



30535 SW MAGNOLIA AVENUE

Wilsonville, Oregon
97070

Presented by base design + architecture, llc | July 17, 2020


 City of Wilsonville
Exhibit B3 DB19-0047 et seq

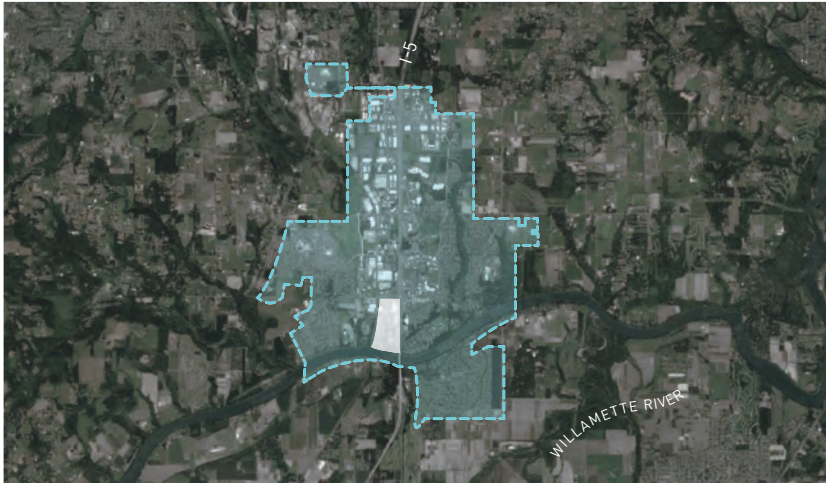
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HISTORY AND CONTEXT

REGION TIMELINE

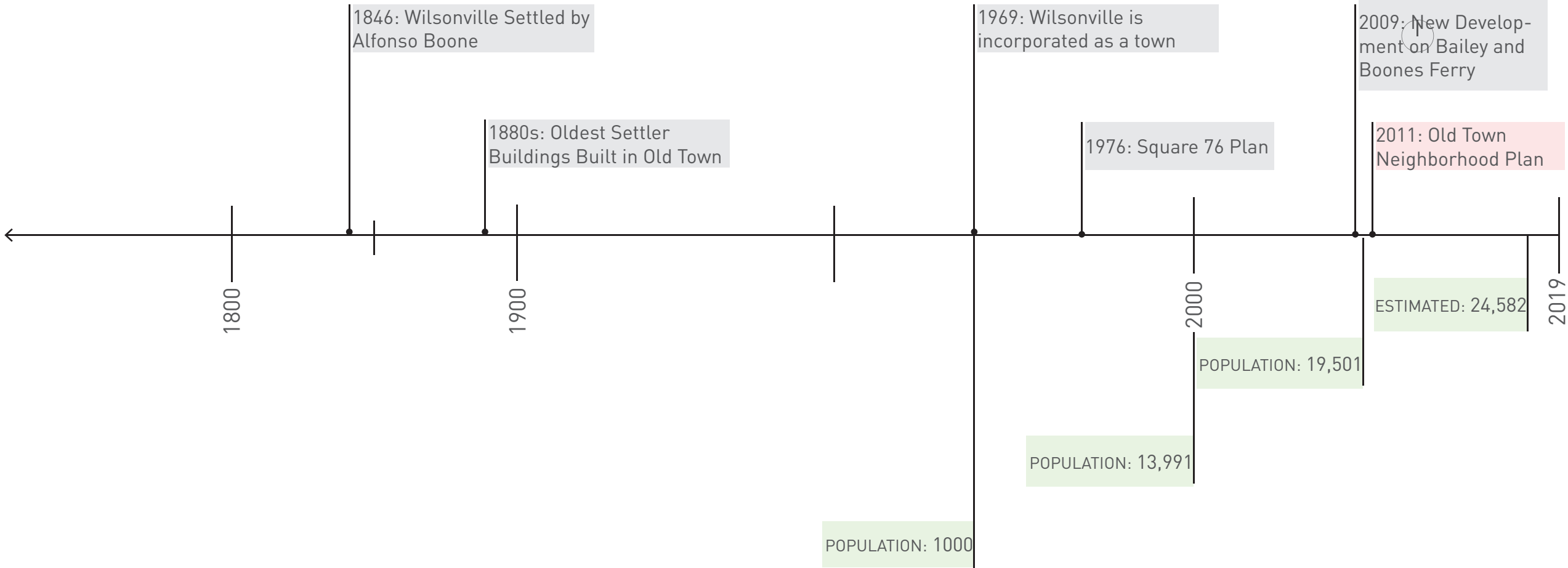
CITY OF WILSONVILLE, OREGON
 Incorporated in 1969



