PLANNING COMMISSION AGENDA
December 13, 2012
7 p.m. Regular Meeting
Newberg Public Safety Building
401 E. Third Street

I. CALL MEETING TO ORDER

II. ROLL CALL

III. CONSENT CALENDAR (items are considered routine and are not discussed unless requested by the commissioners)

1. Approval of November 8, 2012 Planning Commission Meeting Minutes

IV. PUBLIC COMMENTS (5 minute maximum per person)

1. For items not listed on the agenda

V. QUASI-JUDICIAL PUBLIC HEARINGS (complete registration form to give testimony - 5 minute maximum per person except for principals, unless otherwise set by majority motion of the Planning Commission). No new public hearings after 10 p.m. except by majority vote of the Planning Commissioners.

APPLICANT: Housing Authority of Yamhill County, represented by IDEA Architecture
REQUEST: Design review for a 56-unit apartment complex, historic review for renovation of a historic house and new construction on a historic site.
LOCATION: 1103 N. Meridian Street
TAX LOT: 3218DA-2100
FILE NO.: DR2-12-001/HISD-12-005 ORDER NO.: 2012-07
CRITERIA: 15.220.050(B), 15.344.030

VI. ITEMS FROM STAFF

1. Update on Council items
2. Other reports, letters, or correspondence
3. Next Planning Commission Meeting: January 10, 2012

VII. ITEMS FROM COMMISSIONERS

VIII. ADJOURN

FOR QUESTIONS PLEASE STOP BY, OR CALL 503-537-1240, PLANNING & BUILDING DEPT. - P.O. BOX 970 - 414 E. FIRST STREET

ACCOMMODATION OF PHYSICAL IMPAIRMENTS:

In order to accommodate persons with physical impairments, please notify the City Recorder's office of any special physical accommodations you may need as far in advance of the meeting as possible and no later than 48 hours prior to the meeting. To request these arrangements, please contact the city recorder at (503) 537-1283. For TRS services please dial 711.

PLANNING COMMISSION MINUTES
November 8, 2012
7:00 p.m. Regular Meeting
Newberg Public Safety Building (401 E. Third Street)

TO BE APPROVED AT THE DECEMBER 13, 2012 PLANNING COMMISSION MEETING

I. CALL MEETING TO ORDER

Chair Thomas Barnes opened the meeting at 7:00 PM

II. ROLL CALL

Members Present:	Thomas Barnes, Chair Allyn Edwards	Cathy Stuhr, Vice Chair Art Smith	Gary Bliss Philip Smith
Members Absent:	Lon Wall (unexcused)	Mayor Bob Andrews, Ex-Officio	
Staff Present:	Barton Brierley, Planning & Building Director DawnKaren Bevill, Minutes Recorder	Steve Olson, Associate Planner	
Others Present:	Mike Gougler, Chuck Gregory, Scott Miller and Joe Schieve		

III. CONSENT CALENDAR

Approval of the October 11, 2012, Planning Commission Meeting Minutes.

MOTION: Philip Smith/Art Smith to approve the Consent Calendar including the planning commission minutes for October 11, 2012. Motion carried (6Yes/0 No/1Absent [Wall]).

IV. COMMUNICATIONS FROM THE FLOOR

No items were brought forward.

V. QUASI-JUDICIAL PUBLIC HEARING

1. APPLICANT/OWNER: Newberg Nursing Home LLC
REQUEST: Conditional use permit/design review approval for a skilled nursing facility, and a property consolidation of two lots.
LOCATION: 3914 & 4010 Hayes Street, and 336 Werth Blvd.
TAX LOTS: 3216-2020 & -2021, and 3221-6900
FILE NO.: CUP-12-001/DR2-12-010/PLC-12-001 ORDER NO.: 2012-05
CRITERIA: 15.225.060, 15.220.050(B), 15.230.010

TIME – 7:26 PM

Chair Barnes opened the quasi-judicial public hearing with reading ORS 197.763 and called for any abstentions, bias, ex-parte contact, or objections to jurisdiction. Commissioner Stuhr said she received an email from Larry Anderson, which qualifies as ex-parte contact and forwarded the communication to Mr. Barton Brierley, Building & Planning Director. Mr. Brierley provided a copy of the email to the commissioners and stated it is ex-parte communication but not public comment. Commissioner Stuhr's grandmother lives in Arbor Oaks,

located next to where the application property is located. Commissioner Bliss declared Mike Gougler is a personal friend and ex–client; however, he can make a non-judgmental decision on this application.

Mr. Steve Olson, Associate Planner, presented the staff report accompanied by a PowerPoint presentation showing the proposal meets the development code requirements with conditions (see official meeting packet for full report).

Chair Barnes opened the public testimony starting with proponents.

Mr. Scott Miller, Marquis Companies, testified the company was founded in 1989 and operates 26 facilities in five states. Their focus has shifted as the traditional nursing home models of the past are not conducive to the needs of seniors today and in the future. This facility will provide post acute care and rehabilitation as 70%-80% will be admitted for a specific procedure such as a joint replacement and will then be returning home. A small percentage will include long-term care.

Commissioner Bliss asked in regard to the livability of the adjoining properties, how the heating ventilation and cooling (HVAC) system will be roof mounted and what the decibel level will be. Mr. Miller had heard reports associated with decibel levels at the memory care unit, and that post development improvements were made. The HVAC units will be hidden by the roof structure on the building wings. The decibel level will be the same as the memory care facility and the sound will be contained. Commissioner Bliss would like it stipulated that the company will do what they can to mitigate any noise problems if they arise in the future. Mr. Miller said that yes, within certain parameters, they would be willing to work on any issues. They couldn't build a 2 million dollar sound wall, but they will cooperate with the neighbors.

Commissioner Edwards asked how many staff is projected to run the operation and will there be substantial parking for staff and visitors. Mr. Miller replied there will be approximately 25–30 full-time staff during the day, 14 employees during swing shift, and 10 staff members during the evening hours. The facility will provide more parking than other skilled nursing centers in the area and there have been no parking issues reported at the existing facilities.

Mr. Mike Gougler explained the Werth Family has worked with the Marquis Company in putting this project together. Marquis took ownership of the skilled nursing in Newberg, located south of Walgreens. This new facility will be a significant addition to the amenities of Newberg and will save money in housing and distance for citizens to travel for rehabilitation.

Mr. Chuck Gregory, AKS Engineering, supports the project and made himself available for any questions in regard to site design.

Commissioner Stuhr asked about gravel being considered as an impervious surface. Mr. Gregory explained there was much conversation with public works to talk in detail about the stormwater code in regard to the project. There was some stormwater retention discussed and in essence, the new requirements refer to design standards and Clean Water Services standards, which follow the 2006-2007 TR55 manual. The manual lists gravel as an impervious surface. He follows those established procedures. The gravel on the site was graded and compacted for construction.

MOTION: Philip Smith/Gary Bliss to approve the Newberg Nursing Home LLC, Order No. 2012-05, as recommended by staff with the conditions in the staff report. Motion carried (6Yes/0 No/1Absent [Wall]).

2. APPLICANT/OWNER: Jessica Fettig
REQUEST: Appeal of the staff decision to deny a preschool in an industrial zone.
LOCATION: 141 N. Elliott Rd.
TAX LOTS: 3220AD-1100
FILE NO.: DR1-12-015 (APPEAL) ORDER NO.: 2012-06
CRITERIA: 15.220.050(A)

Chair Barnes stated the applicant has withdrawn the application.

VI. NUAMC POSITION RECOMMENDATION

TIME - 8:00 PM

Mayor Andrews has requested the planning commission make a recommendation on which commissioner should be appointed in NUAMC. Commissioner Barnes volunteered to be appointed as the NUAMC representative.

VII. ITEMS FROM STAFF

TIME – 8:03 PM

1. Update on Council items.

Mr. Brierley reported the South Industrial UGB amendment went before the Yamhill county commissioners and it was decided to schedule a joint meeting with Newberg city council on November 26, 2012.

2. Other reports, letters, or correspondence.

Mr. Brierley stated there are two planning commission member appointments that expire at the end of this year, Commissioner Bliss has reapplied and Commissioner Wall has not. There are five applicants for the two open positions, Commissioner Bliss included. The student planning commissioner position is still open.

3. The next Planning Commission Meeting is scheduled for Thursday, December 13, 2012.

Commissioner Edwards will be out of town and not attending the December 13, 2012, meeting.

VII. ITEMS FROM COMMISSIONERS

No items were brought forward.

IX. ADJOURN

Chair Barnes adjourned the meeting at 8:15 PM

Approved by the Planning Commission on this 13th day of December, 2012.

AYES: NO: ABSENT: ABSTAIN:

Planning Recording Secretary *Planning Commission Chair*

OUTLINE FOR QUASI-JUDICIAL PUBLIC HEARING

Newberg Planning Commission

1. CALL TO ORDER
OPEN THE PUBLIC HEARING, ANNOUNCE THE PURPOSE, DISCUSS TESTIMONY PROCEDURE, AND TIME ALLOTMENTS

2. CALL FOR ABSTENTIONS, BIAS, EX PARTE CONTACT, AND OBJECTIONS TO JURISDICTION

3. LEGAL ANNOUNCEMENT
READ "**QUASI-JUDICIAL ANNOUNCEMENTS**" SHEET

4. STAFF REPORT
COMMISSION MAY ASK BRIEF QUESTIONS FOR CLARIFICATION

5. PUBLIC TESTIMONY
5 MINUTE TIME LIMIT PER SPEAKER (15 MINUTE LIMIT FOR APPLICANT AND PRINCIPAL OPPONENT). SPEAKER GOES TO WITNESS TABLE, STATES NAME & PRESENTS TESTIMONY. COMMISSION MAY ASK QUESTIONS OF SPEAKERS.

A. APPLICANT(S)
B. OTHER PROPONENTS
C. OPPONENTS AND UNDECIDED
D. STAFF READS WRITTEN CORRESPONDENCE (TIME LIMIT APPLIES)
E. APPLICANT REBUTTAL

6 CLOSE OF PUBLIC TESTIMONY PORTION OF HEARING

7. FINAL COMMENTS FROM STAFF AND RECOMMENDATION

8. PLANNING COMMISSION DELIBERATION INCLUDING DISCUSSION OF CRITERIA WITH FINDINGS OF FACT

9. ACTION BY THE PLANNING COMMMISSION

A. ORDER OR RESOLUTION – Usually requires passage of order if the commission is the final decision maker, or a resolution if the commission is only advisory to the council.
B. VOTE – Vote is done by roll call.
C. COMBINATION – Can be combined with other commission action; separate vote on each action is required.

QUASI-JUDICIAL
PUBLIC HEARING PROCESS
TESTIMONY AND EVIDENCE REQUIREMENTS

ORS 197.763 requires certain statements to be made at the commencement of a public hearing.

- The applicable City and State zoning criteria must be listed. This means that we must advise you of the standards that must be satisfied by the applicant prior to our approval of an application. The Planning Staff will list the applicable criteria during his or her presentation of the staff report.

- Persons wishing to participate in this hearing must direct their testimony or the evidence toward the criteria stated by the Planner or other specific City or State criteria which you believe apply. You must tell us why the testimony or evidence relates to the criteria.

- Any issue which might be raised in an appeal of this case to the Land Use Board of Appeals (LUBA) must be raised in person or by letter at the local level prior to the City approving or denying the application. The law states that the issue must be raised in enough detail to afford the decision-maker and the parties an opportunity to respond. This part of the law is also known as the "raise it or waive it" requirement. If you do not bring it up now, you can't bring it up at LUBA.

- Failure of the applicant to raise constitutional or other issues relating to proposed conditions of approval in enough detail to allow the local government or its designee to respond to the issue precludes an action for damages in Circuit Court.

- Prior to the conclusion of the initial evidentiary hearing on an application, any participant may request an opportunity to present additional evidence or testimony regarding the application. The Planning Commission will grant such a request through a continuance or extension of the record.

NEWBERG PLANNING COMMISSION STAFF REPORT
DESKINS COMMONS APARTMENTS –DESIGN REVIEW & HISTORIC REVIEW

FILE NO:	DR2-12-001 & HISD-12-005
REQUEST:	Design review for a 56-unit apartment complex, historic review for renovation of historic house and new construction on a historic site
LOCATION:	1103 N. Meridian Street
TAX LOT:	3218DA-2100
APPLICANT:	Housing Authority of Yamhill County, represented by IDEA Architecture + Development, LLC
OWNER:	Housing Authority of Yamhill County
ZONE:	R-3 (High Density Residential)
PLAN DISTRICT:	HDR (High Density Residential)
HEARING DATE:	Planning Commission hearing on December 13, 2012

CONTENTS

Order 2012-07 with

Exhibit "A": Findings

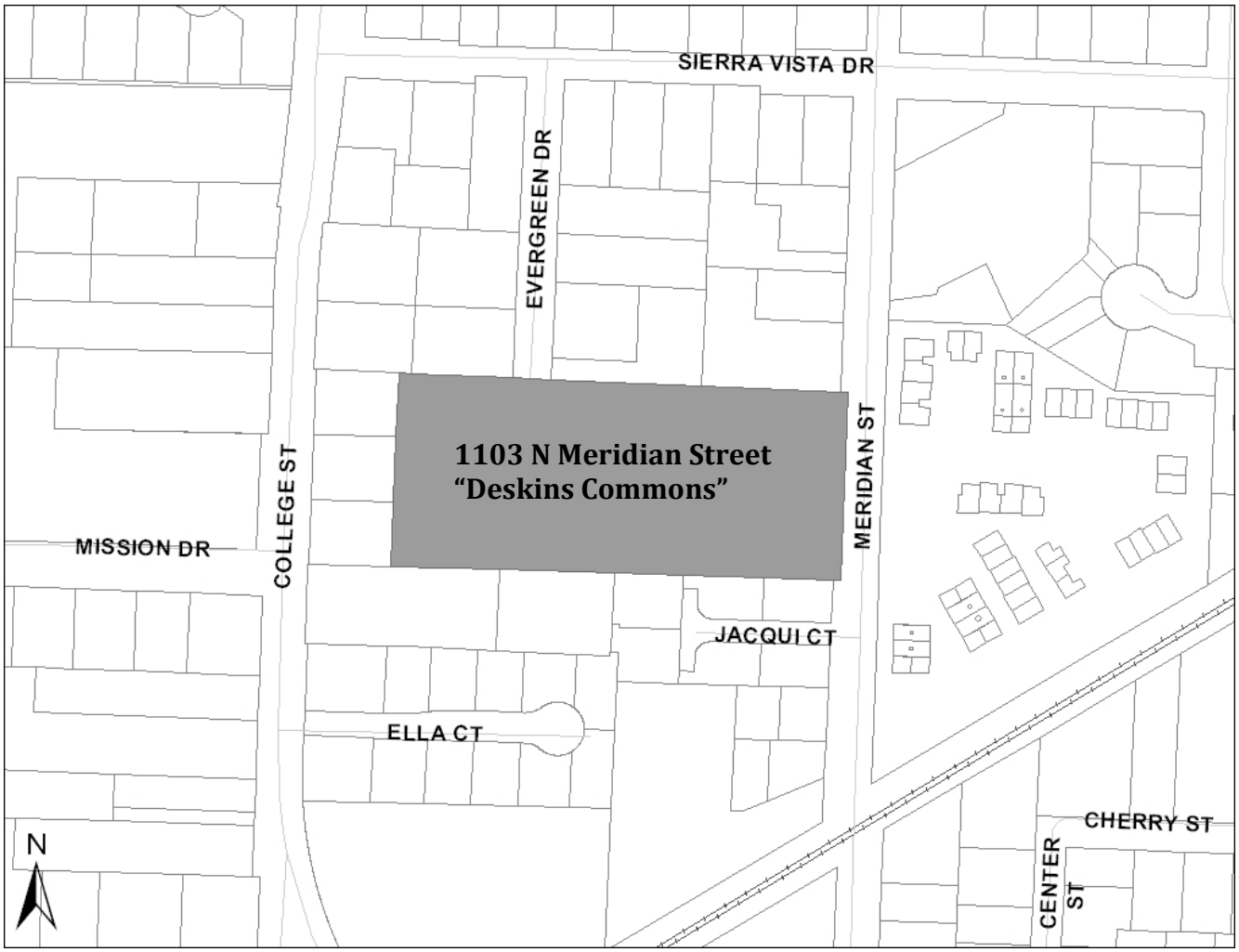
Exhibit "B": Conditions of Approval

ATTACHMENTS:

1. Aerial Photo
2. Site Plan
3. Project Application
4. Public Comments
5. Order 2011-0030
6. HAYC written response to conditions B(f), B(g), B(i), and B(j) from Order 0030
7. Letter from Oregon State Historic Preservation Office (October 30, 2012)
8. Letter from Sisul Engineering (November 29, 2012)
9. Traffic Safety Commission minutes from 11/13/12
10. Deskins Commons Proposed Pedestrian Improvements Map
11. Newberg Development Code (by reference)

Section I: Application Information

A. PROJECT LOCATION MAP



B. PROJECT DESCRIPTION & BACKGROUND

The proposed project is a 56-unit affordable housing apartment complex on a 3.39 acre property located at 1103 N. Meridian Street. The property includes an existing historic house, which will be rehabilitated and reused as community space for residents as well as an office and living space for an on-site manager. The 56 dwelling units will be located in seven different buildings around the perimeter of the site, leaving a view corridor to the historic house from Meridian Street. There are many mature trees on the site planned to be preserved as part of the project.

City Council approved Order No. 2011-0030 in February 2011, amending the Comprehensive Plan map designation from Low Density Residential (LDR) to High Density Residential (HDR) and amending the Zoning designation from R-1 (Low Density Residential) to R-3 (High Density Residential) for the property located at 1103 N. Meridian Street, with conditions. The conditions of the Order are discussed in more detail in the Project Analysis section of this staff report.

Historic Background of Site
Newberg's *Inventory of Historic Properties* indicates that the house at 1103. N. Meridian was constructed about 1905. Yamhill County Assessor's Records place the construction at 1880. The house is built in the D.D. Deskins Land Claim, which extends from 1st and Main Street to the west side of Newberg High School.

The Newberg inventory states the original owner is believed to be Ellen D. Todd (1856-1942). Ellen D. Todd, also known as Nancy Ellen Deskins, was born about 1856 in Newberg Oregon. She married Jarrett D. Todd (1855-1933) in 1893. Jarrett was born in Missouri, and came to the Newberg area sometime between 1880 and 1893. The 1900 Census shows the couple living in Dayton. The 1910 Census shows the couple living in North Newberg, along with her mother, Sarah A. Deskins (Sarah Ann Shuck), in what may be the 1103 N. Meridian home. The 1920 Census show the couple living in McMinnville.

Mary C. Goodrich, also known as Mary Caroline Deskins (1858-1947) is listed in the Newberg inventory as a later owner. She was Ellen D. Todd's sister.

Ellen and Mary's parents were Daniel D. Deskins (1820-1873) and Sarah Ann Shuck (1839-1913), early Newberg Pioneers. Daniel D. Deskins was born in Kentucky in 1820. He arrived in the Newberg area in 1846. He married Sarah Ann Shuck about 1854 in Yamhill County. He died in 1873. Sarah Ann Shuck was born about 1839 in Iowa. She traveled to the Newberg area in 1854. She died in 1913 in Dundee. The Deskins had a farm home on the north side of First Street.

Sources: *City of Newberg Inventory of Historic Properties*, 1985. *A History of Newberg, OR*, Jennie D. Miller, 1938. Yamhill County Assessor's Records. U.S. Census Bureau. Family Search.org. Ancestry.com

C. SITE INFORMATION

1. Location: 1103 N. Meridian Street

2. Size: Approximately 3.39 acres

3. Topography: Flat

4. Current Land Uses: The site is currently developed with a historic house, shed and garage that sit back near the middle of the lot. The historic house faces Meridian Street and has an existing driveway from Meridian Street.

5. Natural Features: Many mature trees

6. Adjacent Land Uses:
   a. North: single family residential
   b. East: senior condominium complex
   c. South: single family residential
   d. West: single family residential

7. Access and Transportation: Access will be from Meridian Street, a fully improved minor collector. Evergreen Drive currently ends at the northern boundary of the site, and is an

unimproved City road with a 50-foot right-of-way. Evergreen Drive will be used for bike and pedestrian access through the site from Meridian Street, and for emergency access.

8. Utilities:

   a. Sanitary Sewer: There is an 8-inch public sewer line that runs down Evergreen Drive and ends in a manhole at the northern boundary of the property. The applicant's calculations show that the line has adequate capacity to serve the proposed development.

   b. Water: There is an existing 6-inch public water line running in Meridian Street and an 8-inch public water line in Evergreen Drive with adequate capacity to serve the proposed development.

   c. Storm: There is an existing 18-inch storm line in Meridian Street. The project will have onsite water quality and detention and will not add significant volume to the existing line.

   d. Other: There are currently overhead utilities along the Meridian Street frontage.

D. **PROCESS:** The design review and historic review request is a Type III application and follows the procedures in Newberg Development Code 15.100.050. The Planning Commission will hold a quasi-judicial hearing on the application and make a decision on the application based on the criteria listed in the attached findings. The Planning Commission's decision is final unless appealed to the City Council. Important dates related to this application are as follows:

11/28/2012: The Planning Director deemed the application complete.
11/19/2012: The applicant mailed notice to the property owners within 500 feet of the site.
11/21/2012: The applicant posted notice on the site.
11/28/2012: The *Newberg Graphic* published notice of the Planning Commission hearing.
12/13/2012: Planning Commission hearing

E. **AGENCY COMMENTS:** The application was routed to several public agencies for review and comment. Comments and recommendations from city departments have been incorporated into the findings and conditions. As of the writing of this report, the city received the following agency comments:

Newberg Fire Department (Chris Mayfield): *All fire codes must be met*

Newberg-Dundee Police Department (Brian Casey): *Reviewed; no conflict*

Newberg Finance Department (Janelle Nordyke): *Reviewed; no conflict*

Newberg City Manager (Daniel Danicic): *Reviewed; no conflict*

Newberg Public Works Department:

- *Water line valves required at all junctions per city of Newberg standard details.*
- *Water line easement to be 15' wide centered over the water line.*
- *Abandoned water line is to be shut off and disconnected from the water main.*
- *Correct note on page C2 – "connect to existing 'storm' manhole" should read "connect to existing 'sanitary' manhole".*

- *All Sanitary sewer upstream of the manhole by Evergreen Dr is to be private*
- *Identify areas where stormwater currently enters the site, and verify that it is accounted for, collected, and routed to the storm system to ensure continuation of drainage.*
- *The emergency overflow directed to Evergreen Drive shall be piped from the Deskins Commons site to a point of outfall in one of the Evergreen Drive street swales. At the time of installation of the emergency overflow, if the street swale needs cleaning for efficient flow, the contractor shall mow or remove debris from the street swale as appropriate and as directed by the City.*
- *This development must comply with the City's Stormwater Code which addresses water quality and water quantity.*
- *All stormwater facilities are to be private and privately maintained. Annual reporting is required per City stormwater code.*
- *Off-site sidewalk improvements to replace missing sidewalk on the west side of Meridian Street from the railroad tracks to Sierra Vista Drive, and installation of ADA curb ramps on the north and south sides of the intersection of Sierra Vista Drive and Meridian Street (west side of Meridian Street).*

PGE: *Confirm that existing overhead power line on Meridian will remain, per Exhibit L1*

F. PUBLIC COMMENTS: The city has received written comments on the application, which are included in **Attachment 4** of this report.

G. PROJECT ANALYSIS:

City Council approved Order No. 2011-0030 in February 2011, amending the Comprehensive Plan map designation from Low Density Residential (LDR) to High Density Residential (HDR) and amending the Zoning designation from R-1 (Low Density Residential) to R-3 (High Density Residential) for the property located at 1103 N. Meridian Street, with conditions. The Order directed the Planning Commission to consider certain items as follows. A staff response is included under each item in *italics* detailing how each is met.

Order No. 2011-0030
(3)(B) The zone change requires the Housing Authority to go through design review and historic review on the future housing project. During that review, the Planning Commission is directed to consider:

(a) A drainage plan that meets Development Code requirements.

The applicants have submitted a stormwater plan that meets Code requirements. Stormwater will be handled onsite with detention and water quality, with overflow directed to the 18-inch public storm line in Meridian Street. An emergency system will be set up that will direct emergency overflow to the street swale system in Evergreen Drive.

(b) Requirements for installation of sidewalks and walkways adjacent to the site and along the paths to major destinations, such as improvements to the Meridian rail crossing or sidewalk infill along Meridian Street. Requirements must be proportional to the impacts.

There is a condition of approval for the applicant to install missing sidewalk sections along the west side of Meridian Street from the railroad to Sierra Vista Drive, and install ADA curb ramps at the Meridian Street/Sierra Vista Drive intersection on the west side of Meridian Street. In addition, the applicant must

fill in the gap between the sidewalk and the asphalt at the railroad crossing on the west side of Meridian Street.

(c) Plans to make the historic house visible from the street.

The site plan shows the new buildings located along the perimeters of the site, creating a view corridor to the existing historic house from Meridian Street.

(d) Architectural designs for new buildings that complement the historic house on the property.

The new buildings on the site are complementary with the historic house through articulation, projecting bays, building heights, window orientation and proportion, scale and texture of siding materials, colors, deep overhangs, changes in roof plane, roofing materials, and landscape design.

(e) Plans to preserve the existing house and retain its character as a historic structure.

The existing house will be rehabilitated and repaired to restore its historic elements. The existing house will serve as community space for the site residents as well as being the onsite manager's office and residence.

(f) A plan for occasional public access to the historic house, such as access during annual historic tour events or availability for scheduled tours.

Public access to the historic house will be granted during annual historic tour events in coordination with other entities involved in such events. In addition, tours will be available as requested subject to site manager availability.

(g) A plan for recognition of the heritage of the house and property, such as placing a placard and prominent display at the house.

The applicant plans to place a placard recognizing the heritage of the house and property near the Meridian Street entrance. In addition, they intend to place a placard on the front porch of the historic house and in the main entryway or community meeting space.

(h) Plans to preserve as many of the existing trees on site as practical given design requirements.

The site design is intended to preserve as many existing trees as possible. In particular, the grove of White Oak trees near the front of the site has been preserved and they will flank the pedestrian promenade entering the site. In addition, several existing trees will serve as street trees for the project.

(i) Parking management plan that includes guidelines for keeping off-street parking available for residents and visitors.

The applicant has indicated that the onsite manager will be responsible for ensuring residents abide by a parking agreement signed at the time of lease. The manager will monitor parking for residents and guests.

(j) Lighting plans to provide appropriate site lighting for on-site security and to control light impacts to neighbors.

The lighting plan includes appropriate lighting along the pedestrian path, in parking areas, and near buildings. The lighting plan indicates that none of the light will exceed 0.5 foot candles at the property lines, which meets Code requirements.

(k) Plans for play areas within the complex that meet or exceed Development Code requirements.

The Code requires the applicant to provide usable outdoor recreation space. Based on the units, the project would need 12,000 square feet of usable outdoor recreation space. The project proposal includes 12,551 square feet of shared outdoor space, including 1,055 square feet set aside for a play area.

(3)(C) The following will be requirements of the design review for the future development:

(a) Installation of fence adjacent to all private property.

The project proposal includes installation of an opaque wood fence along the south, west, and north property lines adjacent to the neighboring residential areas.

(b) Marking curbs no-parking near driveway entrances.

The curbs will be striped no-parking on either side of the driveway entrances, similar to what exists at Spaulding Oaks across the street.

(3)(D) Prior to submitting for design review, the applicant shall meet with interested adjacent neighbors and a representative of Spaulding Oaks Condominium Association to discuss:

(a) The proposed site design.
(b) The proposed drainage and grading plan.
(c) The architectural design of the buildings.

The applicant met with neighbors on August 4, 2012 to discuss these elements.

(3)(E) The Traffic Safety Commission is directed to consider Meridian Street and whether to limit on street parking or designate no-parking areas. This review should occur in conjunction with design review for the future housing project. The review also is to involve the Yamhill County Transit Area and investigate the possibilities of placing a bus stop along the street, both to provide service to the area and to limit parking near driveways.

The Traffic Safety Commission considered the issue at their meeting on November 13, 2012, and recommended a striped no-parking area on both sides of the Deskins Commons driveway on Meridian Street. The Commission also voted to retain existing street parking on Meridian Street with no other changes. There is an existing northbound bus stop on Meridian Street at The Oaks apartment complex. At this time there are no plans for another bus stop in the area.

H. PRELIMINARY STAFF RECOMMENDATION: The preliminary staff recommendation is made in the absence of public hearing testimony, and may be modified subsequent to the close of the public hearing. At this writing, staff recommends the Planning Commission move to adopt Planning Commission Order 2012-07, which approves the design review and historic review with conditions.

PLANNING COMMISSION ORDER 2012-07

AN ORDER APPROVING THE PROPOSED PROJECT: DR2-12-001 AND HISD-12-005, HISTORIC REVIEW FOR REHABILITATION OF THE EXISTING HISTORIC HOUSE AND DESIGN REVIEW FOR A 56 UNIT APARTMENT COMPLEX ON THE HISTORIC SITE AT 1103 N. MERIDIAN STREET, TAX LOT 3218DA-2100, WITH CONDITIONS

RECITALS

1. Housing Authority of Yamhill County submitted an application for design review and historic review for rehabilitation of the existing historic house and construction of 56 new apartment units at 1103 N. Meridian Drive, tax lot 3218DA-2100. The application was deemed complete on November 28, 2012.

2. The City Council adopted Order No. 2011-0030 on February 24, 2011, amending the Comprehensive Plan Map from Low Density Residential (LDR) to High Density Residential (HDR) and amending the Zoning designation from R-1 (Low Density Residential) to R-3 (High Density Residential) for the property located at 1103 N. Meridian Street, with specific conditions. The project proposed by the Housing Authority of Yamhill County meets the conditions specified in Order No. 2011-0030.

3. The proposed apartment complex would have 56 units contained in seven different buildings that would range from one to three stories in height. The buildings would be oriented to the perimeters of the property, and would include a view corridor to the existing historic house that sits back near the middle of the site. Rehabilitation of the existing house would include removal of non-historic elements and repair or replacement of historic features.

4. After proper notice, the Newberg Planning Commission held a hearing on December 13, 2012, to consider the application. The Commission considered testimony, deliberated on the item, and finds that the application meets the applicable criteria as shown in the findings attached in Exhibit "A" and must comply with the conditions of approval shown in Exhibit "B".

The Newberg Planning Commission orders as follows:

1. The proposed Deskins Commons project (File No. DR2-12-001 & HISD-12-005) is hereby approved, subject to the conditions contained in Exhibit "B". Exhibit "B" is hereby adopted and by this reference incorporated.

2. The findings shown in Exhibit "A" are hereby adopted and by this reference incorporated.

3. This order shall be effective on December 28, 2012 unless appealed prior to that date. Design Review approval is only valid for one year from the effective date (December 28, 2013). If building or construction permits are not issued within this time period, then design review approval becomes null and void and no construction may take place, unless an extension is granted per Newberg Development Code 15.220.020(C).

Adopted by the Newberg Planning Commission this 13th day of December, 2012.

ATTEST:

Planning Commission Chair	Planning Commission Secretary

Attached:
Exhibit "A": Findings
Exhibit "B": Conditions

(DR2-12-001/HISD-12-005) Deskins Commons Apartments

A. Historic Landmark Review Criteria That Apply - Newberg Development Code 15.344.030.

15.344.030(A) – Exterior Alterations

(3) The Planning Commission, in considering applications for permit approval for any alteration, shall base their decision on substantial compliance with the following criteria and guidelines.

a. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided. Specific design elements which must be addressed include:

i. Average setback. When a new structure is being constructed on an infill lot, the front yard setback shall be the same as the buildings on either side. When the front setbacks of the adjacent buildings are different, the front setback of the new structure shall be an average of the two.

ii. Architectural elements. The design shall incorporate architectural elements of the city's historic styles, including Queen Anne, Colonial Revival, Dutch Colonial Revival, and Bungalow styles. Ideally, the architectural elements should reflect and/or be compatible with the style of other nearby historic structures. Typical design elements which should be considered include, but are not limited to, "crippled hip" roofs, Palladian-style windows, roof eave brackets, roof dormers, and decorative trim boards.

iii. Building orientation. The main entrance of the new structure shall be oriented to the street. Construction of a porch is encouraged but not required. Such a porch shall be at least six feet in depth.

iv. Vehicle parking/storage. Garages and carports shall be set back from the front facade of the primary structure and shall relate to the primary structure in terms of design and building materials.

v. Fences. Fences shall be built of materials which are compatible with the design and materials used in the primary structure.

Finding: The historic character of the existing house and property will be retained and preserved. The applicant proposes to remove non-historic additions to the house and property, and rehabilitate or replace other features as follows: extend the existing porch along the north and west sides of the house, using similar detailing as the original porch; remove all non-historic siding and refinish or replace the existing 6" fir shiplap siding; remove several non-historic windows and replace with windows compatible with the historic structure; repair all salvageable historic windows.

This is not an infill lot; therefore, subsection i does not apply.

The existing house is classified as Queen Anne Victorian style, as is the historic house directly to the north. The applicant proposes to retain and refurbish the historic features of the house, ensuring it will remain in the Queen Anne style and compatible with the nearby historic house.

The existing historic house is oriented toward the street, and the two new buildings (buildings 5 & 8) directly adjacent to Meridian Street will also be oriented so that their front entries face Meridian Street. Buildings 5 & 8 will have recessed building facades that will function as porches for the units.

There are no garages or carports proposed. Parking will be located throughout the site.

A fence is proposed around the north, west, and south perimeter of the site. The fence will be constructed of 4x4 wood posts and vertical 6" wood fence boards.

b. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

Finding: The property is recognized as a physical record of its time, place, and use by the city by being included on the Newberg Historic Resources Inventory, and by the applicant by their intent to rehabilitate and retain the historic structure. Changes to the historic house are meant to restore historic elements. The new structures on the site will be contemporary in design, but compatible with the existing historic house.

c. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

Finding: Evidence shows that the porch roof on the historic house is not part of the original construction but was added shortly after the house was initially occupied, and which has developed its own significance in the years since. Additionally, other additions have been constructed over time, of which primarily degraded the historic presence of the house. Applicant believes that the property has been modified over time in the following way:

- Circa 1905: At the time of the original construction, it appears that the porch deck existing and wrapped around the east, north and west facades. This porch deck did not have a roof. The only covering was over the main entry on the east below the second floor porch.

- Circa 1917: It appears that the porch was covered around this time. The covering included the entirety on the east, north and west. Materials and scarring indicate first that the covering did not occur with original construction but before construction of the shed addition at the north. 1917 was when Fred Carter, pastor of the Friends Church acquired the house.

- Circa 1924: The barn addition is constructed on the north. This construction removed portions of the porch and porch roof on the north Historic aerial photographs document the barn addition to prior to 1936; the Aebischer's, the property's third owner, acquired the house in 1924.

- Post 1950: It appears that the enclosed room at the northeast corner of the porch was constructed in the era of the Kenneth James' ownership. This is based on materials used and the quality of

work. It appears too that it was at this time that the second floor of the porch at the west was added.

The applicant believes the porch and its roof have acquired their own historic significance. The applicant proposes rehabilitating existing and known former portions of the porch and expanding and enhancing it so that it has greater use and presence on the site.

d. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved to the extent possible.

Finding: The applicant proposes to replace many details lost over decades of non-historic remodels and deferred maintenance, and to selectively demolish non-historic portions of the building that were added after the porch was built. The applicant will extend the existing porch along the north and west sides of the house, utilizing similar detailing as the original porch construction. The applicant proposes removing all non-historic (vinyl) siding and refinishing or replacing the existing 6" fir shiplap siding. Several non-historic windows shall be removed and replaced with new windows compatible with the structure. Repairs will be made to all the original windows that are salvageable. For windows on the east side of the house that are not salvageable, the applicant proposes moving historic original windows from other areas of the house so that the most representative historic elements will be located on the primary building façade (east).

e. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall reasonably match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Finding: See the finding to d. above. Many historic features will be repaired rather than replaced, and when replacement is necessary, will be replaced with compatible features.

f. Chemical or physical treatments, such as sandblasting, that cause extensive damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

Finding: No chemical or physical treatments will be used that might cause damage to historic materials.

g. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

Finding: There are no known significant archeological resources on the site.

h. New additions, exterior alterations, or related new construction shall not destroy historic character of the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and

architectural features to protect the historic integrity of the property and its environment.

Finding: The applicant is proposing only alterations to the existing house which will enhance the historic character of the property. The new construction on the site will be contemporary in nature, yet compatible in features to protect the historic integrity of the property.

i. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Finding: The project complies with this criterion. The new construction is buildings separate from the existing historic structure, so any future removal would not impact the historic structure.

15.344.030(B) – New Construction

(2) Review Criteria. Designs shall be compatible with any existing landmark structures on the site in terms of size, scale, material and character. Contemporary designs shall not be discouraged when they do not destroy significant historical, architectural, or cultural material. Review criteria shall include consideration of the guidelines listed in subsection (A)(3) of this section.

Finding: See findings for section (A)(3) above.

The new construction will be compatible with the existing historic structure in terms of size, scale, material, and character. The applicant has met with the Oregon State Historic Preservation Office to ensure they are providing a compatible design. For the design of new structures, the applicant is relating to the historic house on the site and with adjacent properties in the following ways:

- Articulation: All elevations of all buildings have breaks in plane so that no one surface is greater than 35 feet in length as measure in the plans. This will serve to break down building massing so that no single area of the site will dominate another on or offsite.

- Projection of bays: One specific way that Applicant proposes to provide articulation is by providing projected bays at Building 2. This treatment was specifically chosen to relate directly with the bays of the historic house on the property.

- Building height: The existing historic house is 33’-6” tall at its highest point. Applicant proposes no new buildings be taller than the historic house.

- Window orientation and proportion: Windows of the historic house are generally tall and narrow. Applicant proposes all new windows to be of similar scale and proportion.

- Scale and texture of siding materials: The predominant siding materials on the historic house and throughout the neighborhood are horizontal shiplap or lap siding of either wood or cement board. The exposure profiles of these sidings vary throughout (usually between 3” and 7”). Applicant intends to also vary them within the project as shown. Additionally, Applicant will provide accent materials at recessed building entries and for privacy screens in order to mark unit entries and private space.

