for SAP Central.

CURB EXTENSIONS

Response: SW Orleans Loop, Villebois Drive North, and SW Costa Circle East will be developed with curb extensions shown on the Curb Extension Concept Plan Diagram located on page 6 of the *Community Elements Book* for SAP - Central.

STREET TREE MASTER PLAN

Response: The location and species of street trees shown on the attached plans is consistent with the Street Tree Master Plan Diagram and List shown on pages 7-10 of the *Community Elements Book*.

SITE FURNISHINGS

Response: The furnishings shown the attached plans were selected to maintain the identity and continuity of Villebois. The site furnishings shown are consistent with those described in the Site Furnishings Concept shown on pages 11-14 of the *Community Elements Book*.

TREE PROTECTION

Response: Existing trees within Montague Park will be retained as shown in the Tree Preservation Plan (see Section IV).

PLANT LIST

Response: The *Community Elements Book* for SAP Central contains a Plant List (pages 16-18) of non-native and native trees, shrubs, and herbs/grasses for species to be used within SAP Central. The attached plans list the plants that will be planted in Montague Park. The proposed plantings are consistent with the Plant List in the SAP - Central *Community Elements Book*.

HILLTOP PARK - OUTDOOR ROOM

With views of the Cascades and Mt. Hood and a large stand of Douglas Fir and Western Red Cedar this park has the opportunity to connect people to Western Oregon's native plant community and geographical icons. The native vegetation and external views create a unique park theme that will make Hilltop Park a "destination park" within the Villebois park and open space system. Hilltop Park will provide a network of paths, both soft and hard, that lead to picnic areas and views of Mt. Hood in a forest setting within the existing trees grove (See Diagram, p. 30). The open lawn area to the northwest will provide active and passive use with views to Mt. Hood. Small landscape walls may retain some grade and provide form to and provide informal seating within the lawn area.

A Community Garden for within Hilltop Park should be explored, providing gardening opportunities for Village Center inhabitants; a place where people of all ages can gather, grow food, and socialize. An amphitheater or small stage

with informal landscape seating should also be explored within the existing tree grove for small performances and impromptu gatherings. If future studies conclude an amphitheater infeasible, the open area in the tree grove could be replanted into a forest meadow.

Opportunities for discovery within the park can be enhanced with sculpture and plant material. As an example an interpretive “Solar System Walk” could flank the lawn area next to the tree grove. This sculpture would be a scaled version of our solar system allowing one to “walk” the solar system.

SITE FURNISHINGS

Intent:

Site Furnishings for Hilltop Park will serve functional and aesthetic needs and aid in defining the character and use of this outdoor space. Seating and picnic tables will take advantage of external and internal views, and provide opportunities for seating in open areas with solar access and under the canopy of existing trees.

Standards:

Required

- 1) Lighting***
- 2) Seating***
- 3) Trash Receptacle***

Optional

- Sculpture***
- Drinking Fountain***
- Landscape stone seatwall in lawn area***
- Stone as seating for amphitheater***

Response: Lighting for Montague Park shown on the attached plans is consistent with the Lighting Master Plan Diagram shown on page 5 of the *Community Elements Book* for SAP Central. Seating will be provided on benches and picnic tables as shown on the attached plans. A trash/recycling receptacle is included as shown on the attached plans. A water bottle fill station is included in place of a drinking fountain. A landscape stone seatwall is included with the lawn area. Boulders originating from the subject site will be incorporated into seating for the amphitheater.

PLANT MATERIAL

Intent:

Native plant material shall be planted under the existing tree grove that will replicate a native forest understory/setting for this type of coniferous plant community.

Standards:

Required

- 1) Retention of all trees as per the SAP-Central Tree Preservation Plan***
- 2) Planting native understory***

Optional

- 3) Community Garden***
- 4) Buffer planting along northwest to buffer proposed development***

Response: The attached plans (see Section IVC) include a Tree Preservation Plan and a Landscape Plan which show the trees to be retained and the trees to be planted. Existing trees will be retained and incorporated into the design of Montague Park to the extent feasible given the health and condition of the trees and their relation to proposed grading and park amenities. All proposed tree plantings comply with the tree lists in the Community Elements Book.

SURFACES

Intent:

Hilltop shall have a combination of soft and paved paths. If an amphitheater is feasible it shall have seating that is set in lawn or crushed gravel / decomposed granite. Access to amphitheater shall be ADA compliant.

Response: Both gravel and paved paths are included as part of Montague Park. The proposed seating for the amphitheater is a combination of lawn and boulders that originate from the subject site. ADA access to the amphitheater is provided with a paved path that features views of the stage.

GENERAL DEVELOPMENT REGULATIONS

SECTION 4.156. SIGN REGULATIONS

Response: The SAP Central *Signage & Wayfinding Plan* indicates one internal site identifier to be placed at the Costa Circle East/Villebois Drive roundabout. This internal site identifier will comply with applicable standards in the SAP Central *Signage & Wayfinding Plan*.

SECTION 4.176. LANDSCAPING, SCREENING & BUFFERING

(.02) Landscaping and Screening Standards.

Response: Landscaping within Montague Park includes retention of existing trees and the addition of plantings as shown on the attached plans. The applicable provisions of Section 4.176 are addressed below. This application reflects the provision of street trees consistent with that shown in the SAP Central *Community Elements Book*.

(.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: Montague Park includes more than 15% landscaping as shown in the attached plans.

(.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 Montague Park. Therefore, no buffering or screening is required in relation to the application.

(.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 application 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 any shrubs will be equal to or better than 2-gallon size with a 10 to 12 inch spread. Any 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 any 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: A lawn for recreation is planned as part of this development. The proposed design includes open lawn area to be 180'x140' (0.57 acres) in area, which covers 19.7% (0.59/2.90) of the subject area, which is consistent with the amount of lawn area identified in the Master Plan for this park.

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 any plant materials installed under trees or large shrubs will comply with this standard.

- 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, any proposed tree species have been selected from the Villebois Plant List in the *Community Elements Book*. Any proposed trees meet the minimum 2" caliper code requirement or the minimum height requirement for conifers as appropriate. Any 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 proposed park use.

- D. Street Trees.

Response: Street trees shown in the plans for this application are consistent with the Street Tree Master Plan in the SAP Central *Community Elements Book*.

- 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, existing trees will be retained and incorporated into the design of Montague Park to the extent feasible given the health and condition of the trees and their relation to proposed grading and park amenities.

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 property and Montague Park design.

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 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 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. An irrigation system will be installed as needed. 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 located off the street and 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: Landscaping will meet the vision clearance standards.

(.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 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: Tree mitigation plantings will conform to all standards as set forth in this section. A Tree Preservation Plan is included in Section IV.

SECTION 4.177. STREET IMPROVEMENT STANDARDS

(.01) Except as specifically approved by the Development Review Board, all street and access improvements shall conform to the Street System Master Plan, together with the following standards:

H. Access drives and lanes.

Response: Montague Park is accessible from the adjacent streets as shown on the attached plans. All streets accommodate 2-way traffic.

I. 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 30 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 park will be less than 30 inches in height to assure that visibility is not blocked.

SECTION 4.178. SIDEWALK & PATHWAY STANDARDS

(.01) Sidewalks. All sidewalks shall be concrete and a minimum of five (5) feet in width, except where the walk is adjacent to commercial storefronts. In such cases, they shall be increased to a minimum of ten (10) feet in width.

Response: All sidewalks and pathways in the subject area comply with the width surface requirements of the Master Plan and the park designs for Montague Park.

(.03) Pavement surface.

- A. All bike paths shall be paved with asphalt to provide a smooth riding surface. Where pathways are adjacent to and accessible from improved public streets, the Public Works Director may require a concrete surface. At a minimum the current AASHTO “Guide for the Development of Bicycle Facilities” and the State “Oregon Bicycle Plan” shall be used to design all bicycle facilities within the City of Wilsonville. Any deviation from the AASHTO, ODOT, and City standards will require approval from the City Engineer prior to implementation of the design.
- B. To increase safety, all street crossings shall be marked and should be designed with a change of pavement such as brick or exposed aggregate. All arterial crossings should be signalized.
- C. All pathways shall be clearly posted with standard bikeway signs.
- D. Pedestrian and equestrian trails may have a gravel or sawdust surface if not intended for all weather use.

Response: The attached plans demonstrate compliance with the above standards.

(.06) Pathway Clearance.

- A. Vertical clearance of at least 8 feet 6 inches shall be maintained above the surface of all pathways. The clearance above equestrian trails shall be a minimum of ten feet.
- B. All landscaping, signs and other potential obstructions shall be set back at least (1) foot from the edge of the pathway surface. No exposed rock should be permitted within two (2) feet of the path pavement and all exposed earth within two (2) feet of the pavement shall be planted with grass, sod or covered with 2" of barkdust.

Response: As shown on the attached plans, all potential obstructions are at least one foot from the edge of the pathway surfaces, and vertical clearance will be maintained.

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: Montague Park is not in the business, commercial, industrial, or residential areas of the City. The SAP Central *Master Signage & Wayfinding Plan* calls for one internal site identifier to be located at the Villebois Drive/Costa Circle East roundabout. The proposed landscaping within Montague Park is designed in compliance with the standards for 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.

(.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: Montague Park is designed to assure proper functioning of the site and to maintain an aesthetically pleasing environment. The proposed landscaping and park design 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 application includes landscaping as shown on the attached plans, which will enhance the visual environment of the site. Pedestrian connections to sidewalks, trails, and adjacent areas will be provided to enhance the site's connectivity to surrounding uses.

- C. Discourage monotonous, drab, unsightly, dreary and inharmonious developments;**

Response: The subject area will include landscaping as shown on the attached plans. Landscaping will consist of an appropriate mixture of ground cover, shrubs, and trees selected from the Villebois Plant List to create a harmonious appearance throughout the larger Villebois development. The proposed landscaping and hardscaping 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: Montague Park 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: Montague Park activities, along with 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: Montague Park will create neighborhood amenities that will help to maintain property values in this new community. The Villebois Village Center Homeowners Association will ensure that this area is properly maintained over time.

- 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. This application is consistent with the 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 application shows Montague Park which will enhance surrounding residential 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, tranquility 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, 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 application area does not include any steep slopes, wetlands, flood plains, SROZ areas, or sensitive wildlife habitat areas. Existing trees will be preserved as shown in the Tree Preservation Plan (see Section IV). The application includes all elements specified for Montague Park within the *Master Plan*, except as proposed to be refined with the PDP as described in Section 4.125(.18)(J).

- 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: No driveways or parking areas are proposed or required with this application. Montague Park is accessible from adjacent streets and pathways, as shown on the attached plans.

- 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: The application is consistent with grading and drainage planned for Montague Park. 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 an harmonious relation to neighboring properties and site. The proposed method of sanitary and storm sewage disposal from all buildings shall be indicated.

Response: The application is consistent with the utilities planned for Montague Park. This system has been carefully designed so as not to adversely affect neighboring properties.

- 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 application.

- 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 application 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 in 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: The plans meet the requirements of Section 4.440 (.01). A copy of the application fee submitted is included in Exhibit IB of this notebook. Architectural drawings and a color board are not required as the application proposes park use. One internal site identifier is proposed at the Villebois Drive/Costa Circle East roundabout, as called for in the SAP Central *Master Signage & Wayfinding Plan* and shown on the attached plans (see Section IIB).

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 application does not include any existing development; therefore this criterion does not apply.

II. CONCLUSION

This Supporting Compliance Report demonstrates compliance with the applicable requirements of the City of Wilsonville Planning & Land Development Ordinance for the requested PDP, SAP Refinement, and FDP. Therefore, the applicant requests approval of this application.

Section IIB) Plan Set

MONTAGUE PARK VILLEBOIS PRELIMINARY DEVELOPMENT PLAN & FINAL DEVELOPMENT PLAN

TL 3100, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SECTION 15 A.C.
CITY OF WILSONVILLE, OREGON



RCS-VILLEBOIS
DEVELOPMENT, LLC
OTTEN LANDSCAPE ARCHITECTS, INC
PACIFIC COMMUNITY DESIGN, INC

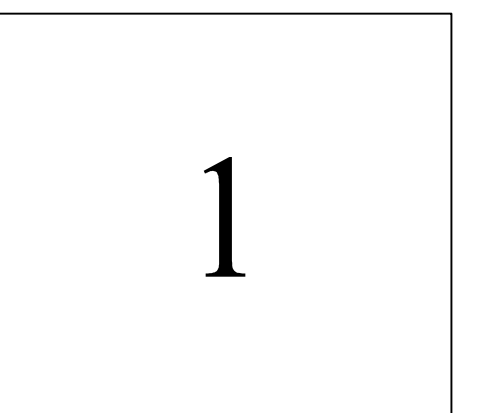


PDP 5C/FDP
VILLEBOIS
Montague Park

Preliminary
Development Plan
&
Final Development
Plan

Cover Sheet

DATE 2/24/15



APPLICANT/PROPERTY OWNER:

RCS - VILLEBOIS DEVELOPMENT, LLC
371 CENTENNIAL PARKWAY, SUITE 200
LOUISEVILLE, CO 80027
[P] 303-533-1615
CONTACT: BRIAN PAUL/DAVID NASH

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: KC SCHWARTZKOPH, PE

SURVEYOR:

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

LANDSCAPE ARCHITECT:

OTTEN LANDSCAPE ARCHITECTS, INC.
3933 SW KELLY AVE, SUITE B
PORTLAND, OR 97239
[P] 503-972-0311
CONTACT: JANET OTTEN, LANDSCAPE ARCHITECT

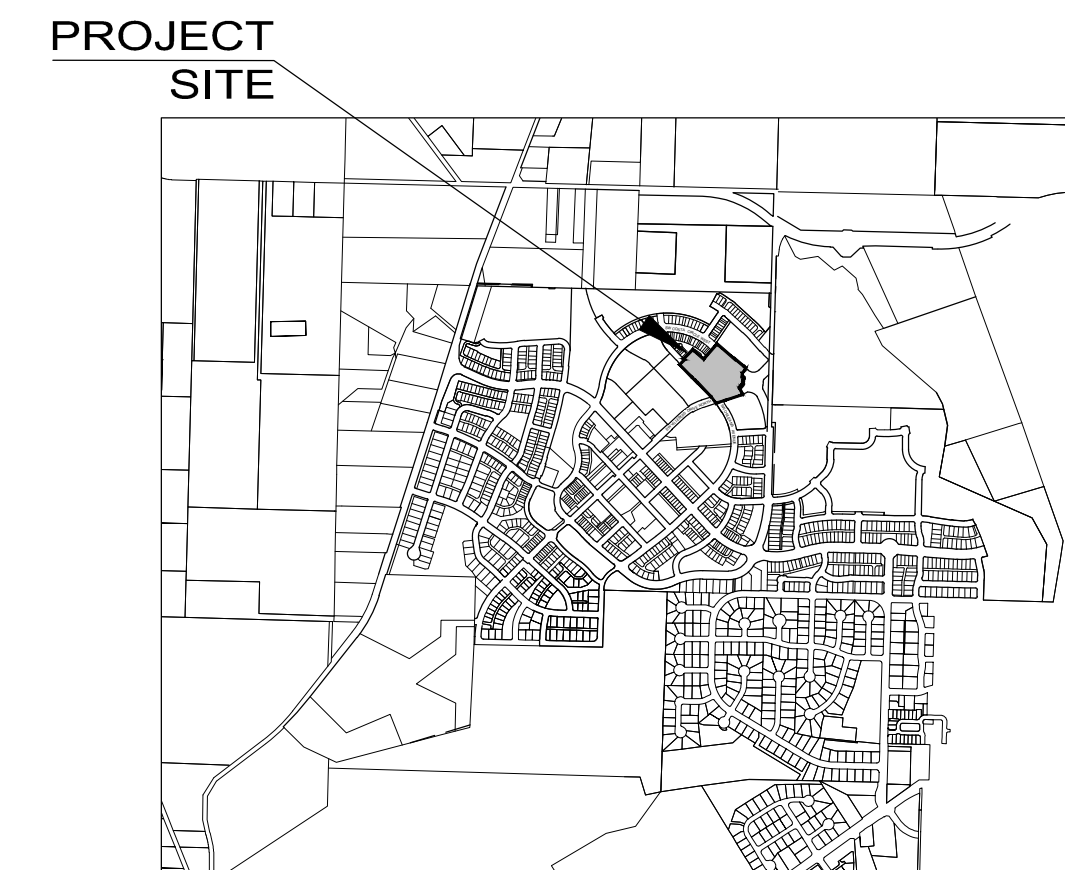
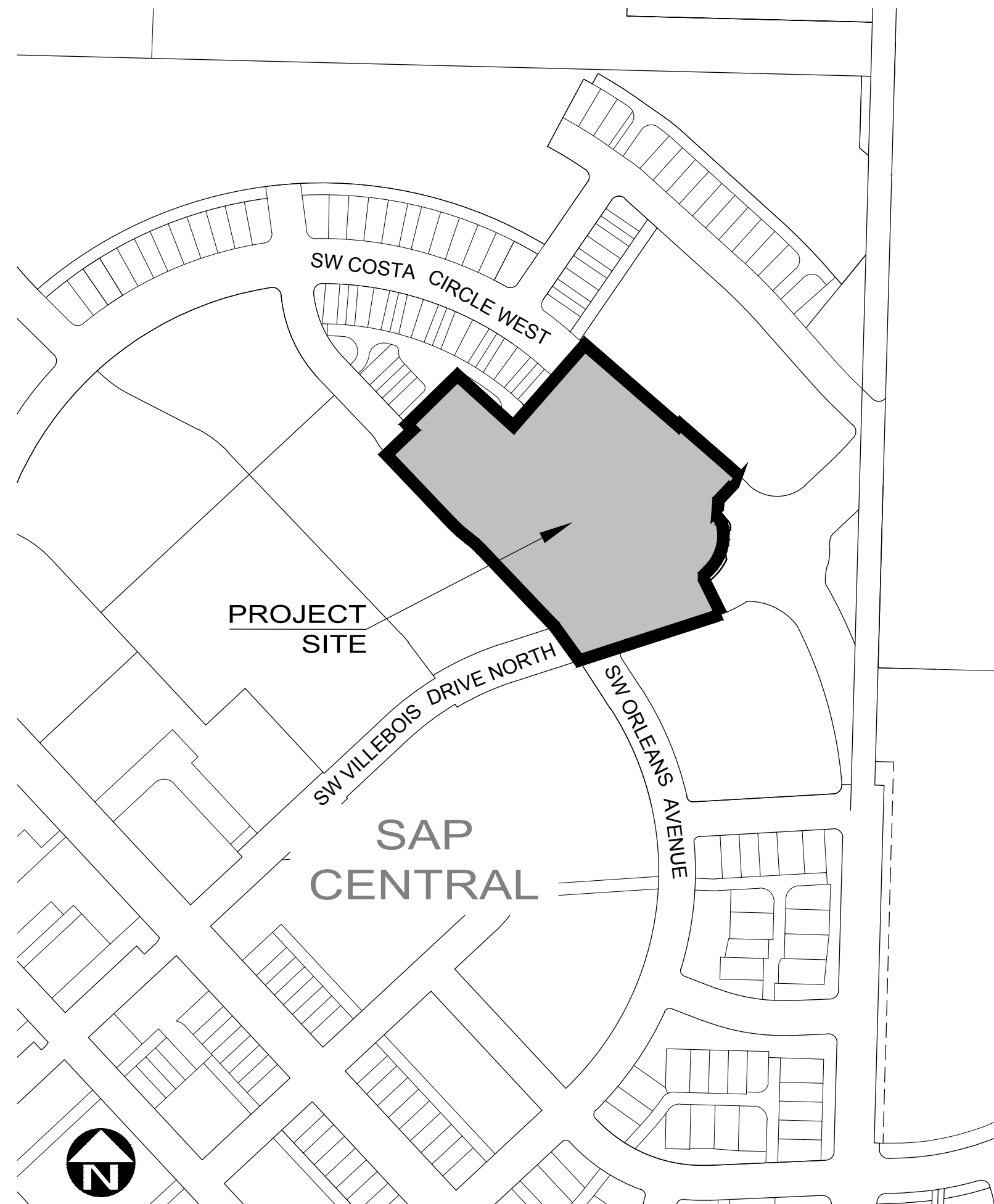
GEOTECHNICAL ENGINEER:

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

BENCHMARK:

OREGON STATE PLANE COORDINATE 5818 LOCATED
IN MOMUMENT BOX IN CENTERLINE OF TOOZE ROAD
0.2 MILES WEST OF 110TH AVE.

ELEVATION DATUM: NAVD 88, ELEVATION = 202.991



SHEET INDEX:

- 1 COVER SHEET
- 2 EXISTING CONDITIONS
- 3 AERIAL PHOTOGRAPH
- 4 PRELIMINARY SITE/LAND USE PLAN
- 5 PRELIMINARY GRADING/EROSION CONTROL PLAN
- 6 COMPOSITE UTILITY PLAN
- 7 CIRCULATION PLAN & STREET SECTIONS
- 8.1 TREE PRESERVATION PLAN
- 8.2 TREE PRESERVATION DETAIL
- 9 SAP CENTRAL PHASING PLAN UPDATE
- L1.0 LANDSCAPE PLAN & DETAILS
- L2.0 LANDSCAPE PLAN & DETAILS
- L3.0 LANDSCAPE PLAN & DETAILS
- L4.0 LANDSCAPE DETAILS & SPECIFICATIONS

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



Villebois

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OTTEN LANDSCAPE ARCHITECTS, INC
PACIFIC COMMUNITY DESIGN, INC



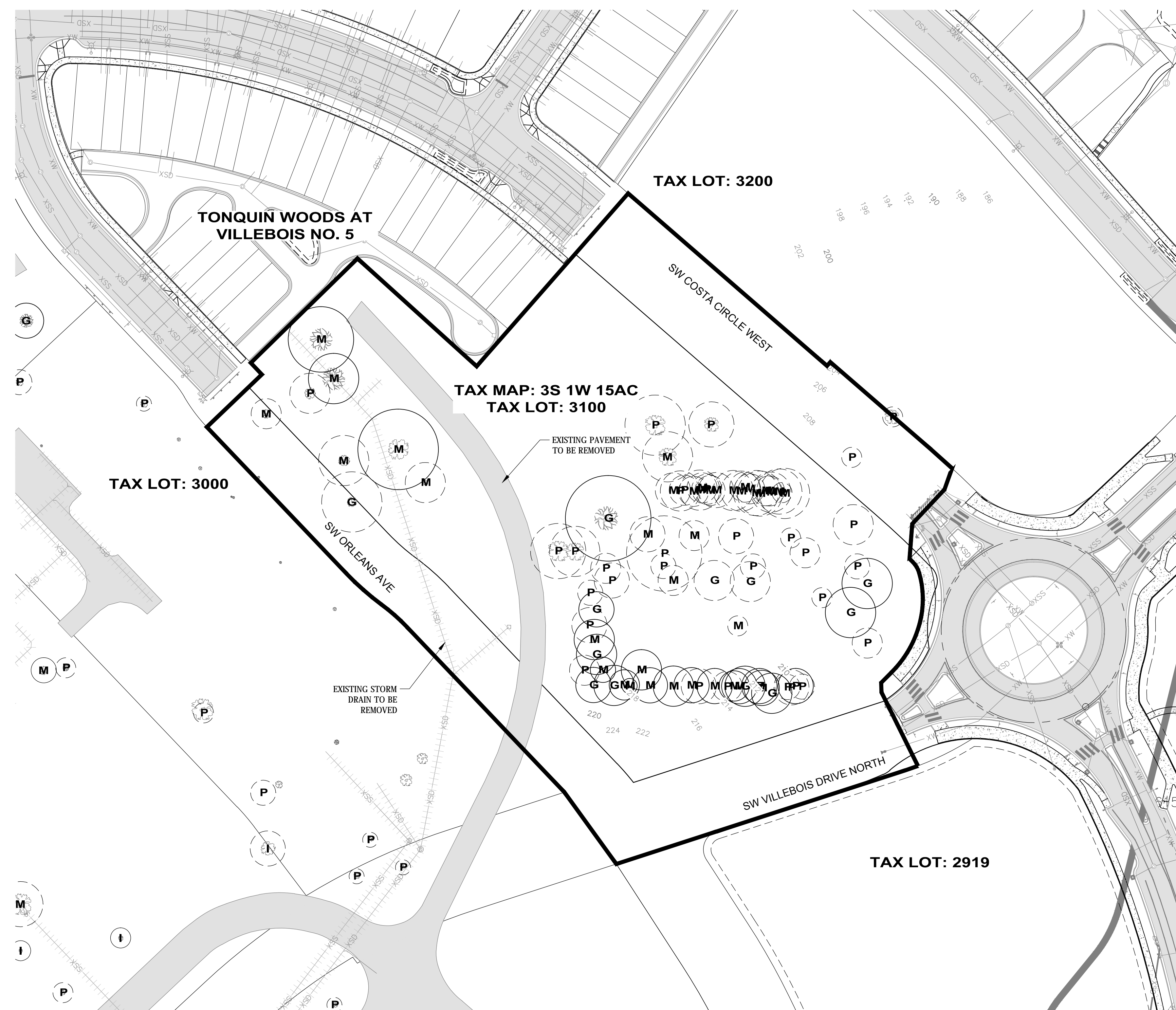
PDP 5C/FDP
VILLEBOIS
Montague Park

Preliminary
Development Plan
&
Final Development
Plan

Existing Conditions

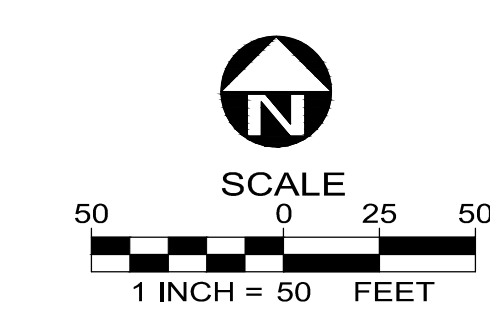
DATE 2/24/15

2



LEGEND

	SITE BOUNDARY
	EX 2-FT CONTOUR
	EX 10-FT CONTOUR
	EX SANITARY SEWER
	EX STORM DRAIN
	EX WATER LINE
	EX TELEPHONE LINE
	EX GAS LINE
	EX OIL LINE
	EX PAVEMENT
	EX SIDEWALK
	EX ASPHALT PAVEMENT
	EX SANITARY CLEANOUT
	EX STORM MANHOLE
	EX SANITARY MANHOLE
	EX CATCH BASIN
	EX WATER METER
	EX STORM CLEANOUT
	EX FIRE HYDRANT
	EX CURB INLET
	EX WATER VALVE
	EX BLOW-OFF
	EX ELECTRICAL BOX
	EX POWER METER
	EX PGE PADMOUNT TRANSFORMER
	EX WATER VALVE
	EX STREET LIGHT
	EX LIGHT POLE
	EX STREET SIGN
	EX FENCE
	EX TREE
	EX TREES TO REMAIN
	EX TREES TO REMOVED
I	IMPORTANT
G	GOOD
M	MODERATE
P	POOR



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Villebois

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OTTEN LANDSCAPE ARCHITECTS, INC
PACIFIC COMMUNITY DESIGN, INC



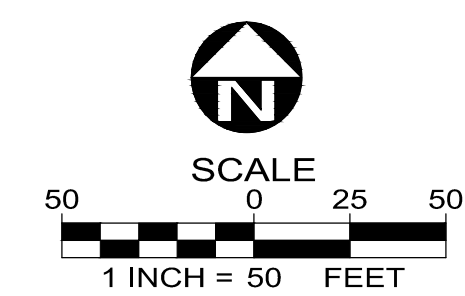
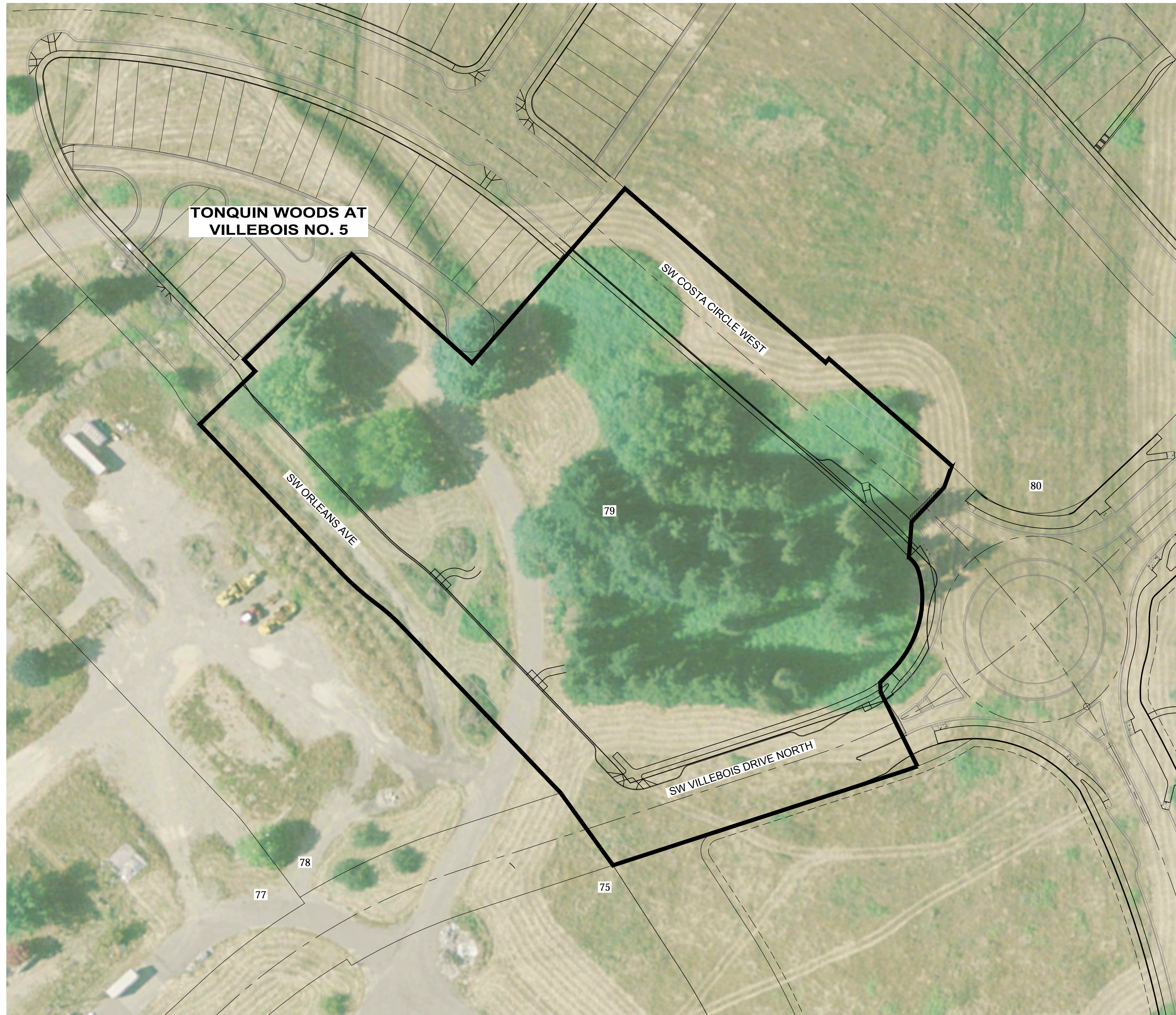
PDP 5C/FDP
VILLEBOIS
Montague Park

Preliminary
Development Plan
&
Final Development
Plan

Aerial
Photograph

DATE 2/24/15

3





Villebois

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DEVELOPMENT, LLC
OTTEN LANDSCAPE ARCHITECTS, INC
PACIFIC COMMUNITY DESIGN, INC



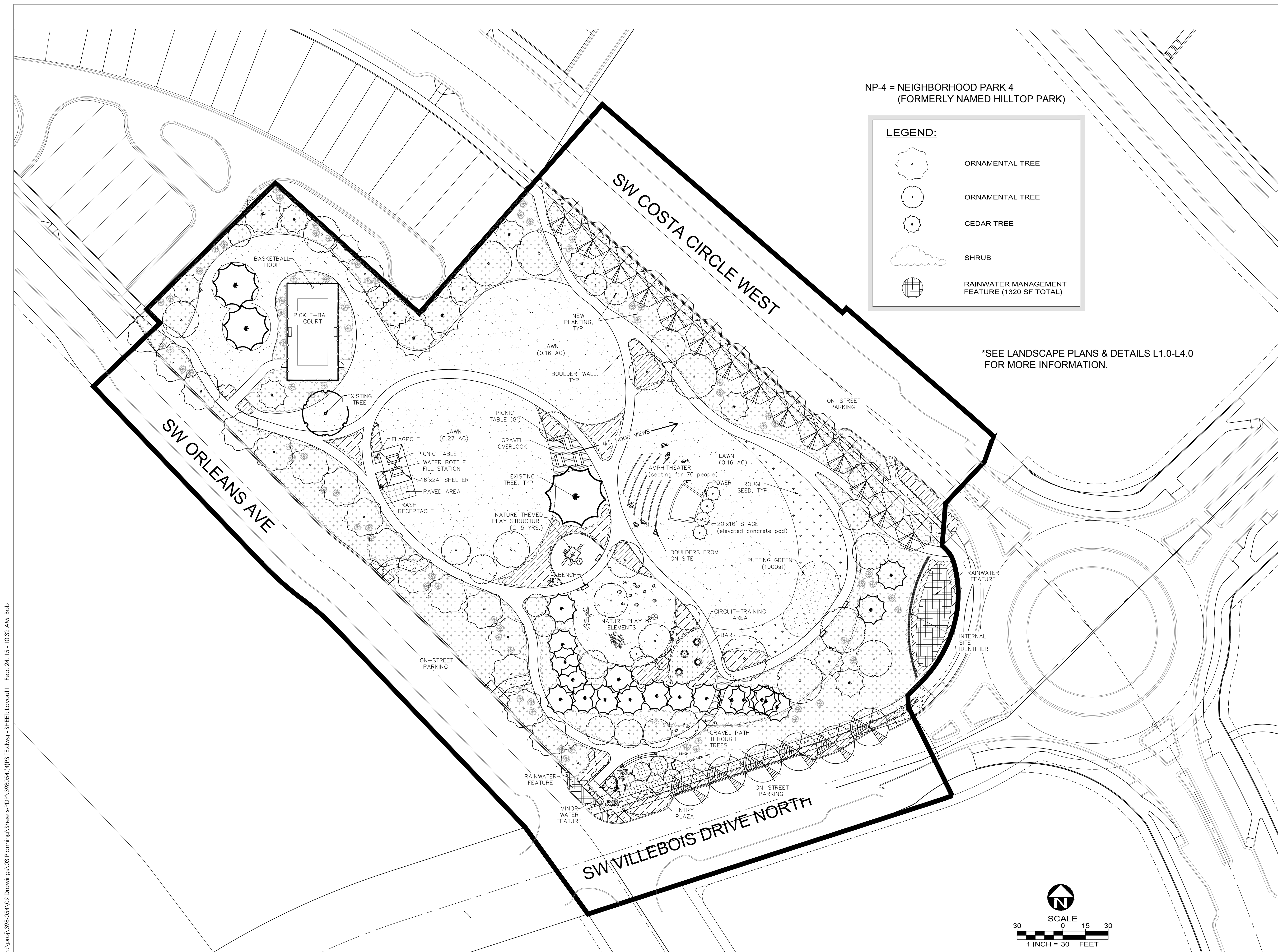
PDP 5C/FDP
VILLEBOIS
Montague Park

Preliminary
Development Plan
&
Final Development
Plan

Site/Land Use
Plan

DATE 2/24/15

4



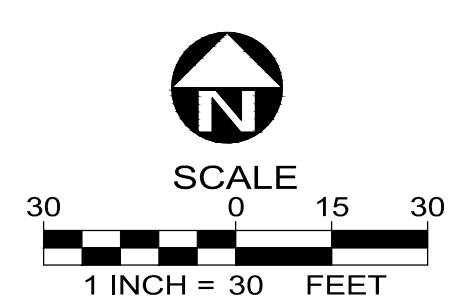
NP-4 = NEIGHBORHOOD PARK 4
(FORMERLY NAMED HILLTOP PARK)

LEGEND:

- ORNAMENTAL TREE
- ORNAMENTAL TREE
- CEDAR TREE
- SHRUB
- RAINWATER MANAGEMENT FEATURE (1320 SF TOTAL)

*SEE LANDSCAPE PLANS & DETAILS L1.0-L4.0 FOR MORE INFORMATION.

