



Oregon

Kate Brown, Governor

Department of Land Conservation and Development

635 Capitol Street NE, Suite 150

Salem, Oregon 97301-2540

Phone: 503-373-0050

Fax: 503-378-5518

www.oregon.gov/LCD



NOTICE OF ADOPTED CHANGE TO A COMPREHENSIVE PLAN OR LAND USE REGULATION

Date: August 21, 2015
Jurisdiction: City of Wilsonville
Local file no.: DB 15-0030 (DB 15-00)
DLCD file no.: 003-15

The Department of Land Conservation and Development (DLCD) received the attached notice of adopted amendment to a comprehensive plan or land use regulation on 08/20/2015. A copy of the adopted amendment is available for review at the DLCD office in Salem and the local government office.

Notice of the proposed amendment was submitted to DLCD 35 days prior to the first evidentiary hearing.

Appeal Procedures

Eligibility to appeal this amendment is governed by ORS 197.612, ORS 197.620, and ORS 197.830. Under ORS 197.830(9), a notice of intent to appeal a land use decision to LUBA must be filed no later than 21 days after the date the decision sought to be reviewed became final. If you have questions about the date the decision became final, please contact the jurisdiction that adopted the amendment.

A notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR chapter 661, division 10).

If the amendment is not appealed, it will be deemed acknowledged as set forth in ORS 197.625(1)(a). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

DLCD Contact

If you have questions about this notice, please contact DLCD's Plan Amendment Specialist at 503-934-0017 or plan.amendments@state.or.us



NOTICE OF ADOPTED CHANGE TO A COMPREHENSIVE PLAN OR LAND USE REGULATION

FOR DLCD USE

File No.: 003-15
{ 23845 }
Received: 8/20/2015

Local governments are required to send notice of an adopted change to a comprehensive plan or land use regulation **no more than 20 days after the adoption.** (See [OAR 660-018-0040](#)). The rules require that the notice include a completed copy of this form. **This notice form is not for submittal of a completed periodic review task or a plan amendment reviewed in the manner of periodic review.** Use [Form 4](#) for an adopted urban growth boundary including over 50 acres by a city with a population greater than 2,500 within the UGB or an urban growth boundary amendment over 100 acres adopted by a metropolitan service district. Use [Form 5](#) for an adopted urban reserve designation, or amendment to add over 50 acres, by a city with a population greater than 2,500 within the UGB. Use [Form 6](#) with submittal of an adopted periodic review task.

Jurisdiction: City of Wilsonville

Local file no.: **DB15-0030 (together with DB15-0029, 0031 and 0033)**

Date of adoption: 8/17/2015

Date sent: 8/20/2015

Was Notice of a Proposed Change (Form 1) submitted to DLCD?

Yes: Date (use the date of last revision if a revised Form 1 was submitted): 6/8/2015

No

Is the adopted change different from what was described in the Notice of Proposed Change? Yes No

If yes, describe how the adoption differs from the proposal:

Local contact (name and title): Blaise Edmonds, Manager of Current Planning

Phone: 503-682-4960

E-mail: edmonds@ci.wilsonville.or.us

Street address: 29799 SW Town Center Loop East

City: Wilsonville

Zip: 97070-

PLEASE COMPLETE ALL OF THE FOLLOWING SECTIONS THAT APPLY

For a change to comprehensive plan text:

Identify the sections of the plan that were added or amended and which statewide planning goals those sections implement, if any:

For a change to a comprehensive plan map:

Identify the former and new map designations and the area affected:

Change from	to	acres.	A goal exception was required for this
change.			
Change from	to	acres.	A goal exception was required for this
change.			
Change from	to	acres.	A goal exception was required for this
change.			
Change from	to	acres.	A goal exception was required for this change.

Location of affected property (T, R, Sec., TL and address):

The subject property is entirely within an urban growth boundary

The subject property is partially within an urban growth boundary

If the comprehensive plan map change is a UGB amendment including less than 50 acres and/or by a city with a population less than 2,500 in the urban area, indicate the number of acres of the former rural plan designation, by type, included in the boundary.

Exclusive Farm Use – Acres:	Non-resource – Acres:
Forest – Acres:	Marginal Lands – Acres:
Rural Residential – Acres:	Natural Resource/Coastal/Open Space – Acres:
Rural Commercial or Industrial – Acres:	Other: – Acres:

If the comprehensive plan map change is an urban reserve amendment including less than 50 acres, or establishment or amendment of an urban reserve by a city with a population less than 2,500 in the urban area, indicate the number of acres, by plan designation, included in the boundary.

Exclusive Farm Use – Acres:	Non-resource – Acres:
Forest – Acres:	Marginal Lands – Acres:
Rural Residential – Acres:	Natural Resource/Coastal/Open Space – Acres:
Rural Commercial or Industrial – Acres:	Other: – Acres:

For a change to the text of an ordinance or code:

Identify the sections of the ordinance or code that were added or amended by title and number:

For a change to a zoning map:

Identify the former and new base zone designations and the area affected:

Change from PF	to V	Acres: 3.44
Change from	to	Acres:
Change from	to	Acres:
Change from	to	Acres:

Identify additions to or removal from an overlay zone designation and the area affected:

Overlay zone designation:	Acres added:	Acres removed:
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Location of affected property (T, R, Sec., TL and address): 3S1W15AC02700

List affected state or federal agencies, local governments and special districts: See attached list

Identify supplemental information that is included because it may be useful to inform DLCD or members of the public of the effect of the actual change that has been submitted with this Notice of Adopted Change, if any. If the submittal, including supplementary materials, exceeds 100 pages, include a summary of the amendment briefly describing its purpose and requirements.

A Zone Map Amendment from City of Wilsonville's PF (Public Facility) zone to City of Wilsonville's Village (V) zone to develop a 3.44 acres, together with other required land use approvals for 68 row houses.

NOTICE OF ADOPTED CHANGE – SUBMITTAL INSTRUCTIONS

1. A Notice of Adopted Change must be received by DLCD no later than 20 days after the ordinance(s) implementing the change has been signed by the public official designated by the jurisdiction to sign the approved ordinance(s) as provided in [ORS 197.615](#) and [OAR 660-018-0040](#).

2. A Notice of Adopted Change must be submitted by a local government (city, county, or metropolitan service district). DLCD will not accept a Notice of Adopted Change submitted by an individual or private firm or organization.

3. **Hard-copy submittal:** When submitting a Notice of Adopted Change on paper, via the US Postal Service or hand-delivery, print a completed copy of this Form 2 on light green paper if available. Submit **one copy** of the proposed change, including this form and other required materials to:

Attention: Plan Amendment Specialist
Dept. of Land Conservation and Development
635 Capitol Street NE, Suite 150
Salem, OR 97301-2540

This form is available here:

<http://www.oregon.gov/LCD/forms.shtml>

4. **Electronic submittals** of up to 20MB may be sent via e-mail. Address e-mails to plan.amendments@state.or.us with the subject line “Notice of Adopted Amendment.”

Submittals may also be uploaded to DLCD’s FTP site at http://www.oregon.gov/LCD/Pages/papa_submittal.aspx.

E-mails with attachments that exceed 20MB will not be received, and therefore FTP must be used for these electronic submittals. **The FTP site must be used for all .zip files** regardless of size. The maximum file size for uploading via FTP is 150MB.

Include this Form 2 as the first pages of a combined file or as a separate file.

5. **File format:** When submitting a Notice of Adopted Change via e-mail or FTP, or on a digital disc, attach all materials in one of the following formats: Adobe .pdf (preferred); Microsoft Office (for example, Word .doc or docx or Excel .xls or .xlsx); or ESRI .mxd, .gdb, or .mpk. For other file formats, please contact the plan amendment specialist at 503-934-0017 or plan.amendments@state.or.us.

6. **Content:** An administrative rule lists required content of a submittal of an adopted change ([OAR 660-018-0040\(3\)](#)). By completing this form and including the materials listed in the checklist below, the notice will include the required contents.

Where the amendments or new land use regulations, including supplementary materials, exceed 100 pages, include a summary of the amendment briefly describing its purpose and requirements.

7. Remember to notify persons who participated in the local proceedings and requested notice of the final decision. ([ORS 197.615](#))

If you have any questions or would like assistance, please contact your DLCD regional representative or the DLCD Salem office at 503-934-0017 or e-mail plan.amendments@state.or.us.

Notice checklist. Include all that apply:

→ Completed Form 2

→ A copy of the final decision (including the signed ordinance(s)). This must include city *and* county decisions for UGB and urban reserve adoptions

The findings and the text of the change to the comprehensive plan or land use regulation

→ If a comprehensive plan map or zoning map is created or altered by the proposed change:

A map showing the area changed and applicable designations, and

Electronic files containing geospatial data showing the area changed, as specified in [OAR 660-018-0040\(5\)](#), if applicable

ORDINANCE NO. 772

AN ORDINANCE OF THE CITY OF WILSONVILLE APPROVING A ZONE MAP AMENDMENT FROM PUBLIC FACILITY (PF) ZONE TO VILLAGE (V) ZONE ON APPROXIMATELY 4.124 ACRES COMPRISING TAX LOT 2700 OF SECTION 15AC, T3S, R1W, CLACKAMAS COUNTY, OREGON. POLYGON WLH, LLC, APPLICANT.

RECITALS

WHEREAS, POLYGON WLH, LLC, (Applicant), of the real property legally described and shown on Attachment 2 Legal Description, attached hereto and incorporated by reference herein ("Property") has made a development application requesting, among other things, a Zone Map Amendment of the Property; and

WHEREAS, the City of Wilsonville Planning Staff analyzed the request and prepared a staff report, finding that the application met the requirements for a Zone Map Amendment and recommending approval of the Zone Map Amendment, which staff report was presented to the Development Review Board on July 13, 2015;

DB15-0029 Villebois SAP Central Preliminary Development Plan (PDP-7C Row Houses)
DB15-0030 Zone Map Amendment
DB15-0031 Tentative Subdivision Plat
DB15-0033 FDP-7C Final Development Plan
DB15-0034 SAP Refinements
DB15-0035 Type 'C' Tree Plan

WHEREAS, the Development Review Board Panel A held a public hearing on the application for a Zone Map Amendment (DB15-0030) and other related development applications (DB15-0029, DB15-0031 – DB15-0035) on July 13, 2015, and after taking public testimony and giving full consideration to the matter, adopted Resolution No. 307, attached hereto as Exhibit C and incorporated by reference herein, which recommends that the City Council approve a request for a Zone Map Amendment (Case File DB15-0030); approves all other related applications; adopts the staff report with findings and recommendation, all as placed on the record at the hearing; and contingent upon City Council approval of the Zone Map Amendment, authorizes the Planning Director to issue approvals to the Applicant consistent with the staff report, as adopted by DRB Panel A; and

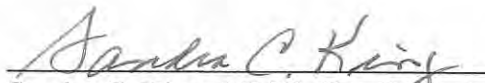
WHEREAS, on August 3, 2015, the Wilsonville City Council held a public hearing regarding the above described matter, wherein the City Council considered the full public record made before the Development Review Board, including the staff report, which record was incorporated into the City Council public hearing record; took public testimony; and, upon deliberation, concluded that the proposed Zone Map Amendment meets the applicable approval criteria under the City of Wilsonville Development Code;

NOW, THEREFORE, THE CITY OF WILSONVILLE ORDAINS AS FOLLOWS:

Section 1. Findings. The City Council adopts, as findings and conclusions, the forgoing Recitals and the staff report, as contained in the record of the above described DRB hearing and incorporates them by reference herein, as if fully set forth.

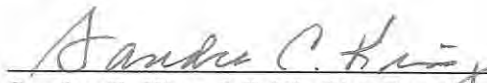
Section 2. Order. The official City of Wilsonville Zone Map is hereby amended by Zoning Order DB15-0030 attached hereto as Exhibit A and Attachment 1, map depicting the Zone Map Amendment and Attachment 2, Legal Description and Survey Map changing the Public Facility (PF) Zone to the Village (V) Zone.

SUBMITTED to the Wilsonville City Council and read the first time at a meeting thereof on the 3rd day of August 2015, and scheduled for the second and final reading on August 17, 2015, commencing at the hour of 7 p.m. at the Wilsonville City Hall, 29799 SW Town Center Loop East, Wilsonville, OR.


Sandra C. King, MMC, City Recorder

ENACTED by the City Council on the 17th day of August, 2015, by the following

votes: Yes:-4- No:-0-


Sandra C. King, MMC, City Recorder

DATED and signed by the Mayor this 17th day of August, 2015.


Tim Knapp, MAYOR

SUMMARY OF VOTES:

Mayor Knapp	Yes
Councilor Starr	Excused
Councilor Stevens	Yes
Councilor Fitzgerald	Yes
Councilor Lehan	Yes

Exhibits and Attachments:

Exhibit A - Zoning Order DB15-0030

Attachment 1: Map depicting Zone Map Amendment

Attachment 2: Legal Description and Survey Map

Exhibit B – Planning Staff Report, Zone Change Findings, and Recommendation to City Council

Exhibit C - DRB Panel A, Notice of Decision and Resolution No. 307.

Exhibit D - Adopted Staff Report and DRB Recommendation (Exhibit A1), dated July 13, 2015 and the application on compact disk.

Exhibit E – July 13, 2015 DRB Minutes

**BEFORE THE CITY COUNCIL OF THE
CITY OF WILSONVILLE, OREGON
Zone Map Amendment for Villebois Phase 7 Central**

In the Matter of the Application of)
Ms. Stacy Connery, Pacific Community)
Design, Inc.,)
Agent for the Applicant,)
Polygon WLH, LLC., for)
Rezoning of Land and Amendment)
of the City of Wilsonville)
Zoning Map Incorporated in Section 4.102)
of the Wilsonville Code.)

ZONING ORDER DB15-0030

The above-entitled matter is before the Council to consider the application of DB15-0030, for a Zone Map Amendment and an Order, amending the official Zoning Map as incorporated in Section 4.102 of the Wilsonville Code.

The Council finds that the subject property (“Property”), legally described and shown on Attachment 2, has heretofore appeared on the City of Wilsonville Zoning Map as Public Facility (PF).


The Council having heard and considered all matters relevant to the application for a Zone Map Amendment, including the Development Review Board record and recommendation finds that the application should be approved.

THEREFORE IT IS HEREBY ORDERED that The Property, consisting of 4.14 acres of Tax Lot 2700, Section 15AC, T3S, R1W as more particularly shown in the Zone Map Amendment Map, Attachment 1 and described in Attachment 2 is hereby rezoned to Village (V), subject to conditions detailed in this Order’s adopting Ordinance. The foregoing rezoning is hereby declared an amendment to the Wilsonville Zoning Map (Section 4.102 WC) and shall appear as such from and after entry of this Order.

Dated: This 17th day of August, 2015.



TIM KNAPP, MAYOR

APPROVED AS TO FORM:



Barbara Jacobson, Assistant City Attorney

ATTEST:



Sandra C. King, MMC, City Recorder

Exhibits and Attachments:

Exhibit A: Zone Order
Attachment 1, Map depicting Zone Map Amendment
Attachment 2, Legal Description and Survey Map

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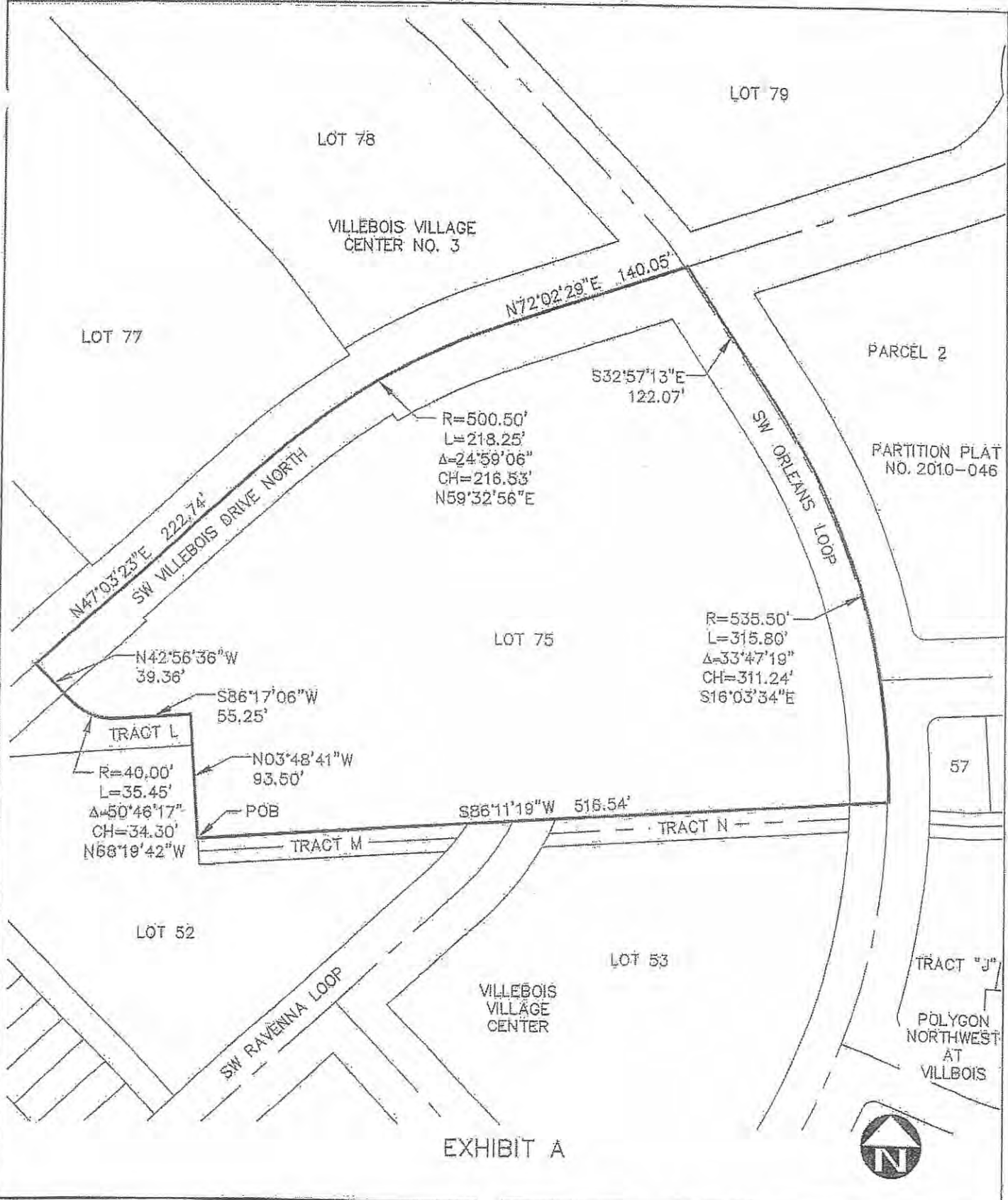


EXHIBIT A

DRAWN BY: TCJ DATE: 4/22/15
 REVIEWED BY: TCJ DATE: 4/22/15
 PROJECT NO.: 395-057
 SCALE: 1"=100'
 PAGE 3 OF 3



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



EXHIBIT A

April 22, 2015

LEGAL DESCRIPTION

Job No. 395-057

A tract of land being Lot 75, plat of "Villebois Village Center No. 3", Clackamas County Plat Records, and public Right-of-Way, in the Northeast Quarter of Section 15, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, State of Oregon, more particularly described as follows:

BEGINNING at the Southwest corner of said Lot 75;

thence along the westerly property line of said Lot 75, North $03^{\circ}48'41''$ West, a distance of 93.50 feet to an angle point;

thence continuing along said westerly property line, South $86^{\circ}17'06''$ West, a distance of 15.25 feet to a point of tangential curvature;

thence continuing along said westerly property line, along a 40.00 foot radius tangential curve to the right, arc length of 35.45 feet, central angle of $50^{\circ}46'17''$, chord distance of 34.30 feet, and chord bearing of North $68^{\circ}19'42''$ West to a point of tangency;

thence continuing along said westerly property line and its extension, North $42^{\circ}56'36''$ West, a distance of 39.36 feet to a point on the centerline of SW Villebois Drive North;

thence along said centerline, North $47^{\circ}03'23''$ East, a distance of 222.74 feet to a point of tangential curvature;

thence continuing along said centerline, along a 500.50 foot radius tangential curve to the right, arc length of 218.25 feet, central angle of $24^{\circ}59'06''$, chord distance of 216.53 feet, and chord bearing of North $59^{\circ}32'56''$ East to a point of tangency;

thence continuing along said centerline, North $72^{\circ}02'29''$ East, a distance of 140.05 feet to a point on the extension of the westerly plat line of Partition Plat No. 2010-046, Clackamas County Plat Records;

thence along said westerly plat line and its extension, South $32^{\circ}57'13''$ East, a distance of 122.07 feet to a point of tangential curvature;

thence continuing along said westerly plat line, along a 535.50 foot radius tangential curve to the right, arc length of 315.80 feet, central angle of $33^{\circ}47'19''$, chord distance of 311.24 feet, and chord bearing of South $16^{\circ}03'34''$ East to a point on the northerly plat line of "Villebois Village Center", Clackamas County Plat Records;

thence along said northerly plat line, South 86° 11' 19" West, a distance of 516.54 feet to the POINT OF BEGINNING.

Containing 4.124 acres, more or less.

Basis of bearings being 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



1" = 1000'

LEGEND

-  SUBJECT AREA - PROPOSED VILLAGE (V) ZONE (4.124 AC)
-  ZONE LINE
-  EXISTING UGB
-  EXISTING CITY BOUNDARY
-  EXISTING ZONING DESIGNATION
- PF**

PROPOSED ZONE MAP
AMENDMENT



**CITY COUNCIL MEETING
STAFF REPORT**

<p>Meeting Date: August 17, 2015</p>	<p>Subject: Ordinance No. 772 Zone Map Amendment from PF (Public Facility) to V (Village), Villebois – Preliminary Development Plan 7 Central for 68 row houses.</p> <p>Staff Members: Blaise Edmonds, Manager of Current Planning Department: Community Development, Planning Division</p>	
<p>Action Required</p> <p><input checked="" type="checkbox"/> Motion <input checked="" type="checkbox"/> Public Hearing Date: August 3, 2015 <input checked="" type="checkbox"/> Ordinance 1st Reading Date: August 3, 2015. <input checked="" type="checkbox"/> Ordinance 2nd Reading Date: August 17, 2015 <input type="checkbox"/> Resolution <input type="checkbox"/> Information or Direction <input type="checkbox"/> Information Only <input type="checkbox"/> Council Direction <input type="checkbox"/> Consent Agenda</p>	<p>Development Review Board Recommendation</p> <p><input checked="" type="checkbox"/> Approval <input type="checkbox"/> Denial <input type="checkbox"/> None Forwarded <input type="checkbox"/> Not Applicable</p> <p>Comment: Following their review at the July 13th meeting, the Development Review Board, Panel A recommends approval of the Zone Map Amendment.</p>	
<p>Staff Recommendation: Staff recommends that the City Council adopt Ordinance No. 772.</p>		
<p>Recommended Language for Motion: I move to approve Ordinance No. 772 on second reading.</p>		
<p>PROJECT / ISSUE RELATES TO: Comprehensive Plan, Zone Code and Villebois Master Plan.</p>		
<p><input type="checkbox"/> Council Goals/Priorities</p>	<p><input checked="" type="checkbox"/> Adopted Master Plan(s) Villebois Master Plan</p>	<p><input type="checkbox"/> Not Applicable</p>

ISSUE BEFORE COUNCIL: Approve, modify, or deny Ordinance No. 772 for a Zone Map Amendment from the Public Facility (PF) zone to Village (V) zone on approximately 4.124 acres including adjacent street right-of ways which is southeast of SW Villebois Drive North.

EXECUTIVE SUMMARY: The Zone Map Amendment will enable development of 68 attached row house units within 9 buildings. Preliminary Development Plan 7 Central is within the Villebois Drive Address and the Woonerf Address, which have very high architectural

standards. The proposed V zone is consistent with the Comprehensive Plan designation of Residential-Village.

Development Review Board Panel A recommended that Council approve the Zone Map Amendment.

EXPECTED RESULTS: Adoption of Ordinance No. 772.

TIMELINE: The Zone Map Amendment will be in effect 30 days after the ordinance is adopted.

CURRENT YEAR BUDGET IMPACTS: None.

FINANCIAL REVIEW / COMMENTS:

Reviewed by: SCole Date: 7/22/15

LEGAL REVIEW / COMMENT:

Reviewed by: MEK Date: 7/23/15

The Ordinance is approved as to form.

COMMUNITY INVOLVEMENT PROCESS:

The required public hearing notices have been sent. The application and proposed ordinance have gone through a duly noticed and conducted public hearing before the DRB.

POTENTIAL IMPACTS or BENEFIT TO THE COMMUNITY

Ordinance No. 772 will support the continued build out of Villebois Center consistent with the Villebois Village Master Plan.

ALTERNATIVES: Not approve the Zone Map Amendment preventing development of the project as planned. Testimony could lead to condition modifications, but staff is unaware of any such proposed testimony.

CITY MANAGER COMMENT:

EXHIBITS and ATTACHMENTS:

Exhibit A – Zoning Order DB15-0030

Attachment 1: Map depicting Zone Map Amendment

Attachment 2: Legal Description and Survey Map

Exhibit B – Planning Staff Report, Zone Change Findings, and Recommendation to City Council

Exhibit C – DRB Panel A, Notice of Decision and Resolution No. 307.

Exhibit D – Adopted Staff Report and DRB Recommendation (Exhibit A1), dated July 13, 2015 and the application on compact disk.

Exhibit E – July 13, 2015 DRB Minutes



29799 SW Town Center Loop E
Wilsonville, Oregon 97070
(503) 682-1011
(503) 682-1015 Fax Administration
(503) 682-7025 Fax Community Development

VIA: Certified Mail, Return Receipt Requested

July 14, 2015

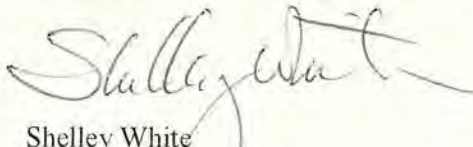
Brian Paul
RCS- Villebois Development LLC
371 Centennial Pkwy.
Louisville, CO 80027

Re: Villebois SAP Central PDP 7 Rowhomes 'Mont Blanc'

Case Files:	Request A:	DB15-0029	Villebois SAP Central Preliminary Development Plan (PDP-7C Row Homes)
	Request B:	DB15-0030	Zone Map Amendment
	Request C:	DB15-0031	Tentative Subdivision Plat
	Request D:	DB15-0033	PDP-7C Final Development Plan
	Request E:	DB15-0034	SAP Refinements
	Request F:	DB15-0035	Type 'C' Tree Plan

Two copies of the Development Review Board's decision on your referenced project, including conditions of approval rendered are attached. *Please note that these approvals are contingent upon the City Council's approval of the Zone Map Amendment, which is scheduled for a hearing on August 3, 2015.*

Please note that your signature acknowledging receipt and acceptance of the Conditions of Approval is required to be returned to the Planning Office before the decision is effective. One copy is provided for this purpose. Please sign and return to the undersigned. Thank you.



Shelley White
Planning Administrative Assistant

CC: Fred Gast – Polygon WLH, LLC
Stacy Connery – Pacific Community Design
Rudy Kadlub – Costa Pacific Communities



July 14, 2015

DEVELOPMENT REVIEW BOARD PANEL A

**DEVELOPMENT REVIEW BOARD NOTICE OF DECISION AND
RECOMMENDATION TO CITY COUNCIL**

Project Name: Villebois PDP 7 Central Rowhomes 'Mont Blanc'

Case Files:	Request A:	DB15-0029	Villebois SAP Central Preliminary Development Plan (PDP-7C Row Homes)
	Request B:	DB15-0030	Zone Map Amendment
	Request C:	DB15-0031	Tentative Subdivision Plat
	Request D:	DB15-0033	PDP-7C Final Development Plan
	Request E:	DB15-0034	SAP Refinements
	Request F:	DB15-0035	Type 'C' Tree Plan

Owner: RCS – Villebois Development LLC

Applicant: Fred Gast – Polygon WLH LLC

**Applicant's
Representative:** Stacy Connery – Pacific Community Design

**Property
Description:** Tax Lot 2700 in Section 15AC; T3S R1W; Clackamas County;
Wilsonville, Oregon.

Location: Phase 7 of SAP-Central, Villebois

On July 13, 2015, at the meeting of the Development Review Board Panel A, the following action was taken on the above-referenced proposed development applications:

Request B: The DRB has forwarded a recommendation of approval to the City Council. ***A Council hearing date is scheduled for Monday, August 3, 2015 to hear this item.***

Requests A, C, D, E, and F:
Approved with conditions of approval.
These approvals are contingent upon City Council's approval of Request B.

An appeal of Requests A, C, D, E, and F to the City Council by anyone who is adversely affected or aggrieved, and who has participated in this hearing, orally or in writing, must be filed with the City Recorder within fourteen (14) calendar days of the mailing of this Notice of Decision. *WC Sec. 4.022(.02)*. A person who has been mailed this written notice of decision cannot appeal the decision directly to the Land Use Board of Appeals under *ORS 197.830*.

This decision has been finalized in written form and placed on file in the City records at the Wilsonville City Hall this 14th day of July 2015 and is available for public inspection. The decision regarding Requests A, C, D, E, and F shall become final and effective on the fifteenth (15th) calendar day after the postmarked date of this written Notice of Decision, unless appealed or called up for review by the Council in accordance with *WC Sec. 4.022(.09)*.

Written decision is attached

For further information, please contact the Wilsonville Planning Division at the Wilsonville City Hall, 29799 SW Town Center Loop East, Wilsonville, Oregon 97070 or phone 503-682-4960

Attachments: DRB Resolution No. 307, including adopted staff report with conditions of approval.

**DEVELOPMENT REVIEW BOARD
RESOLUTION NO. 307**

A RESOLUTION ADOPTING FINDINGS RECOMMENDING APPROVAL TO CITY COUNCIL OF A ZONE MAP AMENDMENT FROM PUBLIC FACILITY (PF) ZONE TO VILLAGE (V) ZONE, AND ADOPTING FINDINGS AND CONDITIONS APPROVING SPECIFIC AREA PLAN – CENTRAL REFINEMENTS, PRELIMINARY DEVELOPMENT PLAN, TENTATIVE SUBDIVISION PLAT, FINAL DEVELOPMENT PLAN AND TYPE ‘C’ TREE REMOVAL AND PRESERVATION PLAN FOR THE DEVELOPMENT OF ROW HOUSES IN PHASE 7 OF SAP-CENTRAL. THE SUBJECT PROPERTY IS LOCATED ON TAX LOT 2700 OF SECTION 15AC, T3S, R1W, CLACKAMAS COUNTY, OREGON. POLYGON WLH, LLC, APPLICANT.

RECITALS

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

WHEREAS, the Planning Staff has prepared a staff report on the above-captioned subject dated July 6, 2015, and

WHEREAS, said planning exhibits and staff reports were duly considered by the Development Review Board at a regularly scheduled meeting conducted on July 13, 2015, at which time exhibits, together with findings and public testimony were entered into the public record, and

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

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

NOW, THEREFORE, BE IT RESOLVED that the Development Review Board of the City of Wilsonville does hereby adopt the staff report dated July 6, 2015, attached hereto as Exhibit A1, with findings and recommendations contained therein, and authorizes the Planning Director to issue permits consistent with said recommendations, subject to, as applicable, City Council approval of the Zone Map Amendment (DB15-0030) for:

DB15-0029 Villebois SAP Central Preliminary Development Plan (PDP-7C Row Houses)

DB15-0031 Tentative Subdivision Plat

DB15-0033 FDP-7C Final Development Plan

DB15-0034 SAP Refinements

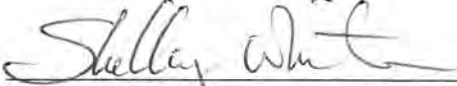
DB15-0035 Type ‘C’ Tree Plan

ADOPTED by the Development Review Board of the City of Wilsonville at a regular meeting thereof this 13th day of July 2015 and filed with the Planning Administrative Assistant on July 14, 2015. This resolution is final on the 15th calendar day after the postmarked date of the written notice of decision per *WC Sec 4.022(.09)* unless appealed per *WC Sec 4.022(.02)* or called up for review by the council in accordance with *WC Sec 4.022(.03)*.