- Colors: There are a variety of colors on buildings in the neighborhood. In response, Applicant proposes to vary colors within the project to distinguish the scales and geometry of individual building components. Generally, the color palette of Buildings 2-8 is proposed to be earth-tone. Applicant proposes to paint the historic house a creamy (warm) white so that it stands as a beacon in the center of the property.

- Deep overhangs: Historic buildings in the neighborhood, including the existing house on this property, tend to have overhangs that are 2 feet or more in depth. Applicant proposes overhangs at all new buildings.

- "Kick" in roof plain: The roofs of the historic house have a change in slope that occurs near the connection to the wall below. Applicant proposes new buildings to include a similar transition on many roofs over living space.

- Roofing material: Applicant proposes the primary roofing material for the historic house and Buildings 3-8 to be an architectural asphalt shingle with roof slopes varying from 3/12 to 12/12. Applicant proposes the roof on Building 2 to be a low slope in nature in order to limit its building height.

- Landscape design: The focus of the landscape design is to preserve several existing trees while infilling with new compatible trees and native species throughout. Applicant proposes exterior community gathering spaces to enhance safety and visual access through the site. Applicant further proposes plant species which will reduce the need for irrigation in new planting areas while proposing minimal disruption in areas adjacent to large existing trees designated for preservation.

A. Design Review; Applicable Criteria - Newberg Development Code 15.220.050(B):

1. Design compatibility. The proposed design review request incorporates an architectural design which is compatible with and/or superior to existing or proposed uses and structures in the surrounding area. This shall include, but not be limited to, building architecture, materials, colors, roof design, landscape design, and signage.

Finding: Surrounding uses include single family residential on the north, west, and south sides and a senior condominium project on the east side across Meridian Street. The applicant has met with both neighbors and the State Historic Preservation Office with the intent of providing a compatible design. The following site items address compatibility in the project proposal:

- View to historic house. There will be a 100 foot wide view corridor from Meridian Street to the historic house.

- Preservation of existing trees. Many of the existing trees on the site will be preserved, particularly along Meridian Street and along the "promenade", which is the pedestrian pathway alongside the drive aisle into the site.

- Single driveway. There will be one driveway entrance to the site from Meridian Street.

- Rehabilitation of the existing historic structure. See findings to 15.344.030 above.

- Compatible building massing. The buildings adjacent to Meridian Street will be one-story (Buildings 5 & 8), transitioning to two-story buildings leading to the historic house (Buildings 4, 6, & 7). The historic house is 33'6" tall and is located near the middle of the site. The building directly adjacent to the south of the historic house will be one-story (Building 3). Finally, the largest building on the site is Building 2, located west of the historic house at the rear of the site. Building 2 will be three-stories tall, but will still be shorter than the historic house at 32' 6" tall.

- Orientation to the street. Buildings 5 & 8 will be oriented so that their main entrances face Meridian Street. The existing historic house is also oriented to face Meridian Street.

- Lighting. The site will include lighting in compliance with Section 15.425 of the Code. Lighting will not exceed 0.5 foot candle over any property line, protecting surrounding properties from undue light exposure.

- Design of structures. The applicant has designed the new structures to be compatible with the existing historic house and adjacent properties. See the finding above for section 15.344.030(B)(2) for design details.

2. Parking and On-Site Circulation. Parking areas shall meet the requirements of NMC 15.440.010. Parking studies may be required to determine if adequate parking and circulation are provided for uses not specifically identified in NMC 15.440.010. Provisions shall be made to provide efficient and adequate on-site circulation without using the public streets as part of the parking lot circulation pattern. Parking areas shall be designed so that vehicles can efficiently enter and exit the public streets with a minimum impact on the functioning of the public street.

Finding: The project proposal requires 94 off-street parking spaces, which are included in the project site plan.

Required parking: The Development Code requires a certain ratio or parking for each development. Dwellings are regulated according to the table below (from NMC 15.440.030).

Dwelling, multiple and multiple single-family dwellings on a single lot	
Studio or one-bedroom unit	1 per dwelling unit
Two-bedroom unit	1.5 per dwelling unit
Three- and four-bedroom unit	2 per dwelling unit
Five- or more bedroom unit	0.75 spaces per bedroom
• Unassigned spaces	If a development is required to have more than 10 spaces on a lot, then it must provide some unassigned spaces. At least 15 percent of the total required parking spaces must be unassigned and be located for convenient use by all occupants of the development. The location shall be approved by the director.
• Visitor spaces	If a development is required to have more than 10 spaces on a lot, then it must provide at least 0.2 visitor

	spaces per dwelling unit.
• On-street parking credit	On-street parking spaces may be counted toward the minimum number of required spaces for developments required to have more than 10 spaces on a lot. The on-street spaces must be directly adjoining and on the same side of the street as the subject property, must be legal spaces that meet all city standards, and cannot be counted if they could be removed by planned future street widening or a bike lane on the street.

The applicant is proposing to construct 56 dwelling units – 11 one-bedroom units, 37 two-bedroom units, and 8 three-bedroom units. Parking requirements thus are as follows:

	Parking ratio	**Spaces required**
11 one-bedroom units	1 space per dwelling unit	11
37 two-bedroom units	1.5 spaces per dwelling unit	55.5 spaces
8 three-bedroom units	2 spaces per dwelling unit	16 spaces
Visitor spaces	0.2 spaces per dwelling unit	11.2 spaces
On-street parking credit	1 space credit for each adjacent space	Not requested for this project
	Total off-street parking required	**94 spaces (93.7)**
Unassigned parking	15% of required	14 spaces

The proposal includes 96 parking spaces. Parking spaces are located throughout the site, ensuring that spaces are available near all the buildings.

Location of unassigned parking: The applicant indicated that the Site Manager would assign parking spaces. The site plan does not indicate the location of assigned spaces; however, there are parking spaces located near each building that would make sense for that purpose. As conditioned, 14 of the parking spaces must remain unassigned.

On-street parking credit: The development is adjacent to Meridian Street, which permits on-street parking. However, the applicant is not requesting to use the on-street parking credit. Additionally, the Traffic Safety Commission recommended striping a no-parking zone on each side of the site driveway similar to the Spaulding Oaks driveway across the street, which removes much of the available on-street parking directly adjacent to the site.

On-site circulation: The circulation plan provides aisles that meet dimensional standards, and turns that meet fire turning standards.

Access: The project will take access from Meridian Street with one driveway. The driveway will be located mid-block, which will provide good sight distance and minimize conflicts with crossing traffic. Vehicles can efficiently enter and exit the public streets with a minimum impact on the functioning of the public street. Thus, access meets the requirements of NMC 15.505.200.

Bicycle Parking: One bicycle parking space per four units is required, which would equal 14 bicycle parking spaces. The applicant proposes to provide 50 bicycle parking spaces on the site.

Parking areas meet the requirements of NMC 15.440.010. The plan provides efficient and adequate on-site circulation without using the public streets as part of the parking lot circulation pattern. Parking areas are designed so that vehicles can efficiently enter and exit the public streets with a minimum impact on the functioning of the public street.

3. Setbacks and General Requirements. The proposal shall comply with NMC 15.415.010 through 15.415.060 dealing with height restrictions and public access; and NMC 15.405.010 through 15.405.040 and NMC 15.410.010 through 15.410.070 dealing with setbacks, coverage, vision clearance, and yard requirements.

Finding: The proposal meets each of the standards listed.

Building Height: The maximum building height in R-3 is 45 feet when setback a minimum of 50 feet from adjacent R-1 zoned properties, and 30 feet otherwise. All structures meet this limit.

Lot area and dimensions: The minimum lot size in R-3 is 3,000 square feet, with 25 feet of street frontage, and a lot width to depth ratio of 2.5. The project site is approximately 3.39 acres and meets all of these standards.

Lot coverage and parking coverage: The maximum lot coverage in the R-3 zone is 50 percent. The maximum combined lot and parking coverage is 70 percent. The proposed coverage is 18% for building areas and 29% for vehicle areas, which meets the standard.

Setbacks and yards: The required front setback and side/rear yard setbacks in the R-3 zone are 15 feet and 5 feet respectively. The proposed buildings are setback 18 feet from the front property line, 5 feet from the interior yards, and approximately 80 feet from the rear property line.

Vision Clearance: The site plan meets vision clearance standards.

Public Access: The parcel has access to Meridian Street, a minor collector street. Evergreen Drive dead-ends at the north side of the property, and is an unimproved local street which will be used for pedestrian and bicycle access and emergency access.

4. Landscaping Requirements. The proposal shall comply with NMC 15.420.010 dealing with landscape requirements and landscape screening.

Finding: The landscape plan meets the requirements as follows:

A. Private and Shared Outdoor Recreation Areas in Residential Developments.
1. Private Areas. Each ground-level living unit in a residential development subject to a design review plan approval shall have an accessible outdoor private space of not less than 48 square feet in area. The area shall be enclosed, screened or otherwise designed to provide increased privacy for unit residents, their guests and neighbors.
2. Individual and Shared Areas. Usable outdoor recreation space shall be provided for the individual and/or shared use of residents and their guests in any duplex or multifamily residential development, as follows:
a. One- or two-bedroom units: 200 square feet per unit.
b. Three- or more bedroom units: 300 square feet per unit.

c. Storage areas are required in residential developments. Convenient areas shall be provided in residential developments for the storage of articles such as bicycles, barbecues, luggage, outdoor furniture, and the like. These shall be entirely enclosed.

Each ground level unit with an exterior door has a screened patio at least 48 square feet or larger. There are 48 one- and two-bedroom units and 8 three-bedroom units, which would require 12,000 square feet of usable outdoor recreation space ((48 x 200) + (8 x 300) = 12,000). The project proposal includes 12,551 square feet of shared usable recreation space, including 1,055 square feet dedicated to a play area. Each residential unit will have 50 square feet of interior storage space.

B. Required Landscaped Area. The following landscape requirements are established for all developments except single-family dwellings:
1. A minimum of 15 percent of the lot area shall be landscaped; provided, however, that computation of this minimum may include areas landscaped under subsection (B)(3) of this section.
2. All areas subject to the final design review plan and not otherwise improved shall be landscaped.

All areas not otherwise improved are landscaped, totaling 34% of the site area.

3. The following landscape requirements shall apply to the parking and loading areas:
a. A parking or loading area providing 10 or more spaces shall be improved with defined landscaped areas totaling no less than 25 square feet per parking space.

There are 96 parking spaces on the site, which would require 2,400 square feet of landscaping. The site will have over 50,000 square feet of landscaped area.

b. A parking, loading area, or drive aisle which runs adjacent to a property line shall be separate from any lot line adjacent to a street by a landscaped strip at least 10 feet in interior width or the width of the required yard, whichever is greater, and any other lot line by a landscaped strip of at least five feet in interior width. See subsections (B)(3)(c) and (d) of this section for material to plant within landscape strips.

The parking area adjacent to Meridian Street will be setback approximately 23 feet from the property line and will be separated by a landscaped area. All other parking and loading areas within the site are separated from property lines by landscaped strips at least 5 feet wide.

c. A landscaped strip separating a parking area, loading area, or drive aisle from a street shall contain street trees spaced as appropriate to the species, not to exceed 50 feet apart on average, and a combination of shrubs and ground cover, or lawn. This landscaping shall provide partial screening of these areas from the street.

The landscaped strip adjacent to Meridian Street will contain lawn and existing mature trees, and will be filled in with an appropriate street tree as needed for screening. The street trees are spaced approximately 35 to 36 feet on center.

d. A landscaped strip separating a parking area, loading area, or drive aisle from an interior lot line shall contain any combination of trees, shrubs, ground cover or lawn.

Landscaped areas separating parking and drive aisle areas from interior property lines shall have a mix of trees, lawn, shrubs, and a variety of other plants.

> *e. Landscaping in a parking or loading area shall be located in defined landscaped areas which are uniformly distributed throughout the parking or loading area.*

The site parking is strategically located throughout the site, adjacent to various landscaped areas. Landscaping within the actual parking areas will be located in defined landscape islands.

> *f. Landscaping areas in a parking lot, service drive or loading area shall have an interior width of not less than five feet.*

This standard is met.

> *g. All multifamily, institutional, commercial, or industrial parking areas, service drives, or loading zones which abut a residential district shall be enclosed with a 75 percent opaque, site-obscuring fence, wall or evergreen hedge along and immediately adjacent to any interior property line which abuts the residential district. Landscape plantings must be large enough to provide the required minimum screening requirement within 12 months after initial installation. Adequate provisions shall be maintained to protect walls, fences or plant materials from being damaged by vehicles using said parking areas.*

The site will be enclosed by an opaque wood fence along the south, west, and north boundaries adjacent to the abutting residential areas.

> *h. An island of landscaped area shall be located to separate blocks of parking spaces. At a minimum, one deciduous shade tree per seven parking spaces shall be planted to create a partial tree canopy over and around the parking area. No more than seven parking spaces may be grouped together without an island separation unless otherwise approved by the director based on the following alternative standards:*
>
> > *i. Provision of a continuous landscaped strip, with a five-foot minimum width, which runs perpendicular to the row of parking spaces (see Appendix A, Figure 13).*
> > *ii. Provision of tree planting landscape islands, each of which is at least 16 square feet in size, and spaced no more than 50 feet apart on average, within areas proposed for back-to-back parking (see Appendix A, Figure 14).*

Blocks of parking spaces are either separated by landscape islands or are adjacent to continuous landscape strips.

> *4. Trees, Shrubs and Ground Covers.*
>
> > *b. Collector and local street trees shall be spaced approximately 35 to 40 feet on center.*

The existing street trees along Meridian Street will be supplemented with new deciduous trees. All existing and new trees will be approximately 35 to 36 feet on center. All shrubs and ground covers will be planted according to code requirements for spacing.

> *5. Automatic, underground irrigation systems shall be provided for all areas required to be planted by this section. The director shall retain the flexibility to allow a combination of*

irrigated and nonirrigated areas. Landscaping material used within nonirrigated areas must consist of drought- resistant varieties. Provision must be made for alternative irrigation during the first year after initial installation to provide sufficient moisture for plant establishment.

The majority of new landscaped areas will be irrigated. Areas of existing mature trees and landscaping will be non-irrigated as minimal disturbance will better ensure tree protection and preservation.

6. Required landscaping shall be continuously maintained.

The applicant will establish a maintenance plan to ensure the required landscaping is continuously maintained.

5. Signs. Signs shall comply with NMC 15.435.010 et seq. dealing with signs.

Finding: A freestanding monument sign is proposed for the site. The sign regulations permit a sign up to 49 square feet in size (245 feet of street frontage x 0.2); the proposed sign is 20 square feet in size and will be 3'9" in height. The code requires a freestanding sign up to six feet tall to be setback five feet from the property line; the proposed sign meets that requirement.

6. Manufactured Home, Mobile Home and RV Parks. Manufactured home, mobile home, and recreational vehicle parks shall also comply with the standards listed in NMC 15.445.050 et seq. in addition to the other criteria listed in this section.

Finding: Not applicable. The development proposal is not a manufactured home, mobile home, or RV park.

7. Zoning District Compliance. The proposed use shall be listed as a permitted or conditionally permitted use in the zoning district in which it is located as found in NMC 15.304.010 through 15.328.040. Through this site review process, the director may make a determination that a use is determined to be similar to those listed in the applicable zoning district, if it is not already specifically listed. In this case, the director shall make a finding that the use shall not have any different or more detrimental effects upon the adjoining neighborhood area than those specifically listed.

Finding: The property is zoned R-3. Multiple family dwellings are a permitted use in that zone.

8. Subdistrict Compliance. Properties located within subdistricts shall comply with the provisions of those subdistricts located in NMC 15.340.010 through 15.348.060.

Finding: Not applicable.

9. Alternative Circulation, Roadway Frontage Improvements and Utility Improvements. Where applicable, new developments shall provide for access for vehicles and pedestrians to adjacent properties which are currently developed or will be developed in the future. This may be accomplished through the provision of local public streets or private access and utility easements. At the time of development of a parcel, provisions shall be made to develop the adjacent street frontage in accordance with city street standards and the standards contained in the transportation plan. At the discretion of the city, these improvements may be deferred through use of a deferred improvement agreement or other form of security.

Finding: As conditioned, the applicants must replace and repair the sidewalk along the Meridian Street frontage as needed. It is also necessary to provide for pedestrian access through the Deskins Commons site from Meridian Street to Evergreen Drive. As conditioned, pedestrian access will be provided on a paved walkway within a public access easement dedicated to the city.

Two new fire hydrants are proposed as part of the project, one near the entrance on Meridian Street and one near the emergency entrance onto Evergreen Drive. The exact location of the hydrants will be determined through future coordination with the Fire Department and Public Works Department. A new 8-inch public water line will be installed on the site that will loop the waterlines located in Meridian Street and Evergreen Drive. All sanitary sewer lines for the site will connect to the public sanitary sewer line in Evergreen Drive. Stormwater will handled in onsite detention facilities. Overflow will be directed to the public storm line in Meridian Street, with emergency overflow directed to the street swale system in Evergreen Drive.

There are existing overhead utilities located along the Meridian Street frontage. An exception to undergrounding the overhead facilities may be granted when existing utility facilities in the area are primarily overhead and are unlikely to be changed. In this case, the surrounding area is fairly built out with residential developments and unlikely to change in the future. Therefore, an exception may be granted to permit the existing overhead utilities remain in place.

> ***10. Traffic Study Improvements. If a traffic study is required, improvements identified in the traffic study shall be implemented as required by the director.***

Finding: A traffic study was completed for the project in August 2010. The traffic study estimated that development of 71 units (significantly higher than the number actually proposed) would generate an increase of approximately 25 trips in the morning peak hour and 30 trips during the evening peak hour. The study found that adequate sight distance for a driveway was available, and there are no significant existing hazards. The traffic study did not recommend any improvements.

B. Additional Criteria That Apply - Newberg Development Code 15.220.060:

Additional requirements for multi-unit residential projects.

> ***The purpose of this section is to ensure that residential projects containing three or more units meet minimum standards for good design, provide a healthy and attractive environment for those who live there, and are compatible with surrounding development. As part of the site design review process, an applicant for a new multi-unit residential project must demonstrate that some of the following site and building design elements, each of which has a point value, have been incorporated into the design of the project. At least 14 points are required for attached single-family projects of any size and smaller multifamily projects with six or fewer units and at least 20 points are required for multifamily projects with seven or more units. For more information and illustrations of each element, refer to the Newberg Residential Development Design Guidelines (July 1997).***

Finding: The multi-unit residential project contains 84 units. The project therefore must score at least 20 points according to the guidelines. The table below shows the point values obtained.

Design Review	Possible Points	Points
Site Design Elements		
Consolidate green space	3	2
Preserve existing natural features	3	3
Use front setback to build a street edge	3	3
Place parking lots on sides or back of projects	3	3
Create "outdoor rooms"	2	2
Provide good quality landscaping	2	2
Landscape at edges of parking lots	2	2
Use street trees and vegetative screens	1	1
Use site furnishings to enhance open space	1	1
Keep fences "neighborly"	1	1
Use entry accents	1	0
Use appropriate outdoor lighting	1	1
Building Design Elements		
Orient buildings toward the street	3	2
Respect the scale and patterns of nearby buildings	3	3
Break up large building planes into bays	3	3
Provide variation in repeated units	3	1
Building materials: a) wood or wood-like siding b) shingles on roof or upper portions c) brick at base of walls or chimneys d) wood or wood-like sash windows e) wood or wood-like trim	1 each	4
Incorporate historical architectural elements	2	1
Keep car shelters accessory to building	2	0
Provide a front porch at every main entry	2	1
Use slope roofs at a pitch of 3:12 or steeper	2	0
Total		36

The project scores well above the minimum points required.

Design Review Conclusion: The proposed design review meets the applicable criteria and standards, with the conditions listed in Exhibit B.

C. CONCLUSION: Based on the above mentioned findings, the project meets the criteria required within the Newberg Development Code, subject to completion of the attached conditions.

Exhibit B: Conditions of Approval
to PC Order 2012-07

(DR2-12-001/HISD-12-005) Deskins Commons Apartments

A. THE FOLLOWING MUST BE COMPLETED BEFORE THE CITY WILL ISSUE A BUILDING PERMIT:

1. **Permit Submittal:** Submit a building permit application, two (2) complete working drawing sets of the proposed project, and two (2) complete electrical plans. Show all the features of the plan approved through design review, including the following:

    a. Existing and finish grade elevations.
    b. Existing and proposed utility easements.
    c. Trash Enclosure plan. See condition 6 below.
    d. Mechanical details.
    e. O.S.S.C. Chapter 11 (ADA) requirements relating to access from the public way, parking spaces and signage.
    f. Plumbing details.
    g. Landscape plan, including a long-term maintenance plan.
    h. Structural details.
    i. Utility plan. See condition 4 below.
    j. Indicate the location of enclosed storage areas for each unit as required by NMC 15.420.010(2)(c).
    k. Buildings 5 & 8 shall be oriented so that their main entrances face Meridian Street.

2. **Conditions of Approval:** Either write or otherwise permanently affix the conditions of approval contained within this report onto the first page of the plans submitted for building permit review.

3. **Public Improvement Construction Drawings:** Provide construction drawings for review and approval by the Public Works Engineering Division for the following items:

    a. Installation of missing sidewalk sections along the west side of Meridian Street from the railroad tracks to Sierra Vista Drive. See attachment 10 for details.

    b. Installation of ADA curb ramps at the north and south sides of the Meridian Street/Sierra Vista Drive intersection on the west side of Meridian Street.

    c. Plan to fill in the gap between the existing sidewalk and asphalt sections at the railroad crossing on the west side of Meridian Street.

    d. Striping plan for no-parking areas on both sides of the driveway on Meridian Street, similar to what exists at Spaulding Oaks across the street.

4. **Public Utility Plans:** Submit plans for review and approval of utilities as follows:

    a. Submit plans for the proposed public water and fire hydrant lines. Lines need to

be 8-inch diameter, and must loop from Meridian Street to Evergreen Drive.

b. Note the following items on the utility plans:

- Water line valves are required at all junctions per City of Newberg standard details.
- The abandoned water line is to be shut off and disconnected from the water main.
- Correct the note on plan page C-2 – "connect to existing 'storm' manhole" should read "connect to existing 'sanitary' manhole".

c. Stormwater plans that comply with condition 6 below.

5. **Private Utility Plans**: Provide a utility plan that shows how the sanitary sewer, water and storm laterals will be connected on the site. Include the following:

   a. Sizes of all lines.

   b. Landscape irrigation systems.

   c. Backflow devices between the public and private systems. Fire lines to the buildings need to be private. Show fire department connections. Water supply to meet current fire codes.

   d. All sanitary sewer upstream of the Evergreen Drive manhole shall be private.

   e. Stormwater plans that comply with condition 6 below.

6. **Stormwater:** Plans for stormwater shall comply with the following:

   a. Account for drainage from the neighboring parcel to the north by designing a combination of trench drains, French drains, and/or area drains to collect runoff and route it to the Deskins Commons stormwater system.

   b. The emergency overflow directed to Evergreen Drive shall be piped from the Deskins Commons site to a point of outfall in one of the Evergreen Drive street swales.

   c. Stormwater facilities shall be private, privately maintained, and constructed in accordance with the city's stormwater code. An annual report is required to be submitted to the Public Works Department.

7. **Disabled/ADA Requirements:** Coordinate with the Building Division to comply with O.S.S.C. Chapter 11 requirements.

8. **Trash Enclosure:** Provide details for the trash enclosure. Provide written confirmation that Waste Management has approved the method of refuse collection, and the design, size, and location of any proposed refuse collection area. The enclosure must be constructed of masonry block or brick, and buffered from view with landscaping.

9. **Addressing plan:** Coordinate with the Planning Division to create an addressing plan for the buildings and units.

B. THE FOLLOWING MUST BE ACCOMPLISHED PRIOR TO OCCUPANCY

1. **Fire Department Requirements:** This project is subject to compliance with all Fire Department standards relating to access and fire protection.

2. **Utilities & Public Improvements:**

   a. Construct all public and private utilities as required by conditions A.4., A.5., and A.6. above as approved by the Public Works Department.

   b. Construct all public improvements as required in condition A.3. above as approved by the Public Works Department.

   c. Construct a combination of trench drains, French drains, and/or area drains to collect runoff from the adjacent property to the north and route it to the Deskins Commons stormwater system as approved by the Public Works Department.

   d. At the time of installation of the emergency overflow system to the Evergreen Drive swales, the contractor shall mow or remove debris from the street swale as appropriate and as directed by the Public Works Department to ensure efficient flow.

3. **Easements:** Record the following easements and provide a copy of the recorded instrument to the Planning & Building Department. The location and language for any easement must be reviewed and approved by the Planning & Building Director. Include the following:

   a. A 15' wide public access easement along the pedestrian path through the site from Meridian Street to Evergreen Drive.

   b. A 15' wide utility easement along the public water lines and hydrants (7.5' on all sides of the lines, including the hydrants).

4. **Parking assignment:** Indicate whether any of the parking will be assigned. If so, submit a plan for review and approval of assigned and unassigned spaces.

5. **Design Review Conditions:** Contact the Planning Division (503-537-1240) to verify that all design review conditions have been completed.

6. **Site Inspection:** Contact the Building Division (503-537-1240) for Building, Mechanical, and Plumbing final inspections. Contact the Fire Department (503-537-1260) for Fire Safety final inspections. Contact Yamhill County (503-538-7302) for electrical final inspections. Contact the Planning Division (503-537-1240) for landscaping and site work final inspections.

B. DEVELOPMENT NOTES

1. A DEQ 1200-C permit may be required before a grading permit can be issued.

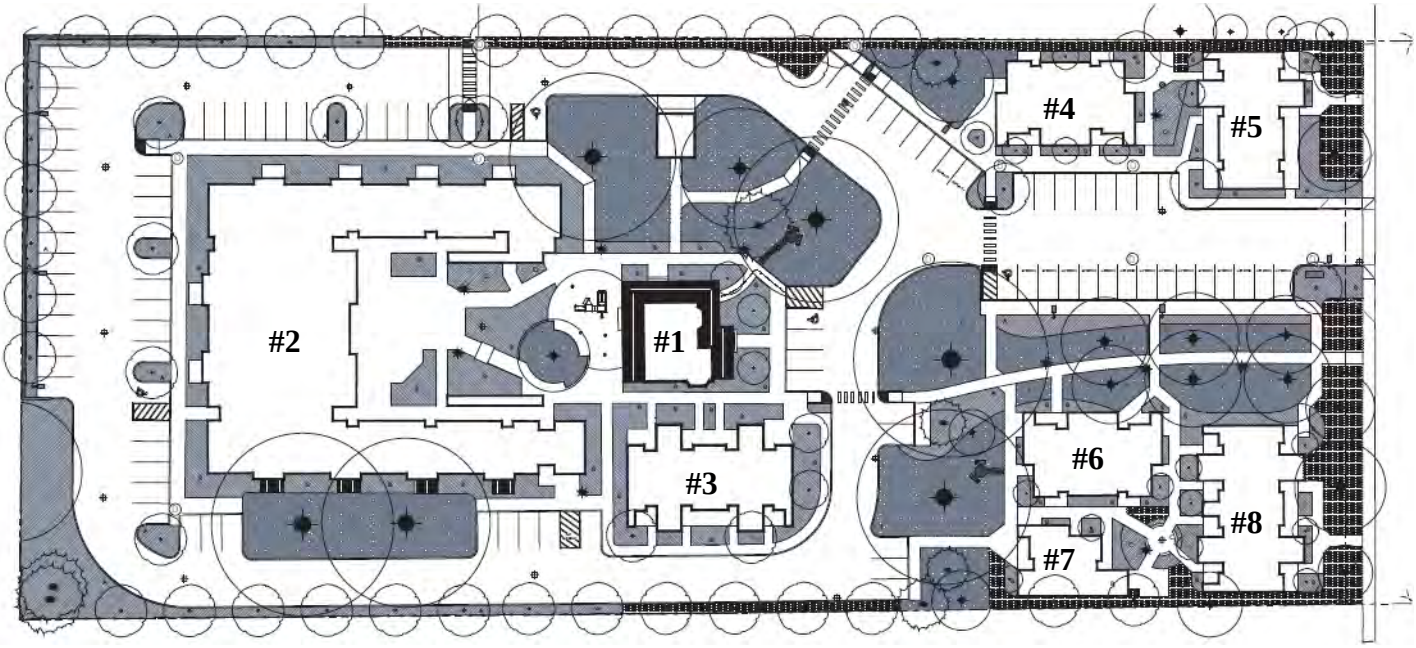
2. The design review fee collected for this application was based on a total project cost of $5,726,890.00. If the City determines that the actual project cost exceeds the original estimate, at time of construction of each of the units, there may be additional design review fees collected

3. Systems development charges (SDCs) will be collected when building permits are issued. For questions regarding SDCs please contact the Engineering Division.

4. A separate design review process is required for all signage that is submitted separately from this application.

Attachment 1: Aerial Photo

Attachment 2: Site Plan



APPLICATION FOR:
HISTORIC REVIEW and DESIGN REVIEW
of
DESKINS COMMONS

Applicant: HOUSING AUTHORITY OF YAMHILL COUNTY

Housing Authority of Yamhill County
HAYC

Property Address: 1103 N. Meridian Street
Newberg, Oregon

Date: October 4, 2012

By:

idea
architecture + development LLC

3105 NE Weidler
Portland OR 97232

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- C1 Preliminary Waterline Plan
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G. Draft of Sign
H. List of Property Owners within 500’
I. Title Report
J. Traffic Impact Study
K. Preliminary Storm Drain Detention and Water Quality Calculations
L. Utility Cost Estimates

TYPE III APPLICATION - 2012
(QUASI-JUDICIAL REVIEW)

File #: _____

TYPES – PLEASE CHECK ONE:

___ **Annexation**
___ **Comprehensive Plan Amendment (site specific)**
___ **Zoning Amendment (site specific)**
X **Historic Landmark Modification/alteration**
___ **Conditional Use Permit**
___ **Type III Major Modification**
___ **Planned Unit Development**
X **Other: (Explain)** Historic Landmark New Construction/ Type II Design Review

APPLICANT INFORMATION:

APPLICANT: IDEA Architecture + Development, LLC
ADDRESS: 3105 NE Weidler Street, Portland, OR 97232
EMAIL ADDRESS: jim.walker@ideapdx.com
PHONE: (503)525-2679 MOBILE: (503) 709-8383 FAX: (503) 288-3096
OWNER (if different from above): Housing Authority of Yamhill County PHONE: (503) 883-4300
ADDRESS: 135 NE Dunn Place, McMinnville, OR 97128
ENGINEER/SURVEYOR: Leland MacDonald & Assoc., LLC PHONE: (503) 472-7904
ADDRESS: 3765 Riverside Drive, McMinnville, OR 97128

GENERAL INFORMATION:

PROJECT NAME: Deskins Commons PROJECT LOCATION: 1103 N. Meridian Street
PROJECT DESCRIPTION/USE: Multi-family housing
MAP/TAX LOT NO. (i.e.3200AB-400): 3218DA-2100 ZONE: R-3 SITE SIZE: 3.39 SQ. FT. ☐ ACRE ☒
COMP PLAN DESIGNATION: HDR TOPOGRAPHY: Flat
CURRENT USE: Single family residence(vacant)
SURROUNDING USES:
NORTH: Residential R-1 SOUTH: Residential R-1 and R-2
EAST: Residential R-3 and Meridian Street WEST: Residential R-1

SPECIFIC PROJECT CRITERIA AND REQUIREMENTS ARE ATTACHED

General Checklist: ☒ Fees ☒ Public Notice Information ☒ Current Title Report ☒ Written Criteria Response ☒ Owner Signature

For detailed checklists, applicable criteria for the written criteria response, and number of copies per application type, turn to:

Annexation ..... p. 15
Comprehensive Plan / Zoning Map Amendment (site specific) ..... p. 19
Conditional Use Permit ..... p. 21
Historic Landmark Modification/Alteration ..... p. 23
Planned Unit Development p.26

The above statements and information herein contained are in all respects true, complete, and correct to the best of my knowledge and belief. Tentative plans must substantially conform to all standards, regulations, and procedures officially adopted by the City of Newberg. All owners must sign the application or submit letters of consent. Incomplete or missing information may delay the approval process.

Applicant Signature 10.2.12 Date
Owner Signature 10/2/12 Date
JIM WALKER
Print Name
Elise Hu
Print Name

Attachments: General Information, Fee Schedule, Noticing Procedures, Planning Commission Schedule, Criteria, Checklists

Historic Review Application
and
Design Review Application

Date: October 4, 2012

Property Location: 1103 N. Meridian Street, Newberg, Oregon
T/R/S: 3S 2W 18
Map No. 3S 2W 18DA
Tax Lot: 2100

Applicant/Owner:	Housing Authority of Yamhill County PO Box 865 135 NE Dunn Place McMinnville, Oregon 97128-0865 Contact: Elise Hui, Executive Director Ph: (503) 883-4300
Representative:	IDEA Architecture + Development, LLC 3105 NE Weidler Street Portland, Oregon 97232 Contact: Jim Walker Ph: (503) 525-2679
Development Consultant:	Housing Development Center 847 NE 19th Ave, Suite 150 Portland, OR 97232 Contact: Brian Sweeney Ph: (503) 335-3668 x113
Transportation Engineer:	Lancaster Engineering 321 SW 4th Avenue, Suite 400 Portland, OR 97204 Contact: Michael Ard, PE Ph: (503) 248-0313
Civil Engineer:	Sisul Engineering 375 Portland Ave Gladstone, OR 97027 Contact: Tom Sisul Ph: (503) 657-0188
Surveyor:	Leland MacDonald & Assoc., LLC 3765 Riverside Drive McMinnville, OR 97128 Contact: Lee MacDonald Ph. (503) 472-7904

Landscape Architect:	Cameron McCarthy Landscape Architecture & Planning 180 East Broadway Eugene, OR 97401 Contact: Matt Scheibe Ph. (541) 485-7385
Arborist:	Tree-ific Arbor Care, Inc. 2664 NW Pinot Noir Drive McMinnville, OR 97128 Contact: Andrew Feasel Ph. (503) 474-9566

WRITTEN NARRATIVE – PROPOSED PROJECT

The Applicant, Housing Authority of Yamhill County (HAYC), respectfully submits an Application for Type III Historic Landmark Modification/Alteration and Type III Historic Landmark New Construction and Design Review for property located at 1103 North Meridian Street in Newberg, Oregon. It is Applicant's intent to provide 56 units of affordable apartments on this property.

Applicant has previously applied and received approval for a Comprehensive Map Amendment and Zoning Map Amendment, described as City of Newberg Order No. 2011-0030. As a result, the Comprehensive Map designation was changed to HDR while the zoning designation was changed to R-3.

Architect's Design Statement

IDEA Architecture + Development LLC is very proud to be working with the Housing Authority of Yamhill County (HAYC) on the Visioning, Design, and Construction of Deskins Commons at 1103 North Meridian Street in Newberg.

Deskins Commons is a proposed 56-unit affordable housing project located on 3.39 acres along North Meridian Street, just north of George Fox University and downtown Newberg, Oregon. The proposal includes seven (7) new buildings of varying scales to be constructed around the historic Todd House, which sits honorably in the middle of the site. The existing approach to the Todd House is an elegant gravel path flanked by mature trees. The Todd House itself is encircled by several very large Oregon White Oaks which tower over it and the rest of the site.

While the "bones" of this project are very strong, the current condition of the property is somewhat distressed. The Todd House has been "shrouded in mystery" (a term that repeatedly came up when doing our research) for some time because of a fence and screening landscaping that substantially blocks the view of the house from Meridian Street. Additionally, the Todd House has been altered over time, degrading some of the historic character of the original construction. Siding, windows, doors, roofing, and some framing will need to be re-furbished or replaced. Interestingly, the heaviest building deterioration exists in the areas of non-historic alterations. These specific areas are currently unsafe to occupy.

This project represents a convergence of some of the most fundamentally important challenges facing society at this time:

- The monumental current and growing need for quality, safe, affordable housing for everyone,
- The need to preserve our history and historic places,
- The need for greater density in our cities in order to make best use of land and city infrastructure resources,
- The need to conserve quality open space in spite of population growth.

At first, these challenges seem to compete with one another for importance on the site. However, as we studied it further, we realized that there is a strong synergy present in these competing interests. For instance, as we looked at the need to preserve a view of the house from Meridian Street, we discovered a beautiful opportunity to preserve open space. This open space will be multi-functional. It will provide quality outdoor activity space for residents to use while being in the most visually accessible part of the site, improving resident safety and the quality of their exterior environment. It has also provided the opportunity to consolidate our green resources by clustering density elsewhere and affording more breathing room to our green areas. This will focus the energy of our green spaces so that we can get the greatest impact on the site.

We take our responsibility to HAYC's mission and the citizens of Newberg very seriously. We know that this project represents a lot to many people. We've taken our client's lead on approaching the challenge. Because HAYC is in the business of creating and maintaining healthy, safe, and inspiring communities, they have been strong advocates of engaging the neighbors. When they bought the property in mid-2010, we met with neighbors soon thereafter to get their feedback on what they'd like to see happen. While some of that engagement was difficult, our team was very open-minded and completely committed to the process of listening. As we progressed through the zone change process, we continued meeting with interested neighbors and describing our intent at several public hearings at the City. We heard additional comments and testimony, taking care to catalog the information in ways that would be productive to our design process.

Months later, we started the design process with a visioning session and eco-charrette. As we began to formulate the basic program and character of the project, we referred back to the neighbor comments. In using them to help sculpt the site, we found that much of the feedback that we'd been given actually matches what we also desire most for the property. For instance:

- We have always admired the natural beauty of the site and wish to provide a project that enhances it.
- We love the Todd House but know that it needs lots of care. We want to mend it. We also know that with the right touches, it can be glorious again. We want the entire project to revolve around it.
- We know that the zoning allows us to build 96 units on the site but that doing so would not be the right thing to do, both for the neighborhood or HAYC's new residents.
- We felt that we needed to provide significant green space on the eastern half of the property in order to honor the current and historic character of the site and the house.
- We know that crowding the street with tall buildings would not relate well with the Todd House or the neighboring properties.
- We know that privacy is important on both sides of our interior property lines and so we need to limit building height and provide a privacy fence along the edges.
- We know that stormwater issues are always a problem in the area and we want to make sure that we properly take care of our own property while not compounding issues onto any other adjacent properties.
- We know that our project will affect trees both onsite and offsite and we want to coordinate effectively to protect them from disruption that may normally occur on a construction site.