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Villebois

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PACIFIC COMMUNITY DESIGN, INC.



PDP 5C/FDP
VILLEBOIS
Montague Park

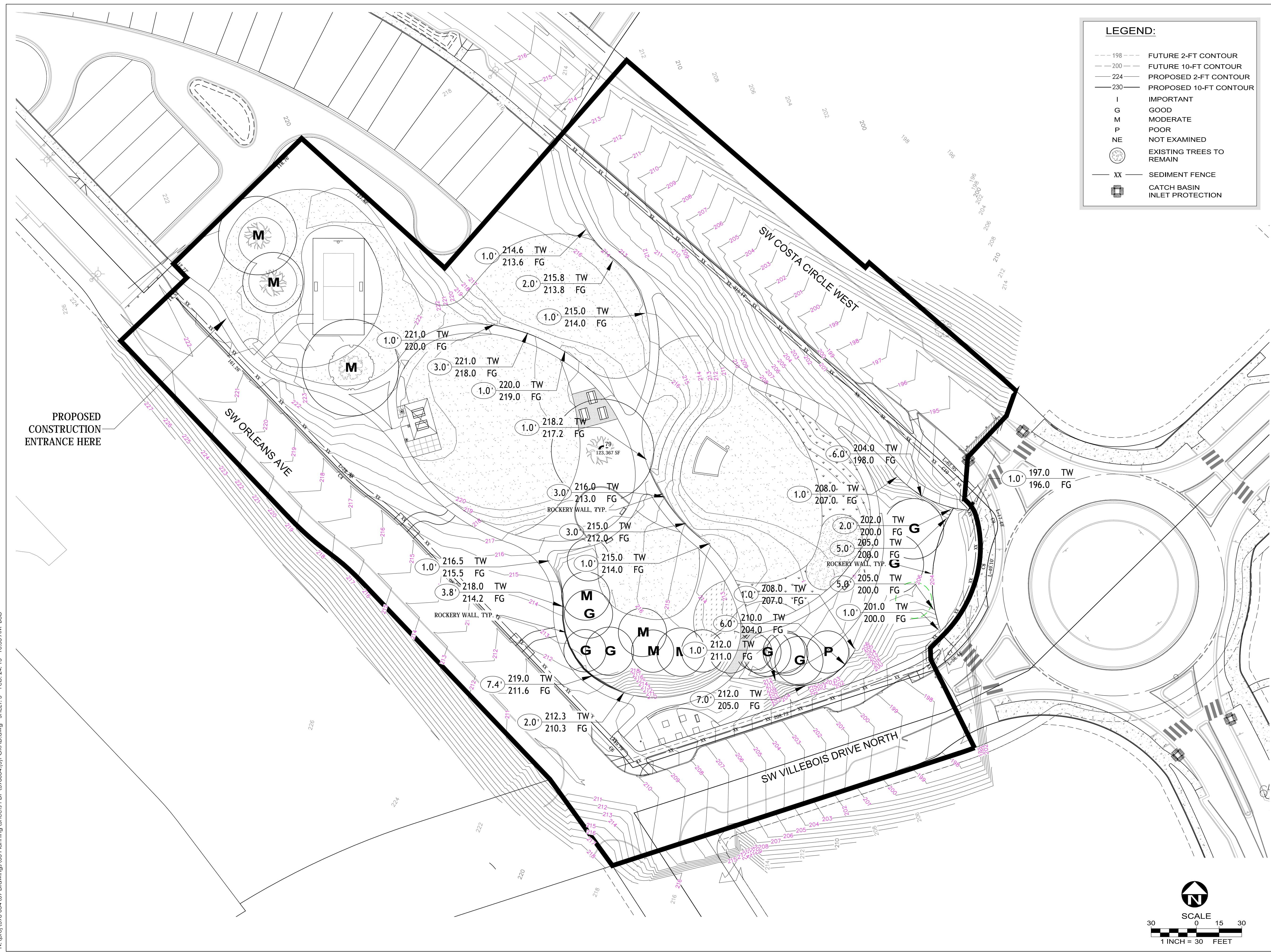
Preliminary
Development Plan
&
Final Development
Plan

Preliminary Grading/
Erosion Control
Plan

DATE 2/24/15

LEGEND:

- 198 --- FUTURE 2-FT CONTOUR
- 200 --- FUTURE 10-FT CONTOUR
- 224 --- PROPOSED 2-FT CONTOUR
- 230 --- PROPOSED 10-FT CONTOUR
- I IMPORTANT
- G GOOD
- M MODERATE
- P POOR
- NE NOT EXAMINED
- (M) EXISTING TREES TO REMAIN
- XX SEDIMENT FENCE
- (CB) CATCH BASIN
- (IP) INLET PROTECTION



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SCALE
0 15 30
1 INCH = 30 FEET



Villebois

RCS-VILLEBOIS
DEVELOPMENT, LLC
OTTEN LANDSCAPE ARCHITECTS, INC
PACIFIC COMMUNITY DESIGN, INC



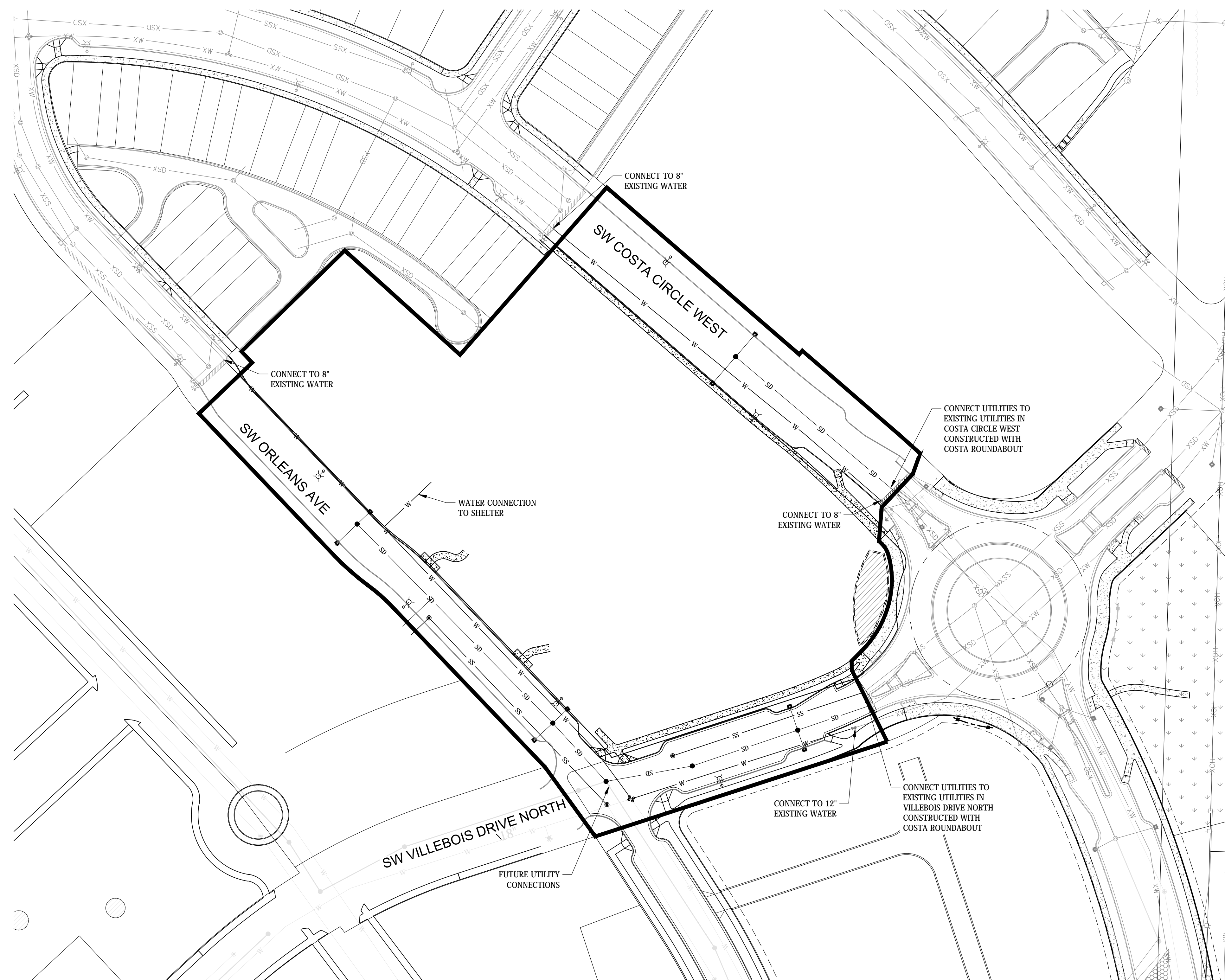
PDP 5C/FDP
VILLEBOIS
Montague Park

Preliminary
Development Plan
&
Final Development
Plan

Composite
Utility Plan

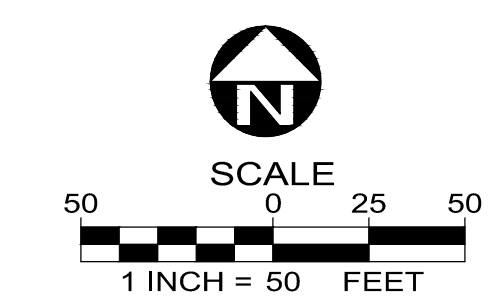
DATE 2/24/15

6



LEGEND:

- SS — PROPOSED SANITARY SEWER
- - - XSS — EX SANITARY SEWER
- SD — PROPOSED STORM DRAIN
- - - XSD — EX STORM DRAIN
- W — PROPOSED WATER LINE
- - - XW — EX WATER LINE
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM MANHOLE
- PROPOSED CATCH BASIN
- ⊕ PROPOSED FIRE HYDRANT
- ▨ PROPOSED RAIN-WATER FEATURE
- ⊙ PROPOSED LIGHT POLE



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Villebois

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DEVELOPMENT, LLC
OTTEN LANDSCAPE ARCHITECTS, INC
PACIFIC COMMUNITY DESIGN, INC



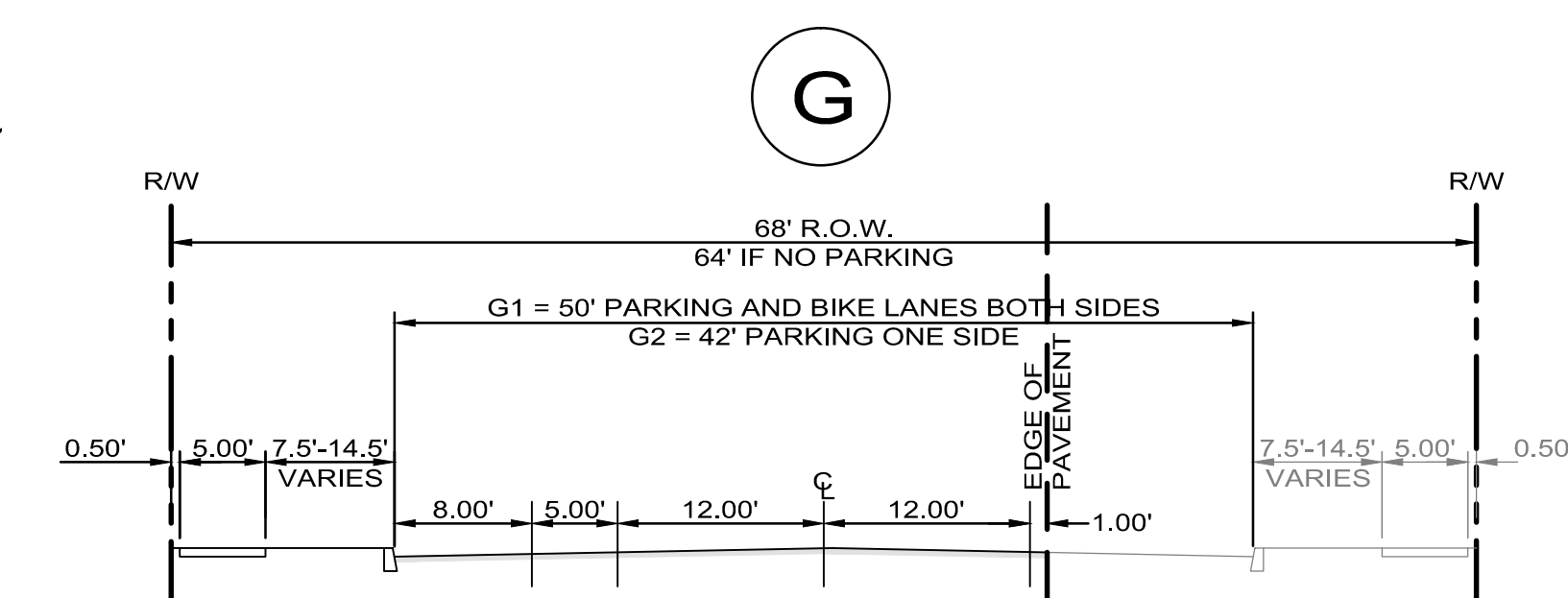
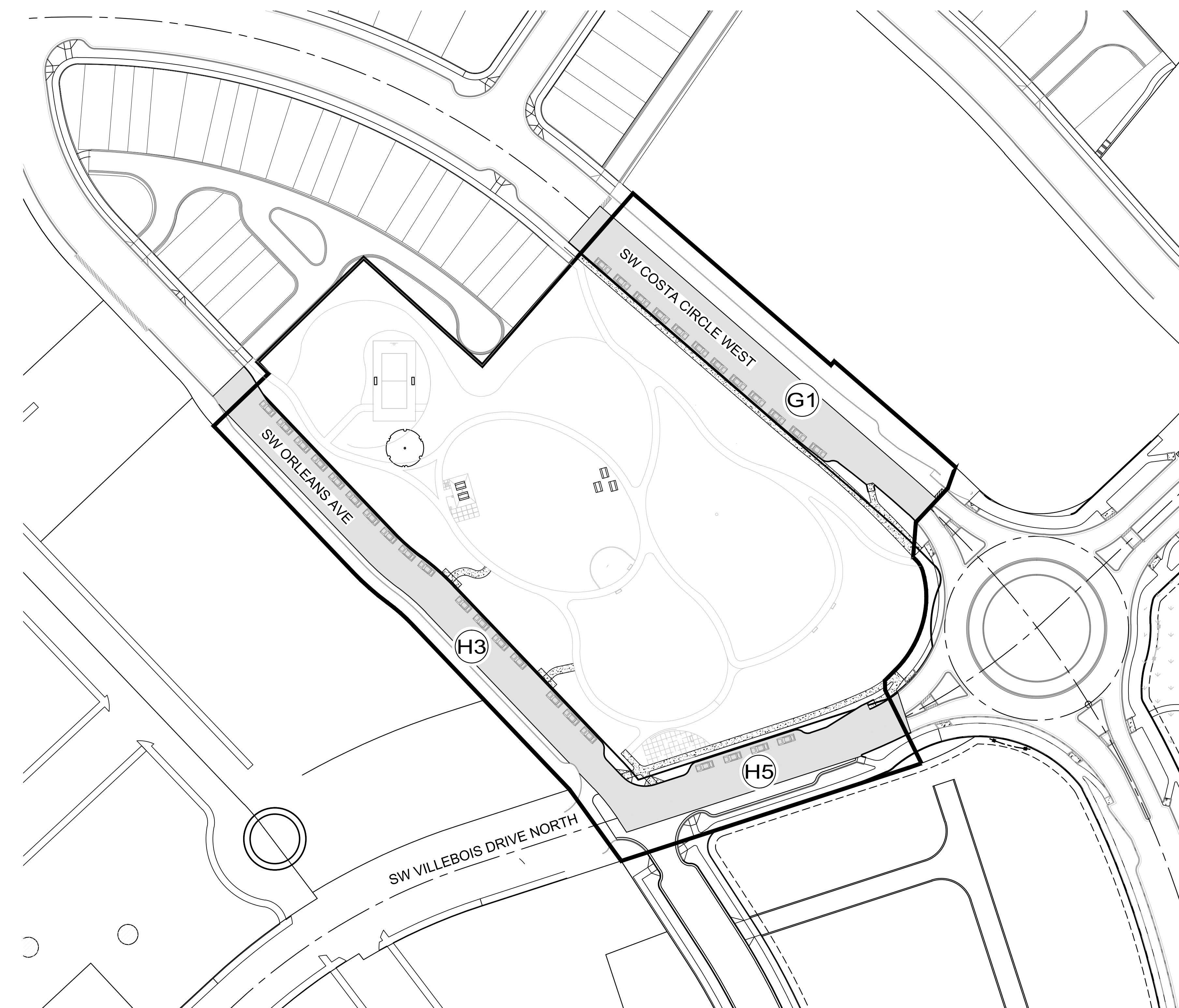
PDP 5C/FDP
VILLEBOIS
Montague Park

Preliminary
Development Plan
&
Final Development
Plan

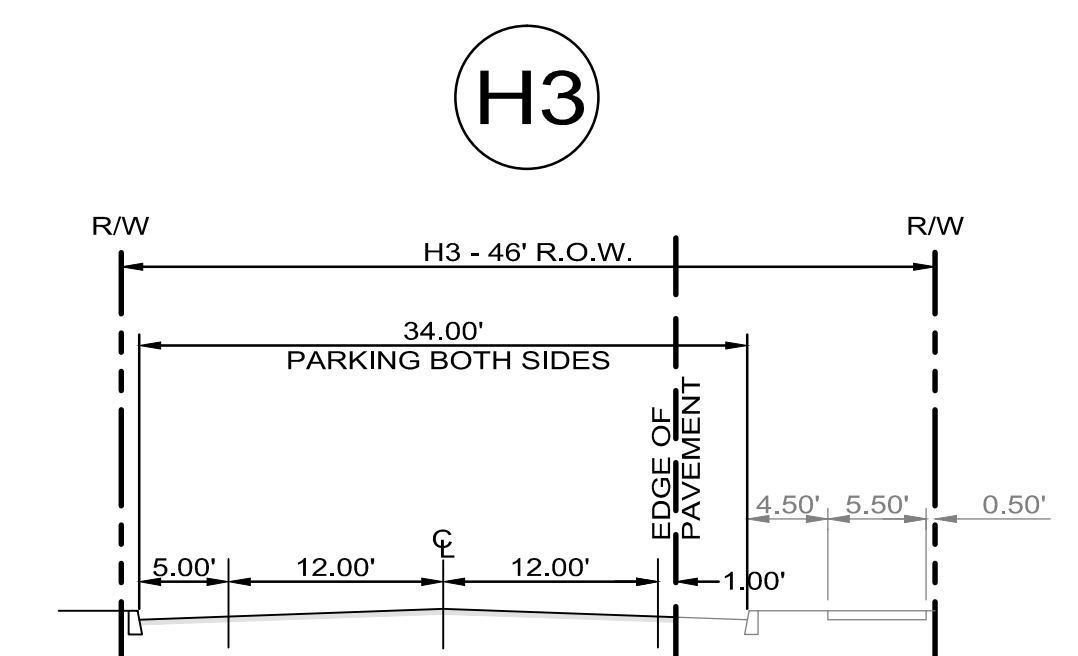
Circulation
Plan &
Street Sections

DATE 2/24/15

7

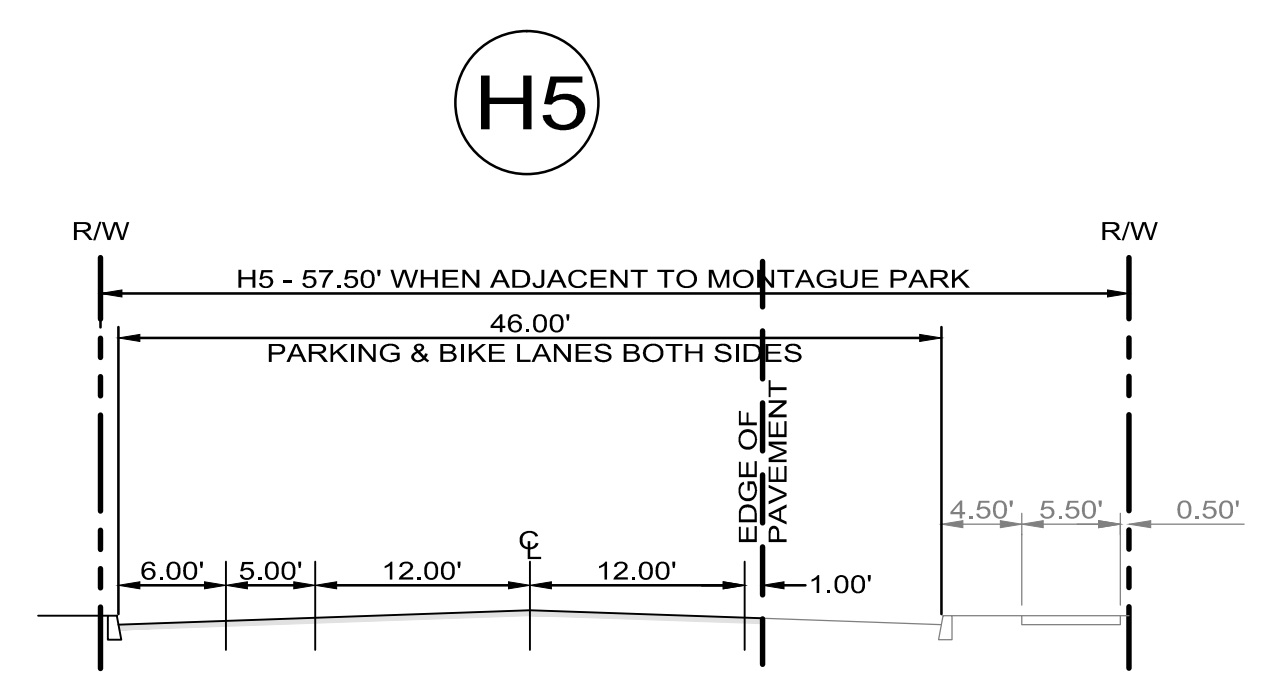


RESIDENTIAL - VILLAGE LOOP
SCALE: 1"=10'

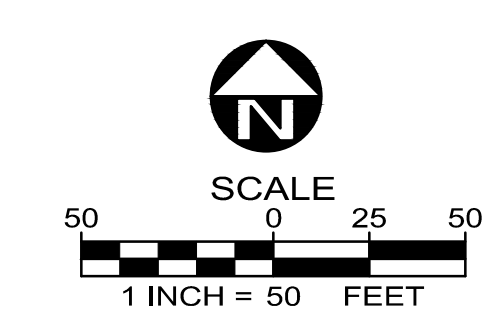


RESIDENTIAL
VILLAGE CENTER
SCALE: 1"=10'

*PARKING ON ONE SIDE AS SHOWN
DURING INTERIM 3/4-STREET STATE.
PARKING ON BOTH SIDES AFTER
FULL BUILD-OUT.



RESIDENTIAL
VILLAGE CENTER
SCALE: 1"=10'



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Villebois

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DEVELOPMENT, LLC
OTTEN LANDSCAPE ARCHITECTS, INC.
PACIFIC COMMUNITY DESIGN, INC



PDP 5C/FDP
VILLEBOIS
Montague Park

Preliminary
Development Plan
&
Final Development
Plan

Tree Preservation
Plan

DATE 2/24/15

8.1

LEGEND:

- 224 — PROPOSED 2-FT CONTOUR
- 230 — PROPOSED 10-FT CONTOUR
- I IMPORTANT
- G GOOD
- M MODERATE
- P POOR
- NE NOT EXAMINED
- EXISTING TREES TO REMAIN
- EXISTING TREES TO REMOVED

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

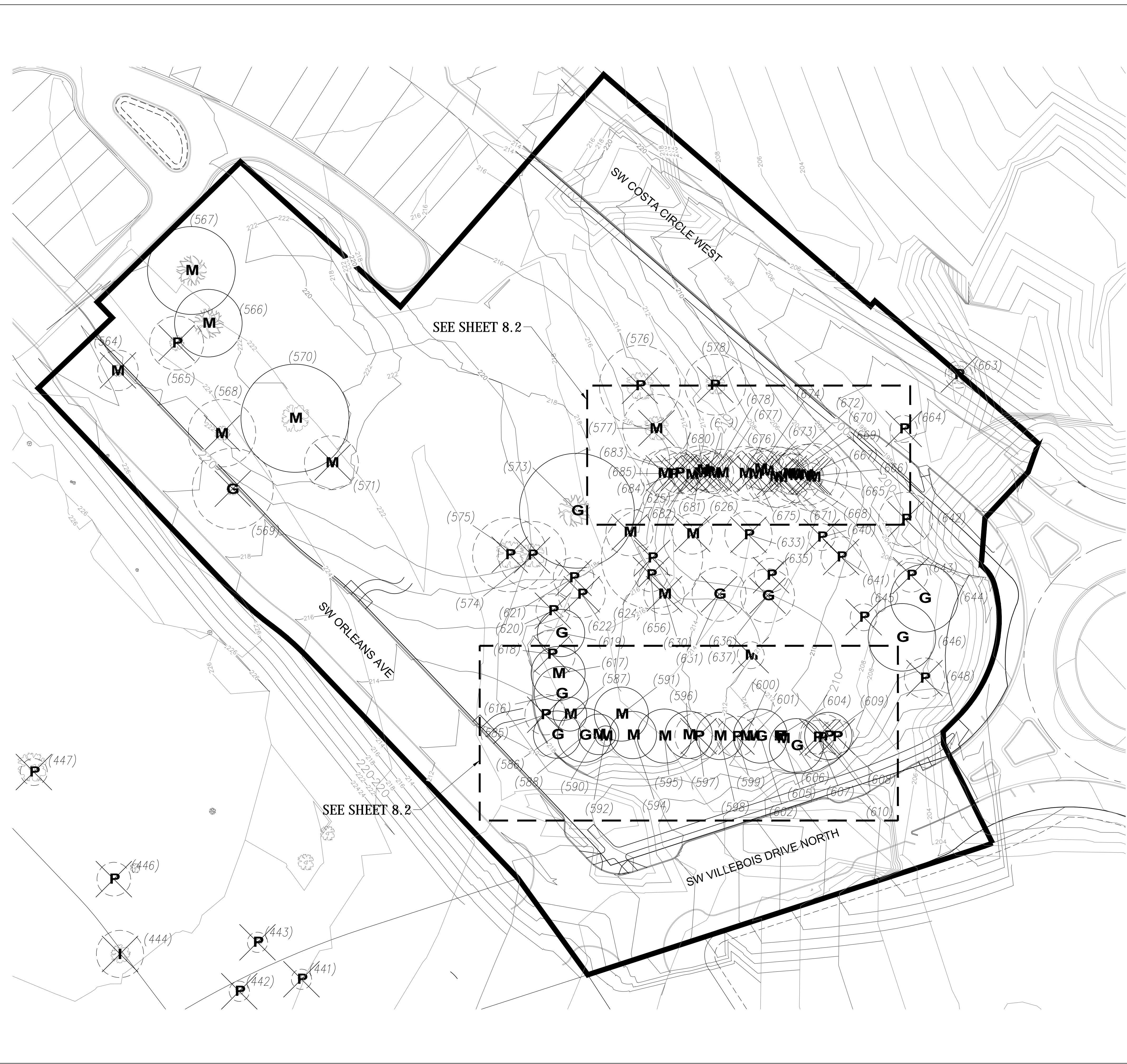
TREES RANKED AS IMPORTANT WERE RATED HIGH IN ALL FOUR AREAS.

TREES IN THE GOOD CATEGORY HAD GOOD HEALTH AND WERE A DESIRABLE SPECIES, BUT HAD IRREGULAR FORM OR LESS COMPATIBILITY WITH DEVELOPMENT.

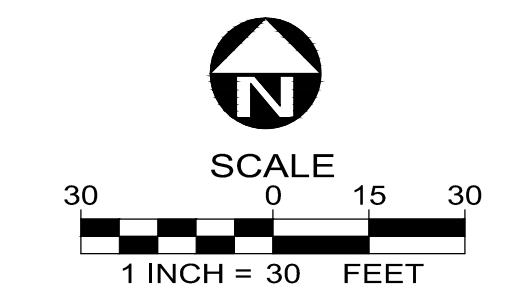
TREES IN THE MODERATE CATEGORY HAD GOOD TO MODERATE HEALTH AND FORM, BUT WERE A LESS DESIRABLE SPECIES OR MAY BE LESS COMPATIBLE WITH DEVELOPMENT.

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 PDP 5C APPLICATION MATERIALS.



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Villebois

RCS-VILLEBOIS
DEVELOPMENT, LLC
OTTEN LANDSCAPE ARCHITECTS, INC.
PACIFIC COMMUNITY DESIGN, INC



PDP 5C/FDP
VILLEBOIS
Montague Park

Preliminary
Development Plan
&
Final Development
Plan

Tree Preservation
Detail

DATE 2/24/15

8.2

LEGEND:

— 224 —	PROPOSED 2-FT CONTOUR
— 230 —	PROPOSED 10-FT CONTOUR
I	IMPORTANT
G	GOOD
M	MODERATE
P	POOR
NE	NOT EXAMINED
	EXISTING TREES TO REMAIN
	EXISTING TREES TO REMOVED

NOTES

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 3. COMPATIBILITY WITH DEVELOPMENT
 4. FORM / VISUAL INTEREST / MATURE SIZE

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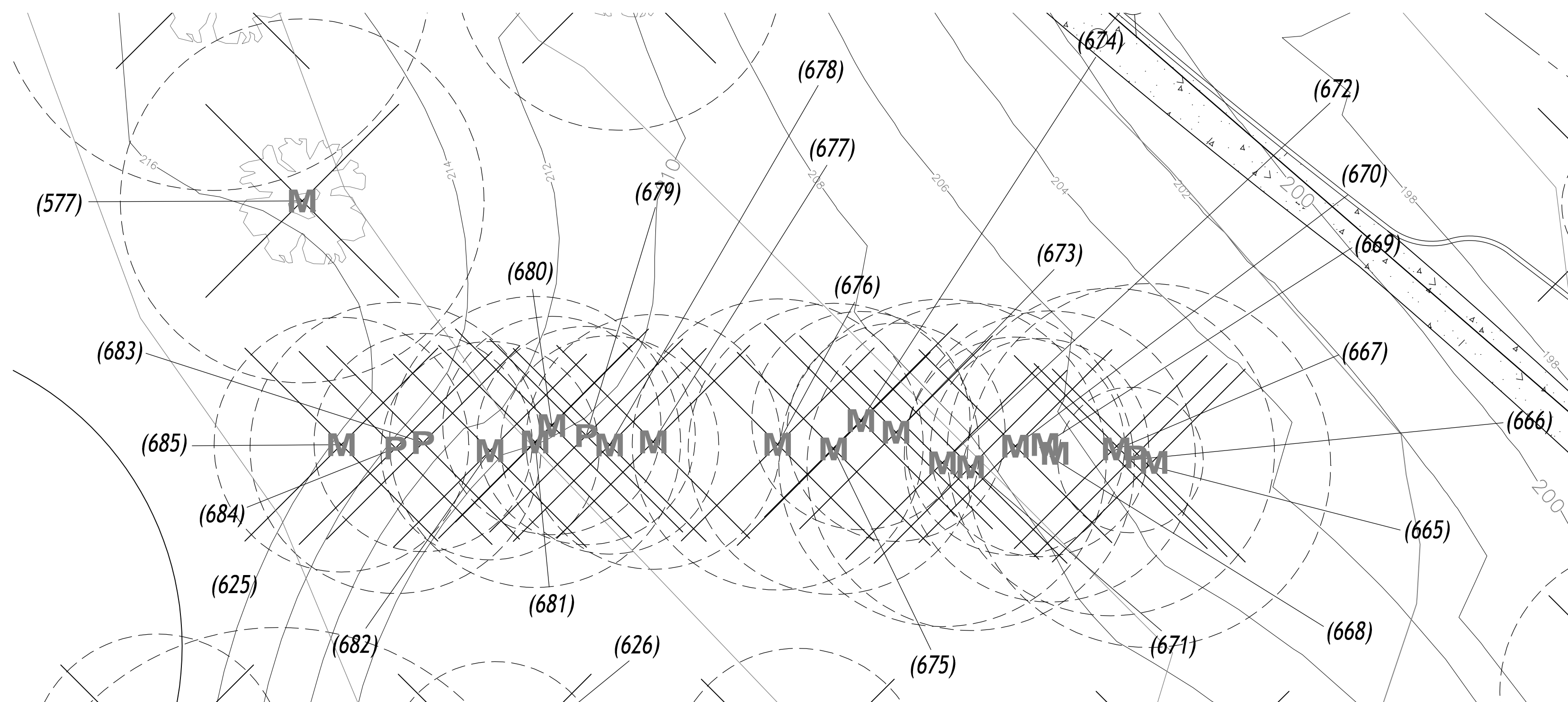
TREES IN THE GOOD CATEGORY HAD GOOD HEALTH AND WERE A DESIRABLE SPECIES, BUT HAD IRREGULAR FORM OR LESS COMPATIBILITY WITH DEVELOPMENT.

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.

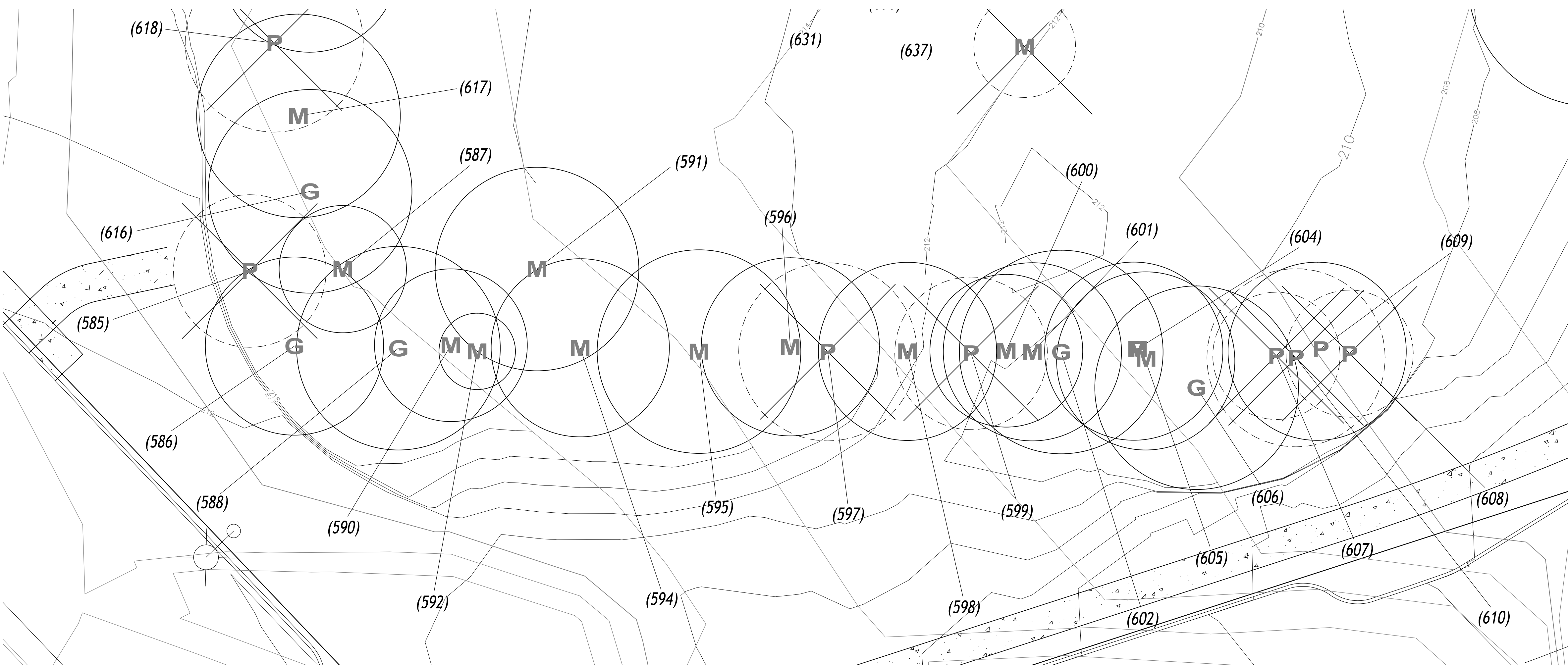
TREES IN THE POOR CATEGORY HAD POOR HEALTH AND/OR SUBSTANTIAL DAMAGE.