Mary Fierros Bower, Chair
Development Review Board, Panel A

Attest:



Shelley White, Planning Administrative Assistant

Exhibit A1

Revised STAFF REPORT
WILSONVILLE PLANNING DIVISION
Mont Blanc
PDP-7C, 68 Row House Units and Future Development on Lot 42
DEVELOPMENT REVIEW BOARD
Quasi-judicial Hearing
(Amended and Adopted July 13, 2015)

Strike-through = Deleted words
Bold/Italic = New words

Public Hearing Date: July 13, 2015
Date of Report: July 6, 2015
Revised: July 9, 2015

Applicant: Polygon WHL, LLC
Property Owner: RCS – Villebois Development, LLC

Applicant’s Representative: Stacy Connery, AICP, Pacific Community Design, Inc.

Request: Pacific Community Design Inc., acting as applicant for Polygon WLH, LLC proposes the development of 68 row house units within 9 buildings, and Lot No. 42 for future mixed-use development.

Request A: DB15-0029 Villebois SAP Central Preliminary Development Plan (PDP-7C Row Houses)

Request B: DB15-0030 Zone Map Amendment

Request C: DB15-0031 Tentative Subdivision Plat

Request D: DB15-0033 ~~P~~ FDP-7C Final Development Plan

Request E: DB15-0034 SAP Refinements

Request F: DB15-0035 Type ‘C’ Tree Plan

Staff Reviewers: Blaise Edmonds, Manager of Current Planning; Steve Adams, Development Engineering Manager and Kerry Rappold, Natural Resources Program Manager.

Applicant’s Project Narrative is found on pages 4 through 7, Section IA of Exhibit B1.

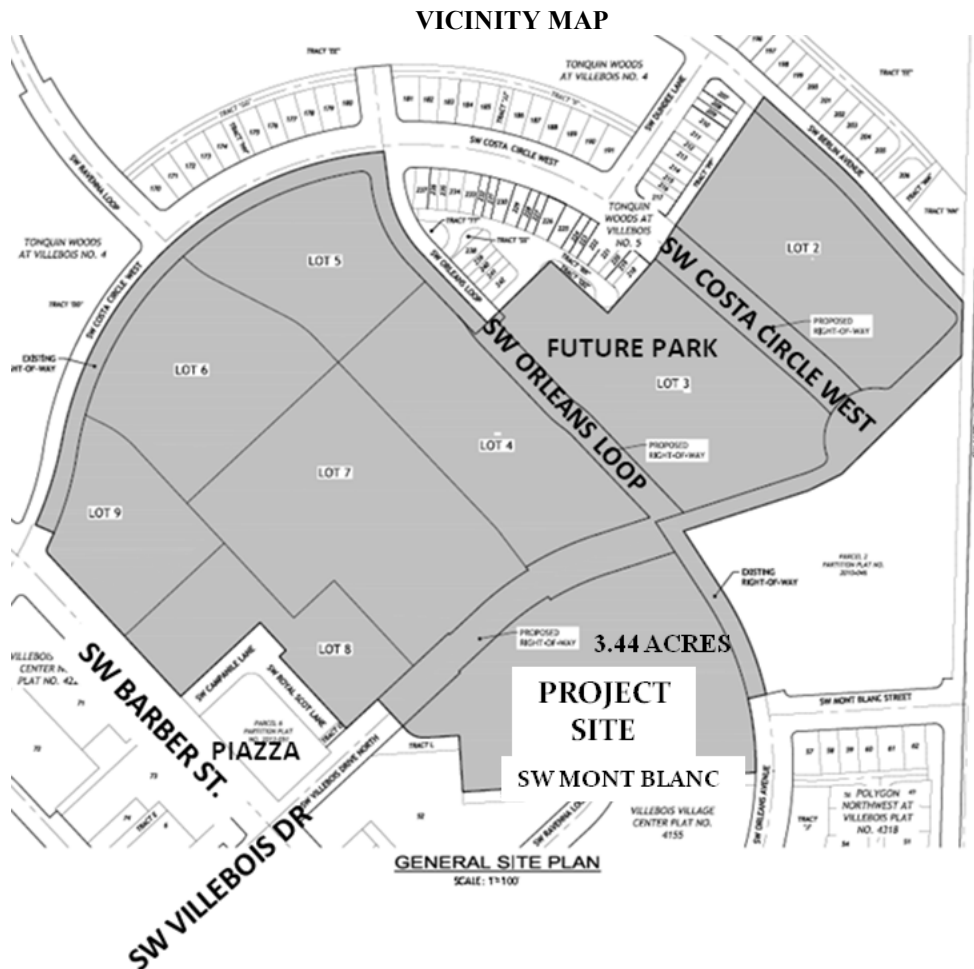
Comprehensive Plan Designation: Residential-Village (R-V)

Zone Map Designation: Public Facility (PF) proposed re-zoning to Village (V)

Size: 3.44 gross acres. *4.124 acres including adjacent street right-of-ways for Zone Map Amendment.*

Recommended Action: Approve Requests A through F with proposed conditions of approval beginning on page 6. Recommend approval of the requested Zone Map Amendment to City Council.

Legal Description: The project site is specifically described as being Tax Lot 2700 in Section 15AC, 1S, 3W, Wilsonville, Clackamas County, Oregon.



SUMMARY:

Request A – Preliminary Development Plan (PDP-7 Central):

The proposed Preliminary Development Plan for Specific Area Plan Central (PDP 7 Central) comprises 3.44 gross acres. The applicant proposes 68 row house units within 9 buildings, and a future mixed-use development on Lot 42 (.11 acres); .32 acres of linear green space; .10 acres of public streets; 2.32 acres in lots and alleys and .59 acres in private streets and associated infrastructure improvements.

Traffic Impact: The proposed project meets the city concurrency criteria in Subsection

4.140.09(J)(2) for traffic.

Public Utilities: The proposed project with Engineering Division PF conditions of approval referenced therein, meets the City's public works standards for public utilities for streets, water, sanitary sewer and storm drainage.

As demonstrated in findings A1 through A43, the proposed Preliminary Development Plan meets all applicable requirements in Section 4.125.01 through .07 and of Specific Area Plan – Central.

Request B – Zone Map Amendment:

The proposal is to change the Public Facility (PF) zone to the Village (V) zone. The proposed row house residential use is permitted under Wilsonville Code Section 4.125. The proposed Zone Map Amendment would enable the development permitting process.

As demonstrated in findings B1 through B12, the proposed Zone Map Amendment meets all applicable requirements in Section 4.197 subject to compliance with proposed conditions of approval.

Request C - Tentative Subdivision Plat:

The applicant is proposing the subdivision of property into 68 residential lots for attached row houses, one future development lot (Lot 42), along with alleys, open space, and street rights-of-way. The name of the proposed subdivision is "PDP-7C Villebois Row Homes."

As demonstrated in findings C1 through C43, Staff is recommending that the proposed Tentative Subdivision Plat be approved and it meets the City criteria in Section 4.200 4.270 and 4.300 through 4.320 Land Division Standards.

Request D – Final Development Plan (FDP):

The row house buildings proposed along SW Villebois Drive North and SW Orleans Avenue are subject to Village Center Architectural Standards (VCAS). The row house buildings proposed along SW Mont Blanc Street are subject to Village Center Architectural Standards (VCAS) and with the Woonerf Address standards, and the row houses proposed along SW Villebois Drive North are subject to the VCAS standards and the Villebois Drive Address standards. All the other row houses are subject to the VCAS standards. The primary intent of the Address approach is to establish unique to its location within Villebois.

As demonstrated in findings D1 through D97, with conditions of approval referenced therein, the proposed Final Development Plan should be approved subject to compliance with proposed conditions of approval.

Request E - SAP Refinements:

Except for the request to delete pervious pavers along SW Villebois Drive North, as demonstrated in findings E1 through E21, the proposed SAP refinements meet all applicable requirements in Section 4.197 subject to compliance with proposed conditions of approval.

Proposed refinements:

1. Street network – SW Ravenna Loop
2. Parks, trails and open space
3. Location and mix of land uses
4. Housing density
5. Rainwater Management Plan - pervious pavers

See the discussion under “Discussion Topics” regarding the proposed refinement to the Rainwater Management Plan.

Request F – Type ‘C’ Tree Plan:

As demonstrated in findings F1 through F7, with conditions of approval referenced therein, the proposed Type ‘C’ Tree Plan should be approved subject to compliance with proposed conditions of approval.

DISCUSSION TOPICS:

Refinement: Pervious Pavers at SW Villebois Drive. The applicant is proposing to construct bio retention cells along SW Villebois Drive North from SW Mont Blanc Street to SW Orleans Avenue. A revised rainwater memorandum is included in Exhibit B1 which details the percentage of treatment achieved as shown on Plan Sheet 6, Composite Utility Plan. The project engineer indicates that the proposed rainwater management program will treat 80% of the impervious area created on site. However, the applicant is proposing to not install pervious pavers along SW Villebois Drive North between SW Mont Blanc Street and SW Paris Avenue. Thus the applicant is proposing a refinement from the Rainwater Management Plan, shown in Figure A, of Section IIC, Exhibit B1 to remove the pervious paver roadway with impervious pavement. In the professional opinion of staff this refinement does not set the “tone for a more urban experience” envisioned in the Villebois Drive Address. Villebois Area Plan – Central. Village Center Architectural Standards (VCAS) Narrative 1.1. VCAS Narrative 1.1 states:

“Villebois Drive is a front door to the Village Center. Though predominantly residential, it sets the tone for a more urban experience. The architectural components of this address, therefore, are similar to that of the Plaza.”

Staff is recommending that the refinement to not construct pervious pavers on the public street, SW Villebois Drive North located between SW Mont Blanc Street and SW Paris Avenue be modified to require pervious pavers up through the frontage of proposed Lot 42 (future site of mixed use development). In the professional opinion of staff this would be the logical transition for street surface types between the “urban experience” commercial and residential along SW Villebois Drive North. Staff further points out that on Final Development Plan Sheet L1 of Section VIB of Exhibit B1 “Permeable Concrete Pavers” are proposed for street surface, street parking and sidewalks on the private street, SW Mont Blanc. Plan Sheet note 12/15 of Plan Sheet L1 specifies the manufacture, model, color, finish and size of the paver units. This is consistent with the Rainwater Management Plan. “Pervious pavement” (underline emphasis added by staff)

referenced by the project engineer in his May 19th memorandum, Section IIC of Exhibit B1 must not be allowed.

Applicable Review Criteria: Planning and Land Development Ordinance:

Section 4.008	Application Procedures-In General
Section 4.009	Who May Initiate Application
Section 4.010	How to Apply
Section 4.011	How Applications are Processed
Section 4.014	Burden of Proof
Section 4.031	Authority of the Development Review Board
Subsection 4.035 (.04)	Site Development Permit Application
Subsection 4.035 (.05)	Complete Submittal Requirement
Section 4.113	Residential Development in Any Zone
Section 4.125	V-Village Zone
Section 4.154	Bicycle, Pedestrian, and Transit Facilities
Section 4.155	Parking, Loading, and Bicycle Parking
Section 4.167	Access, Ingress, and Egress
Section 4.175	Public Safety and Crime Prevention
Section 4.176	Landscaping
Section 4.177	Street Improvement Standards
Section 4.179	Multi-Unit Residential and Non-Residential Buildings.
Section 4.197	Zone Map Amendment
Sections 4.200 through 4.220	Land Divisions
Section 4.121	Site Design Review
Sections 4.236 through 4.270	Land Division Standards
Sections 4.300 through 4.320	Underground Utilities
Sections 4.600 through 4.640.20 as applicable	Tree Preservation and Protection
OTHER CITY PLANNING DOCUMENTS:	
Villebois Village Master Plan	
Villebois Rainwater Management Plan	
VCAS standards and including The Villebois Drive Address and Woonerf Address.	
SAP Central Approval Documents	
Comprehensive Plan	

PROPOSED CONDITIONS OF APPROVAL FOR DB15-0029 – DB15-0031 and DB15-0033 – DB15-0034:

Based on the applicant’s findings, findings of fact, analysis and conclusionary findings, staff recommends that the Development Review Board approve the application with the following conditions of approval:

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

REQUEST A: PRELIMINARY DEVELOPMENT PLAN – PDP 7C

PDA1.	Approval of the Preliminary Development Plan is contingent upon City Council approval of the Zone Map Amendment from Public Facility (PF) to Village (V).
PDA2.	Street lighting types and spacing shall be as shown in the Community Elements Book and as approved by the Engineering Division during the Public Works permitting process. See Finding A15.
PDA3.	All park and open space improvements approved by the Development Review Board, including associated improvements, shall be completed prior the issuance of the thirty-fifth (35th) house permit for PDP 7 Central. If weather or other special circumstances prohibit completion, bonding for the improvements will be permitted. See Finding A38.
PDA4.	The Applicant/ Owner shall waive the right of remonstrance against any local improvement district that may be formed to provide public improvements serve the subject site. Before the start of construction, a waiver of right to remonstrance shall be submitted to the City Attorney.

PDA5.	The Applicant/Owner shall install pervious pavers within the street, street parking and sidewalks on SW Villebois Drive North between SW Mont Blanc Street and up to the alley driveway of proposed Lot 42. The City Engineering Division will review the street design during the public works permit review. See Finding E13.
PDA6.	In the Central SAP, parks shall be constructed within each PDP 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

BDA1. RETAINING WALLS. As part of the grading permit submittal any retaining walls shown shall be clearly identified as requiring or not requiring a building permit from the Building Division.

A permit from the Building Division is required for retaining walls that:

- Retain material which in turn supports a regulated building, accessory parking, a required accessible route or the means of egress.
- Retain materials which, if not restrained, could impact buildings, accessory parking, a required accessible route or the means of egress.

No permit is required for retaining walls that:

- Retain materials solely for landscaping purposes.

The Engineering Division may require a permit for a retaining wall that affects work within the scope of their jurisdiction.

Standard Comments:																					
PFA 1.	All construction or improvements to public works facilities shall be in conformance to the City of Wilsonville Public Works Standards - 2014.																				
PFA 2.	Applicant shall submit insurance requirements to the City of Wilsonville in the following amounts: <table style="margin-left: 40px; width: 100%;"> <thead> <tr> <th style="text-align: left;"><i>Coverage (Aggregate, accept where noted)</i></th> <th style="text-align: right;"><i>Limit</i></th> </tr> </thead> <tbody> <tr> <td>Commercial General Liability</td> <td></td> </tr> <tr> <td style="padding-left: 20px;">General Aggregate (per project)</td> <td style="text-align: right;">\$ 3,000,000</td> </tr> <tr> <td style="padding-left: 20px;">General Aggregate (per occurrence)</td> <td style="text-align: right;">\$ 2,000,000</td> </tr> <tr> <td style="padding-left: 20px;">Fire Damage (any one fire)</td> <td style="text-align: right;">\$ 50,000</td> </tr> <tr> <td style="padding-left: 20px;">Medical Expense (any one person)</td> <td style="text-align: right;">\$ 10,000</td> </tr> <tr> <td>Business Automobile Liability Insurance</td> <td></td> </tr> <tr> <td style="padding-left: 20px;">Each Occurrence</td> <td style="text-align: right;">\$ 1,000,000</td> </tr> <tr> <td style="padding-left: 20px;">Aggregate</td> <td style="text-align: right;">\$ 2,000,000</td> </tr> <tr> <td>Workers Compensation Insurance</td> <td style="text-align: right;">\$ 500,000</td> </tr> </tbody> </table>	<i>Coverage (Aggregate, accept where noted)</i>	<i>Limit</i>	Commercial General Liability		General Aggregate (per project)	\$ 3,000,000	General Aggregate (per occurrence)	\$ 2,000,000	Fire Damage (any one fire)	\$ 50,000	Medical Expense (any one person)	\$ 10,000	Business Automobile Liability Insurance		Each Occurrence	\$ 1,000,000	Aggregate	\$ 2,000,000	Workers Compensation Insurance	\$ 500,000
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PFA 3.	No construction of, or connection to, any existing or proposed public utility/improvements will be permitted until all plans are approved by Staff, all fees have been paid, all necessary permits, right-of-way and easements have been obtained and Staff is notified a minimum of 24 hours in advance.																				
PFA 4.	All public utility/improvement plans submitted for review shall be based upon a 22"x 34" format and shall be prepared in accordance with the City of Wilsonville Public Work's Standards.																				

PFA 5. Plans submitted for review shall meet the following general criteria:

- a. Utility improvements that shall be maintained by the public and are not contained within a public right-of-way shall be provided a maintenance access acceptable to the City. The public utility improvements shall be centered in a minimum 15-ft. wide public easement for single utilities and a minimum 20-ft wide public easement for two parallel utilities and shall be conveyed to the City on its dedication forms.
- b. Design of any public utility improvements shall be approved at the time of the issuance of a Public Works Permit. Private utility improvements are subject to review and approval by the City Building Department.
- c. In the plan set for the PW Permit, existing utilities and features, and proposed new private utilities shall be shown in a lighter, grey print. Proposed public improvements shall be shown in bolder, black print.
- d. All elevations on design plans and record drawings shall be based on NAVD 88 Datum.
- e. All proposed on and off-site public/private utility improvements shall comply with the State of Oregon and the City of Wilsonville requirements and any other applicable codes.
- f. Design plans shall identify locations for street lighting, gas service, power lines, telephone poles, cable television, mailboxes and any other public or private utility within the general construction area.
- g. As per City of Wilsonville Ordinance No. 615, all new gas, telephone, cable, fiber-optic and electric improvements etc. shall be installed underground. Existing overhead utilities shall be undergrounded wherever reasonably possible.
- h. Any final site landscaping and signing shall not impede any proposed or existing driveway or interior maneuvering sight distance.
- i. Erosion Control Plan that conforms to City of Wilsonville Ordinance No. 482.
- j. Existing/proposed right-of-way, easements and adjacent driveways shall be identified.
- k. All engineering plans shall be printed to PDF, combined to a single file, stamped and digitally signed by a Professional Engineer registered in the State of Oregon.
- l. All plans submitted for review shall be in sets of a digitally signed PDF and three printed sets.

PFA 6. Submit plans in the following general format and order for all public works construction to be maintained by the City:

- a. Cover sheet
- b. City of Wilsonville construction note sheet
- c. General construction note sheet
- d. Existing conditions plan.
- e. Erosion control and tree protection plan.
- f. Site plan. Include property line boundaries, water quality pond boundaries, sidewalk improvements, right-of-way (existing/proposed), easements (existing/proposed), and sidewalk and road connections to adjoining properties.
- g. Grading plan, with 1-foot contours.
- h. Composite utility plan; identify storm, sanitary, and water lines; identify storm and sanitary manholes.
- i. Detailed plans; show plan view and either profile view or provide i.e's at all utility crossings; include laterals in profile view or provide table with i.e's at crossings; vertical scale 1"= 5', horizontal scale 1"= 20' or 1"= 30'.

	<ul style="list-style-type: none"> j. Street plans. k. Storm sewer/drainage plans; number all lines, manholes, catch basins, and cleanouts for easier reference l. Water and sanitary sewer plans; plan; number all lines, manholes, and cleanouts for easier reference. m. Detailed plan for storm water detention facility (both plan and profile views), including water quality orifice diameter and manhole rim elevations. Provide detail of inlet structure and energy dissipation device. Provide details of drain inlets, structures, and piping for outfall structure. Note that although storm water detention facilities are typically privately maintained they will be inspected by engineering, and the plans must be part of the Public Works Permit set. n. Detailed plan for water quality facility (both plan and profile views). Note that although storm water quality facilities are typically privately maintained they will be inspected by Natural Resources, and the plans must be part of the Public Works Permit set. o. Composite franchise utility plan. p. City of Wilsonville detail drawings. q. Illumination plan. r. Striping and signage plan. s. Landscape plan.
PFA 7.	Design engineer shall coordinate with the City in numbering the sanitary and stormwater sewer systems to reflect the City’s numbering system. Video testing and sanitary manhole testing will refer to City’s numbering system.
PFA 8.	The applicant shall install, operate and maintain adequate erosion control measures in conformance with the standards adopted by the City of Wilsonville Ordinance No. 482 during the construction of any public/private utility and building improvements until such time as approved permanent vegetative materials have been installed.
PFA 9.	Applicant shall work with City’s Natural Resources office before disturbing any soil on the respective site. If 5 or more acres of the site will be disturbed applicant shall obtain a 1200-C permit from the Oregon Department of Environmental Quality. If 1 to less than 5 acres of the site will be disturbed a 1200-CN permit from the City of Wilsonville is required.
PFA 10.	A storm water analysis prepared by a Professional Engineer registered in the State of Oregon shall be submitted for review and approval by the City.
PFA 11.	The applicant shall be in conformance with all water quality requirements for the proposed development per the Public Works Standards. If a mechanical water quality system is used, prior to City acceptance of the project the applicant shall provide a letter from the system manufacturer stating that the system was installed per specifications and is functioning as designed.
PFA 12.	Storm water quality facilities shall have approved landscape planted and/or some other erosion control method installed and approved by the City of Wilsonville prior to streets and/or alleys being paved.
PFA 13.	The applicant shall contact the Oregon Water Resources Department and inform them of any existing wells located on the subject site. Any existing well shall be limited to irrigation purposes only. Proper separation, in conformance with

	applicable State standards, shall be maintained between irrigation systems, public water systems, and public sanitary systems. Should the project abandon any existing wells, they shall be properly abandoned in conformance with State standards.
PFA 14.	All survey monuments on the subject site or that may be subject to disturbance within the construction area, or the construction of any off-site improvements shall be adequately referenced and protected prior to commencement of any construction activity. If the survey monuments are disturbed, moved, relocated or destroyed as a result of any construction, the project shall, at its cost, retain the services of a registered professional land surveyor in the State of Oregon to restore the monument to its original condition and file the necessary surveys as required by Oregon State law. A copy of any recorded survey shall be submitted to Staff.
PFA 15.	Sidewalks, crosswalks and pedestrian linkages in the public right-of-way shall be in compliance with the requirements of the U.S. Access Board.
PFA 16.	No surcharging of sanitary or storm water manholes is allowed.
PFA 17.	The project shall connect to an existing manhole or install a manhole at each connection point to the public storm system and sanitary sewer system.
PFA 18.	A City approved energy dissipation device shall be installed at all proposed storm system outfalls. Storm outfall facilities shall be designed and constructed in conformance with the Public Works Standards.
PFA 19.	The applicant shall provide a ‘stamped’ engineering plan and supporting information that shows the proposed street light locations meet the appropriate AASHTO lighting standards for all proposed streets and pedestrian alleyways.
PFA 20.	All required pavement markings, in conformance with the Transportation Systems Plan and the Bike and Pedestrian Master Plan, shall be completed in conjunction with any conditioned street improvements.
PFA 21.	Street and traffic signs shall have a hi-intensity prismatic finish meeting ASTM 4956 Spec Type 4 standards.
PFA 22.	The applicant shall provide adequate sight distance at all project driveways by driveway placement or vegetation control. Specific designs to be submitted and approved by the City Engineer. Coordinate and align proposed driveways with driveways on the opposite side of the proposed project site.
PFA 23.	Access requirements, including sight distance, shall conform to the City's Transportation Systems Plan (TSP) or as approved by the City Engineer. Landscaping plantings shall be low enough to provide adequate sight distance at all street intersections and alley/street intersections.
PFA 24.	Applicant shall design interior streets and alleys to meet specifications of Tualatin Valley Fire & Rescue and Allied Waste Management (United Disposal) for access and use of their vehicles.
PFA 25.	The applicant shall provide the City with a Stormwater Maintenance and Access Easement (on City approved forms) for City inspection of those portions of the storm system to be privately maintained. Stormwater or rainwater LID facilities may be located within the public right-of-way upon approval of the City Engineer. Applicant shall maintain all LID storm water components and private conventional

	storm water facilities; maintenance shall transfer to the respective homeowners association when it is formed.				
PFA 26.	The applicant shall “loop” proposed waterlines by connecting to the existing City waterlines where applicable.				
PFA 27.	All water lines that are to be temporary dead-end lines due to the phasing of construction shall have a valved tee with fire-hydrant assembly installed at the end of the line.				
PFA 28.	Applicant shall provide a minimum 6-foot Public Utility Easement on lot frontages to all public right-of-ways. An 8-foot PUE shall be provided along Collectors. A 10-ft PUE shall be provided along Minor and Major Arterials.				
PFA 29.	For any new public easements created with the project the Applicant shall be required to produce the specific survey exhibits establishing the easement and shall provide the City with the appropriate Easement document (on City approved forms).				
PFA 30.	<p>Mylar Record Drawings:</p> <p>At the completion of the installation of any required public improvements, and before a 'punch list' inspection is scheduled, the Engineer shall perform a record survey. Said survey shall be the basis for the preparation of 'record drawings' which will serve as the physical record of those changes made to the plans and/or specifications, originally approved by Staff, that occurred during construction. Using the record survey as a guide, the appropriate changes will be made to the construction plans and/or specifications and a complete revised 'set' shall be submitted. The 'set' shall consist of drawings on 3 mil. Mylar and an electronic copy in AutoCAD, current version, and a digitally signed PDF.</p>				
Specific Comments:					
PFA 31.	<p>At the request of Staff, DKS Associates completed a Transportation Study, dated May 28, 2015. The project is hereby limited to no more than the following impacts.</p> <table border="0"> <tr> <td>Estimated New PM Peak Hour Trips</td> <td>35</td> </tr> <tr> <td>Estimated Weekday PM Peak Hour Trips Through Wilsonville Road Interchange Area</td> <td>8</td> </tr> </table>	Estimated New PM Peak Hour Trips	35	Estimated Weekday PM Peak Hour Trips Through Wilsonville Road Interchange Area	8
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PFA 32.	<p>The initial approval of SAP Central consisted of 9 single family units, 500 townhome/condo units, and 501 apartment units for a total of 1,010 residential units, along with 20,000 sq. ft. of commercial space. Based on assumed trip generation rates, these land uses were estimated to generate 616 p.m. peak hour trips.</p> <p>Previous changes to housing types in SAP Central created a land use that included 74 single family units, 392 townhome/condo units, and 533 apartment units for a total of 999 residential units, along with 33,000 of commercial space. Based on these counts, it is estimated that SAP Central will generate 670 p.m. peak hour trips. This is 54 p.m. peak hour trips above what was initially approved for SAP Central.</p> <p>The currently proposed land use includes 74 single family units, 423</p>				

townhome/condo units, and 515 apartment units for a total of 1,012 residential units, along with 33,000 of commercial space. Based on these counts, it is estimated that SAP Central will generate 675 p.m. peak hour trips. This is 5 P.M. peak hour trips above what was previously expected and 59 p.m. peak hour trips above what was initially approved for SAP Central.

Many of the changes from townhome/condo units to single family units occur with this proposed development. The applicant may be required to pay Street SDC fees for these additional 5 PM Peak Hour Trips, unless applicant can show evidence of other arrangements with the City having been made.

PFA 33. Consistent with other development within Villebois Village, the applicant shall be required to complete design and construction for full street improvements through the far curb and gutter for the extension of Villebois Drive North northwest of the proposed development. Design and improvements shall include street lighting on both sides of the streets. Note that the configuration of the Paris Avenue connection to Villebois Drive North is likely to change from the off-set roundabout circle shown on Villebois Village Master Plans. Applicant shall work with City engineering to determine a preferred alignment of Paris Ave. and connection to Villebois Drive North.

PFA 34. Engineering supports City Planning staff's alternative of constructing Villebois Drive North as a full width paver stone street only adjacent to proposed mixed use Lot 42. Northeast of this area Villebois Drive North can be constructed with Asphaltic Pavement

PFA 35. Development of the land northwest of Villebois Drive North is unknown at this time. Therefore this segment of Villebois Drive North (northeast of the paver stone section) will be allowed to be designed for a 5" section of asphalt and shall be paved with a single 3" base lift; 2" top lift to be completed by adjacent development when it occurs. Streets shall be designed in conformance to the applicable street type as shown in the Villebois Village Master Plan.

PFA 36. The Villebois Master Plan shows Ravenna Loop bisecting the proposed development connecting Mont Blanc to Villebois Drive North. City Engineering views this connection as redundant with traffic being able to use Orleans Avenue through Villebois Central. Engineering has already worked with the developer in eliminating this street connection and renaming Ravenna Loop north of the development to Paris Avenue; the name change has been recorded with Clackamas County and new street signs have been installed. Ravenna Loop south of the proposed development shall be renamed Ravenna Lane. City staff will handle the paperwork and notification to citizens of the name change, applicant shall purchase and install new street signage for Ravenna Lane after the name change has been authorized.

PFA 37. To maintain pedestrian and bicycle north/south connectivity with the removal of Ravenna Loop, the applicant shall construct a minimum 12-foot wide multi-use path between Mont Blanc Street and Villebois Drive North and provide a public ingress/egress easement over the pathway. Applicant shall align this multi-use path with the ADA ramp across Villebois Drive North as best possible. Note that the

	configuration of the Paris Avenue connection to Villebois Drive North is likely to change from the off-set roundabout circle shown on Villebois Village Master Plans. Applicant shall align this ADA ramp as best possible to be opposite the future ADA ramp on the north side of Villebois Drive North.
PFA 38.	Mont Blanc Street is shown as a privately owned and maintained street in the Villebois Village Master Plan. Applicant shall provide easements for public storm lines, sanitary lines and water lines, and for public ingress and egress for vehicles, pedestrians and bicyclists.
PFA 39.	Alleyways shall connect to the public right-of-way at as near 90° as possible, per the 2014 Public Works Standards.
PFA 40.	Pedestrian Links - sidewalk connections shall be provided between alleys and roadways where alleys do not intersect with the local road network. City of Wilsonville guidelines recommend that the distance between pedestrian access points along a roadway not exceed 300 feet.
PFA 41.	At the northwest corner of Orleans Avenue and Mont Blanc Street, the applicant is allowed to meander the public sidewalk to limit impact to the existing tree that is to be saved.
PFA 42.	The applicant shall provide a ‘stamped’ engineering plan and supporting information that shows the proposed street light locations meet the appropriate AASHTO lighting standards for all proposed streets and pedestrian alleyways. Secondly, the street lighting style shall be in conformance to the current edition of the Villebois SAP Central Community Elements Book Lighting Master Plan.
PFA 43.	Per the Villebois Village SAP Central Master Signage and Wayfinding plan all regulatory traffic signage in Villebois Central shall be finished black on the back sides.
PFA 44.	The proposed subdivision lies within two storm drainage basins – Coffee Lake and Arrowhead Creek. The split lies on what was the approximate alignment of Ravenna Loop through the site. Those portions of the subdivision lying within the Coffee Lake basin are exempt from stormwater detention requirements as established per City Ordinance No. 608; however applicant shall be in conformance with water quality requirements. For those portions of the subdivision lying within Arrowhead Creek basin, Pond F has been sized to provide required storm water quality and detention requirements are presently. No net interbasin transfer of stormwater is allowed.
PFA 45.	Applicant shall install a looped water system in Villebois Drive North and Mont Blanc Street by connecting to the existing water lines in Orleans Avenue, Ravenna Lane and Villebois Drive North. The water system in Villebois Drive North has been changed from the Villebois Village Master Plan. Applicant shall install a 12” water line in Villebois Drive North.
PFA 46.	The Villebois Sanitary Sewer (SS) Master Plan shows the proposed development serviced by the south SS trunk line. Applicant shall connect the proposed development to existing SS line(s) that are part of the south SS trunk line service area.