More recently, we started the visual and aesthetic phase of the design. On August 14th, 2012, we again met with neighbors, this time with the preliminary site plan, elevations and some perspective renderings. We were generally very pleased with the reaction of attendees to our work. Perhaps one of the greatest compliments that we received that evening was from a Spalding Oaks resident who indicated that he had been at all of the previous neighborhood meetings as well as all of the public hearings. He indicated that the work he was seeing that night appeared to be directly responding to the comments that he and other neighbors have been providing since the very beginning. He was clearly pleased that we'd been listening.

Additionally, as the project involves federal funding, the project requires a Section 106 review. The development team initiated contact with the Oregon State Historic Preservation Office at the end of November, 2011. At that time, the team provided a full history of the property along with conceptual design. That submittal was followed-up in January of 2012 with a face-to-face presentation at SHPO offices in Salem. At that time, SHPO agreed that conceptually the project did not appear to have an adverse effect on the historic resource pending submission of a more detailed design package. SHPO also requested some additional documentation on the proposed porch. That additional documentation was provided in June, 2012. SHPO responded in July reiterating that the project continues to appear to have no adverse effect. To complete the process, the team will provide SHPO with the current design package simultaneous with City review.

In the following narrative and criteria response, we have described specific positive aspects of the conceptual design which include efforts to preserve the historic White Oaks, to preserve and enhance the sightlines of the Todd House from Meridian Street, the effort to appropriately scale the density on the site, and the appropriate organization and massing of new construction around the property in such a manner as to provide ample open space, view corridors, and an appropriate architectural dialogue between the Todd house and new housing.

We have exhibited how the project exceeds the requirements for this Type III process. We have provided you a design which is both thoughtful and technically sound. We ask for your support for this project.

Type III Historic Landmark Modification/Alteration

***PROJECT STATEMENT**: The following criteria response is for modifications that Applicant proposes to the historic house.*

> *The Todd House exists in the middle of the site, predominantly blocked from view from neighboring properties. The original structure is believed to have been constructed around 1905 and can be characterized as having Queen Anne style influences. In subsequent years, the house has been substantially altered. Shortly after initial construction, a porch roof was added to wrap three sides of the house and which has gained its own significance. This was followed by later adding a large shed addition at the north which damaged many historic components, including the porch. As late as the 1950's, part of the porch was enclosed, further degrading the historic building. Other changes include the replacement of windows, alterations to the rear two-story porch and the creation of a secondary exterior stair at the rear.*
>
> *Applicant proposes to demolish non-historic additions and rehabilitate and enhance the porch so that it again has a strong presence on the east, north, and west facades. Applicant further proposes to rehabilitate or replace siding, windows, and doors as necessary to improve the performance of the building envelop while keeping consistent with the historic character in the structure.*

Type III Historic Landmark Modification/Alteration Criteria Response

15.344.030 Alteration, new construction, demolitions.
A. Exterior Alterations.
1. Application Process. Application for permit approval shall be made to the director. The application shall include site plans, floor plans, elevations, materials, textures, and other information deemed necessary by the director to determine the appropriateness of the alterations of the designated landmark.
3. Planning Commission Review Criteria and Guidelines Type III. Excluding routine maintenance and minor alterations subject to director review, requests to alter a designated landmark in such a manner as to affect its exterior appearance shall be reviewed for permit approval by the planning commission using the Type III procedure. The planning commission, in considering applications for permit approval for any alteration, shall base their decision on substantial compliance with the following criteria and guidelines:

> a. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
>
> ***RESPONSE**: In general terms, the character of the property has been retained and preserved. Proposed alterations of the building do not remove historic materials or*

features that characterize the property. This conclusion is confirmed through the Section 106 process whereby SHPO, pending the submission of additional detail, has concluded that the project has no adverse effect on the historic resource.

Specific design elements which must be addressed include:

i. Average Setback. When a new structure is being constructed on an infill lot, the front yard setback shall be the same as the buildings on either side. When the front setbacks of the adjacent buildings are different, the front setback of the new structure shall be an average of the two.

RESPONSE: *Project complies. See Sheet L2 for site plan and A1 for Bird's Eye Perspective. Applicant has established appropriate massing relationships with the existing historic house and the adjacent neighboring properties in the following ways:*

1. *Applicant has preserved and enhanced a 100 foot wide view corridor from Meridian Street to the historic house.*
2. *For on-site vehicular circulation, Applicant proposes one (1) connection to Meridian Street just to the north of the current driveway. This is being done because there is not ample room to provide a new access drive that meets current jurisdictional standards in the current driveway location without demolishing several existing trees that lead from Meridian Street to the historic house. Applicant feels that these trees are important to the character of the site.*
3. *Applicant proposes to preserve several existing healthy street trees as well as the trees flanking the "Promenade", our name for the new pedestrian path located where the existing dirt driveway is located. Additionally, Applicant intends to preserve all healthy Oregon White Oaks scattered primarily in the east (front) half of the property.*
4. *To establishing a compatible building massing for new structures on the site, Applicant proposes a one-story zone for all buildings adjacent to Meridian Street. These buildings are shown to be set back by 18 feet from the front property line in order to preserve existing street trees on that edge. This area has been abutted with a two-story zone just to the west, progressing to the historic house, which is a very tall two-story structure (33'-6" high). In the west half of the property, Building 2 is a 3-story building. (Note: Even though Building 2 is three-stories tall, Applicant proposed to limit its height so that it will not be greater than the historic house.) In locating Building 2, Applicant proposes setbacks of over 60 feet from the north and south property lines and approximately 80 feet from the west property line. Note: Per NMC 15.415.020, R-3 properties are allowed to build up to 45 feet tall if set back by 50 feet from R-1 zones. In spite of the generous setbacks that Applicant has shown, design drawings only show a building of 32'-6" tall for the highest new condition.*
5. *Street presence and building orientation: Applicant has oriented Buildings 5 and 8 which abut Meridian Street so that all unit entries*

face the street. In the center of the property, the historic house will be modified and enhanced to provide a much larger porch so that this new covered public gathering space has strong visual access to most of the site. At Building 2, the basic "U" shape of the building creates a semi-enclosed courtyard. This courtyard will engage the historic house – and specifically its porch – on the east end. This courtyard space will include the children's play structure as well as sitting and planting areas.

In combination, these design efforts re-establish the historic house as the focal point of the property, providing a respectful grand view of it from Meridian Street in a way that does not currently exist.

ii. Architectural Elements. The design shall incorporate architectural elements of the city's historic styles, including Queen Anne, colonial revival, Dutch colonial revival, and bungalow styles. Ideally, the architectural elements should reflect and/or be compatible with the style of other nearby historic structures. Typical design elements which should be considered include, but are not limited to, "crippled hip" roofs, Palladian-style windows, roof eave brackets, roof dormers, and decorative trim boards.

RESPONSE: *See Sheets A2 for building elevations and renderings of the existing historic house. The project design utilizes the following tools to establish Architectural compatibility with the existing historic house and the adjacent neighboring properties:*

- *At the historic house, Applicant proposes to selectively demolish non-historic portions of the building that were added after the porch was built. Further, Applicant will extend the existing porch along the north and west sides of the house, utilizing similar detailing as the original porch construction. Applicant proposes removing all non-historic siding and refinishing or replacing the existing 6" fir shiplap siding. Several non-historic windows shall be removed and replaced with new windows compatible with the structure. Repairs will be made to all the original windows that are salvageable. For windows on the east side of the house that are not salvageable, Applicant proposes moving historic original windows from other areas of the house so that the most representative historic elements will be located on the primary building façade (east).*
- *For the design of new structures, Applicant is relating directly to the historic house on site and with the surrounding properties. Please refer to Applicant response to NMC 15.220.050.B.1 Design Compatibility below.*

iii. Building Orientation. The main entrance of the new structure shall be oriented to the street. Construction of a porch is encouraged but not required. Such a porch shall be at least six feet in depth.

RESPONSE: *Project complies. Applicant proposes orienting Buildings 5 and 8 which abut Meridian Street so that all unit entries face the street. See Sheets L2*

(Site Plan), A7, A8, and A10 for description of building orientation. Buildings 4 and 6 face the "Promenade", transitioning the resident and visitor to acknowledge both the street and the historic house at the center of the property. Additionally, Applicant proposes one-story buildings in along Meridian Street (Buildings 5 and 8) in order to create a gentle transition into the site, rising to two-stories in the middle. Due to the articulation of the buildings along Meridian street, large portions of the building façade will recess as shown on Sheets A8 and A10. These areas will function as the front porches for each of these units, engaging them to the street and the neighborhood.

iv. Vehicle Parking/Storage. Garages and carports shall be set back from the front facade of the primary structure and shall relate to the primary structure in terms of design and building materials.

***RESPONSE**: Not applicable. Applicant is not providing garages or carports.*

v. Fences. Fences shall be built of materials which are compatible with the design and materials used in the primary structure.

***RESPONSE**: Project complies. See Exhibit E for details of proposed wood fence and Sheet L2 for proposed location of fence at interior property line. Fence will be constructed of 4x4 wood posts and 6" wood fence boards running vertically.*

b. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

***RESPONSE**: Project complies. Applicant proposes modifications to the historic house which respect the historic character of the structure. Through thoughtful and precise destructive investigation techniques, Applicant has discovered that the large portions of the existing house that are shown to be removed were not original to the structure. Additionally, these areas are in very poor and unsafe condition. Applicant proposes rehabilitating the east and north porch and expanding it onto the western façade of the structure. See Sheet A2. Final details of such modifications to the historic house will be compatible to the structure and will not create a false sense of history.*

Additionally, Applicant proposes new structures placed on the site that are contemporary in design character while offering some traditional forms. Finish materials and building forms relate to the scale of materials and forms on the historic house while not mimicking them. See Sheets A3-A10 for design considerations for Buildings 2 through 8.

c. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

***RESPONSE**: Project complies. Evidence shows that the porch roof on the historic house is not part of the original construction but was added shortly after the house was*

initially occupied and which has developed its own significance in the years since. Additionally, other additions have been constructed over time, of which primarily degraded the historic presence of the house. Applicant believes that the property has been modified over time in the following way:

> *Circa 1905: At the time of the original construction, it appears that the porch deck existing and wrapped around the east, north and west facades. This porch deck did not have a roof. The only covering was over the main entry on the east below the second floor porch.*
>
> *Circa 1917: It appears that the porch was covered around this time. The covering included the entirety on the east, north and west. Materials and scarring indicate first that the covering did not occur with original construction but before construction of the shed addition at the north. 1917 was when Fred Carter, pastor of the Friends Church acquired the house.*
>
> *Circa 1924: The barn addition is constructed on the north. This construction removed portions of the porch and porch roof on the north Historic aerial photographs document the barn addition to prior to 1936; the Aebischer's, the property's third owner, acquired the house in 1924.*
>
> *Post 1950: It appears that the enclosed room at the northeast corner of the porch was constructed in the era of the Kenneth James' ownership. This is based on materials used and the quality of work. It appears too that it was at this time that the second floor of the porch at the west was added.*

Applicant believes the porch and its roof have acquired their own historic significance. Applicant proposes rehabilitating existing and known former portions of the porch and expanding and enhancing it so that it has greater use and presence on the site.

d. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved to the extent possible.

RESPONSE: *Project complies. Applicant proposes to replace many details lost over decades of non-historic remodels and deferred maintenance. Applicant intends to selectively demolish non-historic portions of the building that were added after the porch was built. Further, Applicant will extend the existing porch along the north and west sides of the house, utilizing similar detailing as the original porch construction. Applicant proposes removing all non-historic (vinyl) siding and refinishing or replacing the existing 6" fir shiplap siding. Several non-historic windows shall be removed and replaced with new windows compatible with the structure. Repairs will be made to all the original windows that are salvageable. For windows on the east side of the house that are not salvageable, Applicant proposes moving historic original windows from other areas of the house so that the most representative historic elements will be located on the primary building façade (east).*

e. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall reasonably match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

RESPONSE: *Project complies. As per response to Item d. above, many windows, doors and exterior siding and trims will be repaired as a first alternative. If not feasible, existing salvageable features will be moved to the primary building façade (east).*

f. Chemical or physical treatments, such as sandblasting, that cause extensive damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

RESPONSE: *The project meets criteria f. No cleaning or physical treatments will be used that causes damage historic materials. The project will use the gentlest means possible. All work will be completed in accordance with the Secretary of Interior's Standards for Rehabilitation.*

g. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

RESPONSE: *Project site is disturbed and not thought to have any archaeological significance. Nonetheless, the project will have protocols for inadvertent discovery should any archeological resources be discovered.*

h. New additions, exterior alterations, or related new construction shall not destroy the historic character of the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

RESPONSE: *Project complies. Applicant is proposing alterations which will enhance the historic character of the property.*

i. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

RESPONSE: *Project will comply.*

Type III Historic Landmark New Construction

***PROJECT STATEMENT**: The following criteria response is for new site and building construction on property currently occupied by historic structure.*

> *Specific aspects of the site and new building design include the effort to preserve the historic White Oaks, to preserve and enhance the sightlines of the Todd House from Meridian Street,* the effort to appropriately scale the density on the site*, and the appropriate organization and massing of new construction around the property in such a manner as to provide ample open space, view corridors, and an appropriate architectural dialogue between the Todd house and new housing.*

Type III Historic Landmark New Construction Criteria Response

15.334.030 Alteration, new construction, demolitions
B. New Construction Type III Review Criteria.

1. Review Required. If an application is made to build a new building on a landmark site, the planning commission shall review the request through the Type III procedure to assure the plans are compatible with any existing landmark structures on the site. No new structure or major public improvement shall be constructed without review pursuant to the following criteria.

2. Review Criteria. Designs shall be compatible with any existing landmark structures on the site in terms of size, scale, material and character. Contemporary designs shall not be discouraged when they do not destroy significant historical, architectural, or cultural material. Review criteria shall include consideration of the guidelines listed in subsection (A)(3) of this section.

   ***RESPONSE**: Review Criteria (A)(3) was addressed fully under the NMC 15.344.030 Alteration, new construction, demolitions responses above. Applicant has provided responses to each criteria which satisfy both the Historic Landmark Modification/Alteration application and the Historic Landmark New Construction application.*

15.220.050 Criteria for design review (Type II process, included with Type III above).
B. Type II. The following criteria are required to be met in order to approve a Type II design review request:

1. Design Compatibility. The proposed design review request incorporates an architectural design which is compatible with and/or superior to existing or proposed uses and structures in the surrounding area. This shall include, but not be limited to, building architecture, materials, colors, roof design, landscape design, and signage.

***RESPONSE**: Project complies. Applicant has met multiple times with adjacent neighbors and with the Oregon State Historic Preservation Office for the specific purpose of providing a compatible design. See Sheet L2 for site plan and A1 for Bird's Eye Perspective. The project design establishes compatibility with the existing historic house and the adjacent neighboring properties in the following manner:*

1. *Applicant has preserved and enhanced a 100 foot wide view corridor from Meridian Street to the historic house.*
2. *For on-site vehicular circulation, Applicant proposes to provide one (1) connection to Meridian Street just to the north of the current driveway. This is being done because there is not ample room to provide a new access drive that meets current jurisdictional standards in the current driveway location without demolishing several existing trees that lead from Meridian Street to the historic house. Applicant feels that these trees are important to the character of the site. As this drive aisle progresses deeper into the site, it will transition to a loop around Buildings 1, 2, and 3. This loop will enhance on-site safety as it aids in calming speeds throughout the site by limiting the length of straight runs of vehicular access. For convenience, Applicant has scattered parking throughout the site so that all residential units have parking available near their unit.*
3. *Applicant proposes to preserve several existing healthy street trees as well as the trees flanking the "Promenade", our name for the new pedestrian path located where the existing dirt driveway is located. Additionally, Applicant intends to preserve all healthy Oregon White Oaks scattered primarily in the east (front) half of the property.*
4. *At the historic house, Applicant intends to retain and rehabilitate the structure to make it the centerpiece to the project. See response to historic criteria for further detail.*
5. *When establishing the desired building massing for new structures on the site, Applicant has established a one-story zone for all buildings adjacent to Meridian Street. This has been abutted with a two-story zone just to the west, progressing to the historic house, which is a very tall two-story structure (33'-6"). In the west half of the property, Applicant proposes a 3-story building for Building 2. (Note: Even though Building 2 is shown as three-stories tall, Applicant has limited its height so that it will not be greater than the historic house.) In locating Building 2, Applicant proposes setbacks of over 60 feet from the north and south property lines and approximately 80 feet from the west property line. Note: Per NMC 15.415.020, R-3 properties are allowed to build up to 45 feet tall if set back by 50 feet from R-1 zones. In spite of these generous setbacks, Applicant has only shown a building of 32'-6" tall for the highest new condition, or one foot lower than the historic house.*
6. *Street presence and building orientation: Applicant has oriented Buildings 5 and 8 which abut Meridian Street so that all unit entries face the street. Additionally, to assist parents and guardians in monitoring the safety of children and other residents, Applicant has placed kitchen windows facing toward exterior community gathering spaces where practical. In the center of*

the property, the historic house will be modified responsibly to provide a much larger porch so that this new covered public gathering space has strong visual access to most of the site. At Building 2, the basic "U" shape of the building creates a semi-enclosed courtyard. This courtyard will engage the historic house – and specifically its porch – on the east end. This courtyard space will include the children's play structure as well as sitting and planting areas. Finally, the community room will have direct visual connection with the primary play area for the site.

7. *For the design of new structures, see Sheets A3 through A10. Applicant is relating to the historic house on site and with the surrounding properties in the following ways:*
   a. *Articulation: All elevations of all buildings have breaks in plane so that no one surface is greater than 35 feet in length as measure in the plans. This will serve to break down building massing so that no single area of the site will dominate another on or offsite.*
   b. *Projection of bays: One specific way that Applicant proposes to provide articulation is by providing projected bays at Building 2. This treatment was specifically chosen to relate directly with the bays of the historic house on the property.*
   c. *Building height: The existing historic house is 33'-6" tall at its highest point. Applicant proposes no new buildings be taller than the historic house.*
   d. *Window orientation and proportion: Windows of the historic house are generally tall and narrow. Applicant proposes all new windows to be of similar scale and proportion.*
   e. *Scale and texture of siding materials: The predominant siding materials on the historic house and throughout the neighborhood are horizontal shiplap or lap siding of either wood or cement board. The exposure profiles of these sidings vary throughout (usually between 3" and 7"). Applicant intends to also vary them within the project as shown. Additionally, Applicant will provide accent materials at recessed building entries and for privacy screens in order to mark unit entries and private space.*
   f. *Colors: There are a variety of colors on buildings in the neighborhood. In response, Applicant proposes to vary colors within the project to distinguish the scales and geometry of individual building components. Generally, the color palette of Buildings 2-8 are proposed to be earth-tone as shown. Applicant proposes to paint the historic house a creamy (warm) white so that it stands as a beacon in the center of the property.*
   g. *Deep overhangs: Historic buildings in the neighborhood, including the existing house on this property, tend to have overhangs that are 2 feet or more in depth. Applicant proposes overhangs at all new buildings.*
   h. *"Kick" in roof plain: The roofs of the historic house have a change in slope that occurs near the connection to the wall below. Applicant proposes new buildings to include a similar transition on many roofs over living space.*

i. *Roofing material: Applicant proposes the primary roofing material for the historic house and Buildings 3-8 to be an architectural asphalt shingle with roof slopes varying from 3/12 to 12/12. Applicant proposes the roof on Bldg 2 to be a low slope in nature in order to limit its building height.*
j. *Landscape design: See Sheets L2 and L3. The focus of the landscape design is to preserve several existing trees while infilling with new compatible trees and native species throughout. Applicant proposes exterior community gathering spaces to enhance safety and visual access through the site. Applicant further proposes plant species which will reduce the need for irrigation in new planting areas while proposing minimal disruption in areas adjacent to large existing trees designated for preservation.*

2. Parking and On-Site Circulation. Parking areas shall meet the requirements of NMC 15.440.010. Parking studies may be required to determine if adequate parking and circulation are provided for uses not specifically identified in NMC 15.440.010. Provisions shall be made to provide efficient and adequate on-site circulation without using the public streets as part of the parking lot circulation pattern. Parking areas shall be designed so that vehicles can efficiently enter and exit the public streets with a minimum impact on the functioning of the public street.

***RESPONSE**: Project complies. See Sheet L2. Applicant is showing all required parking to be placed on-site. On-site vehicular circulation is efficient and includes a loop which will allow a singular point of access from Meridian Street while not utilizing the public right-of-way for any movement between areas of parking.*

3. Setbacks and General Requirements. The proposal shall comply with NMC 15.415.010 through 15.415.060 dealing with height restrictions and public access; and NMC 15.405.010 through 15.405.040 and NMC 15.410.010 through 15.410.070 dealing with setbacks, coverage, vision clearance, and yard requirements.

***RESPONSE**: Project complies. See Sheets L2 and A2-A10. Buildings on this site are allowed to be 30 feet in height throughout and up to 45 feet where set back from the R-1 zoned properties a minimum of 50'. Proposes Buildings 1 and 2 are 33'-6" and 32'-6" respectively and are more than 50' from any R-1 lots, thus complying with the standard. All other buildings are proposed to be less than 30 feet tall. Applicant proposes front yard setback of 18 feet (12 feet required) as shown from anticipated new east property line after dedication. Interior lot line setbacks are 5 feet. See Sheet L2 which exhibits compliance with the vision triangle requirements.*

4. Landscaping Requirements. The proposal shall comply with NMC 15.420.010 dealing with landscape requirements and landscape screening.

***RESPONSE**: Project complies. See detailed Applicant response in section NMC 15.420.010 below.*

5. Signs. Signs shall comply with NMC 15.435.010et seq. dealing with signs.

***RESPONSE**: Applicant confirms that all signs that are required to be placed by law shall meet required specifications and that if there is no minimum size specified by the jurisdiction having approval, signs with lettering no more than 4 inches will be allowed. The Meridian Street frontage is 245.5 feet, thus the monument sign is limited to 49.1 square feet per MNC 15.435.050.B. Applicant seeks to provide a new monument sign as located on Sheet L2 and shown on Exhibit D.*

6. Manufactured Dwelling, Mobile Home and RV Parks. Manufactured dwelling and mobile home parks shall also comply with the standards listed in NMC 15.445.075 through 15.445.100 in addition to the other clear and objective criteria listed in this section. RV parks also shall comply with NMC 15.445.170 in addition to the other criteria listed in this section.

***RESPONSE**: Not applicable.*

7. Zoning District Compliance. The proposed use shall be listed as a permitted or conditionally permitted use in the zoning district in which it is located as found in NMC 15.304.010 through 15.328.040. Through this site review process, the director may make a determination that a use is determined to be similar to those listed in the applicable zoning district, if it is not already specifically listed. In this case, the director shall make a finding that the use shall not have any different or more detrimental effects upon the adjoining neighborhood area than those specifically listed.

***RESPONSE**: Project complies. Proposed use is permitted in R-3 Zone.*

8. Subdistrict Compliance. Properties located within subdistricts shall comply with the provisions of those subdistricts located in NMC 15.340.010 through 15.348.060.

***RESPONSE**: Not applicable.*

9. Alternative Circulation, Roadway Frontage Improvements and Utility Improvements. Where applicable, new developments shall provide for access for vehicles and pedestrians to adjacent properties which are currently developed or will be developed in the future. This may be accomplished through the provision of local public streets or private access and utility easements. At the time of development of a parcel, provisions shall be made to develop the adjacent street frontage in accordance with city street standards and the standards contained in

the transportation plan. At the discretion of the city, these improvements may be deferred through use of a deferred improvement agreement or other form of security.

RESPONSE: *As referenced in the Findings to Newberg Order No. 2011-0030, "Any future development on the site would likely require a bicycle and pedestrian connection through the site from Meridian Street to Evergreen Drive." In response, Applicant proposes to provide an access easement and sidewalk for pedestrian connectivity between Meridian and Evergreen Streets. See Sheet L2 for proposed location of easement and sidewalk.*

10. Traffic Study Improvements. If a traffic study is required, improvements identified in the traffic study shall be implemented as required by the director. [Ord. 2747 § 1 (Exh. A § 5), 9-6-11; Ord. 2451, 12-2-96. Code 2001 § 151.194.]

RESPONSE: *A traffic study was prepared on August 10, 2010 by Lancaster Engineering as part of evidence and hearings involving Newberg Order No. 2011-0030. No improvements were recommended by the traffic study or required through Approval of the Order or any Conditions of Approval. For your reference, this traffic study has been provided as attached Exhibit J.*

15.220.060 Additional requirements for multi-unit residential projects.
The purpose of this section is to ensure that residential projects containing three or more units meet minimum standards for good design, provide a healthy and attractive environment for those who live there, and are compatible with surrounding development. As part of the site design review process, an applicant for a new multi-unit residential project must demonstrate that some of the following site and building design elements, each of which has a point value, have been incorporated into the design of the project. At least 14 points are required for attached single-family projects of any size and smaller multifamily projects with six or fewer units and at least 20 points are required for multifamily projects with seven or more units. For more information and illustrations of each element, refer to the Newberg Residential Development Design Guidelines (July 1997).

A. Site Design Elements.

1. Consolidate green space to increase visual impact and functional utility. This applies to larger projects which collectively have a significant amount of open space areas which can be consolidated into children's play areas, gardens, and/or dog-walking areas (three points).

RESPONSE: *Applicant proposes to consolidate green space in three distinct areas to increase visual impact and functional utility. These three areas have been chosen for specific reasons as follows:*

1. *The "Promenade": The existing driveway is flanked with trees and offers a peaceful and elegant approach to the historic house. See Sheet L2 and "Bird's Eye Perspective" on Sheet A1. Applicant is using this area to preserve a view corridor to the historic house and to provide a new pedestrian link into the site. This zone will provide for lawn space for*

entertaining and will be flanked by more intensive plantings along its edges.

2. *The "Arc of the Oaks": There is an arc of mature Oregon White Oaks that stands majestically in the middle of the site. Applicant has carefully managed the precise placement of all new buildings to minimize the impacts onto these trees. Further, Applicant proposes to minimally disrupt the soil structure in these area, allowing them to continue being lawn space that can also be used for entertainment purposes.*
3. *The Courtyard: Building 2 has been purposefully sculpted into a "U-shape" in order to create a hard- and soft- scape courtyard that embraces the historic house on its open end. This area includes a children's play structure with ample opportunities for adult residents to monitor safety from many sitting areas surrounding it, both covered and uncovered.*

2. Preserve existing natural features, including topography, water features, and/or native vegetation (three points).

RESPONSE*: Project complies. Applicant proposes to reserve and enhance large areas of the site as "no-build" zones in order to preserve healthy trees in the "Arc of the Oaks" around the historic house as well as the trees flanking the "Promenade". In doing so, Applicant has focused the massing of the entire development on the preservation activities in these areas which will also compliment the historic house. Applicant has retained an Arborist and Landscape Architect to work directly with the natural features of the site.*

3. Use the front setback to build a street edge by orienting building(s) toward the street with a relatively shallow front yard (12 to 15 feet for two-story buildings) to create a more "pedestrian-friendly" environment (three points).

RESPONSE: *Applicant proposes to orient Buildings 5 and 8 which abut Meridian Street so that all unit entries face the street. Additionally, Applicant has chosen to provide one-story buildings in these areas in order to create a gentle transition into the site. Per MNC 15.410.020, the minimum front yard setback for this site is 12 feet. Applicant proposes to establish the closest portion of the building façade at an 18 foot setback. This is greater than the minimum 12 foot setback in order to minimize the impact of new structures onto the existing mature street trees. Due to the articulation of the buildings along Meridian street, the balance of the building façade will recess as shown on Sheets L2, A8, and A10. These areas will function as the front porches for each of these units, engaging them to the street and the neighborhood.*

4. Place parking lots to the sides and/or back of projects so that front yard areas can be used for landscaping and other "pedestrian-friendly" amenities (three points).

***RESPONSE**: Applicant proposes over three quarters of the provided parking for the site to be set back from the street by at least 150 feet. Applicant proposes this to preserve large open green areas in the front half of the property. See Sheet L2.*

5. Create "outdoor" rooms in larger projects by grouping buildings to create well-defined outdoor spaces (two points).

***RESPONSE**: Applicant proposes a purposefully sculpted Building 2 into a "U-shape" in order to create a hard- and soft- scape courtyard that embraces the historic house on its open end. See Sheet L2 and rendering on Sheet A3. This area includes a children's play structure with ample opportunities for adult residents to monitor safety from many sitting areas surrounding it, both covered and uncovered.*

6. Provide good-quality landscaping. Provide coordinated site landscaping sufficient to give the site its own distinctive character, including the preservation of existing landscaping and use of native species (two points).

***RESPONSE**: Project complies. Applicant proposes to preserve several very large Oregon White Oaks which range from 38" to 51" DBH (diameter at breast height) and which dominate the natural setting on the site. These trees have canopies of 72 to 86 feet in width (diameter). Red Maples in the "Promenade" are also mature with 18" to 29" DBH with canopies of 34 to 40 feet. Aside from these preservation activities, Applicant proposes new landscaping that is comprised primarily of native species that are intended to complement the existing natural setting of the property. See Sheet L3.*

7. Landscape at the edges of parking lots to minimize visual impacts upon the street and surrounding properties (two points).

***RESPONSE**: Project complies. Applicant proposes a six foot tall continuous fence along all interior property lines which by itself will provide over a 90 percent opaque view from neighboring properties. Additionally, Applicant proposes new canopy trees at 30 to 50 feet on center and understory screen plantings of three to eight feet in height.*

8. Use street trees and vegetative screens at the front property line to soften visual impacts from the street and provide shade (one point).

***RESPONSE**: Project complies. The landscaping along Meridian street is comprised of lawns which maintain the dominant landscaping character in the neighborhood, street trees and foundation plantings to complement new street-facing residences. These foundations plantings are proposed to be a mix of ground-cover and shrubs with some perennials added for seasonal color. See Sheet L3.*

9. Use site furnishings to enhance open space. Provide communal amenities such as benches, playground equipment, and fountains to enhance the outdoor environment (one point).

RESPONSE: *Project complies. See Sheet L2 for proposed location of play structure and "L-shaped" bench arrangements throughout.*

10. Keep fences neighborly by keeping them low, placing them back from the sidewalk, and using compatible building materials (one point).

RESPONSE: *Project complies. Applicant does not propose fence along Meridian Street. Applicant proposes a 6'-0" wood fence along the interior property lines. This is in accordance with requests from several neighbors sharing these property lines. See Sheet L2 for location of fence on interior property lines.*

11. Use entry accents such as distinctive building or paving materials to mark major entries to multi-unit buildings or to individual units (one point).

RESPONSE: *Applicant proposes to recess all unit doors at Buildings 3-8 as well as providing a distinct vertical stained wood siding around the doors that will mark entries. Building 2 is served by a recessed main building entry and canopy on the west façade which will be constructed from aluminum and glass storefront material. Several unit entries for this building are exposed to view from the courtyard and have a similar approach as buildings 3-8. See Sheet A2-A10 for exterior elevations for specific material callouts.*

12. Use appropriate outdoor lighting which enhances the nighttime safety and security of pedestrians without causing glare in nearby buildings (one point).

RESPONSE: *Applicant proposes employing three distinct types of nighttime safety and security lighting as follows:*

1. *Building mounted sconces: For areas of the site where parking and/or pedestrian paths are adjacent to new or existing buildings, sconces will be used. These fixtures will implement shields to cut off light from adjacent properties.*
2. *Pole mounted parking lot lights: For areas of the site where building sconces cannot easily reach to meet the building code standard, such as for parking stalls opposite of the drive aisle from the nearest building, pole- mounted parking lot fixtures will be used. These fixtures will implement shields to cut off light from adjacent properties.*
3. *Pole-mounted pedestrian lights: For areas of the site that are removed from buildings or parking, such as in the "Promenade", the middle of the "courtyard", or in the lawn north of the historic house, pole-mounted pedestrian fixtures be used to light the pedestrian path. These fixtures will implement shields to cut off light from adjacent properties.*

Applicant will follow NMC and OSSC requirements for lighting standards while not causing glare at nearby buildings. Applicant proposes providing product cutsheets and photometric plan for Planning Department approval as a condition of approval during the Building Permitting process. See Sheet L2 for location of pole-mounted parking and pedestrian lights.

B. Building Design Elements.

1. Orient buildings toward the street. For attached single-family and smaller multifamily projects, this means orienting individual entries and porches to the street. In larger projects with internal circulation and grounds, this means that at least 10 percent of the units should have main entries which face the street rather than be oriented toward the interior (three points).

RESPONSE: *Applicant proposes orienting Buildings 5 and 8 which abut Meridian Street so that all unit entries face the street. Seven out of the proposed fifty-six units (12.5%) are included in Buildings 5 and 8. Additionally, Applicant has chosen to provide one-story buildings in these areas in order to create a gentle transition into the site. Due to the articulation of the buildings along Meridian street, large portions of the building façade will recess as shown on Sheets L2, A8 and A10. These areas will function as the front porches for each of these units, engage them to the street and the neighborhood.*

2. Respect the scale and patterns of nearby buildings by reflecting the architectural styles, building details, materials, and scale of existing buildings (three points).

RESPONSE: *Project complies. Please see response above for 15.220.050 1. Design Compatibility.*

3. Break up large buildings into bays by varying planes at least every 50 feet (three points).

RESPONSE*: Project complies. In order to break up all buildings, Applicant proposes all elevations of all buildings have breaks in plane so that no one surface is greater than 35 feet in length as measured in the plans. See Sheets A2-A10. This will serve to break down building massing so that no single area of the site will dominate another on or offsite. One specific way that Applicant proposes to provide articulation is by providing projected bays at Building 2. This treatment was specifically chosen to relate directly with the bays of the historic house on the property.*

4. Provide variation in repeated units in both single-family attached and large multifamily projects so that these projects have recognizable identities. Elements such as color; porches, balconies, and windows; railings; and building materials and form, either alone or in combination, can be used to create this variety (three points).

RESPONSE: *Project complies. See "Bird's Eye Perspective" on Sheet A1. Applicant proposes extensive variation in project. In considering the scale of the project, fifty-six units are included in eight buildings of seven distinct building types. Applicant has provided several materials and forms that are repetitive in nature which are intended to link separate buildings to a common design language.*

5. Building Materials. Use some or all of the following materials in new buildings: wood or wood-like siding applied horizontally or vertically as board and batten; shingles, as roofing, or on upper portions of exterior walls and gable ends; brick at the base of walls and chimneys; wood or wood-like sash windows; and wood or wood-like trim (one point for each material described above).

RESPONSE: *The predominant siding materials on the historic house and throughout the neighborhood are horizontal shiplap or lap siding of either wood or cement board. The exposure profiles of these sidings vary throughout (usually between 3" and 7"). Applicant intends to also vary them within the project as shown. Additionally, Applicant will provide accent materials at recessed building entries and for privacy screens in order to mark unit entries and private space. See Sheets A2-A10.*

6. Incorporate architectural elements of one of the city's historical styles (Queen Anne, Dutch colonial revival, colonial revival, or bungalow style) into the design to reinforce the city's cultural identity. Typical design elements which should be considered include, but are not limited to, "crippled hip" roofs, Palladian-style windows, roof eave brackets, dormer windows, and decorative trim boards (two points).

RESPONSE: *Project complies. Please see response above for 15.220.050 1. Design Compatibility.*

7. Keep car shelters secondary to the building by placing them to the side or back of units and/or using architectural designs, materials, and landscaping to buffer visual impacts from the street (two points).

RESPONSE: *Not applicable as Applicant is proposing no car shelters.*

8. Provide a front porch at every main entry as this is both compatible with the city's historic building pattern and helps to create an attractive, "pedestrian-friendly" streetscape (two points).

RESPONSE: *Project complies. Applicant is proposing to expand the porch on the historic house from the front, across the north and west sides of the house. All ground level entries into Buildings 3-8 have porches. All ground floor units of Building 2 will include a covered patio. See Sheet A2..*

9. Use sloped roofs at a pitch of 3:12 or steeper. Gable and hip roof forms are preferable (two points). [Ord. 2505, 2-1-99. Code 2001 § 151.195.]

RESPONSE: *Project complies. Applicant proposes prominent gable roof forms to be pitched at 3:12 or greater for buildings which are visible from Meridian Street. See Sheets A7-10.*

Chapter 15.308 R-3 HIGH DENSITY RESIDENTIAL DISTRICT

15.308.010 Description and purpose.

A. The purpose of this land use designation is to provide multifamily dwellings of different types and styles while maintaining a maximum overall density of 21.8 units per gross residential acre.
B. Typical housing types will include apartments, townhouses, condominiums, and cluster developments. Density may vary depending on lot size, off-street parking area, transportation, landscaping and other site considerations. The R-3 district is intended to be consistent with the high density residential designation of the comprehensive plan. [Ord. 2505, 2-1-99; Ord. 2451, 12-2-96. Code 2001 § 151.310.]

15.308.020 Permitted buildings and uses.

Subject site is zoned R-3 high density. Applicant proposes fifty-six units provided in eight multi-family buildings in the development. These proposed buildings and uses are permitted outright per 15.308.020. Uses included are as follows:

- *Building 1, Historic House: Manager's office, community space, manager's apartment.*
- *Building 2: Thirty-four (34) two- and three- bedroom apartments, community room, maintenance room.*
- *Building 3: Four (4) one-bedroom apartments.*
- *Building 4: Four (4) two-bedroom apartments.*
- *Building 5: Three (3) one-bedroom apartments.*
- *Building 6: Four (4) two-bedroom apartments.*
- *Building 7: Two (2) two bedroom apartments.*
- *Building 8: Four (4) one bedroom apartments.*
- *Site: Open space, outdoor recreational and play area, private parking.*

Chapter 15.405 LOT REQUIREMENTS

15.405.010 Lot area – Lot areas per dwelling unit.

A. In the following districts, each lot or development site shall have an area as shown below except as otherwise permitted by this code:

2. In the R-2, R-3, and RP districts, each lot or development site shall have a minimum area of 3,000 square feet or as may be established by a subdistrict. In

the R-2 and R-P districts, the average size of lots in a subdivision intended for single-family development shall not exceed 5,000 square feet.