NOTES:

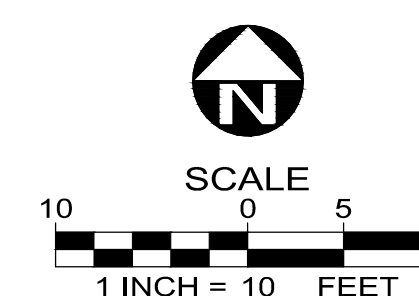
1. THE INFORMATION PROVIDED WITHIN THE PROJECT BOUNDARY IS BASED ON AN ON-SITE EVALUATION OF THE EXISTING TREES BY ARBORIST MORGAN HOLAN AND WAS PROVIDED IN A TREE REPORT INCLUDED WITH THE PDP 5C APPLICATION MATERIALS.



AREA "A" - PLAN
SCALE: 1" = 10'



AREA "B" - PLAN
SCALE: 1" = 10'





Villebois

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DEVELOPMENT, LLC
OTTEN LANDSCAPE ARCHITECTS, INC
PACIFIC COMMUNITY DESIGN, INC



PDP 5C/FDP
VILLEBOIS
Montague Park

Preliminary
Development Plan
&
Final Development
Plan

Phasing Plan
Update

DATE 2/24/15

9

SAP
NORTH

SAP
EAST

SAP
SOUTH

LEGEND:	
	LOT LINES
	PHASE LINE
4	PHASE NUMBER
SC	SPECIALTY CONDOS
MU	MIXED USE CONDOS
UA	URBAN APARTMENTS
CN	CONDOS
RH	ROWHOUSES
VA	VILLAGE APARTMENTS



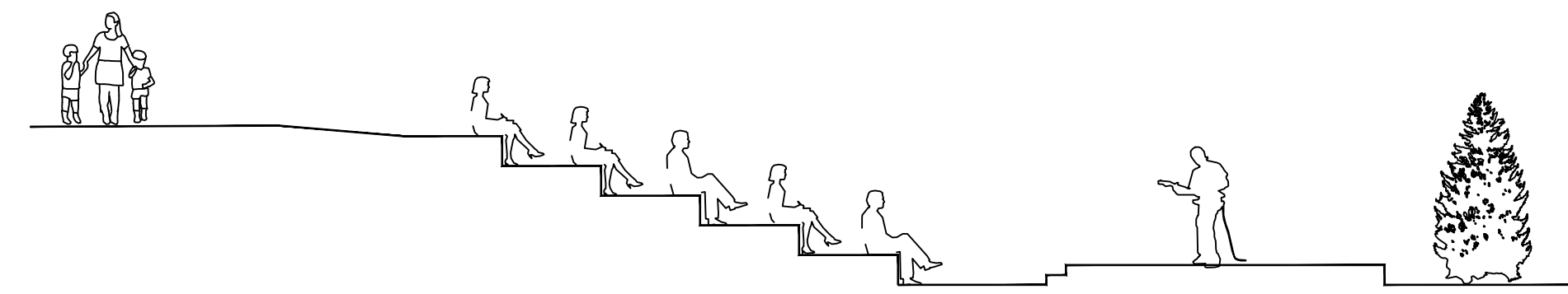
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SUGGESTED PLANT LIST

SYM.	LATIN NAME/ Common Name	SIZE	SPACING
STREET TREES			
	ACER PLATANOIDES 'EZESTRE' Easy Street Maple	2" cal.	25' o.c.
	LIRIODENDRON TULIPIFERA Tulip Tree	2 1/2" cal.	25' o.c.
	TILIA X EUCLORA Crimean Linden	2 1/2" cal.	25' o.c.
	Shade Tree Quercus rubra Quercus frainetto 'Schmidt' Acer rubrum	2" cal.	As shown
	Small Columnar or Ornamental Trees Malus 'Snowdrift' Stewartia pseudocamellia Magnolia stellata 'Royal Star' Acer circinatum	2" cal.	As shown
	Conifer Tree Pseudotsuga menziesii Calocedrus decurrens	8' ht. 5-6' ht.	As shown
	Large Flowering Deciduous Shrubs Hamamelis mollis 'Coombe Wood' Viburnum plic. tom. 'Mariesii' Syringa microphylla 'Superba' Hydrangea macrophylla 'Nikko Blue'	5 gal.	5-6' o.c.
	Medium Ornamental Shrubs Abelia grandiflora 'Edward Goucher' Berberis thunbergii Ilex crenata Euonymus japonica 'Silver Princess' Lonicera nitida Rhododendron spp. Mahonia aquifolium	2-5 gal.	3-4' o.c.
	Groundcover Fragaria chiloensis Rubus calycynoides Arctostaphylos uva-ursi Cotoneaster horizontalis	1 gal.	18"-3' o.c.
	Small Ornamental Shrubs Cornus stolonifera 'Kelsey' Rosa spp. Loropetalum chinense 'Orimson Fire' Spirea nipponica 'Snowmound'	2 gal.	30" o.c.
	Groundcover Fragaria chiloensis Rubus calycynoides Arctostaphylos uva-ursi Cotoneaster horizontalis	1 gal.	18"-3' o.c.
	Lawn Fine Seed Lawn	Seed	5 lbs./1,000 sq.ft.
	Water Quality Facilities To be Planted per City of Wilsonville Standards: 3 Evergreen trees/ 1,000 SF 2 Deciduous trees/ 1,000 SF 30 Shrubs/ 1,000 SF 1 Wetland Plant/ 2 SF Pond Emergent Zone	Trees - 6' ht./1.5" cal. Shrubs - 1 gal. Aquatic Plants- Plugs	As shown As shown As shown
	Rough Seed		
	Existing Trees To Remain		

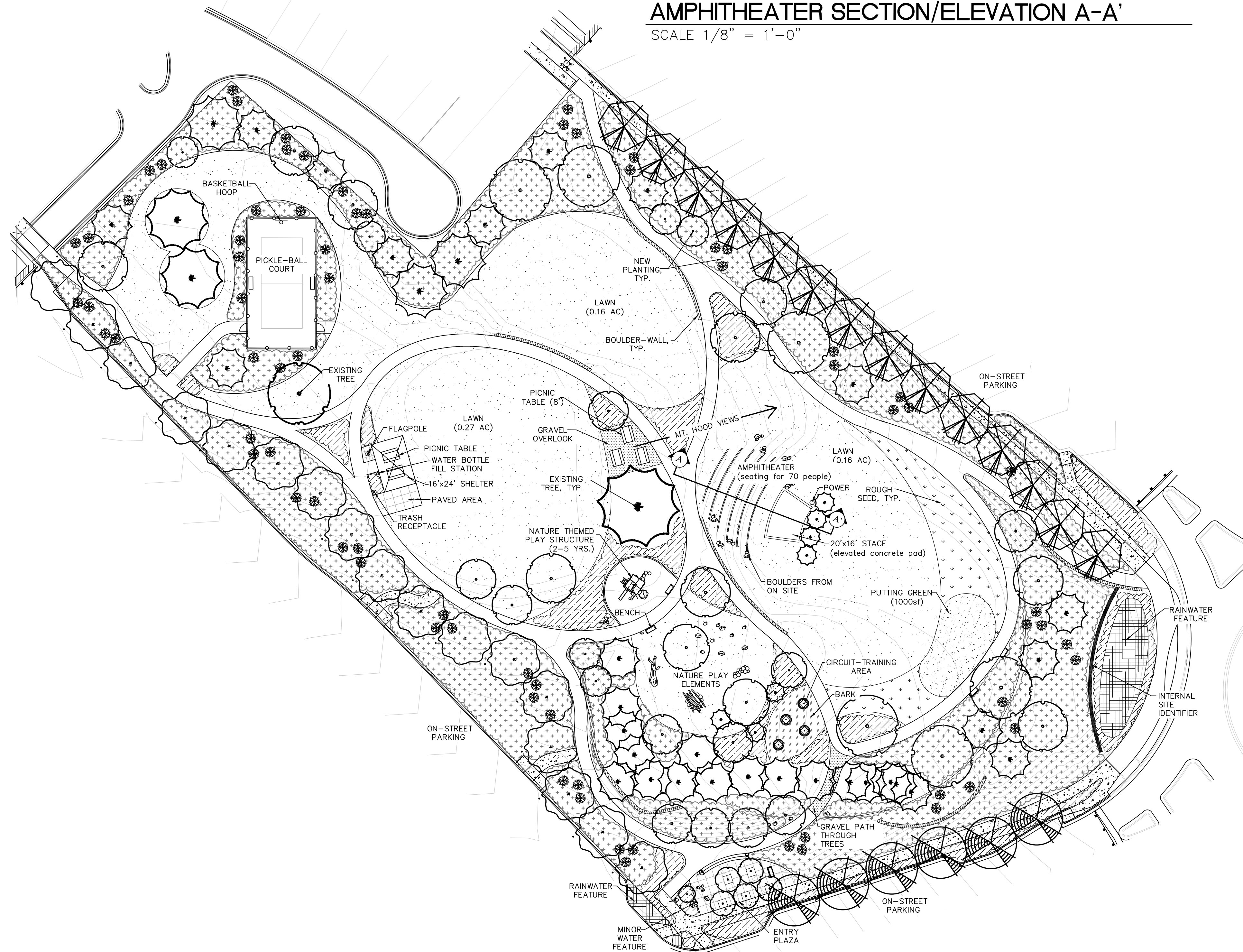
GENERAL NOTES:

- Contractor is to verify all plant quantities.
- Adjust plantings in the field as necessary.
- Project is to be irrigated by an automatic, underground system, which will provide full coverage for all plant material. System is to be design/build by Landscape Contractor. Guarantee system for a minimum one year. Show drip systems as alternate bid only.
- All plants are to be fully foliated, well branched and true to form.



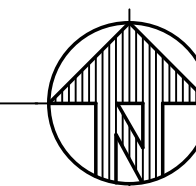
AMPHITHEATER SECTION/ELEVATION A-A'

SCALE 1/8" = 1'-0"



OVERALL LANDSCAPE PLAN

SCALE 1" = 30'-0"



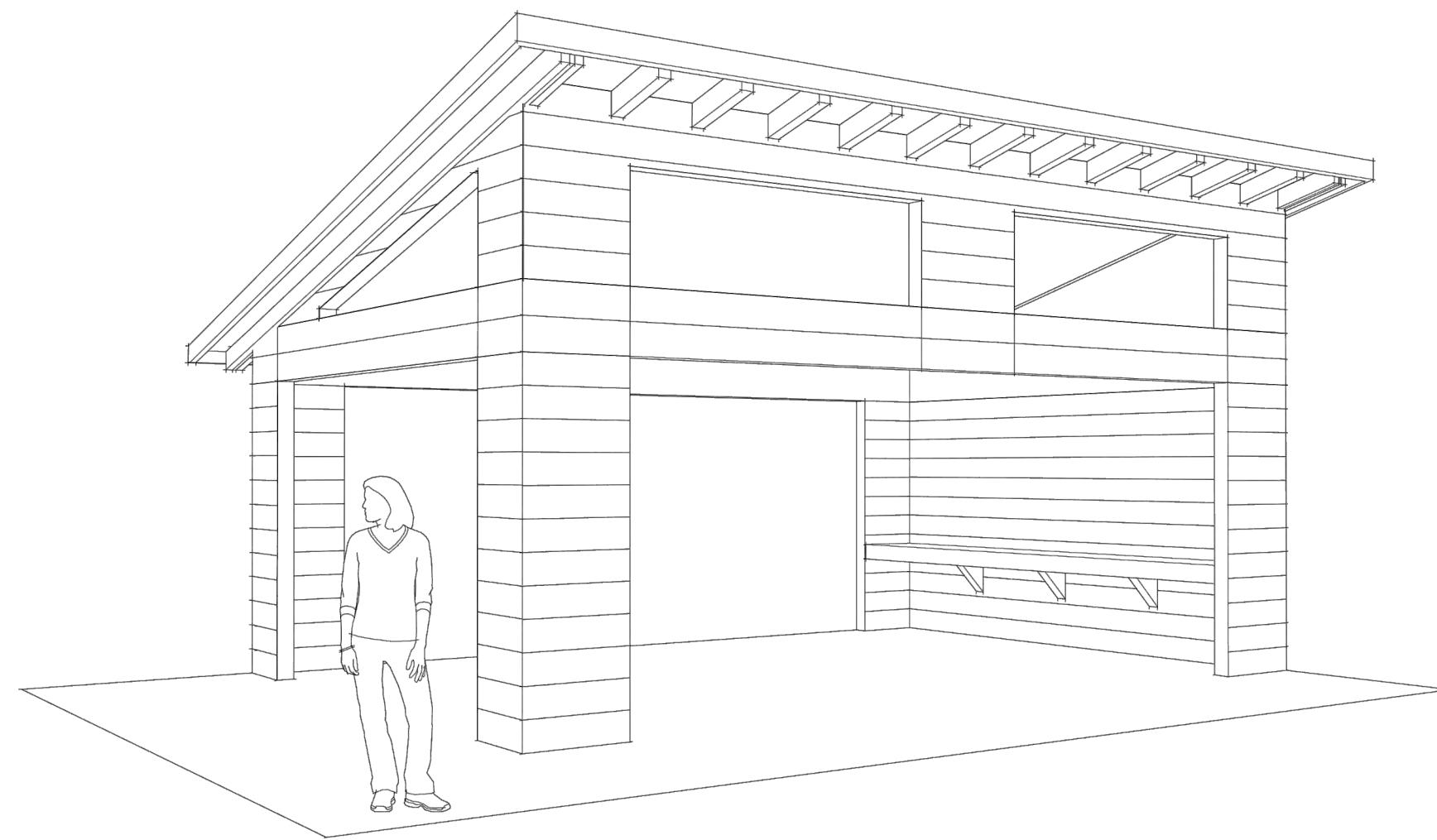
NO.	DATE	REVISIONS

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OTTEN LANDSCAPE ARCHITECTS inc.
 3933 SW Kelly Avenue • Suite B • Portland, Oregon 97239-4393
 Phone (503) 972-0311 • Fax (503) 972-0314 • www.ottenla.com

MONTAGUE PARK
 WILLEBOIS
 WILSONVILLE, OR
 LANDSCAPE PLAN

DATE	1-9-15
SCALE	NOTED
DRAWN	CHECKED
KD	JLO
SHEET NO	L1.0
	1 OF 4



Shelter Concept-right front horizontal siding

1 CONCEPTUAL SHELTER

Siding: Haida Forest Products, Ltd.
 Model: Haida Skirl Wavy Edge Cedar Siding
 Finish: Transparent finish, staining not recommended.
 Roof Shingles: GAF 25 Year Royal Sovereign Stone Gray Shingles, or approved equal



2 TRASH/RECYCLING RECEPTACLE

Manufacturer: Landscape Forms
 Model: Plainwell Trash Receptacle
 Material: Steel
 Finish: Black and powdercoated.
 Sizes: 30"Diameter 38"Height; 35 gallon capacity



3 PICNIC TABLE

Manufacturer: Old Growth Again Restoration Forestry
 Model: Forever Six Foot, Forever Eight Foot
 Material: Recycled Old-Growth Redwood
 Finish: Linseed oil/Turpentine Finish
 Sizes: Length: 5'-10" or 7'-10"; Width: 5'-7"; Height 2'-6"



4 BENCH

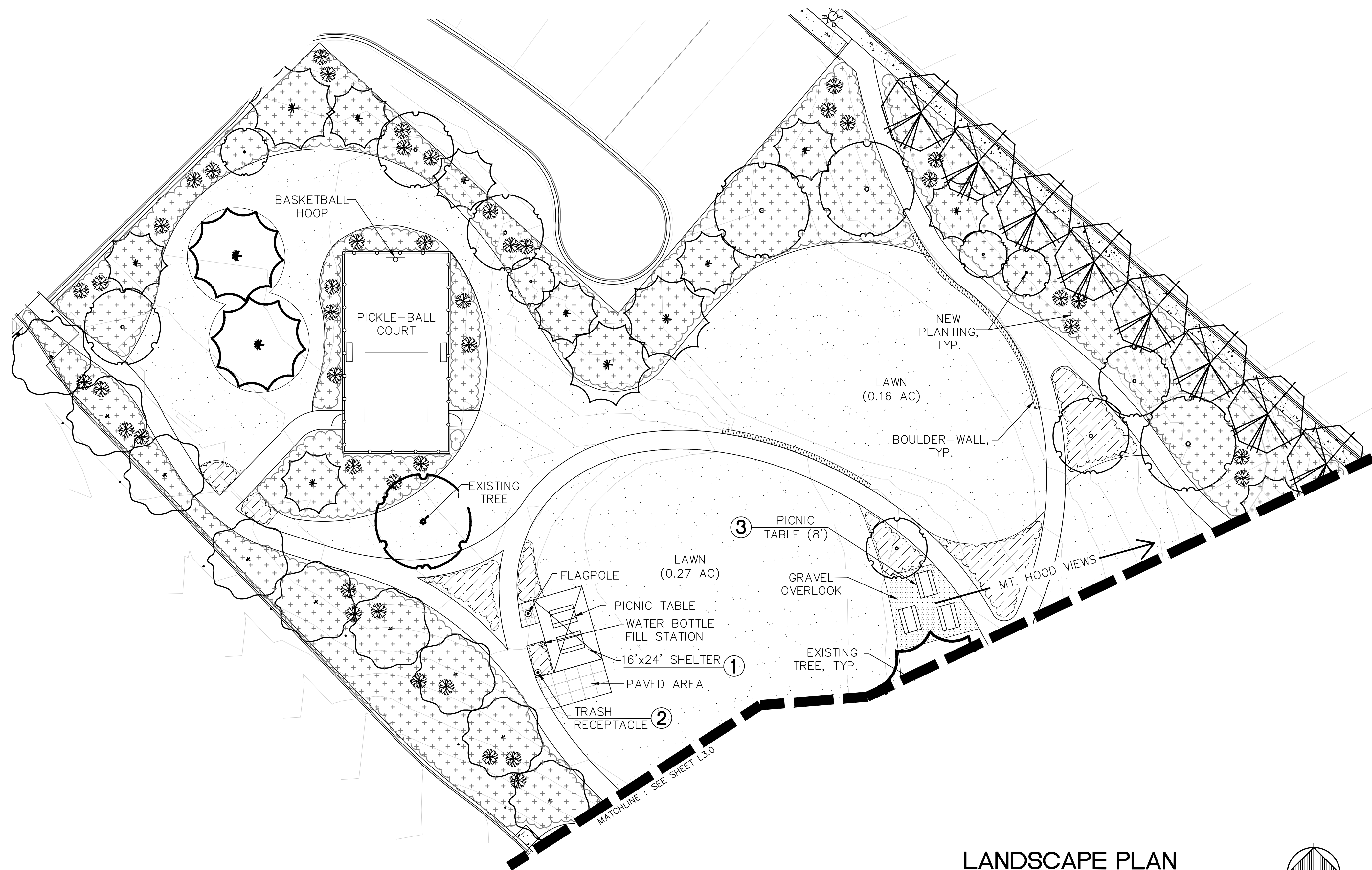
Manufacturer: Landscape Forms
 Model: The Plainwell Series
 Material: Sustainably harvested 1pe' wood, certified by the Forestry Stewardship Council
 Finish: No finish required for wood.
 Staining not recommended.
 Size: 72" or 96"Length

5 INTERNAL SITE IDENTIFIER

NTS

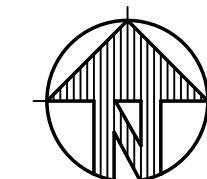


PORCELAIN ENAMEL DEVELOPMENT/COMMUNITY SIGN PANEL, 2.0 S.F. MAX, PROVIDE FINISHED RECESS TO ACCOMMODATE.



LANDSCAPE PLAN

SCALE 1" = 20'-0"



NO.	DATE	REVISIONS

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 Phone (503) 972-0311 • Fax (503) 972-0314 • www.ottenla.com

MONTAGUE PARK
 WILLEBOIS
 WILSONVILLE, OR
 LANDSCAPE PLAN

DATE	1-13-15
SCALE	NOTED
DRAWN	CHECKED
KD	JLO

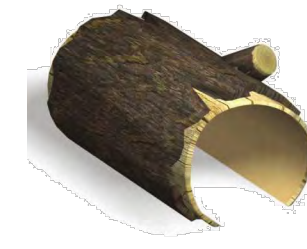
SHEET NO
L2.0
 2 OF 4



A CLIMBING BOULDERS



B STUMP CLIMBER



3 NATURE THEMED PLAY STRUCTURE
NTS



4 CIRCUIT TRAINING AREA ELEMENTS
NTS



C LOG CLIMBER

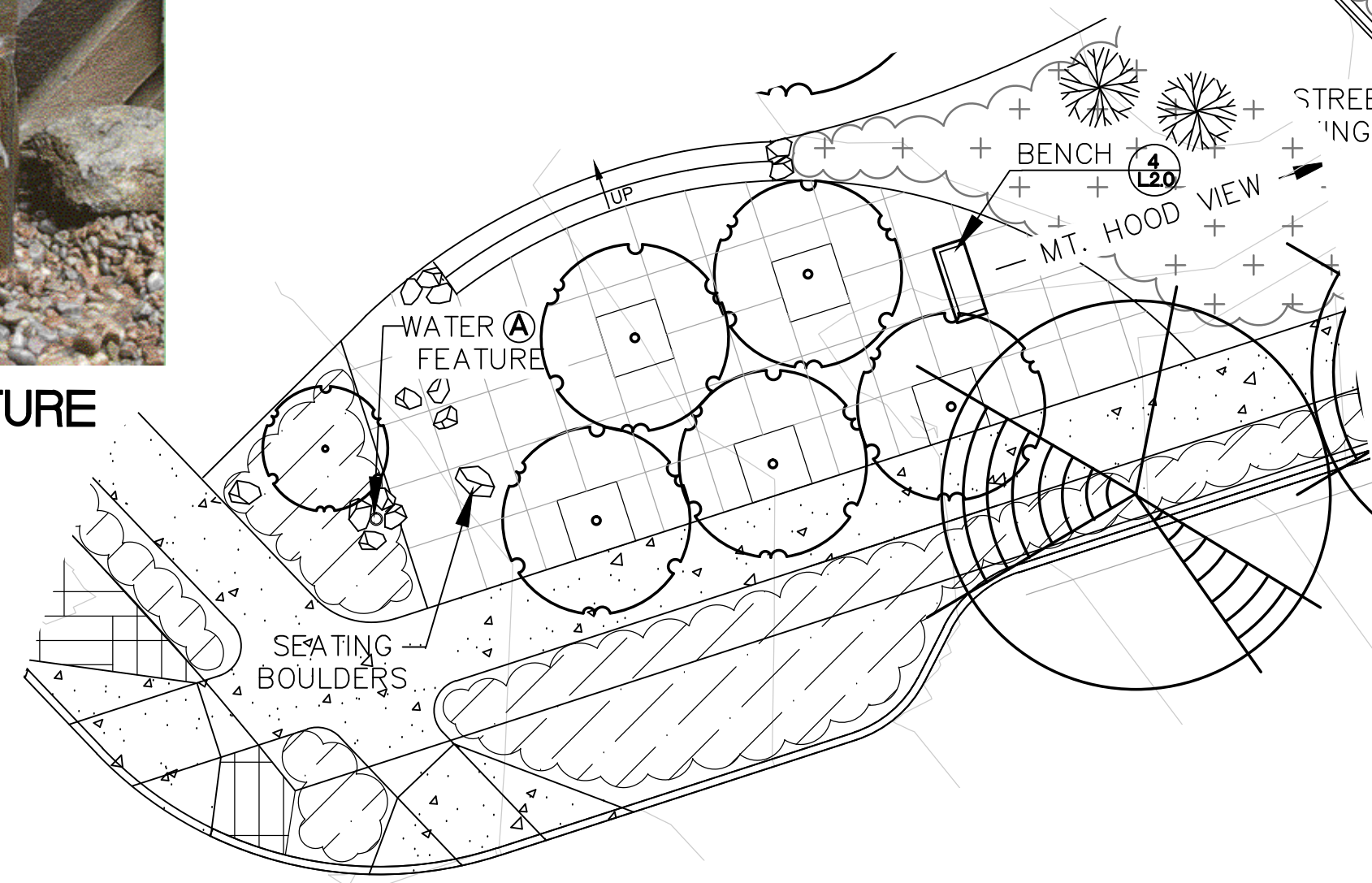


D LOG FORT

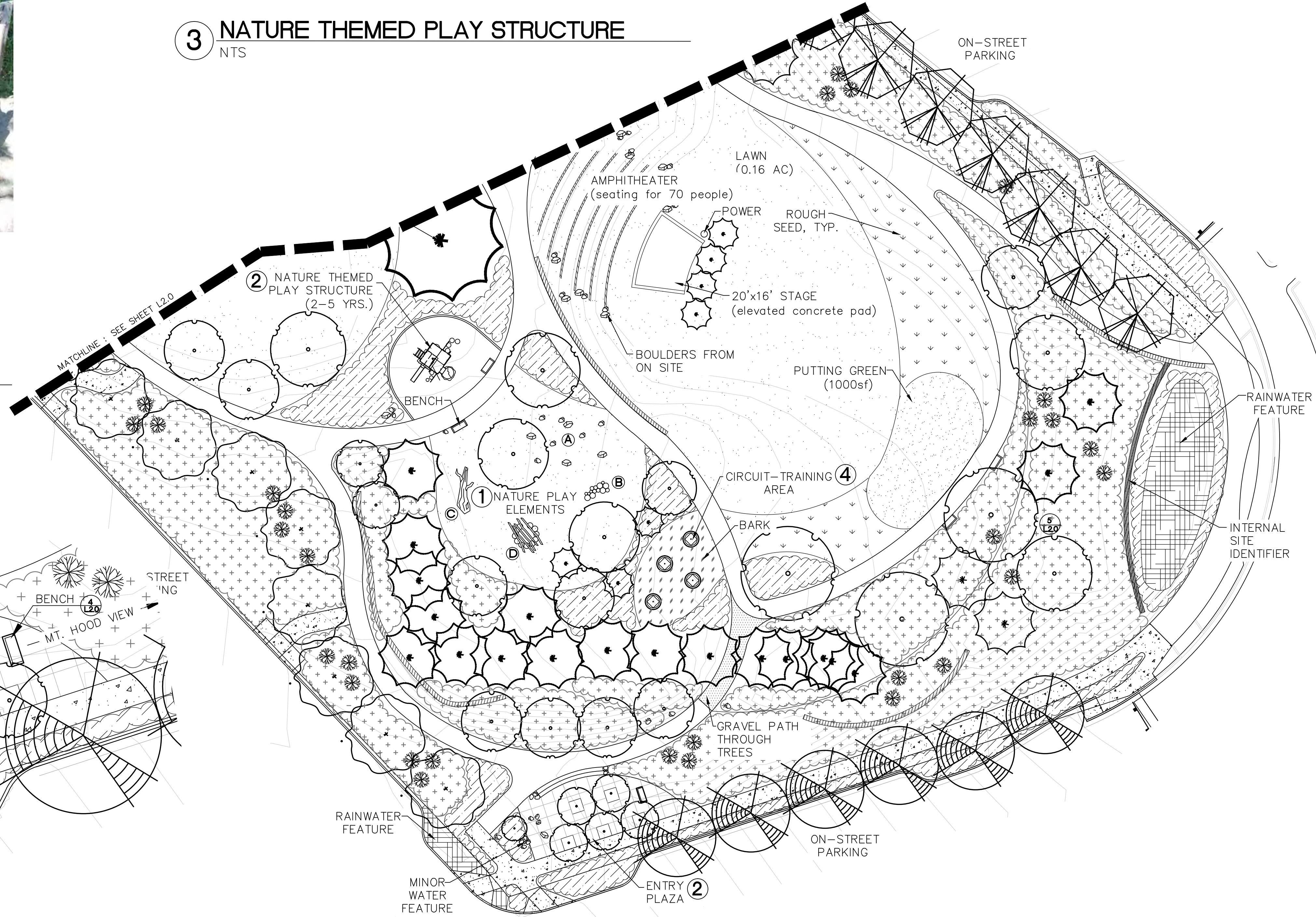
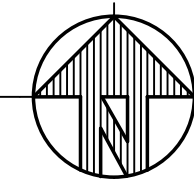
1 NATURE PLAY ELEMENTS
NTS



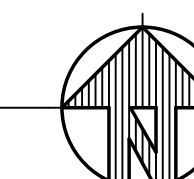
A WATER FEATURE



2 ENTRY PLAZA PLAN ENLARGEMENT
SCALE 1" = 10'-0"



LANDSCAPE PLAN ENLARGEMENT
SCALE 1" = 20'-0"



NO.	DATE	REVISIONS

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 Phone (503) 972-0311 • Fax (503) 972-0314 • www.ottenla.com

MONTAGUE PARK
 WILLEBOIS
 WILSONVILLE, OR
 LANDSCAPE PLAN

DATE	1-13-15
SCALE	NOTED
DRAWN	CHECKED
KD	JLO
SHEET NO	L3.0
	3 OF 4

Section IIC) Utility and Drainage Report



MEMORANDUM

DATE: January 19, 2015
TO: City of Wilsonville
FROM: KC Schwartzkoph, PE
Pacific Community Design
RE: Montague Park (PDP 5C) Storm Analysis
Job No. 398-054

This memorandum is to address the utility connections for the Montague Park (PDP 5C) development portion of Villebois SAP Central. This phase is located to the west of the roundabout intersection of SW Villebois Drive and SW Costa Circle. This memo will be divided into three sections: Water, Storm Sewer and Rainwater Management.

Water

SAP Central defined the land use for this area to be Neighborhood Park. SAP Central also outlined the water system plan for this area. The proposed development conforms to the defined land use, and therefore complies with the design intent of SAP Central.

Storm Sewer

SAP Central defined the land use for this area to be Neighborhood Park. The water quality and detention facilities were designed to provide treatment for this land use. The proposed development conforms to the defined land use, with predominately pervious surface characteristics. Based on this information the current facilities are adequately sized to provide treatment per the City of Wilsonville Public Works Standards.

Rainwater Management

The SAP Central plan identified four bio-retention cells capable of treating 43,128-sf of impervious area. The current park design provides two bio-retention cells, one at the southern corner of the site and one at the eastern corner near the roundabout. Street and site runoff from roughly 44,000-sf of impervious area will be conveyed to these facilities. The bio-retention cells will total approximately 1320-sf, using a sizing factor of 0.03. These facilities will treat more square footage than the SAP application, therefore the rainwater management plan meets the previously proposed conditions.

Thank you.

Section IID) Traffic Report



Community Development
29799 SW Town Center Loop East
Wilsonville, OR 97070
Phone 503-682-4960
Fax 503-682-7025
TDD 503-682-0843
Web www.ci.wilsonville.or.us

October 31, 2014

Attn: Jack Ross
Pacific Community Design, Inc.
12564 SW Main Street
Tigard, Oregon 97223

RE: *Villebois Central – Montague Park
Request for Waiver of Traffic Study*

Dear Ms. Connery,

This letter is in response to your request for approval of a waiver of the requirement for a traffic impact study in association with the development of *Montague Park* in *Villebois SAP Central* (Tax Lot 3100, Map 31W15AC).

In your application request dated October 1, 2014 you have indicated that the development is a proposed neighborhood park with no residential construction proposed. As such the majority of visits are expected to be pedestrians or pass-by with little to no vehicle use occurring or new PM Peak Hour trips being added to the City street system. Additionally, other parks in Villebois have been exempted from having traffic impact studies prepared.

Based on the above findings, a recommendation to waive the Study will be forwarded to the Development Review Board (DRB). Irrespective of the Staff recommendation to waive the analysis, the DRB may determine that a Study is necessary to make a recommendation or decision concerning the proposed project. A copy of this letter is being forwarded to the Planning Division and will be entered into the land partition application.

Sincerely,

A handwritten signature in cursive script that reads "Nancy Kraushaar".

Nancy Kraushaar, P.E.
Community Development Director

cc: Chris Neamtzu, Planning Director
Steve Adams, Development Engineer Manager

Section IIE) Tree Report



**Montague Park, Wilsonville, Oregon
Tree Maintenance and Protection Plan
November 7, 2014**

MHA1436

Purpose

This Tree Maintenance and Protection Plan for the Montague Park project located in Wilsonville, Oregon, is provided pursuant to the City of Wilsonville Development Code, Section 4.610.40. This arborist report describes the existing trees located on the project site and recommendations for tree removal, retention, protection, and mitigation. This report is based on observations made by International Society of Arboriculture (ISA) Certified Arborist and Qualified Tree Risk Assessor Morgan Holen (PN-6145A) during site visits conducted on May 21 and 30, 2014, and October 16, 2014. A complete description of individual trees is provided in the enclosed tree data.

Scope of Work and Limitations

Morgan Holen & Associates, LLC, was contracted by Costa Pacific Communities to inventory individual trees measuring six inches and larger in diameter and to develop a tree maintenance and protection plan for the project. The site is planned for development of a public park, which includes an amphitheater, play structure, natural play area, pickle-ball court, and grassy open space. A site survey was provided prior to the tree inventory illustrating the location of existing trees and tree survey point numbers.

Visual Tree Assessment (VTA) was performed on individual trees located within and adjacent to the project boundaries. VTA is the standard process whereby the inspector visually assesses the tree from a distance and up close, looking for defect symptoms and evaluating overall condition and vitality on individual trees. Inventory data was collected including point number, species, size, general condition, comments, and treatment recommendations. Following the inventory fieldwork, we coordinated with Pacific Community Design to provide recommendations aimed to preserve the best existing tree features during the design phase.

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 site has been unmaintained in recent years and is overgrown with invasive Himalayan blackberries (*Rubus discolor*) and some English ivy (*Hedera helix*). Existing trees are scattered across the site and also located in two dense rows near the northern and southern boundaries. In all, 85 trees measuring 6-inches and larger in diameter were inventoried including 16 tree species. Table 1 provides a summary of the count of trees by species.

Table 1. Count of Trees by Species – Montague Park, Wilsonville, OR.

Common Name	Species Name	Total	Percent
apple	<i>Malus spp.</i>	1	1.2%
Atlas cedar	<i>Cedrus atlantica</i>	2	2.4%
bignone maple	<i>Acer macrophyllum</i>	2	2.4%
black cottonwood	<i>Populus trichocarpa</i>	1	1.2%
black walnut	<i>Juglans nigra</i>	1	1.2%
cherry	<i>Prunus spp.</i>	2	2.4%
Douglas-fir	<i>Pseudotsuga menziesii</i>	30	35%
English walnut	<i>Juglans regia</i>	2	2.4%
grand fir	<i>Abies grandis</i>	8	9.4%
noble fir	<i>Abies nobilis</i>	1	1.2%
Norway maple	<i>Acer platanoides</i>	1	1.2%
Norway spruce	<i>Picea abies</i>	4	4.7%
pine sp.	<i>Pinus spp.</i>	1	1.2%
red maple	<i>Acer rubrum</i>	4	4.7%
silver maple	<i>Acer saccharinum</i>	1	1.2%
western redcedar	<i>Thuja plicata</i>	24	28.2%
Total		85	100%

No Oregon white oak (*Quercus garryana*), native yews (*Taxus spp.*), or any species listed by either the state or federal government as rare or endangered were found on the site. A complete description of existing trees is included in the enclosed tree data.