PFA 47.	Applicant shall provide sufficient mail box units for the proposed phasing plan; applicant shall construct mail kiosk at locations coordinated with City staff and the Wilsonville U.S. Postmaster.
PFA 48.	All construction traffic shall access the site via Grahams Ferry Road to Barber Street to Costa Circle or via Tooze Road to Villebois Drive N. No construction traffic will be allowed on Brown Road or Barber Street east of Costa Circle West, or on other residential roads.
PFA 49.	SAP Central PDP 6 consists of 68 lots. All construction work in association with the Public Works Permit and Project Corrections List shall be completed prior to the City Building Division issuing a certificate of occupancy, or a building permit for the housing unit(s) in excess of 50% of total (35 th lot).
PFA 50.	<i>Condition PFA50 “The Applicant and Staff will work together to create an 8-ft sidewalk by proportionally reducing the planter strip and that per the submitted plan on Sheet 7, Section H4 has been revised to Section H1.”</i>

This memorandum includes staff conditions of approval. The conditions are based on the Preliminary and Final Development Plans for PDP 7C. The conditions of approval apply to the applicant’s submittal of construction plans (i.e., engineering drawings).

Rainwater Management

- NR1.** All rainwater management components and associated infrastructure located in public areas shall be designed to the Public Works Standards.
- NR2.** All rainwater management components in private areas shall comply with the plumbing code.
- NR3.** Pursuant to the City of Wilsonville Public Works Standards, access shall be provided to all areas of the proposed rainwater management components. At a minimum, at least one access shall be provided for maintenance and inspection.
- NR4.** Plantings in rainwater management components located in public areas shall comply with the Public Works Standards.
- NR5.** Plantings in rainwater management components located in private areas shall comply with the Plant List in the Rainwater Management Program or Community Elements Plan.
- NR6.** The rainwater management components shall comply with the requirements of the Oregon DEQ UIC (Underground Injection Control) Program.

Other

- NR7.** The applicant shall comply with all applicable state and federal requirements for the proposed construction activities and proposed facilities (e.g., DEQ NPDES #1200–CN permit).

Tualatin Valley Fire & Rescue Condition:

FD1. TURNING RADIUS: The inside turning radius and outside turning radius shall be not less than 28 feet and 48 feet respectively, measured from the same center point. (OFC 503.2.4 & D103.3)

REQUEST B: ZONE MAP AMENDMENT:

On the basis of findings B1 through B12 this action approves the Zone Map Amendment from Public Facility (PF) to Village (V), and forwards this recommendation to the City Council with no proposed conditions of approval.

REQUEST C: TENTATIVE SUBDIVISION PLAT – PDP 7C

PDC1. Approval of the Tentative Subdivision Plat is contingent upon City Council approval of the Zone Map Amendment from Public Facility (PF) to Village (V).

PDC2. Assure that construction and site development shall be carried out in substantial conformance with the Tentative Subdivision Plat as approved by the Development Review Board, and as amended by these conditions, except as may be subsequently altered by Board approval, or with minor revisions approved by the Planning Director under a Class I administrative review process.

PDC3. Alleyways shall remain in private ownership and be maintained by the Homeowner's Association established by the subdivision's CC&Rs. The CC&Rs shall be reviewed and approved by the City Attorney prior to recordation.

PDC4. All tracts shall include a public access easement across their entirety.

PDC5. The Applicant/Owner shall submit subdivision bylaws, covenants, and agreements to the City Attorney prior to recordation. See Finding C6.

PDC6. Prior to approval of the Final Subdivision Re-Plat, the Applicant/Owner shall:

- a. Assure that the parcels shall not be sold or conveyed until such time as the final plat is recorded with Clackamas County.
- b. Submit an application for Final Plat review and approval on the Planning Division Site Development Application and Permit form. In this case, the County Surveyor may require up to three (3) separate final plats to record which would require up to three (3) Final Plat applications to the Planning Division. The Applicants/Owner shall also provide materials for review by the City's Planning Division in accordance with Section 4.220 of City's Development Code. Prepare the Final Plat in substantial accord with the Tentative Partition Plat as approved by the Development Review Board, and as amended by these conditions, except as may be subsequently altered by Board approval, or by minor revisions approved by the Planning Director.
- c. Submit final construction plans, to be reviewed and approved by the Planning Director, the Engineering Division, the Tualatin Valley Fire and Rescue District, Natural Resources Manager, and the City Building Official, prior to the project's construction.
- d. Submit final drawings and construction plans for the water quality/detention

	facilities and their outfalls for review and approval of the City Engineer, the Natural Resources Manager and the Environmental Services Division.
e.	Supply the City with a performance bond, or other security acceptable to the Community Development Director, for any capital improvement required by the project.
f.	Illustrate existing and proposed easements, on the Final Plat.
g.	Dedicate all rights-of-way and easements necessary to construct all private and public improvements required for the project.
h.	Provide the City with a recordable instrument guaranteeing the City the right to enter the site and plant, remove, or maintain approved street trees that are located on private property.
i.	The Final Subdivision Plat shall indicate dimensions of all lots, lot area, minimum lot size, easements, proposed lot and block numbers, and any other information that may be required as a result of the hearing process.
PDC7. The Applicant/Owner shall enter into an Operations and Maintenance Agreement for the subdivision that clearly identifies ownership and maintenance where applicable for parks, open space, and paths. Such agreements shall ensure maintenance in perpetuity and shall be recorded with the subdivision re-plats. Such agreement shall be reviewed and approved by the City Attorney prior to recordation.	

<u>Engineering Division Conditions:</u>	
PFB 1.	Paper copies of all proposed subdivision/partition plats shall be provided to the City for review. Once the subdivision/partition plat is approved, applicant shall have the documents recorded at the appropriate County office. Once recording is completed by the County, the applicant shall be required to provide the City with a 3 mil Mylar copy of the recorded subdivision/partition plat.
PFB 2.	All newly created easements shown on a subdivision or partition plat shall also be accompanied by the City's appropriate Easement document (on City approved forms) with accompanying survey exhibits that shall be recorded immediately after the subdivision or partition plat.
PFB 3.	Consistent with other development within Villebois Village the applicant shall dedicate full right-of-way full street improvements through the far curb and gutter for the extension of Villebois Drive North northwest of the proposed development.

Public Works Department Condition:

PW1. Plans show water meters for Lots 64-69 located in a park. Also, there is a water main going from Mont Blanc Street north to the park area by lots 64-69.

Water line shall be run in the alley access and the meters shall be in the alley, bank of two meters for lots 68 and 69, and bank of four meters for lots 64-67

REQUEST D – FINAL DEVELOPMENT PLAN

PDD1. Approval of the Final Development Plan is contingent upon City Council approval of the Zone Map Amendment from Public Facility (PF) to Village (V).
PDD2. Construction, site development, and landscaping shall be carried out in substantial accord with the plans, drawings, sketches, and other documents approved by the Board, unless altered with Board approval. Minor amendments to the project that are to be conducted by Planning Staff may be processed by the Planning Director through a Class I Administrative Review process.
PDD3. All roof mounted and ground mounted HVAC equipment shall be inconspicuous and designed to be screened from off-site view. This includes, to the greatest extent possible, private utilities such as natural gas and electricity. The City reserves the right to require further screening of the equipment and utilities if they should be visible from off-site after occupancy is granted.
PDD4. All landscaping required 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 will be returned to the applicant.
PDD5. 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 as allowed by Wilsonville's Development Code.
PDD6. The following requirements for planting of shrubs and ground cover shall be met: <ul style="list-style-type: none">• 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.• Shrubs shall reach their designed size for screening within three (3) years of planting.• 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.• Appropriate native plant materials shall be installed beneath the canopies of trees and large shrubs to avoid the appearance of bare ground in those locations.

PDD7. Plant materials shall be installed to current industry standards and be properly staked to ensure survival. Plants that die shall be replaced in kind, within one growing season, unless appropriate substitute species are approved by the City.
PDD8. Prior to issuance of a Building Permit the Applicant/Owner shall submit an irrigation plan to the Building Division. The irrigation plan must be consistent with the requirements of Section 4.176(.07)c.
PDD9. All landscaping and fencing on corner lots meet the vision clearance standards of Section 4.177. Clear vision areas must be maintained consistent with Public Works Standards.
PDD10. All street trees shall comply with the Street Tree Master Plan of Specific Area Plan – Central Vol. V: Community Elements Book. See Finding D45.
PDD10. All front, side and rear building elevations shall be constructed according to the elevations illustrated in Section VIC of Exhibit B1 date stamped approved by the Planning Division.

REQUEST E: SAP-CENTRAL REFINEMENTS:

Approve the following refinements with no conditions of approval are proposed.

- 1. Street network – SW Ravenna Loop.**
- 2. Revised, parks and open space,**
- 3. Location and ix of residential uses.**
- 4. Housing density.**

Modify the proposed refinement for pervious pavers along SW Villebois Drive North between SW Mont Blanc Lane to SW Paris Avenue. See Condition of Approval PDA5.

REQUEST F – TYPE ‘C’ TREE PLAN

PDF1. This approval is for tree removal for the trees listed in the Tree Report found in Section VB of Exhibit B1 (notebook) and the Tree Removal Plan compliance report in Section VA.
PDF2. Replacement trees shall be state Department of Agriculture Nursery Grade No. 1 or better. The permit grantee or the grantee’s successors-in-interest shall cause the replacement trees to be staked, fertilized and mulched, and shall guarantee the trees for two (2) years after the planting date. A “guaranteed” tree that dies or becomes diseased during the two (2) years after planting shall be replaced.
PDF3. 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. Tree shall be approximately two inch (2”) caliper.
PDF4. Solvents, building material, construction equipment, soil, or irrigated landscaping, shall not be placed within the drip line of any preserved tree, unless a plan for such construction activity has been approved by the Planning Director or Development Review Board based upon the recommendations of an arborist.
PDF5. Before and during development, land clearing, filling or any land alteration the Applicant/Owner shall erect and maintain suitable tree protective barriers which shall include the following: <ul style="list-style-type: none"> • 6’ high fence set at tree drip lines.

<ul style="list-style-type: none"> • Fence materials shall consist of 2 inch mesh chain links secured to a minimum of 1 ½ inch diameter steel or aluminum line posts. • Posts shall be set to a depth of no less than 2 feet in native soil. • Protective barriers shall remain in place until the City authorizes their removal or issues a final certificate of occupancy, whichever occurs first. • Tree protection fences shall be maintained in a full upright position.
<p>PDF6. Fence posts placement within drip lines and root zones of preserved trees shall be hand dug and supervised by the project arborist. If roots are encountered alternative fence post placement is required as determined by the project arborist.</p>
<p>PDF7. Utilities, including franchise utilities, public utilities, and private utilities and service lines shall be directionally bored as necessary to avoid the root zone of preserved trees. All work within the root zone of preserved trees shall be supervised by and follow the recommendation of the project arborist.</p>

MASTER EXHIBITS LIST:

A. Staff’s Written and Graphic Materials:

- A1. STAFF REPORT:
 - Findings of Fact
 - Proposed Conditions of Approval
 - Conclusionary Findings
- A2. PowerPoint Presentation
- A3. DKS Traffic Report, dated May 28, 2015.

Applicant’s Written and Graphic Materials:

- B1. Notebook titled Preliminary Development Plan, Tentative Plat, Zone Change, Tree Removal Plan & Final Development Plan which includes Development Permit Application, Title Report, Supporting Compliance Report in Sections I through VI, introductory narrative, reduced plans, application fees, mailing list, conceptual building elevations, Utility and Drainage Reports, Arborist Report, storm water report, revised copy received May 29, 2015. DKS traffic report dated May 28, 2015.

B2. PLAN DRAWINGS (Reduced size and full size):

Plan Sheet No.

- 1 COVER SHEET
- 2 EXISTING CONDITIONS
- 3 PRELIMINARY DEVELOPMENT PLAN - SITE/LAND USE PLAN
- 4 PRELIMINARY PLAT
- 5 GRADING & EROSION CONTROL PLAN
- 6 COMPOSITE UTILITY PLAN
- 7. CIRCULATION PLAN & STREET SECTIONS
- 8 TREE PRESERVATION PLAN
- 9. SAP CENTRAL PHASING PLAN
- L1. STREE TREE PLAN
- Figure A: RAINWATER MANAGEMENT PLAN
- A2. RAINWATER MANAGEMENT PLAN
- A3. DEVELOPED DRAINAGE PLAN

PROPOSED ZONE MAP

- L1. LAYOUT PLAN – FINAL DEVELOPMENT PLAN
- L2. STREET TREE PLAN
- L3. PLANTING PLAN
- L4. PLANTING DETAILS & NOTES
- L5. LANDSCAPE DETAILS & MATERIALS

ELEVATIONS & FLOOR PLANS:

- BROWNSTONE 3-PLEX FRONT ELEVATION
 - BROWNSTONE 3-PLEX REAR ELEVATION
 - 3-PLEX LOWER LEVEL PLAN
 - 3-PLEX MIDDLE LEVEL PLAN
 - 3-PLEX UPPER LEVEL PLAN
- BROWNSTONE 4-PLEX FRONT ELEVATION
 - BROWNSTONE 4-PLEX REAR ELEVATION
 - 4-PLEX LOWER LEVEL PLAN
 - 4-PLEX MIDDLE LEVEL PLAN
 - 4-PLEX UPPER LEVEL PLAN
- BROWNSTONE 5-PLEX FRONT ELEVATION
 - BROWNSTONE 5-PLEX REAR ELEVATION
 - 5-PLEX LOWER LEVEL PLAN
 - 5-PLEX MIDDLE LEVEL PLAN
 - 5-PLEX UPPER LEVEL PLAN
- BROWNSTONE 6-PLEX FRONT ELEVATION
 - BROWNSTONE 6-PLEX REAR ELEVATION
 - 6-PLEX LOWER LEVEL PLAN
 - 6-PLEX MIDDLE LEVEL PLAN
 - 6-PLEX UPPER LEVEL PLAN
- BROWNSTONE STYLE SIDE ELEVATION
- LONDON 3-PLEX FRONT ELEVATION
 - LONDON 3-PLEX REAR ELEVATION
 - 3-PLEX LOWER LEVEL PLAN
 - 3-PLEX MIDDLE LEVEL PLAN
 - 3-PLEX UPPER LEVEL PLAN
- LONDON 4-PLEX FRONT ELEVATION
 - LONDON 4-PLEX REAR ELEVATION
 - 4-PLEX LOWER LEVEL PLAN
 - 4-PLEX MIDDLE LEVEL PLAN
 - 4-PLEX UPPER LEVEL PLAN
- LONDON 5-PLEX FRONT ELEVATION
 - LONDON 5-PLEX REAR ELEVATION
 - 5-PLEX LOWER LEVEL PLAN
 - 5-PLEX MIDDLE LEVEL PLAN
 - 5-PLEX UPPER LEVEL PLAN
- LONDON DUPLEX FRONT ELEVATION
 - LONDON DUPLEX REAR ELEVATION
 - DUPLEX LOWER LEVEL PLAN
 - DUPLEX MIDDLE LEVEL PLAN
 - DUPLEX UPPER LEVEL PLAN
- LONDON STYLE SIDE ELEVATION

B3. Applicant's PowerPoint presentation in paper copies.

Development Review Team Correspondence:

- C1.** Memo from Steve Adams, Development Engineering Manager, dated June 25, 2015
- C2.** Memo from Kerry Rappold, Natural Resources Program Manager; dated June 26, 2015
- C3.** Memo from Don Walters, Plans Examiner, Building Division, dated June 29, 2015.
- C4.** E-mail from Jason Arn, TVFR, dated June 23, 2015.
- C5.** Memo from Public Works Department, dated June 30, 2105.

D. General Correspondence:

- D1.** Letters (neither For nor Against): None submitted
- D2.** Letters (In Favor): None submitted
- D3.** Letters (Opposed): None submitted

GENERAL INFORMATION

Section 4.008 Application Procedures-In General: This section lists general application procedures applicable to a number of types of land use applications and also lists unique features of Wilsonville's development review process.

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

Section 4.009 Who May Initiate Application: Except for a Specific Area Plan (SAP), applications involving specific sites may be filed only by the owner of the subject property, by a unit of government that is in the process of acquiring the property, or by an agent who has been authorized by the owner, in writing, to apply.

Signed application forms have been submitted for the subject property owners, Polygon WHL, LLC. This criterion is satisfied.

Subsection 4.010 (.02) Pre-Application Conference:

A pre-application conference was held in March, 2015 in accordance with this subsection. These criteria are satisfied.

Subsection 4.011 (.02) B. Lien Payment before Application Approval: City Council Resolution No. 796 precludes the approval of any development application without the prior payment of all applicable City liens for the subject property. Applicants shall be encouraged to contact the City Finance Department to verify that there are no outstanding liens. If the Planning Director is advised of outstanding liens while an application is under consideration, the Director shall advise the applicant that payments must be made current or the existence of liens will necessitate denial of the application.

No applicable liens exist for the subject property. The application can thus move forward. This criterion is satisfied.

Subsection 4.035 (.04) A. General Site Development Permit Submission Requirements: An application for a Site Development Permit shall consist of the materials specified as follows, plus any other materials required by this Code." Listed 1. through 6. j.

The applicant has provided all of the applicable general submission requirements contained in this subsection. These criteria are satisfied.

Section 4.110 Zoning-Generally: The use of any building or premises or the construction of any development shall be in conformity with the regulations set forth in this Code for each Zoning District in which it is located, except as provided in Sections 4.189 through 4.192. The General Regulations listed in Sections 4.150 through 4.199 shall apply to all zones unless the text indicates otherwise.

This proposed development is in conformity with Village zoning district and general development regulations listed in Sections 4.150 through 4.199 have been applied in accordance with this Section. These criteria are satisfied.

FINDINGS OF FACT

1. The statutory 120-day time limit applies to this application. The application was received on May 1, 2015. On May 18 2015, staff conducted a completeness review within the statutorily allowed 30-day review period. On May 29th, the applicant submitted new material. The application was deemed complete on June 1 2015. The City must render a final decision for the request, including any appeals, by September 28, 2015.

2. Prior SAP-Central land use actions include:
Villebois Village Ordinances, and Resolutions
Legislative:
02PC06 Villebois Village Concept Plan
02PC07A Villebois Comprehensive Plan Text
02PC07C Villebois Comprehensive Plan Map
02PC07B Villebois Village Master Plan
02PC08 Village Zone Text
04PC02 Adopted Villebois Village Master Plan
LP-2005-02-00006 Revised Villebois Village Master Plan
LP-2005-12-00012 Revised Villebois Village Master Plan (Parks and Recreation)

Quasi Judicial:
DB06-0005:
 - Specific Area Plan (SAP) – Central.
 - Village Center Architectural Standards.
 - SAP-Central Architectural Pattern Book.
 - Master Signage and Wayfinding Plan.
 - Community Elements Book Rainwater Management Program and PlanDB06-0012: DB06-0012-Tentative Subdivision Plat (Large Lot)
LP09-0003 Zone text amendment to allow for detached row houses.
DB09-0037 & 0038 Modification to the Village Center Architectural Standards (VCAS) to change/add provisions for detached row houses.

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

CONCLUSIONARY FINDINGS

The Applicant’s compliance findings to the applicable land development criteria and Comprehensive Plan goals, policies and implementation measures are found in Exhibit B1 and are hereby incorporated into this staff report as findings for approval.

REQUEST A: SAP-CENTRAL, PRELIMINARY DEVELOPMENT PLAN 7C

Village Zone

Subsection 4.125 (.02) Permitted Uses in Village Zone. This subsection lists the uses typically permitted in the Village Zone, including single-family detached dwellings, row houses, and non-commercial parks, playgrounds, and recreational facilities.

- A1.** Proposed are sixty-eight (68) row houses in nine (9) buildings and one (1) mixed-use future building are permitted in the Village Zone. In Request E of this application includes several SAP refinements. This criterion is satisfied.

Subsection 4.125 (.05) Development Standards Applying to All Development in the Village Zone

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

Subsection 4.125 (.05) A. Block, Alley, Pedestrian, and Bicycle Standards This subsection lists the block, alley, pedestrian, and bicycle standards applicable in the Village Zone.

- A2.** The proposed Preliminary Development Plan drawings and refinements on Plan Sheet 3 shows blocks, alleys, pedestrian, and bicycle paths consistent with this subsection and SAP Central. These criteria are satisfied.

Subsection 4.125 (.05) B. Access

- A3.** All proposed lots shown in the proposed Tentative Subdivision Plat have driveway access to an alley and will take vehicular access from the alley to a garage. This criterion is satisfied.
- A4.** Table V-1, Development Standards: These criteria will be reviewed at the time row house building plans are submitted for building permits.

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

- A5.** One (1) parking space is provided for each row house unit, meeting the minimum of one (1) space. On street parking will also be provided throughout the development. Bicycle parking will be provided within the Woonerf (SW Mont Blanc Street). This criterion is satisfied.

Subsection 4.125 (.08) Parks & Open Space This subsection prescribes the open space requirement for development in the Village Zone.

A6. Figure 5 Parks & Open Space Plan of the Villebois Village Master Plan states that there are a total of 159.73 acres within Villebois, which is approximately 33% of Villebois. This criterion is satisfied.

Subsection 4.125 (.09) Street Alignment and Access Improvements

Subsection 4.125 (.09) A. 1. a. Street Alignment and Access Improvements Conformity with Master Plan, etc. “All street alignment and access improvements shall conform to the Villebois Village Master Plan, or as refined in the Specific Area Plan, Preliminary Development Plan, or Final Development Plan . . .”

A7. Proposed, existing streets and access improvements conform to SAP Central which has been found to be in compliance with the Villebois Village Master Plan. This criterion is satisfied.

Subsection 4.125 (.09) A. 1. a. i. Street Improvement: Conformity with Public Works Standards and Continuation of Streets. “All street improvements shall conform to the Public Works Standards and shall provide for the continuation of streets through proposed developments to adjoining properties or subdivisions, according to the Master Plan.”

A8. Except for SW Ravenna Loop which is proposed to be deleted through a SAP refinement the proposed street improvements within this PDP must comply with the applicable Public Works Standards and make the connections to adjoining properties and phases as shown in the Villebois Village Master Plan. SW Mount Blanc Street is a private street. These criteria are satisfied.

Subsection 4.125 (.09) A. 1. a. ii. Streets Developed According to Master Plan. “All streets shall be developed according to the Master Plan.”

A9. All the streets proposed within this PDP that are adjacent to the subject property will have curbs, landscape strips, sidewalks, and bikeways or pedestrian pathways which are consistent with the cross sections shown in the Master Plan. This criterion is satisfied.

Subsection 4.125 (.09) A. 6. Access Drives. Access drives are required to be 16 feet for two-way traffic. Otherwise, pursuant to subsection (.09) A. above, the provisions of 4.177 applies for access drives as no other provisions are noted.

A10. Proposed are alleys to be paved at least 16-feet in width within a 20-foot tract. In accordance with Section 4.177, all access drives will be hard surface capable of carrying a 23-ton load. Easements for fire access are dedicated as required by the TVFR fire department. All access drives will be built to provide a clear travel lane free from any obstructions. These criteria are satisfied.

Subsection 4.125 (.11) Landscaping, Screening and Buffering. : “Except as noted below, the provisions of Section 4.176 shall apply in the Village zone:

- **Streets in the Village Zone shall be developed with street trees as described in the Community Elements Book.”**

A11. Plan Sheets L3, L4 and L5 are the proposed Landscape Plan. Landscaping is reviewed in detail in Request D of this staff report.

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

A12. The Village Center Architectural Standards (VCAS) and Community Elements Book ensure site designs meets the fundamental design concepts and support the objectives of the Villebois Village Master Plan. A FDP application for the proposed architecture and the proposed site plans are reviewed in detail in Request D of this staff report.

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

A13. See Finding A11.

Subsection 4.125 (.14) A. 2. f. Protection of Significant Trees

A14. Twenty-three (23) trees measuring 6-inches and larger in diameter would be removed to accommodate row house buildings of the proposed development. Three (3) Pin Oaks are proposed to be retained. See Plan Sheet 8. The Arborist Report is found in Section V1 of Exhibit B1. A Type ‘C’ application is reviewed in detail in Request F of this staff report.

Subsection 4.125 (.14) A. 3. Lighting and Site Furnishings

A15. Park plans show furnishings consistent with the Community Elements Book. A condition of approval ensures the final street lighting installation is consistent with the Community Elements Book. See Plan Sheets L1, L2 and L3. This criterion is satisfied or will be required to do so by Condition of Approval PDA2.

Subsection 4.125 (.18) G. Preliminary Development Plan Approval Process

Subsection 4.125 (.18) G. 1. a. Preliminary Development Plan: Submission Timing. “An application for approval of a Preliminary Development Plan for a development in an approved SAP shall 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.”

A16. This addresses PDP 7 Central on the SAP Central Phasing Plan. This criterion is satisfied.

Subsection 4.125 (.18) G. 1. b. Preliminary Development Plan: Owners’ Consent. “An application for approval of a Preliminary Development Plan for a development in an approved SAP shall be made by the owner of all affected property or the owner’s authorized agent;”

A17. This application was submitted by RCS – Villebois Development, LLC. The PDP application has been signed by the property owners. This criterion is satisfied.

Subsection 4.125 (.18) G. 1. c. Preliminary Development Plan Permit Process: Proper Form & Fees. “An application for approval of a Preliminary Development Plan for a development in an approved

SAP shall 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;”

A18. The applicant has used the prescribed form and paid the required application fees. These criteria are satisfied.

Subsection 4.125 (.18) G. 1. d. Preliminary Development Plan Permit Process: Professional Coordinator. “An application for approval of a Preliminary Development Plan for a development in an approved SAP shall set forth the professional coordinator and professional design team for the project;”

A19. A professional design team is working on the project with Stacy Connery AICP from Pacific Community Design. as the professional coordinator. This criterion is satisfied.

Subsection 4.125 (.18) G. 1. e. Preliminary Development Plan Permit Process: Mixed Uses. “An application for approval of a Preliminary Development Plan for a development in an approved SAP shall state whether the development will include mixed land uses, and if so, what uses and in what proportions and locations.”

A20. The proposed PDP includes only residential uses with supporting recreational amenities and utilities. This criterion is satisfied.

Subsection 4.125 (.18) G. 1. f. Preliminary Development Plan Permit Process: Land Division. “An application for approval of a Preliminary Development Plan for a development in an approved SAP shall include a preliminary land division (concurrently) per Section 4.400, as applicable.”

A21. A Tentative Subdivision Plat has been submitted concurrently with this request. See Request C. This criterion is satisfied.

Subsection 4.125 (.18) G. 2. a. – c. Preliminary Development Plan Permit Process: Information Required

A22. All of the listed information has been provided. See Exhibits B1. These criteria are satisfied.

Subsection 4.125 (.18) G. 2. d. Preliminary Development Plan Permit Process: Land Area Tabulation. “A tabulation of the land area to be devoted to various uses, and a calculation of the average residential density per net acre.”

A23. Following is a tabulation of land area devoted to the various uses and a calculation of net residential density:

Gross Acreage	3.44 Acres
Parks and Open Space	.32Acres
Streets Paving	.10 Acres
Lots and Alleys	2.32 Acres
Future Development Lot	.11 Acres

Net Residential Density: 28 units per net acre. These criteria are satisfied.

Subsection 4.125 (.18) G. 2. e. Preliminary Development Plan Permit Process: Streets, Alleys, and Trees. “The location, dimensions and names, as appropriate, of existing and platted streets and alleys on and within 50 feet of the perimeter of the PDP, together with the location of existing and planned easements, sidewalks, bike routes and bikeways, trails, and the location of other important features such as section lines, section corners, and City boundary lines. The plan shall also identify all trees 6 inches and greater d.b.h. on the project site only.”

A24. The information on the proposed alleys and streets are provided on Plan Sheet 4. Easements, sidewalks, bike routes and bikeways, trails, and other relevant features are shown. Proposed street trees are shown on Plan Sheet L2. These criteria are satisfied.

Subsection 4.125 (.18) G. 2. f. Preliminary Development Plan Permit Process: Building Drawings. “Conceptual drawings, illustrations and building elevations for each of the listed housing products and typical non-residential and mixed-use buildings to be constructed within the Preliminary Development Plan boundary, as identified in the approved SAP, and where required, the approved Village Center Design.”

A25. The proposed PDP includes row houses. Building elevations have been provided. See the proposed building elevations of applicant’s notebook, Exhibit B1. The proposed row house building elevations are reviewed in the Final Development Plan in Request D of this staff report.

Subsection 4.125 (.18) G. 2. g. Preliminary Development Plan Permit Process: Utility Plan. “A composite utility plan illustrating existing and proposed water, sanitary sewer, and storm drainage facilities necessary to serve the SAP.”

A26. A composite utility plan has been provided. See applicant’s Plan Sheet 6. This criterion is satisfied.

Subsection 4.125 (.18) G. 2. j. Preliminary Development Plan Permit Process: Traffic Report. “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).”

A27. The DKS Traffic Analysis Report has been reviewed and approved by the City Development Engineering Manager and he found that the proposed road network, the maximum projected average daily trips and the maximum parking demand associated with build-out of this PDP meets the above criterion and Subsection 4.140(.09)(J)(2).

Subsection 4.125 (.18) H. PDP Application Submittal Requirements

Subsection 4.125 (.18) H. 1. PDP Application Submittal Requirements: General

A28. The proposed PDP with the proposed refinements in Request E includes all of the requested information. These criteria are satisfied.

Subsection 4.125 (.18) H. 2. PDP Application Submittal Requirements: Traffic Report

A29. A Transportation Impact Study was prepared by DKS Associates for the project. This criterion is satisfied.

Subsection 4.125 (.18) H. 3. PDP Application Submittal Requirements: Level of Detail. “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.”

A30. The required level of detail has been shown similar to other PDP’s approved throughout Villebois. This criterion is satisfied.

Subsection 4.125 (.18) H. 4. PDP Application Submittal Requirements: Copies of Legal Documents. “Copies of legal documents required by the Development Review Board for dedication or reservation of public facilities, or for the creation of a non-profit homeowner’s association, shall also be submitted.”

A31. The required legal documents for review have been provided. See Section IIIC in the applicant’s notebook, Exhibit B1. This criterion is satisfied.

Subsection 4.125 (.18) I. PDP Approval Procedures.

“An application for PDP approval shall be reviewed using the following procedures:

- 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.
- A public hearing shall be held on each such application as provided in Section 4.013.
- 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.”

A32. This request is being reviewed according to this subsection. These criteria are satisfied.

Subsection 4.125 (.18) K. PDP Approval Criteria

Subsection 4.125 (.18) K. 1. a. PDP Approval Criteria: Consistent with Standards of Section 4.125

A33. As shown elsewhere in this request, the proposed Preliminary Development Plan is consistent with the standards of Section 4.125. These criteria are satisfied.

Subsection 4.125 (.18) K. 1. b. PDP Approval Criteria: Complies with the Planning and Land Development Ordinance. “Complies with the applicable standards of the Planning and Land Development Ordinance, including Section 4.140(.09)(J)(1)-(3).”

A34. Findings are provided showing compliance with applicable standards of the Planning and Land Development Ordinance. Specifically findings addressing Subsections 4.140(.09) J. 1 through 3. This criterion is satisfied.

Subsection 4.125 (.18) K. 1. c. PDP Approval Criteria: Consistent with Approved SAP. “Is consistent with the approved Specific Area Plan in which it is located.”

A35. The requested PDP is consistent with SAP Central, as requested to be amended. This criterion is satisfied.

Subsection 4.125 (.18) K. 1. d. PDP Approval Criteria: Consistent with Approved Pattern Book. “Is consistent with the approved Pattern Book and, where required, the approved Village Center Architectural Standards.”

A36. No buildings are proposed with this Preliminary Development Plan. Subsequent Building Permit applications for the proposed row houses in this Preliminary Development Plan will document compliance with the Village Center Architectural Standards. However, proposed lots are sized to accommodate proposed row house buildings in a manner consistent with Table V-1.

Subsection 4.125 (.18) K. 2. PDP Approval Criteria: Reasonable Phasing Schedule. : “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.”

A37. The proposed PDP will be completed in one development. This criterion is satisfied.

Subsection 4.125 (.18) K. 3. PDP Approval Criteria: Parks Concurrency. “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 such improvements shall be permitted.”

A38. Condition of approval PDA3 will ensure the parks within PDP 7C completed prior to occupancy of 50% of the housing units of the phase or bonding will be provided if special circumstances prevent completion.