RESPONSE: *Project complies. Property will remain one lot, 3.39 acres with multiple buildings.*

B. Lot or Development Site Area per Dwelling Unit.

3. In the R-3 district, there shall be a minimum of 1,500 square feet of lot or development site area per dwelling unit. Lots or development sites in excess of 15,000 square feet used for multiple single-family, duplex or multiple-family dwellings shall be developed at a minimum of one dwelling per 2,500 square feet lot area.

RESPONSE: *Project complies. Property will remain one lot. Lot is approximately 147,600 s.f., or over 2,600 s.f. per unit.*

C. In calculating lot area for this section, lot area does not include land within public or private streets. In calculating lot area for maximum lot area/minimum density requirements, lot area does not include land within stream corridors, land reserved for public parks or open spaces, commons buildings, land for preservation of natural, scenic, or historic resources, land on slopes exceeding 15 percent or for avoidance of identified natural hazards, land in shared access easements, public walkways, or entirely used for utilities, land held in reserve in accordance with a future development plan, or land for uses not appurtenant to the residence.

RESPONSE: *All land is included in calculation.*

15.405.030 Lot dimensions and frontage.

A. Width. Widths of lots shall conform to the standards of this code.

RESPONSE: *Project complies.*

B. Depth to Width Ratio. Each lot and parcel shall have an average depth between the front and rear lines of not more than two and one-half times the average width between the side lines. Depths of lots shall conform to the standards of this code. Development of lots under 15,000 square feet are exempt from the lot depth to width ratio requirement.

RESPONSE: *Project complies. Lot is approximately 245 feet by 580 feet, or a ratio of 2.37:1.*

C. Area. Lot sizes shall conform to standards set forth in this code. Lot area calculations shall not include area contained in public or private streets as defined by this code.

RESPONSE: *All land is included in calculation. No public or private streets are provided.*

D. Frontage.

1. No lot or development site shall have less than the following lot frontage standards:

a. Each lot or development site shall have either frontage on a public street for a distance of at least 25 feet or have access to a public street through an easement that is at least 25 feet wide. No new private streets, as defined in NMC 15.05.030, shall be created to provide frontage or access.

RESPONSE: *Project complies. Frontage is approximately 245 feet.*

b. Each lot in an R-2 and R-3 zone shall have a minimum width of 30 feet at the front building line.

RESPONSE: *Project complies. Frontage is approximately 245 feet. Building 5 is 60 feet long and Building 8 is 72 feet long at street frontage.*

15.405.040 Lot coverage and parking coverage requirements.

A. Purpose. The lot coverage and parking coverage requirements below are intended to:
1. Limit the amount of impervious surface and storm drain runoff on residential lots.
2. Provide open space and recreational space on the same lot for occupants of that lot.
3. Limit the bulk of residential development to that appropriate in the applicable zone.
B. Residential uses in residential zones shall meet the following maximum lot coverage and parking coverage standards. See the definitions in NMC 15.05.030 and Appendix A, Figure 4.

1. Maximum Lot Coverage.

c. AR and R-3: 50 percent.

RESPONSE: *Project complies. See Site Area Tabulation on Sheet L2 for percentage of lot used for buildings.*

2. Maximum Parking Coverage. R-1, R-2, **R-3**, and RP: 30 percent.

RESPONSE*: Project complies. See Site Area Tabulation on Sheet L2 for percentage of lot used for parking.*

3. Combined Maximum Lot and Parking Coverage.

b. R-3: 70 percent.

RESPONSE: *Project complies. See Site Area Tabulation on Sheet L2 for percentage of lot used for parking and buildings.*

Chapter 15.410 YARD SETBACK REQUIREMENTS

15.410.020 Front yard setback.

2. R-3 and RP districts shall have a front yard of not less than 12 feet. Said yard shall be landscaped and maintained.

***RESPONSE**: Project complies. See Sheet L2 for setback shown.*

1. The entrance to a garage or carport, whether or not attached to a dwelling, shall be set back at least 20 feet from the nearest property line of the street to which access will be provided. However, the foregoing setback requirement shall not apply where the garage or carport will be provided with access to an alley only.

***RESPONSE**: Not applicable. No garages or carports are provided.*

15.410.030 Interior yard setback.

A. Residential.

1. All lots or development sites in the AR, R-1, R-2 and R-3 districts shall have interior yards of not less than five feet, except that where a utility easement is recorded adjacent to a side lot line, there shall be a side yard no less than the width of the easement.

***RESPONSE**: Project complies. See Sheet L2 for setback shown.*

2. All lots or development sites in the RP district shall have interior yards of not less than eight feet.

***RESPONSE**: Not Applicable.*

15.410.060 Vision clearance setback.

The following vision clearance standards shall apply in all zones (see Appendix A, Figure 9).

A. At the intersection of two streets, including private streets, a triangle formed by the intersection of the curb lines, each leg of the vision clearance triangle shall be a minimum of 50 feet in length.

***RESPONSE**: Not Applicable.*

B. At the intersection of a private drive and a street, a triangle formed by the intersection of the curb lines, each leg of the vision clearance triangle shall be a minimum of 25 feet in length.

***RESPONSE**: Project complies. See Sheet L2 for vision clearance triangle shown at intersection of project's private drive to Meridian Street.*

C. Vision clearance triangles shall be kept free of all visual obstructions from two and one-half feet to nine feet above the curb line. Where curbs are absent, the edge of the asphalt or future curb location shall be used as a guide, whichever provides the greatest amount of vision clearance.

***RESPONSE**: Project complies. Applicant proposes groundcovers and shrubs no taller than 24" in vision clearance triangles.*

15.410.070 Yard exceptions and permitted intrusions into required yard setbacks.

The following intrusions may project into required yards to the extent and under the conditions and limitations indicated:

A. Depressed Areas. In any district, open work fences, hedges, guard railings or other landscaping or architectural devices for safety protection around depressed ramps, stairs or retaining walls may be located in required yards; provided, that such devices are not more than three and one-half feet in height.

***RESPONSE**: Not applicable.*

B. Accessory Buildings. In front yards on through lots, where a through lot has a depth of not more than 140 feet, accessory buildings may be located in one of the required front yards; provided, that every portion of such accessory building is not less than 10 feet from the nearest street line.

***RESPONSE**: Not applicable.*

C. Projecting Building Features. The following building features may project into the required front yard no more than five feet and into the required interior yards no more than two feet; provided, that such projections are no closer than three feet to any interior lot line:

1. Eaves, cornices, belt courses, sills, awnings, buttresses or other similar features.
2. Chimneys and fireplaces, provided they do not exceed eight feet in width.
3. Porches, platforms or landings which do not extend above the level of the first floor of the building.
4. Mechanical structures (heat pumps, air conditioners, emergency generators and pumps).

***RESPONSE**: Project complies. No projecting building features are provided.*

D. Fences and Walls.

1. In the residential district, a fence or wall shall be permitted to be placed at the property line or within a yard setback as follows:

a. Not to exceed six feet in height. Located or maintained within the required interior yards. For purposes of fencing only, lots that are corner lots or through lots may select one of the street frontages as a front yard and all other yards shall be considered as interior yards, allowing the placement of a six-foot fence on the property line. In no case may a fence extend into the clear vision zone as defined in NMC 15.410.060.

b. Not to exceed four feet in height. Located or maintained within all other front yards.

***RESPONSE**: Project complies. Applicant proposes a 6 foot fence at interior lot lines only. See Sheet L2 and Exhibit E for further description.*

2. In any commercial or industrial district, a fence or wall shall be permitted to be placed at the property line or within a yard setback as follows:

a. Not to exceed eight feet in height. Located or maintained in any interior yard except where the requirements of vision clearance apply. For purposes of fencing only, lots that are corner lots or through lots may select one of the street frontages as a front yard and all other yards shall be considered as interior yards, allowing the placement of an eight-foot fence on the property line.

b. Not to exceed four feet in height. Located or maintained within all other front yards.

***RESPONSE**: Not applicable.*

3. If chain link (wire-woven) fences are used, they are manufactured of corrosion-proof materials of at least 11-1/2 gauge.

***RESPONSE**: Not applicable. Applicant is showing a wood fence. See Exhibit E for further description.*

4. The requirements of vision clearance shall apply to the placement of fences.

***RESPONSE**: Project complies. Applicant is not showing a fence in the vision clearance triangle.*

E. Parking and Service Drives (Also Refer to NMC 15.440.010 through 15.440.080).

1. In any district, service drives or accessways providing ingress and egress shall be permitted, together with any appropriate traffic control devices in any required yard.

***RESPONSE**: Project permitted to cross front yard for drive aisle access.*

2. In any residential district, public or private parking areas and parking spaces shall not be permitted in any required yard except as provided herein:

a. Required parking spaces shall be permitted on service drives in the required front yard in conjunction with any single-family or two-family dwelling on a single lot.
b. Recreational vehicles, boat trailers, camperettes and all other vehicles not in daily use are restricted to parking in the front yard setback for not more than 48 hours; and recreational vehicles, boat trailers, camperettes and all other vehicles not in daily use are permitted to be located in the required interior yards.
c. Public or private parking areas, parking spaces or any building or portion of any building intended for parking which have been identified as a use permitted in any residential district shall be permitted in any interior yard that abuts an alley, provided said parking areas, structures or spaces shall comply with NMC 15.440.070, Parking tables and diagrams (Diagrams 1 through 3).
d. Public or private parking areas, service drives or parking spaces which have been identified as a use permitted in any residential district shall be permitted in interior yards; provided, that said parking areas, service drives or parking spaces shall comply with other requirements of this code.

***RESPONSE**: Project complies. See Sheet L2. Applicant proposes that only the main drive aisle extends into the front yard setback.*

Chapter 15.415 BUILDING AND SITE DESIGN STANDARDS

15.415.010 Main buildings and uses as accessory buildings.

A. Hereinafter, any building which is the only building on a lot is a main building.
B. In any residential district except RP, there shall be only one main use per lot or development site; provided, that home occupations shall be allowed where permitted.
C. In any residential district, there shall be no more than two accessory buildings on any lot or development site. [Ord. 2451, 12-2-96. Code 2001 § 151.535.]

15.415.020Building height limitation.

A. Residential.

1.-In the R-1, R-2, AR, and RP districts, no main building shall exceed 30 feet in height. Accessory buildings in the R-1, R-2, **R-3**, AR, and RP districts are limited to 16 feet in height, except as follows:

a.-Up to 800 square feet of an accessory building may have a height of up to 24 feet.

***RESPONSE**: Not applicable. No accessory building structures are provided.*

2. In the R-3 district, no main building shall exceed 45 feet in height, except, where an R-3 district abuts upon an R-1 district, the maximum permitted building

height shall be limited to 30 feet for a distance of 50 feet from the abutting boundary of the aforementioned district.

***RESPONSE**: Project complies. Applicant proposes all Buildings 3-8 below 30 feet tall. For Building 2, Applicant has provided setbacks of over 60 feet from the north and south property lines and approximately 80 feet from the west property line. Building 2 will be a 3-story building. (Note: Even though Building 2 is three-stories tall, Applicant has further limited its height so that it will not be greater than the historic house.) See Sheet L2 for description of 50 foot setback from R-1 lots and Sheets A2-A10 for building heights described in the provided exterior elevations.*

Chapter 15.420 LANDSCAPING AND OUTDOOR AREAS

15.420.010 Required minimum standards.

A. Private and Shared Outdoor Recreation Areas in Residential Developments.

1. Private Areas. Each ground-level living unit in a residential development subject to a design review plan approval shall have an accessible outdoor private space of not less than 48 square feet in area. The area shall be enclosed, screened or otherwise designed to provide increased privacy for unit residents, their guests and neighbors.

***RESPONSE**: Project complies. See Sheets L2. All ground floor units that have a door directly to the exterior have been provided with a screened patio 48 square feet or larger.*

2. Individual and Shared Areas. Usable outdoor recreation space shall be provided for the individual and/or shared use of residents and their guests in any duplex or multifamily residential development, as follows:

a. One- or two-bedroom units: 200 square feet per unit.

b. Three- or more bedroom units: 300 square feet per unit.

c. Storage areas are required in residential developments. Convenient areas shall be provided in residential developments for the storage of articles such as bicycles, barbecues, luggage, outdoor furniture, and the like. These shall be entirely enclosed.

***RESPONSE**: Project complies. See Sheets L2 for "SITE AREAS" tabulation for calculations of "Private Outdoor Recreation Areas" and "Shared Outdoor Recreation Areas". Based on MNC 15.420.010, the minimum required area for individual and/or shared outdoor recreation space for this project is 12,000 s.f. (48 units @ 200 sf + 8 units @ 300 sf).*

B. Required Landscaped Area. The following landscape requirements are established for all developments except single-family dwellings:

1. A minimum of 15 percent of the lot area shall be landscaped;

***RESPONSE**: Project complies. See Sheets L2 for "SITE AREAS" tabulation for percentage of landscape area.*

2. All areas subject to the final design review plan and not otherwise improved shall be landscaped.

***RESPONSE**: Project complies. See Sheets L2 which shows all area improved.*

3. The following landscape requirements shall apply to the parking and loading areas:

a. A parking or loading area providing 10 or more spaces shall be improved with defined landscaped areas totaling no less than 25 square feet per parking space.

***RESPONSE**: Project complies. All parking stalls have landscaping in close proximity. See "SITE AREAS" tabulation on Sheet L2 which indicate the total area of landscaping. Additionally, as recommended by MNC 15.220.060.A.1, Applicant has chosen to consolidate green space to increase visual impact and functional utility, setting aside a significant amount of open space areas which will be used by residents and to preserve the view corridor to the historic house.*

b. A parking, loading area, or drive aisle which runs adjacent to a property line shall be separate from any lot line adjacent to a street by a landscaped strip at least 10 feet in interior width or the width of the required yard, whichever is greater, and any other lot line by a landscaped strip of at least five feet in interior width. See subsections (B)(3)(c) and (d) of this section for material to plant within landscape strips.

***RESPONSE**: Project complies. See Sheet L2, which shows the closest stall that applies to this requirement is 23 feet away from the Meridian Street property line.*

c. A landscaped strip separating a parking area, loading area, or drive aisle from a street shall contain street trees spaced as appropriate to the species, not to exceed 50 feet apart on average, and a combination of shrubs and ground cover, or lawn. This landscaping shall provide partial screening of these areas from the street.

***RESPONSE**: Project complies. The landscaping along Meridian street is comprised of lawns which maintain the dominant landscaping character in the neighborhood, street trees and foundation plantings to compliment new street-facing residences. These foundations plantings will be a mix of ground-cover and shrubs with some perennials added for seasonal color.*

d. A landscaped strip separating a parking area, loading area, or drive aisle from an interior lot line shall contain any combination of trees, shrubs, ground cover or lawn. Plant material shall be selected from at least two different plant material groups (example: trees and shrubs, or lawn and shrubs, or lawn and trees and shrubs).

***RESPONSE**: Project complies: Applicant proposes a planting strip and a six foot continuous fence along all interior property lines which by itself will provide over a 90 percent opaque view from neighboring properties. Additionally, Applicant is providing new canopy trees at 30 to 50 feet on center and understory screen plantings of three to eight feet in height.*

e. Landscaping in a parking or loading area shall be located in defined landscaped areas which are uniformly distributed throughout the parking or loading area.

***RESPONSE**: Project complies. See Sheets L2 and L3 which show all landscape areas defined by curbs, edges of sidewalks or buildings.*

f. Landscaping areas in a parking lot, service drive or loading area shall have an interior width of not less than five feet.

***RESPONSE**: Project complies. See Sheet L2 which shows that all landscaping strips or islands are five feet or greater in width.*

g. All multifamily, institutional, commercial, or industrial parking areas, service drives, or loading zones which abut a residential district shall be enclosed with a 75 percent opaque, site-obscuring fence, wall or evergreen hedge along and immediately adjacent to any interior property line which abuts the residential district. Landscape plantings must be large enough to provide the required minimum screening requirement within 12 months after initial installation. Adequate provisions shall be maintained to protect walls, fences or plant materials from being damaged by vehicles using said parking areas.

***RESPONSE**: Project complies: Applicant proposes a six foot continuous fence along all interior property lines which by itself will provide over a 90 percent opaque view from neighboring properties. Additionally, Applicant is providing new canopy trees at 30 to 50 feet on center and understory screen plantings of three to eight feet in height.*

h. An island of landscaped area shall be located to separate blocks of parking spaces. At a minimum, one deciduous shade tree per sevenparking spaces shall be planted to create a partial tree canopy over and around the parking area. No more than seven parking spaces may be grouped together

without an island separation unless otherwise approved by the director based on the following alternative standards:

i. Provision of a continuous landscaped strip, with a five-foot minimum width, which runs perpendicular to the row of parking spaces (see Appendix A, Figure 13).
ii. Provision of tree planting landscape islands, each of which is at least 16 square feet in size, and spaced no more than 50 feet apart on average, within areas proposed for back-to-back parking (see Appendix A, Figure 14).

***RESPONSE**: Project complies. See Sheets L2 and L3 for location of planting areas or trees. Additionally, as recommended by MNC 15.220.060.A.1, Applicant proposes to consolidate green space to increase visual impact and functional utility, setting aside a significant amount of open space areas which will be used by the community and to preserve the view corridor to the historic house.*

4. Trees, Shrubs and Ground Covers. The species of street trees required under this section shall conform to those authorized by the city council through resolution. The director shall have the responsibility for preparing and updating the street tree species list which shall be adopted in resolution form by the city council.

a. Arterial and minor arterial street trees shall have spacing of approximately 50 feet on center. These trees shall have a minimum two-inch caliper tree trunk or stalk at a measurement of two feet up from the base and shall be balled and burlapped or boxed.

***RESPONSE**: Project complies. See Sheets L2 and L3 which shows existing and new street trees 35 to 36 feet on center.*

b. Collector and local street trees shall be spaced approximately 35 to 40 feet on center. These trees shall have a minimum of a one and one-half or one and three-fourths inch tree trunk or stalk and shall be balled and burlapped or boxed.

***RESPONSE**: Not applicable because of street designation. ("a" applies.)*

c. Accent Trees. Accent trees are trees such as flowering cherry, flowering plum, crab-apple, Hawthorne and the like. These trees shall have a minimum one and one-half inch caliper tree trunk or stalk and shall be at least eight to 10 feet in height. These trees may be planted bare root or balled and burlapped. The spacing of these trees should be approximately 25 to 30 feet on center.

***RESPONSE**: Project complies. Applicant proposes accent trees to be provided as indicated on Sheets L2 and L3.*

d. All broad-leafed evergreen shrubs and deciduous shrubs shall have a minimum height of 12 to 15 inches and shall be balled and burlapped or come from a two-gallon can. Gallon-can size shrubs will not be allowed except in ground covers. Larger sizes of shrubs may be required in special areas and locations as specified by the design review board. Spacing of these shrubs shall be typical for the variety, three to eight feet, and shall be identified on the landscape planting plan.

***RESPONSE**: Project will comply.*

e. Ground Cover Plant Material. Ground cover plant material such as greening juniper, cotoneaster, minor Bowles, English ivy, hypericum and the like shall be one of the following sizes in specified spacing for that size:

Gallon cans	3 feet on center
4” containers	2 feet on center
2-1/4” containers	18” on center
Rooted cuttings	12” on center

***RESPONSE**: Project will comply.*

5. Automatic, underground irrigation systems shall be provided for all areas required to be planted by this section. The director shall retain the flexibility to allow a combination of irrigated and non-irrigated areas. Landscaping material used within non-irrigated areas must consist of drought- resistant varieties. Provision must be made for alternative irrigation during the first year after initial installation to provide sufficient moisture for plant establishment.

***RESPONSE**: Project will comply except at areas designated on Sheet L3 as“Lawn Type I: Non-irrigated”. These areas occur where extensive tree preservation activities will be performed. It is the technical recommendation from the Landscape Architect that minimal disturbance occurs in these areas so that the preserved trees have very little change in their existing condition. These trees are mature and healthy and Applicant believes that strictly following the code in these areas may result in adverse affects on them. Applicant respectfully requests an exception to the requirement in areas designated “Lawn Type I”.*

6. Required landscaping shall be continuously maintained.

***RESPONSE**: Project will comply. While a maintenance plan has not yet been established for the property, Owner has a track record of regular maintenance and repairs as necessary to keep the property in good condition. For a similar property*

in Owner's portfolio, the following annual schedule for landscaping maintenance is in place:

Item	*# visits/year*
Mow, edge, trim, rake, pruning, weeding, general cleanup, insect control, plant bed amending	*43*
Fertilize, soil PH and weed treatment	*5*
Mulching	*1*
Irrigation maintenance, startup/shutdown	*2*

7. Maximum height of tree species shall be considered when planting under overhead utility lines.

***RESPONSE**: Project will comply. New street trees will be selected with consideration to height and branching structure so as to be mindful of the existing overhead utility lines.*

8. Landscaping requirements and standards for parking and loading areas (subsection (B)(3) of this section) will apply to development proposals unless the institution has addressed the requirements and standards by an approved site development master plan. With an approved site development master plan, thelandscape requirements will be reviewed through an administrative Type I review process.

***RESPONSE**: No masterplan has been provided. Will comply with landscaping requirements.*

15.420.020 Landscaping and amenities in public rights-of-way.

The following standards are intended to create attractive streetscapes and inviting pedestrian spaces. A review body may require any of the following landscaping and amenities to be placed in abutting public rights-of-way as part of multiple dwelling, commercial, industrial, or institutional design reviews, or for subdivisions and planned unit developments. In addition, any entity improving existing rights-of-way should consider including these elements in the project. A decision to include any amenity shall be based on comprehensive plan guidelines, pedestrian volumes in the area, and the nature of surrounding development.

A. Pedestrian Space Landscaping. Pedestrian spaces shall include all sidewalks and medians used for pedestrian refuge. Spaces near sidewalks shall provide plant material for cooling and dust control, andstreet furniture for comfort and safety, such as benches, waste receptacles and pedestrian-scale lighting. These spaces should be designed for short-term as well as long-term use. Elements of pedestrian spaces shall not obstruct sightlines and shall adhere to any other required city safety measures. Medians used for pedestrian refuge shall be designed for short-term use only with plant material for cooling and dust control, and pedestrian-scale lighting. The design of these spaces shall facilitate safe pedestrian crossing with lighting and accent paving to delineate a safe crossing zone visually clear to motorists and pedestrians alike.

1. Street trees planted in pedestrian spaces shall be planted according to NMC 15.420.010(B)(4).

***RESPONSE**: No existing or proposed trees are in the Right-of-Way.*

2. Pedestrian spaces shall have low (two and one-half feet) shrubs and ground covers for safety purposes, enhancing visibility and discouraging criminal activity.

a. Plantings shall be 90 percent evergreen year-round, provide seasonal interest with fall color or blooms, and at maturity maintain growth within the planting area (refer to plant material matrix below).

b. Plant placement shall also adhere to clear sight line requirements as well as any other relevant city safety measures.

***RESPONSE**: Project complies. Generally, Applicant proposes primary pedestrian circulation to occur in lawn areas. See Sheet L3. For exceptions such as near the entry drive, plantings will be low shrubs and ground cover in order to meet the vision triangle requirements.*

3. Pedestrian-scale lighting shall be installed along sidewalks and in medians used for pedestrian refuge.

a. Pole lights as well as bollard lighting may be specified; however, the amount and type of pedestrian activity during evening hours, e.g., transit stops, nighttime service districts, shall ultimately determine the type of fixture chosen.

b. Luminaire styles shall match the area/district theme of existing luminaires and shall not conflict with existing building or roadway lights causing glare.

c. Lighting heights and styles shall be chosen to prevent glare and to designate a clear and safe path and limit opportunities for vandalism (see Appendix A, Figure 17, Typical Pedestrian Space Layouts).

d. Lighting shall be placed near the curb to provide maximum illumination for spaces furthest from building illumination. Spacing shall correspond to that of the street trees to prevent tree foliage from blocking light.

***RESPONSE**: Not applicable.*

4. Street furniture such as benches and waste receptacles shall be provided for spaces near sidewalks only.

a. Furniture should be sited in areas with the heaviest pedestrian activity, such as downtown, shopping districts, and shopping centers.

b. Benches should be arranged to facilitate conversation between individuals with L-shaped arrangements and should face the area focal point, such as shops, fountains, plazas, and should divert attention away from nearby traffic.

***RESPONSE**: Not applicable.*

5. Paving and curb cuts shall facilitate safe pedestrian crossing and meet all ADA requirements for accessibility.

***RESPONSE**: Project will comply.*

B. Planting Strip Landscaping. All planting strips shall be landscaped. Planting strips provide a physical and psychological buffer for pedestrians from traffic with plant material that reduces heat and dust, creating a more comfortable pedestrian environment. Planting strips shall have different arrangements and combinations of plant materials according to the frequency of on-street parking (see Appendix A, Figures 18 and 19).

1. Planting strips which do not have adjacent parking shall have a combination of ground covers, low (two and one-half feet) shrubs and trees. Planting strips adjacent to frequently used on-street parking, as defined by city staff, shall only have trees protected by tree grates, and planting strips adjacent to infrequently used on-street parking shall be planted with ground cover as well as trees (see Appendix A, Figures 18 and 19, Typical Planting Strip Landscaping). District themes or corridor themes linking individual districts should be followed utilizing a unifying plant characteristic, e.g., bloom color, habit, or fall color. When specifying thematic plant material, monocultures should be avoided, particularly those species susceptible to disease.

***RESPONSE**: Not applicable. Project does not show a new planting strip in the Right-of-Way because Applicant seeks to preserve existing street trees where possible.*

2. Street trees shall be provided in all planting strips as provided in NMC 15.420.010(B)(4).

a. Planting strips without adjacent parking or with infrequent adjacent parking shall havestreet trees in conjunction with ground covers and/or shrubs.

b. Planting strips with adjacent parking used frequently shall have only street trees protected by tree grates.

***RESPONSE**: Not applicable. Applicant is not showing a new planting strip in the Right-of-Way.*

3. Shrubs and ground covers shall be provided in planting strips without adjacent parking with low (two and one-half feet) planting masses to enhance visibility, discourage criminal activity, and provide a physical as well as psychological buffer from passing traffic.

a. Plantings shall be 90 percent evergreen year-round, provide seasonal interest with fall color or blooms and at maturity maintain growth within the planting area.

b. Ground cover able to endure infrequent foot traffic shall be used in combination with street trees for planting strips with adjacent occasional parking (refer to plant material matrix below).

c. All plant placement shall adhere to clear sight line requirements as well as any other relevant city safety measures.

***RESPONSE**: Not applicable. Applicant is not showing a new planting strip in the Right-of-Way.*

C. Maintenance. All landscapes shall be maintained for the duration of the planting to encourage health of plant material as well as public health and safety. All street trees and shrubs shall be pruned to maintain health and structure of the plant material for public safety purposes.

***RESPONSE**: Project will comply. All new plantings will be provided with a one-year warranty. Additionally, Owner has a track record of regular maintenance and repairs as necessary to keep their property in good condition. See Applicant response to NMC 15.420.010.B.6 above for typical regularity of scheduled maintenance.*

Chapter 15.425 EXTERIOR LIGHTING

15.425.040 Requirements.

A. General Requirements – All Zoning Districts.

1. Low-level light fixtures include exterior lights which are installed between ground level and six feet tall. Low-level light fixtures are considered nonintrusive and are unrestricted by this code.

***RESPONSE**: Not applicable. Applicant is not showing any of these lights.*

2. Medium-level light fixtures include exterior lights which are installed between six feet and 15 feet above ground level. Medium-level light fixtures must either comply with the shielding requirements of subsection (B) of this section, or the applicant shall show that light trespass from a property has been designed not to exceed one-half foot-candle at the property line.

***RESPONSE**: Project will comply.*

3. High-level light fixtures include exterior lights which are installed 15 feet or more above ground level. High-level light fixtures must comply with the shielding requirements of subsection (B) of this section, and light trespass from a property may not exceed one-half foot-candle at the property line.

***RESPONSE**: Project will comply.*

Chapter 15.430 UNDERGROUND UTILITY INSTALLATION

15.430.010 Underground utility installation.

A. All new utility lines, including but not limited to electric, communication, natural gas, and cable television transmission lines, shall be placed underground. This does not include surface-mounted transformers, connections boxes, meter cabinets, service cabinets,

temporary facilities during construction, and high-capacity electric lines operating at 50,000 volts or above.

***RESPONSE**: Project complies. See Sheets C1-C3 for utility plan designations. The full utility systems description is as follows:*

WATER: At the present time there is a dead end 8 inch main in Evergreen Street that terminates at the north property line of the proposed Deskins Commons site. There is also an existing 6 inch waterline in Meridian Street. The proposed improvements would include extending a public 8 inch water main through the site to connect the water main in Evergreen to the water main in Meridian. This public water main extension would lie within a 15 foot public waterline easement that would be dedicated through the property. This connection would improve water quality in Evergreen Street and improve flow in Meridian Street between Sierra Vista and Fulton Street, points of interconnection of the water system on Meridian.

Two new fire hydrants are proposed as part of the improvements. One is proposed near the entrance on Meridian Street and the other is proposed near the emergency entrance at the end of the Evergreen Street stub. These hydrants will lie either in public street right-of-way or within public waterline easements depending upon the exact final locations to be determined in cooperation with the Fire District and the City.

SANITARY: All sanitary sewer for the site is proposed to be connected to the sanitary sewer line in Evergreen Street which ends at the north property line of the site. All new sanitary sewer lines on site will be private and will be constructed per Plumbing Code requirements. The sanitary sewer line downstream of the connection point was reviewed and determined to have adequate capacity as part of the zone change application.

STORM DRAINAGE: See Exhibit K. Storm drainage runoff from the site is proposed to be directed towards the public storm drain main in Meridian Street, the only public storm drain line immediately adjacent to the Deskins Commons site. To facilitate drainage, the western portion of the site will be raised so that all roof and pavement areas can be drained to the public storm drain in Meridian Street.

While the City has no current benchmark standard for water quality or storm water detention, the City of Newberg City Engineering staff has asked that project comply with Washington County's Clean Water Service standards. The CWS standards will be met in terms of water quality and storm detention. At this time water detention will be contained in a long run of oversized pipes through the site and in larger events will back up on large areas of pavement for short durations. On those very rare storm events, that exceed a 25 year storm event (an event that occurs on average only 4 times in 100 years), the onsite storm detention capacity will be exceeded and will overflow. Overflow will be directed to Meridian Street with an emergency overflow towards the roadside ditch drainage system in Evergreen Street. Water quality will be achieved through the use of stormwater quality filters that will be contained in a vault near the main entrance into the site.

It has been brought to attention of development's consulting team by the project's neighbors, Mr. and Mrs. Sheppard, that there is a very shallow flow that drains across their parcel onto the Deskins Commons site. While the exact location of where this drainage crosses the property line will have to be field determined during this winter's storm events, this drainage path will not be blocked and will be directed to drain into the site's drainage system. All storm drain improvements on-site will be private improvements having to conform with the Plumbing Code where appropriate. The only public storm drain improvement will be that portion of storm drain improvement to be constructed in Meridian to connect the site's drainage to the public storm drain system.

B. Existing utility lines shall be placed underground when they are relocated, or when an addition or remodel requiring a Type II design review is proposed, or when a developed area is annexed to the city.

***RESPONSE**: The City underground utility policy appears to be set in ordinance section NMC 15.430.010. Applicant requests a Director's exception to underground the utilities under subsection C. Applicant qualifies for an exception under two of the three listed criteria:*

1. *Cost: Applicant has talked with PGE and to our general contractor and we believe the cost to underground the utilities along the length of the front of our property to be approximately $73,500. See attached Exhibit L for cost estimates from PGE and Bremik construction. Please note that there are a number of unidentified costs listed by the general contractor that cannot be determined until an actual application for construction is completed. This does not include the costs that may result in the undergrounding of the immediate neighbors' services (PGE comment below). Note: This is an affordable housing project with limited financial resources and the added costs will impact the quality of the project build out.*

2. *Location of Existing Utilities: Utilities along Meridian Street are typically located on wooden poles that run along the street. To the south of our property development has occurred in the past several years without removing these poles and moving the utilities underground. To the north are existing properties that appear unlikely to undergo redevelopment in the foreseeable future. Applicant believes the existing conditions meet this criteria of being primarily overhead and unlikely to change. Also please refer to the comments by JR Aguilar, Project Manager for PGE below. He points out that there will be major impacts to the adjacent property owners if this undergrounding is required. Given the contentious nature of our proposed affordable housing project, such impacts would adversely affect the considerable community outreach we have already undertaken and continue to perform.*

> ***JR Aguilar:*** "PGE has conducted a detailed review of your proposal to underground existing electric franchise utilities at 1103 N. Meridian St. Newberg Oregon. Due to existing residential, multifamily and established landscape (large trees) coupled with that existing PGE poles occupy facilities required to service

neighboring customers, PGE is very limited where to terminate overhead facilities on existing structures for your conversion request.

Our proposal of installing 2-55' cl 2 poles and removing 2-45' class 4 poles for conversion would considerably impact existing customers and require some to also convert their existing overhead services to accommodate your underground proposal. Proposed termination with substantial guying to support existing high tension feeder lines will need to be installed in front of existing residences in city right-of-way in sidewalk area due to existing pole line alignment.

An estimated un-approved job cost will exceed approx. $28,500.
I hope the above mentioned information will support your appeal prior to PGE spending additional time and energy to design a conversion job cost estimate. Understand your request is obtainable however, with substantial consequences and impact to the neighborhood and existing customers."

PGE conversion cost estimate does not include the following customer required items:

- *Approx. 550' of power trench, min 36" deep between new termination poles*
- *2'-6" schedule 40 electrical grade PVC conduit, 60" wide sweep 90 deg. radius fiberglass elbows between new termination poles*
- *1'-4" schedule 40 electrical grade PVC conduit, 36" wide sweep 90 deg. radius fiberglass elbows between new termination poles*
- *1-660-B PGE switch vault with adjustable 64-AT-352P-NS-PGE lid (see www.uvwilsonville.co Oldcastle Precast Utility Vault)*
- *Street lighting requirements, landscape restoration and easement if applicable*
- *Coordination / conversion of existing franchise utilities having overhead pole attachments (IE cable TV & Telephone)*

15.435.050 Major freestanding signs.

A. Number.

1. Residential, I, and CF Zones. One major freestanding sign is allowed on each street frontage, plus one sign for each full 600 feet of street frontage. Only one sign on each street frontage may be an animated sign.

***RESPONSE**: Project complies. Applicant proposes one monument sign along Meridian Street. See Sheet L2 and Exhibit D for location and design of monument sign.*

B. Size.

1. Residential Zones. No major freestanding sign shall be larger than 0.2 square feet per foot of street frontage, up to a maximum of 50 square feet. At least six square feet of signage will be allowed. Major freestanding signs are not allowed on lots containing only one single-family dwelling or duplex.

***RESPONSE**: Project complies. The Meridian Street frontage is approximately 245.5 feet, thus the monument sign is limited to 49.1 square feet per MNC 15.435.050.B. Applicant seeks only to provide a new monument sign as located on Sheet L2 and shown on Exhibit D.*

C. Height and Setbacks. Freestanding signs regulated by this section are not subject to the setback requirements of NMC 15.410.010 through 15.410.070 or the projecting building features requirements of said sections. Height and setbacks of freestanding signs shall conform to the following requirements:

2. Other Zones.

a. A sign up to three feet in height is not required to be set back from any property line.

b. A sign taller than three feet and up to six feet shall be set back at least five feet from any property line.

c. A sign taller than six feet and up to eight feet shall be set back at least 10 feet from any front property line and five feet from any interior property line.

d. A sign taller than eight feet and up to 15 feet shall be set back at least 15 feet from any front property line and five feet from any interior property line.

e. A sign taller than 15 feet and up to 20 feet shall be set back at least 20 feet from the front property line and five feet from any interior property line.

f. A sign on a lot that is at least 10 acres in size in a zone other than residential, C-1, or I and that has at least 200 feet of frontage on a street may be up to 30 feet high, provided it is set back at least 20 feet from the front property line and at least 10 feet from any interior property line. [Ord. 2731 § 3, 10-18-10; Ord. 2646, 6-5-06; Ord. 2565, 4-1-02; Ord. 2561, 4-1-02; Ord. 2499, 11-2-98. Code 2001 § 151.594.]

***RESPONSE**: Project complies. See Sheet L2 for location and Exhibit D for height of sign.*

15.435.060 Minor freestanding signs.

A. Number. Not more than two minor freestanding signs shall be located in the front yard on any one street frontage, plus one for each full 100 feet of street frontage. This number limit shall not apply to minor freestanding signs located outside a required front yard and more than 10 feet from the public right-of-way.

***RESPONSE**: Not applicable. Applicant is not proposing any minor freestanding signs.*

B. Size.

1. Residential Zones. No minor freestanding sign shall exceed three square feet in area.

***RESPONSE**: Not applicable.*

C. Height. No minor freestanding sign shall exceed three feet in height. [Ord. 2561, 4-1-02; Ord. 2499, 11-2-98. Code 2001 § 151.595.]

***RESPONSE**: Not applicable.*

15.435.070 Major attached.

A. Number.

2. All Zones. The number of major attached signs on any building face shall not exceed one per 25 feet of building frontage of that face.

***RESPONSE**: Not applicable. Applicant is not proposing any major attached signs.*

B. Size.

1. R-1, R-2, and R-3 Zones. The total of all major attached signs on any building frontage shall not exceed 0.2 square feet for each foot of building frontage. At least six square feet of signage will be allowed up to a maximum of 50 square feet. Major attached signs are not allowed on lots containing only one single-family dwelling or duplex.

***RESPONSE**: Not applicable.*

C. Height.

2. Other Zones. Major attached signs shall not extend above the roof line of the building they are attached to by more than eight feet, and shall not exceed the maximum height of the zone in which they are located.