OLDTOWN NEIGHBORHOOD
 Oldtown Neighborhood Plan Adopted 2011

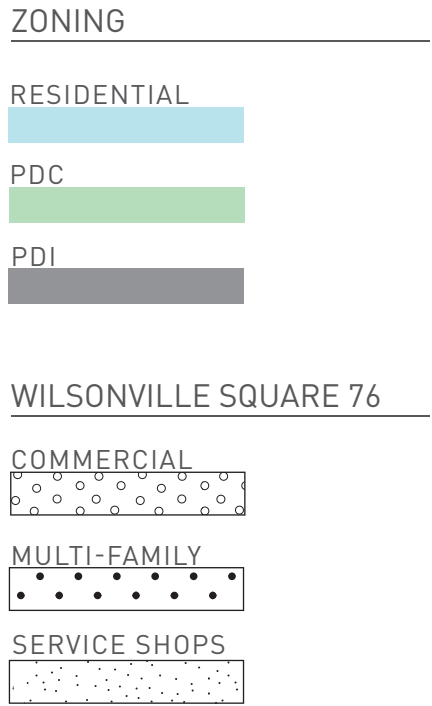


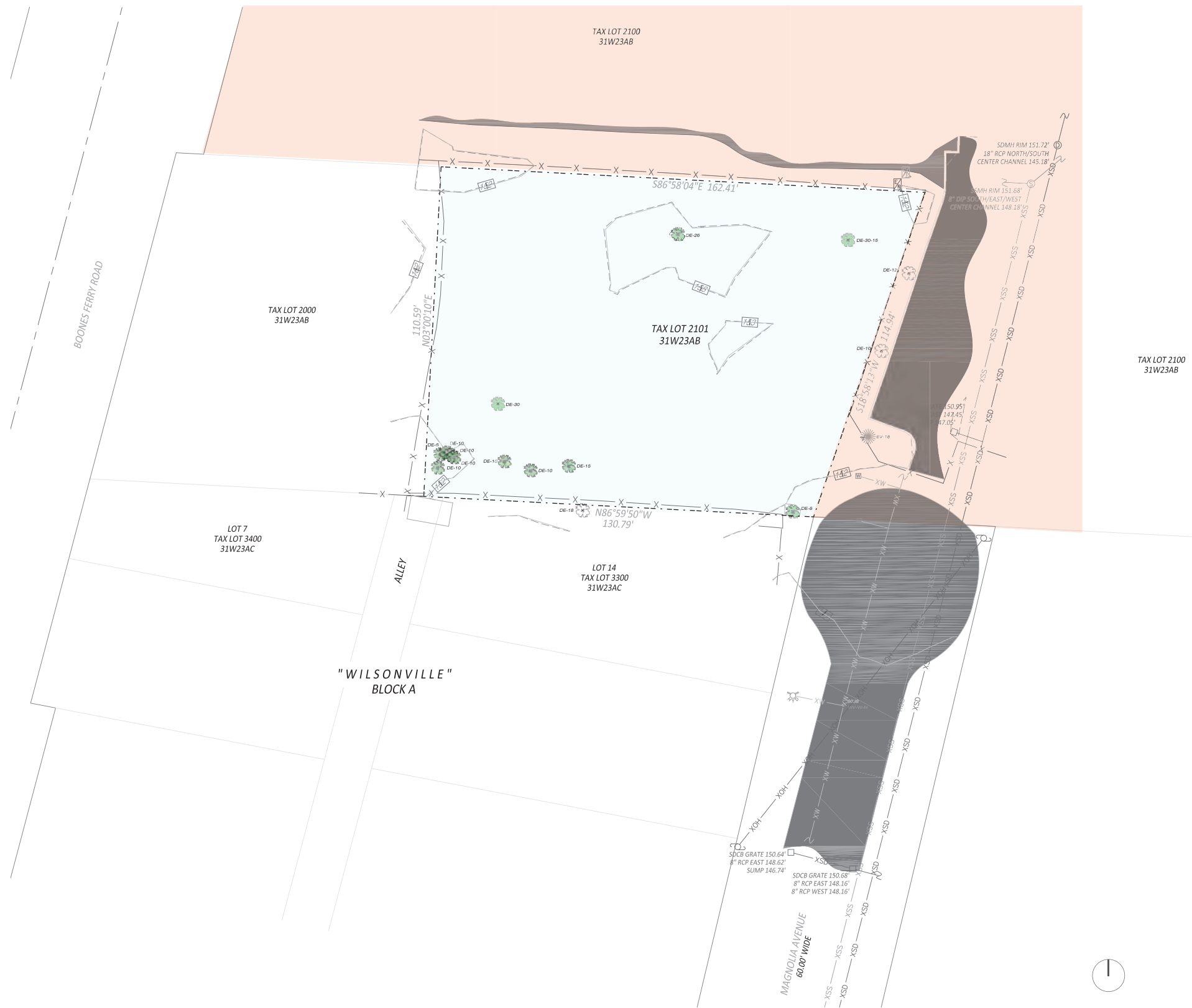
Occupied by Kalapuyan People



HISTORY AND CONTEXT

ZONING COMPLEXITY







EXISTING SITE



SIX TOWNHOMES



STAGGERED + UNIT VARIATION
This allows for unit differentiation.