Subsection 4.125 (.18) K. 5. PDP Approval Criteria: DRB Conditions. “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.”

A39. No additional conditions of approval are recommended. This criterion is satisfied.

Subsection 4.140 (.09) J. Planned Development Permit Review Criteria

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

Subsection 4.140 (.09) J. 1. Consistency with Comprehensive Plan and Other Plans, Ordinances. “The location, design, size and uses, both separately and as a whole, are consistent with the Comprehensive Plan, and with any other applicable plan, development map or Ordinance adopted by the City Council.”

A40. The applicant’s findings demonstrate the location, design, size, and uses proposed with the proposed PDP are both separately and as a whole consistent with SAP Central as proposed to be amended and thus the Villebois Village Master Plan, the City’s Comprehensive Plan designation of Residential – Village for the area, and any other applicable ordinance of which staff is aware. These criteria are satisfied.

Subsection 4.140 (.09) J. 2. Meeting Traffic Level of Service D. “That the location, design, size and uses are such that traffic generated by the development at the most probable used intersection(s) can be accommodated safely and without congestion in excess of Level of Service D, as defined in the Highway Capacity manual published by the National Highway Research Board, on existing or immediately planned arterial or collector streets and will, in the case of commercial or industrial developments, avoid traversing local streets. Immediately planned arterial and collector streets are those listed in the City’s adopted Capital Improvement Program, for which funding has been approved or committed, and that are scheduled for completion within two years of occupancy of the development or four year if they are an associated crossing, interchange, or approach street improvement to Interstate 5.”

A41. See Finding A27. These criteria are satisfied.

Subsection 4.140 (.09) J. 3. Concurrency for Other Facilities and Services. “That the location, design, size and uses are such that the residents or establishments to be accommodated will be adequately served by existing or immediately planned facilities and services.”

A42. As shown on the Composite Utility Plan, Sheet 6, existing or immediately planned facilities and services are sufficient to serve the planned row house development. These criteria are satisfied.

Section 4.178 Sidewalk and Pathway Standards.

- **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.
- **Bicycle facilities** shall be provided using a bicycle lane as the preferred facility design. The other facility designs listed will only be used if the bike lane standard cannot be constructed due to physical or financial constraints. The alternative standards are listed in order of preference.
- **Bike lane.** This design includes 12-foot minimum travel lanes for autos and paved shoulders, 5-6 feet wide for bikes that are striped and marked as bicycle lanes. This shall be the basic standard applied to bike lanes on all arterial and collector streets in the City, with the exception of minor residential collectors with less than 1,500 (existing or anticipated) vehicle trips per day.”

A43. With the proposed refinements reviewed in Request E, the proposed PDP generally matches the SAP Central approval. These criteria are satisfied.

REQUEST B
ZONE MAP AMENDMENT

This request is for approval of a Zone Map Amendment from the Public Facility zone to the Village (V) zone for ~~3.44~~ **4.124** acres. Because the service levels vary throughout the City, the zoning process allows for a case-by-case analysis of the availability of public facilities and services and to determine specific conditions related to needed public facilities improvements. All land development proposals are reviewed for conformity with the Comprehensive Plan and specific standards set forth in the zoning ordinance.

As set forth in Subsection 4.197(.02) of the Wilsonville Code, in recommending approval or denial of a proposed zone map amendment, the Board must at a minimum, adopt findings addressing Criteria A-G, below.

Criterion ‘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.”

- B1.** The applicant has provided findings in Exhibit B1 addressing the Zone Map Amendment criteria, which are included in this staff report as findings for approval. Approval of the proposed Zoning Map Amendment is contingent on approval by the City Council by a City Ordinance.

Criterion ‘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.”

Proposed Comprehensive Plan Designation: Village

- B2.** The subject site is currently zoned Public Facility (PF). The applicant proposes to change the Public facility (PF) Zone to the Village (V) zone on 3.44 acres and including the adjacent public streets. On the basis of Section 4.125 the applicant is seeking the appropriate V zone based on the ‘Village’ Comprehensive Plan Map designation.
- B3.** The proposed Comprehensive Plan Map designation is ‘Village’. The gross site area is 3.44 acres. The proposed Preliminary Development Plan is reviewed in Request A of this staff report.
- B4.** The applicant’s zone change proposal would enable the development of the row houses, which is located in the center of Villebois Village. The applicant’s response findings in Exhibit B1 speak to the providing for residential houses in the City, meeting these measures.

Area of Special Concern

B5. The subject property is not located in an area of special concern by the Comprehensive Plan.

Criterion ‘D’ – Public Facilities: “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.”

B6. The Development Engineering Manager recommended Public Facility (PF) conditions impose further performance upon the Preliminary Development Plan application, which requires the applicant to provide adequate water and storm sewer infrastructure to serve the subject property. As currently configured, the subject property with the proposed PF conditions of approval will satisfy all design requirements regarding needed infrastructure improvements.

Criterion ‘E’ – Significant Resource Overlay Zone: “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 abut 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.”

B7. The subject property is not designated within the Significant Resource Overlay Zone (SROZ).

Criterion ‘F’ “That the applicant is committed to a development schedule demonstrating that development of the property is reasonably expected to commence within two (2) years of the initial approval of the zone change.”

B8. The applicant’s submittal documents indicate the intent to develop the subject property soon after final approvals are obtained from the City within years 2015 - 2016 meeting code.

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

B9. The applicant’s proposal, together with the Preliminary Development Plan conditions of approval will bring it into compliance with all applicable development standards.

Subsection 4.197(.03) provides that “If affirmative findings cannot be made for all applicable criteria listed above the Planning Commission or Development Review Board shall recommend that the proposed text or map amendment, as the case may be, be denied.”

B10. The applicant has made affirmative findings in Exhibit B1 to Subsection 4.197.02(A)-(G) meeting Subsection 4.197(.03).

Subsection 4.197(.04) stipulates that the “City Council action approving a change in zoning shall be in the form of a Zoning Order.”

B11. Staff recommends approval of the proposed Zone Map Amendment with no conditions of approval being proposed. A City Council Zoning Order and Ordinance regarding the proposed Zone Map Amendment is required subsequent to contingent approval of the requested companion applications.

Subsection 4.197(.05) provides “In cases where a property owner or other applicant has requested a change in zoning and the City Council has approved the change subject to conditions, the owner or applicant shall sign a statement accepting, and agreeing to complete the conditions of approval before the zoning shall be changed.”

B12. Staff recommends adoption of these findings to the Development Review Board in review of the application to modify the Zone Map designation from PF to V. Upon recommendation of approval by the Board, these will be forwarded to the City Council for final action.

REQUEST C: TENTATIVE SUBDIVISION PLAT
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The applicant’s findings in Section III of their notebook, Exhibit B1, respond to the majority of the applicable criteria.

Subsection 4.125 (.02) Permitted Uses in the Village Zone. This subsection lists the permitted uses in the Village Zone.

C1. The proposed Tentative Subdivision Plat is for uses including row houses and one lot for future mix-use, which are permitted in the Village Zone. These criteria are satisfied.

**Subsection 4.125 (.05) Development Standards Applying to All Development in Village Zone
Subsection 4.125 (.05) A. Block, Alley, Pedestrian, and Bicycle Standards. This subsection lists the block, alley, pedestrian, and bicycle standards applicable in the Village Zone.**

C2. The proposed Tentative Subdivision Plat shows blocks, alleys, pedestrian, and bicycle paths consistent with this subsection and the proposed PDP. These criteria are satisfied.

Subsection 4.125 (.05) B. Access Standards “All lots with access to a public street, and an alley, shall take vehicular access from the alley to a garage or parking area, except as determined by the City Engineer.”

C3. The proposed row houses are designed with garage access at alleys so there is no need for a reservation strip on the street side of lots.

Table V-1: Development Standards in the Village Zone. This table shows the development standards, including setback for different uses in the Village Zone.

C4. The proposed lots facilitate row house construction that meets relevant standards of the Table V1. These criteria are satisfied.

Subsection 4.125 (.07) Off-Street Parking, Loading and Bicycle Parking. “Except as required by

Subsections (A) through (D), below, the requirements of Section 4.155 shall apply within the Village zone.”

C5. Nothing concerning the proposed Tentative Subdivision Plat would prevent the required parking from being built. These criteria are satisfied.

Subsection 4.125 (.08) Open Space Requirements. This subsection establishes the open space requirements for the Village Zone.

C6. The proposed Tentative Subdivision Plat shows the open space consistent with the requirements of the Village Zone. Consistent with the requirements of (.08)C. the condition of approval requires the City Attorney to review and approve pertinent bylaws, covenants, or agreements prior to recordation. These criteria are satisfied or will be satisfied by Condition of Approval PDC5.

Subsection 4.125 (.09) A. 1. Street and Improvement Standards: General Provisions. “Except as noted below, the provisions of Section 4.177 shall apply within the Village zone:

Review Criteria:

- **General Provisions:**
- **All street alignment and access improvements shall conform to Figures 7, 8, 9A, and 9B of the Villebois Village Master Plan, or as refined in an approved Specific Area Plan, Preliminary Development Plan, or Final Development Plan, and the following standards:**
- **All street improvements shall conform to the Public Works Standards and the Transportation Systems Plan, and shall provide for the continuation of streets through proposed developments to adjoining properties or subdivisions, according to the Master Plan.**
- **All streets shall be developed according to the Master Plan.”**

C7. The proposed Tentative Subdivision Plat shows street alignments, improvements, and access improvements consistent with the approved SAP Central, with the Master Plan and Transportation Systems Plan. These criteria are satisfied.

Subsection 4.125 (.09) A. 2. Street and Improvement Standards: Intersection of Streets

Review Criteria:

“Intersections of streets:

- **Angles: Streets shall intersect one another at angles not less than 90 degrees, unless existing development or topography makes it impractical.**
- **Intersections: If the intersection cannot be designed to form a right angle, then the right-of-way and paving within the acute angle shall have a minimum of a thirty (30) foot centerline radius and said angle shall not be less than sixty (60) degrees. Any angle less than ninety 90 degrees shall require approval by the City Engineer after consultation with the Fire District.**
- **Offsets: Opposing intersections shall be designed so that no offset dangerous to the traveling public is created. Intersections shall be separated by at least:**
 - **1000 ft. for major arterials**
 - **600 ft. for minor arterials**

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

C8. The proposed Tentative Subdivision Plat shows street intersections consistent with these standards. These criteria are satisfied.

Subsection 4.125 (.09) A. 4. Street and Improvement Standards: Centerline Radius Street Curves.

Review Criteria:

“The minimum centerline radius street curves shall be as follows:

- **Arterial streets: 600 feet, but may be reduced to 400 feet in commercial areas, as approved by the City Engineer.**
- **Collector streets: 600 feet, but may be reduced to conform with the Public Works Standards, as approved by the City Engineer.**
- **Local streets: 75 feet”**

C9. The proposed Tentative Subdivision Plat shows streets meeting these standards. These criteria are satisfied.

Subsections 4.125 (.09) A. 5. and 4.177 (.01) C. Street and Improvement Standards: Rights-of-way

Review Criteria:

- **“Prior to issuance of a Certificate of Occupancy Building permits or as a part of the recordation of a final plat, the City shall require dedication of rights-of-way in accordance with the Street System Master Transportation Systems Plan. All dedications shall be recorded with the County Assessor's Office.**
- **The City shall also require a waiver of remonstrance against formation of a local improvement district, and all non-remonstrances shall be recorded in the County Recorder’s Office as well as the City's Lien Docket, prior to issuance of a Certificate of Occupancy Building Permit or as a part of the recordation of a final plat.**
- **In order to allow for potential future widening, a special setback requirement shall be maintained adjacent to all arterial streets. The minimum setback shall be 55 feet from the centerline or 25 feet from the right-of-way designated on the Master Plan, whichever is greater.”**

C10. Public rights-of-ways are already dedicated to the city meeting the above criteria.

Subsections 4.125 (.09) A. 6.and 4.177 (.01) E. Street and Improvement Standards: Access Drives

Review Criteria:

- **Access drives are required to be 16 feet for two-way traffic.**

- An access drive to any proposed development shall be designed to provide a clear travel lane free from any obstructions.
- Access drive travel lanes shall be constructed with a hard surface capable of carrying a 23-ton load.
- Secondary or emergency access lanes may be improved to a minimum 12 feet with an all-weather surface as approved by the Fire District. All fire lanes shall be dedicated easements.
- Minimum access requirements shall be adjusted commensurate with the intended function of the site based on vehicle types and traffic generation.
- Where access drives connect to the public right-of-way, construction within the right-of-way shall be in conformance to the Public Works Standards.

C11. The proposed Tentative Subdivision Plat shows alleys of sufficient 16 foot width to meet the width standards. Easements for fire access were dedicated as required. These criteria are satisfied.

Subsections 4.125 (.09) A. 7. and 4.177 (.01) F. Street and Improvement Standards: Clear Vision Areas. “A clear vision area which meets the Public Works Standards 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. However, the following items shall be exempt from meeting this requirement:” Listed 1. a.-f.

C12. The proposed Tentative Subdivision Plat shows streets meeting these standards. These criteria are satisfied.

Subsections 4.125 (.09) A. 8. and 4.177 (.01) G. Street and Improvement Standards: Vertical Clearance. “a minimum clearance of 12 feet above the pavement surface shall be maintained over all streets and access drives.”

C13. Nothing is shown on the proposed Tentative Subdivision Plat that would preclude the required clearance from being provided. This criterion is satisfied.

Subsections 4.125 (.09) A. 9. and 4.177 (.01) H. Street and Improvement Standards: Interim Improvement Standards.

Review Criteria: “It is anticipated that all existing streets, except those in new subdivisions, will require complete reconstruction to support urban level traffic volumes. However, in most cases, existing and short-term projected traffic volumes do not warrant improvements to full Master Plan standards. Therefore, unless otherwise specified by the Planning Commission, the following interim standards shall apply.

- Arterials - 24 foot paved, with standard sub-base. Asphalt overlays are generally considered unacceptable, but may be considered as an interim improvement based on the recommendations of the City Engineer, regarding adequate structural quality to support an overlay.
- Half-streets are generally considered unacceptable. However, where the Development Review Board finds it essential to allow for reasonable development, a half-street may be approved. Whenever a half-street improvement is approved, it shall conform to the requirements in the Public Works Standards:
- When considered appropriate in conjunction with other anticipated or scheduled street improvements, the City Engineer may approve street improvements with a

single asphalt lift. However, adequate provision must be made for interim storm drainage, pavement transitions at seams and the scheduling of the second lift through the Capital Improvements Plan.

- C14. The area covered by the proposed Tentative Subdivision Plat does not include any interim improvements addressed by this subsection. These criteria are satisfied.

Subsection 4.202 (.01) through (.03) Plats Reviewed by Planning Director or DRB

Review Criteria: “Pursuant to ORS Chapter 92, plans and plats must be approved by the Planning Director or Development Review Board (Board), as specified in Sections 4.030 and 4.031, before a plat for any land division may be filed in the county recording office for any land within the boundaries of the City, except that the Planning Director shall have authority to approve a final plat that is found to be substantially consistent with the tentative plat approved by the Board.

The Development Review Board and Planning Director shall be given all the powers and duties with respect to procedures and action on tentative and final plans, plats and maps of land divisions specified in Oregon Revised Statutes and by this Code.

Approval by the Development Review Board or Planning Director of divisions of land within the boundaries of the City, other than statutory subdivisions, is hereby required by virtue of the authority granted to the City in ORS 92.”

- C15. The proposed Tentative Subdivision Plat is being reviewed by the Development Review Board according to this subsection. The final plat will be reviewed by the Planning Division under the authority of the Planning Director to ensure compliance with the DRB review of the tentative subdivision plat. These criteria are satisfied.

Subsection 4.202 (.04) A. Lots must be Legally Created for Issuing Development Permit. “No person shall sell any lot or parcel in any condominium, subdivision, or land partition until a final condominium, subdivision or partition plat has been approved by the Planning Director as set forth in this Code and properly recorded with the appropriate county.”

- C16. It is understood that no lots will be sold until the final plat has been approved by the Planning Director and recorded. This criterion is satisfied.

Subsection 4.202 (.04) B. Prohibition of Creating Undersized Lots. “It shall be a violation of this Code to divide a tract of land into a parcel smaller than the lot size required in the Zoning Sections of this Code unless specifically approved by the Development Review Board or City Council. No conveyance of any portion of a lot, for other than a public use, shall leave a structure on the remainder of the lot with less than the minimum lot size, width, depth, frontage, yard or setback requirements, unless specifically authorized through the Variance procedures of Section 4.196 or the waiver provisions of the Planned Development procedures of Section 4.118.”

- C17. No lots will be divided into a size smaller than allowed by the proposed Village “V” zoning designation. This criterion is satisfied.

Subsection 4.210 (.01) Pre-Application Conference. “Prior to submission of a tentative condominium, partition, or subdivision plat, a person proposing to divide land in the City shall

contact the Planning Department to arrange a pre-application conference as set forth in Section 4.010.”

C18. A pre-application conference was held in March, 2015 in accordance with this subsection. This criterion is satisfied.

Subsection 4.210 (.01) A. Preparation of Tentative Plat. “The applicant shall cause to be prepared a tentative plat, together with improvement plans and other supplementary material as specified in this Section. The Tentative Plat shall be prepared by an Oregon licensed professional land surveyor or engineer. An affidavit of the services of such surveyor or engineer shall be furnished as part of the submittal.”

C19. Plan Sheet 4 of Exhibit B1 is the proposed Tentative Subdivision Plat prepared in accordance with this subsection. This criterion is satisfied.

Subsection 4.210 (.01) B. Tentative Plat Submission. “The design and layout of this plan plat shall meet the guidelines and requirements set forth in this Code. The Tentative Plat shall be submitted to the Planning Department with the following information:”

C20. The proposed Tentative Subdivision Plat has been submitted with the required information. These criteria are satisfied.

Subsection 4.210 (.01) D. Land Division Phases to Be Shown. “Where the applicant intends to develop the land in phases, the schedule of such phasing shall be presented for review at the time of the tentative plat. In acting on an application for tentative plat approval, the Planning Director or Development Review Board may set time limits for the completion of the phasing schedule which, if not met, shall result in an expiration of the tentative plat approval.”

C21. The land is intended to be developed in a single phase. These criteria are satisfied.

Subsection 4.210 (.01) E. Remainder Tracts. “Remainder tracts to be shown as lots or parcels. Tentative plats shall clearly show all affected property as part of the application for land division. All remainder tracts, regardless of size, shall be shown and counted among the parcels or lots of the division.”

C22. The affected property has been incorporated into the proposed Tentative Subdivision Plat. These criteria are satisfied.

Subsection 4.236 (.01) Conformity to the Master Plan or Map. “Land divisions shall conform to and be in harmony with the Transportation Master Plan (Transportation Systems Plan), the Bicycle and Pedestrian Master Plan, the Parks and Recreation Master Plan, the Official Plan or Map and especially to the Master Street Plan.”

C23. The proposed Tentative Subdivision Plat is consistent with applicable plans including the Transportation Systems Plan and Villebois Village Master Plan. These criteria are satisfied.

Subsection 4.236 (.02) Relation to Adjoining Street System

Review Criteria:

- A land division shall provide for the continuation of the principal streets existing in the adjoining area, or of their proper projection when adjoining property is not developed, and shall be of a width not less than the minimum requirements for streets set forth in these regulations. Where, in the opinion of the Planning Director or Development Review Board, topographic conditions make such continuation or conformity impractical, an exception may be made. In cases where the Board or Planning Commission has adopted a plan or plat of a neighborhood or area of which the proposed land division is a part, the subdivision shall conform to such adopted neighborhood or area plan.
- Where the plat submitted covers only a part of the applicant's tract, a sketch of the prospective future street system of the un-submitted part shall be furnished and the street system of the part submitted shall be considered in the light of adjustments and connections with the street system of the part not submitted.
- At any time when an applicant proposes a land division and the Comprehensive Plan would allow for the proposed lots to be further divided, the city may require an arrangement of lots and streets such as to permit a later re-subdivision in conformity to the street plans and other requirements specified in these regulations.

C24. The proposed Tentative Subdivision Plat shows streets meeting these standards. These criteria are satisfied.

Subsection 4.236 (.03) Streets: Conformity to Standards Elsewhere in the Code. “All streets shall conform to the standards set forth in Section 4.177 and the block size requirements of the zone.”

C25. The proposed Tentative Subdivision Plat shows streets consistent with the proposed PDP and SAP Refinement under Requests B and C which meets Section 4.177 and the block requirements of the zone. These criteria are satisfied.

Subsection 4.236 (.04) Creation of Easements. “The Planning Director or Development Review Board may approve an easement to be established without full compliance with these regulations, provided such an easement is the only reasonable method by which a portion of a lot large enough to allow partitioning into two (2) parcels may be provided with vehicular access and adequate utilities. If the proposed lot is large enough to divide into more than two (2) parcels, a street dedication may be required.”

C26. No specific easements are requested pursuant to this subsection. These criteria are satisfied.

Subsection 4.236 (.05) Topography. “The layout of streets shall give suitable recognition to surrounding topographical conditions in accordance with the purpose of these regulations.”

C27. The proposed Tentative Subdivision Plat shows street alignments recognizing topographic conditions. This criterion is satisfied.

Subsection 4.236 (.06) Reserve Strips. “The Planning Director or Development Review Board may require the applicant to create a reserve strip controlling the access to a street. Said strip is to be placed under the jurisdiction of the City Council, when the Director or Board determine that a strip is necessary.”

C28. No reserve strips are being required for the reasons listed in this subsection. These criteria are satisfied.

Subsection 4.236 (.07) Future Expansion of Street. “When necessary to give access to, or permit a satisfactory future division of, adjoining land, streets shall be extended to the boundary of the land division and the resulting dead-end street may be approved without a turn-around. Reserve strips and street plugs shall be required to preserve the objective of street extension.”

C29. No Streets are required to be being extended. These criteria are satisfied.

Subsection 4.236 (.08) Additional Right-of-Way for Existing Streets. “Whenever existing streets adjacent to or within a tract are of inadequate width, additional right-of-way shall conform to the designated width in this Code or in the Transportation Systems Plan.”

C30. All necessary rights-of-ways were previously dedicated. These criteria are satisfied.

Subsection 4.236 (.09) Street Names. “No street names will be used which will duplicate or be confused with the names of existing streets, except for extensions of existing streets. Street names and numbers shall conform to the established name system in the City, and shall be subject to the approval of the City Engineer.”

C31. Street names have been established. These criteria are satisfied.

Subsection 4.237 (.01) Blocks

Review Criteria:

- **The length, width, and shape of blocks shall be designed with due regard to providing adequate building sites for the use contemplated, consideration of needs for convenient access, circulation, control, and safety of pedestrian, bicycle, and motor vehicle traffic, and recognition of limitations and opportunities of topography.**
- **Sizes: Blocks shall not exceed the sizes and lengths specified for the zone in which they are located unless topographical conditions or other physical constraints necessitate larger blocks. Larger blocks shall only be approved where specific findings are made justifying the size, shape, and configuration.**

C32. The proposed Tentative Subdivision Plat shows blocks consistent with those in the approved “Large Lot Subdivision.”. These criteria are satisfied.

Subsection 4.237 (.02) Easements

Review Criteria:

- **Utility lines. Easements for sanitary or storm sewers, drainage, water mains, electrical lines or other public utilities shall be dedicated wherever necessary. Easements shall be provided consistent with the City's Public Works Standards, as specified by the City Engineer or Planning Director. All of the public utility lines within and adjacent to the site shall be installed within the public right-of-way or easement; with underground services extending to the private parcel constructed in conformance to the City’s Public Works Standards. All franchise utilities shall be**

installed within a public utility easement. All utilities shall have appropriate easements for construction and maintenance purposes.

- **Water courses.** Where a land division is traversed by a water course, drainage way, channel or stream, there shall be provided a storm water easement or drainage right-of-way conforming substantially with the lines of the water course, and such further width as will be adequate for the purposes of conveying storm water and allowing for maintenance of the facility or channel. Streets or parkways parallel to water courses may be required.

C33. Proposed PF Condition of Approvals ensures all easements dealing with utilities are on the final plat. These criteria are satisfied or will be satisfied by Conditions of Approval.

Subsection 4.237 (.03) Mid-block Pedestrian and Bicycle Pathways

Review Criteria: “An improved public pathway shall be required to transverse the block near its middle if that block exceeds the length standards of the zone in which it is located.

- **Pathways shall be required to connect to cul-de-sacs or to pass through unusually shaped blocks.**
- **Pathways required by this subsection shall have a minimum width of ten (10) feet unless they are found to be unnecessary for bicycle traffic, in which case they are to have a minimum width of six (6) feet.**

C34. Pathways are proposed within the Woonerf Address and Villebois Drive Address consistent with the Village Zone requirements and the Villebois Village Master Plan. These criteria are satisfied.

Subsection 4.237 (.04) Tree Planting & Tree Access Easements. “Tree planting plans for a land division must be submitted to the Planning Director and receive the approval of the Director or Development Review Board before the planting is begun. Easements or other documents shall be provided, guaranteeing the City the right to enter the site and plant, remove, or maintain approved street trees that are located on private property.”

C35. Street trees are proposed public right-of-ways. See Request E of this staff report for a detailed analysis of the proposed street tree program.

Subsection 4.237 (.05) Lot Size and Shape. “The lot size, width, shape and orientation shall be appropriate for the location of the land division and for the type of development and use contemplated. Lots shall meet the requirements of the zone where they are located.”

C36. Proposed lot sizes, widths, shapes and orientations are appropriate for the proposed row house development and are in conformance with the Village Zone requirements. These criteria are satisfied.

Subsection 4.237 (.06) Access. “The division of land shall be such that each lot shall have a minimum frontage on a street or private drive, as specified in the standards of the relative zoning districts. This minimum frontage requirement shall apply with the following exceptions:” Listed A. and B.

C37. Each lot has the minimum frontage on a street or greenbelt. These criteria are satisfied.

Subsection 4.237 (.07) Through Lots. “Through lots shall be avoided except where essential to provide separation of residential development from major traffic arteries or adjacent non-residential activity or to overcome specific disadvantages of topography and orientation.”

C38. No through lots are proposed. These criteria are satisfied.

Subsection 4.237 (.08) Lot Side Lines. “The side lines of lots, as far as practicable for the purpose of the proposed development, shall run at right angles to the street or tract with a private drive upon which the lots face.”

C39. Proposed side lot lines are at right angles with the front lot line. These criteria are satisfied.

Subsection 4.237 (.09) Large Lot Land Divisions. “In dividing tracts which at some future time are likely to be re-divided, the location of lot lines and other details of the layout shall be such that re-division may readily take place without violating the requirements of these regulations and without interfering with the orderly development of streets. Restriction of buildings within future street locations shall be made a matter of record if the Development Review Board considers it necessary.”

C40. No future divisions of the lots included in the tentative subdivision plat. These criteria are satisfied.

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

Review Criteria: The Planning Director or Development Review Board may establish special:

- **Building setbacks to allow for the future re-division or other development of the property or for other reasons specified in the findings supporting the decision. If special building setback lines are established for the land division, they shall be shown on the final plat.**
- **Build-to lines for the development, as specified in the findings and conditions of approval for the decision. If special build-to lines are established for the land division, they shall be shown on the final plat.**

C41. No building lines or built-to lines are proposed or recommended. These criteria are satisfied.

Subsection 4.237 (.12) Land for Public Purposes. “The Planning Director or Development Review Board may require property to be reserved for public acquisition, or irrevocably offered for dedication, for a specified period of time.”

C42. No property reservation is recommended as described in this subsection. This criterion is satisfied.

Subsection 4.237 (.13) Corner Lots. “Lots on street intersections shall have a corner radius of not less than ten (10) feet.”

C43. All proposed corner lots meet the minimum corner radius of ten (10) feet. This criterion is satisfied.

**REQUEST D: FINAL DEVELOPMENT PLAN (FDP)
CONCLUSIONARY FINDINGS**

Section 4.125 V – Village Zone

(.02) Permitted Uses. Examples of principle uses that are typically permitted:

D. Row Houses

D1. All the proposed row house buildings are subject to Village Center Architectural Standards (VCAS). The row house buildings proposed along SW Mont Blanc Street are also subject to the Woonerf Address standards and the propose row houses along SW Villebois Drive North are subject to the Villebois Drive Address. The primary intent of the Address approach is to establish unique to its location within Villebois.

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

D2. Vehicular access to the proposed units is provided via public, private street and private alleys.

D. Fencing:

D3. Regarding the above criteria, the applicant is proposing wrought iron style fencing between the main doorway entries for the London row house buildings. No other fencing is being proposed. Furthermore, the Land Development Ordinance of the Wilsonville Code does not regulate locations and screening of trash, yard debris and recyclables containers for single family residences. Republic Services containers comprise of trash, yard debris and recyclables.

F. Fire Protection:

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

D4. The proposed row houses in this FDP application will have fire suppression sprinklers installed as approved by the Fire Marshall thereby meeting this criterion. The Building Division will assure compliance with this provision through review of submitted plans at the time of application for Building Permits.

Table V-1: Development Standards

D5. Proposed setbacks are delineated on Plan Sheet 3 – Site/Land Plan of Section IIB, Exhibit B1. The following is an analysis of the appropriate setbacks.

B. Minimum and Maximum Off-Street Parking Requirements:

1. Table V-2, Off-Street Parking Requirements, below, shall be used to determine the minimum and maximum parking standards for noted land uses. The

minimum number of required parking spaces shown in Table V-2 shall be determined by rounding to the nearest whole parking space. For example, a use containing 500 square feet, in an area where the standard is one space for each 400 square feet of floor area, is required to provide one off-street parking space. If the same use contained more than 600 square feet, a second parking space would be required.

	Min. Vehicle Spaces	Max. Vehicle Spaces	Bicycle Short-term (Spaces)	Bicycle Long-term (Spaces)
Permitted or Conditional Use				
Permitted Uses				
Single-Family Detached Dwellings	1.0/DU	NR	NR	NR
Single-Family Accessory Dwelling Units	1.0/DU	NR	NR	NR
Duplex	1.0/DU	NR	NR	NR
Row Houses	1.0/DU	NR	NR	NR

2. Minimum parking requirements may be met by dedicated off-site parking, including surfaced parking areas and parking structures.
3. Except for detached single-family dwellings and duplexes, on-street parking spaces, directly adjoining and on the same side of the street as the subject property, may be counted towards meeting the minimum off-street parking requirements.
4. Minimum parking requirements may be reduced under the following conditions:
 - a. When complimentary, shared parking availability can be demonstrated, or;
 - b. Bicycle parking may substitute for up to 25% of required Mixed-Use or Multi-Family Residential parking. For every five non-required bicycle parking spaces that meet the short or long-term bicycle parking standards, the motor vehicle parking requirement for compact spaces may be reduced by one space.

D6. As indicated in the excerpt of Table V-2 above (emphasis added) the requirement for a row house is 1.0/dwelling unit. Proposed are sixty-eight (68) row houses. Based upon the requirement of 1.0/dwelling unit, the applicant is required to provide minimum sixty-eight (68) parking spaces. In this case, each row house will have 1-car garage. Most residents would have close access to public off-street parking at SW Mont Blanc Street, SW Villebois Drive North and SW Orleans Avenue. The proposed garage parking meets the requirements of Table V-2.

D7. Open Space Requirement: See the applicant’s findings on page 7, Section IIA of Exhibit B1 of the submittal notebook. Staff finds that this project meets the SAP approval and provides adequate open space.

(.09) Street and Access Improvement Standards

D8. Streets, sidewalks and access improvement standards are proposed as a part of the Preliminary Development Plan, Specific Area Plan – Central. Driveway intersections meet the clear vision requirements of Section 4.177.

(.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.

D9. See the Findings in Request F for the detailed discussion about street trees.

(.13) Design Principles Applying to the Village Zone

A. The following design principles reflect the fundamental concepts, and support the objectives of the Villebois Village Master Plan, and guide the fundamental qualities of the built environment within the Village zone.