***RESPONSE**: Not applicable.*

D. Projections. Major attached signs may project into the required front yard no more than five feet and into the required interior yards not more than two feet; provided, that such projections are no closer than three feet to any interior lot line. For buildings in the C-3 zone, major attached signs may project up to five feet into the right-of-way, but not closer than two feet from the curb line. The lower edge of any major attached sign shall be at least eight feet above ground level. This requirement supersedes the relevant sign standards in the current edition of the Oregon Structural Specialty Code. [Ord. 2731 § 3, 10-18-10; Ord. 2561, 4-1-02; Ord. 2499, 11-2-98. Code 2001 § 151.596.]

***RESPONSE**: Not applicable.*

15.435.080 Minor attached signs and awning signage.

A. Minor Attached Signs.

1. Spacing. No two minor attached signs on one building that are both visible from any one point shall be closer than 25 feet.

2. Size.

a. Residential Zones. Minor attached signs shall not exceed three square feet in area.

3. Height. Minor attached signs shall not extend above the roof line of the building they are attached to.

4. Projections.

b. Other Zones. The same projection is allowed as for major attached signs, NMC 15.435.070.

***RESPONSE**: Not applicable. Applicant is not proposing any minor attached signs.*

Chapter 15.440 OFF-STREET PARKING, BICYCLE PARKING, AND PRIVATE WALKWAYS

15.440.010Required off-street parking.

A. Off-street parking shall be provided on the development site for all R-1, C-1, M-1, M-2 and M-3 zones. In all other zones, the required parking shall be on the development site or within 400 feet of the development site which the parking is required to serve. All required parking must be under the same ownership as the development site served except through special covenant agreements as approved by the city attorney, which bind the parking to the development site.

***RESPONSE**: Project complies. See Sheet L2. Applicant proposes all required parking to be placed on-site. On-site vehicular circulation is efficient and includes a loop which will allow a singular point of access from Meridian Street while not utilizing the public right-of-way for any movement between areas of parking.*

15.440.020 Parking area and service drive design.

A. All public or private parking areas, parking spaces, or garages shall be designed, laid out and constructed in accordance with the minimum standards as set forth in NMC 15.440.070.

***RESPONSE**: Project complies. All proposed stalls shown on Sheet L2 are 90 degree stalls and comply with minimum dimension requirements. No dead end aisles are proposed.*

B. Groups of three or more parking spaces, except those in conjunction with single-family or two-family dwellings on a single lot, shall be served by a service drive so that no backward movement or other maneuvering of a vehicle within a street, other than an alley, will be required. Service drives shall be designed and constructed to facilitate the flow of traffic, provide maximum safety in traffic access and egress and maximum safety of pedestrian and vehicular traffic on the site, but in no case shall two-way and one-way service drives be less than 20 feet and 12 feet, respectively. Service drives shall be improved in accordance with the minimum standards as set forth in NMC 15.440.060.

***RESPONSE**: Project complies. Proposed on-site vehicular circulation as shown on Sheet L2 is efficient and includes a loop which will allow a singular point of access from Meridian Street while not utilizing the public right-of-way for any movement between areas of parking.*

C. Gates. A private drive or private street serving as primary access to more than one dwelling unit shall not be gated to limit access, except as approved by variance.

***RESPONSE**: Not applicable. Applicant does not propose a fence or gate along Meridian Street.*

15.440.060 Parking area and service drive improvements.

All public or private parking areas, outdoor vehicle sales areas, and service drives shall be improved according to the following:

A. All parking areas and service drives shall have surfacing of asphaltic concrete or portland cement concrete or other hard surfacing such as brick or concrete pavers. Other durable and dust-free surfacing materials may be approved by the director for infrequently used parking areas. All parking areas and service drives shall be graded so as not to drain storm water over the public sidewalk or onto any abutting public or private property.

***RESPONSE**: Project complies. All parking surfaces shall be asphaltic concrete or Portland cement concrete or brick pavers. As per Sheet C3, all storm drainage shall be contained on-site.*

B. All parking areas shall be designed not to encroach on public streets, alleys, and other rights-of-way. Parking areas shall not be placed in the area between the curb and sidewalk or, if there is no sidewalk, in the public right-of-way between the curb and the property line. The director may issue a permit for exceptions for unusual circumstances where the design maintains safety and aesthetics.

***RESPONSE**: Project complies. Applicant proposes no parking within the right-of-way. See Sheet L2 for parking layout.*

C. All parking areas, except those required in conjunction with a single-family or two-family dwelling, shall provide a substantial bumper which will prevent cars from encroachment on abutting private and public property.

***RESPONSE**: Project complies. All proposed parking along interior property lines are provided with ample overhang which will avoid cars from encroaching on abutting private property. The closest stall to Meridian Street has a voluntary setback of 23 feet. See Sheet L2 for layout of provided parking.*

D. All parking areas, including service drives, except those required in conjunction with single-family or two-family dwellings, shall be screened in accordance with NMC 15.420.010(B).

***RESPONSE**: Project complies: Applicant proposes a six foot continuous fence along all interior property lines which by itself will provide over a 90 percent opaque view from neighboring properties. Additionally, Applicant is providing new canopy trees at 30 to 50 feet on center and understory screen plantings of three to eight feet in height. At the front of the property, Buildings 5 and 8 provide substantial screening. Remaining parking areas are flanked by landscaping areas with large mature trees nearby.*

E. Any lights provided to illuminate any public or private parking area or vehicle sales area shall be so arranged as to reflect the light away from any abutting or adjacent residential district.

***RESPONSE**: Project will comply.*

F. All service drives and parking spaces shall be substantially marked and comply with NMC 15.440.070.

***RESPONSE**: Project complies. All proposed stalls shown on Sheet L2 are 90 degree stalls and comply with minimum dimension requirements. No dead end aisles are provided.*

G. Parking areas for residential uses shall not be located in a required front yard, except as follows:

1. Attached or detached single-family or two-family: parking is authorized in a front yard on a service drive which provides access to an improved parking area outside the front yard.
2. Three- or four-family: parking is authorized in a front yard on a service drive which is adjacent to a door at least seven feet wide intended and used for entrance of a vehicle (see Appendix A, Figure 12).

***RESPONSE**: Project complies. Applicant is not proposing parking in the front yard setback. See Sheet L2 for parking layout.*

H. A reduction in size of the parking stall may be allowed for up to a maximum of 30 percent of the total number of spaces to allow for compact cars. For high turnover uses, such as convenience stores or fast-food restaurants, at the discretion of the Director, all stalls will be required to be full-sized.

***RESPONSE**: Project complies. Project is providing compact parking stall as shown on Sheet L2. See "Parking Requirements" tabulation for number of compact stalls provided.*

I. Affordable housing projects may use a tandem parking design, subject to approval of the planning and building director. [Ord. 2730 § 1 (Exh. A (14)), 10-18-10; Ord. 2628, 1-3-06; Ord. 2505, 2-1-99; Ord. 2451, 12-2-96. Code 2001 § 151.615.]

***RESPONSE**: Not applicable. Applicant does not propose any tandem parking stalls.*

15.440.090 Purpose.

Cycling is a healthy activity for travel and recreation. In addition, by maximizing bicycle travel, the community can reduce negative effects of automobile travel, such as congestion and pollution. To maximize bicycle travel, developments must provide effective support facilities. At a minimum, developments need to provide a secure place for employees, customers, and residents to park their bicycles. [Ord. 2564, 4-15-02; Ord. 2518, 9-21-99. Code 2001 § 151.625.1.]

15.440.100 Facility requirements.

Bicycle parking facilities shall be provided for the uses shown in the following table. Fractional space requirements shall be rounded up to the next whole number.

Use	Minimum Number of Bicycle Parking Spaces Required
New multiple dwellings, including additions creating additional dwelling units	One bicycle parking space for every four dwelling units

***RESPONSE**: Project complies. See Sheet L2 for location of bicycle parking and for number of stalls provided as shown in the "PARKING REQUIREMENTS" tabulation. Per MNC 15.440.100, 14 stalls are required for 56 residential units. Applicant is proposing bicycle parking to be scattered throughout the site so that all residential units have bicycle parking within100 feet of each building entry. Additionally, Applicant will comply with NMC 15.440.110.C by providing at least the 14 required bicycle parking stalls within 50 feet of a building entrance.*

15.440.110 Design.

A. Bicycle parking facilities shall consist of one or more of the following:

1. A firmly secured loop, bar, rack, or similar facility that accommodates locking the bicycle frame and both wheels using a cable or U-shaped lock.
2. An enclosed locker.
3. A designated area within the ground floor of a building, garage, or storage area. Such area shall be clearly designated for bicycle parking.
4. Other facility designs approved by the director

***RESPONSE**: Project complies. Applicant proposes all bicycle parking stalls to be provided with a secured loop that accommodates locking the bicycle frame and both wheels using a cable or U-shaped lock. Applicant proposes a large covered bicycle parking area located within the courtyard. See Sheet L2 for location of bicycle parking areas.*

.

B. All bicycle parking spaces shall be at least six feet long and two and one-half feet wide. Spaces shall not obstruct pedestrian travel.

***RESPONSE**: Project will comply.*

C. All spaces shall be located within 50 feet of a building entrance of the development.

***RESPONSE**: Project complies. All required bicycle parking stalls shall be located within 50 feet of a building entrance. See Sheet L2 for location of bicycle parking stalls.*

D. Required bicycle parking facilities may be located in the public right-of-way adjacent to a development subject to approval of the authority responsible for maintenance of that right-of-way. [Ord. 2518, 9-21-99. Code 2001 § 151.625.3.]

***RESPONSE**: Not applicable. Applicant is not proposing any bicycle parking facilities in the public right-of-way.*

15.440.140 Private walkway design.

A. All required private walkways shall meet the applicable building code and Americans with Disabilities Act requirements.

***RESPONSE**: Project will comply.*

B. Required private walkways shall be a minimum of four feet wide.

***RESPONSE**: Project complies. See Sheet L2 for location and width of all private walkways.*

C. Required private walkways shall be constructed of portland cement concrete or brick.

***RESPONSE**: Project will comply.*

D. Crosswalks crossing service drives shall, at a minimum, be painted on the asphalt or clearly marked with contrasting paving materials or humps/raised crossings. If painted striping is used, it should consist of thermoplastic striping or similar type of durable application.

***RESPONSE**: Project will comply.*

E. At a minimum, required private walkways shall connect each main pedestrian building entrance to each abutting public street and to each other.

***RESPONSE**: Project complies. See Sheet L2 which shows pedestrian connectivity throughout the project site.*

F. The review body may require on-site walks to connect to development on adjoining sites.

***RESPONSE**: As referenced in the Findings to Newberg Order No. 2011-0030, "Any future development on the site would likely require a bicycle and pedestrian connection through the site from Meridian Street to Evergreen Drive." In response, Applicant proposes to provide an access easement and sidewalk for pedestrian connectivity between Meridian and Evergreen Streets. See Sheet L2 for proposed location of easement and sidewalk.*

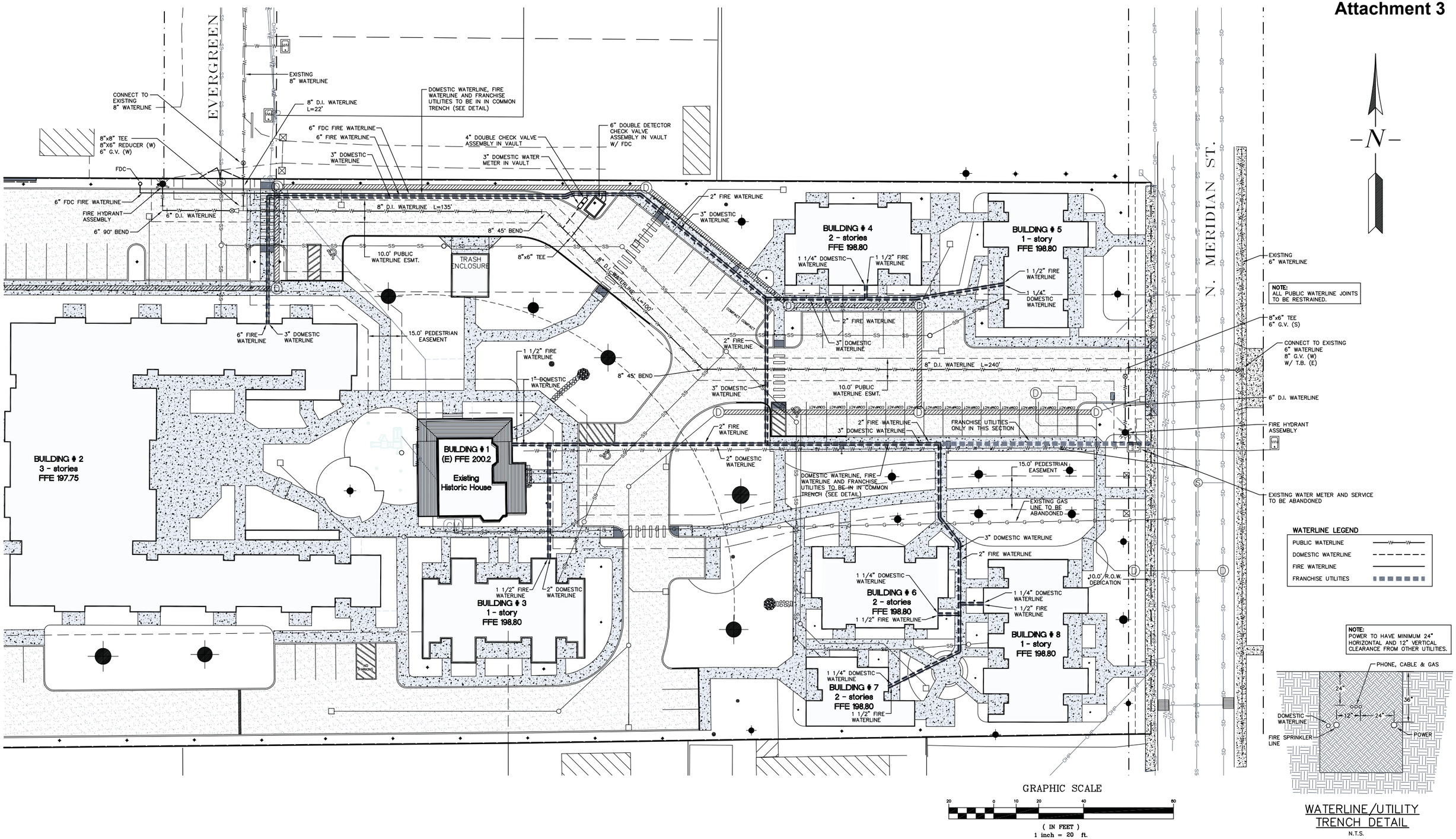
SUMMARY

There is an identified need for affordable housing in Newberg. The approval of this Type III Application would contribute significantly to the goal for an adequate supply of affordable housing units within the City of Newberg.

The proposed design deeply respects the history of the building, the beauty of the site and the need for quality, safe, affordable housing units in the area. While the proposed design is certainly consistent with the approval criteria, this entire project represents a unique opportunity that did not previously exist in that the historic Todd House now will be rehabilitated and utilized as the focal point of a new project. Residents and visitors will now have the opportunity to experience the building and its history in way that does not currently exist.

The Housing Authority of Yamhill County respectfully requests that this Type III application be approved.

Attachment 3



WATERLINE/UTILITY TRENCH DETAIL
N.T.S.

HAYC
HOUSING AUTHORITY OF YAMHILL COUNTY
P.O. Box 865
135 NE Dunn Place
McMinnville, Oregon 97128-0865

DESKINS COMMONS

1103 NORTH MERIDIAN STREET

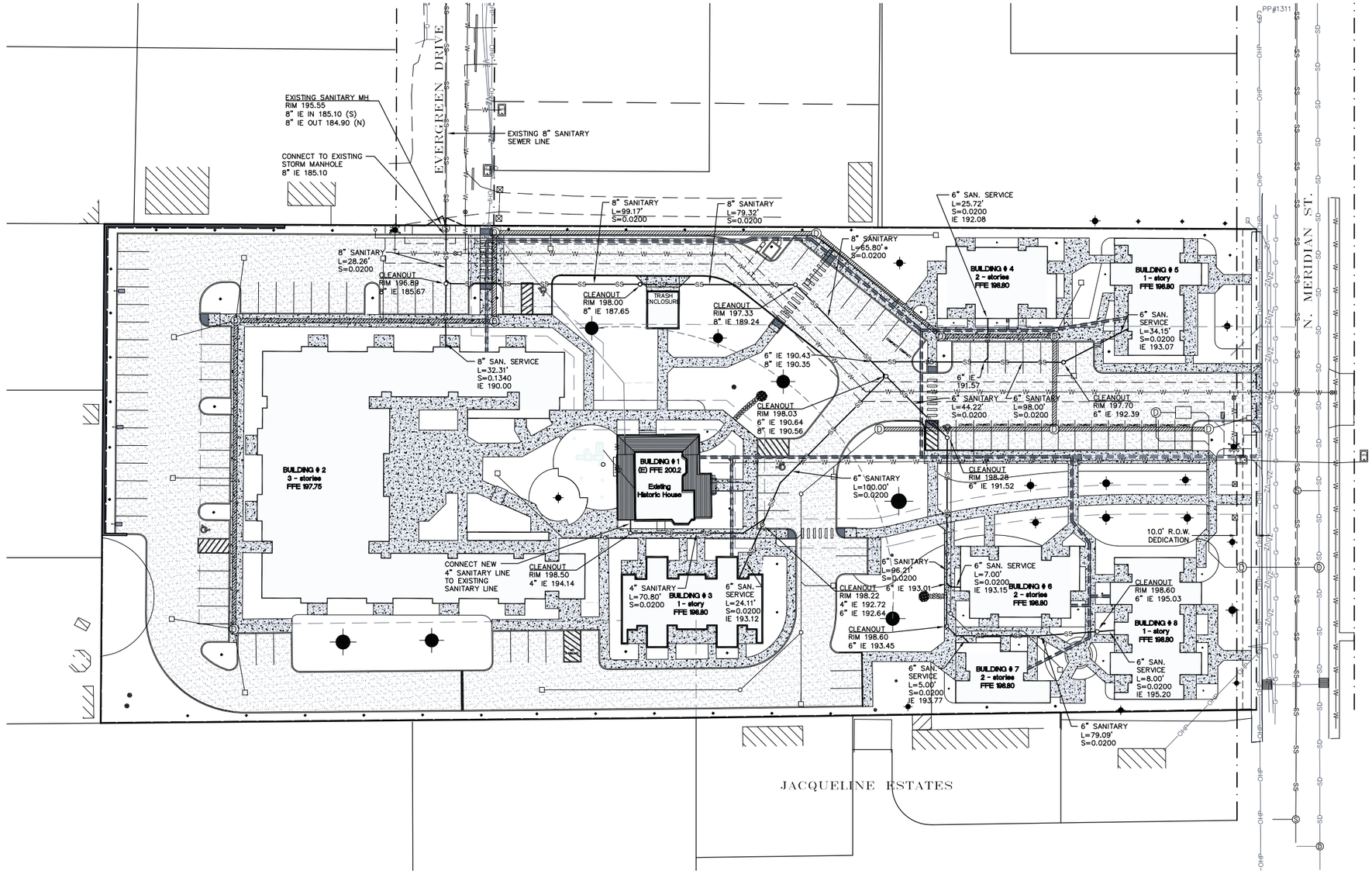
NEWBERG, OR

SCHEMATIC DESIGN: DESIGN REVIEW APPLICATION - OCTOBER 4, 2012

SISUL ENGINEERING
375 PORTLAND AVENUE
GLADSTONE, OREGON 97027
(503) 657-0188
DRAWING: DR-10-037 Waterline Plan.dwg

EXHIBIT
C1
PRELIMINARY WATERLINE PLAN

SGL 10-037



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

HAYC
HOUSING AUTHORITY OF YAMHILL COUNTY
P.O. Box 865
135 NE Dunn Place
McMinnville, Oregon 97128-0865

DESKINS COMMONS

1103 NORTH MERIDIAN STREET

NEWBERG, OR

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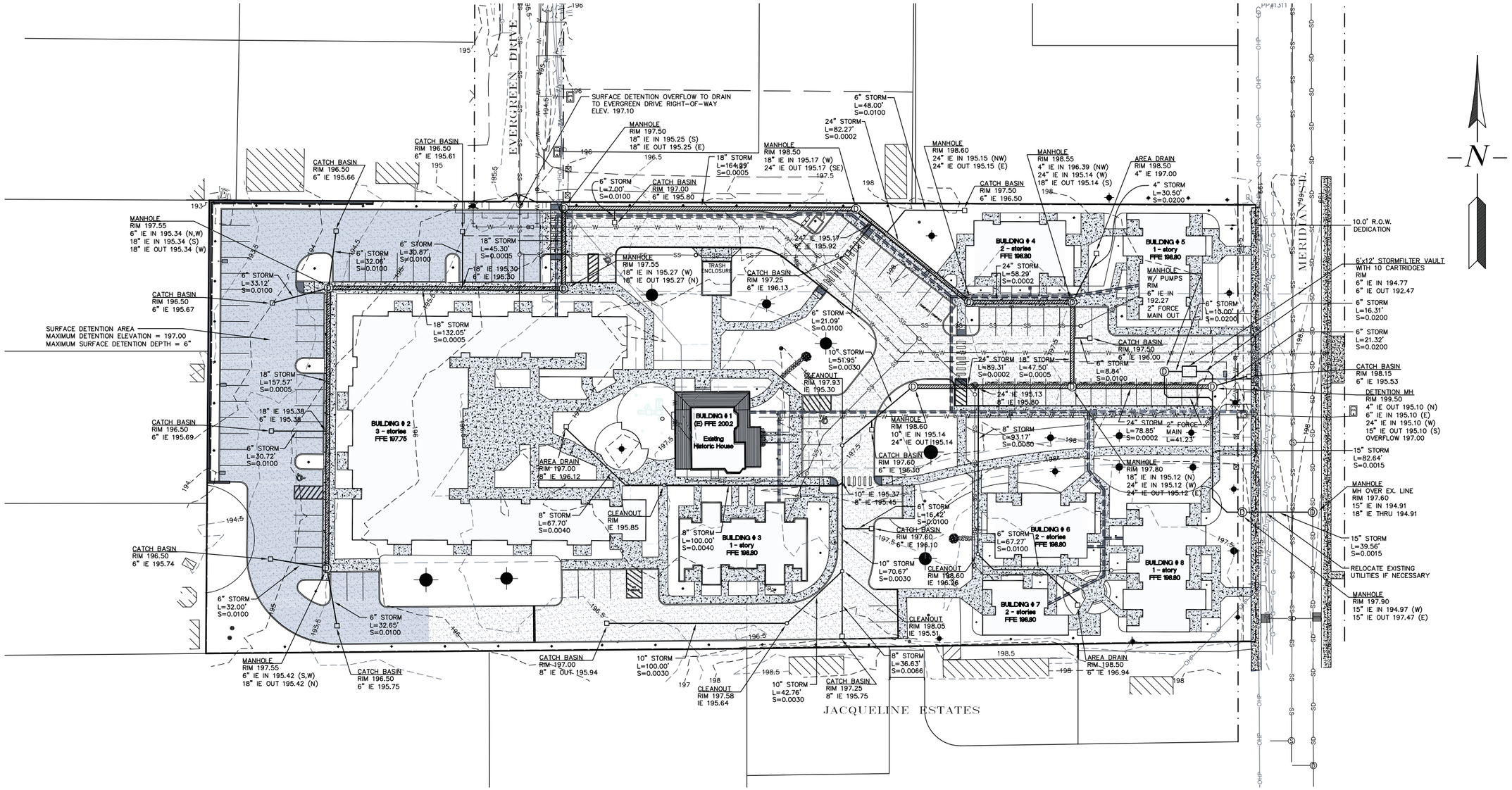
SISUL ENGINEERING
375 PORTLAND AVENUE
GLADSTONE, OREGON 97027
(503) 657-0188
DRAWING: DR-10-037 Sanitary Plan.dwg

EXHIBIT

C2

PRELIMINARY SANITARY SEWER PLAN

SGL 10-037



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HOUSING AUTHORITY OF YAMHILL COUNTY
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McMinnville, Oregon 97128-0865

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NEWBERG, OR

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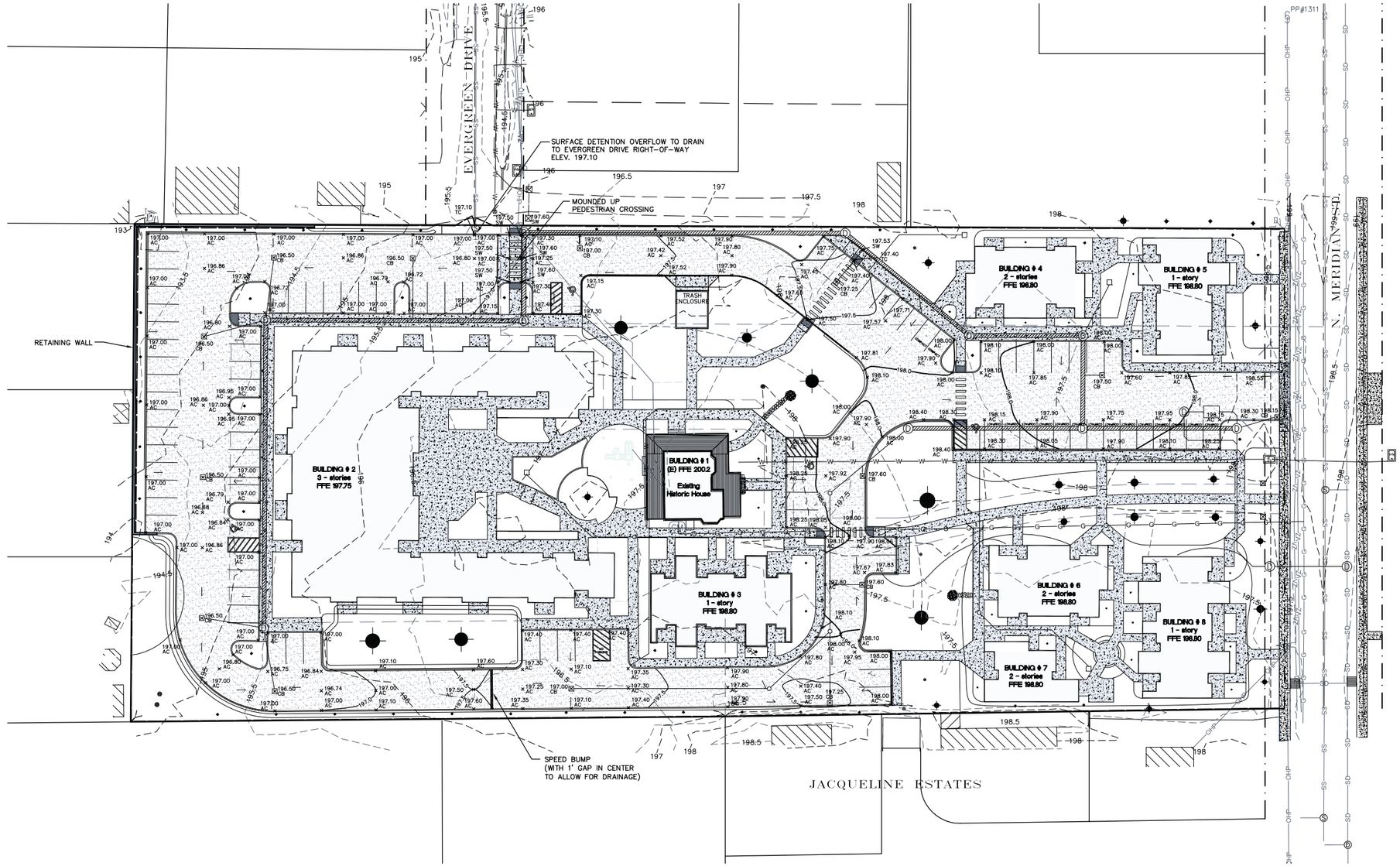
SISUL ENGINEERING
375 PORTLAND AVENUE
GLADSTONE, OREGON 97027
(503) 657-0188
DRAWING: DR-10-037 Storm Plan.dwg

EXHIBIT
C3
PRELIMINARY STORM DRAIN PLAN

SGL 10-037



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

HAYC
HOUSING AUTHORITY OF YAMHILL COUNTY
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McMinnville, Oregon 97128-0865

DESKINS COMMONS

1103 NORTH MERIDIAN STREET
NEWBERG, OR

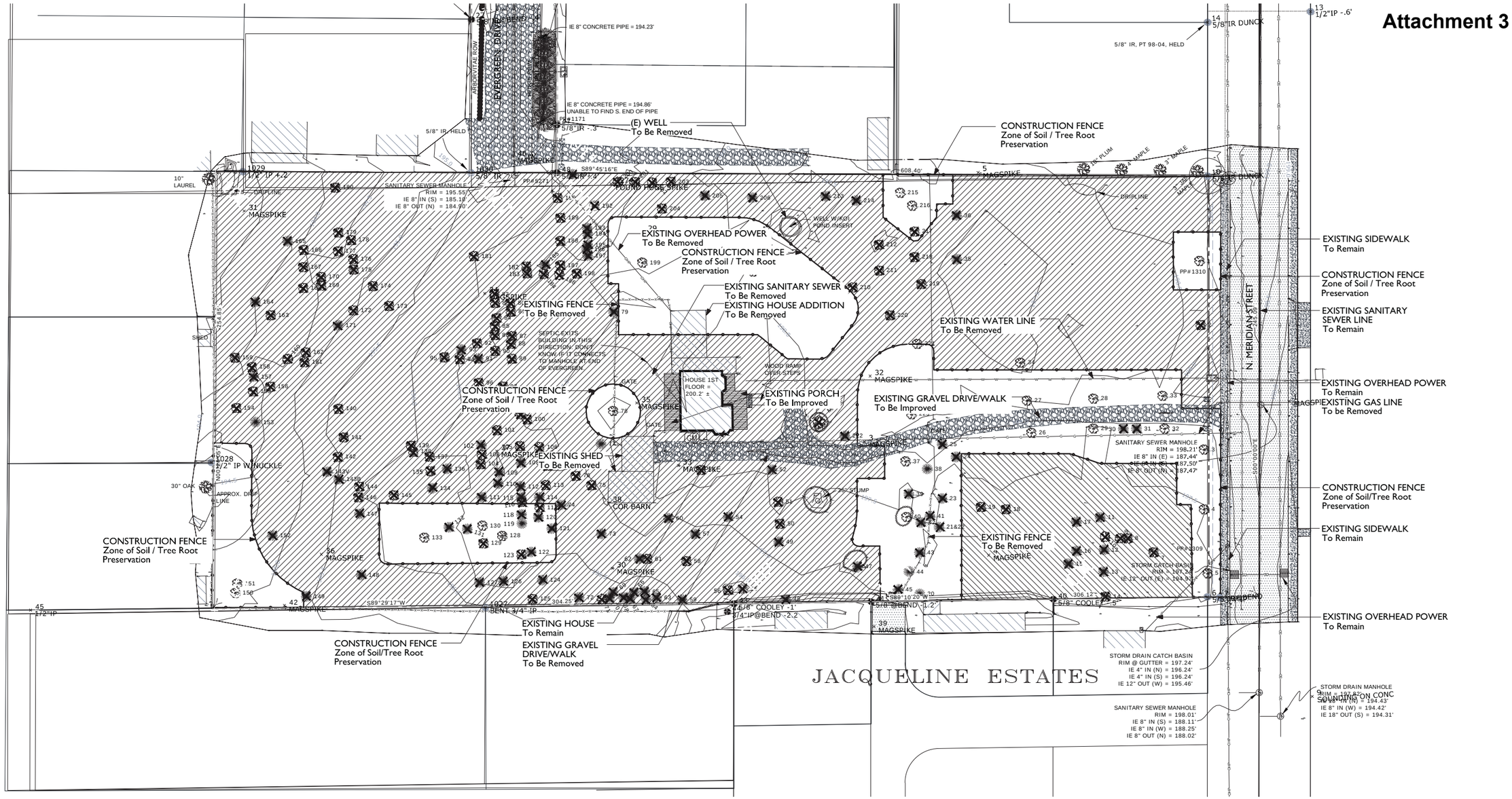
SCHEMATIC DESIGN: DESIGN REVIEW APPLICATION - OCTOBER 4, 2012

SISUL ENGINEERING
375 PORTLAND AVENUE
GLADSTONE, OREGON 97027
(503) 657-0188
DRAWING: DR-10-037 Grading Plan.dwg

EXHIBIT
C4
PRELIMINARY PARKING LOT GRADING PLAN

SGL 10-037

Attachment 3



LEGEND

- Right-of-Way Line / Property Line
- Existing Trees To Remain
- Existing Trees To Be Removed
- Construction Fence
- Remove existing site elements to allow for installation of new Work
- = MONUMENT FOUND
- = WATER VALVE
- = WATER METER
- = FIRE HYDRANT
- = POWER POLE
- = SANITARY SEWER MANHOLE
- = STORM DRAIN MANHOLE
- = STORM DRAIN CATCH BASIN
- = CULVERT
- = PHONE RISER
- = VERIZON RISER/BOX
- = GAS VALVE
- = GAS METER
- = GATE
- = SIGNS
- = TREE & # FROM ARBORISTS REPORT IN GOOD HEALTH
- = TREE & # FROM ARBORISTS REPORT FOR REMOVAL
- = TREES NOT IN ASSESMENT
- = WIRE FENCE
- = TOP OF CURB
- = CURB GUTTER
- = APPROXIMATE PROPERTY LINE
- = PUBLIC RIGHT-OF-WAY
- = OVERHEAD POWER
- = UNDERGROUND POWER
- = GAS LINE
- = VERIZON LINE
- = EDGE OF ROCK
- = SANITARY SEWER LINE
- = STORM DRAIN LINE
- = WATER LINE
- = PHONE LINE
- = CABLE LINE
- = EDGE OF PAVEMENT
- = ASPHALT
- = BUILDING
- = CONCRETE
- = DECK
- = GRAVELED ROAD

SCALE 1" = 30'-0" (0' 15' 30' 60')

NORTH

HAYC
HOUSING AUTHORITY OF YAMHILL COUNTY
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McMinnville, Oregon 97128-0865

DESKINS COMMONS

1103 NORTH MERIDIAN STREET

NEWBERG, OR

SCHEMATIC DESIGN: DESIGN REVIEW APPLICATION - OCTOBER 4, 2012

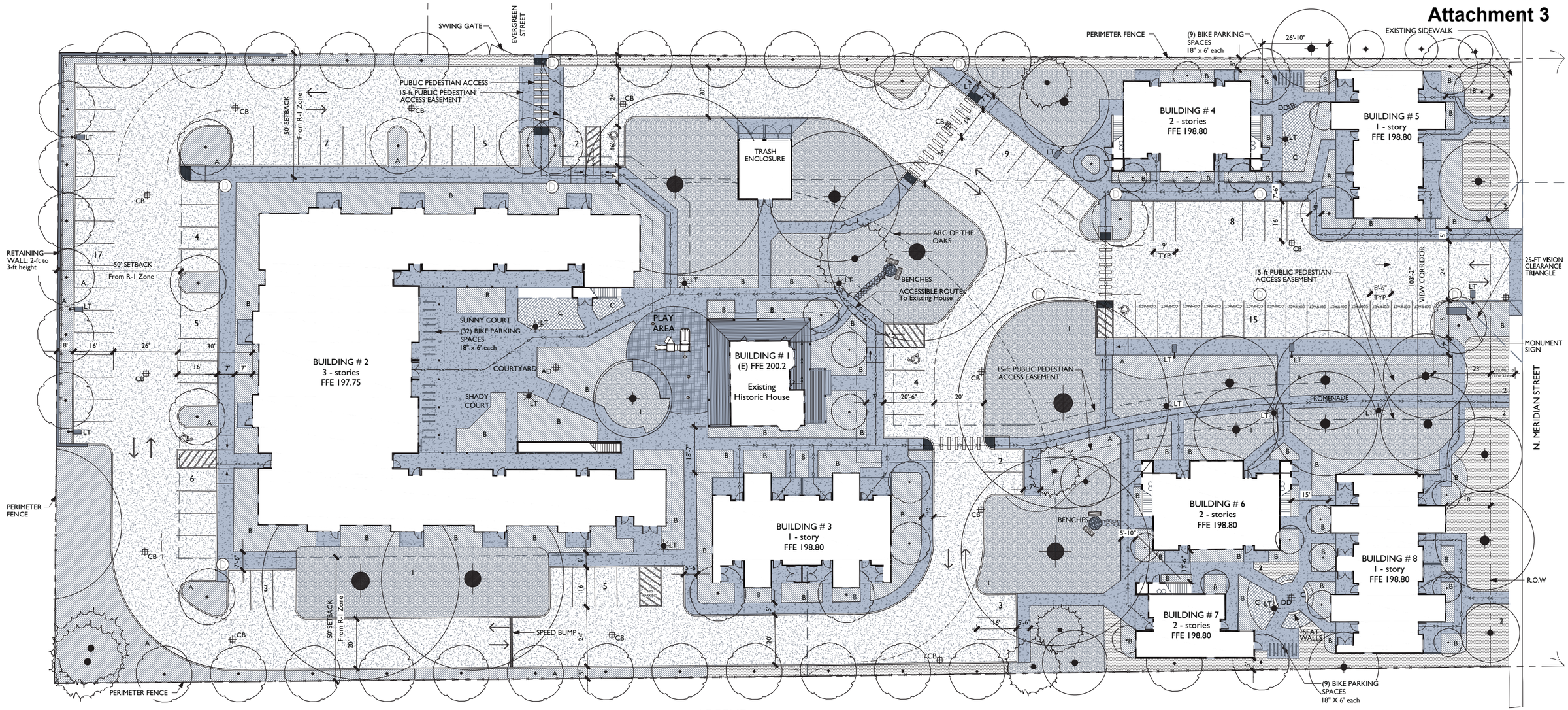
CAMERON McCARTHY
LANDSCAPE ARCHITECTURE & PLANNING
1400 East Broadway • Eugene Oregon 97401 • T 541.485.7085
www.cameronmccarthy.com • f 541.485.7089