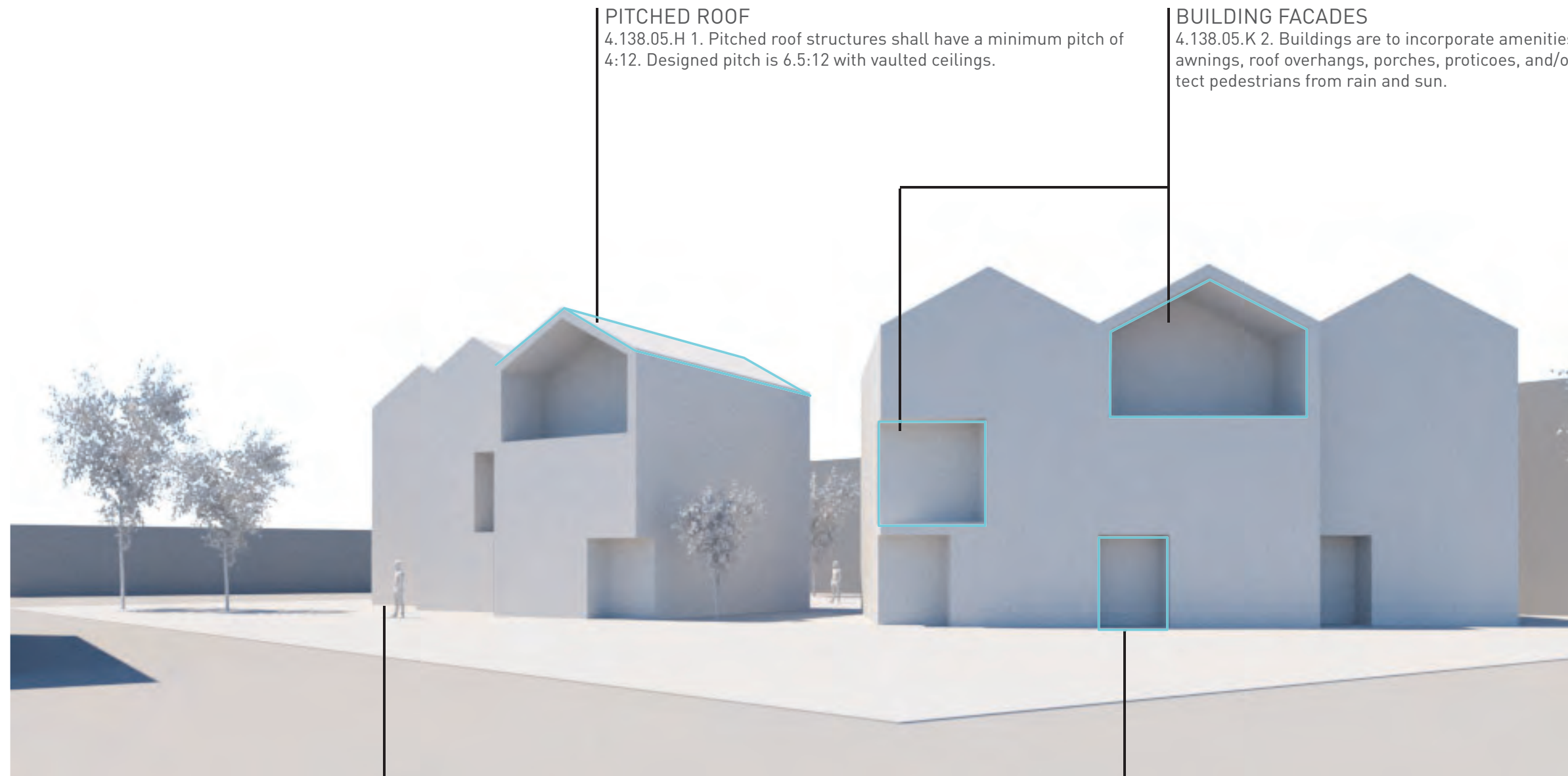


MASSING SPLIT
This breaks up the scale of the proposed units so that it has a more residential feel.



PLANT
Plant new trees and landscaping

MASSING DIAGRAM



PITCHED ROOF

4.138.05.H 1. Pitched roof structures shall have a minimum pitch of 4:12. Designed pitch is 6.5:12 with vaulted ceilings.

BUILDING FACADES

4.138.05.K 2. Buildings are to incorporate amenities such as alcoves, awnings, roof overhangs, porches, proticoes, and/or arcades to protect pedestrians from rain and sun.

SERIES OF SMALLER BUILDINGS

4.138.05.G 3. Where larger multiple family residential buildings are proposed, their building facades shall be divided into units that give the appearance of a series of smaller dwellings

ENHANCE ENTRYWAYS

4.138.05.E 1. Special attention shall be given to the building entrances, assuring that they are both attractive and functional.



- 30' appx. height (similar to proposed design)
- Similarly sloped gable roof
- Minimal eaves inline with proposed design
- Forward-facing gable massing characteristic of western farmhouse styling
- Covered entry

Home in Wilsonville Old Town, built before 1929 in western farmhouse style with similar height and styling as proposed design. Building is within Residential Scope Border of the Old Town Single-Family Design Standards.



- Multiple gable rooflines facing front approach
- Deep covered entry

A home on SW Magnolia Avenue with a deep entryway similar to the proposed design. Building is within Residential Scope Border of the Old Town Single-Family Design Standards.



- Pitched roof
- Minimal eaves
- Varied window sizes
- Shingle siding

Home in NE Portland, Oregon, built in 1925 with similar styling to proposed design.



- Similar widths / massing break
- Three Floors
- Recessed covered entry

Apartment in NW Portland, Oregon, built in 1926. The proposed design matches the building massing associated with multi-family structures from that time period.

HISTORIC PRECEDENTS



- Minimal eaves
- Large, forward-facing picture window
- Recessed, covered entry

Home in Wilsonville Old Town on Boones Ferry Road, built in 1915 with similar ranch styling as proposed design. Similar clean, non-ornamental exterior and building lines as proposed design. Large forward-facing picture window common of this architectural style. Building is within Residential Scope Border of the Old Town Single-Family Design Standards.



- Large forward-facing picture window
- Deep, covered entry
- Forward-facing garage door

A ranch home on SW Magnolia Avenue with a deep entryway similar to the proposed design. Similar clean, non-ornamental exterior and building lines as proposed design. Building is within Residential Scope Border of the Old Town Single-Family Design Standards.



Gable roof as street-facing massing
Minimal eaves

Varied window sizes with large, picture windows

Home in NE Portland, Oregon, built in 1931 with similar styling to proposed design. This house expresses the gabled roof cross-section as a street-facing massing element, traditionally found within the western farmhouse styling common throughout the Willamette Valley and reflective of the massing strategy on this proposed design.



Rowhouses in NW Portland, Oregon

Three Floors

Rowhouses in NW Portland, Oregon from 1920's showcasing similar massing to the proposed design. The proposed design matches the building massing associated with multi-family structures from that time period.

HISTORIC PRECEDENTS



- Expressed gable characteristic of western farmhouse styling
- Minimal eaves
- Shingle Siding

Home in Wilsonville Old Town on 4th Street, built in 1918 with similar cladding and clean, minimal styling as proposed design. Building is within Residential Scope Border of the Old Town Single-Family Design Standards.



- Multiple gable peaks expressed along the approached facade to break up overall massing similar to proposed design
- Forward-facing gable massing characteristic of western farmhouse styling
- Minimal Eaves

A home on SW Magnolia Avenue built in 1910 in the western farmhouse styling and use of multiple, expressed gable peaks to break up front facade similar to the proposed design. Building is within Residential Scope Border of the Old Town Single-Family Design Standards.