D10. The Villebois Village Center has a number of specific address overlays to support the creation of outdoor rooms. The overlays, as described in the Village Center Architectural Standards (VCAS) include Barber Street, Linear Green, The Woonerf, Villebois Drive, Courtyard, and The Plaza. For each address the VCAS provides additional details and standards to define the “distinct place” of each specific address. According to Section 2.2 of the VCAS, “distinct places in the Village Center are created through consistency of materials, building heights and massing, roof forms, orientation to the street, and functions of building elements.” The VCAS describes the distinctive character and context of the Woonerf Address and the Villebois Drive Address in the following findings of this report.

One of the three guiding design principles stated in the Villebois Village Master Plan is diversity. This diversity includes diversity of architectural style. The proposed row house buildings are American or English style. Row house consistency have been designed by a licensed architect and were reviewed by the City consultant architect, Mr. Steve Coyle.

The proposed PDP and FDP comply with the form and function supported by the standards of this subsection. Staff finds that the proposed FDP does not affect the projects ability to comply with the design principles, but rather seeks to enhance it by providing architectural diversity and variety in its built form. This criterion is met.

(.14) Design Standards Applying to the Village Zone

A. The following Design Standards implement the Design Principles found in Section 4.125(.13), above, and enumerate the architectural details and design requirements applicable to buildings and other features within the Village (V) zone. The Design Standards are based primarily on the features, types, and details of the residential traditions in the Northwest, but are not intended to mandate a particular style or fashion. All development within the Village zone shall incorporate the following:

1. General Provisions:

- a. **Flag lots are not permitted.**
- D11.** The proposal does not include flag lots. This criterion is met.
- b. **The minimum lot depth for a single-family dwelling with an accessory dwelling unit shall be 70 feet.**
- D12.** This criterion is not applicable to row houses with no accessory dwelling units.
- c. **Village Center lots may have multiple front lot lines.**
- D13.** No lots in the FDP areas have multiple front lot lines. This criterion is therefore not applicable.
- d. **For Village Center lots facing two or more streets, two of the facades shall be subject to the minimum frontage width requirement. Where multiple buildings are located on one lot, the facades of all buildings shall be used to calculate the Minimum Building Frontage Width.**
- D14.** The proposed row house buildings are sited to their setback line and are in conformance with this standard.
- e. **Neighborhood Centers shall only be located within a Neighborhood Commons.**
 - f. **Commercial Recreation facilities shall be compatible with surrounding residential uses.**
 - g. **Convenience Stores within the Village zone shall not exceed 4,999 sq. ft., and shall provide pedestrian access.**
 - h. **Specialty Grocery Stores within the Village zone shall not be more 19,999 square feet in size.**
 - i. **A Grocery Store shall not be more than 40,000 square feet in size.**
- D15.** Lot #42 is set aside for future mixed-use building which is not part of this Final Development Plan review. These criteria are therefore not applicable.
- 2. **Building and site design shall include:**
 - a. **Proportions and massing of architectural elements consistent with those established in an approved Architectural Pattern Book or Village Center Architectural Standards.**
 - 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 Architectural Standards.**
- D16.** A detailed discussion regarding the Community Elements Book and Village Center Architectural Standards can be found in Finding D99 of this staff report.
- c. **Protective overhangs or recesses at windows and doors.**
 - d. **Raised stoops, terraces or porches at single-family dwellings.**
 - e. **Exposed gutters, scuppers, and downspouts, or approved equivalent.**

D17. The proposed row house buildings must include protective overhangs, and recesses at windows and doors and exposed gutters and downspouts. The row house units each have a raised stoop at the front entrance. This criterion is met.

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

D18. See the detailed review in Request F of this staff report relative to the proposed Type 'C' Tree Plan. This criterion is met.

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

D19. The applicant has provided Planting Plans in compliance with Sections 4.125(.07) and (.11) (See Exhibit B1, Plan Sheets L1, L2, L3 and L4).

h. Building elevations of block complexes shall not repeat an elevation found on an adjacent block.

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

D20. The proposed row house buildings shown along SW Mont Blanc Street are within the Woonerf Address and at SW Villebois Drive North within the Villebois Drive Address which encourages building façades to be identical or similar in proportion and configuration which is accomplished with the Final development Plan.

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

D21. Porches are not proposed..

k. A garage shall provide enclosure for the storage of no more than three motor vehicles, as described in the definition of Parking Space.

D22. Each garage will provide space for one motor vehicle. This criterion is met.

3. Lighting and site furnishings shall be in compliance with the approved Architectural Pattern Book, Community Elements Book, or approved Village Center Architectural Standards.

D23. Plan Sheet L5 shows landscape details and materials which are reflective of the approved lighting, bike racks, tree grates, pavers trash receptacles, bollards and benches of the approved Community Elements Book meeting code.

4. Building systems, as noted in Tables V-3 and V-4 (Permitted Materials and Configurations), below, shall comply with the materials, applications and configurations required therein. Design creativity is encouraged. The LEED Building Certification Program of the U.S. Green Building Council may be used as a guide in this regard.

D24. The row house building systems of the FDP comply with the materials, applications, and configurations as required in Tables V-3 and V-4. This criterion is met.

(.15) Village Center Design Principles

A. In addition to the design principles found in Section 4.125(.13), above, the following principles reflect the fundamental concepts, support the objectives of the Villebois Village Master Plan, and guide the fundamental qualities within the Village Center:

1. The buildings, streets and open spaces of the Village Center are intended to relate in such a way as to create an identifiable and related series of public and private spaces.

D25. Staff finds that through coordinated planting plans the applicant has provided formal design that creates open space. (See Exhibit B1, Plan Sheets L1, L2, L3 and L4). This criterion is met.

(.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.

D26. The proposal is for attached row houses. This is not applicable.

(.18) Village Zone Development Permit Process. Except as noted below, the provision of Sections 4.140(.02) through (.06) shall apply to development in the Village zone.

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 multi-family dwellings outside the Central SAP, application for a Zone Change and Final Development Plan (FDP) shall be made concurrently with an application for PDP approval. The SAP and PDP/FDP may be reviewed simultaneously when a common ownership exists.

Final Development 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.

D27. The applicant is seeking Preliminary and Final Development Plan approvals for the proposed row house buildings. Pursuant to Section 4.125 (.20) the proposed FDP is being processed subject to the same procedural requirements.

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, an application for FDP approval on lands within the Central SAP or multi-family dwellings outside of the Central SAP shall be filed within two (2) years after the approval of a PDP. All applications 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. [Section 4.125(.18)(L) amended by Ord. No. 587, 5/16/05]**

D28. The subject property is located in the Phase 7C area of SAP Central. The applicant has provided an application submitted by the property owner's authorized agent. Included in this application package is the required application form and FDP application fee. Also included in the submittal package are the names and contact information of the professional coordinator and design team for the proposed project. This provision is therefore satisfied.

M. FDP Application Submittal Requirements:

- 1. An application for approval of a FDP shall be subject to the provisions of Section 4.034.**

D29. Section 4.034(.08) requires that applications for development approvals within the Village zone be reviewed in accordance with the standards and procedures of Section 4.125. A detailed discussion on Section 4.125 can be found throughout this staff report.

N. FDP Approval Procedures

- 1. An application for approval of a FDP shall be subject to the provisions of Section 4.125.**

D30. A detailed discussion can be found in the following findings of this staff 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 roadways.
- 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.

D31. For purposes of this subsection, “land use” is defined in the aggregate as specialty condos, mixed use condos, urban apartments, condos village apartments, neighborhood apartments and row houses. The applicant does not propose to modify the land use housing category but rather to develop sixty-eight (68) row house units within nine (9) buildings. Except for the SAP refinements discussed in Request E, the nature or location of utilities is not changed with the FDP.

P. FDP Approval Criteria

- 1. An application for approval of a FDP shall be subject to the provisions of Section 4.421.

D32. A detailed discussion on Section 4.421 can be found in Findings D100 – D106 of this staff report.

- 2. An application for an FDP shall demonstrate that the proposal conforms to the applicable Architectural Pattern Book, Community Elements Book, Village Center Architectural Standards and any conditions of a previously approved PDP. [Section 4.125(.18)(P)(2) amended by Ord. No. 595, 9/19/05.]

D33. Findings and the check list for conformance regarding the Community Elements Book and Village Center Architectural Standards can be found beginning on Finding D50 of this staff report.

Village Center Architectural Standards – All Row House Buildings Within This Project

D34. A detailed discussion of the *Village Center Architectural Standards* can be found can be found beginning on page D50 of this staff report.

Rainwater Program

D35. The proposed PDP requires a system of rainwater swales and pervious pavers throughout the project. Rainwater swales and pervious pavers are an approved stormwater/rainwater components in the approved Specific Area Plan – Central Rainwater Management Program. This criterion is met.

D36. Pursuant to Section 4.125(.18)B.2, a FDP application is the equivalent of Site Design Review. Staff finds that the applicant has submitted the required documents (See Exhibit B1). This provision is therefore satisfied.

D37. Section 4.420(.01) Jurisdiction and Powers of the Board. Section 4.420(.01) exempts row houses in the Village zone from Site Design Review in Sections 4.400 – 4.450WC.

Sections 4.154 – 4.199, General Development Regulations

Section 4.155. General Regulations - Parking, Loading and Bicycle Parking.

D38. Section 4.155 provides requirements for parking lots and loading areas. There are no off-street parking lots or loading areas associated with the proposed development. Provisions specific to the design of parking lot and loading areas are therefore not applicable.

D39. In addition to requirements for parking lot and loading area design, Section 4.155 provides parking requirements specific to use, however, within the Village zone Section 4.125(.07), specifically Table V-2, shall be used to determine the minimum and maximum parking standards for noted land uses. The required parking for Row Houses is 1.0/dwelling unit. The applicant is proposing to build 68 detached row houses. Based upon the requirement of 1.0/dwelling unit, the applicant is required to provide 68 parking spaces. The applicant has submitted plans to demonstrate proposed parking that each row home includes 1-car garages, which provides 1 off-street parking spaces per dwelling. With no expressed maximum number of spaces for detached row houses, the proposed parking meets the requirements of Table V-2.

Section 4.176. Landscaping, Screening, and Buffering.

(.02) Landscaping and Screening Standards.

A. Subsections “C” through “I,” below, state the different landscaping and screening standards to be applied throughout the City. The locations where the landscaping

and screening are required and the depth of the landscaping and screening is stated in various places in the Code.

- B. All landscaping and screening required by this Code must comply with all of the provisions of this Section, unless specifically waived or granted a Variance as otherwise provided in the Code. The landscaping standards are minimum requirements; higher standards can be substituted as long as fence and vegetation-height limitations are met. Where the standards set a minimum based on square footage or linear footage, they shall be interpreted as applying to each complete or partial increment of area or length (e.g., a landscaped area of between 800 and 1600 square feet shall have two trees if the standard calls for one tree per 800 square feet.
- C. General Landscaping Standard.
 - 1. Intent. The General Landscaping Standard is a landscape treatment for areas that are generally open. It is intended to be applied in situations where distance is used as the principal means of separating uses or developments and landscaping is required to enhance the intervening space. Landscaping may include a mixture of ground cover, evergreen and deciduous shrubs, and coniferous and deciduous trees.
 - 2. Required materials. Shrubs and trees, other than street trees, may be grouped. Ground cover plants must fully cover the remainder of the landscaped area (see Figure 21: General Landscaping). The General Landscaping Standard has two different requirements for trees and shrubs:
 - a. Where the landscaped area is less than 30 feet deep, one tree is required for every 30 linear feet.
 - b. Where the landscaped area is 30 feet deep or greater, one tree is required for every 800 square feet and two high shrubs or three low shrubs are required for every 400 square feet.

D40. As demonstrated in the submitted plans (See Exhibit B1), the proposed row house units will have zero (0) feet side yard building lines meeting code. Landscaping is proposed in common areas and small parks within the project.

(.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.

D41. The applicant has provided graphic representation that more than 15% of the common open space property will be landscaped. .32 acres is dedicated to Linear Green Space or 9% of PDP 7C. The Parks Master Plan for Villebois states that there are 57.87 acres pf parks and 101.46 acres of open space for a total 159.33 acres within Villebois, approximately 33% exceeding the 15% landscaping requirement. This criterion is satisfied.

- (.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.

D42. Additional buffering and screening is not required. Private yards are not proposed for additional screening. This criterion is therefore not applicable.

- 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.

D43. All exterior, roof, and ground mounted equipment will be screened from ground level off-site views. No outdoor storage areas exist in the subject areas, nor do any loading areas, docks, truck parking or fences over 6 feet in height. Staff finds this criterion to be met.

(.06) Plant Materials.

A. Shrubs and Ground Cover.

D44. The applicant has provided graphic representation showing proposed trees, shrubs and ground covers (See Exhibit B1, Plan Sheets L1, L2 and L3). All shrubs must be well branched and typical of their type as described in current AAN standards. All shrubs will be equal to or better than 2-gallon size with a 10 to 12 inch spread and all ground cover will be at least 1 gallon containers and spaced appropriately.

B. Trees.

D45. Proposed street trees are shown on Plan Sheet L2. All proposed street trees must meet the minimum 2" caliper code requirement for primary trees. Any small deciduous ornamental or flowering trees must meet the minimum 1¾" caliper code requirement for secondary or accent trees. ~~Proposed along SW Mont Blanc Street is Chinese Kousa Dogwood. This tree is not on the approved list in the Community Elements Book. Proposed along SW Villebois Drive North is Greenspire Linden. This tree is also not on the approved list in the Community Elements Book. Another tree symbol is shown along SW Orleans Avenue but it is not on the Planting Legend.~~ *All street trees shall comply with the Street Tree Master Plan of Specific Area Plan – Central Vol. V: Community Elements Book.*

- 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:
 - 1. At maturity, proposed trees shall be at least one-half the height of the building to which they are closest, and building walls longer than 50 feet shall require tree groups located no more than fifty (50) feet on center, to break up the length and height of the façade.
 - 2. Either fully branched deciduous or evergreen trees may be specified depending upon the desired results. Where solar access is to be preserved, only solar-friendly deciduous trees are to be used. Where year-round sight obscuring is the highest priority, evergreen trees are to be used.
 - 3. The following standards are to be applied:
 - a. Deciduous trees:
 - i. Minimum height of ten (10) feet; and
 - ii. Minimum trunk diameter (caliper) of 2 inches (measured at four and one-half [4 1/2] feet above grade).
 - b. Evergreen trees: Minimum height of twelve (12) feet.

D46. Each proposed row house building would be far below 50,000 sq. ft. See Finding D45 for street tree requirements.

D. Street Trees.

D47. See Finding D45.

(.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.

D48. Condition of approval PDD9 requires that all landscaping on corner lots meet the vision clearance standards of Section 4.177.

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 Transportation Systems Plan and the Public Works Standards, together with the following standards:

E. Access drives and travel lanes.

- 1. An access drive to any proposed development shall be designed to provide a clear travel lane free from any obstructions.
- 2. Access drive travel lanes shall be constructed with a hard surface capable of carrying a 23-ton load.
- 3. Secondary or emergency access lanes may be improved to a minimum 12 feet with an all-weather surface as approved by the Fire District. All fire lanes shall be dedicated easements.
- 4. Minimum access requirements shall be adjusted commensurate with the intended function of the site based on vehicle types and traffic generation.

5. Where access drives connect to the public right-of-way, construction within the right-of-way shall be in conformance to the Public Works Standards.

D49. SW Villebois Drive North and SW Orleans Avenue fronting the subject lots for the row house buildings must be built to public road standard. SW Mont Blanc Street is a private street. Garages will have vehicle access from private alleys (Track F) according to Preliminary Plat, Plan Sheet 4. The alleys are 20 feet wide with 16 foot wide travel lanes to accommodate 2-way traffic. These criteria are met.

F. Corner or clear vision area.

1. A clear vision area which meets the Public Works Standards 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. However, the following items shall be exempt from meeting this requirement:
 - a. Light and utility poles with a diameter less than 12 inches.
 - b. Trees less than 6" d.b.h., approved as a part of the Stage II Site Design, or administrative review.
 - c. Except as allowed by b., above, an existing tree, trimmed to the trunk, 10 feet above the curb.
 - d. Official warning or street sign.
 - e. 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.

D50. Condition of approval PDD9 will require that corner or clear vision areas are maintained consistent with this provision and the Public Works Standards.

Section 4.178. Sidewalk and 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.

D51. Sidewalks must be concrete or brick pavers and at least 5 feet in width and wider. The proposed Brownstone row house buildings along SW Mont Blanc Street are within the Woonerf Address and brick paver sidewalks are required. The proposed London row house buildings along SW Villebois Drive are within the Villebois Drive Address. Staff is recommending that paver sidewalks be constructed up through the frontage of the future lot of Lot 42 (mixed-use site) and concrete sidewalks installed further north.

(.03) Bicycle and pedestrian paths shall be located to provide a reasonably direct connection between likely destinations. A reasonably direct connection is a route which minimizes out-of-direction travel considering terrain, physical barriers, and safety. The objective of this standard is to achieve the equivalent of a 1/4 mile grid of routes.

D52. In Request E the applicant is proposing a refinement to delete SW Ravenna and replace it with a linear park including bicycle and pedestrian route. This criterion is met.

(.04) Pathway Clearance.

A. Vertical and horizontal clearance for bicycle and pedestrian paths is specified in the Public Works Standards. The clearance above equestrian trails shall be a minimum of ten feet.

D53. As shown in the submittal plans, all potential obstructions are at least one foot from the edge of the pathway surfaces, and vertical clearance will be maintained. Equestrian trails are not required and none is proposed. This criterion is met.

Village Center Standards Applying to all Buildings

A: Standards Applying to All Buildings

1.1 Building Types

The Building Type, as per Table V-1: Development Standards (Village Zone) sets the building height and setback requirements. Additionally, the character of each Address is derived, in part, from assumptions about the types of products that will be developed. Therefore, this document establishes the appropriate Building Type(s) for each Address. For example, the Architectural Standards for The Courtyard Address assumes that a Row House building type is most appropriate to the intended character of the space. Whether the dwelling units are apartments, condominiums, or fee-simple is beyond the scope of this document.

All buildings outside the Address overlays shall meet the development standards of the Village Zone per the proposed Building Type. Row houses outside of an Address overlay may be detached or attached and are subject to ‘Row Houses – Village Center’ in Table V-1: Development Standards (Village Zone).

D54. The numerous separations of the proposed row house buildings allows for breaks in roof forms which further articulate the vertical proportion of the facades. This criterion is met.

1.2 Building Height and Roof Form

Intent: Strengthen the perception of streets and open spaces as public rooms by establishing a consistency of façade heights and roof forms.

Required Standards:

1. Maximum Building Height shall be as required by Table V-1: Development Standards (Village Zone).

D55. The maximum building height for row house buildings in the Village Center, as required by Table V-1, is 45 feet. The maximum building height as measured from finished grade to midpoint of highest pitched roof of the proposed 3 stories, row house buildings is approximately 32’. This does not exceed the allowed maximum; therefore, this criterion is met.

2. See Address for other height limitations, such as number of stories or Average Façade Height.

D56. Forty-one (41) row houses are located within the Woonerf Address, the standards of which can be found beginning on page 63 of this report.

3. **Building Height measurement is defined in Section 4.001 Definitions (Village Zone).**

D57. The maximum building height was measured from finished grade to midpoint of highest pitched roof per the definition of building or structure height. This is consistent with Section 4.001; therefore, this criterion is met.

4. **Rooftop equipment shall be screened from view of taller buildings, whether existing or future, to the extent feasible.**

D58. No rooftop equipment is proposed on the subject row house buildings. This criterion is therefore not applicable.

5. **At least two roof gardens within SAP Central shall be provided where appropriate to desired roof from (i.e. flat roofs)**

D59. The subject property is within SAP-Central 7. The proposal is for row houses with pitched roofs. Roof gardens are not appropriate for the row house buildings.

Optional:

- **Buildings are encouraged to approach the maximum allowable height or number of stories.**
- **Building design should minimize the impact of shading of public and private outdoor areas from mid-morning and mid-afternoon hours.**

D60. Proposed row house buildings are three (3) stories meeting code.

1.3 Horizontal Façade Articulation

Intent: Reduce the apparent bulk of large buildings by breaking them down into smaller components. Provide articulation, interest in design, and human scale to the façade of a building through a variety of building techniques.

Required Standards:

1. **Horizontal articulation: Horizontal facades shall be articulated into smaller units. Appropriate methods of horizontal façade articulation include two or more of the following elements: change of facade materials, change of color, facade planes that are vertical in proportion, bays and recesses, breaks in roof elevation, or other methods as approved. (See individual Address for allowed and encouraged methods of horizontal articulation.)**

D61. Row houses are typically vertical in nature. Horizontal articulation is achieved by creating 15 to 24' wide facade planes that are vertical in proportion. The brick veneer exteriors reinforces the vertical proportion of the facades. Staff further finds that the use

front door stoops, wide window and door trim further define the façade. This criterion is met.

2. Building facades should incorporate design features such as offsets, projections, reveals, and/or similar elements to preclude large expanses of uninterrupted building surfaces.

D62. The proposed row house buildings are in groups of 2 to 11 attached row house units serve to prevent large expanses of building surfaces. The use front door stoops, wide window and door trim further define the façade. This criterion is met.

Optional:

- **Articulation should extend to the roof. The purpose is not to create a regular rigid solution but rather to break up the mass in creative ways.**

D63. The proposed row house buildings allows for breaks in the roof form which further articulate the vertical proportion of the facades. This criterion is met.

1.1 Vertical Façade Articulation for All Mixed Use Buildings

D64. The PDP proposal is for 68 row house units and 1 mixed use building. The proposed FDP for the mixed-use building is not part of this review.

3.1 Exterior Building Materials and Color

Intent: Ensure a standard of quality that will be easily maintained and cared for over time. Provide articulation, interest in design, and human scale to the façade of a building through a variety of building techniques.

Required Standards:

- 1. When multiple materials are used on a façade, visually heavier and more massive materials shall occur at the building base, with lighter materials above the base. A second story, for example, shall not appear heavier or demonstrate greater mass than the portion of the building supporting it. Generally, masonry products and concrete are considered “heavier” than other façade materials.**

D65. The applicant is proposing combinations of brick veneer, cement panels and wood trim. The applicant is proposing to utilize brick veneer or cement panels with large grid pattern at the base. This criterion is met.

- 2. Bright, intense colors shall be reserved for accent trim. However, a color palette that includes more intense color may be considered upon review of a fully colored depiction of the building.**

D66. Most of the building facades will have brick veneer and concrete panels. The proposed color palettes is limited to window and door trim in off-white color. This criterion is met.

- 3. Bright colors shall not be used for commercial purposes to draw attention to a building.**

D67. The proposal is for residential, row houses and one mixed-use building. However, live/work life style is encouraged.

4. Concrete block shall be split-faced, ground-faced, or scored where facing a street or public way. Concrete block is discouraged around the plaza.

D68. The proposal does not include a request for concrete block; therefore, this criterion is not applicable.

5. Exteriors shall be constructed of durable and maintainable materials that have texture, pattern, or lend themselves to quality detailing.

D69. The applicant is proposing concrete and brick. These materials have proven to be durable and maintainable materials that have texture, pattern and can be utilized in varying patterns to provide quality detailing. This criterion is met.

Optional:

- **Exterior materials should have an integral color, patterning, and/or texture.**
- **Sustainable building materials and practices are strongly encouraged. Programs such as the Portland General Electric Earth Advantage and the LEED Building Certification Program of the U.S. Green Building Council may be used as guides in this regard.**

D70. At building permit review the applicant will coordinate with the Building Division about sustainable construction techniques.

3.2 Architectural Character

Intent: Encourage creative expression through diversity of architectural character. Ensure consistency and accuracy of architectural styles.

Required Standards:

1. Each building shall have a definitive, consistent Architectural character (see glossary). All primary facades of a building (those facades that face a public street) shall be designed with building components and detail features consistent with the architectural character of the building.

D71. The front elevations of the proposed row house buildings including materials and architectural details have been designed by a licensed architect. Colors are appropriate for the given architecture. Landscaping meets the Community Elements Book.

D72. “Architectural Character” is the combination of qualities that distinguish one design from another. Architectural character is intentionally open-ended to allow for contemporary interpretations of historic character. A row house in and of itself is a row of identical, or nearly identical, houses situated side by side. Staff finds that through the use of similar materials and massing the proposed revised architecture meets this criterion.

2. **Mixing of various Architectural Styles (see glossary) on the same building dilutes the character and is therefore not allowed. If a historic architectural style is selected, then all detail and trim features must be consistent with the architectural style.**
- D73.** “Architectural Style” is the combination of distinct features particular to a person, school, or era of architecture. The approved Architectural Pattern Book for SAP-Central provides appropriate Architectural Styles for this area which are met by the applicant.
3. **Secondary facades attached to a primary façade (such as a side wall not facing a public street) shall wrap around the building by incorporating building material features to the primary façade for a minimum of 25 percent of the overall wall length measured from the primary façade.**
- D74.** The side elevations of the row houses incorporate concrete and detailing as the front elevation. Staff finds that the applicant has continued the use of board and batten, horizontal lap siding and rock veneer. This criterion is met.
4. **All visible sides of buildings should display a similar level of quality and visual interest. The majority of a building’s architectural features and treatments should not be restricted to a single façade.**
- D75.** As stated previously, most sides of the row house buildings will face small private parks or streets, horizontal lap siding and rock veneer. In addition to the building materials, the applicant will continue detailing trim and window patterns on all elevations facing public view sheds. This criterion is met.
5. **Accessory buildings should be designed and integrated with the primary building. Exterior facades of an accessory building should employ architectural, site, and landscaping design elements that are integrated with and common to those used on the primary structure.**
- D76.** Accessory buildings are not proposed as a part of this application. This criterion is therefore not applicable.
6. **Applicants are encouraged to consult an architect or architectural historian regarding appropriate elements of architectural style.**
- D77.** The Supporting Compliance Report (Exhibit B1) lists the name of architectural designer. This criterion is met.
7. **In areas not within an address, building elevations of block complexes shall not repeat an elevation found on an adjacent block.**
- D78.** Forty-one (41) row house buildings are within the Woonerf Address and are, therefore, subject to the standards of said Address. A review of the Woonerf Address standards can be found in Finding D97. 16 row house buildings are within the Villebois Drive Address and are, therefore, subject to the standards of said Address. A review of the Villebois Drive Address standards can be found in Finding D98.

3.3 Ground Level Building Components

Intent: Provide an appropriate buffer between private zones and the public right-of-way. Encourage interaction between neighbors and between residents and pedestrians. Ensure that all ground floors reinforce the streetscape character.

Section 4.125 Table VI Row Houses Required Standards:

1. **Building setbacks and frontage widths shall be as required by Table V-1: Development Standards unless specifically noted otherwise by an Address requirement. Detached row houses shall not be separated at front façade by more than 10 feet, except as necessary to accommodate the curve radius of street frontage, public utility easements, important trees, grade differences, open space requirements, or as otherwise approved by the Development Review Board.**
- D79.** The proposed side yards between the row house units is 0 feet meeting Villebois zoning code.
2. **Retail shall be oriented toward the adjacent street or public way and have direct access from sidewalks through storefront entries. Secondary entry from the parking lot side is allowed, however the street side shall have the primary entrance.**
- D80.** The proposal is for 68 row house units and one mixed-use building on proposed Lot 42. Lot 42 faces SW Villebois Drive North and will have direct access to public sidewalk.
3. **Mixed use buildings: residential entries, where opening to streets and public ways, shall be differentiated from adjacent retail entries and provide secure access through elevator lobbies, stairwells, and/or corridors.**
- D81.** The proposal is for 68 row house units and one mixed use building. The mixed use building will be reviewed in a separate Final Development Plan application.
4. **All entries, whether retail or residential, shall have a weatherproof roof covering, appropriate to the size and importance of the entry but at least 4 feet deep and 4 feet wide.**
- D82.** The proposal includes provisions for covered stoops on all Brownstone and London row house buildings at least 4 feet deep and 4 feet wide. This criterion is met.
- Building lighting, when provided, shall be indirect or shielded.**
- D83.** All exterior building lighting will consist of shielded fixtures.
- D84.** The proposed architecture for the row house buildings in groups serves to reduce large expanses of building surfaces. Entry stoops and door pilaster projections serve to further break down the scale of the row house buildings. This criterion is met.

5. **Parking structures shall be screened from streets using at least two of the following methods:**
 - a) **Residential or commercial uses, where appropriate;**
 - b) **Decorative grillwork (plain vertical or horizontal bars are not acceptable);**
 - c) **Decorative artwork, such as metal panels, murals, or mosaics; and/or**
 - d) **Vegetation, such as trees, shrubs, ground cover and/or vines, adjacent to the wall surface.**

D85. The proposal does not include a request for parking structures; therefore, this criterion is not applicable.

6. **For mixed-use buildings, within the plaza address every storefront window shall have a canopy or awning.**

D86. The proposal is for 68 row house units and one mixed-use building. The mixed use building will be reviewed in a separate Final Development Plan application.

7. **Reflective, heavily tinted, or other sight-obscuring glass is strongly discouraged in commercial spaces and on windows larger than four square feet.**

D87. The proposal is for 68 row house units and one mixed-use building. The mixed use building will be reviewed in a separate Final Development Plan application

9. **Landscaping or other form of screening shall be provided when parking occurs between buildings and the street.**

D88. The proposal does not include parking between the building and street. The submitted drawings indicate that all garages will be alley loaded. This criterion is therefore not applicable.

Optional:

- **Create indoor/outdoor relationships by opening interior spaces onto walkways and plazas and bring the “outdoors” into the building by opening interior spaces to air and light. Overhead garage doors, telescoping window walls, and low window sill heights are good strategies for creating indoor/outdoor relationships.**
- **The primary function of canopies and awnings is weather protection. Signage requirements are found in the Signage and Wayfinding Plan.**

D89. While these provisions are optional, all of the proposed row house buildings include front stoops off the front living spaces with window and doors to bring the outdoors in to the living spaces. In addition to providing entry stoops the applicant is proposing low window sill heights to further enhance the indoor/outdoor relationships. No canopies, awnings or signage is proposed. This criterion is met.

4.1 Façade Components

Intent: **Maintain a lively and active street face. Provide articulation, interest in design, and human scale to the façade of a building through a variety of building techniques.**

Required Standards:

1. **Windows and doors shall be recessed 3 inches (i.e., into the façade) to provide shadowing. Windows and doors recessed less than 3 inches are allowed, provided they also incorporate at least one of the following:**
 - a. **Shutters, appearing operable and sized for the window opening;**
 - b. **Railing, where required at operable doors and windows (i.e. French balcony); and/or**
 - c. **Visible and substantial trim. Trim is considered visible and substantial when it is of a contrasting material, color, or it creates shadowing. Stucco trim on a stucco façade is not acceptable.**
- D90.** The applicant has provided drawings to support that all windows and doors incorporate visible and substantial trim of a uniform color. Should the windows and doors be recessed less than 3 inches, this provision can still be met through the incorporation of substantial trim.
2. **Balconies shall extend no more than 36 inches beyond the furthest adjacent building face. Balconies are encouraged to extend into the building façade to achieve greater depth than 36 inches.**
- D91** The proposal does not include plans for porches. Balconies are proposed at rear elevations This criterion is met.
3. **Shutters, where provided, shall be sized to appear operable at window or door openings.**
- D92.** Shutters are not proposed therefore, this criterion is not applicable.
4. **Except in the Plaza Address, balconies shall be at least 5 feet deep. Porches shall have a minimum four foot covered depth and provide a usable area a minimum of six feet by six feet.**
- D93.** The proposal does not include plans for porches. Balconies are proposed at rear elevations. The applicant has provided graphic representation that the Brownstone row houses include a covered stoops.