Tree Plan Recommendations

As described in the enclosed tree data, individual trees were assigned a general condition rating of:

- P – Poor;
- M – Moderate;
- G – Good; or
- I – Important.

Table 2 provides a summary of the number of trees by general condition rating and treatment recommendation. None of the inventoried trees were classified as Important.

Table 2. Count of Trees by Treatment Recommendation and General Condition Rating.

Treatment Recommendation	General Condition Rating			Total
	P	M	G	
Remove - Condition	29	5	2	36 (42.4%)
Remove - Construction	3	20	1	24 (28.2%)
Retain	0	16	9	25 (29.4%)
Total	32 (38%)	41 (48%)	12 (14%)	85 (100%)

Of the 85 inventoried trees, 25 (29.4%) are recommended for retention and may require special protection during construction, including 16 trees in moderate condition and nine trees in good condition.

The remaining 60 trees are recommended for removal, including 36 (42.4%) trees recommended for removal because of condition and 24 (28.2%) trees recommended for removal for the purposes of construction.

The 36 trees recommended for removal because of condition include 29 trees in poor condition, as well as five trees in moderate condition and two trees in generally good condition.

- Trees in poor condition are not suitable for retention with site development because they are dead or declining and not viable.
- Of the five trees noted as being in moderate condition yet recommended for removal because of condition, four have less than ideal structure that will present an increased risk for failure with exposure from adjacent tree removal (trees 577, 625, 626 and 630) and one appears to be infested with an insect that is likely to impact its long-term viability and decrease the aesthetic value of the tree (tree 637).
- Of the two trees noted in generally good condition yet recommended for removal because of condition, one is a Douglas-fir without major defects, but it has grown up competing with and adapting to shelter from adjacent trees (tree 631); removal of the adjacent trees because of poor condition and for the purposes of construction necessitates the removal of this tree which would present an increased risk for failure with exposure from adjacent tree removal. The other is a large Douglas-fir (*Pseudotsuga menziesii*) with a relatively vigorous crown, but with basal swelling and mushrooms at the base of the tree which were positively identified as *Phaeolus schweinitzii*, the velvet-top fungus (tree 636). This fungus causes extensive butt rot in infected trees and extreme decay may result in stem breakage or windthrow. Infected trees should be removed from areas with target potential because of hazardous condition.

While these trees are not directly impacted by the proposed construction, they are not suitable for retention with development because of disease, infestation, structure, and impacts from adjacent tree removal.

The 24 trees recommended for removal because of construction include three trees in poor condition, 20 trees in moderate condition, and one tree in good condition.

- The three trees in poor condition are all small diameter western redcedars (*Thuja plicata*) located in a dense row of planted trees near the northern boundary of the development site (trees 679, 683 and 684). These trees are heavily suppressed by the adjacent trees and not viable. However, they are largely unnoticeable in the dense group of trees and do not present high risk potential. Therefore, removal is not recommended because of condition, but is necessitated by proposed construction.
- Seventeen of the 20 trees in moderate condition are also western redcedars located in this densely planted row; these trees were likely planted for screening. Overall, these trees appear in good condition as an intact group, but individual trees have structural defects including large diameter scaffold branches, codominant stems, and poor stem structure which lessens the condition rating for individual trees. This intact row of trees is physiologically sustainable, but adequate tree protection is not possible because of site grading and proposed construction. Retention of this row of cedars would compromise the design of the park, particularly the functionality of the amphitheater. Additionally, removal of the cedars will open desirable views

from the park to the northwest and west. The remaining three trees in moderate condition recommended for removal include two red maples (*Acer rubrum*) and one invasive Norway maple (*Acer platanoides*) (trees 564, 568 and 571). Adequate protection is also not feasible and these trees are recommended for removal because of proposed grading.

- Removal of one tree in good condition is also necessary to accommodate grading that needs to occur for construction of the street, SW Orleans Avenue (tree 569); this is a 20-inch diameter red maple with no major defects.

Mitigation Requirements

All 85 inventoried trees are greater than 6-inches in diameter. Twenty-five trees are recommended for retention with protection measures during construction and 60 trees are recommended for removal because of condition or for the purposes of construction. Removal of these 60 trees requires mitigation per Section 4.620.00; removed trees shall be replaced on a basis of one tree planted for each tree removed. Therefore, 60 trees measuring at least 2-inches in diameter should be planted as mitigation for tree removal.

Tree Protection Standards

Trees designated for retention will need special consideration to assure their protection during construction. We highly 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:

1. **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 protected 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.
2. **Tree Protection Zone.** Without authorization from the Project Arborist, none of the following shall occur beneath the dripline of any protected tree:
 - a. Grade change or cut and fill;
 - b. New impervious surfaces;
 - c. Utility or drainage field placement;
 - d. Staging or storage of materials and equipment; or
 - e. Vehicle maneuvering.

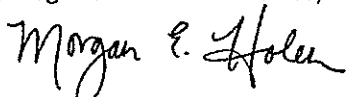
Root protection zones may be entered for tasks like surveying, measuring, and, sampling. Fences must be closed upon completion of these tasks.

3. **Soil Protection.** The stripping of topsoil around retained trees shall be restricted, except under the guidance of the project arborist. No fill (including temporary storage of spoils) shall be placed beneath the dripline of protected trees, except as otherwise directed by the project arborist.

4. **Excavation.** 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.
5. **Pruning.** Some of the trees may require pruning for safety, clearance, and to avoid crown damage prior to construction. 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. Pruning should be performed by a Qualified Tree Service.
6. **Landscaping.** Following construction, 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 used, use drip irrigation only beneath the driplines of protected trees.
7. **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 as needed throughout construction.

Thank you for choosing Morgan Holen & Associates, LLC, to provide consulting arborist services for the Montague Park project. Please contact us if you have questions or need additional information.

Thank you,
Morgan Holen & Associates, LLC



Morgan E. Holen, Owner
ISA Certified Arborist, PN-6145A
ISA Tree Risk Assessment Qualified
Forest Biologist

Enclosures: Tree Data 5-21-14



Tree No.	Common Name	Species Name	DBH*	C-Rad^	Cond#	Condition & Comments	Treatment	Arborist Recommendations
564	red maple	<i>Acer rubrum</i>	18	12	M	no major defects	remove - construction	
565	red maple	<i>Acer rubrum</i>	28	16	P	major scaffold branch failure, large wound, dead branches	remove - condition	
566	Atlas cedar	<i>Cedrus atlantica</i>	49	20	M	multiple leaders	retain	
567	Atlas cedar	<i>Cedrus atlantica</i>	47	26	M	multiple leaders	retain	
568	red maple	<i>Acer rubrum</i>	25	20	M	dead branches, moderate vigor	remove - construction	
569	red maple	<i>Acer rubrum</i>	20	24	G	no major defects	remove - construction	
570	silver maple	<i>Acer saccharinum</i>	40	32	M	multiple attachments at 3', good vigor	retain	prune
571	Norway maple	<i>Acer platanoides</i>	16	16	M	Verticillium, few dead branches, large diameter lateral branches	remove - construction	
573	Douglas-fir	<i>Pseudotsuga menziesii</i>	44	34	G	growing out and up forming separate leaders; moderate risk potential	retain	aerial inspection, pruning
574	bigleaf maple	<i>Acer macrophyllum</i>	37	20	P	stem decay with hollows	remove - condition	
575	bigleaf maple	<i>Acer macrophyllum</i>	41	22	P	cavity, basal decay, stem decay	remove - condition	
576	English walnut	<i>Juglans regia</i>	40	24	P	branch decay	remove - condition	
577	black walnut	<i>Juglans nigra</i>	29	20	M	increased risk with exposure from adjacent tree removal	remove - condition	
578	English walnut	<i>Juglans regia</i>	30	18	P	mostly dead	remove - condition	
585	grand fir	<i>Abies grandis</i>	15	12	P	dead	remove - condition	
586	Douglas-fir	<i>Pseudotsuga menziesii</i>	24	14	G	dead branches	retain in group	prune
587	Douglas-fir	<i>Pseudotsuga menziesii</i>	16	10	M	dead and broken branches, some epicormics	retain in group	prune
588	Douglas-fir	<i>Pseudotsuga menziesii</i>	25	16	G	dead and broken branches	retain in group	prune
590	Douglas-fir	<i>Pseudotsuga menziesii</i>	14	12	M	poor structure	retain in group	
591	Douglas-fir	<i>Pseudotsuga menziesii</i>	20	16	M	crowns asymmetry, ivy up trunk	retain in group	remove ivy
592	grand fir	<i>Abies grandis</i>	10	6	M	poor structure	retain in group	
594	Douglas-fir	<i>Pseudotsuga menziesii</i>	21	14	M	dead and broken branches	retain in group	prune
595	Douglas-fir	<i>Pseudotsuga menziesii</i>	24	16	M	dead and broken branches	retain in group	prune



Tree No.	Common Name	Species Name	DBH*	C-Rad^	Cond#	Condition & Comments	Treatment	Arborist Recommendations
596	Douglas-fir	<i>Pseudotsuga menziesii</i>	22	14	M	dead and broken branches	retain in group	prune
597	Douglas-fir	<i>Pseudotsuga menziesii</i>	18	14	P	suppressed, not viable	remove - condition	
598	Douglas-fir	<i>Pseudotsuga menziesii</i>	24	14	M	some twig dieback	retain in group	prune
599	grand fir	<i>Abies grandis</i>	10	12	P	suppressed, poor structure	remove - condition	
600	Douglas-fir	<i>Pseudotsuga menziesii</i>	14	12	M	intermediate crown class	retain in group	
601	Douglas-fir	<i>Pseudotsuga menziesii</i>	20	14	M	dead and broken branches	retain in group	prune
602	Douglas-fir	<i>Pseudotsuga menziesii</i>	20	16	G	dead branches	retain in group	prune
604	Douglas-fir	<i>Pseudotsuga menziesii</i>	14	14	M	poor crown structure	retain in group	prune
605	Douglas-fir	<i>Pseudotsuga menziesii</i>	16	14	M	poor crown structure	retain in group	prune
606	western redcedar	<i>Thuja plicata</i>	29	16	G	no major defects	retain	
607	grand fir	<i>Abies grandis</i>	10	10	P	mostly dead	remove - condition	
608	grand fir	<i>Abies grandis</i>	10	10	P	poor structure and condition	remove - condition	
609	grand fir	<i>Abies grandis</i>	17	14	P	windsnap, snag, good habitat value	remove - condition	
610	Douglas-fir	<i>Pseudotsuga menziesii</i>	17	14	P	poor crown structure, dead and broken branches	remove - condition	
616	Douglas-fir	<i>Pseudotsuga menziesii</i>	19	16	G	no major defects	retain in group	
617	Douglas-fir	<i>Pseudotsuga menziesii</i>	22	16	M	long lateral limbs, epicormic sprouts	retain in group	
618	grand fir	<i>Abies grandis</i>	22	14	P	dead	remove - condition	
619	western redcedar	<i>Thuja plicata</i>	16	14	G	no major defects	retain	
620	Norway spruce	<i>Picea abies</i>	14	10	P	broken top, not viable	remove - condition	
621	western redcedar	<i>Thuja plicata</i>	20	12	P	cavity, stem decay	remove - condition	
622	Douglas-fir	<i>Pseudotsuga menziesii</i>	16	14	P	severe decline	remove - condition	
624	black cottonwood	<i>Populus trichocarpa</i>	52	30	P	poor structure, history of large branch failure, stem decay, inherent species limitations, high risk	remove - condition	
625	Douglas-fir	<i>Pseudotsuga menziesii</i>	17	14	M	intermediate crown class, dead branches, small live crown	remove - condition	



Morgan Holen
— & — ASSOCIATES, LLC

Tree No.	Common Name	Species Name	DBH*	C-Rad^	Cond#	Condition & Comments	Treatment	Arborist Recommendations
626	Douglas-fir	<i>Pseudotsuga menziesii</i>	15	12	M	dead branches, not suitable for retention with adjacent clearing	remove - condition	
630	Douglas-fir	<i>Pseudotsuga menziesii</i>	20	20	M	dead branches, not suitable for retention with adjacent clearing	remove - condition	
631	Douglas-fir	<i>Pseudotsuga menziesii</i>	26	16	G	old broken top, few dead branches, not suitable for retention with adjacent clearing	remove - condition	
633	Douglas-fir	<i>Pseudotsuga menziesii</i>	22	14	P	history of branch failure, poor crown structure, high risk	remove - condition	
635	Norway spruce	<i>Picea abies</i>	14	10	P	poor structure, numerous dead branches	remove - condition	
636	Douglas-fir	<i>Pseudotsuga menziesii</i>	30	16	G	<i>Phaeolous schweinitzii</i> at base of tree, some basal swelling	remove - condition	
637	grand fir	<i>Abies grandis</i>	25	8	M	suspect adelgid infestation, dead branches, twig dieback	remove - condition	
640	pine sp.	<i>Pinus</i> spp.	10	8	P	small high live crown, dead branches	remove - condition	
641	Norway spruce	<i>Picea abies</i>	18	12	P	forked top, included bark, pitch flow	remove - condition	
642	western redcedar	<i>Thuja plicata</i>	46	16	P	broken top, included bark, stem decay, high risk	remove - condition	
643	Norway spruce	<i>Picea abies</i>	15	10	P	codom leaders at 15'	remove - condition	
644	Douglas-fir	<i>Pseudotsuga menziesii</i>	27	20	G	few dead branches	retain	prune
645	noble fir	<i>Abies nobilis</i>	10	8	P	mostly dead	remove - condition	
646	Douglas-fir	<i>Pseudotsuga menziesii</i>	24	20	G	few dead branches	retain	prune
648	Douglas-fir	<i>Pseudotsuga menziesii</i>	13	12	P	dead	remove - condition	
656	Douglas-fir	<i>Pseudotsuga menziesii</i>	14	10	P	dead	remove - condition	
663	cherry	<i>Prunus</i> spp.	6	8	P	covered in blackberries	remove - condition	
664	apple	<i>Malus</i> spp.	9	8	P	dead	remove - condition	
665	western redcedar	<i>Thuja plicata</i>	46	20	M	candelabra structure	remove - construction	



Tree No.	Common Name	Species Name	DBH*	C-Rad [^]	Cond [#]	Condition & Comments	Treatment	Arborist Recommendations
666	cherry	<i>Prunus spp.</i>	6	8	P	dead	remove - condition	
667	western redcedar	<i>Thuja plicata</i>	18	18	M	dense spacing	remove - construction	
668	western redcedar	<i>Thuja plicata</i>	12	16	M	dense spacing	remove - construction	
669	western redcedar	<i>Thuja plicata</i>	6	12	M	dense spacing	remove - construction	
670	western redcedar	<i>Thuja plicata</i>	7	12	M	dense spacing	remove - construction	
671	western redcedar	<i>Thuja plicata</i>	20	18	M	dense spacing	remove - construction	
672	western redcedar	<i>Thuja plicata</i>	20	18	M	dense spacing	remove - construction	
673	western redcedar	<i>Thuja plicata</i>	11	12	M	dense spacing	remove - construction	
674	western redcedar	<i>Thuja plicata</i>	12	12	M	dense spacing	remove - construction	
675	western redcedar	<i>Thuja plicata</i>	18	16	M	dense spacing	remove - construction	
676	western redcedar	<i>Thuja plicata</i>	35	16	M	dense spacing	remove - construction	
677	western redcedar	<i>Thuja plicata</i>	27	14	M	dense spacing	remove - construction	
678	western redcedar	<i>Thuja plicata</i>	9	12	M	dense spacing	remove - construction	
679	western redcedar	<i>Thuja plicata</i>	10	12	P	dense spacing	remove - construction	
680	western redcedar	<i>Thuja plicata</i>	19	12	M	dense spacing	remove - construction	
681	western redcedar	<i>Thuja plicata</i>	16	16	M	dense spacing	remove - construction	
682	western redcedar	<i>Thuja plicata</i>	19	12	M	dense spacing	remove - construction	
683	western redcedar	<i>Thuja plicata</i>	13	12	P	dense spacing	remove - construction	
684	western redcedar	<i>Thuja plicata</i>	13	16	P	dense spacing	remove - construction	
685	western redcedar	<i>Thuja plicata</i>	46	14	M	dense spacing	remove - construction	

*DBH: Diameter at Breast Height (measured 4.5-feet above ground level in inches); trees with multiple trunks splitting below DBH are measured separately and individual trunk measurements are separated by a comma, except multiple trunks of the same size are indicated with an asterisk (quantity * size).

[^]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.

Section III) Zone Change

Section IIIA) Supporting Compliance Report

**SUPPORTING COMPLIANCE REPORT
ZONE CHANGE
MONTAGUE PARK**

SECTION IIIA

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I. CITY OF WILSONVILLE COMPREHENSIVE PLAN

RESIDENTIAL DEVELOPMENT - IMPLEMENTATION MEASURES

IMPLEMENTATION MEASURE 4.1.4

Response: The subject site is part of the *Villebois Village Master Plan*, which is comprised of a variety of housing opportunities of varying densities. There are 13 different housing types within Villebois Village, ranging from apartments to estate lots. Villebois Village includes opportunities for affordable, senior and community housing. Compliance with this Implementation Measures was addressed with the *Villebois Village Master Plan*. The land use plan for the subject area was determined to be consistent with the *Villebois Village Master Plan*.

COMPACT URBAN DEVELOPMENT - IMPLEMENTATION MEASURES

IMPLEMENTATION MEASURE 4.1.6.A

Development in the “Residential - Village” Map area shall be directed by the Villebois Village Concept Plan (depicting the general character of proposed land uses, transportation, natural resources, public facilities, and infrastructure strategies), and subject to relevant Policies and Implementation Measures in the Comprehensive Plan; and implemented in accordance with the Villebois Village Master Plan, the “Village” Zone District, and any other provisions of the Wilsonville Planning and Land Development Ordinance that may be applicable.

Response: This application is submitted along with a PDP/FDP (includes SAP Refinement) for Montague Park. Specific Area Plan - Central is compliant with the *Villebois Village Master Plan*. Section I of this report demonstrates compliance with the City of Wilsonville’s Comprehensive Plan and Section II demonstrates compliance with Wilsonville’s Land Development Code.

IMPLEMENTATION MEASURE 4.1.6.C

The “Village” Zone District shall be applied in all areas that carry the Residential - Village Plan Map Designation.

Response: The application proposes a zone change to “Village” for the subject property area, which is included in the “Residential-Village” Comprehensive Plan Map Designation (Area B).

IMPLEMENTATION MEASURE 4.1.6.D

The “Village” Zone District shall allow a wide range of uses that benefit and support an “urban village”, including conversion of existing structures in the core area to provide flexibility for changing needs of service, institutional, governmental and employment uses.

Response: This application seeks zone change approval from PF - Public Facilities to V - Village Zone for Montague Park in Villebois. The subject property is approximately 2.90 acres. The plan for subject property is a neighborhood park. The proposed land use in this area is consistent with what is portrayed in the *Villebois Village Master Plan*, which this regulation is intended to implement.

II. CITY OF WILSONVILLE LAND DEVELOPMENT ORDINANCE

SECTION 4.029 ZONING CONSISTENT WITH THE COMPREHENSIVE PLAN

If a development, other than a short-term temporary use, is proposed on a parcel or lot which is not zoned in accordance with the comprehensive plan, the applicant must receive approval of a zone change prior to, or concurrently with the approval of an application for a Planned Development.

Response: This application is being requested concurrent with a PDP/FDP application for the site in conformance with the code. The PDP/FDP application materials are provided in Section II of this Notebook.

SECTION 4.110 ZONING - ZONES

(.01) The following Base Zones are established by this Code:

- H. Village, which shall be designated “V” [per Section 4.125 enabling amendments (File No. 02PC08)]

Response: The subject property is within the city limits of Wilsonville. The area has a City of Wilsonville Comprehensive Plan designation of “Residential - Village.” The site is currently zoned Public Facilities. This request is for a zone change to “Village,” which is permitted within the area designated “Residential - Village” on the Comprehensive Plan Map.

SECTION 4.125 VILLAGE (V) ZONE

(.01) The Village (V) zone is applied to lands within the Residential Village Comprehensive Plan Map designation. The Village zone is the principal implementing tool for the Residential Village Comprehensive Plan designation. It is applied in accordance with the Villebois Village Master Plan and the Residential Village Comprehensive Plan designation as described in the Comprehensive Plan.

Response: The subject property lies within the area designated “Residential - Village” on the Comprehensive Plan Map. This request is for a zone change to “V - Village.”

(.02) Permitted Uses

Response: The proposed development is a neighborhood park. This use is permitted under the Village zone.

(.18) Village Zone Development Permit Process

- B. Unique Features and Processes of the Village (V) Zone

- 2. ...Application for a zone change shall be made concurrently with an application for PDP approval...

Response: The application for a zone change is being made concurrent with an application for PDP/FDP approval (see Notebook Section II).

SECTION 4.197 ZONE CHANGES AND AMENDMENTS TO THIS CODE - PROCEDURES.

(.02) In recommending approval or denial of a proposed zone map amendment, the Planning Commission or Development Review Board shall at a minimum, adopt findings addressing the following criteria:

- A. That the application before the Commission or Board was submitted in accordance with the procedures set forth in Section 4.008 or, in the case of a Planned Development, Section 4.140; and

Response: This application has been submitted in accordance with the procedures set forth in Section 4.140, which requires that:

- *All parcels of land exceeding two (2) acres in size that are to be used for residential, commercial or industrial development, shall, prior to the issuance of building permit: 1. Be zoned for planned development; and*
- *Zone change and amendment to the zoning map are governed by the applicable provisions of the Zoning Sections, inclusive of Section 4.197.*

This zone change application will establish the appropriate zone for this development and will be governed by the appropriate Zoning Sections.

- B. That the proposed amendment is consistent with the Comprehensive Plan map designation and substantially complies with the applicable goals, policies and objectives, set forth in the Comprehensive Plan Text; and

Response: The subject area is designated Residential Village on the Comprehensive Plan Map. Therefore, application of the Village Zone is consistent with the Comprehensive Plan. Compliance with the Comprehensive Plan is addressed in Section I of this Report.

- C. In the event that the subject property, or any portion thereof, is designated as “Residential” on the City’s Comprehensive Plan Map; specific findings shall be made addressing substantial compliance with Implementation Measure 4.1.4.b, d, e, q, and x of Wilsonville’s Comprehensive Plan text; and

Response: Compliance with Implementation Measure 4.1.4 is addressed in Section I of this Report.

- D. That the existing primary public facilities, i.e., roads and sidewalks, water, sewer and storm sewer are available and are of adequate size to serve the proposed development; or, that adequate facilities can be provided in conjunction with project development. The Planning Commission and Development Review Board shall utilize any and all means to insure that all primary facilities are available and are adequately sized; and

Response: The Preliminary Development Plan compliance report and the attached plans (see Notebook Section II) demonstrate that the primary public facilities are available and can be provided in conjunction with the project. Section IID of this

Notebook includes supporting utility and drainage reports. A Traffic Impact Analysis is attached in Notebook Section IIE.

- E. That the proposed development does not have a significant adverse effect upon Significant Resource Overlay Zone areas, an identified natural hazard, or an identified geologic hazard. When Significant Resource Overlay Zone areas or natural hazard, and/ or geologic hazard are located on or about the proposed development, the Planning Commission or Development Review Board shall use appropriate measures to mitigate and significantly reduce conflicts between the development and identified hazard or Significant Resource Overlay Zone; and

Response: The subject site is not located on the SROZ, natural hazards, or geologic hazards. Therefore, this standard does not apply.

- F. That the applicant is committed to a development schedule demonstrating that the development of the property is reasonably expected to commence within two (2) years of the initial approval of the zone change; and

Response: The applicant is committed to a schedule demonstrating that the development of the subject property is reasonably expected to commence within two (2) years of the initial approval of the zone change.

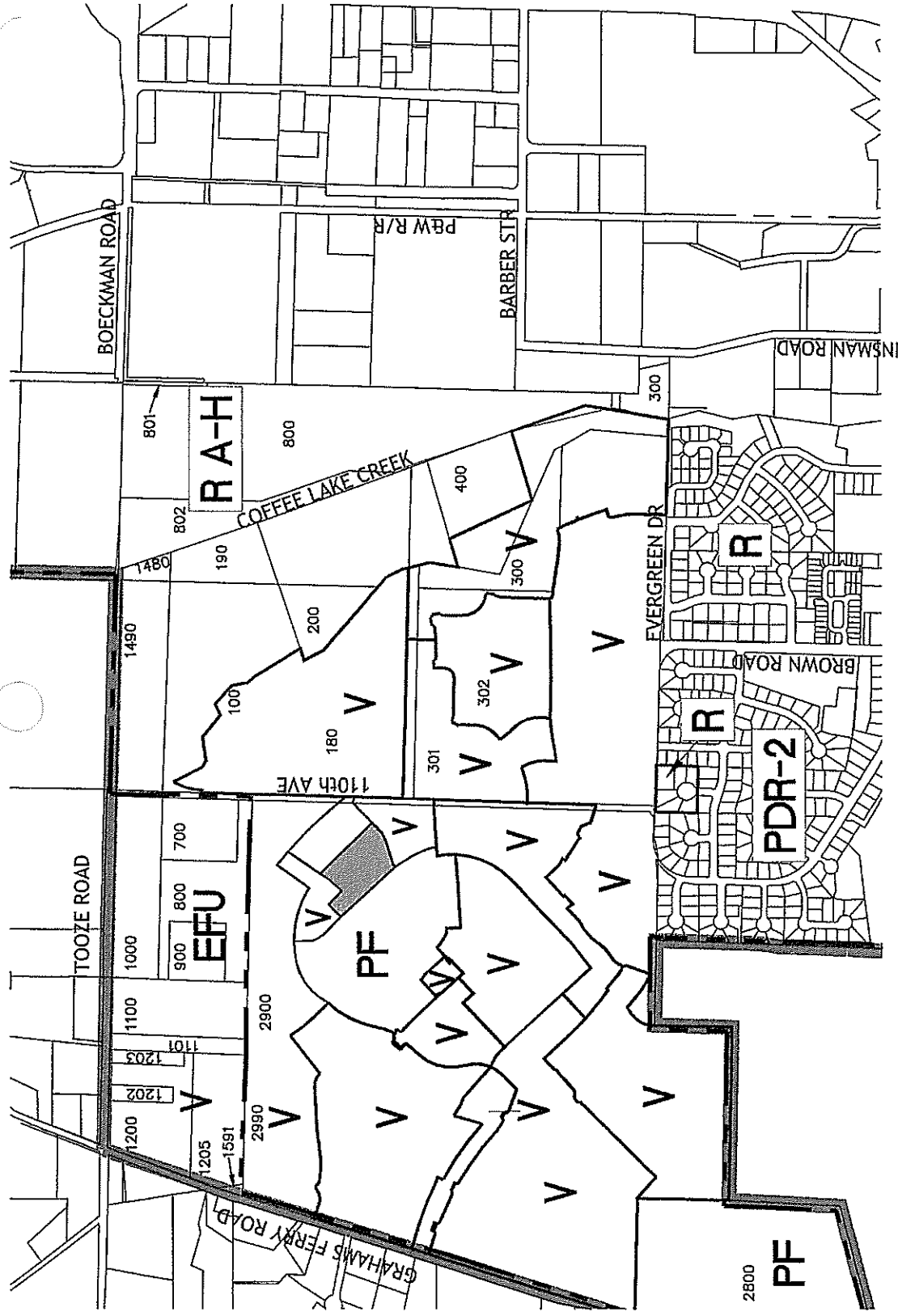
- G. That the proposed development and use(s) can be developed in compliance with the applicable development standards or appropriate conditions are attached to insure that the project development substantially conforms to the applicable development standards.

Response: The proposed development can be developed in compliance with the applicable development standards, as demonstrated by this report and the Preliminary Development Plan (Notebook Section II) application.


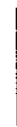



III. PROPOSAL SUMMARY & CONCLUSION

This Supporting Compliance Report demonstrates compliance with the applicable requirements of the City of Wilsonville Planning & Land Development Ordinance for the requested Zone Change. Therefore, the applicant requests approval of this application.

Section IIIB) Zone Change Map



1" = 1000'

- LEGEND**
-  SUBJECT AREA - PROPOSED VILLAGE (V) ZONE (3.58 AC)
 -  ZONE LINE
 -  EXISTING UGB
 -  EXISTING CITY BOUNDARY
 -  EXISTING ZONING DESIGNATION

**PROPOSED ZONE MAI
AMENDMENT**

Section IIIC) Legal Description & Sketch



EXHIBIT A

October 3, 2014

LEGAL DESCRIPTION

Job No. 398-054

A parcel of land being Lot 79, plat of "Villebois Village Center No. 3", Clackamas County Plat Records, and public Right-of-Way, situated in the Northwest and Northeast Quarters of Section 15, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon, more particularly described as follows:

BEGINNING at the most northerly corner of said Lot 79;

thence along the northerly plat boundary of said plat, North 31°30'05" East, a distance of 26.36 feet to a point on the centerline of SW Costa Circle West;

thence along said centerline, South 49°03'27" East, a distance of 319.46 feet to a point of curvature;

thence continuing along said centerline, along a 746.00 foot radius tangential curve to the right, arc length of 79.46 feet, central angle of 06°06'11", chord distance of 79.42 feet, and chord bearing of South 46°00'21" East to a point of tangency;

thence continuing along said centerline and its extension, South 42°57'16" East, a distance of 78.58 feet to a point on the southeasterly plat line of said plat;

thence along said southeasterly plat line, South 45°34'29" West, a distance of 80.51 feet to an angle point;

thence continuing along said southeasterly plat line, South 63°29'14" West, a distance of 61.38 feet to an angle point;

thence continuing along said southeasterly plat line and its extension, South 72°02'29" West, a distance of 219.06 feet to a point on the centerline of SW Orleans Avenue;

thence along said centerline for the following 7 courses:

North 32°57'14" West, a distance of 6.39 feet to a point of curvature,

along a 188.00 foot radius tangential curve to the left, arc length of 35.00 feet, central angle of 10°39'55", chord distance of 34.94 feet, and chord bearing of North 38°17'12" West to a point of tangency,

North 43°37'09" West, a distance of 194.08 feet to a point of curvature,

along a 185.00 foot radius tangential curve to the left, arc length of 31.96 feet, central angle of 09°53'51", chord distance of 31.92 feet, and chord bearing of North 48°34'05" West to a point of reverse curvature,

along a 185.00 foot radius reverse curve to the right, arc length of 31.96 feet, central angle of 09°53'51", chord distance of 31.92 feet, and chord bearing of North 48°34'05" West to a point of tangency,

North 43°37'09" West, a distance of 161.26 feet to a point of curvature,

along a 100.00 foot radius tangential curve to the right, arc length of 12.20 feet, central angle of 06°59'22", chord distance of 12.19 feet, and chord bearing of North 40°07'28" West,

thence leaving said centerline, North 45°36'51" East, a distance of 151.05 feet to an angle point on the northerly line of said Lot 79;

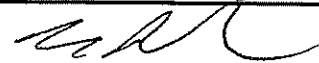
thence along said northerly line, South 47°50'26" East, a distance of 127.82 feet to an angle point;

thence continuing along said northerly line, North 41°14'03" East, a distance of 118.86 feet to the POINT OF BEGINNING.

Containing 3.58 acres, more or less.

Basis of bearings per plat of "Villebois Village Center No. 3", Clackamas County Plat Records.

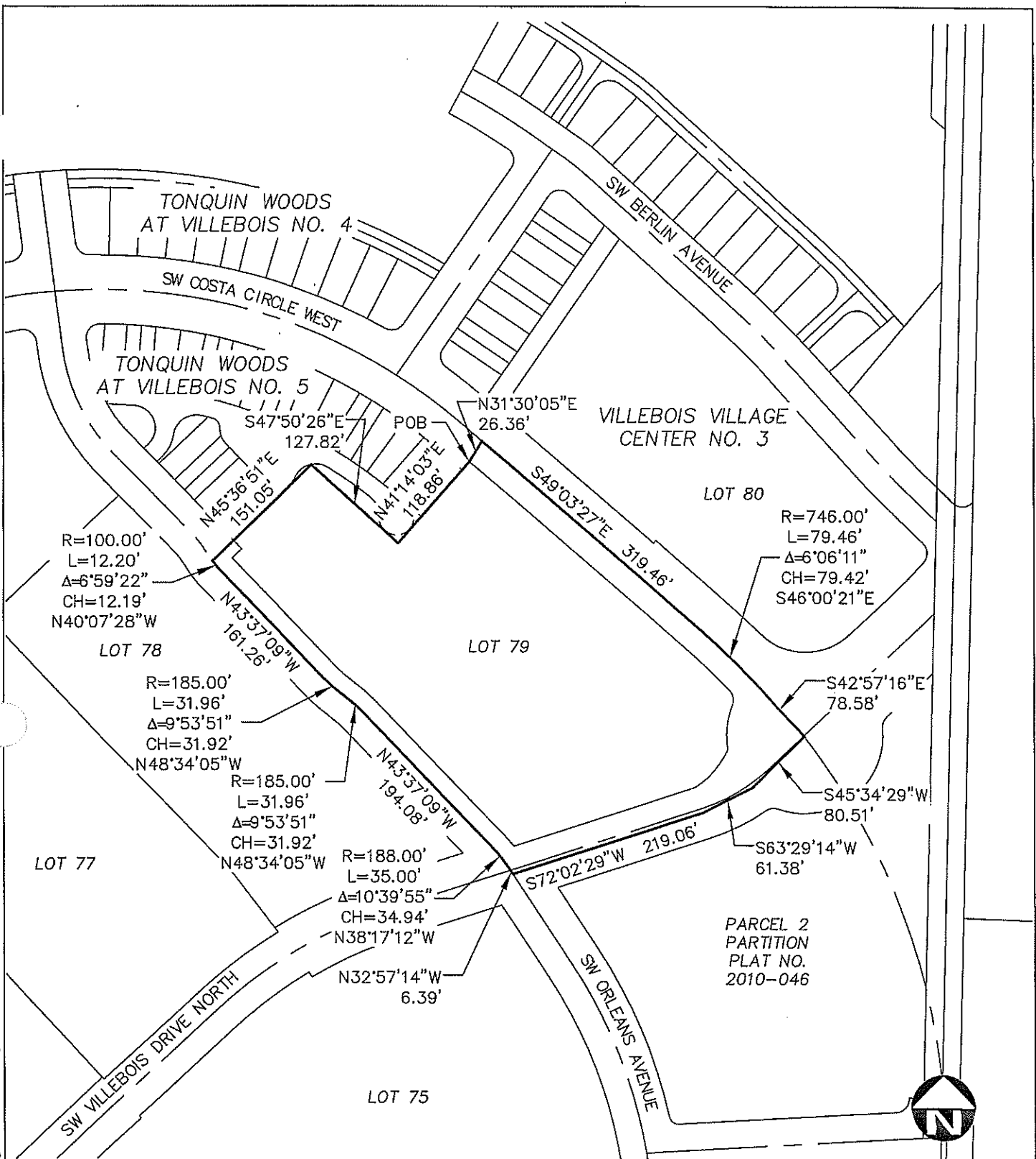
REGISTERED
PROFESSIONAL
LAND SURVEYOR



OREGON
JULY 9, 2002
TRAVIS C. JANSEN
57751

RENEWS: 6/30/2015

N:\proj\398-C Drawings\06 Survey\Legals\398054.Montague Park.Zone Change.dwg - SHEET: Legal Desc Oct. 22 PM ct



DRAWN BY: CLL DATE: 10/3/14
 REVIEWED BY: TCJ DATE: 10/3/14
 PROJECT NO.: 398-054
 SCALE: 1"=150'
 PAGE 3 OF 3



12564 SW Main St
 Tigard, OR 97223
 [T] 503-941-9484
 [F] 503-941-9485

Section IV) Tree Preservation Plan

Section IVA) Supporting Compliance Report

**SUPPORTING COMPLIANCE REPORT
TREE PRESERVATION PLAN
MONTAGUE PARK**

SECTION IVA

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I. WILSONVILLE PLANNING AND LAND DEVELOPMENT ORDINANCE

SECTION 4.610.10. STANDARDS FOR TREE REMOVAL, RELOCATION OR REPLACEMENT

(.01) Except where an application is exempt, or where otherwise noted, the following standards shall govern the review of an application for a Type A, B, C or D Tree Removal Permit:

- A. **Standard for the Significant Resource Overlay Zone.** The standard for tree removal in the Significant Resource Overlay Zone shall be that removal or transplanting of any tree is not inconsistent with the purposes of this chapter.