HISTORIC PRECEDENTS



- Forward-facing gable roof line
- Minimal eaves
- Deep, covered alcove entry similar to proposed design

Home in Wilsonville Old Town on 4th Street with ranch styling as proposed design. Building is within Residential Scope Border of the Old Town Single-Family Design Standards.



- Multiple gable peaks expressed along the approached facade to break up overall massing similar to proposed design
- Deep entry
- Large square window facing the building's approach

A home on SW Magnolia Avenue in 1915 with a deep entryway similar to the proposed design. Building is within Residential Scope Border of the Old Town Single-Family Design Standards.

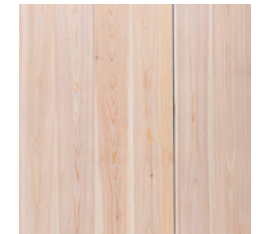
BUILDING PERSPECTIVES



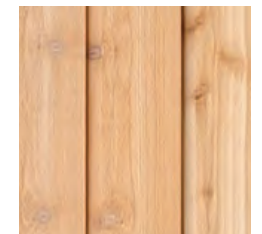
View from site entry at SW Magnolia



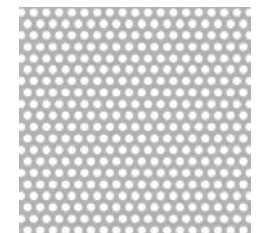
1. Hardieboard Shingle, Light Gray



2. Tight-Knot Cedar, Stained Gray



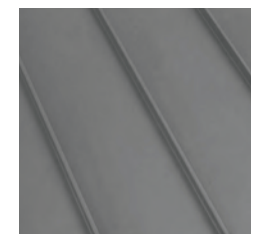
3. Tight-Knot Cedar, Stained Clear



4. Perforated Metal Panel, Light Gray



5. Concrete

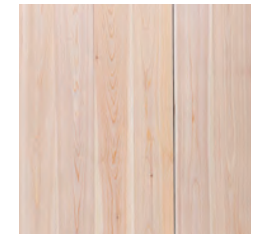


6. Standing Seam Metal Roof, Dark Gray

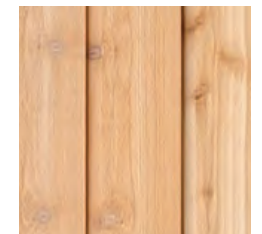
BUILDING PERSPECTIVES



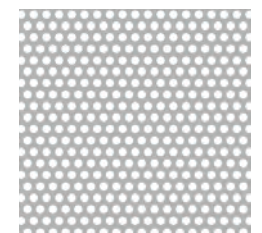
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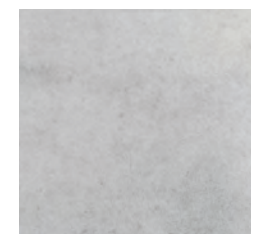
2. Tight-Knot Cedar, Stained Gray



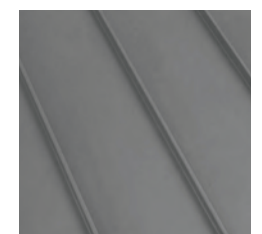
3. Tight-Knot Cedar, Stained Clear



4. Perforated Metal Panel, Light Gray



5. Concrete



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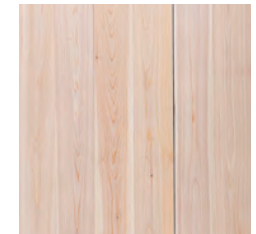
BUILDING PERSPECTIVES



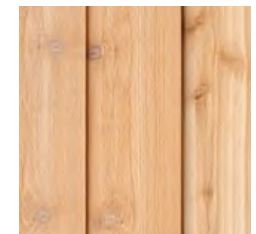
View from southwest corner of property



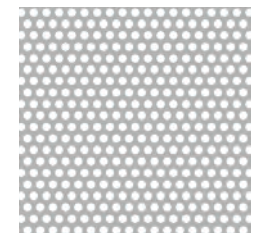
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2. Tight-Knot Cedar, Stained Gray



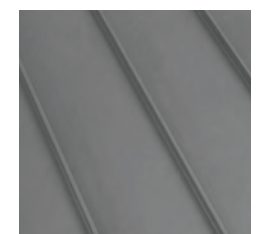
3. Tight-Knot Cedar, Stained Clear



4. Perforated Metal Panel, Light Gray



5. Concrete



6. Standing Seam Metal Roof, Dark Gray

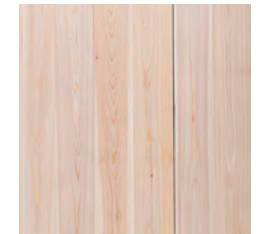
BUILDING PERSPECTIVES



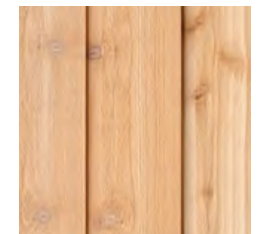
View from north looking across common area



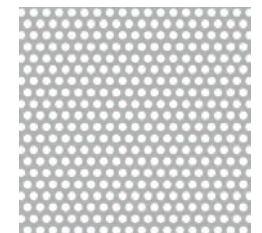
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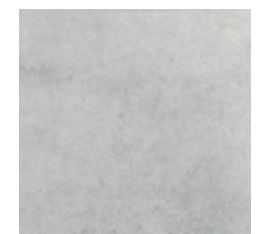
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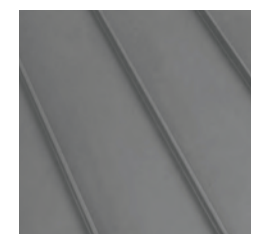
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5. Concrete



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Proposed Townhomes



View from Boones Ferry Road

Proposed Townhomes



View from SW Magnolia Avenue

15% REQUIRED LANDSCAPED AREA - 2,500 SF

LANDSCAPED AREA - 2,691 SF

15% LANDSCAPED AREA REQUIREMENT (2,500 SF)