Optional:

- **Individual residential windows should be square or vertical in proportion. An assembly of windows, however, may have an overall horizontal proportion.**
- **Material changes should occur at a horizontal line or at an inside corner of two vertical planes.**
- **Every residential unit is encouraged to have some type of outdoor living space: balcony, deck, terrace, stoop, etc.**
- **Expression of the rainwater path (conveyance or rainwater from the building roof to the ground) should be expressed at street-facing facades. Expression of the rainwater path includes the use of scuppers and exposed gutters and downspouts. Some of the Village Center streets feature surface rainwater drainage; where applicable, buildings shall have downspouts connected to the drainage system.**
- **Building fronts are encouraged to take on uneven angles as they accommodate the shape of the street.**

- Encourage wide opening windows. Install small window panes where the style of the architecture dictates.
- The use of high window sill is discouraged.
- The use of finishing touches and ornament is encouraged on buildings.

D94. The preceding elements are not required; however, the applicant is proposing several optional items. All windows are either square or vertical in proportion. All row house units have front stoops off main front living spaces. These criteria are met.

5.1 Fencing

Intent: Ensure that fencing is compatible with the building design and consistent throughout the Village Center.

D95. See Finding D3.

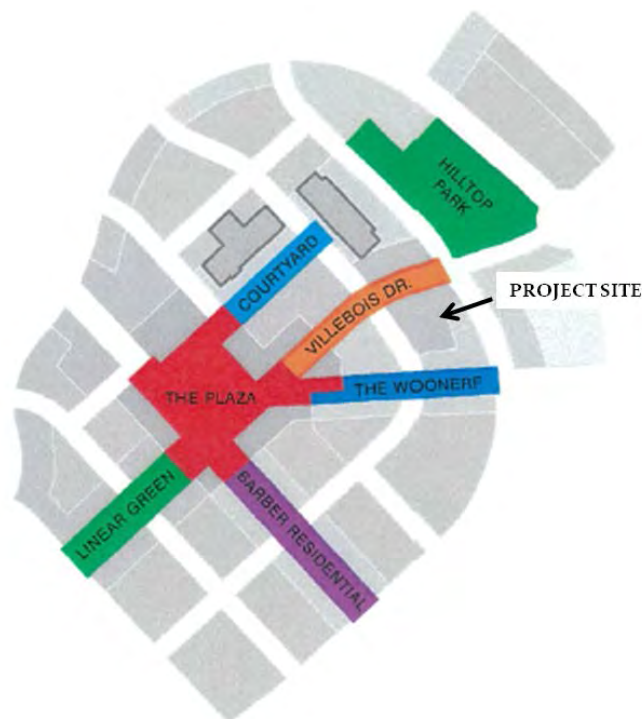
D96. 0:4 Village Center Architectural Standards – Compliance Checklist, Standards Applying to All Buildings:

Standard	Compliant	Notes
A1.2 Building Height & Roof Form		
Required Standards		
0.1 Max. building height according to Table V-1	<input checked="" type="checkbox"/>	Row house buildings at 3 stories or 32 feet high are below 45' maximum height meeting Table V-1.
0.2 Other height limitations	<input checked="" type="checkbox"/>	Row house buildings are below 45' maximum height meeting Table V-1.
0.3 Check building height measurement method – V Zone 4.001.	<input checked="" type="checkbox"/>	Row house buildings are measured correctly.
0.4 Rooftop equipment screening	<input checked="" type="checkbox"/>	No rooftop equipment proposed
0.5 Roof gardens	<input checked="" type="checkbox"/>	No rooftop garden areas are proposed.
Optional		
0.6 Maximum allowable height encouraged	<input checked="" type="checkbox"/>	The row house buildings are not designed to exceed the allowable height.
0.7 Minimize shading of outdoor areas	<input checked="" type="checkbox"/>	There is no private open space between the row house units as they are attached with 0 foot setbacks.
A1.3 Horizontal Façade Articulation		
Required Standards		
0.1 Horizontal Facades articulated into smaller units	<input checked="" type="checkbox"/>	Row house uses change with materials, change of brick veneer, vertical façade planes, stoops, recesses, and breaks in roof elevations to articulate the horizontal façade.
0.2 Incorporate offsets, projections, reveals, and/or	<input checked="" type="checkbox"/>	Offsets, covered stoops, and other elements are used to prevent a large expanse of

similar elements		uninterrupted building surfaces.
Optional		
0.3 Articulation extended to the roof	<input checked="" type="checkbox"/>	The articulation of the row house buildings does extend to the roof.
A2.1 Vertical Façade Articulation for All Mixed Use Buildings	N/A	Not applicable. The row houses are not mixed use buildings.
A3.1 Exterior Building Materials & Color		
Required Standards		
0.1 Heavier and more massive materials at the building base	<input checked="" type="checkbox"/>	Brick veneer and concrete panels are considered a heavier material, is applied at the base of the row houses.
0.2 Bright, intense colors reserved for accent trim	<input checked="" type="checkbox"/>	Bright, intense colors are not proposed.
0.3 Bright colors not used for commercial purposes	N/A	The mixed use lot #42 for future commercial requires separate FDP review.
0.4 Acceptable concrete block at a public way	<input checked="" type="checkbox"/>	Concrete block is not proposed.
0.5 Exteriors constructed of durable and maintainable materials	<input checked="" type="checkbox"/>	Brick veneers and concrete hardi-board panel siding are all durable materials with texture.
Optional		
0.1 Exterior materials with integral color, patterning, and/or texture	<input checked="" type="checkbox"/>	The exterior materials have integral color, patterning, or texture.
0.2 Sustainable building materials and practices are strongly encouraged	<input checked="" type="checkbox"/>	The proposed brick veneers and cement panel siding materials could be considered sustainable to different extents.
3.2 Architectural Character		
Required		
0.1 Definitive, consistent architectural character	<input checked="" type="checkbox"/>	The row house buildings have two defined and consistent architectural styles: Brownstone and London styles.
0.2 Detail and trim features consistent with the architectural style	<input checked="" type="checkbox"/>	The row house buildings are consistently in Brownstone and London styles.
0.3 Secondary façade design includes min. 25% of wall length of primary façade details and materials	<input checked="" type="checkbox"/>	All facades full integrate the designed architectural style
0.4 All visible sides of buildings display a similar level of quality and visual interest	<input checked="" type="checkbox"/>	All visible sides of the row houses maintain a consistent and similar level of quality and visual interest
0.5 Accessory buildings designed and integrated into primary building	<input checked="" type="checkbox"/>	No accessory buildings are proposed
0.6 Architect consultation regarding architectural style	<input checked="" type="checkbox"/>	The row house buildings have been professionally designed by a licensed architect.
0.7 Building elevations not	<input checked="" type="checkbox"/>	The row house buildings (9 Brownstone and

repeated on adjacent blocks.		London styles) would not repeat other elevations on adjacent blocks.
A3.3 Ground Level Building Components		
Required Standards		
0.1 Building setbacks and horizontal widths per Table V-1. Detached row house max. 10' separation at front.	☒	Standards of Table V-1 are met for setback and frontage widths.
0.2 Retail orientated toward street or public way	N/A	Not proposed, future mixed use building on proposed Lot 42.
0.3 Mixed use buildings: residential entries differentiated from adjacent retail entries	N/A	Not proposed, future mixed use building on proposed Lot 42.
0.4 Weatherproof roof covering at entries	☒	Appropriately sized covered stoops.
0.5 Indirect or shielded building lighting	☒	Lighting will be indirect or shielded.
0.6 Parking structures screened from street.	☒	Garages are proposed at alleys which are partially visible to public view.
0.7 Storefront windows with a canopy or awning	N/A	Not applicable, future mixed use building on proposed Lot 42.
0.8 Discourage use of sight obscuring glass	☒	Proposed glass is not sight obscuring.
0.9 Landscaping or screening of parking between buildings and the street	N/A	Not proposed.
Optional		
0.10 Create indoor/outdoor relationships	☒	Doors and windows bring light and air and the outdoors into the individual living spaces.
0.11 Canopies and Awnings for weather protection	N/A	Not proposed.
A4.1 Façade Components		
Required		
0.1 Windows and doors recessed 3 inches	☒	Windows and doors include substantial and visible trim.
0.2 Balconies 36" max. projection	☒	Balconies are proposed at rear elevations.
0.3 Shutters sized for operable appearance	N/A	Shutters are not proposed.
0.4 Balconies and porches at least 5 feet deep. Porches min. 4. Covered depth and min. useable area 6' x 6'	☒	Balconies are proposed at rear elevations.
Optional		
0.4 (<i>Note: Duplicate numbers in published VCAS</i>) Windows square or vertical in proportion.	☒	All visible individual windows are square or vertical in proportion.

0.5 Materials changes at a horizontal line or inside corner of two vertical planes.	☒	Materials change at horizontal lines or corners
0.6 Residential units with outdoor living space.	☒	Balconies are proposed at rear elevations.
0.7 Expression of rainwater path	N/A	Not proposed
0.8 Building fronts taking on uneven angles to accommodate street	☒	Streets are straight along frontage, no angles needed.
0.9 Encourage wide opening windows	☒	The applicant has indicated details of window opening.
a. Discourage use of high window sills	☒	High window sills are not proposed.
b. Finishing touches and ornament	☒	The applicant is providing some level of finishing ornamentation.
A5.1 Fencing		
Required Standards		
0.1 See applicable sections of the Village Zone	☒	



VILLAGE CENTER OUTDOOR ROOM ADDRESSES
DIAGRAM

1.1 Woonerf Address Narrative

“The Woonerf Address is a special and deliberate deviation from the Village Center street grid. Aligned to the view of Mt. Hood, the public way connects the heart of Villebois, the

Plaza, to its regional context. Additionally, the Woonerf is part of the pedestrian connection between East Park and the Plaza.”

“Woonerf is a Dutch word meaning “living street.” A woonerf is common space shared equally by pedestrians, cyclists, and low speed vehicles. Raising the street to the same grade as sidewalks, and placing trees, planters, parking areas, and other obstacles in the street slows vehicles to walking speed. This makes the street available for social use of the local residents while maintaining connectivity and the parking needs of vehicles”

“Because of its proximity to the Plaza and its pedestrian emphasis, the Woonerf Address has specific design characteristics to complement the streetscape. The lifestyle is urban, with a compressed outdoor living spaces. These components encourage interaction between neighbors as well as pedestrians going to and from the Plaza.”

“To reinforce the spirit of urban living and strengthen the uniqueness of this outdoor room, the Woonerf Address emphasizes consistency of massing, façade design, and materials. The homes will have similar heights and materials, with encouraged minor variation of façade elements.”

D97. The Woonerf Address Compliance Checklist:

Applicable Requirements	Compliant	Notes
E2.1 Building types, must be attached.	<input checked="" type="checkbox"/>	All proposed town house units are attached a - 9-plex, 10-plex or 11-plexes.
E2.2 Building Height & Form		
Required Standards:		
1) Buildings have minimum two stories or greater in height	<input checked="" type="checkbox"/>	The proposed row house buildings are 3 – stories meeting the Woonerf Address.
2) Roof forms in a set of row houses shall be substantially similar in character.	<input checked="" type="checkbox"/>	Roof forms are substantially similar in character for the Brownstone row house buildings.
Optional		
3) Building facades in a set of row houses are encouraged to be similar in height similar in height.	<input checked="" type="checkbox"/>	Roof heights are substantially similar in character for the Brownstone row house buildings.
E2.3 Horizontal Façade Articulation		
Required Standards		
1) Each row house shall be articulated as an individual unit. Two or more of the following methods of horizontal articulation shall be used: a) Prominent entry, bay, or similar component for each dwelling unit; b) Reveal trim between major façade planes; c) Change of color, texture, or pattern of similar materials; d) Breaks in roof elevation per	<input checked="" type="checkbox"/>	These criteria are satisfied.

dwelling unit; and e) Offsets of major façade planes.		
Optional		
2) Change of material per dwelling unit is not a preferred method of Horizontal Articulation as it detracts from the consistency of the streetscape.	☒	Brick masonry and wood is consistent along the row house building elevations.
E:3.1 Exterior Building Materials		
Required Standards		
1) The requirements of this Section supersede Table V-4	☒	
2) Req. Materials at min. 40% of each façade shall be finished in one or more of the following materials: a) Brick, stone, or cast stone. b) Stucco or plaster; c) Poured-in-place concrete, or pre-cast veneer; and/or Metal panel systems.	☒	More than 40% of each row house building façade is finished brick masonry.
3) The following additional materials may be used up to the remaining percentages of each façade: a) Wood; b) Cellulose fiber-reinforced cement products. (i.e. Hardi-Board) or other cement building products. c) Rock, glass block, tile; and/or d) Concrete block; split faced-faced, ground-faced, or scored. 4) The percentage calculation applies only to the facades facing a public or private street. 5) Doors and windows and their associated trim shall be excluded from the percentage calculation. 6) Glass shall have less that 20% reflectance. 7) Brick, when used, should match or be compatible with the street pavers.	☒	Wood window trim, door trim and ledges are incorporated.
E3.2 Façade Components		
1) Scuppers and downspouts at the Woonerf Address shall be metal or clay. Downspouts shall connect with the street's drainage	☒	Scuppers and downspouts are proposed. Projected balconies are proposed at rear elevations. Façade components in each set of row houses are substantially similar in proportion and

<p>as per the Rainwater Management Plan.</p> <p>2) Projection balconies and decks are not allowed above the first floor on street facing facades. French balconies two feet or less are allowed.</p> <p>3) Wood or simulated wood railing or fencing is prohibited.</p>		<p>configuration.</p>
<p>Optional</p>		
<p>4) Small punched openings in a thick wall is the preferred window expression. Large expanses of contiguous windows should be limited to bay windows.</p> <p>5) French balconies and bay windows two feet or less in depth are encouraged as predominate outdoor living space components of the Woonerf Address.</p> <p>6) Façade components in each set of row houses are encouraged to be substantially similar in proportion and configuration.</p>	<input checked="" type="checkbox"/>	
<p>E4.1 Ground Level Building Components</p>		
<p>Required Standards</p>		
<p>1) Each row house shall have a stoop or terrace.</p> <p>2) The stoop or terrace shall be 30 inches or greater in elevation above grade.</p> <p>3) Each row house shall have a private outdoor living space at the entry façade. The space shall meet the following requirements:</p> <p>a) The useable space shall measure 5 feet or greater in depth and 7 feet or greater in length along the façade;</p> <p>b) The required space may be sunken no more than 24 inches below grade.</p> <p>c) The required space may be elevated no higher than the stoop/terrace elevation.</p> <p>d) The required space may be screened from the street, but fences and railing may be no more than 50% opaque and no taller than</p>	<input checked="" type="checkbox"/>	<p>These criteria are satisfied.</p>

4 feet; and e) The required space must have direct access from the front entry, or direct access from a secondary entrance, such as a sliding patio door.		
Optional		
4) Stoops and terraces in each set of row houses should be substantially similar in height and configuration.	☒	These criteria are satisfied.

1.1 “Villebois Drive is a front door to the Village Center. Though predominantly residential, it sets the tone for a more urban experience. The architectural compments of this address, therefore, are similar to that of the Plaza.

Villebois Drive is envisioned as a potential growth corridor for future commercial uses. Accordingly, this Address has specific requirements to accommodate and encourage these possible transitions. Most of these Standards apply to the ground level buffer between the public way and private zones. The intent is for ground units not to prohibit future conversion to small commercial spaces.

See the Community Elements Book for additional ways in which the streetscape design assists the transition from residential to mixed-use characteristics.”

D98. The Villebois Drive Address Compliance Checklist:

Applicable Requirements	Compliant	Notes
C2.1 Building Types per table V-1. Building types, must be attached.	☒	All proposed town house units are attached a 7-plex and 8-plex. The future multi-use building requires a separate FDP application.
C2.2 Building Height & Roof Form		
1) Buildings have minimum two stories or greater in height	☒	The proposed row house buildings are 3 – stories meeting the Villebois Drive Address.
2) Flat or low slope roof w/ parapet	☒	Low slope roof roofs is proposed (London row house style)
3) Dormers, chimneys & light monitors.	☒	Not proposed or required.
4) Variation on roof forms are encouraged.	☒	Roof heights are substantially similar in character for the London row house buildings.
5)Variety of roof heights and configurations are encouraged.	☒	Not proposed or required.
C2.3 Horizontal Façade Articulation		
Required Standards		
1) Horizontal facades > 60’ articulated into smaller units.	☒	This criterion is satisfied.
C:2.4 Exterior Building Materials		
Required Standards		

1) The requirements of this Section supersede Table V-4	<input checked="" type="checkbox"/>	
2) Req. Materials at min. 30% of each façade.	<input checked="" type="checkbox"/>	More than 30% of each row house building façade is finished brick masonry, concrete panels.
3) Additional materials 60% of each façade. 4) % applies only to the facades facing a public street or private street. Glass shall have less than 20% reflectance. 5) Doors, windows and trim excluded from % calculation. 6) Glass with less than 20% reflectance.	<input checked="" type="checkbox"/>	Wood window trim, door trim and ledges are incorporated. Glass will be less than 20% reflectance.
C3.1 Ground Level Building Components		
Required Standards		
1) The ground level of multi-use buildings. 2) Ground level residential units utilize buffering elements.	N/A	The future multi-use building requires a separate FDP application.
Optional		
3) Row houses exempt from Flex space requirements.	N/A	The future multi-use building requires a separate FDP application.
4) Mixed use requirements for construction.	N/A	The future multi-use building requires a separate FDP application.

D99. Community Elements Book:

Applicable Requirement	Compliant	Notes
Street Lighting	<input checked="" type="checkbox"/>	See Plan Sheet L5.
Curb Extensions	<input checked="" type="checkbox"/>	Proposed along SW Mont Blanc Street and SW Villebois Drive North.
Street Trees	No	Street trees must be the preferred variety for each street as listed on page of the approved SAP Central Community Elements Book.
Landscape Elements-Site Furnishings	<input checked="" type="checkbox"/>	Listed site furnishings required are shown on Plan Sheets L1 and L5.
Tree Protection	<input checked="" type="checkbox"/>	See Request F for the Type 'C' Tree Plan
Plant List	<input checked="" type="checkbox"/>	All plant materials listed on Planting Plans. No prohibited plants are proposed

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.

D100. Staff finds that the subject site for the proposed row houses is part of the approved SAP Villebois Specific Area Plan. The project site has fairly level terrain. Numerous trees in poor to good condition will be removed.

B. Relation of Proposed Buildings to Environment.

D101. The project site is not within a Significant Resource Overlay Zone or next to any other natural feature. This criterion is not applicable.

C. Drives, Parking and Circulation.

D102. Driveways and circulation exist and serve the site adequately.

D. Surface Water Drainage.

D103. At permit review the City will require that the applicant provide storm water calculations to ensure the downstream capacity of the public storm drainage system and not adversely affect neighboring properties.

E. Utility Service.

D104. All utilities already will be extended to the project site meeting code. Engineering review of construction documents will ensure compliance with this provision.

F. Advertising Features.

D105. New signs will need to comply with the approved Villebois Center Master Sign Plan.

G. Special Features.

D106. There will be no special features associated with the proposed building expansion.

REQUEST E: REFINEMENTS

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

Proposed refinements:

1. Street network – SW Ravenna Loop
2. Parks, trails and open space
3. Location and mix of land uses
4. Housing density
5. Rainwater Management Plan - pervious pavers

Refinements Generally

Subsection 4.125 (.18) J. 1. Refinement Process

“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.”

- E1. The applicant is requesting a number of refinements as listed below. The applicant has provided plan sheets showing sufficient information to demonstrate compliance with the applicable criteria. Except for the proposed rainwater refinement, as can be seen in the findings below the criteria set forth in Subsection 4.125 (.18) J. 2 is satisfied for each requested refinement.

Refinement Request “a”: Street Network

Subsection 4.125 (.18) J. 1. a. i. SAP Refinements: Street Network and Functional Classification

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.

As used herein, “significant” means: More than ten percent of any quantifiable matter, requirement, or performance measure, as specified in (.18)(J)(1)(a), above.



- E2. The Villebois Village Master Plan shows a road connection from SW Ravenna Loop to SW Paris Avenue. The applicant is proposing to delete the segment between SW

Villebois Drive North and SW Mont Blanc Street and replace it with linear green parks including pedestrian and bicycle route.

Quantifiable measures related to this refinement request include circulation system function and connectivity. Level of Service (LOS) is the quantifiable performance measure related to circulation system function for vehicles. No data is available nor practical to obtain regarding the circulation system function for bicycles and pedestrians. In addition, pedestrian connections will be maintained where shown in the master plan by paths. Bicycles connections will also be allowed on these paths. While the traffic study did not compare LOS at various intersections with and without the proposed refinements, LOS of service continues to be met with the proposed changes. The quantifiable measure of connectivity is number of connecting routes. To connecting routes for vehicles are lost, which is less than 10 percent of the overall number of vehicle connections provided in the SAP and PDP. These criteria are satisfied.

Subsection 4.125 (.18) J. 1. b. ii. Defining “Significant” for SAP Refinements: Qualitative

As used herein, “significant” means: That which negatively affects an important, qualitative feature of the subject, as specified in (.18)(J)(1)(a), above.

E3. This subsection does not provide clear definition of what an important qualitative feature might be. Absent details in this subsection, staff interprets the primary qualitative factors to consider being the three guiding design principles of the Villebois Village Master Plan: Connectivity, Diversity, and Sustainability. The three guiding design principles are further defined by the goals, policies, and implementation measures of the Master Plan. By virtue of better or equally implementing the goals, policies, and implementation measures of the Villebois Village Master Plan, as described in Finding E4 below, the proposed refinements do not negatively affect qualitative features of the street network. These criteria are satisfied.

Subsection 4.125 (.18) J. 2. a. SAP Refinement Review Criteria: Better or Equally Implementing Villebois Village Master Plan

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.”

E4. The following are the relevant goals and policies from the Villebois Village Master Plan followed by discussion of how the refinements better or equally meet them: These criteria are satisfied.

Circulation System Goal: The Villebois Village shall provide for a circulation system that is designed to reflect the principles of smart growth.

Pedestrian connections are being maintained as shown in the Master Plan supporting the Smart Growth principle of creating walkable neighborhoods.

Circulations System Policy 1: The Villebois Village shall encourage alternatives to the automobile, while accommodating all travel modes, including passenger cars, trucks, buses, bicycles and pedestrians.

As demonstrated in the traffic report adequate vehicle circulation will be maintained. In addition bicycle and pedestrian connections are maintained as shown in the Villebois Village Master Plan.

Subsection 4.125 (.18) J. 2. b. SAP Refinement Review Criteria: Impact on Natural and Scenic Resources

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

- E5. The proposed grading reflecting the natural contours of the site are supportive of through mid-block vehicle connections in the locations where the removal of SW Ravenna Loop is proposed. These criteria are satisfied.

Subsection 4.125 (.18) J. 2. c. SAP Refinement Review Criteria: Effect on Subsequent PDP's and SAP's

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

- E6. The proposed changes allows the area of SAP Central to develop in a manner consistent with the Master Plan and relevant SAP approvals. These criteria are satisfied.

Refinement Request “b”:Parks, Trails,and Open Space

Subsection 4.125 (.18) J. 1. a. ii. SAP Refinements: Parks, Trails, and Open Space

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.

- E7. The changes include small private parks and new linear green. The Regional Parks and Open Space are substantially consistent with the Villebois Village Master Plan. These criteria are satisfied.

Subsection 4.125 (.18) J. 1. b. i. Defining “Significant” for SAP Refinements: Quantifiable

As used herein, “significant” means: More than ten percent of any quantifiable matter, requirement, or performance measure, as specified in (.18)(J)(1)(a), above.

- E8. The performance measures, etc. being measured for the purpose of this refinement are the reduction of function, usability, connectivity, or overall distribution or availability of park uses in the Preliminary Development Plan creating no reduction in any measurable aspect of the parks. These criteria are satisfied.

Subsection 4.125 (.18) J. 1. b. ii. Defining “Significant” for SAP Refinements: Qualitative

As used herein, “significant” means: That which negatively affects an important, qualitative feature of the subject, as specified in (.18)(J)(1)(a), above.

E9. This subsection does not provide clear definition of what an important qualitative feature might be. Absent details in this subsection, staff interprets the primary qualitative factors to consider be the three guiding design principles of the Villebois Village Master Plan: Connectivity, Diversity, and Sustainability. The three guiding design principles are further defined by the goals, policies, and implementation measures of the Master Plan. By virtue of better or equally implementing the goals, policies, and implementation measures of the Villebois Village Master Plan, as described in Finding E10 below, the proposed refinement would not negatively affect qualitative features of the parks. These criteria are satisfied.

Subsection 4.125 (.18) J. 2. a. SAP Refinement Review Criteria: Better or Equally Implementing Villebois Village Master Plan

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.

E10. The following are the relevant goals and policies from the Villebois Village Master Plan followed by discussion of how the refinements better or equally meet them:

Goal stated in paragraph one under 3.1 Introduction/Proposal for Parks and Open Space:

Offer a variety of opportunities that are engaging to all senses, through the provision of programming elements that allow for a wide variety of experiences.

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

Policy 2: An interconnected trail system shall be created linking the park and open spaces and key destination points within Villebois and to the surrounding neighborhoods. The trails system shall also provide loops of varying lengths to accommodate various activities such as walking, running, and rollerblading.

Policy 3: Parks shall encourage the juxtaposition of various age-oriented facilities and activities, while maintaining adequate areas of calm.

Policy 4: Park designs shall encourage opportunities for wildlife habitat, such as plantings for wildlife foraging and/or habitat, bird and/or bat boxes and other like elements.

Policy 5: Gathering spaces in parks shall generate social interaction by adding layers of activity (Power of Ten).

Policy 6: Build-out of the Villebois Village Master Plan shall comply with the City of Wilsonville SROZ regulations. Any encroachment into the SROZ will be reviewed for compliance or exemption as more detailed information is provided that will affect the SROZ areas. Adjustments in plan, street alignments, and intersections as well as rainwater facilities and pathways shall be made to comply with SROZ regulations.

Policy 9: Parks and recreation spaces shall provide for flexibility over time to allow for adaptation to the future community's park, recreation and open space needs.

Implementation Measure 1: Future and pending development applications within Villebois (Specific Area Plans, Preliminary Development Plans and Final Development Plans) shall comply with the park, trail, open space system proposed in Figure 5 – Parks and Open Space Plan, Figure 5A – Recreational Experiences Plan, and Table 1: Parks Programming. Refinements may be approved

Implementation Measure 3: Parks and open spaces shall be designed to incorporate native vegetation, landforms and hydrology to the fullest extent possible.

Implementation Measure 12: Through time, the Developers shall have a responsibility to participate in planning, implementing and securing funding sources for a wetland naturalization and enhancement plan for the Coffee Lake wetland complex. These wetlands are adjacent to Coffee Creek and within the boundary of Villebois. The wetland naturalization and enhancement plan shall be initiated and completed with the phased development of the Village.

Implementation Measure 15: Each child play area shall include uses suitable for a range of age groups.

The proposed refinement maintains all the amenities and their related variety shown in the Master Plan for the PDP 7C area.

Subsection 4.125 (.18) J. 2. b. SAP Refinement Review Criteria: Impact on Natural and Scenic Resources

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

E11. The additional green space will not result in detrimental impacts to the environment or natural or scenic resources. These criteria are satisfied.

Subsection 4.125 (.18) J. 2. c. SAP Refinement Review Criteria: Effect on Subsequent PDP's and SAP's

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

- E12.** The proposed park refinement does not preclude an adjoining or subsequent PDP or SAP area from developing consistent with the approved SAP or Master Plan. These criteria are satisfied.

Refinement Request “c”: Utilities and Storm Water Facilities

Subsection 4.125 (.18) J. 1. a. iii. SAP Refinements: Utilities and Storm Water Facilities

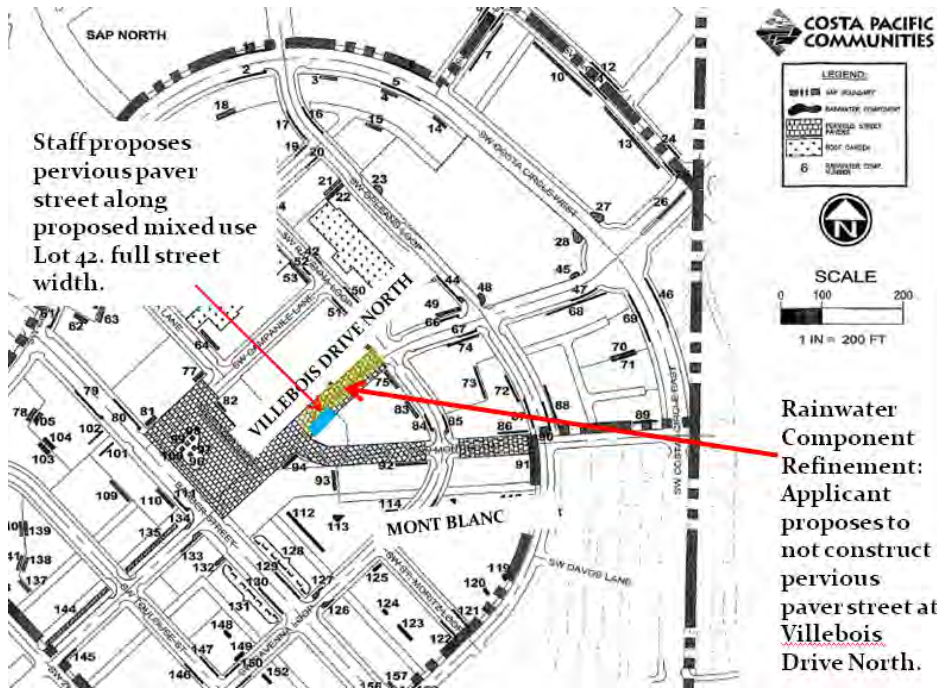
Changes to the nature or location of utilities or storm water facilities that do not significantly reduce the service or function of the utility or facility.

- E13. Pervious Pavers at SW Villebois Drive:** The applicant is proposing to construct bio retention cells along SW Villebois Drive North from SW Mont Blanc Street to SW Orleans Avenue. A revised rainwater memorandum is included in Exhibit B1 which details the percentage of treatment achieved as shown on Plan Sheet 6, Composite Utility Plan. The project engineer indicates that the proposed rainwater management program will treat 80% of the impervious area created on site. However, the applicant is proposing to not install pervious pavers along the public street, SW Villebois Drive North between SW Mont Blanc Street and SW Paris Avenue. Thus the applicant is proposing a refinement from the Rainwater Management Plan, shown in Figure A, of Section IIC, Exhibit B1 to remove the pervious paver roadway with impervious pavement. In the professional opinion of staff this refinement does not set the “tone for a more urban experience” envisioned in the Villebois Drive Address. Villebois Area Plan – Central. Village Center Architectural Standards (VCAS) Narrative 1.1. VCAS Narrative 1.1 states:

“Villebois Drive is a front door to the Village Center. Though predominantly residential, it sets the tone for a more urban experience. The architectural components of this address, therefore, are similar to that of the Plaza.”

Staff is recommending that the refinement to not construct pervious pavers on SW Villebois Drive North between SW Mont Blanc Street and SW Paris Avenue be modified to require pervious pavers up through the frontage of proposed Lot 42 (future site of mixed use development). In the professional opinion of staff this would be the logical transition for street surface types between the “urban experience” commercial and residential along SW Villebois Drive North. Staff further points out that on Final Development Plan Sheet L1 of Section VIB of Exhibit B1 “Permeable Concrete Pavers” are proposed for street surface, street parking and sidewalks on the private street, SW Mont Blanc. Plan Sheet note 12/15 of Plan Sheet L1 specifies the manufacture, model, color, finish and size of the paver units. This is consistent with the Rainwater Management Plan. “Pervious pavement” (underline emphasis added by staff) referenced by the project engineer in his May 19th Memorandum, Section IIC of Exhibit B1 must not be allowed.

Portion of Rainwater Management Plan showing proposed refinement:



Refinement Request “d”: Location and Mix of Land Uses

Subsection 4.125 (.18) J. 1. a. iv. SAP Refinements: Location and Mix of Land Uses

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.

E14. The changes to the location and mix of land uses are illustrated in the following table. Overall, as shown in the findings below, the changes do not significantly alter the distribution or availability of uses in PDP 7C. These criteria are satisfied.