Response: The proposed planned development is not located within a Significant Resource Overlay Zone. Therefore, this standard does not apply.

- B. **Preservation and Conservation.** No development application shall be denied solely because trees grow on the site. Nevertheless, tree preservation and conservation as a principle shall be equal in concern and importance as other design principles.

Response: The preservation of on-site trees was an important factor in the design of Montague Park. The site was specifically planned in a location that includes many existing trees. All trees in the proposed site have been inventoried.

The attached Tree Report (see Notebook Section IVB), prepared by Morgan Holen of Morgan Holen & Associates LLC, includes a tree inventory indicating the common and species names, DBH, condition, and recommended treatment of on-site trees. Proposed tree removal is shown on the *Tree Preservation Plan* (see Notebook Section IVC). The *Tree Preservation Plan* depicts the ranking of existing trees and whether they will be retained, removed, or likely removed.

The intent of the plan is as follows: “Parks and open space areas shall incorporate existing trees where feasible and large shade trees shall be planted in appropriate locations in parks and open spaces” per *Villebois Village Master Plan* Chapter 3, Policy 1. The attached Tree Report (see Section IVB) demonstrates that most of the inventoried trees are in “Poor” condition (38%) or “Moderate” condition (48%). Of trees inventoried, (14%) are rated in “Good” condition and (0%) are rated in “Important” condition. Relative to the total number of trees, a small percentage of “Good” trees are proposed for removal. Three (3) “Good” trees are proposed for removal, which is only 3% of the total number of trees inventoried. The determination to remove these three (3) trees was based upon an assessment that one is necessary to remove due to fungus infection that will cause rotting and decay, one’s health will be interfered with by the removal of surrounding unhealthy trees, and one’s removal is necessary for grading of SW Orleans Avenue. Twenty (20) “Moderate” trees are proposed for removal due to construction. Seventeen (17) of these trees are in a densely planted row on the space proposed to be used for the amphitheater. If these trees were retained, the entire design of the park and functionality of the amphitheater would be compromised. Removal of these trees also opens up the views from the park to the northwest and west. Two (2) other “Moderate” trees are proposed for removal to accommodate the grading of SW Orleans Avenue, and one (1) “Moderate” is proposed for removal to accommodate paving of a path.

- C. Development Alternatives.** Preservation and conservation of wooded areas and trees shall be given careful consideration when there are feasible and reasonable location alternatives and design options on-site for proposed buildings, structures or other site improvements.

Response: As described above, the preservation and conservation of trees was carefully considered during the planning for on-site improvements. The *Tree Preservation Plan* (see Section IVC) depicts the trees that are to be retained, to be removed, and likely to be removed during construction due to health. Three (3) trees with a condition rating of “Good” are proposed for removal. Tree 569 is located in an area where improvements must be made for grading of SW Orleans Avenue. Tree 636 is infected with velvet-top fungus, which causes extensive rotting and extreme decay. Tree 631 has grown up competing with and adapting to shelter from adjacent trees, and is susceptible to increased risk of failure due to the planned removal of adjacent trees. Twenty (20) “Moderate” trees are proposed for removal due to construction. Trees 665, 667-678, 680-682, and 685 are in a densely planted row on the space proposed to be used for the amphitheater. If these trees were retained, the entire design of the park and functionality of the amphitheater would be compromised. Removal of these trees also opens up the views from the park to the northwest and west. Trees 564 and 568 are proposed for removal to accommodate the grading of SW Orleans Avenue, and tree 571 is proposed for removal to accommodate paving of a path.

- D. Land Clearing.** Where the proposed activity requires land clearing, the clearing shall be limited to designated street rights-of-way and areas necessary for the construction of buildings, structures or other site improvements.

Response: The attached plans in Notebook Section IIB depict the extent of grading activities proposed on the site.

- E. Residential Development.** Where the proposed activity involves residential development, residential units shall, to the extent reasonably feasible, be designed and constructed to blend into the natural setting of the landscape.

Response: No residential units are planned with this development; the proposed use is a park.

- F. Compliance with Statutes and Ordinances.** The proposed activity shall comply with all applicable statutes and ordinances.

Response: The park will comply with all applicable statutes and ordinances.

- G. Relocation or Replacement.** The proposed activity shall include necessary provisions for tree relocation or replacement, in accordance with WC 4.620.00, and the protection of those trees that are not removed, in accordance with WC 4.620.10.

Response: No relocation of trees is proposed. Tree replacement will occur in accordance with the necessary provisions from WC 4.620.00 and WC 4.620.10, as addressed below. As shown in the Tree Report prepared by Morgan Holen of Morgan

Holen & Associates LLC (see Section IVB), as well as the attached plans (see Section IIB), sixty (60) trees are to be removed, twenty-five (25) trees are to be retained, and ninety-nine (99) are to be planted. The tree mitigation proposed with the planting of street trees and trees within park and open space areas exceeds the required amount of mitigation of one (1) tree replanted for each tree removed.

H. Limitation. Tree removal or transplanting shall be limited to instances where the applicant has provided completed information as required by this chapter and the reviewing authority determines that removal or transplanting is necessary based on the criteria of this subsection.

1. **Necessary for Construction.** Where the applicant has shown to the satisfaction of the reviewing authority that removal or transplanting is necessary for the construction of a building, structure or other site improvement and that there is no feasible and reasonable location alternative or design option on-site for a proposed building, structure or other site improvement; or a tree is located too close to an existing or proposed building or structures, or creates unsafe vision clearance.
2. **Disease, Damage, or Nuisance, or Hazard.** Where the tree is diseased, damaged, or in danger of falling, or presents a hazard as defined in WC 6.208, or is a nuisance as defined in WC 6.200 it seq., or creates unsafe vision clearance as defined in this code.
3. **Interference.** Where the tree interferes with the healthy growth of other trees, existing utility service or drainage, or utility work in a previously dedicated right-of-way, and it is not feasible to preserve the tree on site.
4. **Other.** Where the applicant shows that tree removal or transplanting is reasonable under the circumstances.

Response: Morgan Holen of Morgan Holen & Associates LLC has prepared a Tree Report (see Notebook Section IVB) for Specific Area Plan - Central. The attached Tree Report includes a tree inventory, which indicates the tree common name and species name, DBH, condition, and recommended treatment (i.e. retain or remove). The determination to remove trees was based upon an assessment of what trees were necessary to remove due to the poor health or construction.

The attached plans (see Notebook Section IIB) illustrate trees proposed to be removed, likely to be removed, and to be retained, and their respective rating of important, good, moderate, or poor condition. Where tree removal is “necessary for construction,” tree removal is needed for site grading in areas where park facilities or adjacent street and sidewalk improvements are planned (see the attached plans in Notebook Section IIB). Three (3) trees with a condition rating of “Good” are proposed for removal. Tree 569 is located in an area where improvements must be made for grading of SW Orleans Avenue. Tree 636 is infected with velvet-top fungus, which causes extensive rotting and extreme decay. Tree 631 has grown up competing with and adapting to shelter from adjacent trees, and is susceptible to increased risk of failure due to the planned removal of adjacent trees. Twenty (20) “Moderate” trees are proposed for removal due to construction. Trees 665, 667-678, 680-682, and 685 are in a densely planted row on the space proposed to be used for the amphitheater. If these trees were retained, the entire design of the park and functionality of the

amphitheater would be compromised. Removal of these trees also opens up the views from the park to the northwest and west. Trees 564 and 568 are proposed for removal to accommodate the grading of SW Orleans Avenue, and tree 571 is proposed for removal to accommodate paving of a path.

I. Additional Standards for Type C Permits.

1. **Tree Survey.** For all site development applications reviewed under the provisions of Chapter 4 Planning and Zoning, the developer shall provide a Tree Survey before site development as required by WC 4.610.40 , and provide a Tree Maintenance and Protection Plan, unless specifically exempted by the Planning Director or DRB, prior to initiating site development.

Response: The Tree Preservation Plan (see Notebook Section IVC) and the Tree Report (see Notebook Section IVB) provide a tree survey with the location, species and health of each tree in the proposed planned development area.

2. **Platted Subdivisions.** The recording of a final subdivision plat whose preliminary plat has been reviewed and approved after the effective date of Ordinance 464 by the City and that conforms with this subchapter shall include a Tree Survey and Maintenance and Protection Plan, as required by this subchapter, along with all other conditions of approval.

Response: The proposed development does not include any further subdivision of Lot 79 of “Villebois Village Center No. 3” (the subject site).

3. **Utilities.** The City Engineer shall cause utilities to be located and placed wherever reasonably possible to avoid adverse environmental consequences given the circumstances of existing locations, costs of placement and extensions, the public welfare, terrain, and preservation of natural resources. Mitigation and/or replacement of any removed trees shall be in accordance with the standards of this subchapter.

Response: The attached plans (see Notebook Section IIB) for the site have been designed to minimize the impact upon the environment to the extent feasible given existing conditions and proposed uses. Any trees to be removed due to the proposed construction will be replaced and/or mitigated in accordance with the provisions in this subchapter.

- J. Exemption.** Type D permit applications shall be exempt from review under standards D, E, H and I of this subsection.

Response: This application requests Type C Plan Approval; therefore this standard is not applicable.

SECTION 4.610.40. TYPE C PERMIT

- (.01) Approval to remove any trees on property as part of a site development application may be granted in a Type C permit. A Type C permit application shall be reviewed by the standards of the subchapter and all applicable review criteria of Chapter 4. Application of the standards of this section

shall not result in a reduction of square footage or loss of density, but may require an applicant to modify plans to allow for buildings of greater height. If an applicant proposes to remove trees and submits a landscaping plan as part of a site development application, an application for a Tree Removal Permit shall be included. The Tree Removal Permit application will be reviewed in the Stage II development review process, and any changes made that affect trees after Stage II review of a development application shall be subject to review by DRB. Where mitigation is required for tree removal, such mitigation may be considered as part of the landscaping requirements as set forth in this Chapter. Tree removal shall not commence until approval of the required Stage II application and the expiration of the appeal period following that decision. If a decision approving a Type C permit is appealed, no trees shall be removed until the appeal has been settled.

Response: This application includes a request for approval of a Type “C” Tree Removal Plan for approval by the Development Review Board so that a Tree Removal Permit may be issued. Proposed tree removal is identified on the *Tree Preservation Plan* (see Notebook Section IVC).

(.02) The applicant must provide ten copies of a Tree Maintenance and Protection Plan completed by an arborist that contains the following information:

A. A plan, including a topographical survey bearing the stamp and signature of a qualified, registered professional containing all the following information:

1. Property Dimensions. The shape and dimensions of the property, and the location of any existing and proposed structure or improvement.

2. Tree Survey. The survey must include:

a) An accurate drawing of the site based on accurate survey techniques at a minimum scale of one inch (1”) equals one hundred feet (100’) and which provides a) the location of all trees having six inches (6”) or greater d.b.h. likely to be impacted, b) the spread of canopy of those trees, c) the common and botanical name of those trees, and d) the approximate location and name of any other trees on the property.

b) A description of the health and condition of all trees likely to be impacted on the site property. In addition, for trees in a present or proposed public street or road right-of-way that are described as unhealthy, the description shall include recommended actions to restore such trees to full health. Trees proposed to remain, to be transplanted or to be removed shall be so designated. All trees to remain on the site are to be designated with metal tags that are to remain in place throughout the development. Those tags shall be numbered, with the numbers keyed to the tree survey map that is provided with the application.

- c) Where a stand of twenty (20) or more contiguous trees exist on a site and the applicant does not propose to remove any of those trees, the required tree survey may be simplified to accurately show only the perimeter area of that stand of trees, including its drip line. Only those trees on the perimeter of the stand shall be tagged, as provided in “b”, above.
 - d) All Oregon white oaks, native yews, and any species listed by either the state or federal government as rare or endangered shall be shown in the tree survey.
3. **Tree Protection.** A statement describing how trees intended to remain will be protected during development, and where protective barriers are necessary, that they will be erected before work starts. Barriers shall be sufficiently substantial to withstand nearby construction activities. Plastic tape or similar forms of markers do not constitute “barriers”.
 4. **Easements and Setbacks.** Location and dimension of existing and proposed easements, as well as all setback required by existing zoning requirements.
 5. **Grade Changes.** Designation of grade proposed for the property that may impact trees.
 6. **Cost of Replacement.** A cost estimate for the proposed tree replacement program with a detailed explanation including the number, size, and species.
 7. **Tree Identification.** A statement that all trees being retained will be identified by numbered metal tags, as specified in subsection “A,” above in addition to clear identification on construction documents.

Response: The *Tree Preservation Plan* (see Notebook Section IVC) identifies trees proposed for removal. The *Tree Preservation Plan* provides information required by WC 4.610.40(.02). In addition, Morgan Holen of Morgan Holen & Associates LLC has prepared a Tree Report (see Notebook Section IVB) that provides information required by WC 4.610.40(.02).

SECTION 4.620.00. TREE RELOCATION, MITIGATION, OR REPLACEMENT

(.01) Requirement Established. A Type B or C Tree Removal Permit grantee shall replace or relocate each removed tree having six (6) inches or greater d.b.h. within one year of removal.

Response: No relocation of trees is proposed. Tree replacement will occur in accordance with the necessary provisions from WC 4.620.00 and WC 4.620.10. The tree mitigation proposed with the planting of street trees and trees within park and open space areas exceeds the required amount of mitigation.

(.02) Basis For Determining Replacement. The permit grantee shall replace removed trees on a basis of one (1) tree replaced for each tree removed. All replacement trees must measure two inches (2”) or more in diameter. Alternatively, the Planning Director or Development Review board may

require the permit grantee to replace removed trees on a per caliper inch basis, based on a finding that the large size of the trees being removed justifies an increase in the replacement trees required. Except, however, that the Planning Director or Development Review Board may allow the use of replacement Oregon white oaks and other uniquely valuable trees with a smaller diameter.

Response: Trees to be removed will be replaced in accordance with this criterion. The attached Tree Report (see Notebook Section IVB) indicates that approximately 60 trees are proposed to be removed. The attached plans (see Notebook Section IIB) show 38 street trees to be planted, in addition to 61 trees to be planted within the park. The total number of trees to be planted is at least 99, which exceeds the required amount of tree mitigation.

(.03) Replacement Tree Requirements. A mitigation or replacement tree plan shall be reviewed by the City prior to planting and according to the standards of this subsection.

- A. Replacement trees shall have shade potential or other characteristics comparable to the removed trees, shall be appropriately chosen for the site from an approved tree species list supplied by the City, and shall be state Department of Agriculture nursery Grade No. 1 or better.
- B. Replacement trees must be staked, fertilized and mulched, and shall be guaranteed by the permit grantee or the grantee's successors-in-interest for two (2) years after the planting date.
- C. A "guaranteed" tree that dies or becomes diseased during that time shall be replaced.
- D. Diversity of tree species shall be encouraged where trees will be replaced, and diversity of species shall also be maintained where essential to preserving a wooded area or habitat.

Response: The attached Tree Report (see Notebook Section IVB), prepared by Morgan Holen of Morgan Holen & Associates LLC, includes mitigation analysis for planting replacement trees. All trees to be planted will meet the requirements of this standard.

(.04) All trees to be planted shall consist of nursery stock that meets requirements of the American Association of Nurserymen (AAN) American Standards for Nursery Stock (ANSI Z60.1) for top grade.

Response: All trees to be planted will meet the requirements of this standard.

(.05) Replacement Tree Location.

- A. **City Review Required.** The City shall review tree relocation or replacement plans in order to provide optimum enhancement, preservation, and protection of wooded areas. To the extent feasible and desirable, trees shall be relocated or replaced on-site and within the same general area as trees removed
- B. **Relocation or Replacement Off-Site.** When it is not feasible or desirable to relocate or replace trees on-site, relocation or replacement may be made at another location - approved by the city.

Response: Trees will be replaced on-site within the same general area as the trees removed. Tree replacement areas are shown on the attached plans (see Notebook Section IIB). 31 street trees are to be planted, in addition to 61 trees to be planted within the park area.

(.06) City Tree Fund. Where it is not feasible to relocate or replace trees on site or at another approved location in the City, the Tree Removal Permit grantee shall pay into the City Tree Fund, which fund is hereby created, an amount of money approximately the value as defined by this subchapter, of the replacement trees that would otherwise be required by this subchapter. The City shall use the City Tree Fund for the purpose of producing, maintaining and preserving wooded areas and heritage trees, and for planting trees within the City.

Response: All trees removed will be replaced on greater than a 1 for 1 basis. Therefore, payment to the City Tree Fund is not necessary.

(.07) Exception. Tree replacement may not be required for applicants in circumstances where the Director determines that there is good cause to not so require. Good cause shall be based on a consideration of preservation of natural resources, including preservation of mature trees and diversity of ages of trees. Other criteria shall include consideration of terrain, difficulty of replacement and impact on adjacent property.

Response: No exception to the tree replacement requirements is requested with this application.

SECTION 4.620.10. TREE PROTECTION DURING CONSTRUCTION

- (.01)** Where tree protection is required by a condition of development under Chapter 4 or by a Tree Maintenance and Protection Plan approved under this subchapter, the following standards apply:
- A.** All trees required to be protected must be clearly labeled as such.
 - B.** **Placing Construction Materials Near Tree.** No person may conduct any construction activity likely to be injurious to a tree designated to remain, including, but not limited to, placing solvents, building material, construction equipment, or depositing soil, or placing irrigated landscaping, within the drip line, unless a plan for such construction activity has been approved by the Planning Director or Development Review Board based upon the recommendations of an arborist.
 - C.** **Attachments to Trees During Construction.** Notwithstanding the requirement of WC 4.620.10(1)(A), no person shall attach any device or wire to any protected tree unless needed for tree protection.
 - D.** **Protective Barrier.** Before development, land clearing, filling or any land alteration for which a Tree Removal Permit is required, the developer shall erect and maintain suitable barriers as identified by an arborist to protect remaining trees. Protective barriers shall remain in place until the City authorizes their removal or issues a final certificate of occupancy, whichever occurs first. Barriers shall be sufficiently substantial to withstand nearby construction

activities. Plastic Tape or similar forms of markers do not constitute “barriers”. The most appropriate and protective barrier shall be utilized. Barriers are required for all trees designated to remain, except in the following cases.

1. Rights-of-ways and Easements.
2. Any property area separate from the construction or land clearing area onto which no equipment may venture.

Response: Trees to be retained will be protected to the greatest extent possible during construction as described in the attached Tree Report (see Notebook Section IVB). Additional details about tree protection during construction will be provided with the construction drawings.

SECTION 4.620.20. MAINTENANCE AND PROTECTION STANDARDS

(.01) The following standards apply to all activities affecting trees, including, but not limited to, tree protection as required by a condition of approval on a site development application brought under this chapter or as required by an approved Tree Maintenance and Protection Plan.

- A. Pruning activities shall be guided by the most recent version of the ANSI 300 Standards for Tree, Shrub and Other Woody Plant Maintenance.
- B. Topping is prohibited
 1. Exception from this section may be granted under a Tree Removal Permit if necessary for utility work or public safety.

Response: The attached Tree Report (see Notebook Section IVB) addresses tree protection standards. If pruning or topping is determined to be necessary in the future, it will occur in accordance with WC 4.620.20.

SECTION 4.640.00. APPLICATION REVIEW PROCEDURES

(.03) Reviewing Authority

- B. Type C. Where the site is proposed for development necessitating site plan review or plat approval by the Development Review Board, the Development Review Board shall be responsible for granting or denying the application for a Tree Removal Permit, and that decision may be subject to affirmance, reversal or modification by the City Council, if subsequently reviewed by the Council.

Response: This application includes a Tree Preservation Plan, located in Notebook Section IVC for review by the Development Review Board. The Applicant is requesting that the Development Review Board approve this plan so that a Tree Removal Permit may be issued.

II. CONCLUSION

This Supporting Compliance Report demonstrates compliance with the applicable criteria of the City of Wilsonville Land Development Ordinance for the requested review of the Type “C” Tree Removal Plan. Therefore, the applicant respectfully requests approval of this application.

Section IVB) Tree Report



**Montague Park, Wilsonville, Oregon
Tree Maintenance and Protection Plan
November 7, 2014**

MHA1436

Purpose

This Tree Maintenance and Protection Plan for the Montague Park project located in Wilsonville, Oregon, is provided pursuant to the City of Wilsonville Development Code, Section 4.610.40. This arborist report describes the existing trees located on the project site and recommendations for tree removal, retention, protection, and mitigation. This report is based on observations made by International Society of Arboriculture (ISA) Certified Arborist and Qualified Tree Risk Assessor Morgan Holen (PN-6145A) during site visits conducted on May 21 and 30, 2014, and October 16, 2014. A complete description of individual trees is provided in the enclosed tree data.

Scope of Work and Limitations

Morgan Holen & Associates, LLC, was contracted by Costa Pacific Communities to inventory individual trees measuring six inches and larger in diameter and to develop a tree maintenance and protection plan for the project. The site is planned for development of a public park, which includes an amphitheater, play structure, natural play area, pickle-ball court, and grassy open space. A site survey was provided prior to the tree inventory illustrating the location of existing trees and tree survey point numbers.

Visual Tree Assessment (VTA) was performed on individual trees located within and adjacent to the project boundaries. VTA is the standard process whereby the inspector visually assesses the tree from a distance and up close, looking for defect symptoms and evaluating overall condition and vitality on individual trees. Inventory data was collected including point number, species, size, general condition, comments, and treatment recommendations. Following the inventory fieldwork, we coordinated with Pacific Community Design to provide recommendations aimed to preserve the best existing tree features during the design phase.

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 site has been unmaintained in recent years and is overgrown with invasive Himalayan blackberries (*Rubus discolor*) and some English ivy (*Hedera helix*). Existing trees are scattered across the site and also located in two dense rows near the northern and southern boundaries. In all, 85 trees measuring 6-inches and larger in diameter were inventoried including 16 tree species. Table 1 provides a summary of the count of trees by species.

Table 1. Count of Trees by Species – Montague Park, Wilsonville, OR.

Common Name	Species Name	Total	Percent
apple	<i>Malus spp.</i>	1	1.2%
Atlas cedar	<i>Cedrus atlantica</i>	2	2.4%
bignea maple	<i>Acer macrophyllum</i>	2	2.4%
black cottonwood	<i>Populus trichocarpa</i>	1	1.2%
black walnut	<i>Juglans nigra</i>	1	1.2%
cherry	<i>Prunus spp.</i>	2	2.4%
Douglas-fir	<i>Pseudotsuga menziesii</i>	30	35%
English walnut	<i>Juglans regia</i>	2	2.4%
grand fir	<i>Abies grandis</i>	8	9.4%
noble fir	<i>Abies nobilis</i>	1	1.2%
Norway maple	<i>Acer platanoides</i>	1	1.2%
Norway spruce	<i>Picea abies</i>	4	4.7%
pine sp.	<i>Pinus spp.</i>	1	1.2%
red maple	<i>Acer rubrum</i>	4	4.7%
silver maple	<i>Acer saccharinum</i>	1	1.2%
western redcedar	<i>Thuja plicata</i>	24	28.2%
Total		85	100%

No Oregon white oak (*Quercus garryana*), native yews (*Taxus spp.*), or any species listed by either the state or federal government as rare or endangered were found on the site. A complete description of existing trees is included in the enclosed tree data.

Tree Plan Recommendations

As described in the enclosed tree data, individual trees were assigned a general condition rating of:

- P – Poor;
- M – Moderate;
- G – Good; or
- I – Important.

Table 2 provides a summary of the number of trees by general condition rating and treatment recommendation. None of the inventoried trees were classified as Important.

Table 2. Count of Trees by Treatment Recommendation and General Condition Rating.

Treatment Recommendation	General Condition Rating			Total
	P	M	G	
Remove - Condition	29	5	2	36 (42.4%)
Remove - Construction	3	20	1	24 (28.2%)
Retain	0	16	9	25 (29.4%)
Total	32 (38%)	41 (48%)	12 (14%)	85 (100%)

Of the 85 inventoried trees, 25 (29.4%) are recommended for retention and may require special protection during construction, including 16 trees in moderate condition and nine trees in good condition.

The remaining 60 trees are recommended for removal, including 36 (42.4%) trees recommended for removal because of condition and 24 (28.2%) trees recommended for removal for the purposes of construction.

The 36 trees recommended for removal because of condition include 29 trees in poor condition, as well as five trees in moderate condition and two trees in generally good condition.

- Trees in poor condition are not suitable for retention with site development because they are dead or declining and not viable.
- Of the five trees noted as being in moderate condition yet recommended for removal because of condition, four have less than ideal structure that will present an increased risk for failure with exposure from adjacent tree removal (trees 577, 625, 626 and 630) and one appears to be infested with an insect that is likely to impact its long-term viability and decrease the aesthetic value of the tree (tree 637).
- Of the two trees noted in generally good condition yet recommended for removal because of condition, one is a Douglas-fir without major defects, but it has grown up competing with and adapting to shelter from adjacent trees (tree 631); removal of the adjacent trees because of poor condition and for the purposes of construction necessitates the removal of this tree which would present an increased risk for failure with exposure from adjacent tree removal. The other is a large Douglas-fir (*Pseudotsuga menziesii*) with a relatively vigorous crown, but with basal swelling and mushrooms at the base of the tree which were positively identified as *Phaeolus schweinitzii*, the velvet-top fungus (tree 636). This fungus causes extensive butt rot in infected trees and extreme decay may result in stem breakage or windthrow. Infected trees should be removed from areas with target potential because of hazardous condition.

While these trees are not directly impacted by the proposed construction, they are not suitable for retention with development because of disease, infestation, structure, and impacts from adjacent tree removal.

The 24 trees recommended for removal because of construction include three trees in poor condition, 20 trees in moderate condition, and one tree in good condition.

- The three trees in poor condition are all small diameter western redcedars (*Thuja plicata*) located in a dense row of planted trees near the northern boundary of the development site (trees 679, 683 and 684). These trees are heavily suppressed by the adjacent trees and not viable. However, they are largely unnoticeable in the dense group of trees and do not present high risk potential. Therefore, removal is not recommended because of condition, but is necessitated by proposed construction.
- Seventeen of the 20 trees in moderate condition are also western redcedars located in this densely planted row; these trees were likely planted for screening. Overall, these trees appear in good condition as an intact group, but individual trees have structural defects including large diameter scaffold branches, codominant stems, and poor stem structure which lessens the condition rating for individual trees. This intact row of trees is physiologically sustainable, but adequate tree protection is not possible because of site grading and proposed construction. Retention of this row of cedars would compromise the design of the park, particularly the functionality of the amphitheater. Additionally, removal of the cedars will open desirable views

from the park to the northwest and west. The remaining three trees in moderate condition recommended for removal include two red maples (*Acer rubrum*) and one invasive Norway maple (*Acer platanoides*) (trees 564, 568 and 571). Adequate protection is also not feasible and these trees are recommended for removal because of proposed grading.

- Removal of one tree in good condition is also necessary to accommodate grading that needs to occur for construction of the street, SW Orleans Avenue (tree 569); this is a 20-inch diameter red maple with no major defects.

Mitigation Requirements

All 85 inventoried trees are greater than 6-inches in diameter. Twenty-five trees are recommended for retention with protection measures during construction and 60 trees are recommended for removal because of condition or for the purposes of construction. Removal of these 60 trees requires mitigation per Section 4.620.00; removed trees shall be replaced on a basis of one tree planted for each tree removed. Therefore, 60 trees measuring at least 2-inches in diameter should be planted as mitigation for tree removal.

Tree Protection Standards

Trees designated for retention will need special consideration to assure their protection during construction. We highly 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:

1. **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 protected 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.
2. **Tree Protection Zone.** Without authorization from the Project Arborist, none of the following shall occur beneath the dripline of any protected tree:
 - a. Grade change or cut and fill;
 - b. New impervious surfaces;
 - c. Utility or drainage field placement;
 - d. Staging or storage of materials and equipment; or
 - e. Vehicle maneuvering.

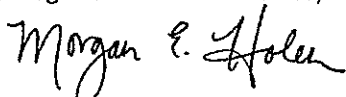
Root protection zones may be entered for tasks like surveying, measuring, and, sampling. Fences must be closed upon completion of these tasks.

3. **Soil Protection.** The stripping of topsoil around retained trees shall be restricted, except under the guidance of the project arborist. No fill (including temporary storage of spoils) shall be placed beneath the dripline of protected trees, except as otherwise directed by the project arborist.

4. **Excavation.** 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.
5. **Pruning.** Some of the trees may require pruning for safety, clearance, and to avoid crown damage prior to construction. 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. Pruning should be performed by a Qualified Tree Service.
6. **Landscaping.** Following construction, 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 used, use drip irrigation only beneath the driplines of protected trees.
7. **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 as needed throughout construction.

Thank you for choosing Morgan Holen & Associates, LLC, to provide consulting arborist services for the Montague Park project. Please contact us if you have questions or need additional information.

Thank you,
Morgan Holen & Associates, LLC



Morgan E. Holen, Owner
ISA Certified Arborist, PN-6145A
ISA Tree Risk Assessment Qualified
Forest Biologist

Enclosures: Tree Data 5-21-14



Tree No.	Common Name	Species Name	DBH*	C-Rad^	Cond#	Condition & Comments	Treatment	Arborist Recommendations
564	red maple	<i>Acer rubrum</i>	18	12	M	no major defects	remove - construction	
565	red maple	<i>Acer rubrum</i>	28	16	P	major scaffold branch failure, large wound, dead branches	remove - condition	
566	Atlas cedar	<i>Cedrus atlantica</i>	49	20	M	multiple leaders	retain	
567	Atlas cedar	<i>Cedrus atlantica</i>	47	26	M	multiple leaders	retain	
568	red maple	<i>Acer rubrum</i>	25	20	M	dead branches, moderate vigor	remove - construction	
569	red maple	<i>Acer rubrum</i>	20	24	G	no major defects	remove - construction	
570	silver maple	<i>Acer saccharinum</i>	40	32	M	multiple attachments at 3', good vigor	retain	prune
571	Norway maple	<i>Acer platanoides</i>	16	16	M	Verticillium, few dead branches, large diameter lateral branches	remove - construction	
573	Douglas-fir	<i>Pseudotsuga menziesii</i>	44	34	G	growing out and up forming separate leaders; moderate risk potential	retain	aerial inspection, pruning
574	bigleaf maple	<i>Acer macrophyllum</i>	37	20	P	stem decay with hollows	remove - condition	
575	bigleaf maple	<i>Acer macrophyllum</i>	41	22	P	cavity, basal decay, stem decay	remove - condition	
576	English walnut	<i>Juglans regia</i>	40	24	P	branch decay	remove - condition	
577	black walnut	<i>Juglans nigra</i>	29	20	M	increased risk with exposure from adjacent tree removal	remove - condition	
578	English walnut	<i>Juglans regia</i>	30	18	P	mostly dead	remove - condition	
585	grand fir	<i>Abies grandis</i>	15	12	P	dead	remove - condition	
586	Douglas-fir	<i>Pseudotsuga menziesii</i>	24	14	G	dead branches	retain in group	prune
587	Douglas-fir	<i>Pseudotsuga menziesii</i>	16	10	M	dead and broken branches, some epicormics	retain in group	prune
588	Douglas-fir	<i>Pseudotsuga menziesii</i>	25	16	G	dead and broken branches	retain in group	prune
590	Douglas-fir	<i>Pseudotsuga menziesii</i>	14	12	M	poor structure	retain in group	
591	Douglas-fir	<i>Pseudotsuga menziesii</i>	20	16	M	crown asymmetry, ivy up trunk	retain in group	remove ivy
592	grand fir	<i>Abies grandis</i>	10	6	M	poor structure	retain in group	
594	Douglas-fir	<i>Pseudotsuga menziesii</i>	21	14	M	dead and broken branches	retain in group	prune
595	Douglas-fir	<i>Pseudotsuga menziesii</i>	24	16	M	dead and broken branches	retain in group	prune



Tree No.	Common Name	Species Name	DBH*	C-Rad^	Cond#	Condition & Comments	Treatment	Arborist Recommendations
596	Douglas-fir	<i>Pseudotsuga menziesii</i>	22	14	M	dead and broken branches	retain in group	prune
597	Douglas-fir	<i>Pseudotsuga menziesii</i>	18	14	P	suppressed, not viable	remove - condition	
598	Douglas-fir	<i>Pseudotsuga menziesii</i>	24	14	M	some twig dieback	retain in group	prune
599	grand fir	<i>Abies grandis</i>	10	12	P	suppressed, poor structure	remove - condition	
600	Douglas-fir	<i>Pseudotsuga menziesii</i>	14	12	M	intermediate crown class	retain in group	
601	Douglas-fir	<i>Pseudotsuga menziesii</i>	20	14	M	dead and broken branches	retain in group	prune
602	Douglas-fir	<i>Pseudotsuga menziesii</i>	20	16	G	dead branches	retain in group	prune
604	Douglas-fir	<i>Pseudotsuga menziesii</i>	14	14	M	poor crown structure	retain in group	prune
605	Douglas-fir	<i>Pseudotsuga menziesii</i>	16	14	M	poor crown structure	retain in group	prune
606	western redcedar	<i>Thuja plicata</i>	29	16	G	no major defects	retain	
607	grand fir	<i>Abies grandis</i>	10	10	P	mostly dead	remove - condition	
608	grand fir	<i>Abies grandis</i>	10	10	P	poor structure and condition	remove - condition	
609	grand fir	<i>Abies grandis</i>	17	14	P	windsnap, snag, good habitat value	remove - condition	
610	Douglas-fir	<i>Pseudotsuga menziesii</i>	17	14	P	poor crown structure, dead and broken branches	remove - condition	
616	Douglas-fir	<i>Pseudotsuga menziesii</i>	19	16	G	no major defects	retain in group	
617	Douglas-fir	<i>Pseudotsuga menziesii</i>	22	16	M	long lateral limbs, epicormic sprouts	retain in group	
618	grand fir	<i>Abies grandis</i>	22	14	P	dead	remove - condition	
619	western redcedar	<i>Thuja plicata</i>	16	14	G	no major defects	retain	
620	Norway spruce	<i>Picea abies</i>	14	10	P	broken top, not viable	remove - condition	
621	western redcedar	<i>Thuja plicata</i>	20	12	P	cavity, stem decay	remove - condition	
622	Douglas-fir	<i>Pseudotsuga menziesii</i>	16	14	P	severe decline	remove - condition	
624	black cottonwood	<i>Populus trichocarpa</i>	52	30	P	poor structure, history of large branch failure, stem decay, inherent species limitations, high risk	remove - condition	
625	Douglas-fir	<i>Pseudotsuga menziesii</i>	17	14	M	intermediate crown class, dead branches, small live crown	remove - condition	



Morgan Holen
— & — ASSOCIATES, LLC

Tree No.	Common Name	Species Name	DBH*	C-Rad^	Cond#	Condition & Comments	Treatment	Arborist Recommendations
626	Douglas-fir	<i>Pseudotsuga menziesii</i>	15	12	M	dead branches, not suitable for retention with adjacent clearing	remove - condition	
630	Douglas-fir	<i>Pseudotsuga menziesii</i>	20	20	M	dead branches, not suitable for retention with adjacent clearing	remove - condition	
631	Douglas-fir	<i>Pseudotsuga menziesii</i>	26	16	G	old broken top, few dead branches, not suitable for retention with adjacent clearing	remove - condition	
633	Douglas-fir	<i>Pseudotsuga menziesii</i>	22	14	P	history of branch failure, poor crown structure, high risk	remove - condition	
635	Norway spruce	<i>Picea abies</i>	14	10	P	poor structure, numerous dead branches	remove - condition	
636	Douglas-fir	<i>Pseudotsuga menziesii</i>	30	16	G	<i>Phaeolous schweinitzii</i> at base of tree, some basal swelling	remove - condition	
637	grand fir	<i>Abies grandis</i>	25	8	M	suspect adelgid infestation, dead branches, twig dieback	remove - condition	
640	pine sp.	<i>Pinus</i> spp.	10	8	P	small high live crown, dead branches	remove - condition	
641	Norway spruce	<i>Picea abies</i>	18	12	P	forked top, included bark, pitch flow	remove - condition	
642	western redcedar	<i>Thuja plicata</i>	46	16	P	broken top, included bark, stem decay, high risk	remove - condition	
643	Norway spruce	<i>Picea abies</i>	15	10	P	codom leaders at 15'	remove - condition	
644	Douglas-fir	<i>Pseudotsuga menziesii</i>	27	20	G	few dead branches	retain	prune
645	noble fir	<i>Abies nobilis</i>	10	8	P	mostly dead	remove - condition	
646	Douglas-fir	<i>Pseudotsuga menziesii</i>	24	20	G	few dead branches	retain	prune
648	Douglas-fir	<i>Pseudotsuga menziesii</i>	13	12	P	dead	remove - condition	
656	Douglas-fir	<i>Pseudotsuga menziesii</i>	14	10	P	dead	remove - condition	
663	cherry	<i>Prunus</i> spp.	6	8	P	covered in blackberries	remove - condition	
664	apple	<i>Malus</i> spp.	9	8	P	dead	remove - condition	
665	western redcedar	<i>Thuja plicata</i>	46	20	M	candelabra structure	remove - construction	



Tree No.	Common Name	Species Name	DBH*	C-Rad [^]	Cond [#]	Condition & Comments	Treatment	Arborist Recommendations
666	cherry	<i>Prunus spp.</i>	6	8	P	dead	remove - condition	
667	western redcedar	<i>Thuja plicata</i>	18	18	M	dense spacing	remove - construction	
668	western redcedar	<i>Thuja plicata</i>	12	16	M	dense spacing	remove - construction	
669	western redcedar	<i>Thuja plicata</i>	6	12	M	dense spacing	remove - construction	
670	western redcedar	<i>Thuja plicata</i>	7	12	M	dense spacing	remove - construction	
671	western redcedar	<i>Thuja plicata</i>	20	18	M	dense spacing	remove - construction	
672	western redcedar	<i>Thuja plicata</i>	20	18	M	dense spacing	remove - construction	
673	western redcedar	<i>Thuja plicata</i>	11	12	M	dense spacing	remove - construction	
674	western redcedar	<i>Thuja plicata</i>	12	12	M	dense spacing	remove - construction	
675	western redcedar	<i>Thuja plicata</i>	18	16	M	dense spacing	remove - construction	
676	western redcedar	<i>Thuja plicata</i>	35	16	M	dense spacing	remove - construction	
677	western redcedar	<i>Thuja plicata</i>	27	14	M	dense spacing	remove - construction	
678	western redcedar	<i>Thuja plicata</i>	9	12	M	dense spacing	remove - construction	
679	western redcedar	<i>Thuja plicata</i>	10	12	P	dense spacing	remove - construction	
680	western redcedar	<i>Thuja plicata</i>	19	12	M	dense spacing	remove - construction	
681	western redcedar	<i>Thuja plicata</i>	16	16	M	dense spacing	remove - construction	
682	western redcedar	<i>Thuja plicata</i>	19	12	M	dense spacing	remove - construction	
683	western redcedar	<i>Thuja plicata</i>	13	12	P	dense spacing	remove - construction	
684	western redcedar	<i>Thuja plicata</i>	13	16	P	dense spacing	remove - construction	
685	western redcedar	<i>Thuja plicata</i>	46	14	M	dense spacing	remove - construction	

*DBH: Diameter at Breast Height (measured 4.5-feet above ground level in inches); trees with multiple trunks splitting below DBH are measured separately and individual trunk measurements are separated by a comma, except multiple trunks of the same size are indicated with an asterisk (quantity * size).