LANDSCAPED AREA PROPOSED: 2,690 SF

ADDITIONAL LANDSCAPED AREA*

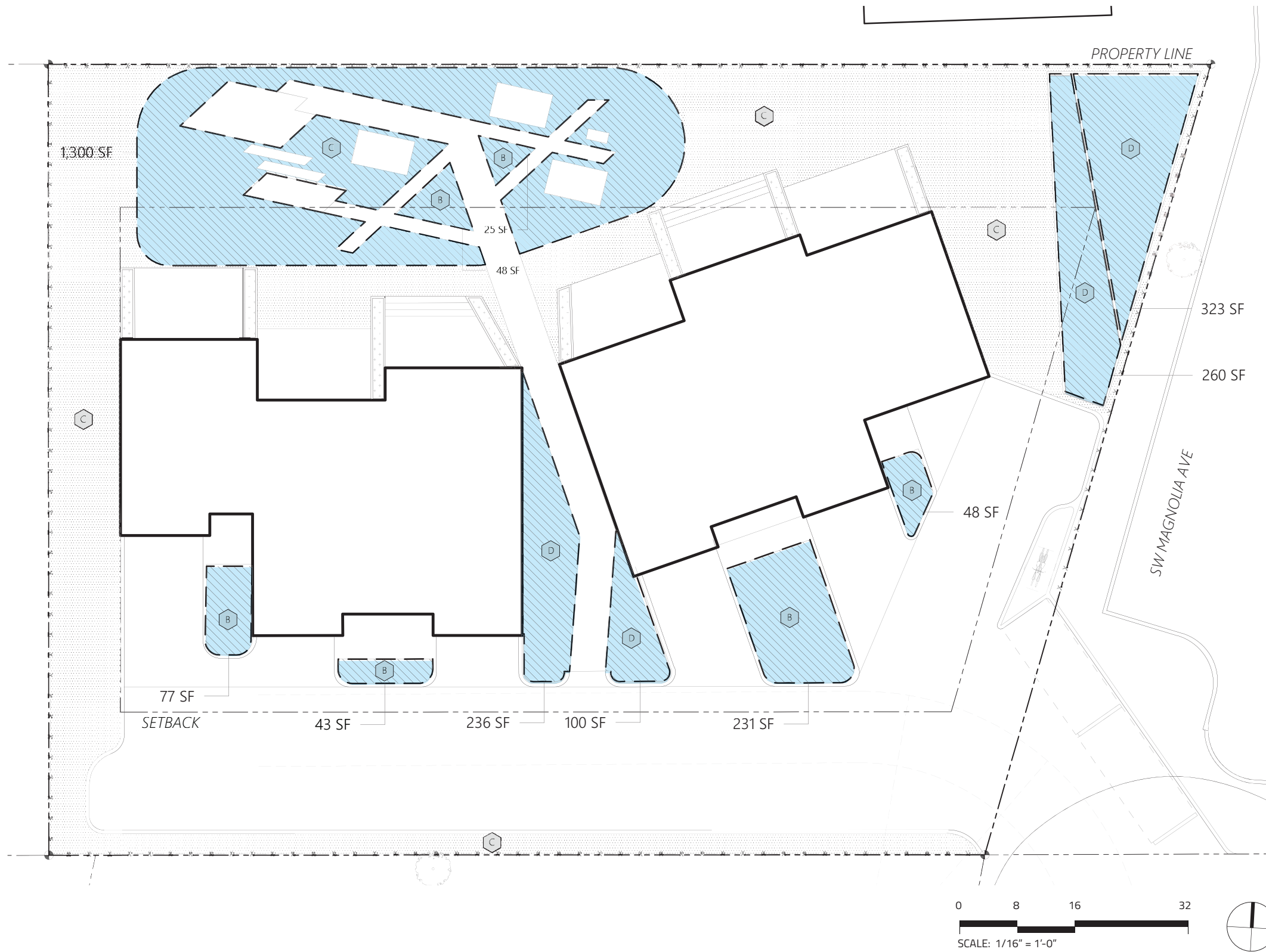
NATURAL, DROUGHT-TOLERANT PLANTING.

ORNAMENTAL PLANTING IN RAISED PLANTERS.

* FINAL PLANTING LAYOUT IN LANDSCAPED AREAS OUTSIDE OF THE 15% REQUIRED LANDSCAPED AREA MAY VARY IN FINAL CONSTRUCTION DOCUMENTS.