Description of Block (bounded by:)	SAP Plan	Proposed PDP 7C Plan
SW Mont Blanc Street	_____	41 Row Houses 41 Total
SW Villebois Drive N	_____	16 Row Houses 16 Total
SW Orleans Ave.	_____	5 Row Houses 5 Total
Alley	_____	6 Row Houses 6 Total
	Total: 46 Row Houses, 24 Urban Apartments	Total: 68 Row House

Subsection 4.125 (.18) J. 1. b. i. Defining “Significant” for SAP Refinements: Quantifiable

As used herein, “significant” means: More than ten percent of any quantifiable matter, requirement, or performance measure, as specified in (.18)(J)(1)(a), above,”

E15. For the purpose of this refinement the quantifiable requirement is the number of lots/units under an aggregated land use category on the SAP level. The first land use category small detached, small cottage detached, and all attached housing types. The second land use category includes medium, standard, and larger single-family unit types. The table below shows the proposed changes affect the SAP Central Land Use Mix. Proposed is a 1.3 percent increase in the smaller and attached land use category. Both of these are well within the ten percent allowance. These criteria are satisfied.

	SAP Central Unit Count within MP	Proposed SAP Central Unit Count	% Change
Small/Small Cottage/Row Houses/Neighborhood Apts.	999	1,012	1.3%
Medium/Standard/Large/Estate	0	0	0%
TOTAL	999	1.012	1.3%

Subsection 4.125 (.18) J. 1. b. ii. Defining “Significant” for SAP Refinements: Qualitative

“As used herein, “significant” means: That which negatively affects an important, qualitative feature of the subject, as specified in (.18)(J)(1)(a), above.”

E16. This subsection does not provide clear definition of what an important qualitative feature might be. Absent details in this subsection, staff interprets the primary qualitative factors to consider being the three guiding design principles of the Villebois Village Master Plan: Connectivity, Diversity, and Sustainability. The three guiding design principles are further defined by the goals, policies, and implementation measures of the Master Plan. By virtue of better or equally implementing the goals, policies, and implementation measures of the Villebois Village Master Plan, as described in Finding E17 below, the proposed refinement would not negatively affect qualitative features for location and mix of land uses. These criteria are satisfied.

Subsection 4.125 (.18) J. 2. a. SAP Refinement Review Criteria: Better or Equally Implementing Villebois Village Master Plan

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.

E17. The following are the relevant goals and policies from the Villebois Village Master Plan followed by discussion of how the refinements better or equally meet them:

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

Land Use Policy 2: Future development applications within the Villebois Village area shall provide land uses and other major components of the Plan such as roadways and parks and open space in general compliance with their configuration as illustrated on Figure 1 – Land Use Plan or as refined by Specific Area Plans.

Residential Neighborhood Housing Goal: The Villebois Village shall provide neighborhoods consisting of a mix of homes for sale, apartments for rent, row homes, and single-family homes on a variety of lot sizes, as well as providing housing for individuals with special needs. The Villebois Village shall provide housing choices for people of a wide range of economic levels and stages of life through diversity in product type.

Residential Neighborhood Housing Policy 1: Each of the Villebois Village's neighborhoods shall include a wide variety of housing options and shall provide home ownership options ranging from affordable housing to estate lots.

Residential Neighborhood Housing Policy 5: The Villebois Village shall provide a mix of housing types within each neighborhood and on each street to the greatest extent practicable.

Residential Neighborhood Housing Policy 10: Natural features shall be incorporated into the design of each neighborhood to maximize their aesthetic character while minimizing impacts to said natural features.

E18. The proposed refinements will better integrate green spaces throughout PDP 7C and expand the range of housing options in the subject area. As the proposed refinements will not compromise the project's ability to comply with all other Goals, Policies and Implementation Measures of the Villebois Village Master Plan, they will equally meet all other Goals, Policies and Implementation Measures of the Villebois Village Master Plan. See the applicant's more detailed response in their compliance report in Section IIA of the applicant's notebook, Exhibit B1. These criteria are satisfied.

Subsection 4.125 (.18) J. 2. b. SAP Refinement Review Criteria: Impact on Natural and Scenic Resources

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

E19. The proposed refinement will add green space having a positive impact on the natural and scenic resources and amenities in the development. These criteria are satisfied.

Subsection 4.125 (.18) J. 2. c. SAP Refinement Review Criteria: Effect on Subsequent PDP's and SAP's

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

E20. The proposed refinements will not preclude any other SAP's or PDP's from developing consistent with the approved SAP or the Master Plan. These criteria are satisfied.

Refinement Request “e”: Density

Subsection 4.125 (.18) J. 1. a. v. SAP Refinements: Density

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.

E21. The proposed PDP as proposed, would result in a density increase (change in the number of overall units) in the SAP of 1.3 percent, which is well below the ten percent (10%) allowance. The proposal results in a total of 2616 units within Villebois. These criteria are satisfied.

Subsection 4.125 (.18) J. 2. a. SAP Refinement Review Criteria: Better or Equally Implementing Villebois Village Master Plan

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.

The following is policy from the Villebois Village Master Plan followed by discussion of how the refinements better or equally meet it:

Residential Neighborhood Housing Policy 3: The mix of housing shall be such that the Village development provides an overall average density of at least 10 dwelling units per net residential acre.

E22. The change of density is small increase and continues to meet the density requirement for the Village Zone. These criteria are satisfied.

Subsection 4.125 (.18) J. 2. b. SAP Refinement Review Criteria: Impact on Natural and Scenic Resources

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

E23. The proposed minor increase in density does not create any sort of impact that can be seen being detrimental to any of the resources mentioned in this subsection. These criteria are satisfied.

Subsection 4.125 (.18) J. 2. c. SAP Refinement Review Criteria: Effect on Subsequent PDP's and SAP's

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

E24. The proposed minor change in density does not affect any adjoining PDP's or SAP's.

**REQUEST F
TYPE 'C' TREE PLAN**

Subsection 4.610.40 (.02) and Subsection 4.610.30 (.02) Submittal Requirements

F1. The Arborist Report was prepared by Morgan Holen & Associates in Section VB. Twenty three (23) trees measuring 6 inches d.b.h. and larger were inventoried including four tree species. Three (3) trees in good to important will be retained. As indicated in the table below the applicant has either submitted the required documentation under Subsection 4.610.40 (02). The requirements of these subsections are thus satisfied.

F2.

Requirement	Submitted	Waiver Granted		Condition of Approval	Not Applicable	Additional findings/notes
		Info Already Available to City	Info Not Necessary for Review			
Statement why removal is necessary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Description of trees (common name, d.b.h.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Name of person removing (if known)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Time of removal (if known)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Map showing location of tree(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Arborist's Report (health and condition, species, common name, d.b.h.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Tree protection information	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Replacement tree description (species, size, number, cost)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

This application has been reviewed according the standards and processes referenced in this subsection. This provision is satisfied.

Section 4.620.00 Tree Relocation, Mitigation, or Replacement
Subsection 4.620.00 (.01) Tree Replacement Required within One Year

F3. This subsection requires a Type ‘C’ Tree Removal Permit grantee to replace or relocate each removed tree having six inches (6”) or greater d.b.h. within one year of removal. Twenty (20) trees are proposed for removal. See Plan Sheet 8 of the Arborist Report

Subsection 4.620.00 (.02) Basis for Determining Replacement

F4. This subsection requires that removed trees be replaced on a basis of one (1) tree replanted for each tree removed. It also requires all replacement trees measure two inches (2”) caliper. One (1) tree is being replaced for each tree removed, all of which will be two inch (2”) caliper. The provisions of this subsection will be satisfied through PDD2.

Subsection 4.620.00 (.03) A. Replacement Tree Requirements-Comparable Characteristics

F5. This subsection identifies the requirements for replacement trees including: having characteristics similar to removed trees; being appropriately chosen for the site from an approved tree species list provided by the City, and being of state Department of Agriculture Nursery Grade No. 1 or better. The applicant proposes mitigating with trees that will be more appropriate for the site.

Subsections 4.620.00 (.03) B. and C. Replacement Tree Requirements-Tree Care and Guarantee

F6. These subsections require replacement trees be staked, fertilized and mulched, and be guaranteed by the permit grantee or the grantee’s successors-in-interest for two (2) years after the planting date. A “guaranteed” tree that dies or becomes diseased during the two (2) year period is required to be replaced. A condition of approval ensures the requirements of these subsections are met.

Subsection 4.620.00 (.3) D. Replacement Tree Requirements- Encouragement of Diversity of Species

F7. This subsection encourages a diversity of tree species to be planted. A variety of trees are being removed and a variety is being planted, maintaining substantially similar diversity of species on the property. See condition PDF2.

Subsection 4.620.00 (.04) Additional Requirements for Replacement Trees

F8. This subsection requires replacement trees 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. Condition PDF2 ensures the requirements of these subsections are met.

Subsection 4.620.00 (.05) Replacement Tree Location- Review Required.

F7. See Finding F5.

Sign off accepting Conditions of Approval

Project Name: Villebois SAP Central PDP 7 Rowhomes 'Mont Blanc'

Case Files	Request A:	DB15-0029	Villebois SAP Central Preliminary Development Plan (PDP-7C Row Homes)
	Request B:	DB15-0030	Zone Map Amendment
	Request C:	DB15-0031	Tentative Subdivision Plat
	Request D:	DB15-0033	PDP-7C Final Development Plan
	Request E:	DB15-0034	SAP Refinements
	Request F:	DB15-0035	Type 'C' Tree Plan

The Conditions of Approval rendered in the above case files have been received and accepted by:

Signature

Title Date

Signature

Title Date

This decision is not effective unless this form is signed and returned to the planning office as required by WC Section 4.140(.09)(L).

Adherence to Approved Plan and Modification Thereof: The applicant shall agree in writing to be bound, for her/himself and her/his successors in interest, by the conditions prescribed for approval of a development.

Please sign and return to:
Shelley White
Planning Administrative Assistant
City of Wilsonville
29799 SW Town Center Loop E
Wilsonville OR 97070

**Development Review Board – Panel A
Minutes–July 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.

III. Roll Call

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

Staff present: Blaise Edmonds, Barbara Jacobson, Steve Adams, and Michael Wheeler

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

No City Council report was given due to Councilor Fitzgerald’s absence.

VI. Consent Agenda:

A. Approval of minutes of May 11, 2015 DRB Panel A meeting

Lenka Keith moved to approve the May 11, 2015 DRB Panel A meeting minutes as presented. James Frinell seconded the motion, which passed 4 to 0 to 1 with Ronald Heberlein abstaining.

VII. Public Hearing:

A. Resolution No. 306. Villebois PDP6 Central Row Homes: Polygon WLH, LLC– Applicant for RCS-Villebois Development LLC – Owner. The applicant is requesting approval of a Zone Map Amendment from Public Facility (PF) Zone to Village (V) Zone, Specific Area Plan – Central Refinements, Preliminary Development Plan, Tentative Subdivision Plat, Type ‘C’ Tree Plan and Final Development Plan for the development of 31 row houses in Phase 6 of SAP-Central. The subject property is located on Tax Lot 3500 of Section 15AC, T3S, R1W, Clackamas County, Oregon. Staff: Michael Wheeler

Case Files:	DB15-0011	Villebois SAP Central Refinement
	DB15-0012	Preliminary Development Plan (PDP-6C Row Homes)
	DB15-0013	Zone Map Amendment
	DB15-0014	Tentative Subdivision Plat
	DB15-0015	Type ‘C’ Tree Plan
	DB15-0016	PDP-6C Final Development Plan

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

Chair Fierros Bower called the public hearing to order at 6:35 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.

Michael Wheeler, Associate Planner, announced that the criteria applicable to the application were stated on page 4 of the Staff report, which was entered into the record. Copies of the report were made available to the side of the room.

Mr. Wheeler presented the Staff report via PowerPoint, briefly reviewing the site's history, location, surrounding features, and parcels in the vicinity. He reviewed the Applicant's proposed requests, which had very few issues, with these key additional comments:

- The project site was approximately 1.5 acres and located at the intersection of Costa Circle West and Orleans Ave.
- He reviewed several of the Applicant's graphic exhibits, noting that his PowerPoint did not include all that were presented in the Staff report as part of the record. The entire list of exhibits was noted in the table on Pages 18 and 19 of the Staff report.
 - Slide 9 showing the 1.52-acre parcel proposed for development of homes on the lots that would be created.
 - Existing Conditions showed the existing drainage and locations of the Good and Moderate trees, most of which were proposed for removal. (Slide 10) The Site Plan (Sheet 3) showed 31 lots, where seven buildings would be placed.
 - Preliminary Plat would result in an actual subdivision being created with easements for public utilities along the edges of the lots and included creation of a tract for the alleys, and three other tracts for the landscape components that were not on individual lots. (Slide 12)
 - Grading and Erosion Control Plan for the site showed the two remaining trees following the removal of the 15 others and then staging at two locations for equipment and materials during construction. (Slide 13)
 - Deposit Utility Plan showed water, sewer, and storm drainage at locations throughout site. (Slide 14)
 - The Circulation Plan included the streets that would be built along the west and south of the development, as well as the alleys for eternal circulation. The streets along the north and east were already in place.
 - Tree Preservation Plan indicated the trees being removed and the one Moderate tree and one Good tree that would remain; one in a tract and the other in a front yard of a dwelling.
 - The phasing had been adjusted slightly in past and the SAP Central Phasing Plan Update (Slide 17) reflected the phasing change that occurred in a recent approval. Phase 6 was at the north end of SAP Central.
 - Street Tree Plan showed trees planted along the perimeter of the entire site in the public rights-of-way, except where feature would prevent that from occurring.
- The Villebois SAP Central Refinement involved two refinements.
 - One refinement was for a change of use type to convert the Village Apartments (VA) on the bulk of the property, as shown on the Phasing Plan (Slide 17), entirely to row houses, building them along the perimeter of the site along the streets, with building being centrally located in order to preserve the singular, moderately healthy tree.
 - The range of approved uses was 32 to 48 units, and the Applicant proposed 31 dwelling units, which was less than 1 percent and within the range of allowed refinements allowed in the Code for Villebois.
 - The second refinement request regarded the Rainwater Management Plan, which currently identified ten on-site or adjacent off-site facilities intended to benefit the site. The Applicant proposed building four on-site and two off-site facilities, which still complied with the treatment requirement.

- He reviewed several graphics showing the drainage for the site and the locations of the previously approved rainwater facilities as well as the facilities the Applicant now proposed, which still resulted in the project complying with the 72 percent treatment component approved [inaudible]
- The proposed Zone Map Amendment would change the zone from the existing Public Facilities (PF) zone, a remnant of when the site was the Dammasch State Hospital, to the Village Zone (V), the same zone to which all the surrounding existing parcels had been changed.
- Final Development Plan (FDP) primarily regarded landscaping, but also included the architecture of the proposed seven buildings. Slide 31 identified the three tracts to be landscaped, and the Building Site Plan indicated the layout of the seven buildings. Three buildings had five units and the remaining four buildings had four units each.
 - The specifications on Sheet L1, the Planting Plan, were in addition to those of the Street Tree Planting Plan.
 - He reviewed the proposed building elevations and floor plans, which were found to be in compliance with the Village Center Architectural Standards expressed both in booklet form, beginning on Page 63 of 94 of the Staff report, and in a checklist table format (Page 71 of 94). The two proposed building designs were reviewed by Architect Steve Coyle, the project reviewer, and were found to comply with the architectural styles available for use in the Village Center.
 - The English Revival design featured individual sheltered entries, architecturally accurate glazing with divided-light windows, and the English Tudor exterior treatments of masonry and wood trim. The color and materials layout was illustrated. The appearance of the balconies or decks, which covered a portion of the drive-in entry to the garages on the rear elevation, was not regulated. (Slides 36 through 39)
 - The French Revival design was similar to the English Revival, but had more articulation at the roof elevations and entries, and shutters were used to accentuate the larger format windows. The color palette was slightly different from the English Revival, but rear balconies or decks were prominent and included for each unit. (Slides 40 through 43)
 - The Applicant's initially submitted materials did not include the English or French Revival elevations showing the 5-plex structure, but elevations were submitted showing that the fifth unit could be added without the building suffering a lack of symmetry.
 - Staff recommended an approval of all six requests with the conditions found on Pages 5 through 17 of the Staff report. Comments had been assembled from Engineering Division, Building Division, and Planning Division. He noted that the Zone Map Amendment be forwarded to the City Council for their review at a public hearing that had already been publicized.

Kristen Akervall referenced Tab 11C Utility Drainage Report in the binder and asked how many gallons per minute were being drained in different areas.

Mr. Wheeler deferred to the Applicant or the Applicant's engineer.

Ms. Akervall noted the proposed removal of Tree 556, a deciduous tree at the corner of Costa Circle and Orleans Ave, and expressed concern about losing such a large tree. Looking at the layout of the units, she was unsure if the tree could be retained, but she asked if Staff had discussed or was concerned about keeping Tree 556, which was identified as being in Moderate condition. She understood it was in a difficult location, being right in the middle of the second unit of a five-unit building.

Mr. Wheeler replied that the arborist's report detailed the health, condition, and impact to the tree of the proposed development. Staff had no discussions about the tree and there was no push back for the Applicant to save more trees. Villebois had done a wonderful job protecting as many trees as possible as well as the mitigation done after the fact. Sheet L1, the Planting Plan showed the mitigation, which included street trees along all sides of the site, as well as the replanting in the open space tract where the large, moderate tree was being retained. He was concerned about the ability to save the Good tree on the

south edge, but it was proposed to be retained. The arborist's would offer their professional consultation during construction and grading to ensure as much protection as necessary to keep the tree. If the tree did die at some point in time, it would have to be replaced in a one-to-one mitigation. He suggested asking the Applicant about any measures considered to preserve Tree 556.

Ronald Heberlein noted he had not seen a map that identified where the different building elevations would go.

Mr. Wheeler responded he would leave that for the Applicant to describe, but noted there was a lot of flexibility in the Code and Architectural Standards that would enable the Applicant to alternate the building designs or have them be all the same along a street. It would be a different case if these were single-family homes subject to the Architectural Pattern Book, where constant alternatives that needed to be met, so nothing looked the same as the neighbor across the street.

Lenka Keith asked how far the tulip trees proposed to be planted as street trees along Costa Circle were from the buildings, as they could grow quite tall and large. She asked if there was any legal ~~room~~ flexibility as far as the type of trees to be planted.

Mr. Wheeler replied the trees were specified in a plan component of the Community Elements Book and were chosen because of that scheme. Changing the type of trees would require modifying the Community Elements Book of SAP-Central. As noted on the Planting Plan, Sheet L1, the trunk centers of the street trees were estimated to be at least 25 ft, from the edge of the proposed buildings. The trees were planted in a street side median with the sidewalk and landscaping between the tulip trees and buildings.

Chair Fierros Bower asked if the two-way traffic on the internal alleyways would be controlled via stop signs or other mechanisms.

Mr. Wheeler replied that he doubted the 16-ft wide alleyways would have stop signs because vehicle movement was subject to Oregon Motor Vehicle Laws, which would govern those intersections.

Chair Fierros Bower confirmed there was no further questions and called for the Applicant's presentation.

Fred Gast, Polygon Northwest, 109 E 13th St, Vancouver, WA 98660, thanked Staff for doing a wonderful job on the report. He noted Staff was very engaging to work with and Polygon was happy to have this relationship with both the Staff and City for an extended period of time.

- He reflected that five years ago, during the worst of times, Polygon began developing in Villebois to try to restart the community and had been rewarded for taking that risk with an ability to continue to develop in the neighborhood. Polygon first product was one home style they believed could sell in a very deep recession with the notion of being able to add and expand the number of home types as times improved to address the diversity objective in Villebois. Polygon went from having one basic price point home style in Villebois to six today from the low \$200,000s to the low \$600,000s. Polygon intended to add more housing types at Villebois this year, including two master on the main plans. Next year, an even higher price point would be added into the \$700,000s with much bigger, expansive homes. In dealing with what was intended for Villebois all along, Polygon had certainly gone through the worst of times and now hoped to have an extended run in this economy to be able to answer that diversity question that Villebois had always promised. Polygon was proud to have been here through all of that and was honored to continue to expand the number of opportunities available in the community.
- During that time, Polygon had also expanded the open space and park system by completing two regional park segments and created/preserved a significant natural area for the trees. Trees were a

jewel to have in any community and the natural area was also being enhanced with another recreational opportunity called active play. This year, Polygon hoped to expand the regional park system further. Polygon's customers have said that parks were what make Villebois a special place, and it was a joy to be able to build that type of infrastructure for the community.

- Polygon also continued to advance transportation infrastructure for the community, including the recent completion of another extension of Grahams Ferry Rd, as well as Villebois Dr which included a roundabout in the extension to the north.
- The market conditions had put Polygon in a position to be able to come forward tonight with a series of applications to help enhance the number of home styles in Villebois, specifically at the town home price point. Though one was proposed in this application, a total of three were intended for Villebois. The market depth was at a place where single-family homes had reached a price point where expanding the number of options for attached products needed to be considered. Many single-family detached opportunities had been provided along the edges of Villebois, so now Polygon was before the Board to discuss expanding the number of attached, for sale, owner-occupied options in Villebois.
- He presented a four-slide PowerPoint, noting that the SAP Central Comparison - Land Use Plan showed how a site initially designated for townhomes (i.e. row homes) and village apartments would look like as a town home community, essentially switching from a rental component to an all for-sale component.
- With regard to what elevations would be different, he displayed the Site Map for Villebois PDP 6C and indicated where the English Revival and French Revival Elevations would be located on the site.

Ms. Akervall confirmed that the building elevations along Costa Circle, from left to right on the displayed slide (Slide 3), were French Revival and then two English Revival buildings, and that the style of home directly across SW Orleans Ave was the French Revival. She asked about the significantly large tree proposed for removal, noting that the much smaller tree was the one being retained.

Mr. Gast replied balancing competing issues was always a concern. He explained that tree was something he identified early on as a nice statement for the corner, but without having a real sense of scale and how it would play into the rest of the site plan. However, a decision had to be made based on how it impacted the plan or how the plan could make it an amenity. After much thought and consideration of other trees Polygon had preserved in Villebois, as well as the different caliper and gradation of trees in Villebois, the decision was made to remove the tree in favor of the home. If the tree had been in a slightly different location, the Applicant could have dropped one unit and retained the tree, which would have been a nice statement, but it did not work out.

Ms. Akervall asked if a three-unit building might be considered, where the Applicant would lose two units instead of one.

Mr. Gast explained that according to the value calculation, which calculated the value of the units versus the value of the tree as an amenity for the neighborhood, saving the tree did not work out. If there were a grove of trees or a massive or significant White Oak, Polygon would have looked at it differently, as had been done in the past.

Ms. Akervall asked about the Applicant's confidence level for retaining the cedar tree located in one of the front yards as it looked very close to the sidewalk and street.

Mr. Gast replied that Polygon was very confident about saving the tree. He noted their arborist's direction was followed very closely and she had a realistic view about being able to preserve the tree in the context of the development. She had worked in and around the trees in Villebois for more than five years and had been right every time. Polygon had asked and she confirmed that saving the tree was worth pursuing, which was why it was in the plan.

Ms. Akervall asked about sewer as it related to 11C Utility and Drainage Report in the binder. Several pages discussed the number of gallons per minute for the different areas, which ranged from the 20 to 70 gallons. She noted Area 5 was more than 200 gallons per minute and asked what that meant and if that was a concern.

Jim Lange, Pacific Community Design, 12564 SW Main Street, Tigard, OR, believed it was about an order of magnitude. He explained 1 cu ft per second was expected on a fairly flat, 8-in pipe and 1 cu ft per second equated to about 448 gallons per minute. An 8-in pipe at a fairly flat grade could handle 450 gallons per minute, so at 200 gallons a minute, the pipe was less than half-full. He confirmed that amount was not concerning, and explained that Area 5 had so much more because the network system branched out. Pipe size did not change because the minimum size was 8 in, so many 8-in pipes had very little flow in them; however, a smaller pipe could not be used due to maintenance reasons. The order of magnitude given 350 to 500 homes would exceed an 8-in pipe. He confirmed the variance was because the other areas were so far under the threshold.

Ronald Heberlein asked about the process for determining tree spacing, specifically on the road, and whether the tree spacing was adequate for the type of tree being installed.

Mr. Lange replied that in 2003 or 2004, part of the SAP approvals included the Community Elements Book, an attachment document that addressed trees, street furniture, signage, etc. In the SAP approval process, decisions about spacing and type of tree were designated for the whole community. He confirmed the trees proposed for planting followed the guidelines set forth for spacing and were adequate for the life of the trees. He added that in that earlier process, ~~there~~ City standards were already in place regarding a certain groups of trees that were allowed with certain spacing, which was all factored in and tailored specifically for Villebois.

There were no further questions for the Applicant.

Chair Fierros Bower called for public testimony in favor of, opposed, and neutral to the application. There was none.

Mr. Lange apologized for not getting some information on the record. He distributed copies of the documentation from Steve Coyle approving the architecture regarding DB1500011 et seq (PDP-6C) dated July 4 2015.

Mr. Wheeler entered the exhibit into the record as Exhibit B3, noting it would follow the table showing the plan drawings as supplemental information. He explained that he had been informed via email about the document and incorporated it in case it was discussed. Staff wanted to ensure that the architectural design in the record had been viewed by the City's consultant and was in compliance. He had been concerned about some early tweaks, but the consultant's submitted material confirmed that they were okay.

Mr. Heberlein noted that Mr. Coyle's email did not include T-14, which was included in Staff report.

Mr. Wheeler confirmed that Mr. Coyle did not approve floor plans, which was why neither set of floor plans were listed in Exhibit B3.

Chair Fierros Bower confirmed there was no further discussion and closed the public hearing at 7:25 pm.

Ronald Heberlein moved to approve Resolution No. 306. Lenka Keith seconded the motion, which was unanimously approved.

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

- B. Resolution No. 307. Villebois PDP-7 Central Row Homes: Polygon WLH, LLC–Applicant.** The applicant is requesting approval of a Zone Map Amendment from Public Facility (PF) Zone to Village (V) Zone, Specific Area Plan – Central refinements, Preliminary Development Plan, Tentative Subdivision Plat, Final Development Plan and Type ‘C’ Tree Removal and Preservation Plan for the development of row houses in Phase 7 of SAP-Central. The subject property is located on Tax Lot 2700 of Section 15AC, T3S, R1W, Clackamas County, Oregon. Staff: Blaise Edmonds

Case Files:	DB15-0029	Villebois SAP Central Preliminary Development Plan (PDP-7C Row Homes)
	DB15-0030	Zone Map Amendment
	DB15-0031	Tentative Subdivision Plat
	DB15-0033	PDP-7C Final Development Plan
	DB15-0034	SAP Refinements
	DB15-0035	Type ‘C’ Tree Plan

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

Chair Fierros Bower called the public hearing to order at 7:27 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.

Blaise Edmonds, Manager of Current Planning, announced that the criteria applicable to the application were stated on page 5 of the Staff report, which was entered into the record. Copies of the report were made available to the side of the room.

Mr. Edmonds stated he had emailed a revised Staff report that included minor edits to the Board members last week. He distributed paper copies to the Board and reviewed the revisions in Revised Exhibit A1, which was entered into the record. He presented the Staff report via PowerPoint, noting the project’s location, its proposed streets and surrounding features, and describing the proposed applications with these key comments:

- He believed Preliminary Development Plan (PDP) 7 Central was the most exciting part of Villebois, and noted it had application requests very similar to what was just presented for PDP 6 Central. The Board would be considering a Villebois Central PDP for 68 row homes, and one parcel not part of the Final Development Plan (FDP) or PDP that was located in the southwest corner and planned for a future mixed-use building, which would come under a separate application.
- An aerial photograph was displayed showing the Piazza in the heart of the Village Center that had unique textures, pervious paver bricks, and was designed for events. Over time, there would be a more critical mass of development around the Piazza with a lot of energy being generated from the Piazza and people spilling out onto SW Mont Blanc, Villebois Dr North, and the other streets, making the location of the subject property unique.
- The Zone Map Amendment would change the Public Facilities Zone to a Village Zone, because the approximately 3.4 gross acre site used to be part of the old Dammasch Hospital facilities.

- The Site Land Use Plan (Slide 7) illustrated the location of the Brownstone units along the Woonerf, as well as the location of the London style units, which were also located in the core area of Villebois.
- The Applicant proposed a refinement to replace part of Ravenna St with a linear park that would be wide enough for pedestrians and bicycles with concrete panels, benches, and some landscaping. The linear park was intended to be a pedestrian corridor so bollards would be placed at its entrances from the alleys and public streets to prevent cars from driving on it.
 - He understood that once built, the remaining part of SW Ravenna Lp would be renamed SW Paris Street.
 - Mont Blanc St was a private street that would have paver bricks as part of the Woonerf design.
- The Circulation Plan and Street Sections (Sheet 7, Slide 8) identified the different street profiles, which were all approved under the Circulation Plan for SAP Central.
- The Preliminary Plat (Slide 9) showed the lots of varying widths. The 68 units were for sale units, not rentals, and would be in nine buildings.
- The FDP (Slide 10) showed the Address Streets extending off the Piazza, previously named The Plaza. The Woonerf and Villebois Drive were the two Address Streets being considered tonight. He noted the Courtyard had not been seen yet, but some of the Barber Residential had been reviewed, including the Seville and other row houses built along Barber Street. The Linear Green included the offices and row houses under construction. Each Address Street had a different set of design criteria that determined the design outcome of that site plan.
 - He read the definition of a Woonerf which was intended to make people first and cars second. Driving through the area would be slow and gentle. (Slide 11)
 - The displayed image would be similar to what would be seen in Villebois. Though no towers were in Villebois, there would be curbless sidewalks and room to spill out on to the street if there was a big event at the Piazza, as well as bollards, brick, street furniture, lighting, benches, all of which followed the Community Elements Book approved in the SAP. It would be a really exciting place and the architecture had to reflect that street in terms of the building design and how to compress close to the street to give that energy.
 - He reviewed the building elevations of the Brownstone units proposed along the Woonerf, as well as the London style homes, noting the truly unique designs might be seen in the older areas of Boston and Philadelphia. Features included steps up to the unit, planter boxes, and courtyards in front of double doors big enough for a café table and a couple of chairs.
 - The facades of the buildings would face the street. The public space where people could congregate along the Woonerf would transition to the semi-public space of the little courtyards, and then ultimately to the private realm of houses. These elements made older neighborhoods so unique and were also captured in this particular project.
 - The rear elevations had balconies to provide some private, outdoor recreation space.
 - The Applicant worked hard with the consulting architect, Steve Coyle, who reviewed the designs of the homes in great detail and the Applicant had achieved an excellent design.
 - A number of the buildings would be in close proximity to each other, so the enhanced side elevations included grid in the windows, window trim, and wrapping the brick around the building to reflect the brick in front. Brick was not generally required on all sides of the buildings, but that was the architectural standards for the Woonerf and SW Villebois Drive North.
 - The Applicant had carefully thought out how Mont Blanc, the Woonerf Street, would be constructed. The Layout Plan (Slide 18) detailed the pavers that would be used for the Woonerf block
- He displayed the Landscape Plan and the cut sheet from the Community Elements Book (Slide 20) that showed the waste paper baskets, bicycle racks, bollards, benches, light poles, etc. that would be incorporated into the street.
- The proposal included five SAP Refinements, which he described with these key comments.