[^]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.

**Section IVC) Tree Preservation
Plan**



Villebois

RCS-VILLEBOIS
DEVELOPMENT, LLC
OTTEN LANDSCAPE ARCHITECTS, INC.
PACIFIC COMMUNITY DESIGN, INC



PDP 5C/FDP
VILLEBOIS
Montague Park

Preliminary
Development Plan
&
Final Development
Plan

Tree Preservation
Plan

DATE 2/24/15

8.1

LEGEND:

- 224 PROPOSED 2-FT CONTOUR
- 230 PROPOSED 10-FT CONTOUR
- I IMPORTANT
- G GOOD
- M MODERATE
- P POOR
- NE NOT EXAMINED
- EXISTING TREES TO REMAIN
- EXISTING TREES TO REMOVED

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.

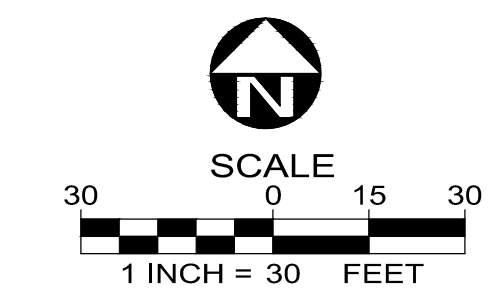
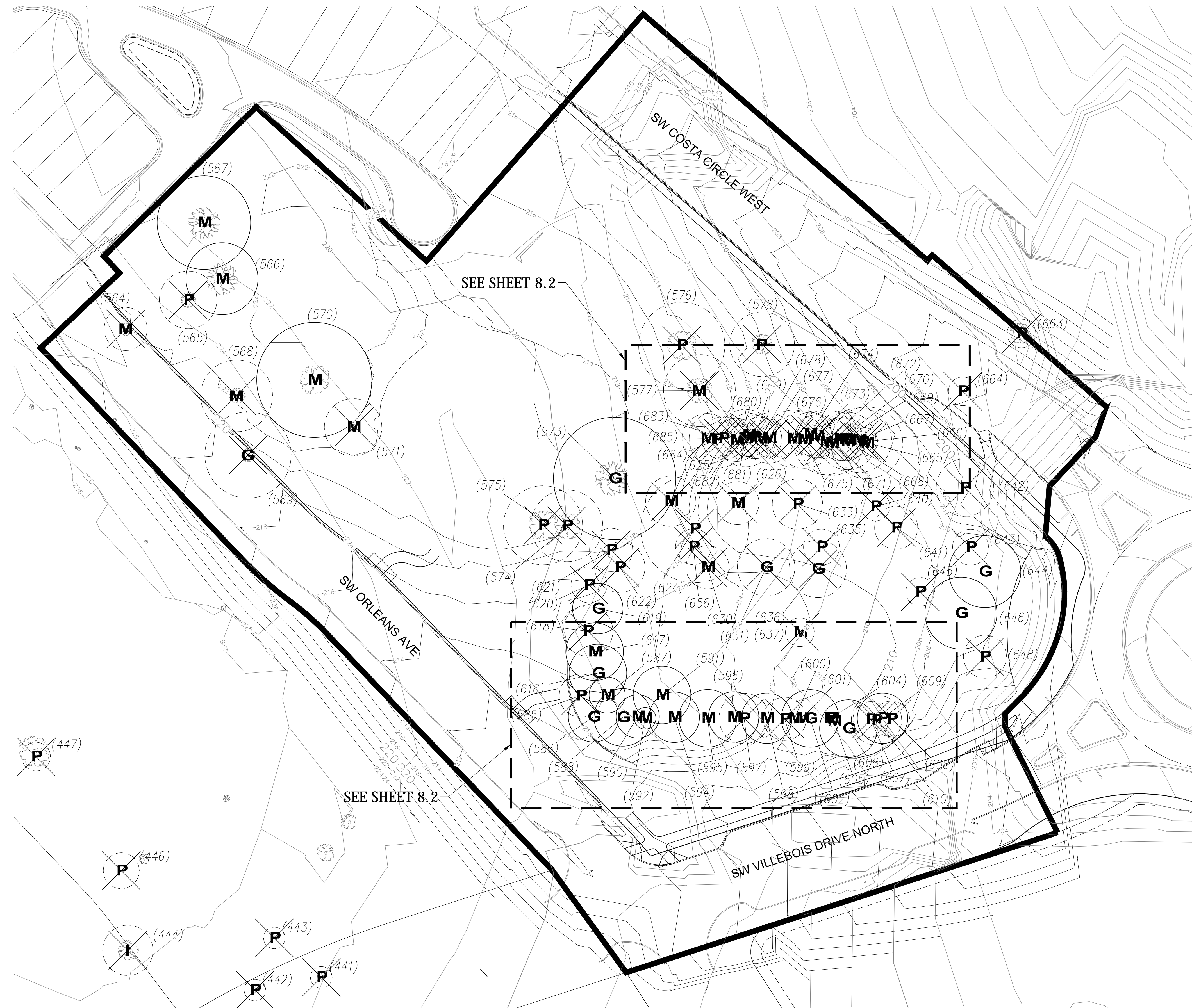
TREES IN THE MODERATE CATEGORY HAD GOOD TO MODERATE HEALTH AND FORM, BUT WERE A LESS DESIRABLE SPECIES OR MAY BE LESS COMPATIBLE WITH DEVELOPMENT.

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 PDP 5C APPLICATION MATERIALS.

N:\pro\398-054\09 Drawings\03 Planning\Sheets-PDP\398054_81TREE.dwg - SHEET: 8.1 Feb. 24, 15 - 10:36 AM Bob





Villebois

RCS-VILLEBOIS
DEVELOPMENT, LLC
OTTEN LANDSCAPE ARCHITECTS, INC.
PACIFIC COMMUNITY DESIGN, INC



PDP 5C/FDP
VILLEBOIS
Montague Park

Preliminary
Development Plan
&
Final Development
Plan

Tree Preservation
Detail

DATE 2/24/15

8.2

LEGEND:

— 224 —	PROPOSED 2-FT CONTOUR
— 230 —	PROPOSED 10-FT CONTOUR
I	IMPORTANT
G	GOOD
M	MODERATE
P	POOR
NE	NOT EXAMINED
	EXISTING TREES TO REMAIN
	EXISTING TREES TO REMOVED

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.

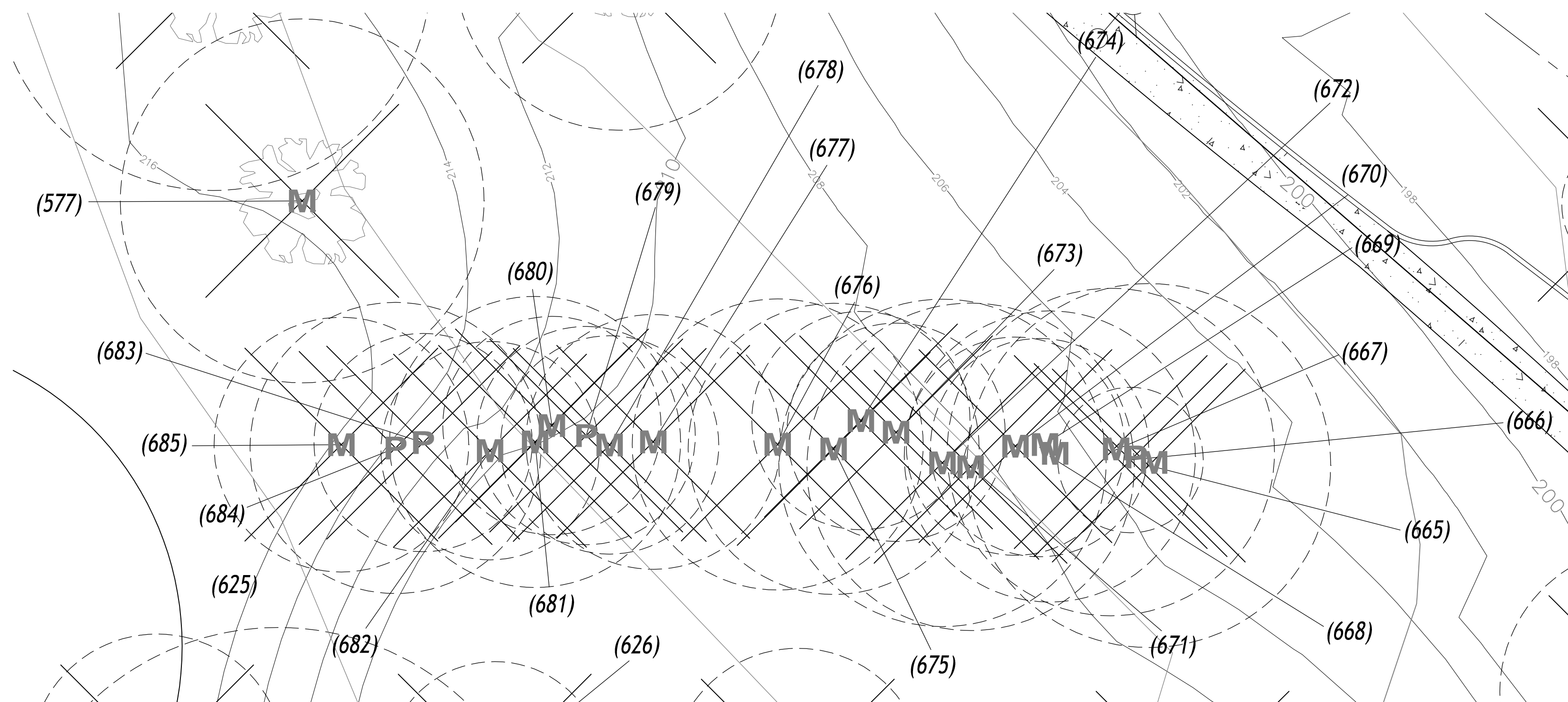
TREES IN THE GOOD CATEGORY HAD GOOD HEALTH AND WERE A DESIRABLE SPECIES, BUT HAD IRREGULAR FORM OR LESS COMPATIBILITY WITH DEVELOPMENT.

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.

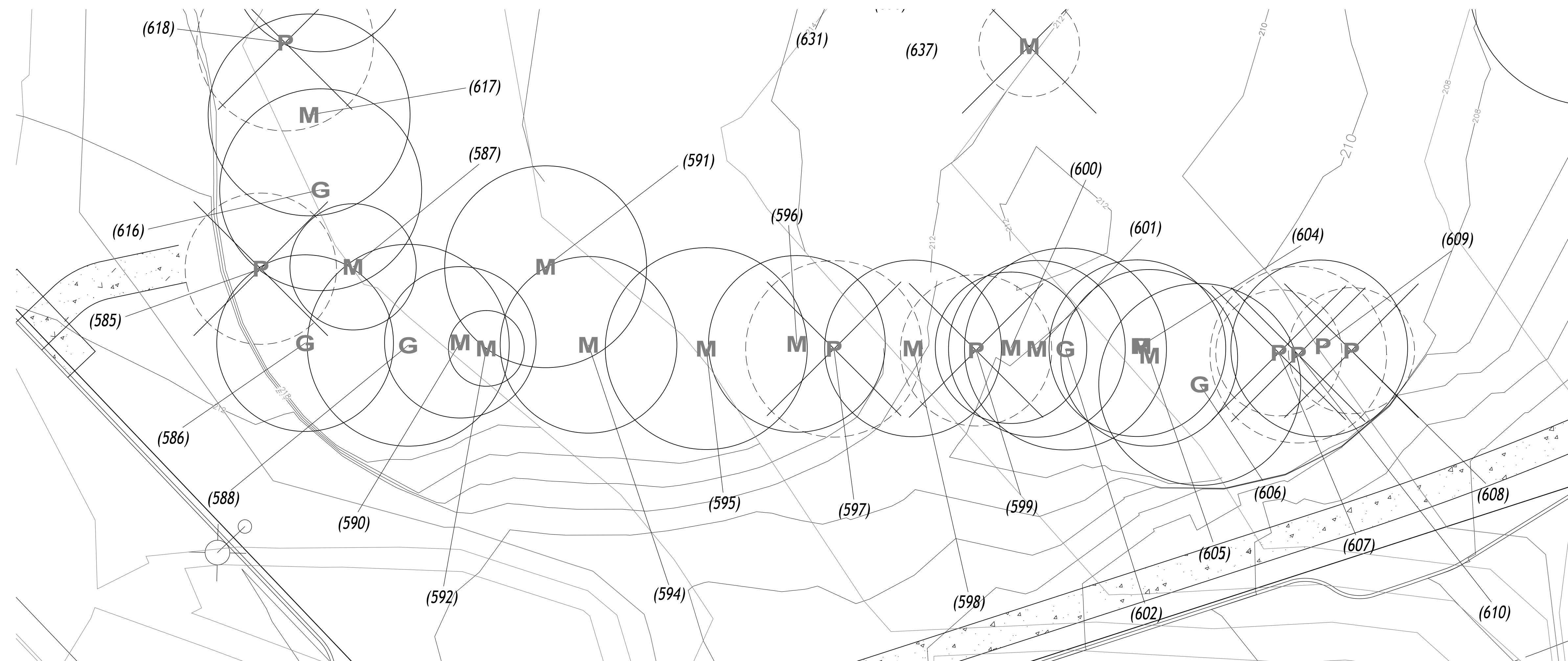
TREES IN THE POOR CATEGORY HAD POOR HEALTH AND/OR SUBSTANTIAL DAMAGE.

NOTES:

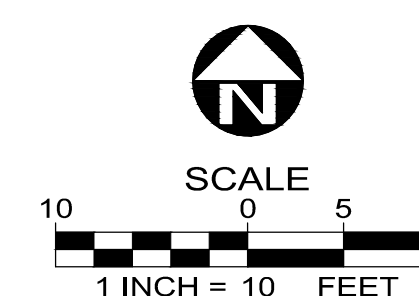
1. THE INFORMATION PROVIDED WITHIN THE PROJECT BOUNDARY IS BASED ON AN ON-SITE EVALUATION OF THE EXISTING TREES BY ARBORIST MORGAN HOLAN AND WAS PROVIDED IN A TREE REPORT INCLUDED WITH THE PDP 5C APPLICATION MATERIALS.



AREA "A" - PLAN
SCALE: 1" = 10'



AREA "B" - PLAN
SCALE: 1" = 10'



MONTAGUE PARK VILLEBOIS PRELIMINARY DEVELOPMENT PLAN & FINAL DEVELOPMENT PLAN

TL 3100, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SECTION 15 A.C.
CITY OF WILSONVILLE, OREGON

APPLICANT/PROPERTY OWNER:

RCS - VILLEBOIS DEVELOPMENT, LLC
371 CENTENNIAL PARKWAY, SUITE 200
LOUISEVILLE, CO 80027
[P] 303-533-1615
CONTACT: BRIAN PAUL/DAVID NASH

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: KC SCHWARTZKOPH, PE

SURVEYOR:

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

LANDSCAPE ARCHITECT:

OTTEN LANDSCAPE ARCHITECTS, INC.
3933 SW KELLY AVE, SUITE B
PORTLAND, OR 97239
[P] 503-972-0311
CONTACT: JANET OTTEN, LANDSCAPE ARCHITECT

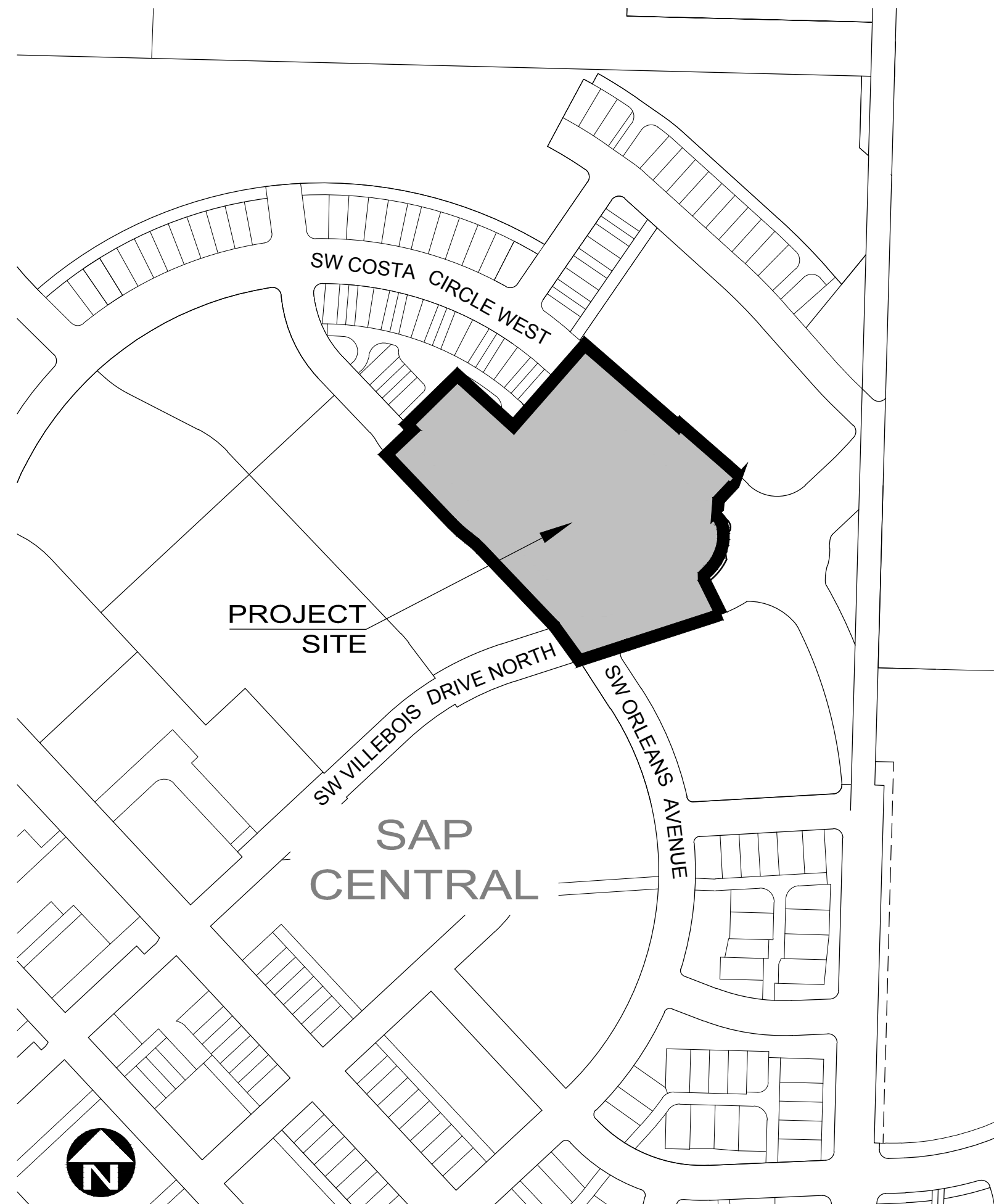
GEOTECHNICAL ENGINEER:

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

BENCHMARK:

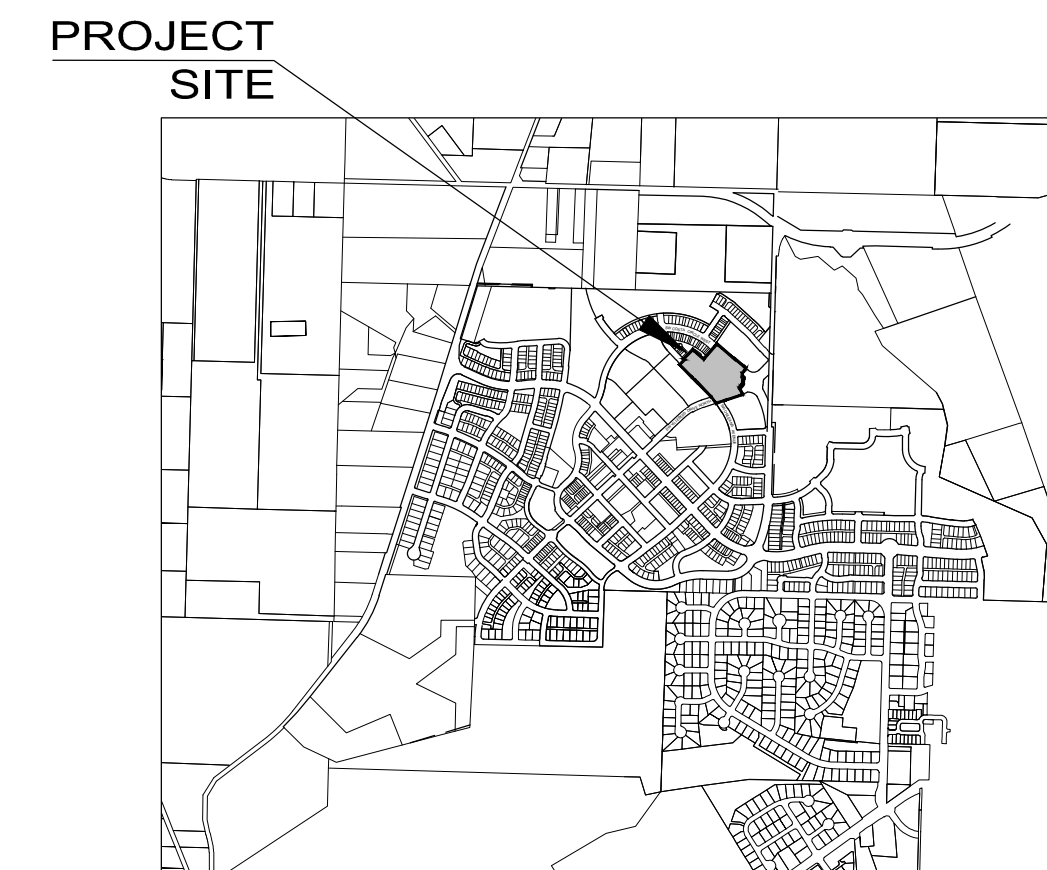
OREGON STATE PLANE COORDINATE 5818 LOCATED
IN MOMUMENT BOX IN CENTERLINE OF TOOZE ROAD
0.2 MILES WEST OF 110TH AVE.

ELEVATION DATUM: NAVD 88, ELEVATION = 202.991



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



VICINITY MAP

SHEET INDEX:

- 1 COVER SHEET
- 2 EXISTING CONDITIONS
- 3 AERIAL PHOTOGRAPH
- 4 PRELIMINARY SITE/LAND USE PLAN
- 5 PRELIMINARY GRADING/EROSION CONTROL PLAN
- 6 COMPOSITE UTILITY PLAN
- 7 CIRCULATION PLAN & STREET SECTIONS
- 8.1 TREE PRESERVATION PLAN
- 8.2 TREE PRESERVATION DETAIL
- 9 SAP CENTRAL PHASING PLAN UPDATE
- L1.0 LANDSCAPE PLAN & DETAILS
- L2.0 LANDSCAPE PLAN & DETAILS
- L3.0 LANDSCAPE PLAN & DETAILS
- L4.0 LANDSCAPE DETAILS & SPECIFICATIONS



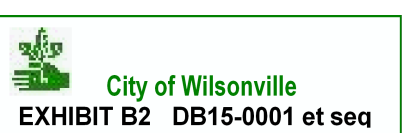
RCS-VILLEBOIS
DEVELOPMENT, LLC
OTTEN LANDSCAPE ARCHITECTS, INC
PACIFIC COMMUNITY DESIGN, INC



PDP 5C/FDP
VILLEBOIS
Montague Park

Preliminary
Development Plan
&
Final Development
Plan

Cover Sheet



DATE 2/24/15



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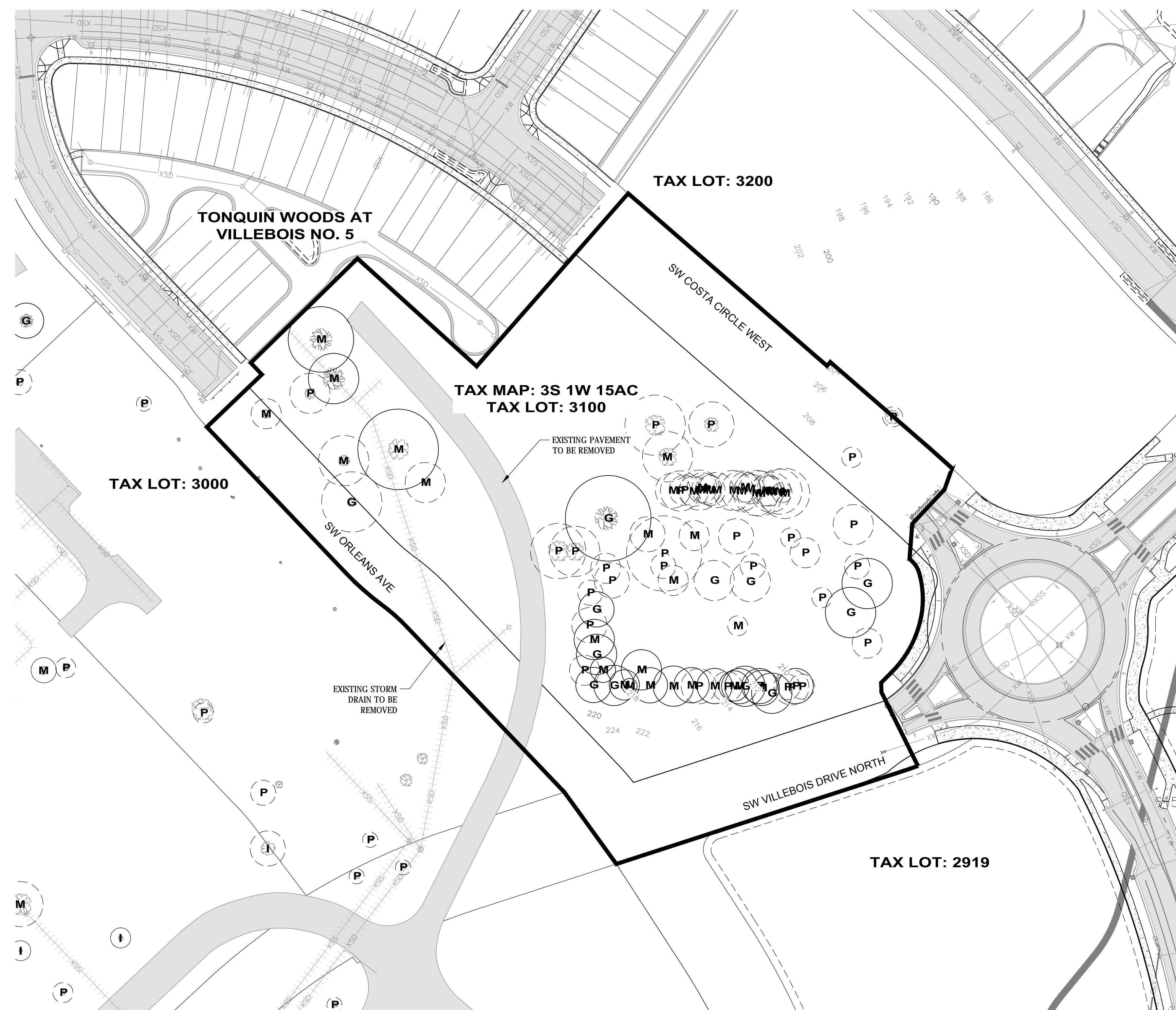
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Final Development
Plan

Existing Conditions

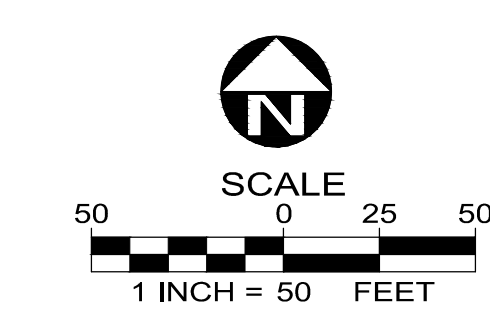
DATE 2/24/15

2



LEGEND

	SITE BOUNDARY
	EX 2-FT CONTOUR
	EX 10-FT CONTOUR
	EX SANITARY SEWER
	EX STORM DRAIN
	EX WATER LINE
	EX TELEPHONE LINE
	EX GAS LINE
	EX OIL LINE
	EX PAVEMENT
	EX SIDEWALK
	EX ASPHALT PAVEMENT
	EX SANITARY CLEANOUT
	EX STORM MANHOLE
	EX SANITARY MANHOLE
	EX CATCH BASIN
	EX WATER METER
	EX STORM CLEANOUT
	EX FIRE HYDRANT
	EX CURB INLET
	EX WATER VALVE
	EX BLOW-OFF
	EX ELECTRICAL BOX
	EX POWER METER
	EX PGE PADMOUNT TRANSFORMER
	EX WATER VALVE
	EX STREET LIGHT
	EX LIGHT POLE
	EX STREET SIGN
	EX FENCE
	EX TREE
	EX TREES TO REMAIN
	EX TREES TO REMOVED
I	IMPORTANT
G	GOOD
M	MODERATE
P	POOR



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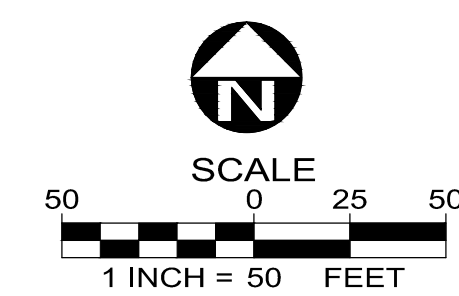
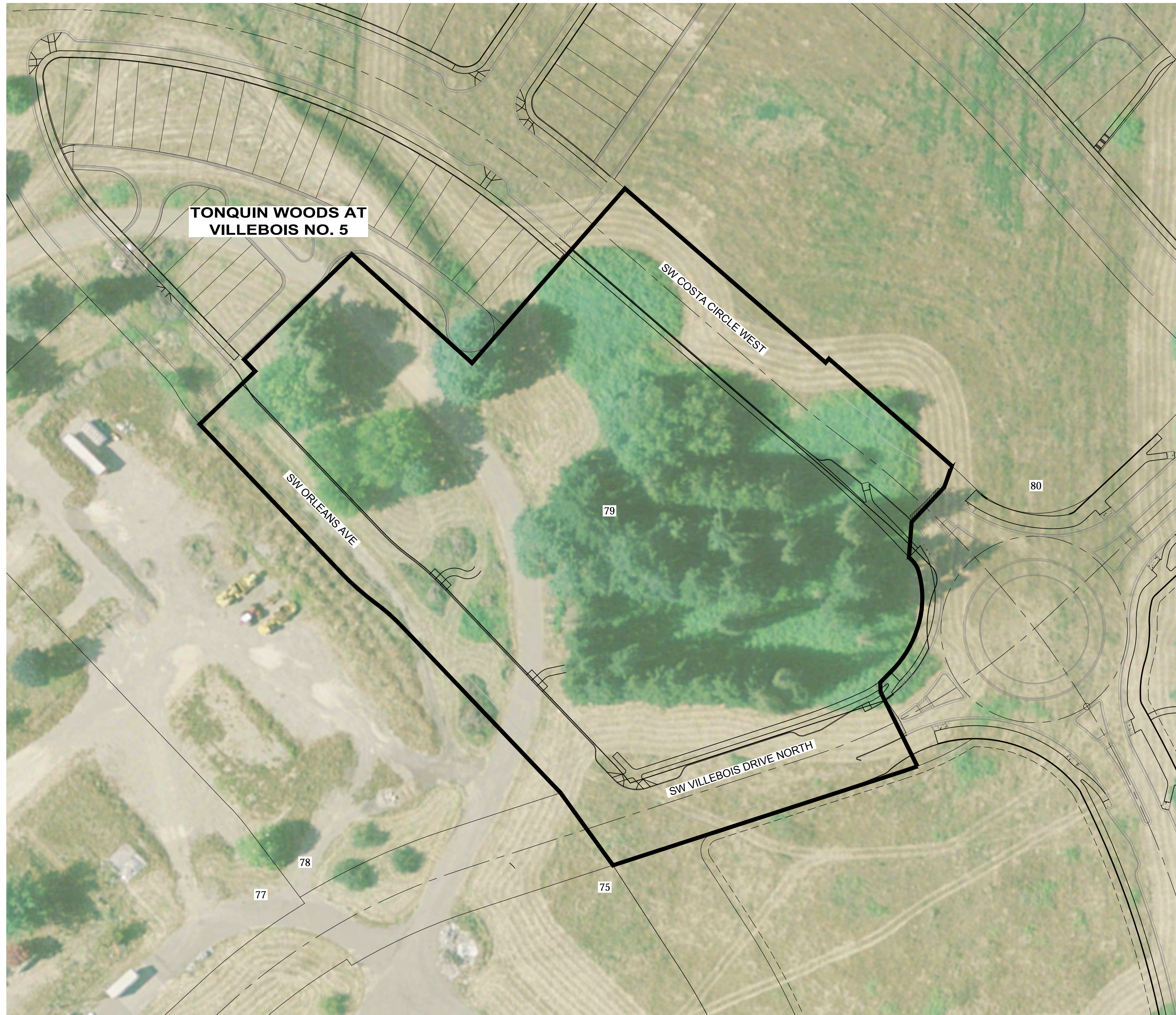
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Montague Park

Preliminary
Development Plan
&
Final Development
Plan

Aerial
Photograph

DATE 2/24/15

3





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Montague Park

Preliminary
Development Plan
&
Final Development
Plan

Site/Land Use
Plan

DATE 2/24/15

4



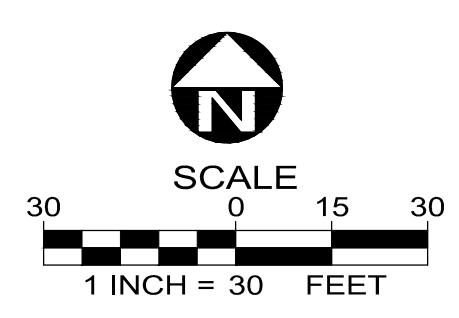
NP-4 = NEIGHBORHOOD PARK 4
(FORMERLY NAMED HILLTOP PARK)

LEGEND:

- ORNAMENTAL TREE
- ORNAMENTAL TREE
- CEDAR TREE
- SHRUB
- RAINWATER MANAGEMENT FEATURE (1320 SF TOTAL)

*SEE LANDSCAPE PLANS & DETAILS L1.0-L4.0 FOR MORE INFORMATION.