EXHIBIT

L1

EXISTING CONDITIONS PLAN

Attachment 3



VEHICLE PARKING REQUIREMENTS	UNITS	PARKING
STANDARD LIVING UNITS	56	-
• 1 bedroom units (1 per unit)	11	11
• 2 bedroom units (1.5 per unit)	37	55.5
• 3 bedroom units (2 per unit)	8	16
VISITOR PARKING (0.2 per unit)	56	11.2
TOTAL PARKING REQUIRED		**94**
VEHICLE PARKING PROPOSED		
• STANDARD (9'x18')		68
• COMPACT (8.5'x16')		24
• ADA (9'x18' w/access aisle)		4
TOTAL PARKING PROVIDED		**96**
BIKE PARKING REQUIREMENTS		
TOTAL PARKING REQUIRED (1 per 4 units)		14
BIKE PARKING PROPOSED (18"x6')		**50**

SITE AREAS	**SF**	**%**
IMPERVIOUS AREAS:	**95,928**	**65%**
• BUILDING FOOTPRINT	27,162	18%
• VEHICLE PAVING	42,949	29%
• PEDESTRIAN WALKS, COURTS, CURBS, WALLS	25,817	27%
PERVIOUS AREAS	**52,155**	**35%**
• LANDSCAPES	50,095	34%
• DECKS	1,005	01%
• PLAY AREA	1,055	01%
TOTAL SITE	**148,083**	**100%**
SHARED OUTDOOR RECREATION AREAS	12,551	08%
PRIVATE OUTDOOR RECREATION AREAS	3,410	02%

LEGEND

- Property Line
- Perimeter Fence
- Existing Deciduous Trees To Remain
- Existing Conifer Trees To Remain
- Proposed Deciduous Tree
- Fire Lane Turning Radius (30' inside / 50' outside)
- CB Catch Basin
- DD Deck Drain
- AD Area Drain
- Manhole
- Vehicle Circulation
- Pedestrian Crossing
- COMPACT Compact Parking Stall 16' x 8.5'
- LT Pedestrian Light
- LT Street/Parking Lot Light
- Accessible Route
- Concrete Walks
- AC Paving
- Deck
- Boardwalk
- 1 Lawn Type 1
- 2 Lawn Type 2
- A Plant Bed Type A
- B Plant Bed Type B
- C Plant Bed Type C
- Bench
- ADA Detectable Paving

SCALE 1" = 20'-0" 0' 10' 20' 40' NORTH

HAYC
P.O. Box 865
135 NE Dunn Place
McMinnville, Oregon 97128-0865

DESKINS COMMONS

1103 NORTH MERIDIAN STREET

NEWBERG, OR

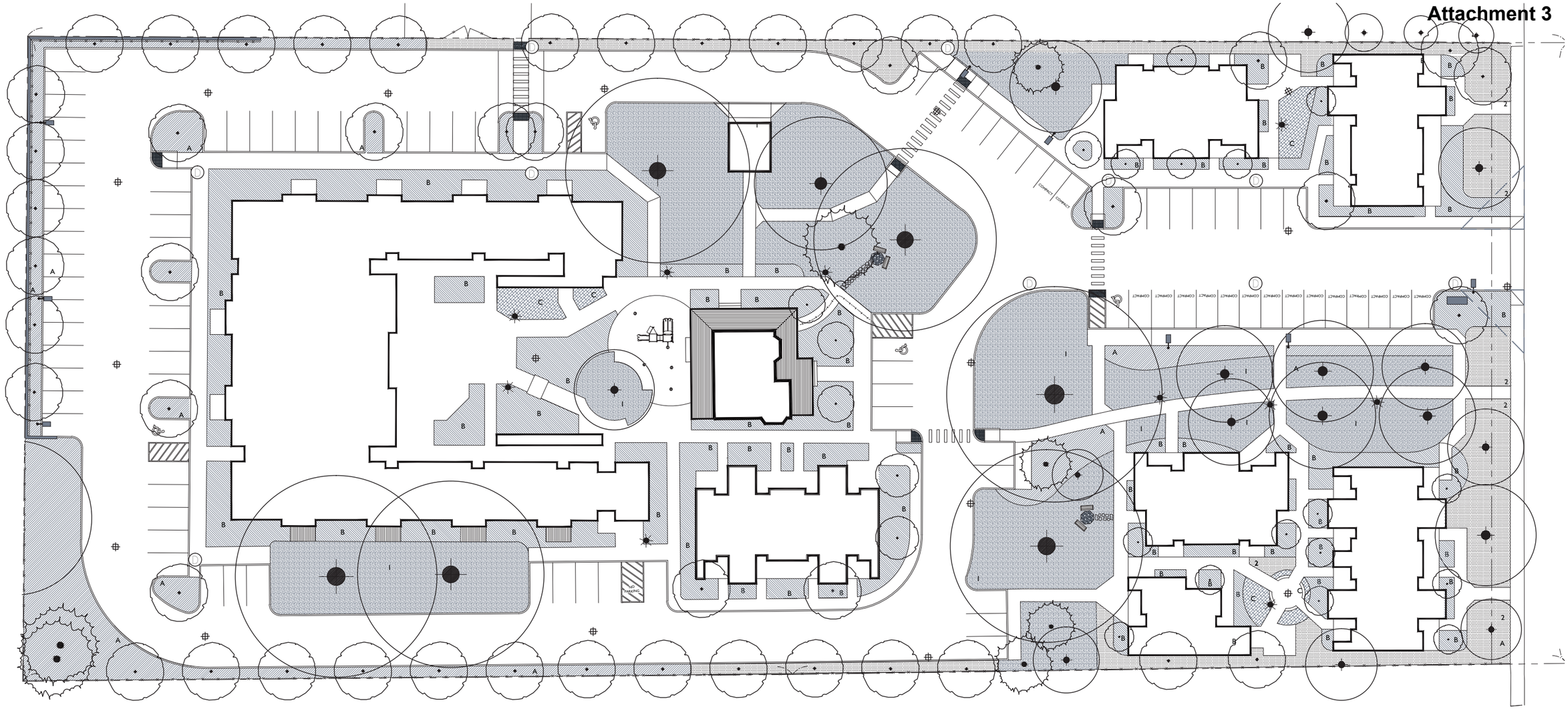
SCHEMATIC DESIGN: DESIGN REVIEW APPLICATION - OCTOBER 4, 2012

CAMERON McCARTHY
LANDSCAPE ARCHITECTURE & PLANNING
www.cameronmccarthy.com

EXHIBIT

L2

SITE PLAN


COMPACT
COMPACT
COMPACT

Attachment 3

PLANT LIST

Botanical Name	Common Name	Size	Spacing	Street Trees / Perimeter Trees	Native Plantings	"Drought tolerant good to moderate"	Good Fall Color	Evergreen	Winter Interest	Showy Flowers	Plant Bed: Type A	Plant Bed: Type B	Plant Bed: Type C
TREES--LARGE CANOPY													
Acer macrophyllum	Bigleaf Maple	2" ca.	30-40' o.c.		N	d					A		
Acer ruburm cultivars	Red Maple	2" ca.	30-40' o.c.	T		d	f				A		
Acer saccharum	Sugar Maple	2" ca.	30-40' o.c.	T		d	f				A		
Aesculus carnea 'Briotii'	Red Horsechestnut	2" ca.	30-40' o.c.	T						F	A		
Cladrastis lutea	American Yellowwood	2" ca.	30-40' o.c.			d	f			F	A	B	
Fraxinus americana	White Ash	2" ca.	30-40' o.c.	T		d	f				A		
Fraxinus excelsior 'Aurea'	European Golden Ash	2" ca.	30-40' o.c.	T		d	f				A		
Fraxinus pennsylvanica	Green Ash	2" ca.	30-40' o.c.			d	f				A		
Nyssa sylvatica	Black Tupelo	2" ca.	30-40' o.c.			d	f				A	B	
Platanus acerifolia 'Bloodgood'	London Planetree	2" ca.	30-40' o.c.			d					A		
Populus tremuloides	Quaking Aspen	2" ca.	30-40' o.c.			d	f		w		A		
Populus trichocarpa (P. balsamifera)	Black Cottonwood	2" ca.	30-40' o.c.		N	d					A		
Pyrus calleryana	Flowering Pear	2" ca.	30-40' o.c.			d	f			F	A	B	
Quercus coccinea	Scarlet Oak	2" ca.	30-40' o.c.			d	f				A		
Quercus garryana	Oregon White Oak	2" ca.	30-40' o.c.		N	d					A		
Quercus frainetto 'Schmidt'	Forest Green Oak	2" ca.	30-40' o.c.	T		d					A		
Quercus kelloggii	California Black Oak	2" ca.	30-40' o.c.		N	d					A		
Quercus phellos	Willow Oak	2" ca.	30-40' o.c.			d					A		
Qurecus shumardii	Shumard Red Oak	2" ca.	30-40' o.c.			d					A		
Quercus rubra	Northern Red Oak	2" ca.	30-40' o.c.	T		d	f				A		
Tilia tomentosa	Silver Linden	2" ca.	30-40' o.c.	T		d	f				A		
Ulmus parviflora	Chinese Elm	2" ca.	30-40' o.c.			d					A		
Zelkova serrata 'Valley Green'	Valley Green Zelkova	2" ca.	30-40' o.c.	T		d					A		
TREES--SMALL DECIDUOUS													
Acer circinatum	Vine Maple	1 1/2" ca.	as shown		N	d						B	
Cercis canadensis	Redbud	1 1/2" ca.	as shown			d				F		B	
Cornus kousa	Kousa Dogwood	1 1/2" ca.	as shown							F		B	
Cornus nuttalii	Pacific Dogwood	1 1/2" ca.	as shown		N	d	f			F		B	
Heptacodium miconioides	Seven Sons Tree	1 1/2" ca.	as shown			d	f		w	F		B	
Magnolia stellata 'Royal Star'	Royal Star Magnolia	1 1/2" ca.	as shown			d				F		B	
Magnolia virginiana	Sweet Bay Magnolia	1 1/2" ca.	as shown							F		B	
Oxydendrum arboreum	Sourwood	1 1/2" ca.	as shown			.	f			F		B	
Parrotia persica	Persian Parrotia	1 1/2" ca.	as shown									B	
Rhamnus purshiana	Cascara	1 1/2" ca.	as shown		N							B	
Stewartia pseudocamellia	Japanese Stewartia	1 1/2" ca.	as shown			.	f			F		B	
SHRUBS: Tall, over 3.5'													
Camellia sasanqua 'Yuletide'	Sasanqua Camellia	#5	5' o.c			d		e	w	F		B	
Cornus sericea	Red-osier Dogwood	#5	5' o.c		N	d	f		w		A		
Cornus sericea 'Isanti'	Isanti Redtwig Dogwood	#5	5' o.c			d	f		w		A	B	
Euonymus alata 'Compacta'	Dwarf Winged Euonymus	#5	5' o.c			d	f				A		
Hamamelis mollis	Witch Hazel	#5	5' o.c			d	f		w	F		B	
Holodiscus discolor	Oceanspray	#5	5' o.c		N	d				F		B	
Hydrangea quercifolia	Oakleaf Hydrangea	#5	5' o.c			d	f		w	F	A	B	
Mahonia aquifolium	Oregon Grape	#5	48" o.c.		N	d		e		F	A	B	
Myrica californica	Pacific Wax Myrtle	#5	5' o.c		N	d		e			A		
Osmanthus delavayi	Delavay Osmanthus	#5	5' o.c					e			A	B	
Philadelphus lewisii	Mock Orange	#5	5' o.c		N	d				F	A		
Physocarpus capitatus	Pacific Ninebark	#5	5' o.c		N	d					A		
Rhododendron cultivars	Rhododendrons	#5	48" o.c.					e		F	A	B	
Rhododendron Deciduous Azalea	Deciduous Azalea	#5	48" o.c.				F	e		F	A	B	
Ribes sanguineum	Red Currant	#5	5' o.c		N	d				F	A	B	
Rubus parviflora	Thimbleberry	#5	5' o.c		N					F	A		
Rubus spectabilis	Salmonberry	#5	5' o.c		N					F	A		
Sambucus caerulea	Blue Elderberry	#5	5' o.c		N	d				F	A		
Sarcococca ruscifolia	Sarcococca	#5	48" o.c.					e	w			B	
Spiraea douglasii	Douglas Spiraea	#5	48" o.c.		N					F	A	B	
Symphoricarpos albus	Common Snowberry	#5	48" o.c.		N	d					A	B	
Viburnum tinus	Laurustinus	#5	48" o.c.					e		F	A	B	
Viburnum plicatum tomentosum	Doublefile Viburnum	#5	5' o.c			d	f			F		B	

PLANT LIST (continued)

Botanical Name	Common Name	Size	Spacing	Street Trees / Perimeter Trees	Native Plantings	"Drought tolerant good to moderate"	Good Fall Color	Evergreen	Winter Interest	Showy Flowers	Plant Bed: Type A	Plant Bed: Type B	Plant Bed: Type C
SHRUBS and FERNS: Low, under 3.5'													
Cornus sericea 'Kelseyi'	Kelsey Dogwood	#2	36" o.c.				f		w			B	
Dryopteris erythrosora	Autumn Fern	#2	36" o.c.				f	e	w			B	
Euonymus japonica 'Microphylla'	Boxleaf Euonymus	#2	24" o.c.			d		e				B	
Fothergilla gardenii	Dwarf Fothergilla	#2	36" o.c.				f			F	A	B	
Hydrangea 'Pia'	Pink Elf Hydrangea	#2	36" o.c.						w	F		B	
Ilex crenata	Japanese Holly	#2	24" o.c.								A	B	
Lonicera pileata	Honeysuckle Privet	#2	36" o.c.			d		e-			A	B	
Mahonia acquifolium 'Compacta'	Compact Oregon Grape	#2	36" o.c.		N	d		e		F	A	B	
Nandina domestica (dwarf)	Dwarf Heavenly Bamboo	#2	24" o.c.			d	f	e	w			B	
Polystichum munitum	Swordfern	#2	24" o.c.		N	d		e				B	
Prunus laurocerasus 'Mt Vernon'	Mt. Vernon Laurel	#2	36" o.c.								A	B	
Rhododendron cultivars	Rhododendrons	#2	48" o.c.					e		F	A	B	
Spirea bumalda 'Anthony Waterer'	Anthony Waterer Spiraea	#2	48" o.c.			d				F	A	B	
Vaccinium ovatum	Evergreen Huckleberry	#2	48" o.c.		N	d		e			A	B	
Viburnum davidii	David Viburnum	#2	48" o.c.					e			A	B	
Viburnum opulus 'Nanum'	Dwarf European Cranberry Bush	#2	36" o.c.			d					A	B	
GROUNDCOVERS and Vines													
Arctostaphyllos uva-ursi 'Vancouver Jade'	Kinnikinnick	#1 cont.	30" o.c.		N	d		e			A	B	
Gaultheria procumbens	Wintergreen	#1 cont.	30" o.c.		N			e	w	F	A	B	
Genista sp.	Silkyleaf Woadwaxen	#1 cont.	30" o.c.			d		e		F	A	B	
Liriope muscari 'Big Blue'	Lilyturf	#1 cont.	30" o.c.			d		e				B	
Ilex crenata 'Helleri'	Helleri Japanese Holly	#1 cont.	30" o.c.			d		e				B	
Genista lydia	Broom	#1 cont.	30" o.c.			d		e		F		B	
Mahonia repens	Creeping Mahonia	#1 cont.	30" o.c.		N	d	f	e		F	A	B	
Ophiopogon planiscapus 'Nigrescens'	Black Mondo Grass	#1 cont.	30" o.c.					e	w			B	
Prunus laurocerasus 'Mt. Vernon'	Mt. Vernon Laurel	#1 cont.	30" o.c.					e			A	B	
Vaccinium vitis-idaea 'Minus'	Lingonberry	#1 cont.	30" o.c.		N			e			A	B	
ORNAMENTAL GRASSES													
Calamagrostis acutiflora stricta cv.	Feather Reed Grass	#1 cont.	30" o.c.			d	f		w	F		B	
Carex dolichostachya 'Gold Fountains'	Gold-Edged Carex	#1 cont.	30" o.c.					e	w			B	
Carex elata 'Bowles Golden'	Bowles Golden Sedge	#1 cont.	30" o.c.						w			B	
Deschampsia caespitosa	Tufted Hairgrass	#1 cont.	30" o.c.		N	d	f		w	F		B	
Hakonechloa macra	Hakone Grass	#1 cont.	30" o.c.				f		w			B	
Hakonechloa macra 'Aureola'	Gold-Variegated Hakone Grass	#1 cont.	30" o.c.						w			B	
Molinia arundinacea 'Windspiel'	Tall Purple Moor Grass	#1 cont.	30" o.c.				f			F		B	
Panicum virgatum 'Hanse Herms'	Red Switch Grass	#1 cont.	30" o.c.			d	f		w	F		B	
Pennisetum alopecuroides	Fountain Grass	#1 cont.	30" o.c.			d						B	
Pennisetum orientale	Fountain Grass	#1 cont.	30" o.c.			d	f		w	F		B	
Sagina subulata	Irish Moss	#1 cont.	30" o.c.					e				B	
Sesleria caerulea	Blue Moor Grass	#1 cont.	30" o.c.			d		e				B	
Sesleria heufleriana	Moor Grass	#1 cont.	30" o.c.			d		e-	w			B	

PLANT LIST (continued)

Botanical Name	Common Name	Size	Spacing	Street Trees / Perimeter Trees	Native Plantings	"Drought tolerant good to moderate"	Good Fall Color	Evergreen	Winter Interest	Showy Flowers	Plant Bed: Type A	Plant Bed: Type B	Plant Bed: Type C*
PERENNIALS and BULBS													
Acanthus spinosus	Spiny Bear's Breech	#1 cont.	48" o.c.							F		B	
Achillea x 'Moonshine'	Moonshine Yarrow	#1 cont.	30" o.c.			d				F		B	
Asarum canadense	Wild Ginger	#1 cont.	24" o.c.		N					F		B	
Aster frikartii 'Monch'	Frikart's Aster	#1 cont.	24" o.c.			d			w	F		B	
Bergenia cordifolia	Heartleaf Bergenia	#1 cont.	24" o.c.			d		e	w	F		B	
Camassia sp.	Camas Lily	#1 cont.	18" o.c.		N					F		B	
Coreopsis verticillata	Threadleaf Coreopsis	#1 cont.	30" o.c.			d			w	F		B	
Crocosmia	Montbretia	#1 cont.	24" o.c.			d				F		B	
Crocus--Jumbo	Jumbo Crocus	#1 cont.	12" o.c.							F		B	
Dicentra spectabilis	Bleeding Heart	#1 cont.	24" o.c.							F		B	
Echinacea purpurea	Purple Coneflower	#1 cont.	30" o.c.			d			w	F		B	
Helleborus orientalis	Lenten Rose	#1 cont.	30" o.c.			d		e	w	F		B	
Hemerocallis hybrid	Daylily	#1 cont.	30" o.c.			d				F		B	
Heuchera sanguinea	Coral Bells	#1 cont.	30" o.c.			d			w	F		B	
Hosta cultivars	Hosta	#1 cont.	36" o.c.							F		B	
Iris ensata	Japanese Iris	#1 cont.	36" o.c.							F		B	
Iris sibirica	Siberian Iris	#1 cont.	36" o.c.			d				F		B	
Lavandula sp.	Lavender	#1 cont.	36" o.c.			d		e	w	F		B	
Liatris spicata 'Kobold'	Spike Gayfeather	#1 cont.	36" o.c.			d				F		B	
Ligularia dentata 'Desdemona'	Bigleaf Ligularia	#1 cont.	36" o.c.							F		B	
Liriope muscari 'Big Blue'	Big Blue Lillyturf	#1 cont.	30" o.c.					e		F		B	
Narcissus 'King Alfred' type	King Alfred Daffodil	#1 cont.	18" o.c.							F		B	
Narcissus 'Tete a Tete'	Tete a Tete Dwarf Daffodil	#1 cont.	12" o.c.							F		B	
Perovskia atriplicifolia	Russian Sage	#1 cont.	48" o.c.						w	F		B	
Polygonatum odoratum 'Variegatum'	Variegated Solomon's Seal	#1 cont.	36" o.c.							F		B	
Rudbeckia fulgida 'Goldsturm'	Black-Eyed Susan	#1 cont.	36" o.c.			d			w	F		B	
Sedum 'Autumn Joy'	Autumn Joy Sedum	#1 cont.	36" o.c.			d			w	F		B	

* Plant Bed C: Annual Plants, Food Garden

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McMinnville, Oregon 97128-0865

DESKINS COMMONS

1103 NORTH MERIDIAN STREET

NEWBERG, OR

SCHEMATIC DESIGN: DESIGN REVIEW APPLICATION - OCTOBER 4, 2012

CAMERON McCARTHY
LANDSCAPE ARCHITECTURE & PLANNING
180 East Broadway • Eugene Oregon 97401 • v 541.485.7885
www.cameronmccarthy.com • f 541.485.7889

EXHIBIT

L4

PLANT LIST

BIRD'S EYE PERSPECTIVE

STREET LEVEL PERSPECTIVE FROM ENTRY DRIVE

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3105 NE Weidler
Portland OR 97232
o: 503.525.2679
f: 503.288.3096
www.ideapdx.com
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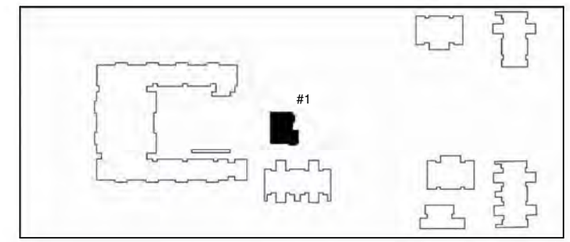
EXHIBIT
A1
SITE PERSPECTIVES

VIEW TO HISTORIC HOUSE FROM NORTHWEST

VIEW TO HISTORIC HOUSE FROM NORTHEAST

KEYNOTES

#	DESCRIPTION
CNPY	WOOD FRAMED CANOPY W/ STANDING SEAM METAL ROOFING AND 18GA. PREFINISHED METAL FASCIA TO MATCH WINDOWS
EXT-1	PAINTED FIBER CEMENT "HARDIE REVEAL" PANEL
EXT-2	PAINTED FIBER CEMENT LAP SIDING W/4" REVEAL_COLOR 1
EXT-3	PAINTED FIBER CEMENT LAP SIDING W/4" REVEAL_COLOR 2
EXT-4	PAINTED CEDAR LAP SIDING W/3" REVEAL
EXT-5	VERTICAL T&G 1x4 CEDAR SIDING W/ TRANSLUCENT FINISH
EXT-6	PAINTED VERTICAL FIBER CEMENT SIDING
RF-1	TPO ROOFING
RF-2	ASPHALT SHINGLE ROOFING
RF-3	GREEN ROOF ASSEMBLY W/ 4" SOIL MEDIUM
RF-4	2X6 TRELISS
RL-1	2x2 "ACCOYA" WOOD VERTICALS W/ 3" SPACING
RL-2	1/4" CLEAR TEMPERED GLASS RAILING
WIN-1	VINYL WINDOW, CASEMENT FUNCTION AT OPERABLE PANELS
WIN-2	STOREFRONT WINDOWS - ALUM.
WIN-3	WOOD WINDOWS TO MATCH EXISTING HISTORIC WINDOWS



KEYPLAN

1 BUILDING #1 - FRONT ELEVATION (EAST)
SCALE: 1/16" = 1'-0"

2 BUILDING #1 - SIDE ELEVATION (NORTH)
SCALE: 1/16" = 1'-0"

3 BUILDING #1 - REAR ELEVATION (WEST)
SCALE: 1/16" = 1'-0"

4 BUILDING #1 - SIDE ELEVATION (SOUTH)
SCALE: 1/16" = 1'-0"

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f: 503.288.3096
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EXHIBIT
A2
BUILDING #1
ELEVATIONS &
PERSPECTIVES

VIEW FROM BUILDING #3
WEST TO COURTYARD
OF BUILDING #2

KEYNOTES

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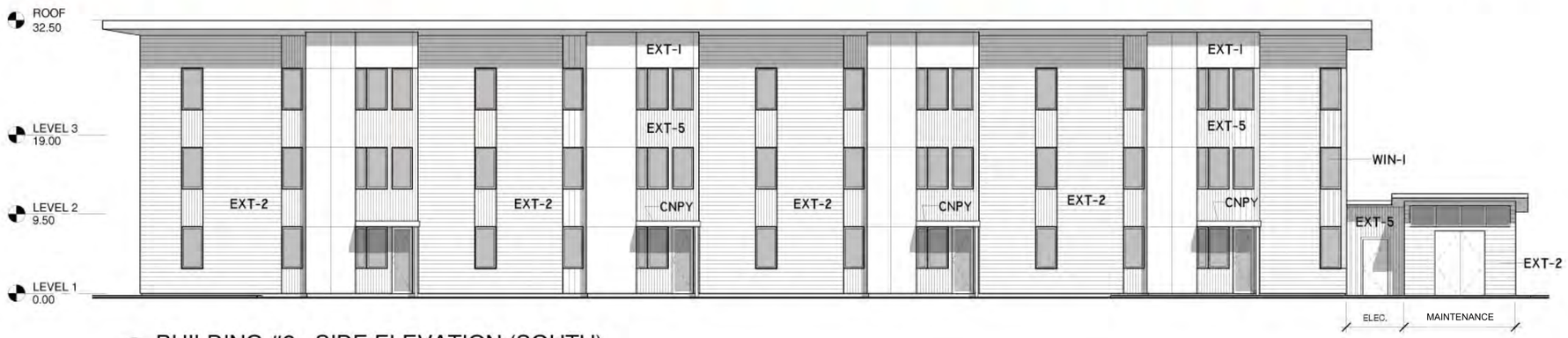
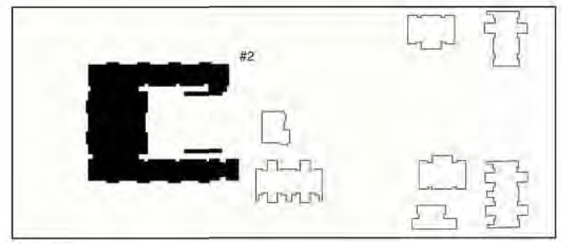


1 BUILDING #2 - SIDE ELEVATION (SOUTH)
SCALE: 1/16" = 1'-0"



KEYPLAN

2 BUILDING #2 - FRONT ELEVATION (EAST)
SCALE: 1/16" = 1'-0"

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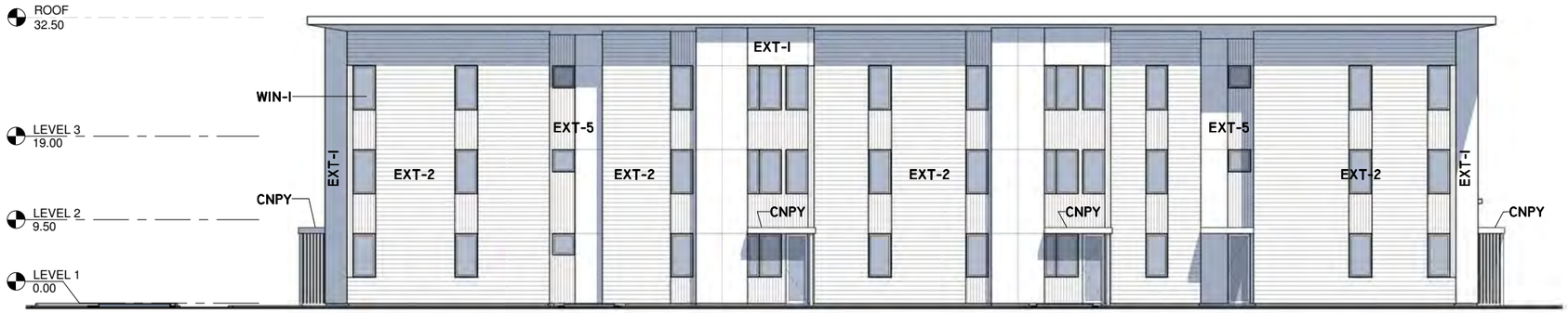
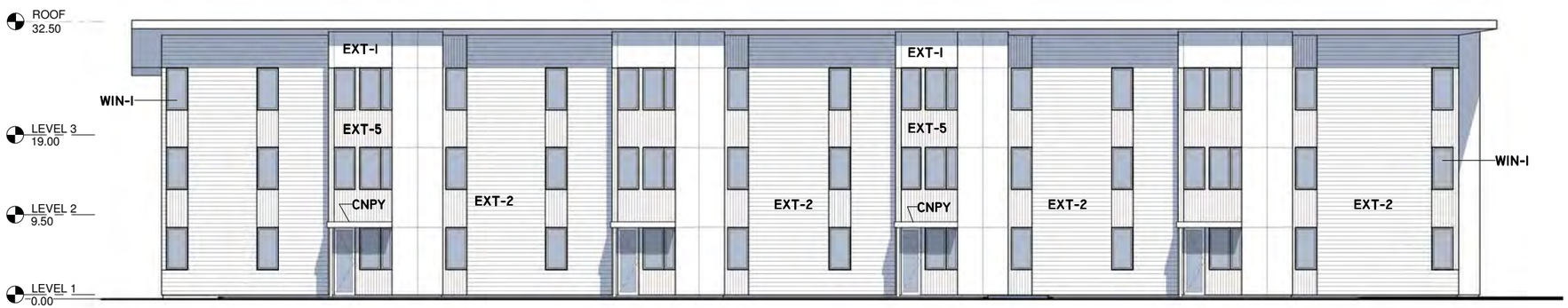
EXHIBIT
A3
BUILDING #2
ELEVATIONS &
PERSPECTIVES



1 BUILDING #2 - REAR ELEVATION (WEST)
SCALE: 1/16" = 1'-0"



2 BUILDING #2 - SIDE ELEVATION (NORTH)
SCALE: 1/16" = 1'-0"

KEYNOTES

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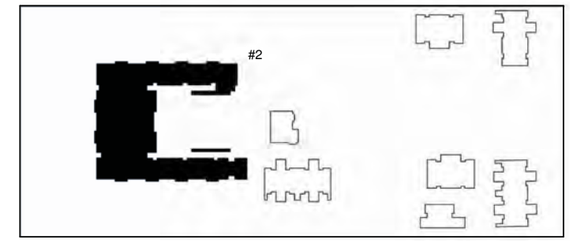

KEYPLAN

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3105 NE Weidler
Portland OR 97232
o: 503.525.2679
f: 503.288.3096
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EXHIBIT
A4
BUILDING #2
ELEVATIONS &
PERSPECTIVES

KEYNOTES

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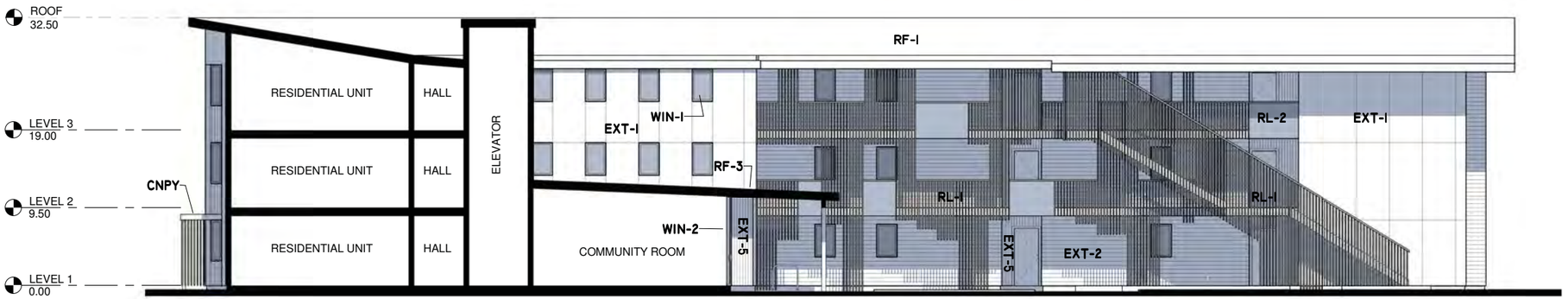
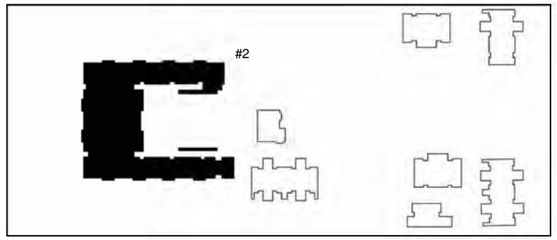
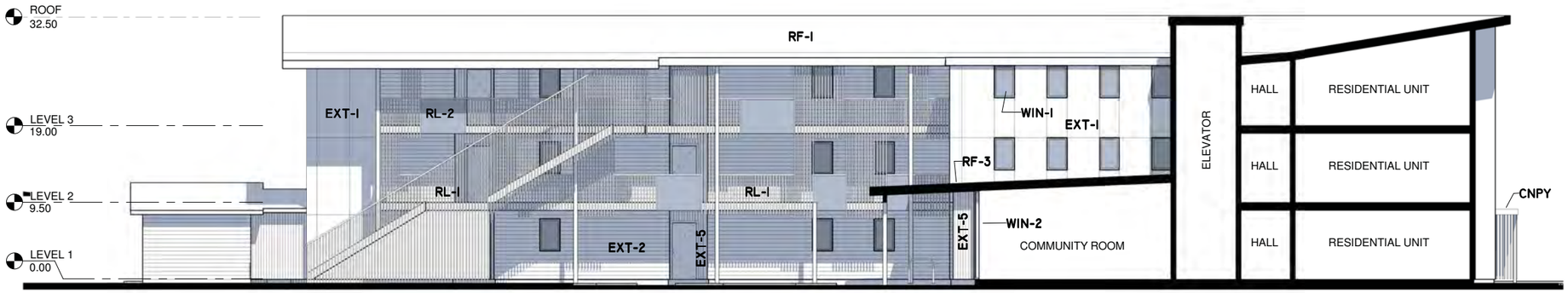
RL-1	2x2 "ACCOYA" WOOD VERTICALS W/ 3" SPACING
RL-2	1/4" CLEAR TEMPERED GLASS RAILING
WIN-1	VINYL WINDOW, CASEMENT FUNCTION AT OPERABLE PANELS
WIN-2	STOREFRONT WINDOWS - ALUM.
WIN-3	WOOD WINDOWS TO MATCH EXISTING HISTORIC WINDOWS



1 BUILDING #2 - SECTION ELEVATION EAST-WEST (FACING NORTH)
SCALE: 1/16" = 1'-0"



KEYPLAN



2 BUILDING #2 - SECTION ELEVATION EAST-WEST (FACING SOUTH)
SCALE: 1/16" = 1'-0"

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135 NE Dunn Place
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1103 NORTH MERIDIAN STREET
NEWBERG, OR

SCHEMATIC DESIGN: DESIGN REVIEW APPLICATION - OCTOBER 4TH, 2012

3105 NE Weidler
Portland OR 97232
o: 503.525.2679
f: 503.288.3096
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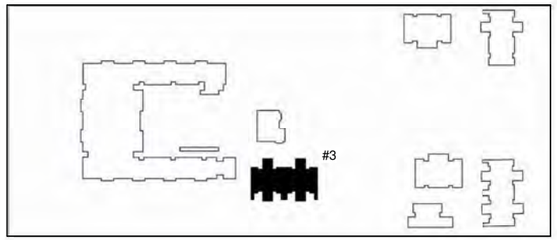
EXHIBIT
A5
BUILDING #2 SECTIONS

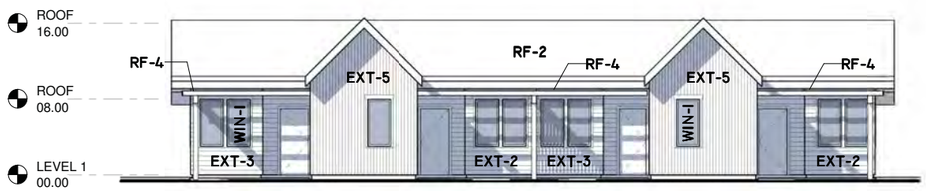
VIEW OF THE NORTH FACADE OF BUILDING #3 AND HISTORIC HOUSE

KEYNOTES

#	DESCRIPTION
CNPY	WOOD FRAMED CANOPY W/ STANDING SEAM METAL ROOFING AND 18GA. PREFINISHED METAL FASCIA TO MATCH WINDOWS
EXT-1	PAINTED FIBER CEMENT "HARDIE REVEAL" PANEL
EXT-2	PAINTED FIBER CEMENT LAP SIDING W/4" REVEAL_COLOR 1
EXT-3	PAINTED FIBER CEMENT LAP SIDING W/4" REVEAL_COLOR 2
EXT-4	PAINTED CEDAR LAP SIDING W/3" REVEAL
EXT-5	VERTICAL T&G 1x4 CEDAR SIDING W/ TRANSLUCENT FINISH
EXT-6	PAINTED VERTICAL FIBER CEMENT SIDING
RF-1	TPO ROOFING
RF-2	ASPHALT SHINGLE ROOFING
RF-3	GREEN ROOF ASSEMBLY W/ 4" SOIL MEDIUM
RF-4	2X6 TRELISS
RL-1	2x2 "ACCOYA" WOOD VERTICALS W/ 3" SPACING
RL-2	1/4" CLEAR TEMPERED GLASS RAILING
WIN-1	VINYL WINDOW, CASEMENT FUNCTION AT OPERABLE PANELS
WIN-2	STOREFRONT WINDOWS - ALUM.
WIN-3	WOOD WINDOWS TO MATCH EXISTING HISTORIC WINDOWS

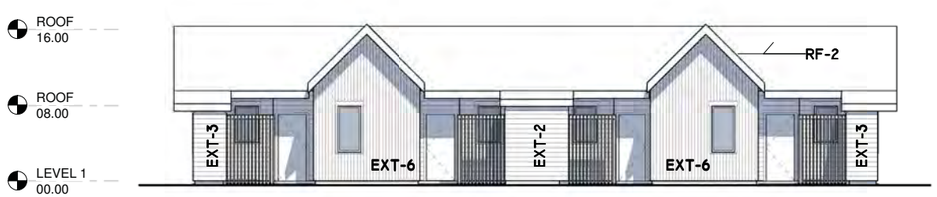


KEYPLAN



1 BUILDING #3 - FRONT (NORTH)
SCALE: 1/16" = 1'-0"

2 BUILDING #3 - SIDE (WEST)
SCALE: 1/16" = 1'-0"



3 BUILDING #3 - REAR (SOUTH)
SCALE: 1/16" = 1'-0"

4 BUILDING #3 - SIDE (EAST)
SCALE: 1/16" = 1'-0"

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NEWBERG, OR

SCHEMATIC DESIGN: DESIGN REVIEW APPLICATION - OCTOBER 4TH, 2012

3105 NE Weidler
Portland OR 97232
o: 503.525.2679
f: 503.288.3096
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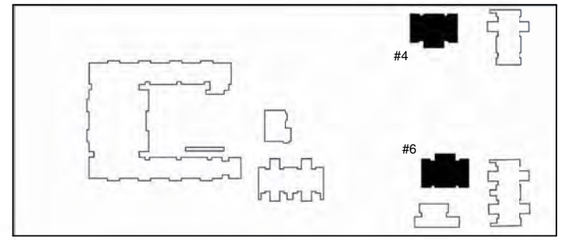
EXHIBIT
A6
BUILDING #3
ELEVATIONS &
PERSPECTIVES

VIEW OF FRONT FACADE OF BUILDING #4
(BUILDING #6 SIM.)