- Street Network. As mentioned, a segment of SW Ravenna Lp would be replaced with the linear bicycle/pedestrian park, which Staff supported.
- Parks, Trails and Open Space. The Applicant was creating a park, which was different from the original SAP Plan. The green areas shown on Slide 23 were open space, hardscape, and landscape which denoted a common area.
- Location and Mix of Land Uses. Proposed was replacing 24 urban apartments with for sale units, for a total of 68 row houses, which was acceptable for that residential group in SAP Central.
- Housing Density. This density number had fluctuated back and forth over time, dropping and increasing by one or two units. The proposed refinement would slightly increase the housing density by 1.3 percent.
- Rainwater – Removal of Pervious Pavers on Villebois Dr North. The Rainwater Management Plan Figure A for SAP Central showed Villebois Dr North as a public street with the existing pervious pavers next to the Piazza continued all the way up to Paris St. The Applicant proposed replacing the pervious brick street with more rainwater management facilities along the street. With the Applicant’s revised Rainwater Management Plan, 80 percent of the water from the site would be handled by rainwater components.
 - Staff proposed that not all of the area shown in blue be replaced, but that a segment still continue up through the frontage of Lot 42, which was the proposed future mixed use lot. Reading the intent of the Villebois Address, it made sense for those houses along the street because it was a transitional area of residential to the urban feel of the Piazza.
 - He noted where residential flanked both sides of Villebois Dr N, adding he agreed replacing that portion would be a logical refinement, but once the street reached the frontage of a mixed-use type of building, it made sense that the subject portion should be a continuance of the Piazza to frame that corner and make the transition to the urban street of the Piazza.
 - Current photos of the corner of Villebois Dr N and Mont Blanc were displayed. (Slides 28 and 29) He noted the Pin Oak was proposed to be retained on the corner, and indicated how Mont Blanc St, the Woonerf, would veer off and where the Piazza treatment could continue on a bit of frontage. Staff recommended that maintaining that paver brick appearance in front of Lot 42 seemed to be the logical terminus of that type of street treatment.
- Staff recommended approval of the entire application, noting the Zone Map Amendment would be forwarded to City Council for approval, upon which the companion applications were contingent. The application was scheduled for City Council on August 3, 2015.

Kristin Akervall asked why not take the pavers clear to Ravenna Loop.

Mr. Edmonds referenced Page 4 of 88 of Revised Exhibit A1, stating it was the tone of a more urban experience and vision by the Villebois Drive Address. He believed the tone was the frontage of Lot 42 while the balance of Villebois Dr North appeared to be more residential in character and was uniquely different. He indicated an alley that made that break from Lot 42 to the actual row houses, which made a nice finish point for that street.

Ms. Akervall added that at the seam, the Applicant might put large, concrete areas similar to when the pavers were started.

Mr. Edmonds responded the Applicant had not submitted a design as he had thrown them a curve ball, but some fine transition would make sense so it did not look like too much of a break.

Ronald Heberlein stated there was no crosswalk there, it was just an alley and not a continuation of anything that seemed logical to have the pavers stop there, whereas if it was continued up to what would

now be Paris St, at least presumably, there would be a crosswalk or a good break point for the pavers to transition to standard asphalt.

Mr. Edmonds noted the Rainwater Management Plan showed the pavers extending all the way up SW Villebois Drive North, but the SAP Central Map showed it ending short of proposed Lot 42. Thus, these are conflicting maps in SAP Central. The SAP Central Map showed the pavers stopping where he believed the Applicant wanted them to stop, which was where it was currently built.

- He clarified that he was proposing that the pavers extend the width of the street, although the blue highlight on the Rainwater Management Plan (Slide 26) only indicated pavers on half of the street.
- He indicated where the Brownstone and London style homes were proposed along the streets. (Slide 7) and confirmed that currently, vacant land sat across the street from the London style homes on Villebois Dr. The vacant land was for future development but had not yet been designed. There were apartments to the south of the site, but he could not recall what was on the east side.
- He displayed the SAP Central Phasing Plan (Sheet 9, Slide 5), noting that specialty condominiums, urban apartments, and mixed use buildings, which would potentially have lower floor commercial and upper floor residential, were proposed for the areas north of the site, across Villebois Dr. He also noted the location of Montague Park, previously called Hilltop Park.

Chair Fierros Bower suggested extending the pavers to the division line of PDP-14, because that was also mixed use, and then Lot 42 of Phase 7 should align with PDP-14.

Mr. Edmonds added PDP-8 was subject to change. It was a developing master plan that depended on the marketplace and conditions in one to four years. He believed once the subject row houses were built and infill occurred, it would create synergy. If the marketplace was good, the area would build out faster.

Mr. Heberlein asked if PDP-10 could possibly be changed from condos to mixed use in the future.

Mr. Edmonds replied Mr. Kadlub, the original master planner for Villebois, might have some insight on that, but from his discussions with the Applicant, it had been difficult to get people to develop in the Village Center. People had been looking at different kinds of product types and uses, so there was the potential for a change to the master plan.

James Frinell confirmed vehicles could drive on the Woonerf and asked how vehicle speeds would be managed.

Mr. Edmonds replied people would drive slower through there due to the narrower street. It would be a very unique street; it was not a wide street that would encourage faster driving, but compressed, so people would move at a very slow pace. Parking would be restricted and there would be no bike lanes. Bicyclists and pedestrians could walk down the middle of it if they chose. This particular street was a unique concept that was currently nowhere in Wilsonville. The concept had been successful in the Netherlands and other places, so he believed it was a good solution for traffic calming and making Mont Blanc a pedestrian street.

- He confirmed the Woonerf concept would extend from Orleans Ave west to Villebois Dr North.
- The discussion this evening was it was a bit wider, a public street, and so the discussion was whether that should the pavers extend all the way up or should it be as it is currently constructed...or maybe just up to the mixed use building on the corner.
- The Applicant presented strong engineering evidence that the proposed Stormwater Management Plan would handle 80 percent of the site without the pavers on Villebois Dr North. However, he did not believe it was just an engineering exercise, but also an aesthetic/urban feel exercise as well; both exercises had to be combined.

Mr. Heberlein stated that on the Circulation Plan & Street Sections (Sheet 7, Slide 8), Sections H2 and H1 on the west side of Villebois Dr North indicated parking but no bike lanes. Once beyond Paris St, Villebois Dr North transitioned to H4, which had bike lanes on both sides. He asked why there were no bike lanes on the west side of the street and then transitioned to bike lanes at Paris St.

Ms. Akervall inquired if it was because of the linear green.

Steve Adams, Development Engineering Manager, stated that the piece of Villebois Dr adjacent to the Piazza did not have bike lanes, but did have parking. There were pavers from building front through the Piazza Park with different colored pavers designating whether it was a walking lane, drive lane, or parking. Extending it north, where the pavers were originally; it was just a central area so bikes could be on the street. It was a shared bike and street connect, which was the intent when the street was developed nine years ago.

- On the original plan, Section H1 was a paver stone street all the way up, so there was no need for bike lanes. He deferred to the Applicant, as far as the design and whether it would go to asphalt, and once north of Paris St, Villebois Dr North would look like Villebois Dr, which was already constructed clear out to Boeckman Rd currently.

Chair Fierros Bower called for the Applicant's testimony.

Fred Gast, Polygon Northwest, 109 East 13th St, Vancouver, WA 98660 stated Mr. Edmonds did a great job presenting the details of the plans and he had reviewed the Polygon's history during the first hearing, so he had a couple of slides to present, later entered into the record as Exhibit B3, and was more than happy to take any questions.

- He displayed the site map of Villebois PDP 7C showing the location of the London and Brownstone row home housing types, noting the map represented the two different price points, as the London style was not as high end as the Brownstone due to what was happening on the street as well as in the building itself with a lot of outdoor living up front, which would hopefully allow for some enterprising entrepreneur to figure out how to operate a business out of their home. Over time allowing for a mixed use environment was a good step in advancing the central core of Villebois.
- He also displayed the elevations of both building designs, reiterating that they had a look that might be found in London versus Boston, perhaps, or other areas, such as East Georgetown. The idea was to have different looks with different price points, and that variety in the community was important and was what Polygon was responding to.
- With regard to the pavers, he responded that one great aspect of Villebois was that the plan was put together after a lot of extensive work by everybody involved at the time, from the development community to the community at large, and public commissions, like the DRB, and it became a very prescriptive plan. There were not a lot of things that could be adjusted, which was different from the developer's point of view, who usually had a blank canvas and had to make the pitch, but this time, that creativity was already built into the plan. Polygon's job was really to execute the vision, which they were happy to do. It came down to where to draw the line and you draw the line where the plan said to draw the line, and that was how they came about with the proposal.
- The Woonerf was a significant investment. It was not a normal street, which Polygon knew going in; that was part of the expectation and part of the plan: if the property was to be developed, the Woonerf would be built.
 - That was not so much the case at Villebois Dr North, where the line stopped short of the extension of the mixed use, and that was the expectation Polygon had. As Mr. Edmonds commented, if they were going to develop some kind of a mixed use in the future, why not have it also have a nice door and that same kind of urban context.

- Certainly, there was an expense to it, but Polygon signed on for it because it was a good place to draw a line in their view and there would be a mixed use building there at some point, so, that was where the Applicant ended up in discussions with Staff.

Ms. Akervall asked about the lack of bike lanes for that segment between the mixed use, where there would no longer be the paver feel, and where the bike lanes actually start east of the linear green. She asked if the pavers would go all the way to the linear green, so there would be no bike lane issue.

Mr. Gast replied that was part of the discussion. There were a couple of options. One question was why have bike lanes for such a short distance. He understood the question was why not extend the pavers to another defining place. In an effort to demonstrate what Polygon had been doing for five years, he was okay if the Board wanted to extend the paver component clear to the next intersection, and then have that as the intersection. He believed that would provide a clear line as well as options for what happened on Paris St. However, as a public street, the City would have to weigh in also because consideration would have to be made for utilities and other things before ripping up the very expensive pavers to develop adjacent properties.

Lenka Keith asked if the paver street was more expensive to maintain.

Mr. Gast replied it was anticipated to be more expensive to maintain than a normal private street. Polygon had built a lot of private and public streets, but did not have a lot of experience with this and were anticipating it would be an expensive maintenance deal compared to a typical asphalt street, which could be ground down to add more asphalt. Although privately owned, the paver street was more like a public amenity or park improvement, and would absolutely cost like a very nice park.

Mr. Heberlein confirmed the future plans for PDP-14 was mixed use and condos.

Jim Lange, Pacific Community Design, added that the SAP anticipated that this whole side; this was what the applicant tested for one of their changes, so while there was a broad range of uses, as long as they were in that bucket, that was kind of the test.

Chair Fierros Bower confirmed the use could shift around within that area, so there could be mixed use there.

Mr. Lange replied it was similar to what was seen when comparing the original SAP Central Master Plan for the block to what was actually built and/or under construction, which was different. (Slide 1, Exhibit B3)

Ms. Akervall said she was curious what the City would say about having pavers extend farther in case there was more mixed use.

Mr. Lange understood from the Applicant's initial consultations that the original paver section was quite an arduous thing, and that the City's Engineering Department supported their request to do what was on the application.

Ms. Akervall noted that in the floor plans for the Brownstone, the middle units with single-car garages had refrigerators far away from counter space or a stove. She inquired if that layout was common or successful in other units that had been built.

Mr. Gast said that he had built about 2,400 such homes and this was the first time he had ever gotten the question. He clarified that the floor plans were more representative of concepts that had been done before

but the reality was that there would be some adjustments to the interior spaces. He noted the peninsula, adding they have had it as a u-shape the other way with caps going under the window, but that did not work with the door. They have also had an island in that kitchen.

Ms. Akervall agreed an island could act as a landing point.

Mr. Gast said he had not spent a lot of time on this one, because it was not his favorite, but it could be executed as a pantry and/or countertop. However, they were moving more toward an island kitchen.

Ms. Akervall agreed it would be nice to have an island since the Brownstone was at a higher price point.

Mr. Gast added they would move around the cook tops, vents, etc., depending on what Polygon was after, but they would want different in Brownstone, which would be at the higher price point.

Ms. Keith asked what the shading meant in the lower level plans in the garage.

Mr. Gast replied the shading was mechanical, so it was a drop ceiling.

Mr. Edmonds suggested the Board ask Mr. Adams about his experiences in building and maintaining paver streets.

Mr. Adams stated the first paving stone street built on the southeast side of the Piazza would become a public street under City ownership and maintenance this summer because the five-year maintenance period had expired. Ten years ago, there was a huge story about the street's design, who would maintain it, etc. and it took about six months to design.

- He did not know if paver stone streets were more costly to maintain than regular streets, but they did require annual maintenance with a machine to go over them to vacuum up the fall leaves. Paver streets could not be pressure-washed or have a spinning-brush used on them because it would push mulch into the paver which would ruin the effectiveness of the water draining through them. The leaf debris needed to be sucked up out of the paver and then light sand was scattered back over the pavers that would settle back into the cracks and grooves.
 - The City was not keen on maintaining the pavers, but that was part of the Villebois Plan, and he was confident the City would learn and love to maintain pavers. The paving stone street in Villebois was the first paving stone street built in the City of Wilsonville, so Staff went through a crash course on what they were, their various design aspects, and how to build them, etc. Since then, the City had implemented them in other areas, such as in parking lots and parking areas of streets, so they had learned quite a bit about them.
- As far as the undeveloped lots on the far side, the City had recently gone through this experience when Rudy Kadlub developed the Carvalho Row Homes, which happened to front a paving stone linear park. To make the new utility connections, the paving stones had to be lifted up to do the utility work, then the sand bedding layer was laid back down with the pavers back on top and packed down. The pavers were made to be lifted up for maintenance work to be done, and put back down, which avoided the street cuts seen in asphalt or concrete streets. Theoretically, pavers created a better-looking surface once maintenance was done.
- Here, they could switch to paving stones all the way up to Paris St, which was only a half a block more, and whatever developed on the other side would just lift the pavers up, make the connections, and put the pavers back down. He did not foresee that being a problem if the Board chose to make that decision.

Mr. Heberlein noted there appeared to be pavers in the area around the intersection in the development with Target and Costco. He asked if they were actually pavers and if they had any maintenance problems other than the painting.

Mr. Adams understood those were not pavers, but painted, stamped concrete made to look like pavers. When the pavers were down, they were an 8,000 psi concrete, so they were very durable, twice the strength of what was seen on curbs and 2½ times the strength of City sidewalks on concrete streets.

- The transition included bands of concrete used to block the pavers in, so there would be a concrete band across where the pavers met the asphalt, with asphalt on one side and the pavers abutting the other side of the concrete band. A lot of the pavers were held in place by concrete bands, which minimizes problems because they did not spread. As far as the strength of the pavers, these were the thickest possible pavers at 100 millimeters because transit planned to run buses down this street.
- He noted he had not discussed the design of the paver street with the Applicant, but confirmed with Mr. Lange that the Applicant that the proposed design and standards would match what currently existed with the previous AC underneath.
- When the paver street was designed, there was a huge debate on whether buses could run on pavers or stop and idle on pavers. The vibration of the buses' tires tend to create settlement in the pavers, so the existing street was 100 millimeter paving stone, two inches of bedding sand, three inches of a porous asphalt, so water could drain through the pavers, bedding sand, and porous asphalt. Below the porous asphalt was the rock that actually held the water, and it was the only known street in Oregon that had pervious asphalt underneath the pavers, which was done to prevent settlement when buses or heavy truck traffic ran on the street.

Ms. Keith appreciated the explanation as she was wondering how paver streets were structured. She asked the difference in cost between the paver street just described and a regular asphalt street.

Mr. Adams understood that standard paving stone streets were about 25 percent more expensive. This collector level street, with the extra asphalt layer and other things done, would be substantially more expensive. The street was meant to carry heavier truck traffic, more vehicle counts, and buses.

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

Rudy Kadlub, Costa Pacific Communities, 11422 SW Barber Street, Wilsonville, OR, said he was very pleased with both applications tonight in terms of respecting what was intended in the master plan created about 13 years ago. The Village Center Architectural Standards (VCAS) had been followed and he was excited to see how the Woonerf would turn out. It was intended to be a very quiet, shared street. He believed it would be the most social street in the neighborhood with the architecture presented, especially the Brownstone stairs. Costa Pacific did a similar product in Orenco Station early on and those steps seemed to be where cocktail hour still took place, where people sit as others walk by. The parking area was actually in between the trees on the street as it was originally designed.

- He was okay with the termination of Ravenna Lp for a couple of reasons.
 - As homeowners would probably attest, there had been accidents with people coming quickly up through Ravenna Lp into Barber St, so limiting the number of streets that intersect Barber St was a better idea, in retrospect.
 - Also, not having traffic crossing the Woonerf and having that as more of a pedestrian area was ideal. There would still be the connectivity desired, but there would be better safety and better execution of the Woonerf.
- He noted the pavers cost a lot more than 25 percent more because two roads actually had to be built. Pervious pavement was built underneath on the rock bed and then the 100-millimeter pavers. He was not sure they would even be able to find pavers to match because they could only find one

manufacturer that made the 100-millimeter pavers. The pavers in the Piazza and surrounding sidewalks were 60 millimeters.

- He was okay with stopping the pavers as proposed. He did not necessarily think it would be better or worse if the pavers were not extended to Paris St or whatever the next cross street was.
- Regarding the bike lanes, the Villebois Master Plan was based on the theory of the construct where the density was lowest at the edges and got denser closer to the middle with the highest density in the center, where the mixed use would be developed in the final phases. In this case, having the bike lanes start at the next loop road, which was Orleans Lp, made sense as people came in from the outskirts of the community where a bike was needed to get across Boeckman Rd to work, for example. Coming in, the roads narrow and the bikes share the road with cars and traffic would slow down. It made more sense to start the bike lane at the park rather than in the middle of Villebois Dr North due to the traffic patterns coming from the northeast to the southwest. Traffic would slow down and the street would become a shared street with no need for bike lanes at that point.

Ms. Akervall asked if it would make sense to have a bike lane going toward the linear green to encourage walking and bike traffic on the linear green or paseo, the feature replacing a section Ravenna Lp.

Mr. Kadlub explained the linear green actually extended from Barber St to the south with a rainwater element in between a double alley of trees that went for two blocks and extended down to Sophia Park. He clarified they did not want to encourage bikes to be ripping through the pedestrian space either. From a design standpoint, it did not make sense to start a bike lane in the middle of the street. It was best to start it where the two larger streets came together, where Orleans Lp and Villebois Dr widened and headed down to the traffic circle and out toward job centers.

Chair Fierros Bower asked if the paseo was strictly for pedestrians and bicycles, would the bollards be on each end.

Mr. Kadlub replied that was the idea, adding they would prohibit somebody from driving their vehicle down there.

Chair Fierros Bower called for the Applicant's rebuttal.

Mr. Gast stated it was an expensive investment. Polygon would follow the plan that was in place. As to where to draw the line, Mr. Edmonds had a good comment, so they extended the pavers, and Polygon would extend it more if the Board chose to do so.

Mr. Heberlein asked if there were any issues with changing the street section from a bike lane identified as H4 to H1, where it was just street and parking.

Mr. Gast responded that Mr. Kadlub had made some good points. The Applicant was always trying to advance the notion of multi-modal transportation, but in that part of the community, the long-term was better served by not having the bike lane there and skinning up the street.

Mr. Heberlein asked if Staff had any issues or concerns with changing Street Section H4 to H1.

Mr. Adams confirmed Mr. Adams had answered no from the audience.

Chair Fierros Bower confirmed there was no further public testimony and closed the public hearing at 8:34 pm.

Mr. Heberlein said he was unsure how to initiate the discussion regarding where the pavers end and what H4 did. He would propose that the pavers extend up to Paris St and that H4 be changed to H1.

Mr. Edmonds noted Condition PDA 5 on Page 7 of 88 required that the pavers be extended up to Lot 42 and could be modified, depending on the Board's discussion. Additionally, Mr. Adams' Condition PFA 34 on Page 12 of 88 would need to be modified concurrently with Condition PDA5.

Mr. Heberlein asked if a new condition should be added for the change of street type or would Conditions PDA 5 and PFA 34 have to be amended, though he was not sure they went together.

Mr. Adams believed some language should be added to change the street section because the plan currently showed a different street type.

Mr. Edmonds added it would be helpful when modifying the street section to support any condition with a finding of why the street section should change.

Ms. Akervall agreed with Mr. Edmonds' comments about extending the pavers for the mixed-use buildings and asked if the proposed change was because there might be more mixed use buildings developed across the street.

Mr. Heberlein replied that was part of the reason. It also seemed to be a more logical transition to go from pavers to asphalt because of the crosswalk there and a more natural transition between one and the other.

Mr. Adams noted the paving stone street ended in a 10-ft wide concrete crosswalk on the south side of Villebois Dr. Adding a concrete crosswalk at the southwest leg of the Villebois Dr and Paris St intersection would mimic what had already been done and make that transition look best. Other crosswalks that go across pavers were 10-ft wide concrete crosswalks that were scored with pavers abutting them and asphalt on the other side, which made a nice clean look.

Chair Fierros Bower believed that since London style homes were along that side, rather than Brownstone homes, it seemed more appropriate to stop the pavers as proposed by Staff.

Mr. Frinell agreed.

Mr. Heberlein asked what the transition would look like in the current configuration.

Mr. Adams reiterated the pavers had to be held in place by a flush concrete band, otherwise they risk moving. One could not pave up against pavers, so a one or two foot wide concrete band would have to be installed, though Mr Lange would have to decide what he wanted there, and then the pavers would abut on one side and asphalt would abut on the north side. He confirmed a concrete band would run across the street at that point.

Chair Fierros Bower stated her earlier concern with PDP-14 was that it looked like the proposed line for the termination of the pavers was further east of the proposed mixed use area on the opposite side of the street, although if it stayed mixed use, it looked like it would be covered with pavers to the proposed cutoff line.

Mr. Heberlein said he was concerned about the one to two foot transition being misconstrued as a crosswalk.

Mr. Adams did not believe that would occur because crosswalks were always 8 ft to 10 ft wide.

Mr. Edmonds displayed the Site Land Use Plan (Sheet 3, Slide 7) and pointed out Lot 42 and the alley. According to the testimony, the current SAP plan showed potentially some mixed use in the area opposite Lot 42 with different kinds of housing from that point on.

Ms. Akervall understood from the Applicant's slides that mixed use, shown in blue tones, would be across Villebois Dr from the site in the area closest to the Piazza, though she understood those things could change.

Mr. Edmonds displayed the SAP Central Phasing Plan (Sheet 9, Slide 5), and pointed out mixed use... and condos opposite Lot 42 in the corner on PDP-14. The mixed use did not go all the way up, but stopped short of the Lot 42 boundary.

Mr. Heberlein asked to see the other presentation with the colors as he believed there might be some possible conflicts.

Mr. Edmonds entered the Applicant's PowerPoint into the record as Exhibit B3; A paper copy of the PowerPoint was also provided for the record.

- He displayed the SAP Central Comparison – Land Use slide from the Applicant's presentation and confirmed that Lot 42 was shown in green and was mixed use, as was PDP-14 across the street. Mixed-use condos typically had retail on the bottom floor and condos on the upper floors.
- He confirmed that a post office kiosk was located in the vicinity, but noted that was not the permanent location. Once PDP-14 was developed, it would be moved into one of the mixed use buildings.

Chair Fierros Bower asked where Staff's proposed transition line would be for the termination of the pavers.

Mr. Edmonds replied the transition from asphalt to paver would probably be at the alley.

Ms. Keith believed that made sense considering it was uncertain what would be developed on the site to the north, so why add any additional expense based on speculation.

Chair Fierros Bower agreed.

Mr. Heberlein asked about changing H4 to H1, essentially removing the dedicated bike lanes on the section between Paris St and Orleans Lp on Villebois Dr North.

Ms. Akervall stated that as a mother, she really liked having a bike lane, but having a bike lane that dumped people out to suddenly no bike lane was concerning, too.

Mr. Edmonds noted there were still sidewalks in front of the residential buildings, just minus the bike lanes. Bike lanes were where serious, adult riders rode. It was assumed small children would ride on the sidewalk.

Mr. Adams stated that wherever kids might ride bikes in Villebois, the City tended to put in wider sidewalks. Graham's Ferry Road was an excellent example as it had a 10-ft sidewalk and a bike lane. While he would ride his bike in the bike lane, a family going out for a gentle bike ride or parents walking with kids biking, would be on the 10-ft wide sidewalk because younger children should not be in the bike lane.

- He was unsure if H2 were reduced to H1 whether the Applicant would widen the sidewalk there in response to having no bike lane. It had never been discussed at any open hearing.
- The width of that sidewalk was hard to determine because it was a paving stone sidewalk that went from front of building across the street and stopped where the parking was located. Currently, the sidewalk was 10-ft, 12-ft or 14-ft wide in front of the existing building. He had not seen FDPs, so he was unsure what the Applicant had in mind for the sidewalk adjacent to Villebois Dr, especially once past the paving stone street. The paving stone street sidewalk would look the same as everything else as the sidewalk would be all the way across until the street, which was paving stone.

Mr. Heberlein believed H1 on the Circulation Plan and Street Sections (Sheet 7) showed a 5.5 ft sidewalk.

Mr. Adams confirmed both H2 and H1 indicated a 5.5 ft sidewalk.

Ms. Akervall confirmed the suggestion was to replace H4 with H1, but still have H2 where proposed, so there would be no bike lane but a 5-ft sidewalk.

Mr. Heberlein stated that was what they already had at H1.

Ms. Akervall confirmed H2 was the area with the pavers, which she understood would match the existing pavers. She agreed driving on pavers caused motorists to slow down due to the different feel.

Mr. Heberlein asked if the transition with the pavers on H2 had been discussed.

Mr. Edmonds responded it would be difficult to design those details tonight, and suggested the Board leave it somewhat open for the City's and Applicant's engineering staff to work together to figure it out. The intent was to try to formulate a condition to have a reasonable transition between the streets.

Ms. Akervall agreed, both for aesthetics and a safe feeling.

Mr. Heberlein said it was not sure continuing a bike lane for 200 ft made sense.

Ms. Akervall added if the Applicant decided to add a wider sidewalk in its place that would be nice. She asked if that was something the Applicant could talk with Staff about.

Barbara Jacobson, Assistant City Attorney confirmed the Applicant could talk with Staff about making a wider sidewalk, but that was not something that had been on the record, so she would not recommend that condition without giving the Applicant a chance to discuss it. If the Board wanted to discuss it, the hearing would have to be reopened; otherwise they would need to stick with what was in the Staff report.

Mr. Heberlein stated that since H2 and the existing H1 already had a 5.5 ft sidewalk, it should just be continued to the rest of the street.

Mr. Adams added if the Board wanted to remove the bike lane and make the sidewalk safer for pedestrians and children to ride, they would want a minimum 8-ft wide sidewalk to allow plenty of space so children did not run into people's ankles. A wider sidewalk had a more comfortable feeling when accommodating pedestrians, bicyclists, skateboarders, dog walkers, etc.

- He confirmed an 8-ft sidewalk would not be needed if there was a bike lane. However, a 5-ft sidewalk without a bike lane would not mesh as well in his opinion.

Mr. Heberlein responded that H1 and H2 would actually be changed then, because H2 currently showed a 5.5 ft sidewalk.

Ms. Akervall asked if the 5 ft sidewalk was all pavers and whether it had an edge.

Mr. Adams clarified that the existing Villebois Dr was flush, with the different areas designated by different pavers with different colors and styles. The sidewalk was one type of paver with a different color and look, then there was a paver with a truncated dome, which allowed a blind person to know they were walking from a pedestrian area to a street area, another paver was used for the parking areas and a different paver was used for the street. Paver styles, looks, and types changed as one crossed the street. He imagined H2 would mimic the same look as that seen on Villebois Dr currently. He confirmed there were no poured concrete sidewalks. It was paving stones from building front all the way across the street, except for tree grates.

Chair Fierros Bower confirmed the Board wanted to revise H1 and H4 from a 5.5-ft sidewalk to an 8-ft sidewalk.

Ms. Jacobson reiterated that the Board would need to discuss the change with the Applicant, which would require reopening the hearing.

Chair Fierros Bower confirmed that the Board wanted to reopen the public hearing to further discuss the sidewalk and bike lane options.

Ms. Akervall stated that with the elimination of the bike lane in H4, she was not sure there was room to do widen the sidewalk.

Ronald Heberlein moved to reopen the public hearing. Kirstin Akervall seconded the motion, which passed 3 to 2 with James Frinell and Lenka Keith opposed.

Chair Fierros Bower called the Applicant forward.

Mr. Gast said the Board's discussion reminded him of all the discussions the Applicant had over conference and design tables for weeks and months trying to come up with a proposal and determine if there was a better idea. That was why the prescriptive plan, in some ways, was very nice.

- He understood the wider sidewalk because in that part of the neighborhood, he believed it would be beneficial, but changing the H1 section to include wider sidewalks would take more real estate out of the planned driveway to accommodate the wider sidewalk, which would then push back the buildings along that section and probably compromise the plan. It was a great goal, but it would have negative, unintended consequences.
- The simplistic way to look at it was to just stay with what the plan called for, or create a condition to allow the Applicant some flexibility to work with Staff in determining what would happen to the H4 section or to replace the H4 with the H1 section.

Mr. Adams said the City would not be opposed to reducing the 4-ft landscape area to 2 ft or so, which would provide an area for planter boxes or tree grates with sidewalk and curb all the way back. That design would be acceptable on the H1 Section.

Mr. Gast replied that would be acceptable, but as far as laying out the details, he suggested including a condition that provided some flexibility in trying to find an 8-ft sidewalk. It needed to be either really definitive or really flexible. He preferred being definitive so he knew what he was executing and everybody understood what was happening.

- He was okay with a specific condition to do an H1 section clear from the curb cut to the alley, or wherever the pavers stopped to accommodate a planter strip in transition to accommodate an 8-ft sidewalk. That way a transition could be worked out in that right-of-way. He believed that would allow the Applicant to work with the planter strip to come up with an urban form of sidewalk versus a suburban form, which would result in more tree wells and require more money and concrete, but that was what the Board was trying to achieve.

Mr. Heberlein said he liked the concept the Applicant proposed, adding it was just a matter of wording the condition so that it worked for Staff as well.

Mr. Adams suggested adding a condition that would eliminate the H4 section between Paris St and SW Orleans Ave, and add H1 between the alley connection at the north edge of H2 up to SW Orleans Ave with the change that the 10.5 ft combined landscape sidewalk area shall contain a minimum 8-ft sidewalk.

Mr. Gast suggested that the language state that from the terminus of pavers as identified in the Staff report along Villebois Dr North to the intersection of Orleans Ave, the Applicant would implement Section H1 with the direction that Staff work with the Applicant on the sidewalk planter strip reconfiguration.

Ms. Jacobson suggested that new Condition PFA 50 state, “The Applicant and Staff will work together to create an 8-ft sidewalk by proportionally reducing the planter strip.”

Mr. Adams clarified the following language should be added, “and that per the submitted plan on Sheet 7, Section H4 has been revised to Section H1.”

Chair Fierros Bower closed the public hearing at 9:11 pm.

Ronald Heberlein moved to approve the Staff report, entered into the record as Revised Exhibit A1, and add new Condition of Approval PFA50 as read into the record by Staff. Kristin Akervall seconded the motion, which passed 4 to 1 with James Frinell opposed.

The following new condition was added to Revised Exhibit A1:

- *Condition PFA50 “The Applicant and Staff will work together to create an 8-ft sidewalk by proportionally reducing the planter strip and that per the submitted plan on Sheet 7, Section H4 has been revised to Section H1.”*

Kristin Akervall moved to approve Resolution No. 307. The motion was seconded by Ronald Heberlein and passed unanimously.

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

VIII. Board Member Communications

- A. Results of the June 22, 2015 DRB Panel B meeting

IX. Staff Communications

There were none.

X. Adjournment

The meeting adjourned at 9:16 p.m.

Respectfully submitted,

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PLANNING DIVISION

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Delivery via Email

Letter of Transmittal

TO: Attention: Plan Amendment Specialist

FROM: Shelley White

Department of Land Conservation & Development

Administrative Assistant

635 Capitol Street NE, Suite 150

DATE: August 20, 2015

Salem, Oregon 97301-2540

WE ARE TRANSMITTING THE FOLLOWING:

DB15-0030 – Zone Map Amendment from Public Facilities (PF) to Village (V) Zone, Villebois SAP Central Preliminary Development Plan - 7 Central, Row Houses.

- DLCD Notice of Adoption Form 2 for DB15-0030
- Ordinance 772 and supporting documents (Zone Map Amendment)
- List of affected agencies

Please address questions and comments regarding this notice to:

Blaise Edmonds
Manager of Current Planning
City of Wilsonville
503-570-1536
edmonds@ci.wilsonville.or.us