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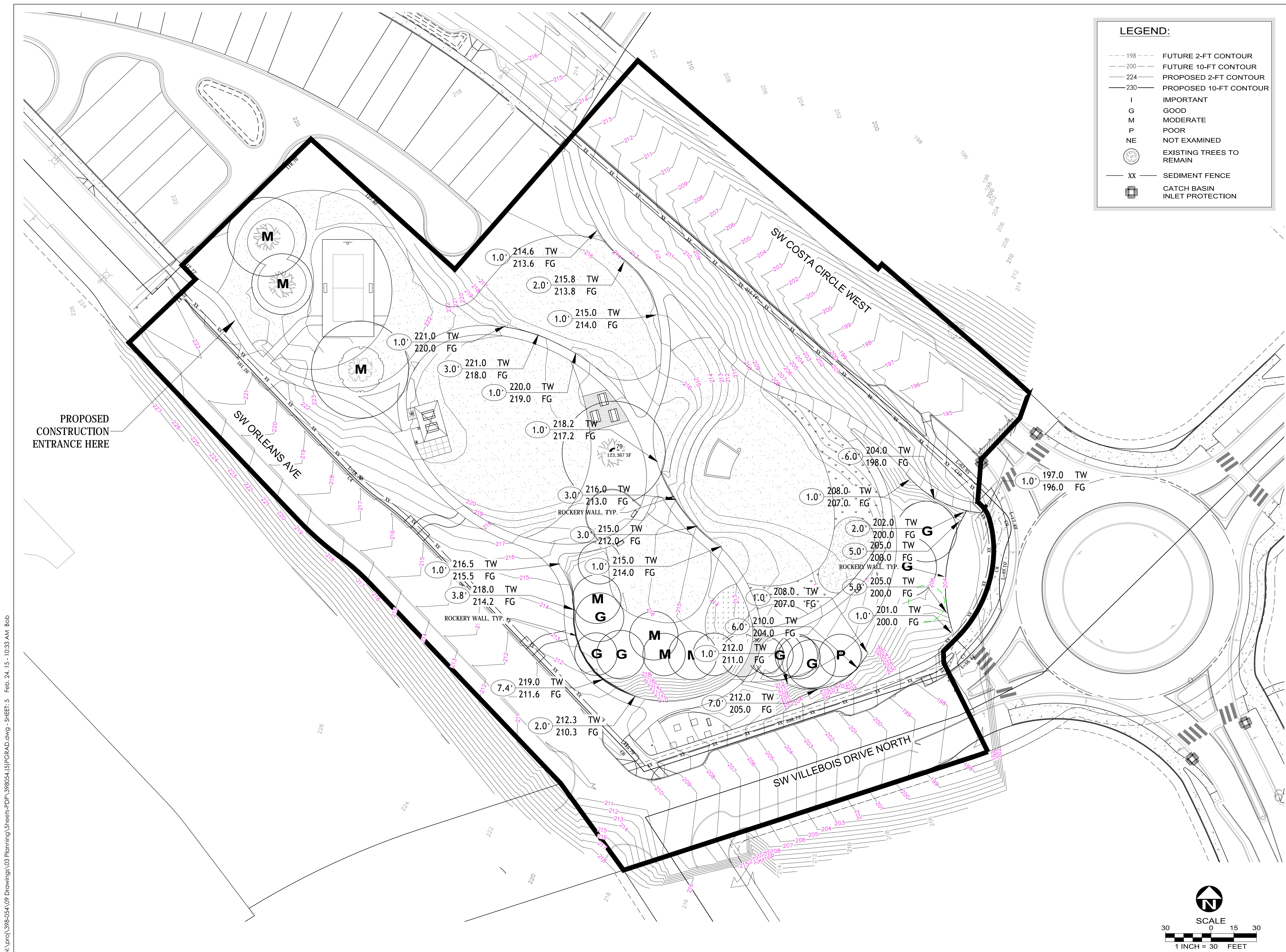
PDP 5C/FDP
VILLEBOIS
Montague Park

Preliminary
Development Plan
&
Final Development
Plan

Preliminary Grading/
Erosion Control
Plan

DATE 2/24/15

5

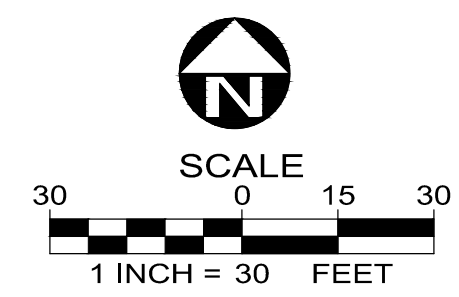


LEGEND:

- 198 --- FUTURE 2-FT CONTOUR
- 200 --- FUTURE 10-FT CONTOUR
- 224 --- PROPOSED 2-FT CONTOUR
- 230 --- PROPOSED 10-FT CONTOUR
- I IMPORTANT
- G GOOD
- M MODERATE
- P POOR
- NE NOT EXAMINED
- (M) EXISTING TREES TO REMAIN
- XX SEDIMENT FENCE
- (CB) CATCH BASIN
- (IP) INLET PROTECTION

PROPOSED
CONSTRUCTION
ENTRANCE HERE

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DEVELOPMENT, LLC
OTTEN LANDSCAPE ARCHITECTS, INC
PACIFIC COMMUNITY DESIGN, INC



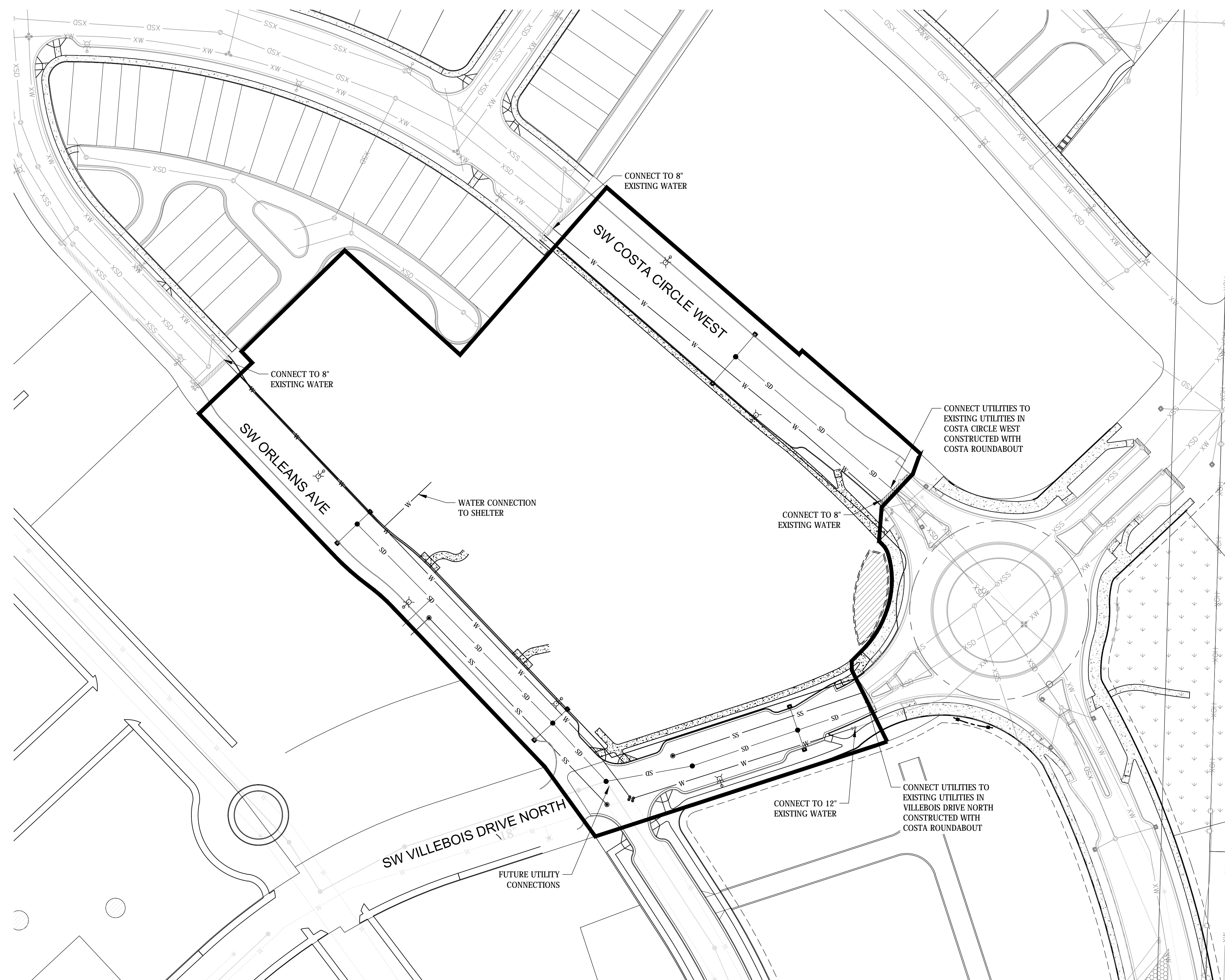
PDP 5C/FDP
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Montague Park

Preliminary
Development Plan
&
Final Development
Plan

Composite
Utility Plan

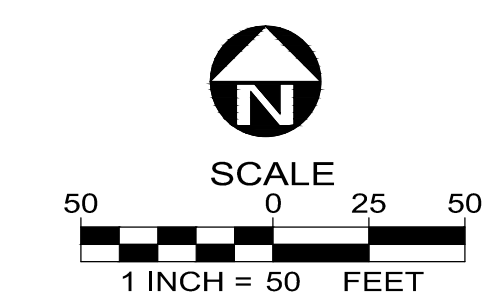
DATE 2/24/15

6



LEGEND:

- SS — PROPOSED SANITARY SEWER
- - - XSS — EX SANITARY SEWER
- SD — PROPOSED STORM DRAIN
- - - XSD — EX STORM DRAIN
- W — PROPOSED WATER LINE
- - - XW — EX WATER LINE
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM MANHOLE
- PROPOSED CATCH BASIN
- ⊕ PROPOSED FIRE HYDRANT
- ▨ PROPOSED RAIN-WATER FEATURE
- ⊙ PROPOSED LIGHT POLE



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OTTEN LANDSCAPE ARCHITECTS, INC
PACIFIC COMMUNITY DESIGN, INC

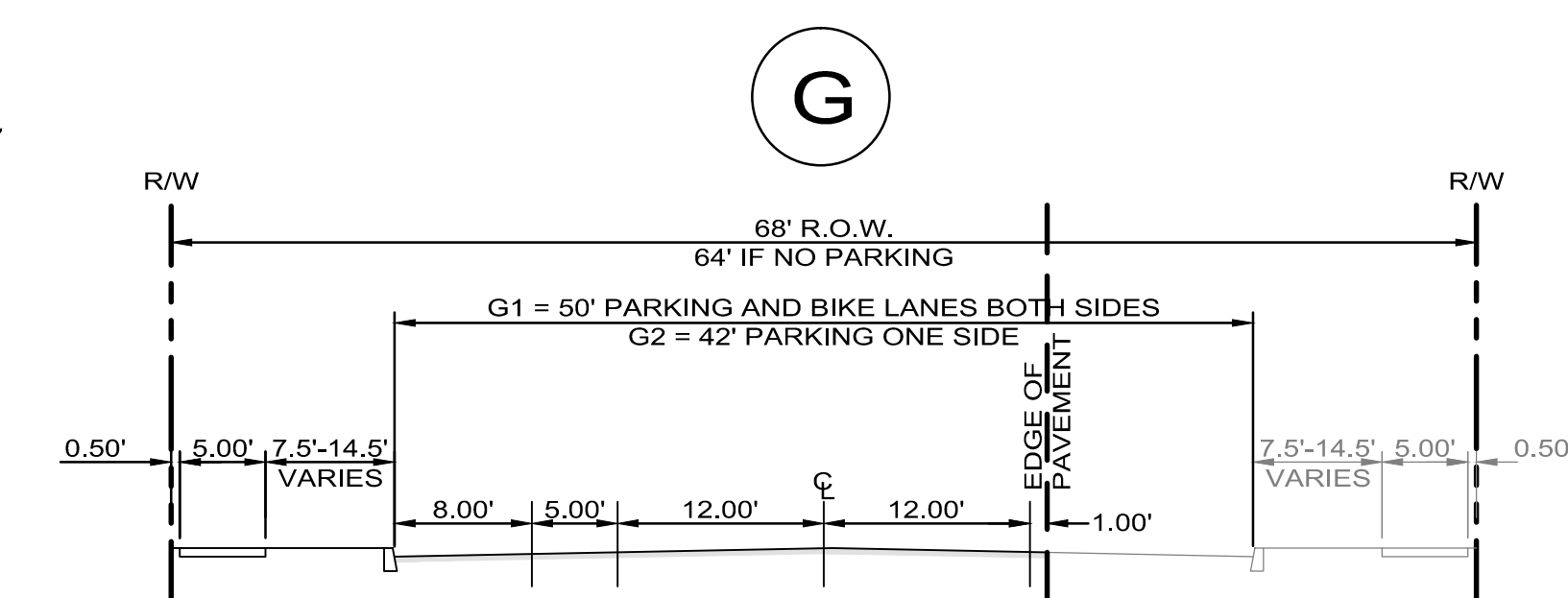
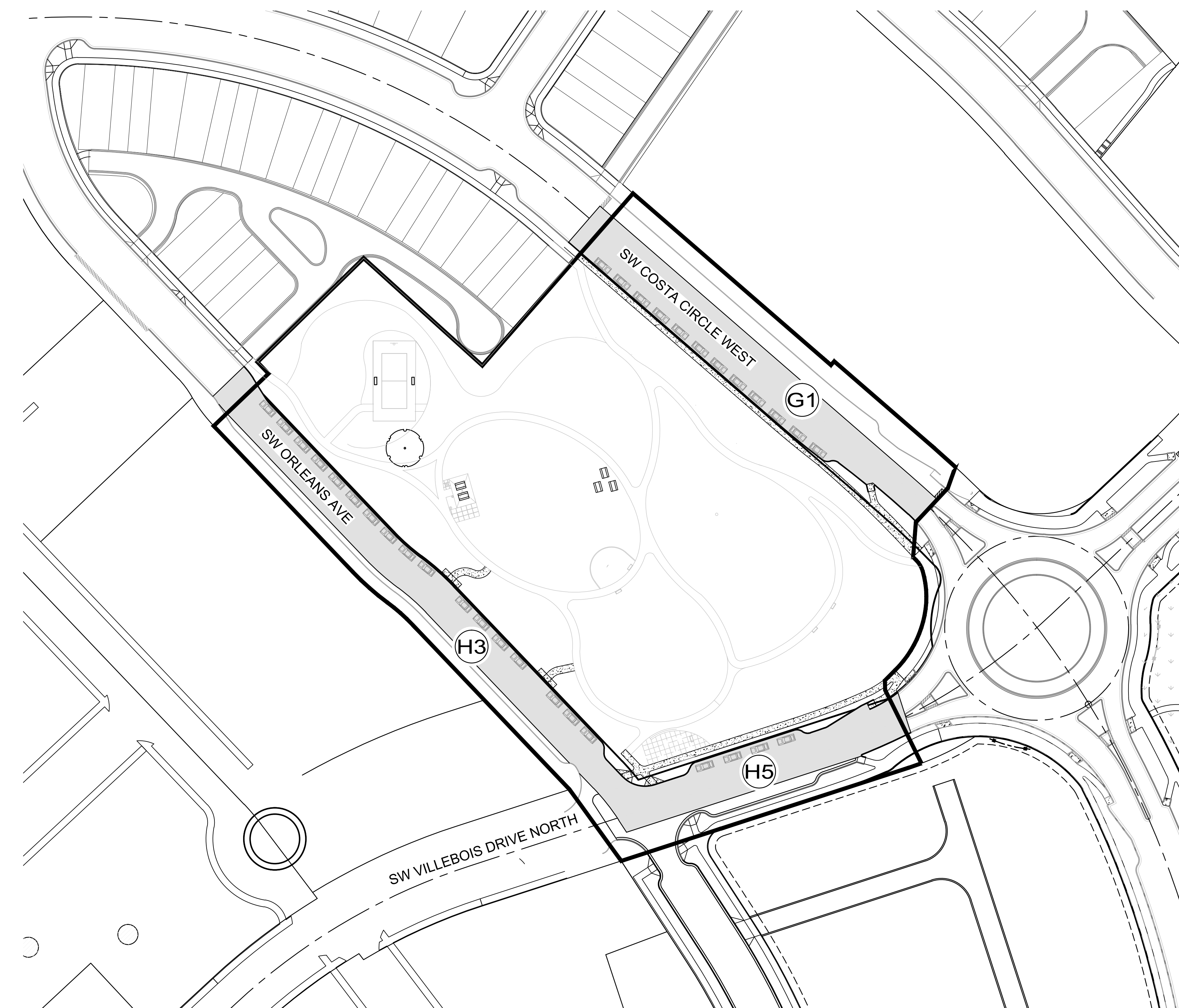


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VILLEBOIS
Montague Park

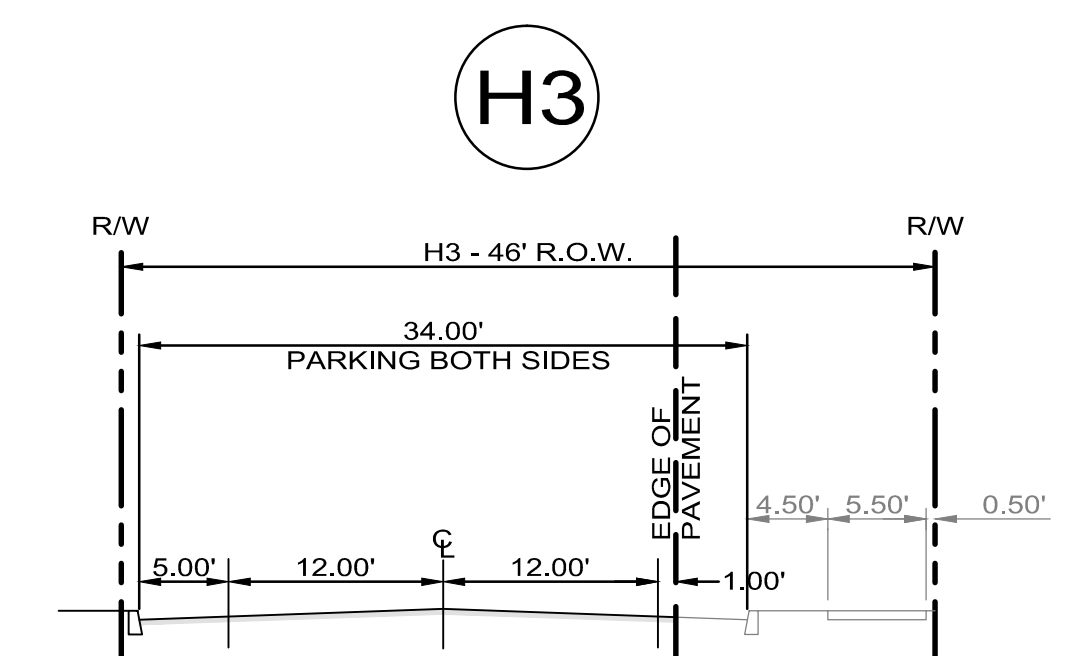
Preliminary
Development Plan
&
Final Development
Plan

Circulation
Plan &
Street Sections

DATE 2/24/15

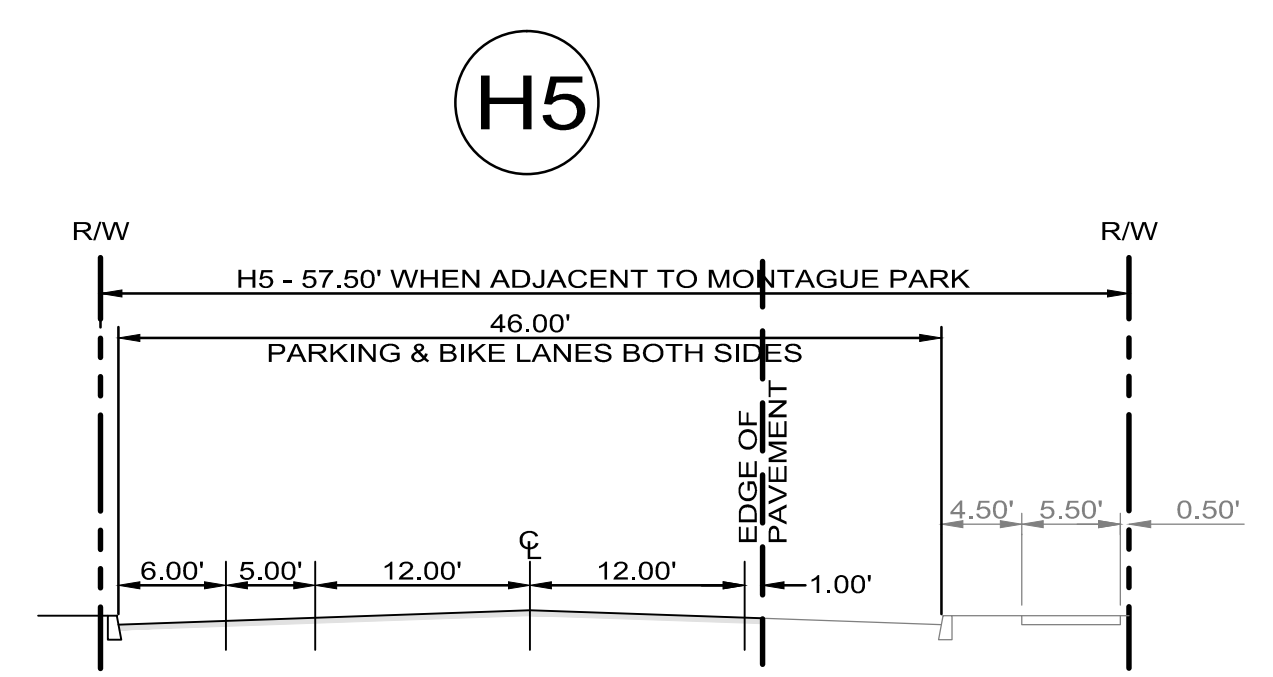


RESIDENTIAL - VILLAGE LOOP
SCALE: 1"=10'

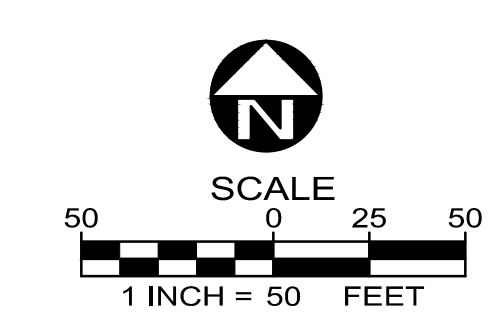


RESIDENTIAL
VILLAGE CENTER
SCALE: 1"=10'

*PARKING ON ONE SIDE AS SHOWN
DURING INTERIM 3/4-STREET STATE.
PARKING ON BOTH SIDES AFTER
FULL BUILD-OUT.



RESIDENTIAL
VILLAGE CENTER
SCALE: 1"=10'



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VILLEBOIS
Montague Park

Preliminary
Development Plan
&
Final Development
Plan

Tree Preservation
Plan

DATE 2/24/15

8.1

LEGEND:

- 224 — PROPOSED 2-FT CONTOUR
- 230 — PROPOSED 10-FT CONTOUR
- I IMPORTANT
- G GOOD
- M MODERATE
- P POOR
- NE NOT EXAMINED
- EXISTING TREES TO REMAIN
- EXISTING TREES TO REMOVED

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.

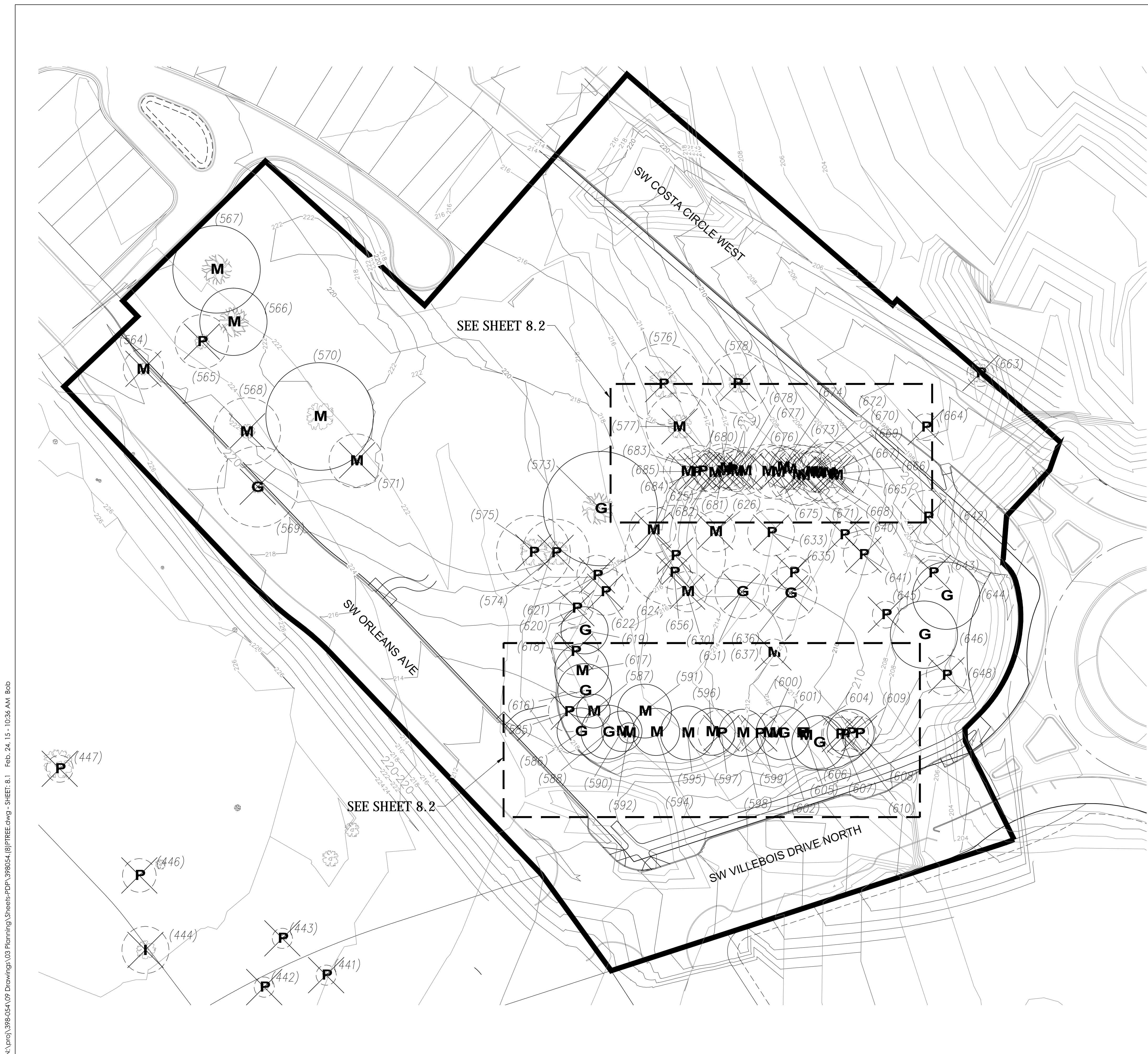
TREES IN THE GOOD CATEGORY HAD GOOD HEALTH AND WERE A DESIRABLE SPECIES, BUT HAD IRREGULAR FORM OR LESS COMPATIBILITY WITH DEVELOPMENT.

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.

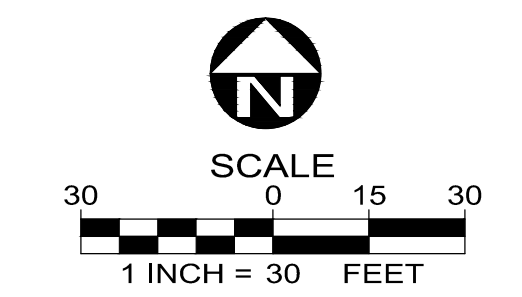
TREES IN THE POOR CATEGORY HAD POOR HEALTH AND/OR SUBSTANTIAL DAMAGE.

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 PDP 5C APPLICATION MATERIALS.



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VILLEBOIS
Montague Park

Preliminary
Development Plan
&
Final Development
Plan

Tree Preservation
Detail

DATE 2/24/15

8.2

LEGEND:

— 224 —	PROPOSED 2-FT CONTOUR
— 230 —	PROPOSED 10-FT CONTOUR
I	IMPORTANT
G	GOOD
M	MODERATE
P	POOR
NE	NOT EXAMINED
	EXISTING TREES TO REMAIN
	EXISTING TREES TO REMOVED

NOTES

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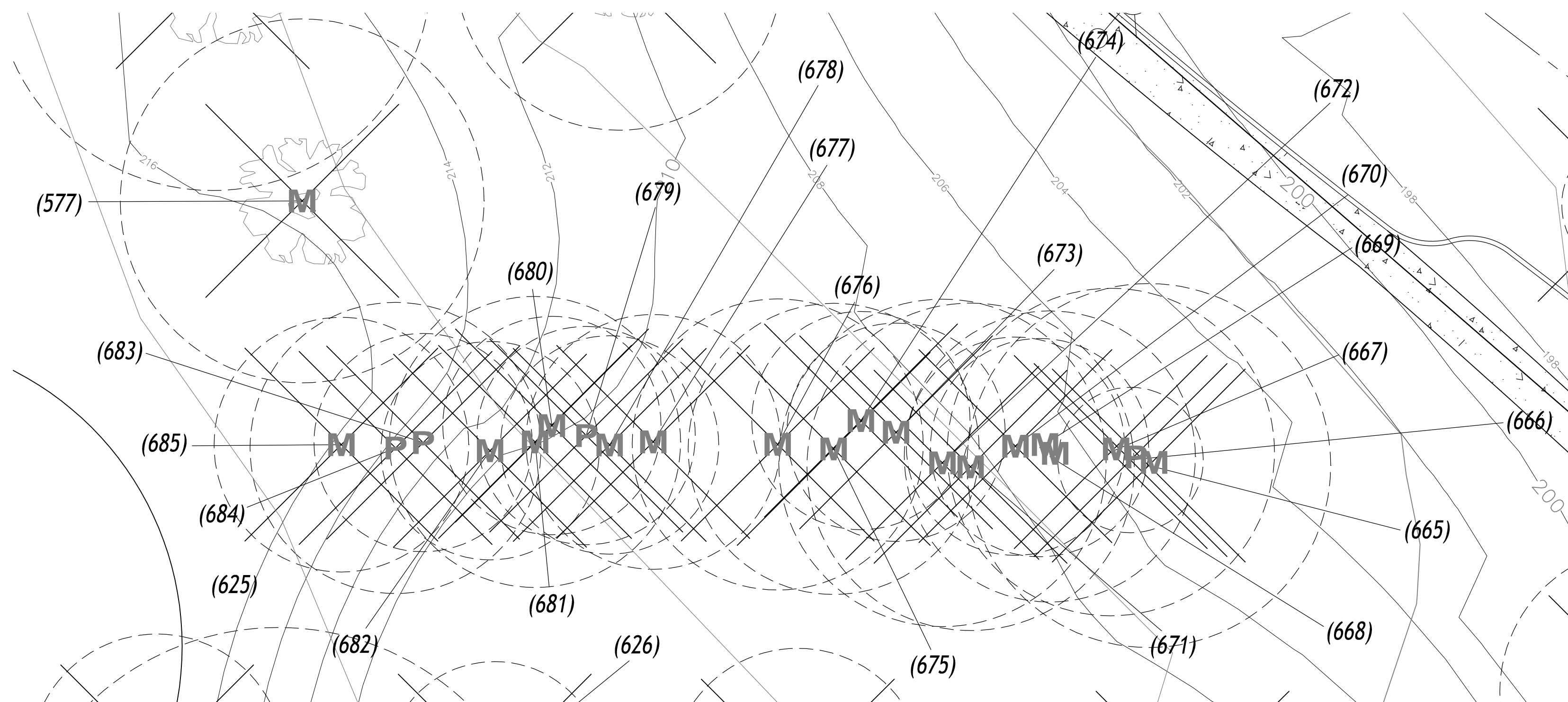
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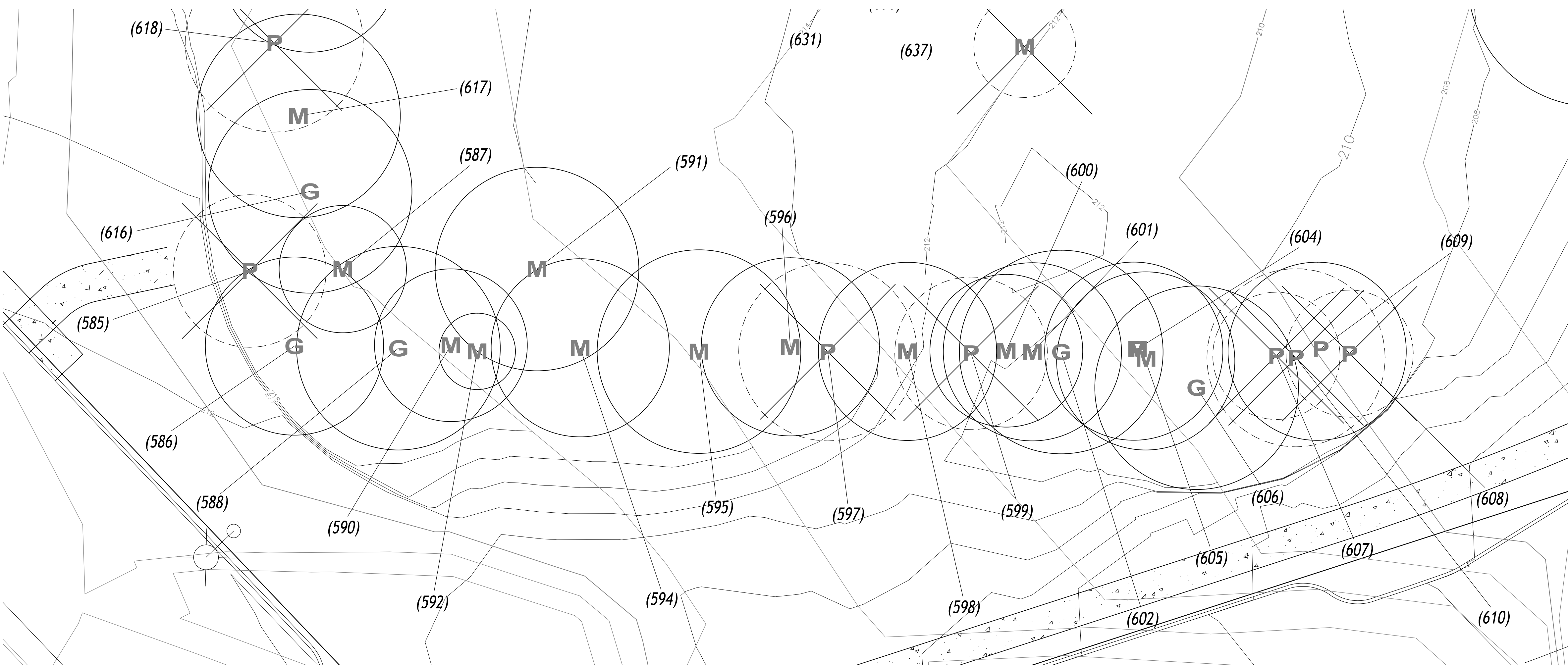
TREES IN THE POOR CATEGORY HAD POOR HEALTH AND/OR SUBSTANTIAL DAMAGE.