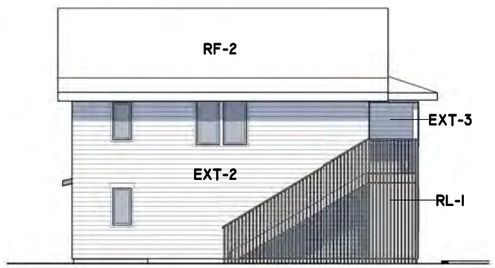


KEYPLAN

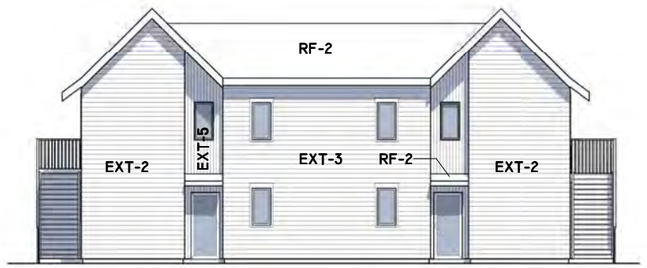
KEYNOTES

#	DESCRIPTION
CNPY	WOOD FRAMED CANOPY W/ STANDING SEAM METAL ROOFING AND 18GA. PREFINISHED METAL FASCIA TO MATCH WINDOWS
EXT-1	PAINTED FIBER CEMENT "HARDIE REVEAL" PANEL
EXT-2	PAINTED FIBER CEMENT LAP SIDING W/4" REVEAL_COLOR 1
EXT-3	PAINTED FIBER CEMENT LAP SIDING W/4" REVEAL_COLOR 2
EXT-4	PAINTED CEDAR LAP SIDING W/3" REVEAL
EXT-5	VERTICAL T&G 1x4 CEDAR SIDING W/ TRANSLUCENT FINISH
EXT-6	PAINTED VERTICAL FIBER CEMENT SIDING
RF-1	TPO ROOFING
RF-2	ASPHALT SHINGLE ROOFING
RF-3	GREEN ROOF ASSEMBLY W/ 4" SOIL MEDIUM
RF-4	2X6 TRELISS
RL-1	2x2 "ACCOYA" WOOD VERTICALS W/ 3" SPACING
RL-2	1/4" CLEAR TEMPERED GLASS RAILING
WIN-1	VINYL WINDOW, CASEMENT FUNCTION AT OPERABLE PANELS
WIN-2	STOREFRONT WINDOWS - ALUM.
WIN-3	WOOD WINDOWS TO MATCH EXISTING HISTORIC WINDOWS

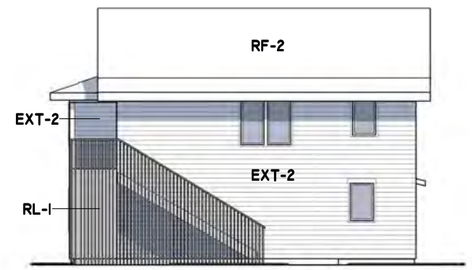
1 BUILDING #4 - FRONT ELEVATION (SOUTH)
SCALE: 1/16" = 1'-0"



2 BUILDING #4 - SIDE (EAST)
SCALE: 1/16" = 1'-0"

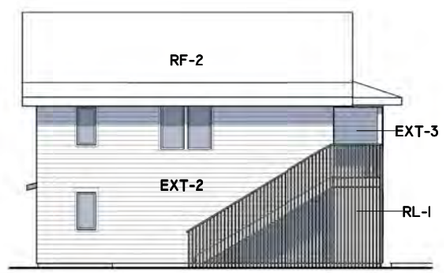


3 BUILDING #4 - REAR (NORTH)
SCALE: 1/16" = 1'-0"

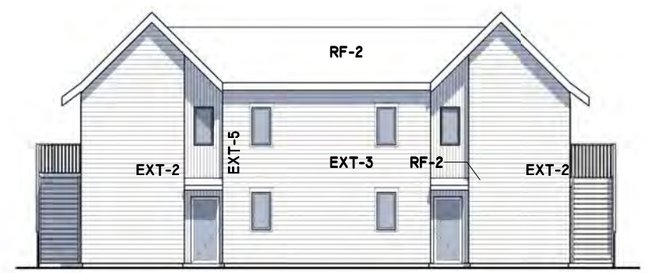


4 BUILDING #4 - SIDE (WEST)
SCALE: 1/16" = 1'-0"

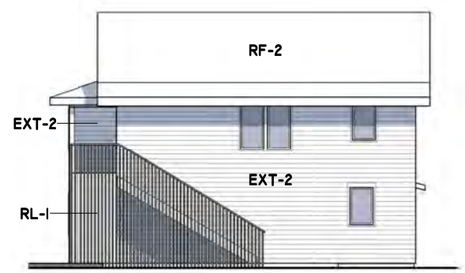
5 BUILDING #6 - FRONT (NORTH)
SCALE: 1/16" = 1'-0"



6 BUILDING #6 - SIDE (EAST)
SCALE: 1/16" = 1'-0"



7 BUILDING #6 - REAR (SOUTH)
SCALE: 1/16" = 1'-0"



8 BUILDING #6 - SIDE (WEST)
SCALE: 1/16" = 1'-0"

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3105 NE Weidler
Portland OR 97232
o: 503.525.2679
f: 503.288.3096
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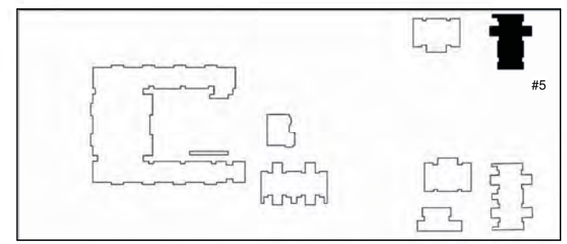
EXHIBIT
A7
BUILDINGS #4 & 6
ELEVATIONS &
PERSPECTIVES

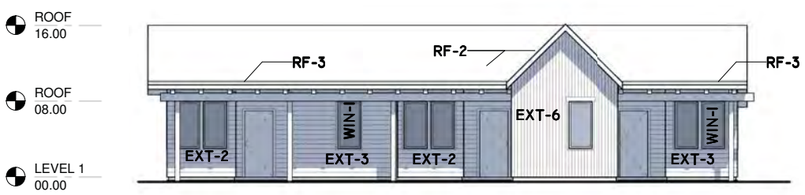
VIEW OF BUILDING #5 FRONT FROM STREET

KEYNOTES

#	DESCRIPTION
CNPY	WOOD FRAMED CANOPY W/ STANDING SEAM METAL ROOFING AND 18GA. PREFINISHED METAL FASCIA TO MATCH WINDOWS
EXT-1	PAINTED FIBER CEMENT "HARDIE REVEAL" PANEL
EXT-2	PAINTED FIBER CEMENT LAP SIDING W/4" REVEAL_COLOR 1
EXT-3	PAINTED FIBER CEMENT LAP SIDING W/4" REVEAL_COLOR 2
EXT-4	PAINTED CEDAR LAP SIDING W/3" REVEAL
EXT-5	VERTICAL T&G 1x4 CEDAR SIDING W/ TRANSLUCENT FINISH
EXT-6	PAINTED VERTICAL FIBER CEMENT SIDING
RF-1	TPO ROOFING
RF-2	ASPHALT SHINGLE ROOFING
RF-3	GREEN ROOF ASSEMBLY W/ 4" SOIL MEDIUM
RF-4	2X6 TRELISS
RL-1	2x2 "ACCOYA" WOOD VERTICALS W/ 3" SPACING
RL-2	1/4" CLEAR TEMPERED GLASS RAILING
WIN-1	VINYL WINDOW, CASEMENT FUNCTION AT OPERABLE PANELS
WIN-2	STOREFRONT WINDOWS - ALUM.
WIN-3	WOOD WINDOWS TO MATCH EXISTING HISTORIC WINDOWS

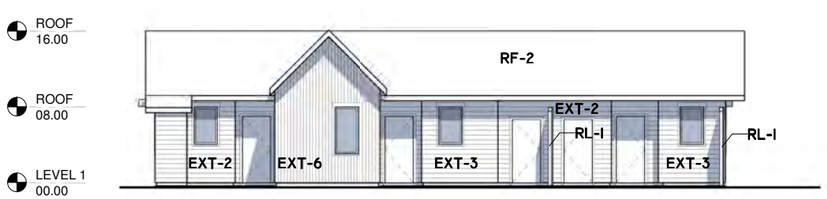


KEYPLAN



1 BUILDING #5 - FRONT ELEVATION
SCALE: 1/16" = 1'-0"

2 BUILDING #5 - SIDE (SOUTH)
SCALE: 1/16" = 1'-0"



3 BUILDING #5 - REAR (EAST)
SCALE: 1/16" = 1'-0"

4 BUILDING #5 - SIDE (NORTH)
SCALE: 1/16" = 1'-0"

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3105 NE Weidler
Portland OR 97232
o: 503.525.2679
f: 503.288.3096
www.ideapdx.com
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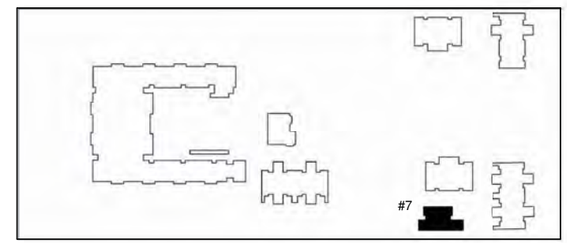
EXHIBIT
A8
BUILDING #5
ELEVATIONS &
PERSPECTIVES

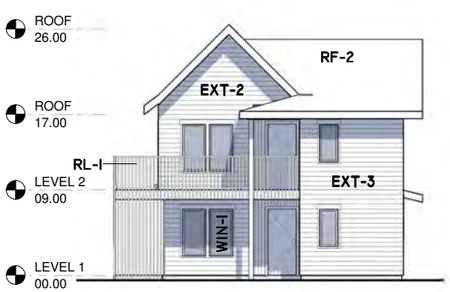
VIEW OF FRONT FACADE
OF BUILDING #7

KEYNOTES

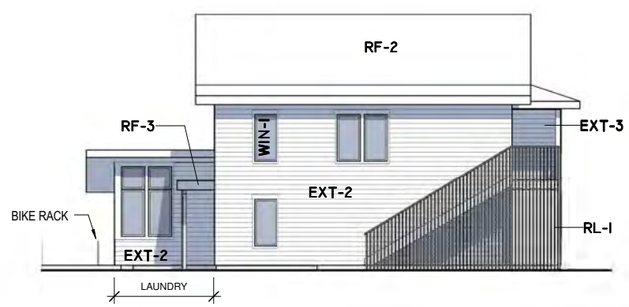
#	DESCRIPTION
CNPY	WOOD FRAMED CANOPY W/ STANDING SEAM METAL ROOFING AND 18GA. PREFINISHED METAL FASCIA TO MATCH WINDOWS
EXT-1	PAINTED FIBER CEMENT "HARDIE REVEAL" PANEL
EXT-2	PAINTED FIBER CEMENT LAP SIDING W/4" REVEAL_COLOR 1
EXT-3	PAINTED FIBER CEMENT LAP SIDING W/4" REVEAL_COLOR 2
EXT-4	PAINTED CEDAR LAP SIDING W/3" REVEAL
EXT-5	VERTICAL T&G 1x4 CEDAR SIDING W/ TRANSLUCENT FINISH
EXT-6	PAINTED VERTICAL FIBER CEMENT SIDING
RF-1	TPO ROOFING
RF-2	ASPHALT SHINGLE ROOFING
RF-3	GREEN ROOF ASSEMBLY W/ 4" SOIL MEDIUM
RF-4	2X6 TRELISS
RL-1	2x2 "ACCOYA" WOOD VERTICALS W/ 3" SPACING
RL-2	1/4" CLEAR TEMPERED GLASS RAILING
WIN-1	VINYL WINDOW, CASEMENT FUNCTION AT OPERABLE PANELS
WIN-2	STOREFRONT WINDOWS - ALUM.
WIN-3	WOOD WINDOWS TO MATCH EXISTING HISTORIC WINDOWS



KEYPLAN

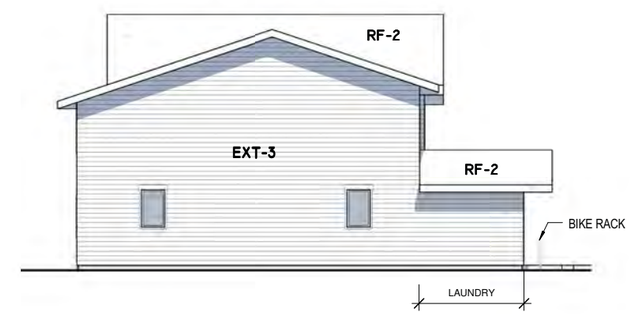


1 BUILDING #7 - FRONT (WEST)
SCALE: 1/16" = 1'-0"



2 BUILDING #7 - SIDE (NORTH)
SCALE: 1/16" = 1'-0"

3 BUILDING #7 - REAR (EAST)
SCALE: 1/16" = 1'-0"



4 BUILDING #7 - SIDE (SOUTH)
SCALE: 1/16" = 1'-0"

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P.O. BOX 865
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NEWBERG, OR

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3105 NE Weidler
Portland OR 97232
o: 503.525.2679
f: 503.288.3096
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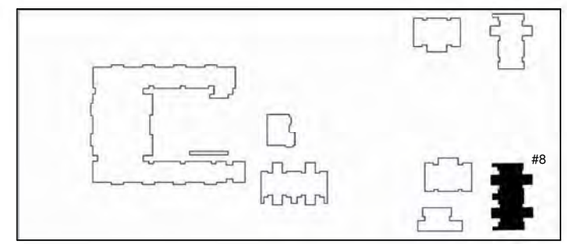
EXHIBIT
A9
BUILDING #7
ELEVATIONS &
PERSPECTIVES

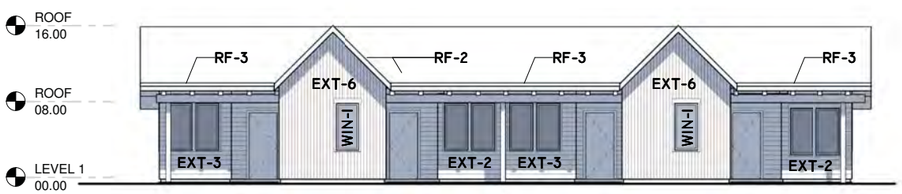
VIEW OF BUILDING #8 FROM NORTH MERIDIAN ST.

KEYNOTES

#	DESCRIPTION
CNPY	WOOD FRAMED CANOPY W/ STANDING SEAM METAL ROOFING AND 18GA. PREFINISHED METAL FASCIA TO MATCH WINDOWS
EXT-1	PAINTED FIBER CEMENT "HARDIE REVEAL" PANEL
EXT-2	PAINTED FIBER CEMENT LAP SIDING W/4" REVEAL_COLOR 1
EXT-3	PAINTED FIBER CEMENT LAP SIDING W/4" REVEAL_COLOR 2
EXT-4	PAINTED CEDAR LAP SIDING W/3" REVEAL
EXT-5	VERTICAL T&G 1x4 CEDAR SIDING W/ TRANSLUCENT FINISH
EXT-6	PAINTED VERTICAL FIBER CEMENT SIDING
RF-1	TPO ROOFING
RF-2	ASPHALT SHINGLE ROOFING
RF-3	GREEN ROOF ASSEMBLY W/ 4" SOIL MEDIUM
RF-4	2X6 TRELISS
RL-1	2x2 "ACCOYA" WOOD VERTICALS W/ 3" SPACING
RL-2	1/4" CLEAR TEMPERED GLASS RAILING
WIN-1	VINYL WINDOW, CASEMENT FUNCTION AT OPERABLE PANELS
WIN-2	STOREFRONT WINDOWS - ALUM.
WIN-3	WOOD WINDOWS TO MATCH EXISTING HISTORIC WINDOWS

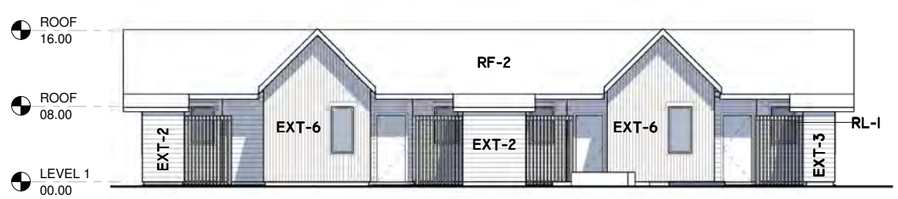


KEYPLAN



1 BUILDING #8 - FRONT (EAST)
SCALE: 1/16" = 1'-0"

2 BUILDING #8 - SIDE (NORTH)
SCALE: 1/16" = 1'-0"



3 BUILDING #8 - REAR (WEST)
SCALE: 1/16" = 1'-0"

4 BUILDING #8 - SIDE (SOUTH)
SCALE: 1/16" = 1'-0"

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3105 NE Weidler
Portland OR 97232
o: 503.525.2679
f: 503.288.3096
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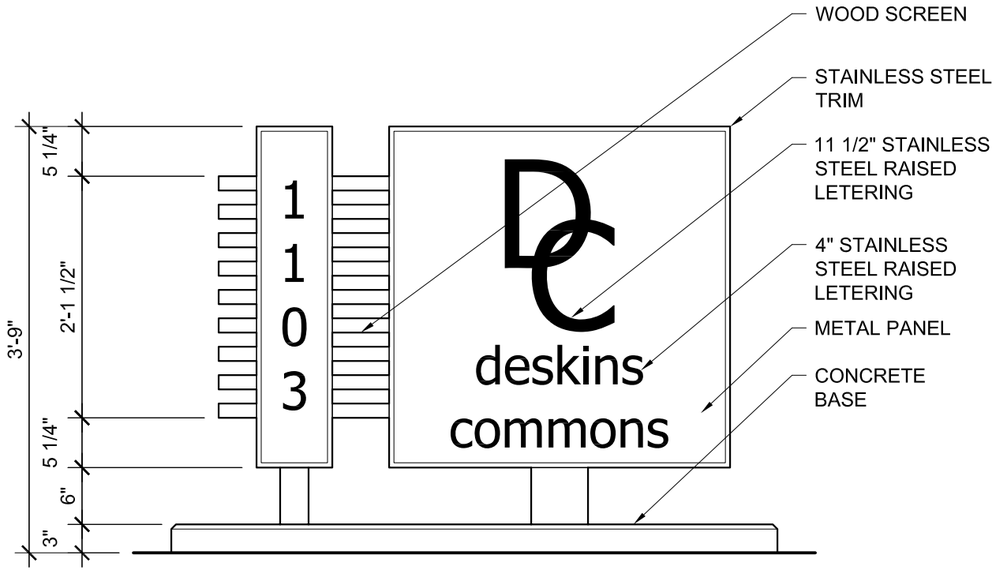
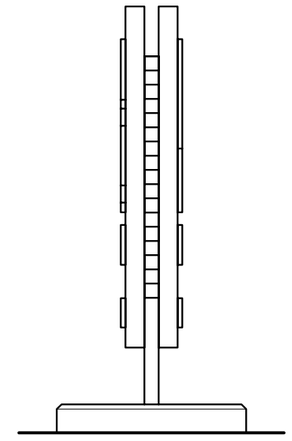
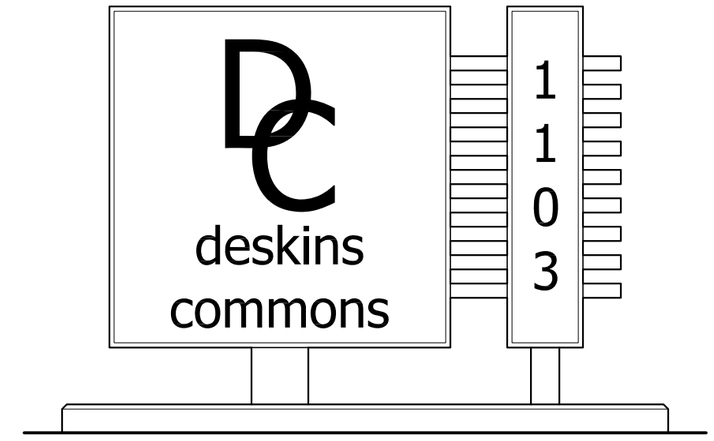
EXHIBIT
A10
BUILDING #8
ELEVATIONS &
PERSPECTIVES



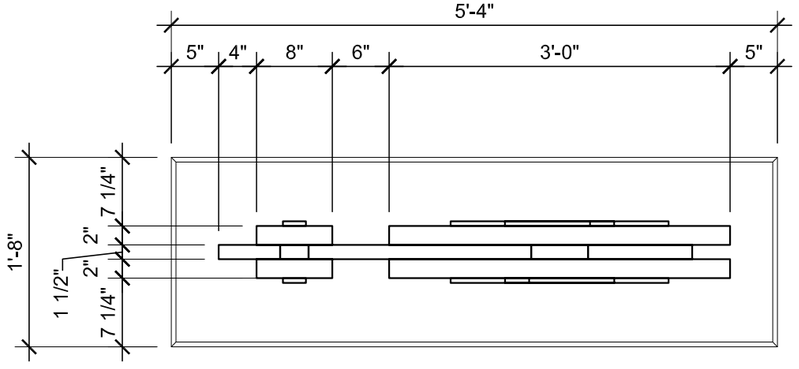
1 SOUTH ELEVATION
SCALE: 3/4" = 1'-0"



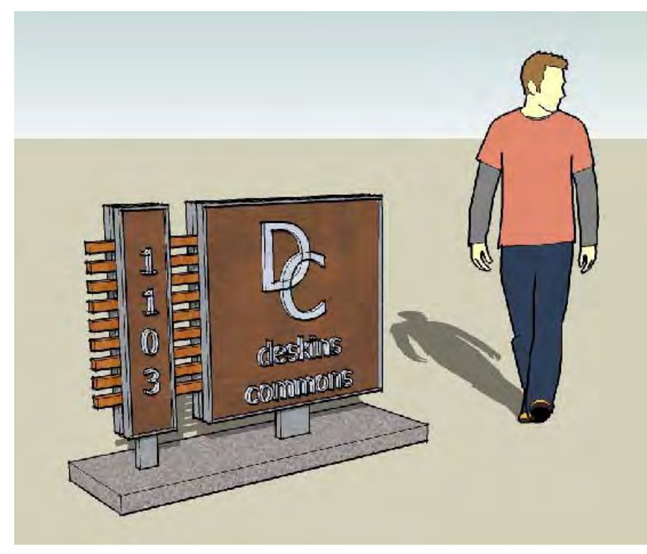
2 WEST / EAST ELEVATION
SCALE: 3/4" = 1'-0"



3 NORTH ELEVATION
SCALE: 3/4" = 1'-0"



4 PLAN
SCALE: 3/4" = 1'-0"



5 PERSPECTIVE
SCALE: NTS

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DESKINS COMMONS

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3105 NE Weidler
Portland OR 97232
o: 503.525.2679
f: 503.288.3096
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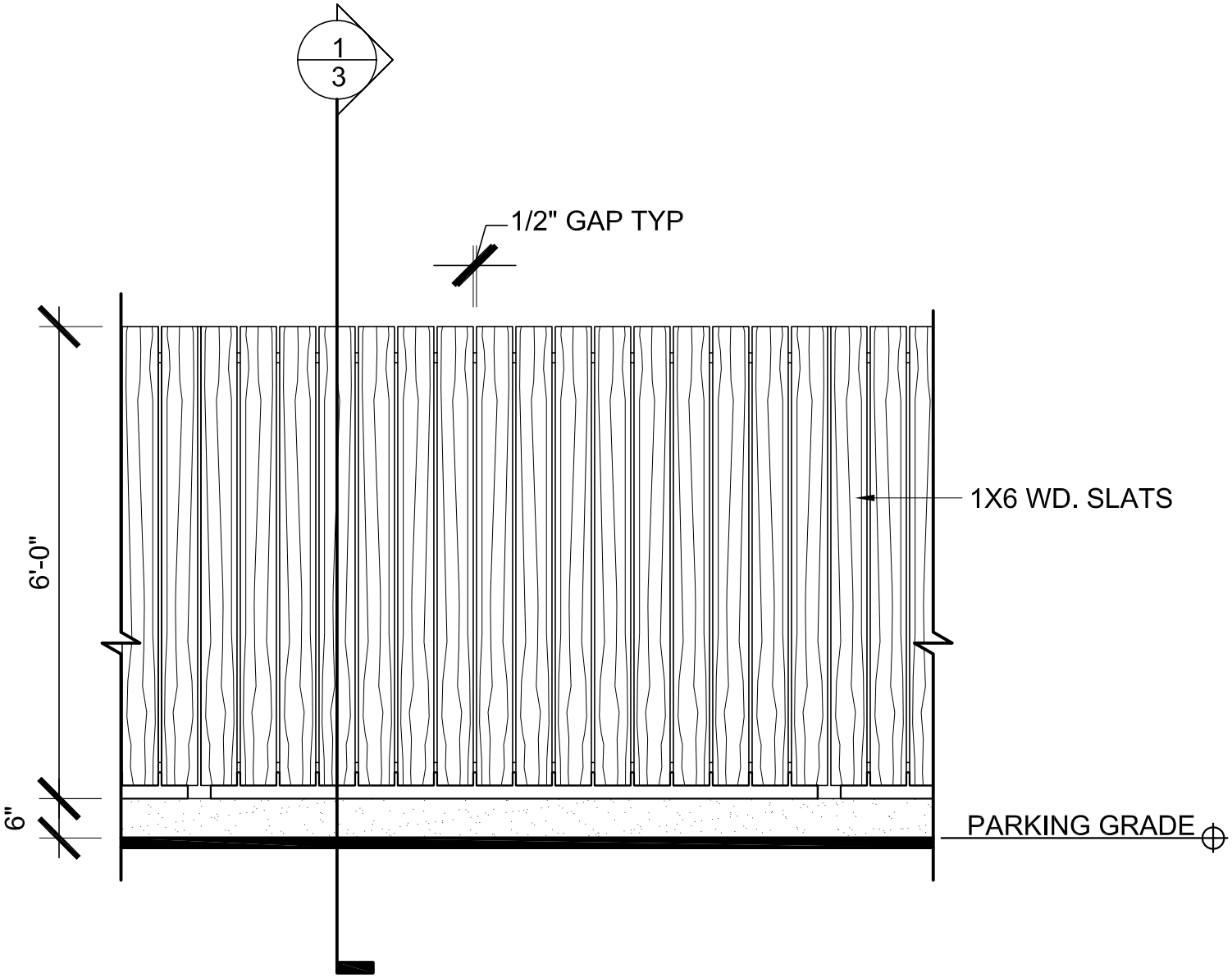
EXHIBIT
D
MONUMENT SIGN PLAN & ELEVATIONS



1 PARTIAL FENCE / RETAINING WALL ELEVATION - DESKINS SIDE
SCALE: 1/2" = 1'-0"

SCHEMATIC DESIGN

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o: 503.525.2679
f: 503.288.3096
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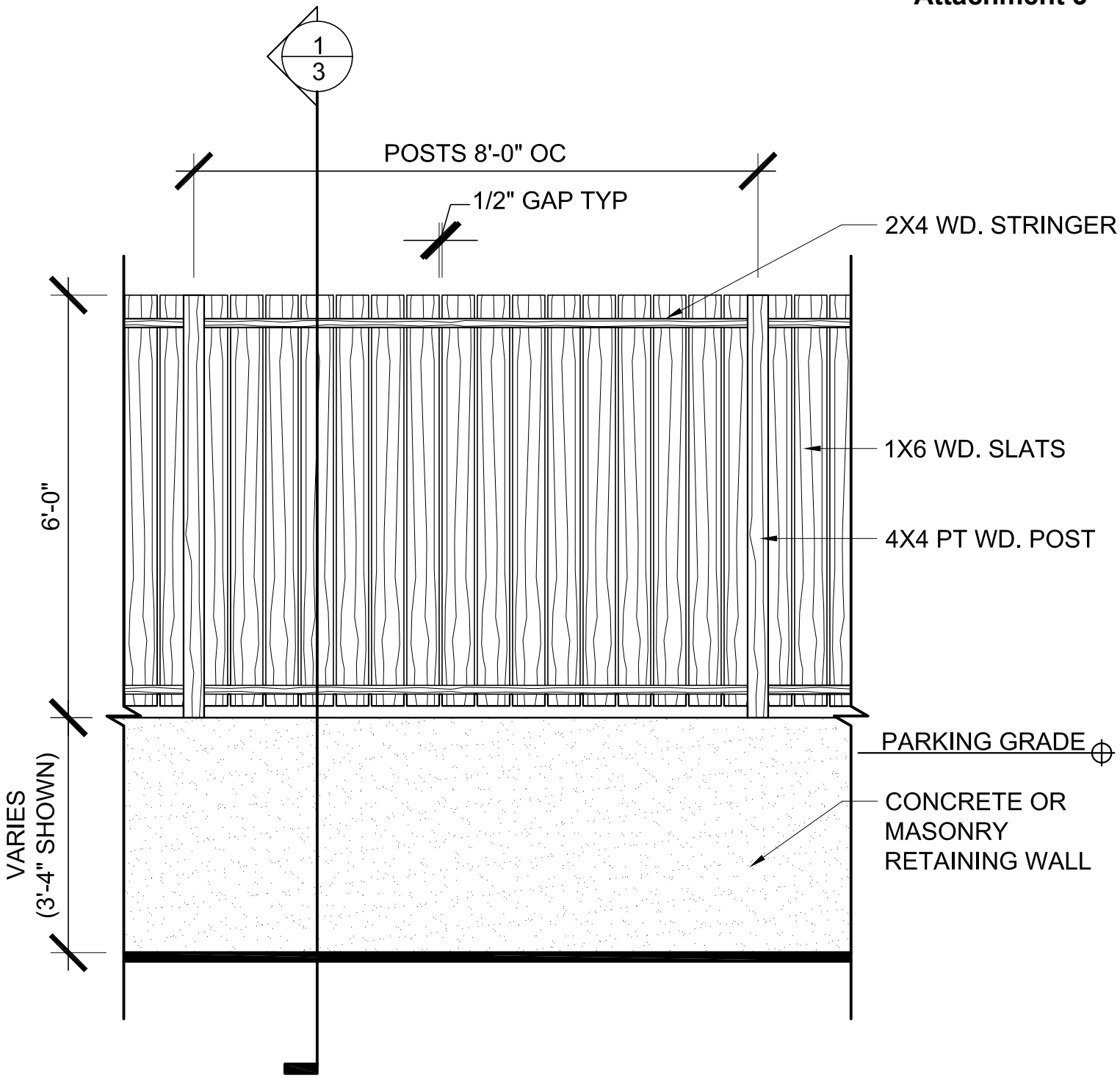
Deskins Commons
1103 N. Meridian
Newberg, OR

Housing Authority of Yamhill County
135 NE Dunn Pl
McMinnville, OR, 97128

10.04.12

EXHIBIT E
SHEET
1



1 PARTIAL FENCE / RETAINING WALL ELEVATION - NEIGHBOR SIDE
SCALE: 1/2" = 1'-0"

SCHEMATIC DESIGN

3105 NE Weidler
Portland OR 97232

o: 503.525.2679
f: 503.288.3096
www.ideapdx.com

idea
architecture + development LLC

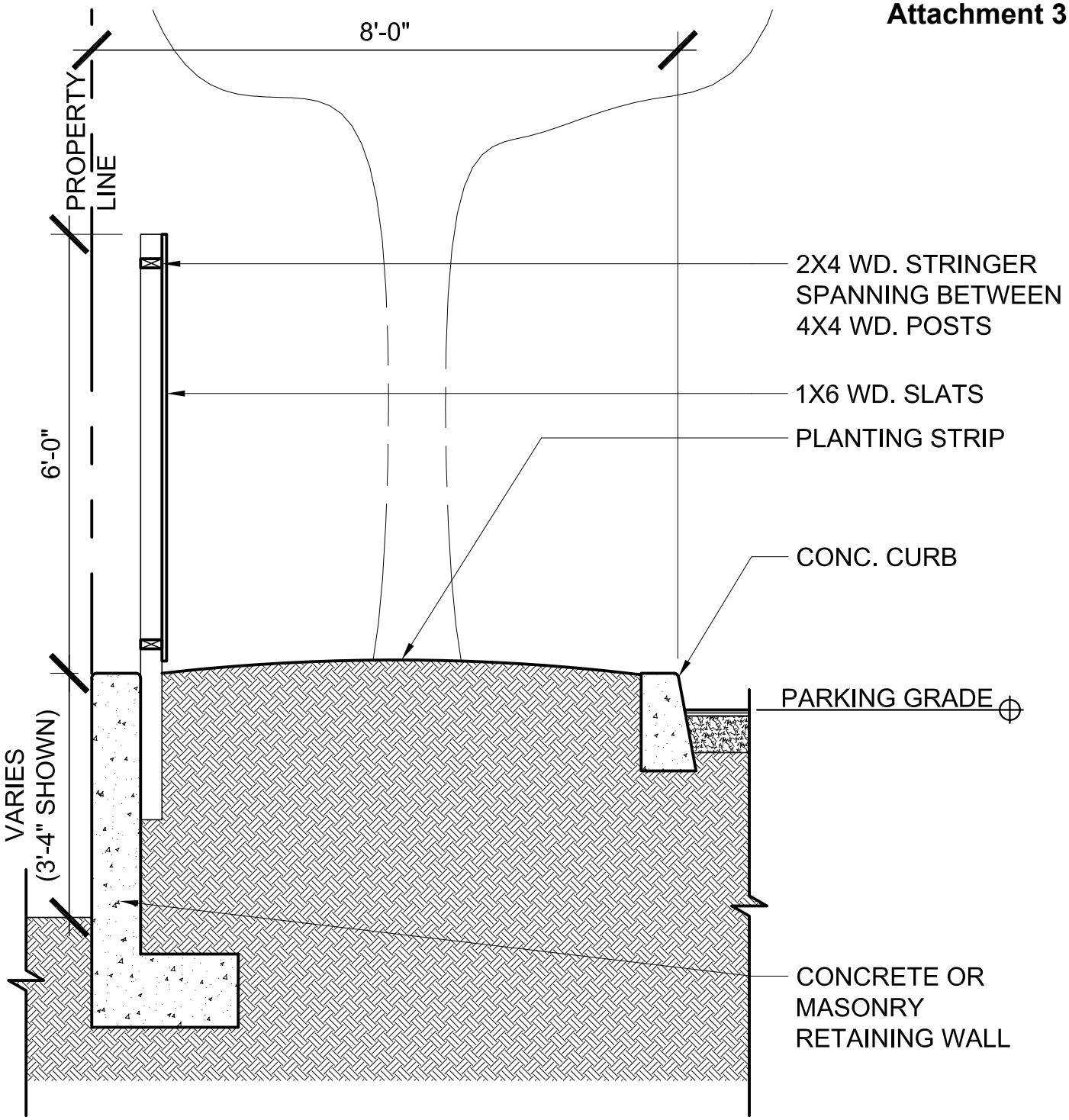
Deskins Commons
1103 N. Meridian
Newberg, OR