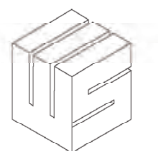
WATER USE ZONES

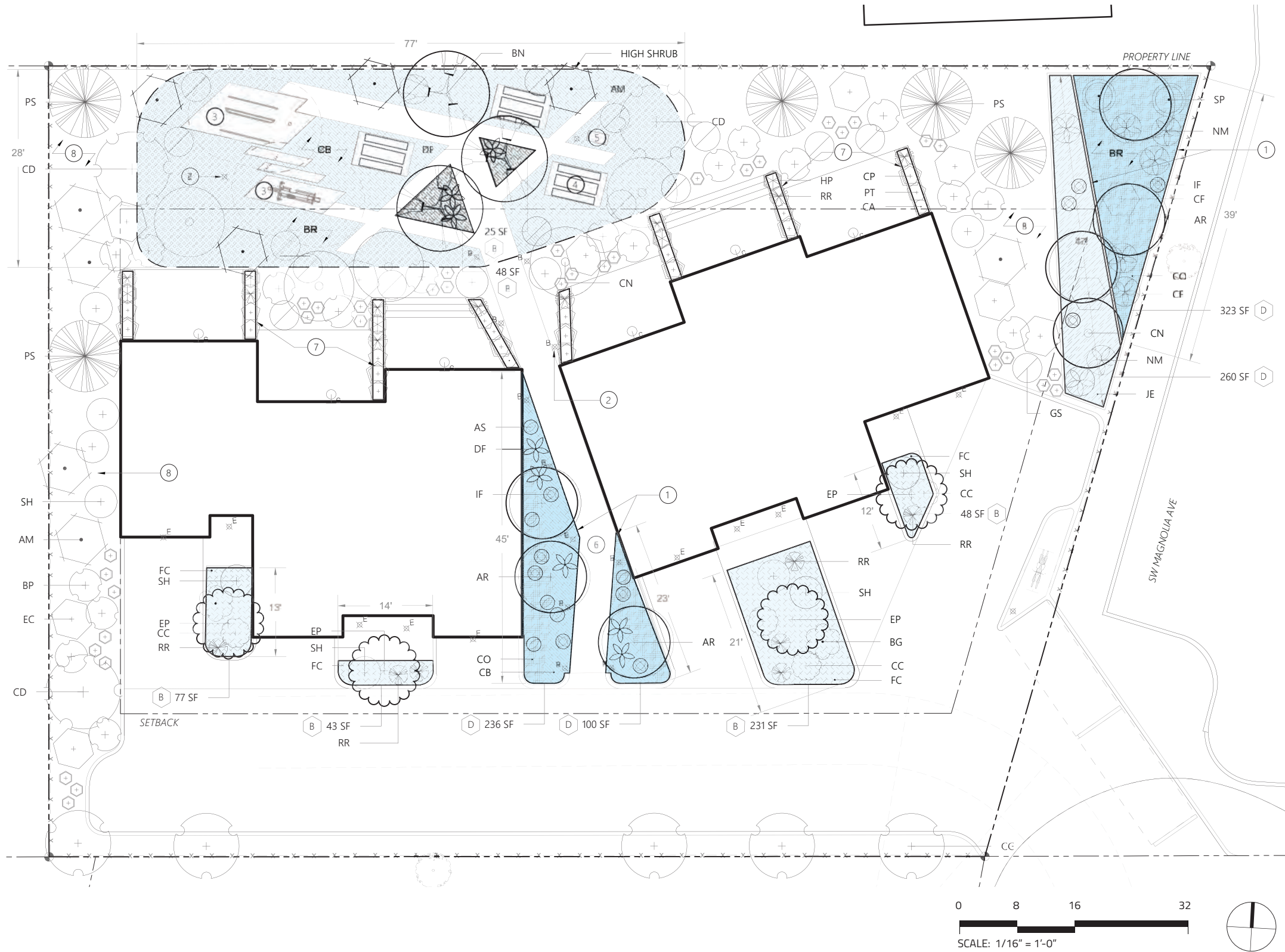
- A** HIGH WATER USE, +/- 2 INCH/ WEEK
- B** MODERATE WATER USE, +/- 1 INCH/ WEEK
- C** LOW WATER USE, LESS THAN 1 INCH/ WEEK
- D** IRREGULAR WATER USE ZONE: STORMWATER TREATMENT FACILITY/ RAINGARDEN. [LOW WATER USE AND INUNDATION].



LANDSCAPE AREA PLAN

WerkSTADT Urban Planning + Development | Planting Design





REQUIRED LANDSCAPED AREA

PLANTING AREA

STORMWATER MANAGEMENT PLANTING AREA

PLANTING NOTES

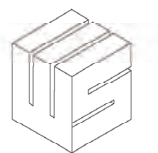
- ① STORMWATER MANAGEMENT FACILITY, SEE CIVIL.
- ② SITE LIGHTING, SEE ARCHITECTURAL DRAWINGS.
- ③ FITNESS STATIONS, RECREATIONAL COMMON AREA, SEE ARCHITECTURAL DRAWINGS.
- ④ PICNIC TABLES, COMMON AREA, SEE ARCH DRWGS.
- ⑤ GRILL, COMMON AREA, SEE ARCH DRWGS.
- ⑥ RAISED WALKWAY, SEE ARCHITECTURAL DRWGS.
- ⑦ ORNAMENTAL PLANTING IN RAISED PLANTERS AT PRIVATE PATIOS.
- ⑧ NATURAL, DROUGHT-TOLERANT PLANTING.

WATER USE ZONES

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LANDSCAPE PLAN

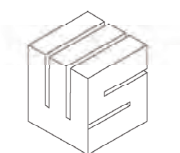
WerkSTADT Urban Planning + Development | Planting Design