NOTES:

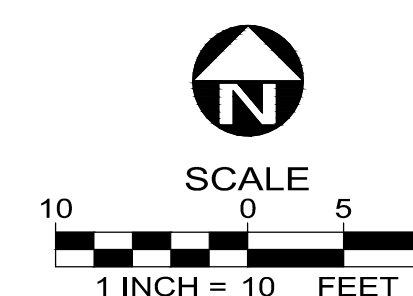
1. THE INFORMATION PROVIDED WITHIN THE PROJECT BOUNDARY IS BASED ON AN ON-SITE EVALUATION OF THE EXISTING TREES BY ARBORIST MORGAN HOLAN AND WAS PROVIDED IN A TREE REPORT INCLUDED WITH THE PDP 5C APPLICATION MATERIALS.



AREA "A" - PLAN
SCALE: 1" = 10'



AREA "B" - PLAN
SCALE: 1" = 10'





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PDP 5C/FDP
VILLEBOIS
Montague Park

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Development Plan
&
Final Development
Plan

Phasing Plan
Update

DATE 2/24/15

9

SAP
NORTH

SAP
EAST

SAP
SOUTH

LEGEND:	
	LOT LINES
	PHASE LINE
4	PHASE NUMBER
SC	SPECIALTY CONDOS
MU	MIXED USE CONDOS
UA	URBAN APARTMENTS
CN	CONDOS
RH	ROWHOUSES
VA	VILLAGE APARTMENTS



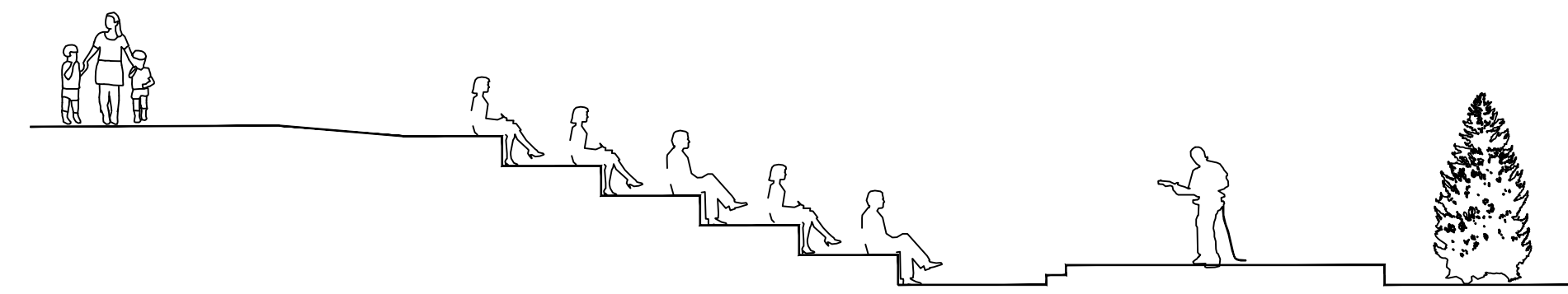
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SUGGESTED PLANT LIST

SYM.	LATIN NAME/ Common Name	SIZE	SPACING
STREET TREES			
	ACER PLATANOIDES 'EZESTRE' Easy Street Maple	2" cal.	25' o.c.
	LIRIODENDRON TULIPIFERA Tulip Tree	2 1/2" cal.	25' o.c.
	TILIA X EUCLORA Crimean Linden	2 1/2" cal.	25' o.c.
	Shade Tree Quercus rubra Quercus frainetto 'Schmidt' Acer rubrum	2" cal.	As shown
	Small Columnar or Ornamental Trees Malus 'Snowdrift' Stewartia pseudocamellia Magnolia stellata 'Royal Star' Acer circinatum	2" cal.	As shown
	Conifer Tree Pseudotsuga menziesii Calocedrus decurrens	8' ht. 5-6' ht.	As shown
	Large Flowering Deciduous Shrubs Hamamelis mollis 'Coombe Wood' Viburnum plic. tom. 'Mariesii' Syringa microphylla 'Superba' Hydrangea macrophylla 'Nikko Blue'	5 gal.	5-6' o.c.
	Medium Ornamental Shrubs Abelia grandiflora 'Edward Goucher' Berberis thunbergii Ilex crenata Euonymus japonica 'Silver Princess' Lonicera nitida Rhododendron spp. Mahonia aquifolium	2-5 gal.	3-4' o.c.
	Groundcover Fragaria chiloensis Rubus calycynoides Arctostaphylos uva-ursi Cotoneaster horizontalis	1 gal.	18"-3' o.c.
	Small Ornamental Shrubs Cornus stolonifera 'Kelsey' Rosa spp. Loropetalum chinense 'Orimson Fire' Spirea nipponica 'Snowmound'	2 gal.	30" o.c.
	Groundcover Fragaria chiloensis Rubus calycynoides Arctostaphylos uva-ursi Cotoneaster horizontalis	1 gal.	18"-3' o.c.
	Lawn Fine Seed Lawn	Seed	5 lbs./1,000 sq.ft.
	Water Quality Facilities To be Planted per City of Wilsonville Standards: 3 Evergreen trees/ 1,000 SF 2 Deciduous trees/ 1,000 SF 30 Shrubs/ 1,000 SF 1 Wetland Plant/ 2 SF Pond Emergent Zone	Trees - 6' ht./1.5" cal. Shrubs - 1 gal. Aquatic Plants- Plugs	As shown As shown As shown
	Rough Seed		
	Existing Trees To Remain		

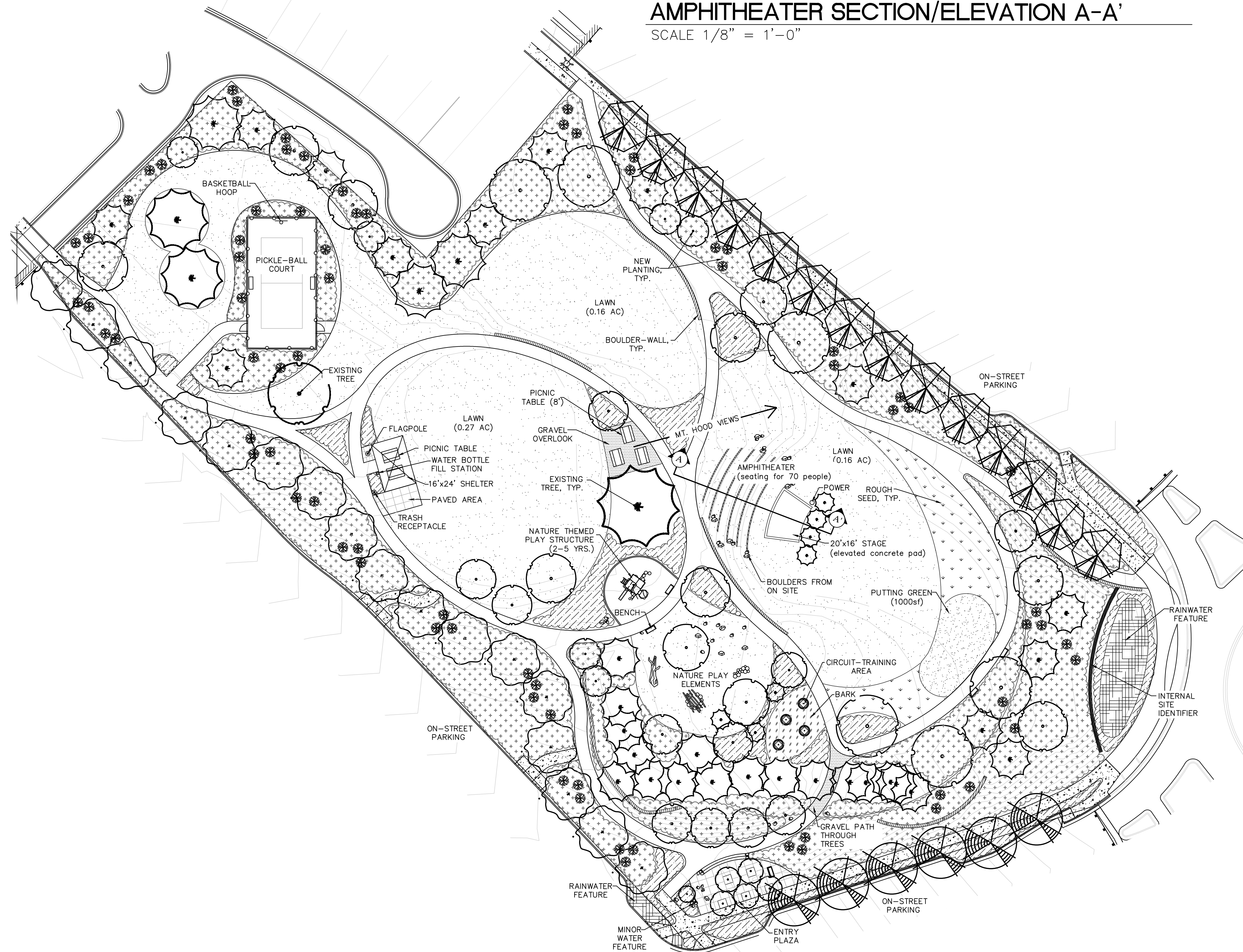
GENERAL NOTES:

- Contractor is to verify all plant quantities.
- Adjust plantings in the field as necessary.
- Project is to be irrigated by an automatic, underground system, which will provide full coverage for all plant material. System is to be design/build by Landscape Contractor. Guarantee system for a minimum one year. Show drip systems as alternate bid only.
- All plants are to be fully foliated, well branched and true to form.



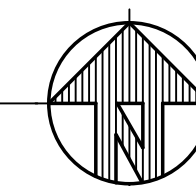
AMPHITHEATER SECTION/ELEVATION A-A'

SCALE 1/8" = 1'-0"



OVERALL LANDSCAPE PLAN

SCALE 1" = 30'-0"



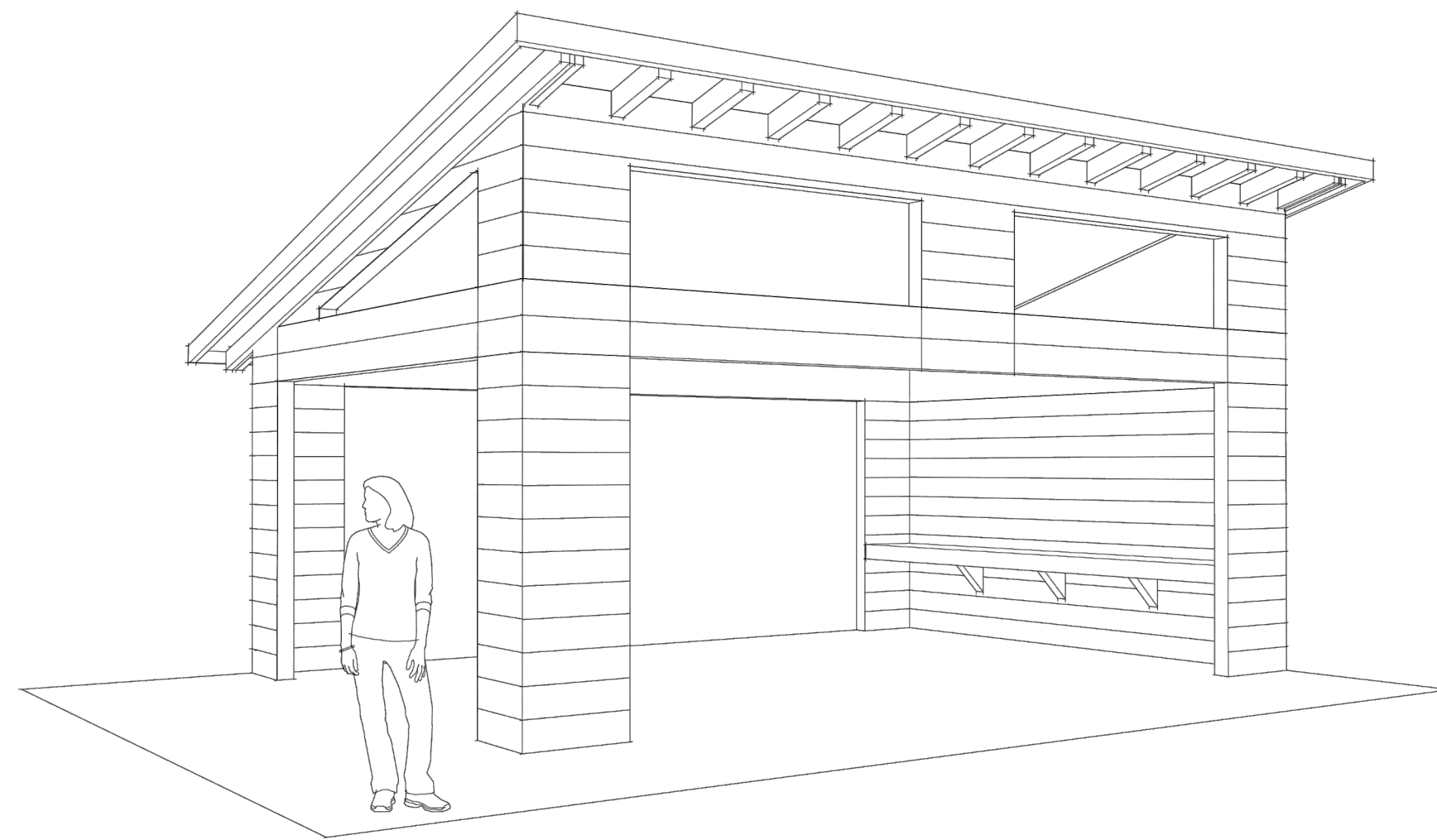
NO.	DATE	REVISIONS

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OTTEN LANDSCAPE ARCHITECTS inc.
 3933 SW Kelly Avenue • Suite B • Portland, Oregon 97239-4393
 Phone (503) 972-0311 • Fax (503) 972-0314 • www.ottenla.com

MONTAGUE PARK
 WILSONVILLE, OR
 LANDSCAPE PLAN

DATE	1-9-15
SCALE	NOTED
DRAWN	CHECKED
KD	JLO
SHEET NO	L1.0
	1 OF 4



Shelter Concept-right front horizontal siding

1 CONCEPTUAL SHELTER

Siding: Haida Forest Products, Ltd.
 Model: Haida Skirl Wavy Edge Cedar Siding
 Finish: Transparent finish, staining not recommended.
 Roof Shingles: GAF 25 Year Royal Sovereign Stone Gray Shingles, or approved equal



2 TRASH/RECYCLING RECEPTACLE

Manufacturer: Landscape Forms
 Model: Plainwell Trash Receptacle
 Material: Steel
 Finish: Black and powdercoated.
 Sizes: 30"Diameter 38"Height; 35 gallon capacity



3 PICNIC TABLE

Manufacturer: Old Growth Again Restoration Forestry
 Model: Forever Six Foot, Forever Eight Foot
 Material: Recycled Old-Growth Redwood
 Finish: Linseed oil/Turpentine Finish
 Sizes: Length: 5'-10" or 7'-10"; Width: 5'-7"; Height 2'-6"



4 BENCH

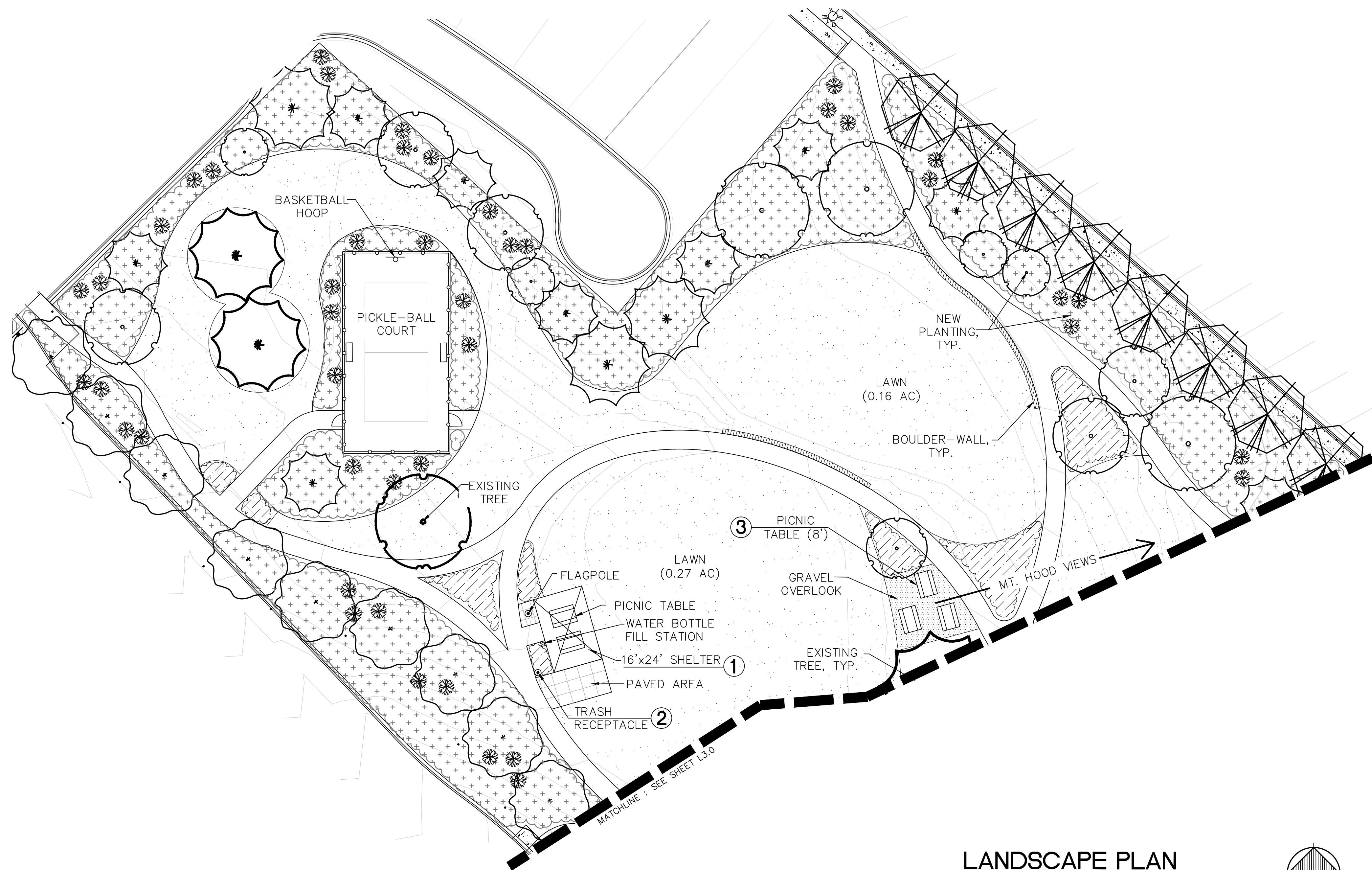
Manufacturer: Landscape Forms
 Model: The Plainwell Series
 Material: Sustainably harvested 1pe' wood, certified by the Forestry Stewardship Council
 Finish: No finish required for wood.
 Staining not recommended.
 Size: 72" or 96" Length

5 INTERNAL SITE IDENTIFIER

NTS

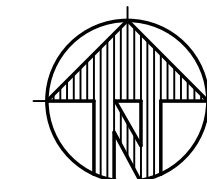


PORCELAIN ENAMEL DEVELOPMENT/COMMUNITY SIGN PANEL, 2.0 S.F. MAX, PROVIDE FINISHED RECESS TO ACCOMMODATE.




LANDSCAPE PLAN

SCALE 1" = 20'-0"



NO.	DATE	REVISIONS

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MONTAGUE PARK
 WILLEBOIS
 WILSONVILLE, OR
 LANDSCAPE PLAN

DATE	1-13-15
SCALE	NOTED
DRAWN	CHECKED
KD	JLO

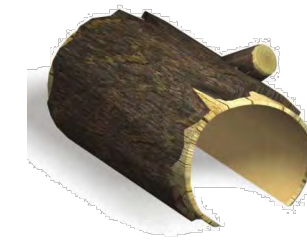
SHEET NO
L2.0
 2 OF 4



A CLIMBING BOULDERS



B STUMP CLIMBER



3 NATURE THEMED PLAY STRUCTURE
NTS



4 CIRCUIT TRAINING AREA ELEMENTS
NTS



C LOG CLIMBER

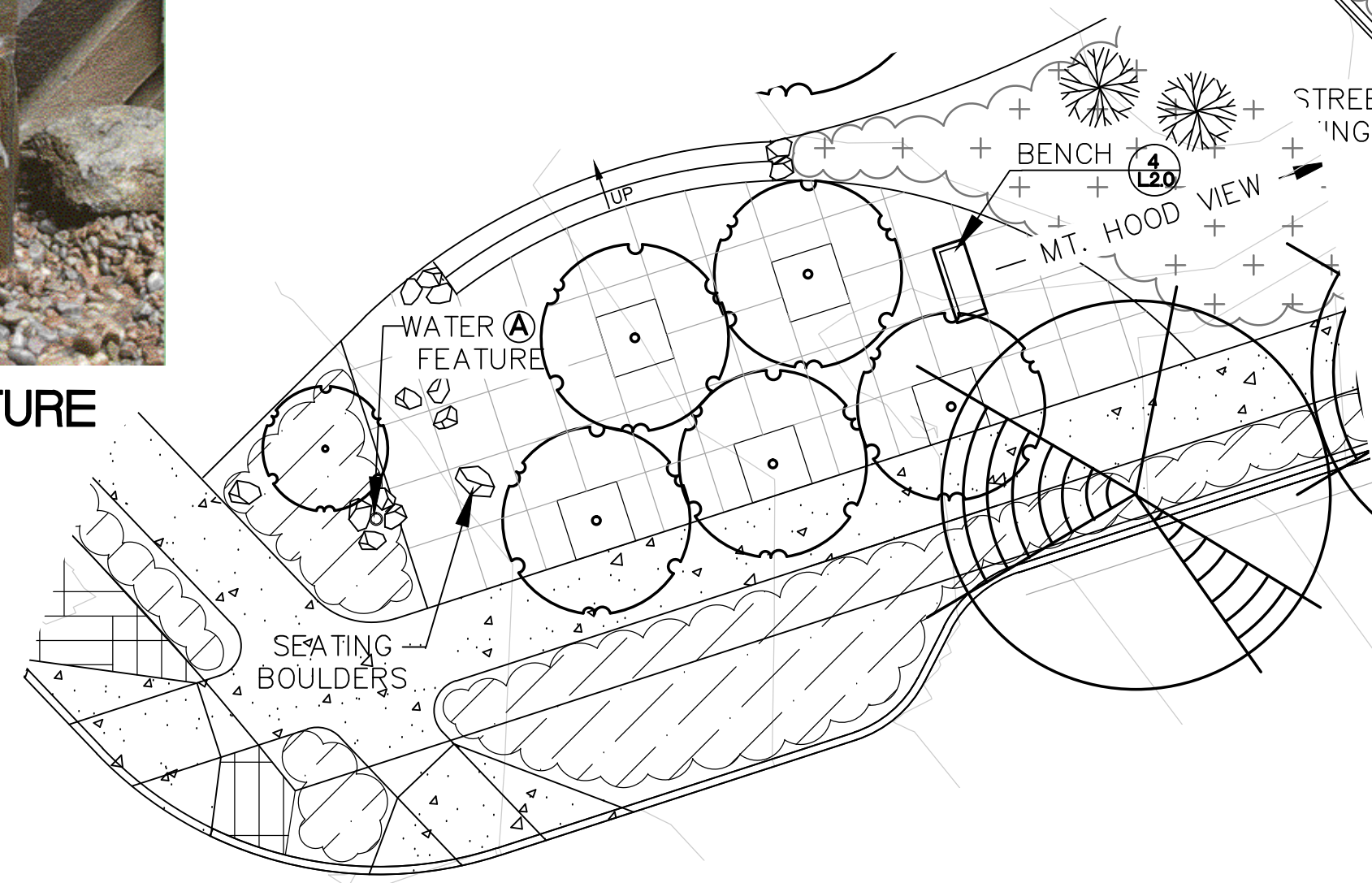


D LOG FORT

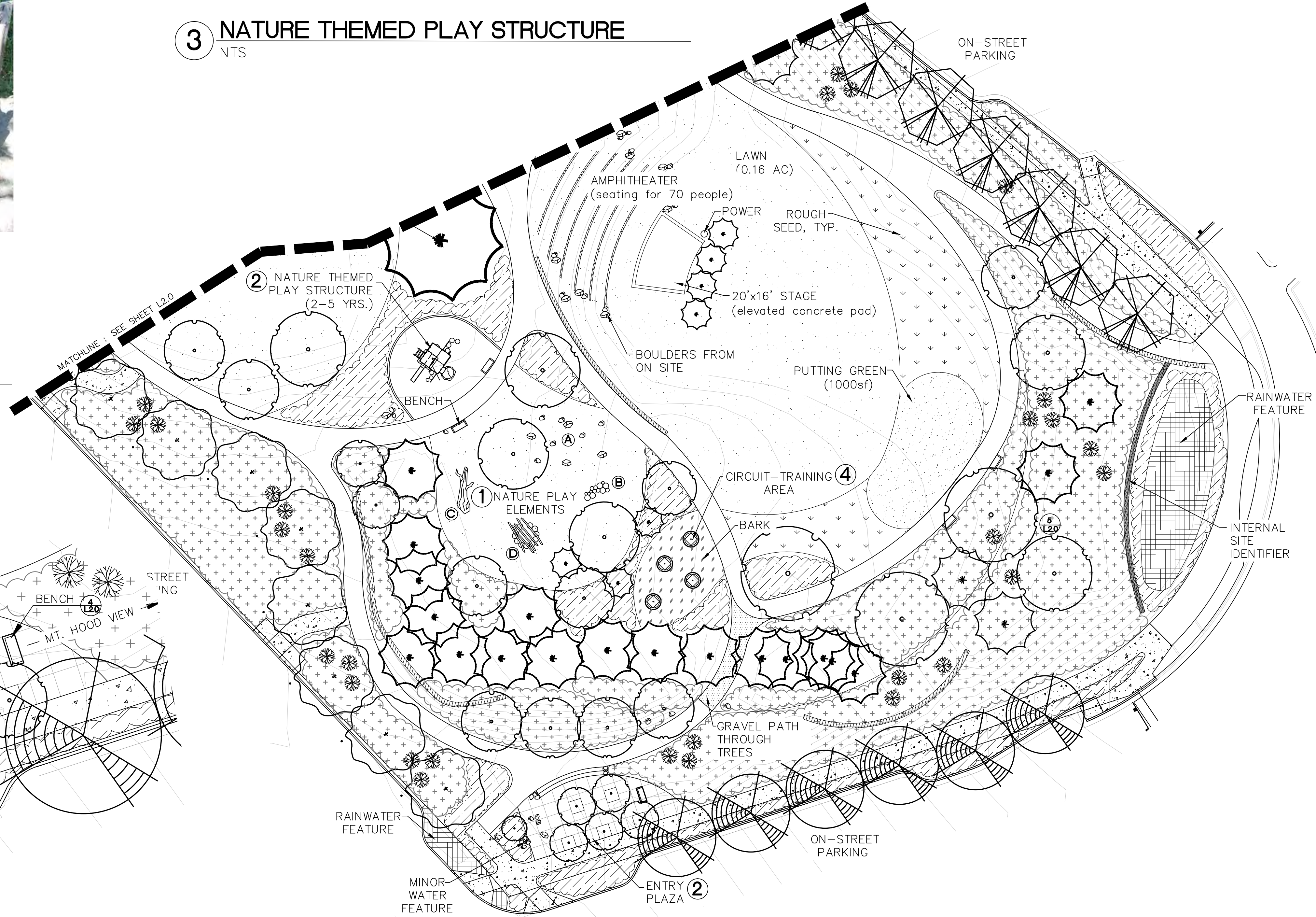
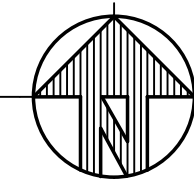
1 NATURE PLAY ELEMENTS
NTS



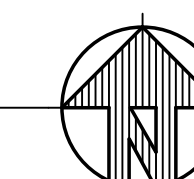
A WATER FEATURE



2 ENTRY PLAZA PLAN ENLARGEMENT
SCALE 1" = 10'-0"



LANDSCAPE PLAN ENLARGEMENT
SCALE 1" = 20'-0"



NO.	DATE	REVISIONS

OTTEN LANDSCAPE ARCHITECTS inc.
 3933 SW Kelly Avenue • Suite B • Portland, Oregon 97239-4393
 Phone (503) 972-0311 • Fax (503) 972-0314 • www.ottenla.com

MONTAGUE PARK
 WILLEBOIS
 WILSONVILLE, OR
 LANDSCAPE PLAN

DATE	1-13-15
SCALE	NOTED
DRAWN	CHECKED
KD	JLO
SHEET NO	L3.0
	3 OF 4

DEVELOPMENT REVIEW BOARD MEETING

MONDAY, APRIL 13, 2015

6:30 PM

VIII. Board Member Communications:

**A. Agenda Results from the February 23, 2015 DRB
Panel B meeting**

City of Wilsonville

Development Review Board Panel B Meeting Meeting Results

DATE:	FEBRUARY 23, 2015	
LOCATION:	29799 SW TOWN CENTER LOOP EAST, WILSONVILLE, OR	
TIME START:	6:30 P.M.	TIME END: 7:43 P.M.

ATTENDANCE LOG

BOARD MEMBERS	STAFF
Aaron Woods	Blaise Edmonds
Cheryl Dorman	Barbara Jacobson
Dianne Knight	Steve Adams
Shawn O'Neil	
Richard Martens	
City Council Liaison: Julie Fitzgerald was absent.	

AGENDA RESULTS

AGENDA	ACTIONS
CITIZENS' INPUT	None.
CONSENT AGENDA	
<ul style="list-style-type: none"> A. Approval of November 24, 2014 Minutes B. Approval of January 26, 2015 Minutes 	<ul style="list-style-type: none"> A. Approved 3 to 0 to 2 as presented with Shawn O'Neil and Richard Martens abstaining. B. Approved 4 to 0 to 1 as presented with Cheryl Dorman abstaining.
PUBLIC HEARING	
<p>A. Resolution 299. Downs Appeal: Gerald and Joanne Downs – owners. The applicant is appealing the Staff Decision of a two parcel land partition approval in Case File AR14-0077. The property is located at 28205 SW Canyon Creek Road South on Tax Lot 2700, Section 13BA, T3S-R1W, Clackamas County, Oregon. Staff: Blaise Edmonds</p> <p>Case Files: DB15-0006 – Appeal</p>	<ul style="list-style-type: none"> A. Unanimously approved Resolution 299, affirming Staff's decision and denying the appeal with additional exhibits and corrections to the Revised Staff Report.
BOARD MEMBER COMUNICATIONS	None.
<ul style="list-style-type: none"> A. Results of the February 9, 2015 DRB Panel A meeting 	
STAFF COMMUNICATIONS	None.

DEVELOPMENT REVIEW BOARD MEETING

MONDAY, APRIL 13, 2015

6:30 PM

VIII. Board Member Communications:

**B. Agenda Results from the March 23, 2015 DRB
Panel B meeting**

City of Wilsonville

Development Review Board Panel B Meeting Meeting Results

DATE:	MARCH 23, 2015	
LOCATION:	29799 SW TOWN CENTER LOOP EAST, WILSONVILLE, OR	
TIME START:	6:30 P.M.	TIME END: 6:54 P.M.

ATTENDANCE LOG

BOARD MEMBERS	STAFF
Dianne Knight	Barbara Jacobson
Shawn O'Neil	Blaise Edmonds
Richard Martens	Michael Wheeler
City Council Liaison: Julie Fitzgerald	

AGENDA RESULTS

AGENDA	ACTIONS
CITIZENS' INPUT	None.
CONSENT AGENDA	
A. Approval of February 23, 2015 Minutes	A. Unanimously approved as presented
PUBLIC HEARING	
A. Resolution 300. Grove Single Family North Temporary Use Permit: Westlake Consultants, Inc. – representative for Lennar Northwest, Inc. – owner/applicant. The applicant is requesting approval of a five (5) year temporary use permit for a model home/sales office, signs and flags on lots 7 and 8 of Grove Single Family North, a previously-approved residential planned development. The site is located on Tax Lots 700 and 800, Section 14AA, T3S-R1W, Clackamas County, Oregon. Staff: Michael Wheeler Case Files: DB15-0007 – Five (5) Year Temporary Use Permit	A. Unanimously approved with Finding A9 of the Staff report amended to state, "requirements of the Code are satisfied for in prohibiting these eight (8) proposed flags."
BOARD MEMBER COMUNICATIONS	None.
STAFF COMMUNICATIONS	None.