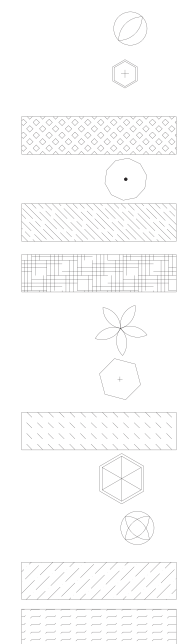


PLANT IDENTIFICATION			PLANT SIZE		PLANTING SPECIFICATION			PLANT MATERIAL CHARACTERISTICS				
CODE	SCIENTIFIC NAME	COMMON NAME	Height / Tree size	Spread	Spacing O.C.	Container, Caliper/ Height	Quantity	Drought Tolerant	Water Consumption	Rain Garden	Native	Evergreen
TREES Primary												
AR	<i>Alnus rubra</i>	Red Alder	60'-80' (S)	40'		B & B / 2"	6		Low	(2)	N	(4)
BN	<i>Betula nigra 'BNMTF'</i>	Dura-heat River Birch	70' (S)	50'		B & B / 2"	3		Moderate	(2)		(4)
EP	<i>Eucalyptus pauciflora spp. niphophila</i>	Snow Gum	35' (S)	35'		B & B / 2"	4	(1)	Zero			E (5)
TREES Accent												
CN	<i>Cornus nuttali</i>	Pacific Dogwood	50' (S)	20'		B & B / 1.75"	6	(1)	Very Low		(3) NWV	(4)
CD	<i>Cedrus deodara</i>	Deodar Cedar	60' (L)	35'		B & B / 8' HT	3		Moderate			(5)
CG	<i>Cupressus arizonica var. glabra 'Blue Ice'</i>	Blue Ice Arizona Cypress	15' (S)	8'-12'		B & B / 6' HT	5	D	Very Low			E
PS	<i>Pinus sabiana</i>	Foothill Pine	40'-80' (L)	10'-30'		B & B / 8' HT	5	(1)	Zero		N	E
SHRUBS High												
AM	<i>Arbutus menziesii</i>	Pacific Madrone	25'-60'	50'		5 gal	9	(1)	Zero		(3) NWV	E (4)
CF	<i>Cornus sericea</i>	Red Twig/Osier Dogwood	6'+	6'	6'	2 gal	2	D	Moderate	(2)	(3) NWV	(4) (5)
SHRUBS Low												
BG	<i>Baeckea gunniana</i>	Alpine Baekckea	3'		4'	2 gal	2	D	Low			E
BP	<i>Baccharis pilularis</i>	Dwarf Coyote Brush	2'		5'	2 gal	18	D	Very Low		(3) NWV	E
CC	<i>Carpenteria californica</i>	Bush Anemone	3'-5'		4'	2 gal	3	(1)	Zero			E
CP	<i>Callistemon ptyoides 'Moonlight'</i>	Bottlebrush	3'		4'	2 gal	8	D	Very Low			E
GS	<i>Gaultheria shallon</i>	Salal	1'-5'		5'	2 gal	13	(1)	Moderate		(3) NWV	E (4)
NM	<i>Nandina domestica 'Moon Bay'</i>	Heavenly Bamboo	3'		2'	2 gal	8	(1)	Zero	(2)		E (4) (5)
PT	<i>Phormium tenax 'Pink Stripe'</i>	New Zealand Flax	4'-5'		3'	2 gal	12		Low			E
RR	<i>Rosmarinus officinalis 'Irene'</i>	Rosemary	1'-2'		4'	2 gal	16		Very Low			E
SP	<i>Salix purpurea 'Nana'</i>	Dwarf Alaskan Blue Willow	4'		5'	2 gal	2		Moderate	R		(4)
SH	<i>Sarcococca hookerana var. humilis</i>	Sarcococca (Sweetbox)	3'-4'		3'	2 gal	9	(1)	Moderate			E (5)

PLANT MATERIAL LIST



PLANT IDENTIFICATION			PLANT SIZE		PLANTING SPECIFICATION			PLANT MATERIAL CHARACTERISTICS						
CODE	SCIENTIFIC NAME	COMMON NAME	Height / Tree size	Spread	Spacing O.C.	Container, Caliper/ Height	Quantity	Drought Tolerant	Water Consumption	Rain Garden	Native	Evergreen		



Groundcover														
AS	<i>Asclepias speciosa</i>	Showy Milkweed	3'		36"	4" pot	6		Low		R	(3)	NW	
AU	<i>Arctostaphylos uva-ursi</i>	Kinnickinnick	8"		12"	4" pot	36	D	Very Low		(2)	(3)	NWV	E (4) (5)
BR	<i>Berberis repens</i>	Creeping Oregon Grape	18"		24"	4" pot	180*		Low		(2)		NW	E (5)
CA	<i>Clematis amandii</i>	Evergreen clematis	10'		24"	1 gal	2	(1)	Moderate					E
CB	<i>Carex athrostachya</i>	Slenderbeaked Sedge	1'		12"	4" pot	1000*		Moderate				N	(4)
CO	<i>Carex Obnupta</i>	Slough Sedge	3'-4'		12"	4" pot	557*		Moderate		(2)		NW	E (4) (5)
DF	<i>Dryopteris filix-mas</i>	Male Fern	2'		24"	1gal	8	(1)	Zero				N	(4)
EC	<i>Erica carnea</i>	Winter Heath	1'		24"	4" pot	9	(1)	Moderate					E
FC	<i>Festuca californica</i>	California fescue	2-3'		24"	4" pot	115*	D	Very Low			(3)	NWV	E (4)
HP	<i>Hesperaloe parviflora 'Arizona Sunrise'</i>	Arizona Sunrise False Yucca	3'-4'		24"	1 gal	5		Low					E
IF	<i>Iris foetidissima 'Citrina'</i>	Gladwin Iris	2'		18"	4" pot	10	(1)	Zero				N	
JE	<i>Juncus effusus spp. Pacificus</i>	Pacific Sedge / Soft Rush	1'-3'		36"	4" pot	33*		Low		R	(3)	NWV	E (4)
KM	<i>Koeleria macrantha</i>	Prairie Junegrass	1-2'		24"	4" pot	20		Very Low			(3)	NWV	(4)

Planting Notes

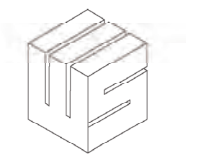
- (1) *Suggested Xeriscape Plant Palette: Guidelines for a Water Wise Landscape, City of Wilsonville*
- (2) *Stormwater Management Manual, City of Portland Bureau of Development Services*
- (3) *Native Plants for Willamette Valley Yards, Metro and local partners*
- (4) *Portland Plant List, City of Portland*
- (5) *Landscape Manual, City of Portland*

* Groundcover plant quantities represent estimates based on preliminary planting design layout areas, triangular O.C. spacing, and estimate formula.

Abbreviations

- E Evergreen
- R Rain Garden species
- D Drought Tolerant
- N Native
- NW Northwest Native
- NWV Willamette Valley Native
- O.C. On center spacing, triangular layout
- S/ M/ L Small/ Medium/ Large

PLANT MATERIAL LIST



FITNESS | LANDSCAPE STRUCTURES

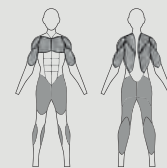


Elliptical

This cardio station engages the lower body, upper body and core muscles while also encouraging muscle coordination—all without joint impact. The ability to stride both forward and backward allows people to vary their workout and challenge muscles in different ways. Our patented* resistance mechanism can be adjusted to provide customized intensity. Large foot pads and long arm handles accommodate users of any height.

Clearance zone:
ASTM 13'0" x 14'1"
(3,96 m x 4,29 m)
EN 10'1" x 16'1"
(3,07 m x 4,89 m)

Maximum fall height:
20" (0,51 m)
• #192457



16 888.438.6574 763.972.5200

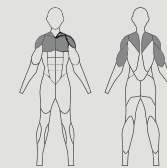


Parallel Bars

This wheelchair-accessible station features two levels of bars to accommodate beginning and advanced users as well as rehab users. It has been designed to save space and minimize the number of footers by combining two levels of bars on the same center post.

Clearance zone:
ASTM 14'3" x 19'8"
(4,34 m x 6,00 m)
EN 13'3" x 15'4"
(4,03 m x 4,67 m)

Maximum fall height:
46" (1,17 m)
• #192453



NATURAL

PICNIC AREAS



CONCRETE PAVING

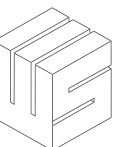


NATURAL WOOD



BOARDFORM CONCRETE

COMMON SPACE CONCEPT



EVERGREENS



BOARDWALK



COLOR



DROUGHT-TOLERANT



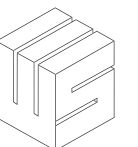
NATURAL + NATIVES



STORMWATER MANAGEMENT

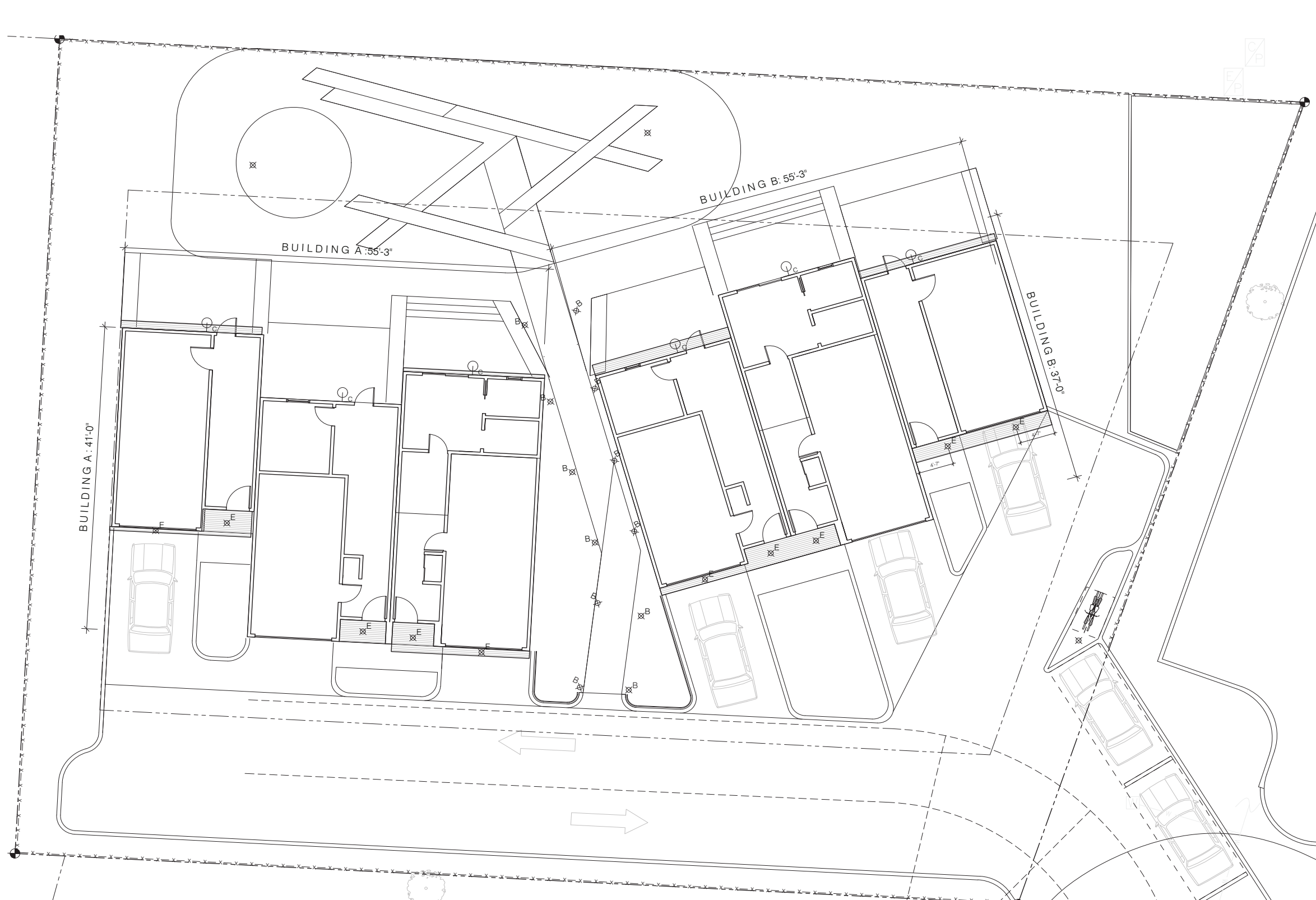


PLANT MATERIALS



EXTERIOR LIGHTING PLAN

Per Prescriptive Option



Post Light



Surface-Mount Sconce



Path Lights



Exterior Can Light



T+ G Cedar Wood Panels
Treated for Exterior Application



Post Light



Surface Mount Sconce Light Fixture (Exterior Application)



Path Lights (Ballasts)



Exterior Can Light