Housing Authority of Yamhill County
135 NE Dunn Pl
McMinnville, OR, 97128

10.04.12

EXHIBIT E
SHEET
2

Attachment 3



1 FENCE / RETAINING WALL SECTION - OPTION A
SCALE: 1/2" = 1'-0"

SCHEMATIC DESIGN

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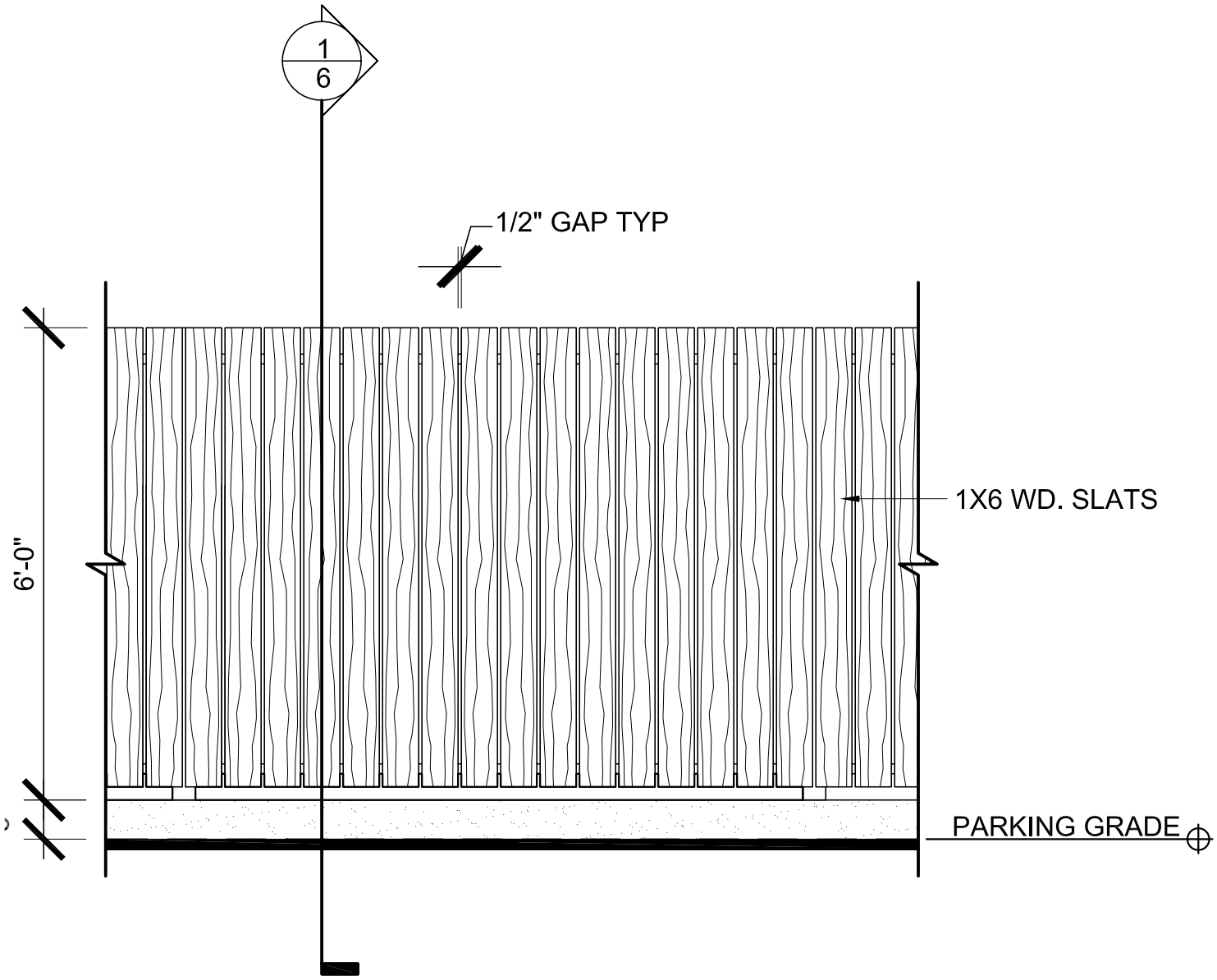
EXHIBIT E
SHEET
3



1 PARTIAL FENCE ELEVATION @ NORTH & SOUTH PROPERTY LINES - DESKINS SIDE
SCALE: 1/2" = 1'-0"

SCHEMATIC DESIGN

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10.04.12

EXHIBIT E
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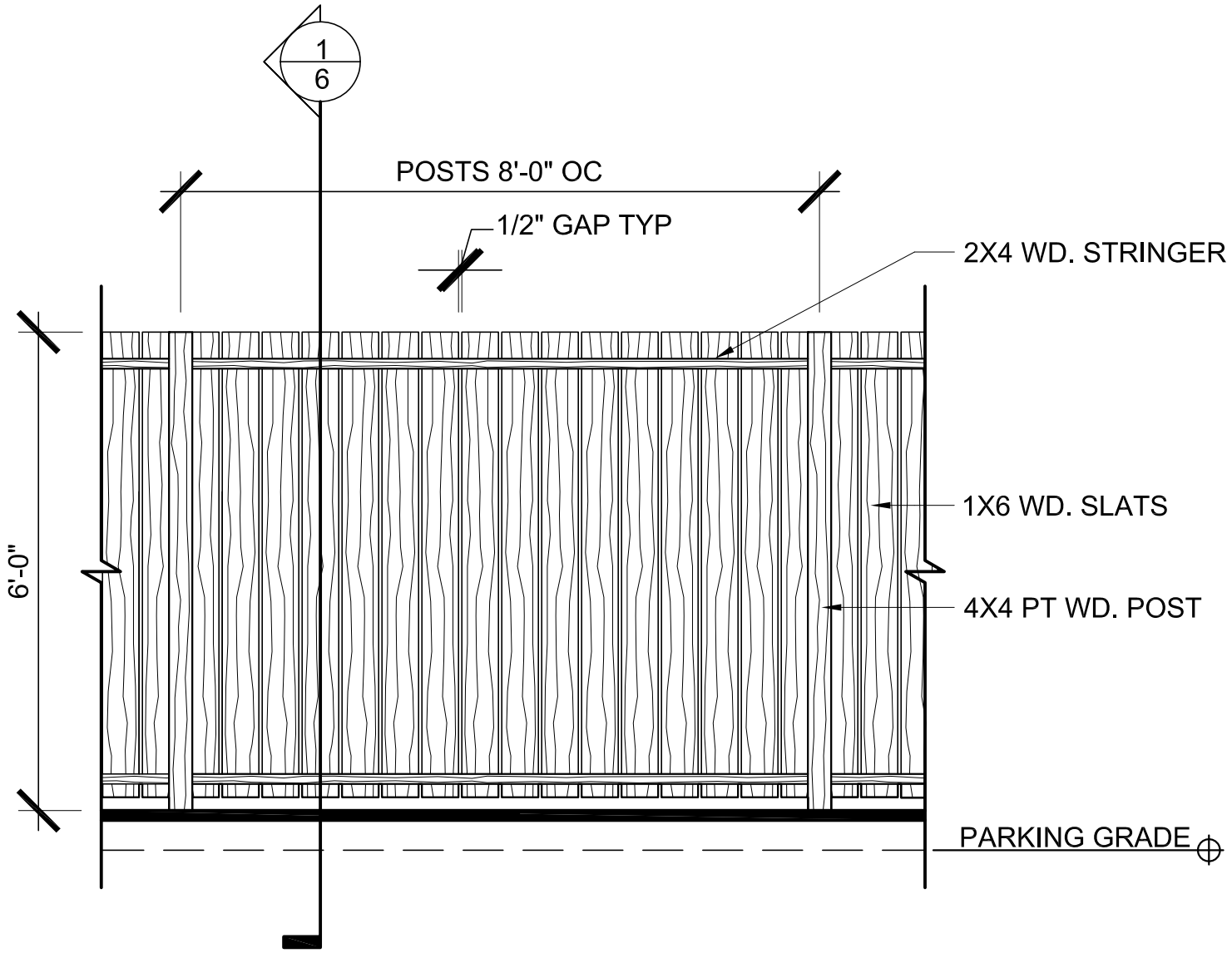
4



1 PARTIAL FENCE ELEVATION @ NORTH & SOUTH PROPERTY LINES - NEIGHBOR SIDE
SCALE: 1/2" = 1'-0"

SCHEMATIC DESIGN

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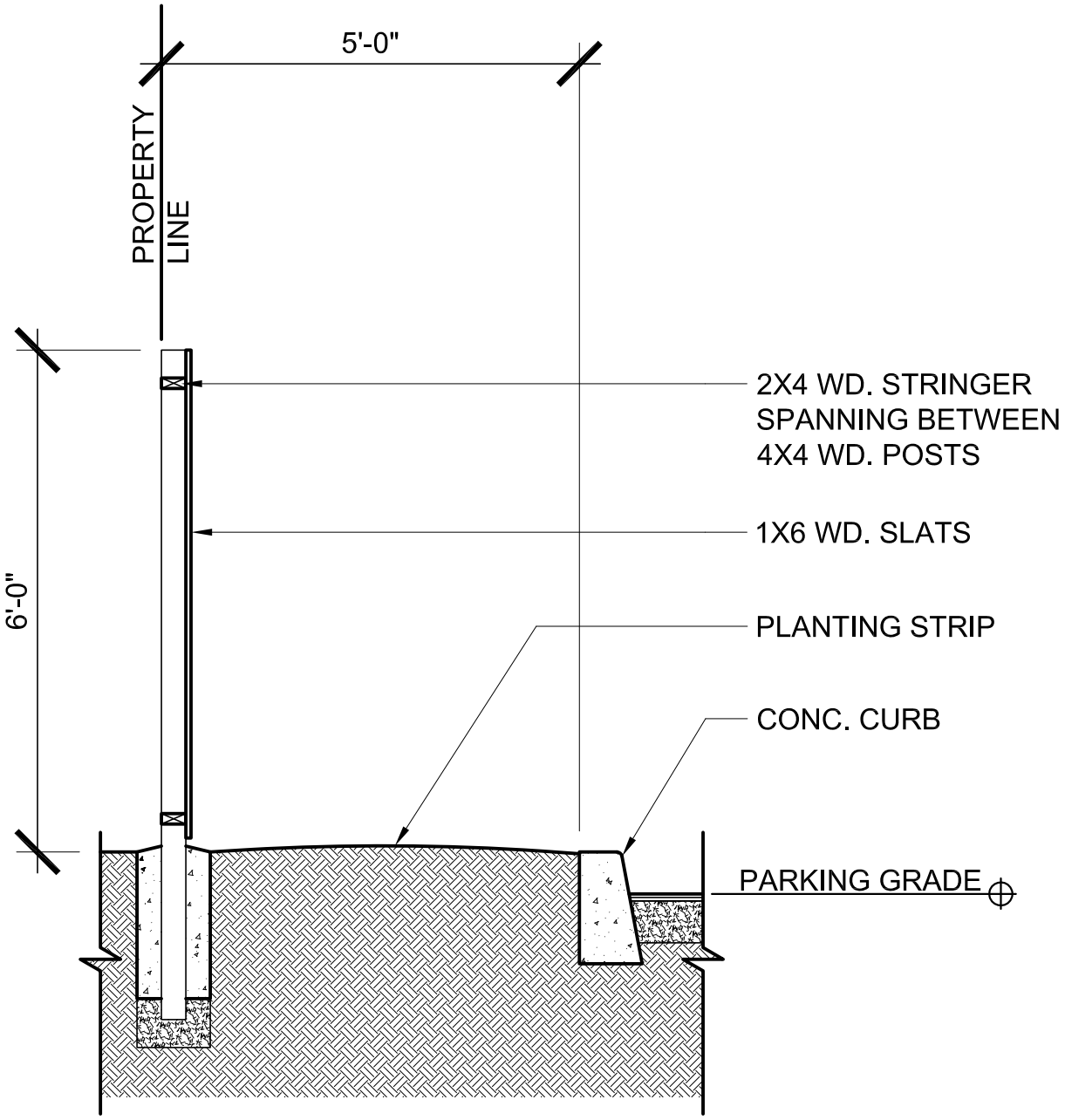
EXHIBIT E
SHEET
5



1 FENCE SECTION
SCALE: 1/2" = 1'-0"

SCHEMATIC DESIGN

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Newberg, OR

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10.04.12

EXHIBIT E
SHEET
6

Planning and Building Department
P.O. Box 970 ▪ 414 E First Street ▪ Newberg, Oregon 97132
503-537-1240. Fax 503-537-1272 www.newbergoregon.gov

NOTICE OF PLANNING COMMISSION HEARING ON A HISTORIC REVIEW AND DESIGN REVIEW

A property owner in your neighborhood submitted an application to the City of Newberg for a Historic Review and Design Review at 1103 N. Meridian Street. The Newberg Planning Commission will hold a hearing on November 8, 2012 at 7pm at the Newberg Public Safety Building, 401 E. Third Street, Newberg, OR, to evaluate the proposal. You are invited to take part in the City's review of this project by sending in your written comments or testifying before the Planning Commission. For more details about giving comments, please see the back of this sheet.

The application would create 56-units of multifamily housing within seven new buildings and one existing historic building. The total square footage of the project is 56,927 sf of which 1,932 sf is in the existing building. The proposal is for thee-one story buildings, three two-story buildings, and one three-story building in addition to the existing two-story historic building built in approximately 1905. The project will include 96 parking spaces and landscaping area and will retain/emphasize the historic building currently on site as well as several large trees.

APPLICANT:	IDEA Architecture + Development, LLC
TELEPHONE:	(503) 525-2679
PROPERTY OWNER:	Housing Authority of Yamhill County
LOCATION:	1103 N. Meridian Street, Newberg, Oregon
TAX LOT NUMBER:	3218DA-02100

We are mailing you information about this project because you own land within 500 feet of the proposed historic review and design review. We invite you to participate in the land use hearing scheduled before the Planning Commission. If you wish to participate in the hearing, you may do so in person or be represented by someone else. You also may submit written comments. Oral testimony is typically limited to five minutes per speaker.

If you mail your comments to the City, please put the following information on the outside of the envelope:

Written Comments: File No.
City of Newberg
Planning & Building Department
PO Box 970
Newberg, OR 97132

All written comments must be received by 5:00 p.m. on November 1, 2012. Written information received after this time will be read out loud at the hearing subject to time limits for speakers, and will be included in the record if there are further proceedings.

You can look over all the information about this project or drop comments off at Newberg City Hall, 414 E. First Street. You can also buy copies of the information for a cost of 25 cents a page. A staff report relating to the proposal will be available for inspection at no cost seven days prior to the public hearing. If you have any questions about the project, you can call the Newberg Planning Division at 503-537-1240.

Any issue which might be raised in an appeal of this case to the Land Use Board of Appeals (LUBA) must be raised during the public hearing process. You must include enough detail to enable the decision maker an opportunity to respond. The applicable criteria used to make a decision on this application for a historic review are found in Newberg Development Code Section 15.344.030 (A) (3). In addition, the applicable criteria used to make a decision on this application for a design review are found in Newberg Development Code Section 15.220.050 (B). Finally, the applicable criteria used to make a decision on this application for a design review of a multi-unit residential project are found in Newberg Development Code Section 15.220.060.

Prior to the conclusion of the initial evidentiary hearing, any participant may request an opportunity to present additional evidence, arguments or testimony regarding the application through a continuance or extension of the record. Failure of an issue to be raised in the hearing, in person or by letter, or failure to provide statements or evidence sufficient to afford the decision maker an opportunity to respond to the issue precludes appeal to the State Land Use Board of Appeals based on that issue.

The Planning Commission will make a decision at the end of the public hearing process. If you participate in the public hearing process, either by testifying at the public hearing, or by sending in written comments, we will send you information about any decision made by the City relating to this project.

Date Mailed: October 18, 2012

2'-0"

Land Use Notice

FILE:

PROPOSAL: Construction of 56-unit multi-family housing development and associated parking and site work. Rehabilitation of the existing historic house on site.

FOR FURTHER INFORMATION, CONTACT:
City of Newberg
Planninng and Building Department
414 E First Street
Phone: 503-537-1240

3'-0"

1 DRAFT OF SIGN
SCALE: 1 1/2" = 1'-0"

S C H E M A T I C D E S I G N

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Portland OR 97232

o: 503.525.2679
f: 503.288.3096
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idea
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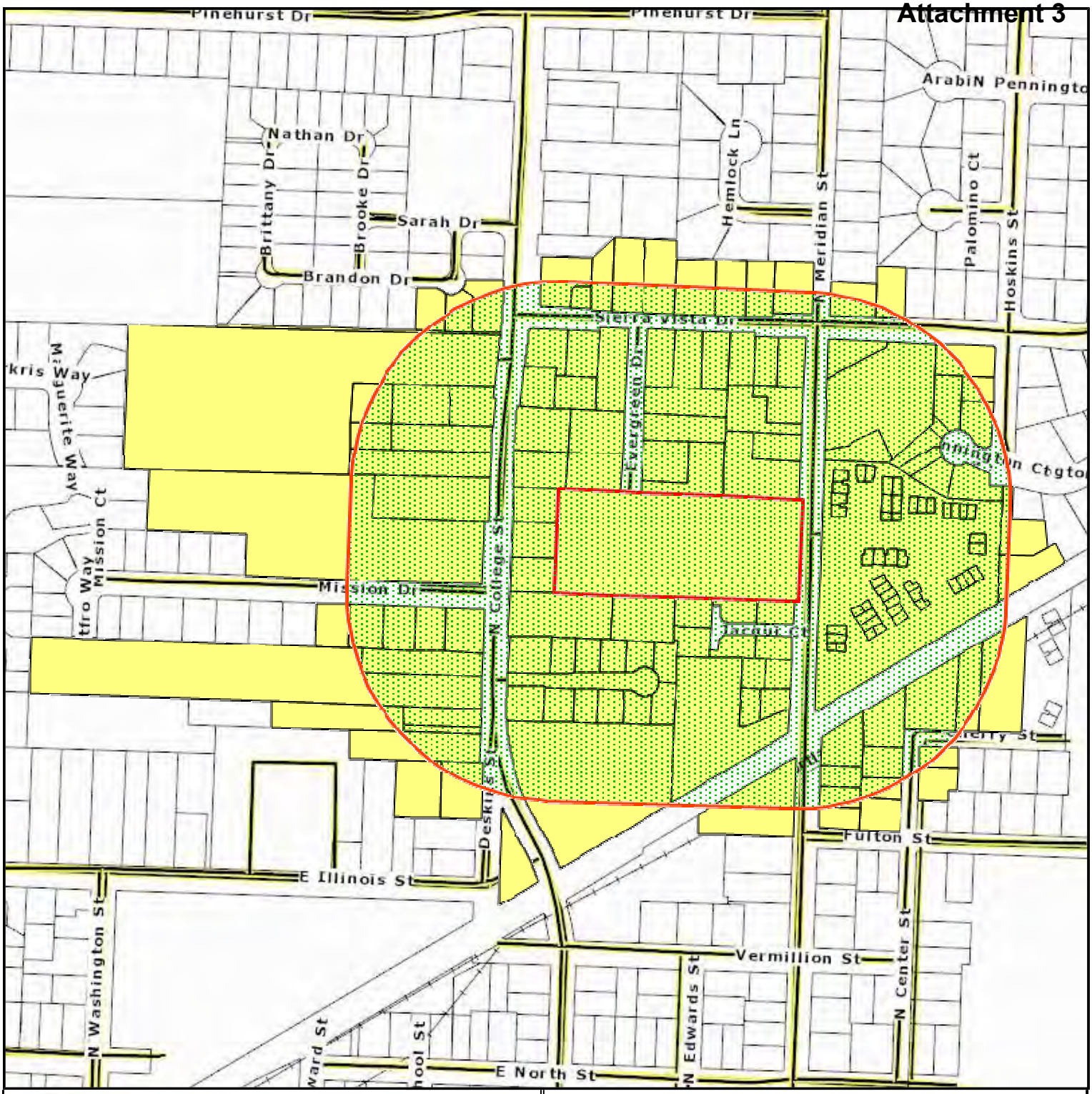
EXHIBIT G
SHEET
1



First American Title

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

test for a mapping title

geoAdvantage
www.digitshare.org 208.777.1252

500 Ft Around R3218DA 02100

First American Title

ParcelID	Site Addr	Site City	Site Zip	Acres	Beds	Baths	SqFt	Owner
R3217BC01913	1300 N Meridian St	Newberg	97132	0.2001	3	2.00	1216	Keniston Stephen B & Amanda B
R3217BC01914	909 Sierra Vista Dr	Newberg	97132	0.1921	3	2.00	1416	Leslie Lisa S
R3217CB00134	1102 S Pennington Dr	Newberg	97132	0.2543	4	2.00	1570	Chavez Homero
R3217CB00135	1094 S Pennington Dr	Newberg	97132	0.2594	6	5.00	2624	Bollinger Margaret Trustee For
R3217CB00500	1013 Cherry St	Newberg	97132	0.4700	6	4.00	4630	Friendsview Manor
R3217CB00600	1007 Cherry St	Newberg	97132	0.2673	3	1.50	1513	Friendsview Manor
R3217CB00700	1003 Cherry St	Newberg	97132	0.3200	3	1.00	1780	Myers Aaron
R3217CB00800	815 N Center St	Newberg	97132	0.2200	0	0.00	0	Friendsview Manor Dba
R3217CB00900	805 N Center St	Newberg	97132	0.1697	8	4.00	3584	Friendsview Manor Inc Dba
R3217CB01000	909 Fulton St	Newberg	97132	0.1790	5	2.00	2462	Cadd Helen R Trustee
R3217CB01001	803 N Center St	Newberg	97132	0.1147	2	1.50	1228	Friendsview Manor Dba
R3217CB01100	812 N Meridian St	Newberg	97132	0.1997	2	1.00	1784	Copeland Andy J & Cara J
R3217CB01200	808 N Meridian St	Newberg	97132	0.1147	3	1.50	912	Davis Thomas E & Jo Ann
R3217CB01300	804 N Meridian St 2	Newberg	97132	0.1147	3	2.00	1952	Park David & Martha E
R3217CB01400	901 Fulton St	Newberg	97132	0.1147	2	1.00	1067	Friendsview Manor Dba
R3217CB01500	814 N Center St	Newberg	97132	0.1012	3	1.50	1569	Northcutt Jeffrey L & Jo Ann
R3217CB01600	810 N Center St	Newberg	97132	0.1836	4	2.00	1990	Mickelson H Fred & D Joan Trustees For
R3218AD05701	819 Sierra Vista Dr	Newberg	97132	0.2700	4	1.50	2128	Stauffer Kevin P & Shannon M
R3218AD05800	817 Sierra Vista Dr 1/2	Newberg	97132	0.2200	3	1.00	1008	Lessig Sandra L
R3218AD05900	817 Sierra Vista Dr	Newberg	97132	0.2200	3	1.00	1032	Emslie, Daniel R
R3218AD06000	815 Sierra Vista Dr	Newberg	97132	0.3048	4	1.00	1228	Self-Hale Christina M
R3218AD06500	601 Sierra Vista Dr	Newberg	97132	0.2400	3	1.00	1440	Brown Patrick J & Barbara Jo
R3218AD06501	703 Sierra Vista Dr	Newberg	97132	0.2200	3	1.50	1040	Sprecher Joyce J 1/2
R3218AD06503	601 Sierra Vista Dr 1/2	Newberg	97132	0.0500	1	1.00	664	Houston Rick D & Marla E
R3218AD06600	809 Sierra Vista Dr	Newberg	97132	0.3800	3	1.00	1176	Thomas Ryan
R3218AD06700	811 Sierra Vista Dr	Newberg	97132	0.3300	3	2.00	1418	Ayala Heather B & Adolfo E
R3218AD07634	600 Brandon Dr	Newberg	97132	0.2156	6	4.50	2238	Friends Of Chehalem House Inc
R3218AD07635	510 Brandon Dr	Newberg	97132	0.1447	6	4.00	2660	Dan, Daniel & Simona
R3218AD07636	508 Brandon Dr	Newberg	97132	0.1569	3	2.50	1792	Pauly Matthew G
R3218DA00100	1200 N Meridian St	Newberg	97132	1.2553	0	0.00	0	North Meridian LLC
R3218DA00103	1010 Sierra Vista Dr	Newberg	97132	0.2410	6	4.00	2336	Johnson Joyce M
R3218DA00105	1021 Pennington Ct	Newberg	97132	0.1671	6	5.00	2845	Martin Judith M
R3218DA00106	1221 Hoskins St	Newberg	97132	0.1157	6	5.00	2574	McMaster Melody
R3218DA00107	1011 Pennington Ct	Newberg	97132	0.1814	6	5.00	3248	Cammack Janice H

R3218DA00108	0	Newberg	97132	0.0257	0	0.00	0	North Meridian LLC
R3218DA00109	1005 Pennington Ct	Newberg	97132	0.1117	3	2.50	1427	Church Robert H & Darleen S Trustees For
R3218DA00110	1000 Pennington Ct	Newberg	97132	0.1231	6	5.00	3037	Sandvig Properties LLC
R3218DA00111	1016 Pennington Ct	Newberg	97132	0.1976	6	5.00	2855	Martin Judith M
R3218DA00112	900 Sierra Vista Dr	Newberg	97132	0.1750	6	5.00	2685	Walker Curtis D
R3218DA00113	1130 N Meridian St	Newberg	97132	0.1664	6	5.00	2420	Walker Curtis D 50
R3218DA00114	1003 Pennington Ct	Newberg	97132	0.0689	3	2.50	1427	Church Robert H & Darleen S Trustees For
R3218DA00300	818 Sierra Vista Dr	Newberg	97132	0.1800	3	1.00	1801	Salsbery Laurel & Mark
R3218DA00301	820 Sierra Vista Dr	Newberg	97132	0.1600	0	0.00	0	Four Leaf Clover Company
R3218DA00302	822 Sierra Vista Dr	Newberg	97132	0.1700	4	3.00	1568	Whilhite Steven L
R3218DA00400	1215 N Meridian St	Newberg	97132	0.2709	2	1.00	1148	Four Leaf Clover Co
R3218DA00401	1217 N Meridian St	Newberg	97132	0.1977	2	1.00	1164	Stephenson Donald E Ii & Jeri H
R3218DA00500	1117 N Meridian St	Newberg	97132	0.4711	4	2.00	2219	Shepherd Daniel W & Gail
R3218DA00501	1129 N Meridian St	Newberg	97132	0.1723	3	2.00	1199	Goosmann Ryan
R3218DA00600	816 Sierra Vista Dr	Newberg	97132	0.2000	3	1.00	1478	Kessler Benjamin
R3218DA00700	814 Sierra Vista Dr	Newberg	97132	0.2000	2	1.00	960	Dickerson Laura
R3218DA00800	1112 Evergreen Dr	Newberg	97132	0.2000	2	2.00	1140	Hutchinson Lois M Trustee For
R3218DA00900	1110 Evergreen Dr	Newberg	97132	0.2900	3	1.00	1092	Hardaway Scott W & Sherry D
R3218DA01000	1108 Evergreen Dr	Newberg	97132	0.2900	3	1.00	1084	Proffer Joe G & Connie R
R3218DA01100	1106 Evergreen Dr	Newberg	97132	0.2502	3	1.00	1524	Kilmer Lorna
R3218DA01101	1104 Evergreen Dr	Newberg	97132	0.3238	2	2.00	1405	Parker Brian E
R3218DA01200	806 Sierra Vista Dr	Newberg	97132	0.3121	3	1.00	1344	Jeffery Priscilla D 50
R3218DA01300	1220 N College St	Newberg	97132	0.2034	3	1.00	1530	Whitlow Clifford I
R3218DA01301	1212 N College St	Newberg	97132	0.1800	3	1.00	1451	Alexander Lance E & Carol L
R3218DA01302	720 Sierra Vista Dr	Newberg	97132	0.2036	3	2.00	1566	Kennedy April A & Shane C
R3218DA01303	710 Sierra Vista Dr	Newberg	97132	0.1833	3	2.00	1488	Gould Jerry A & Felicia D
R3218DA01400	1118 N College St	Newberg	97132	0.2700	2	1.00	1212	Jentges Raymond J & Christina M
R3218DA01500	1109 Evergreen Dr	Newberg	97132	0.3000	3	1.00	1516	Brunk Gary L & Cindy L
R3218DA01600	1107 Evergreen Dr	Newberg	97132	0.2700	2	2.00	1254	Shaw John
R3218DA01700	1116 N College St	Newberg	97132	0.2800	4	1.00	1407	Behm Jeanine M
R3218DA01800	1110 N College St	Newberg	97132	0.2090	3	1.00	950	Wood Thomas M & Kristine A
R3218DA01900	1104 N College St	Newberg	97132	0.2112	3	1.00	1120	Hoefer Francis H Trustee For
R3218DA02000	1020 N College St	Newberg	97132	0.2086	3	1.00	1533	Myers Heidi D & Jason A
R3218DA02100	1103 N Meridian St	Newberg	97132	3.2700	4	2.00	2049	Housing Authority Of Yamhill County
R3218DA02200	1018 N College St	Newberg	97132	0.6269	2	1.00	1086	Ziegenbein Kurt J & Cynthia L

R3218DA02300	0	Newberg	97132	0.3428	0	0.00	0	Ziegenbein Kurt J & Cynthia L
R3218DA02400	1004 N College St	Newberg	97132	0.2206	3	2.00	2579	Pace Denice C
R3218DA02401	705 Ella Ct	Newberg	97132	0.1163	3	2.50	1832	Fisher James L Jr
R3218DA02402	709 Ella Ct	Newberg	97132	0.1143	4	2.50	1769	Fisher James L Jr
R3218DA02403	715 Ella Ct	Newberg	97132	0.1122	4	2.50	1769	Fisher Michael J & Jennifer G
R3218DA02404	719 Ella Ct	Newberg	97132	0.1097	3	2.50	1890	Fisher James L Jr
R3218DA02405	725 Ella Ct	Newberg	97132	0.1176	3	2.50	1834	Fisher James L Jr
R3218DA02406	0	Newberg	97132	0.3369	0	0.00	0	Fisher James L Jr
R3218DA02500	732 N College St	Newberg	97132	0.1766	3	2.00	1182	Cunningham Foundry Consultants Inc
R3218DA02501	706 Ella Ct	Newberg	97132	0.1342	3	2.50	1742	Lipinski Richard J Jr & Barbara E
R3218DA02502	710 Ella Ct	Newberg	97132	0.1162	4	2.50	1564	Lipinski Richard J Jr & Barbara E
R3218DA02503	716 Ella Ct	Newberg	97132	0.1162	4	2.50	1564	Lipinski Richard J Jr & Barbara E
R3218DA02504	720 Ella Ct	Newberg	97132	0.1164	3	2.50	1460	MacKenzie John W & Karen A
R3218DA02505	726 Ella Ct	Newberg	97132	0.1229	3	2.50	1864	Smith Brian
R3218DA02600	730 N College St	Newberg	97132	3.2000	0	0.00	0	Oregon State Of
R3218DA02701	1017 N Meridian St	Newberg	97132	0.1159	3	1.00	1476	Fisher James L Jr & Jacqui L
R3218DA02702	825 Jacqui Ct	Newberg	97132	0.1170	3	2.00	1380	Fisher James L Jr & Jacqui L
R3218DA02703	815 Jacqui Ct	Newberg	97132	0.1460	3	2.00	1550	Fisher James L Jr & Jacqui L
R3218DA02704	810 Jacqui Ct	Newberg	97132	0.1390	3	2.00	1740	Baird Susan V
R3218DA02705	820 Jacqui Ct	Newberg	97132	0.1169	3	2.00	1380	Fisher James L Jr & Jacqui L
R3218DA02706	830 Jacqui Ct	Newberg	97132	0.1159	3	2.00	1326	Fisher James L Jr & Jacqui L
R3218DA02800	925 N Meridian St	Newberg	97132	0.1003	4	2.00	1380	Rizo Justino G
R3218DA02801	901 N Meridian St	Newberg	97132	1.2000	0	0.00	0	Doran Michael J & Barbara G
R3218DA02802	927 N Meridian St	Newberg	97132	0.0929	4	2.00	1380	Newberg Area Habitat For Humanity
R3218DA02803	923 N Meridian St	Newberg	97132	0.0941	4	2.00	1380	Newberg Area Habitat For Humanity
R3218DA02804	921 N Meridian St	Newberg	97132	0.1067	4	2.00	1380	Stahlnecker Dennis
R3218DA90000	1100 N Meridian St	Newberg	97132	3.3776	0	0.00	0	Spaulding Oaks Homeowners Association
R3218DA90001	1100 N Meridian St 1	Newberg	97132	0.0228	2	1.00	1008	Friendsview Manor
R3218DA90002	1100 N Meridian St 2	Newberg	97132	0.0228	2	1.00	1008	Friendsview Manor
R3218DA90003	1100 N Meridian St 3	Newberg	97132	0.0228	2	1.00	1008	Friendsview Manor
R3218DA90004	1100 N Meridian St 4	Newberg	97132	0.0228	2	1.00	1008	Friendsview Manor
R3218DA90005	1100 N Meridian St 5	Newberg	97132	0.0179	3	2.00	1311	Friendsview Manor
R3218DA90006	1100 N Meridian St 6	Newberg	97132	0.0179	3	1.50	1311	Arrington Claude & Yvette Trustees For
R3218DA90011	1100 N Meridian St 11	Newberg	97132	0.0116	2	1.50	1044	Kindel Norman C
R3218DA90016	1100 N Meridian St 16	Newberg	97132	0.0116	2	1.50	1044	McDonough Ian D & Sandra R

R3218DA90017	1100 N Meridian St 17	Newberg	97132	0.0170	3	1.50	1517	Harmon Marilyn R
R3218DA90018	1100 N Meridian St 18	Newberg	97132	0.0170	3	1.50	1517	Waide Sandra K
R3218DA90019	1100 N Meridian St 19	Newberg	97132	0.0170	3	1.50	1517	Scott Charles E & Karen M
R3218DA90020	1100 N Meridian St 20	Newberg	97132	0.0170	3	1.50	1517	Meyer Ernest A & Barbara P Trustees For
R3218DA90021	1100 N Meridian St 21	Newberg	97132	0.0170	3	1.50	1517	McKinney Stephen J & Phyllis M
R3218DA90022	1100 N Meridian St 22	Newberg	97132	0.0170	3	1.50	1517	Suarez Carol A
R3218DA90023	1100 N Meridian St 23	Newberg	97132	0.0170	3	1.50	1517	Friends Fund Trustee For
R3218DA90024	1100 N Meridian St 24	Newberg	97132	0.0209	3	2.00	1311	Wallace May O Trustee For
R3218DA90025	1100 N Meridian St 25	Newberg	97132	0.0209	2	2.00	1311	Fieldhouse R Ronald & Meredith
R3218DA90026	1100 N Meridian St 26	Newberg	97132	0.0228	2	1.00	1008	Friendsview Manor
R3218DA90027	1100 N Meridian St 27	Newberg	97132	0.0228	2	1.00	1008	Friendsview Manor
R3218DA90028	1100 N Meridian St 28	Newberg	97132	0.0228	2	1.00	1008	Baugh Gordon D & Katherine L
R3218DA90029	1100 N Meridian St 29	Newberg	97132	0.0228	2	1.00	1008	Friendsview Manor
R3218DA90030	1100 N Meridian St 30	Newberg	97132	0.0170	3	2.00	1517	Cox Esther L
R3218DA90031	1100 N Meridian St 31	Newberg	97132	0.0170	3	1.50	1517	Steinborn Bonnie D Trustee For
R3218DA90032	1100 N Meridian St 32	Newberg	97132	0.0170	3	1.50	1517	Holt Jon A & Lynn H
R3218DA90033	1100 N Meridian St 33	Newberg	97132	0.0170	3	2.00	1517	McDonough Ian D & Sandra R
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R3218DA90035	1100 N Meridian St 35	Newberg	97132	0.0143	1	1.00	625	Davis Barbara
R3218DA90036	1100 N Meridian St 36	Newberg	97132	0.0143	1	1.00	625	Wallace May O Trustee For
R3218DA90037	1100 N Meridian St 37	Newberg	97132	0.0170	3	1.50	1517	Scott Elma B
R3218DA90038	1100 N Meridian St 38	Newberg	97132	0.0170	3	1.50	1517	Simpson Living Trust
R3218DA90039	1100 N Meridian St 39	Newberg	97132	0.0170	3	1.50	1517	Eyerly, Sue & Lynn
R3218DA90040	1100 N Meridian St 40	Newberg	97132	0.0170	3	1.50	1517	Phillips Philip G & Nancy G
R3218DA90041	1100 N Meridian St 41	Newberg	97132	0.0170	3	1.50	1517	Helbling Martha A Trustee For
R3218DA90042	1100 N Meridian St 42	Newberg	97132	0.0170	3	1.50	1517	Goering George H & Mary Jo
R3218DA90043	1100 N Meridian St 43	Newberg	97132	0.0116	2	1.50	1044	Magee Malcolm
R3218DA90046	1100 N Meridian St 46	Newberg	97132	0.0116	2	1.50	1044	Chandler & Newville Inc
R3218DA90047	1100 N Meridian St 47	Newberg	97132	0.0116	2	2.00	1044	Beecroft Harvey J & Barbara A
R3218DA90050	1100 N Meridian St 50	Newberg	97132	0.0116	2	1.50	1044	Brewster John L
R3218DA90053	1100 N Meridian St 53	Newberg	97132	0.0116	3	1.50	1044	Franey Lenora
R3218DA90054	1100 N Meridian St 54	Newberg	97132	0.0116	2	1.50	1044	Ferring Carol
R3218DA90107	1100 N Meridian St 7	Newberg	97132	0.0231	2	1.00	1044	Friendsview Manor
R3218DA90109	1100 N Meridian St 9	Newberg	97132	0.0231	2	1.00	1044	Leavitt Craig S & Susan L
R3218DA90113	1100 N Meridian St 13	Newberg	97132	0.0231	2	1.00	1044	Billette Clarence D & Barbara L 1/2

R3218DA90115	1100 N Meridian St 15	Newberg	97132	0.0231	2	1.00	1044	Wiser Kay J
R3218DA90145	1100 N Meridian St 45	Newberg	97132	0.0231	2	2.00	1044	Dallof John E & Marlene A
R3218DA90149	1100 N Meridian St 49	Newberg	97132	0.0231	2	1.00	1044	Friendsview Manor Dba
R3218DA90151	1100 N Meridian St 51	Newberg	97132	0.0231	2	1.00	1044	Baker Barbara G
R3218DA90155	1100 N Meridian St 55	Newberg	97132	0.0231	2	1.00	1044	Jacks Bonnie K
R3218DB00100	1211 N College St	Newberg	97132	0.2300	4	2.00	924	Bye Zachary P
R3218DB00101	0 N College St	Newberg	97132	0.2200	0	0.00	0	Chehalem Park & Recreation District
R3218DB00102	0	Newberg	97132	0.3100	0	0.00	0	Chehalem Park & Recreation District
R3218DB00200	1119 N College St	Newberg	97132	0.3400	2	1.00	780	Groff Janice S
R3218DB00201	0 N College St	Newberg	97132	0.1400	0	0.00	0	Chehalem Park & Recreation District
R3218DB00300	1117 N College St	Newberg	97132	0.4800	1	1.00	908	Groff Janice S
R3218DB00400	1215 N College St	Newberg	97132	5.3700	0	0.00	0	Newberg City Of
R3218DB00800	1103 N College St	Newberg	97132	3.5000	0	0.00	0	Presbytery Of The Cascades
R3218DB00900	1111 N College St	Newberg	97132	0.6800	5	3.00	3064	Bock Paul J & Miriam E
R3218DB01800	410 Mission Dr	Newberg	97132	0.1928	3	1.50	1120	Gibson David G
R3218DB01900	500 Mission Dr	Newberg	97132	0.1928	3	2.00	1512	Syverson Elvin & Dorothy
R3218DB02000	504 Mission Dr	Newberg	97132	0.1928	2	1.00	1151	Yahn Jennifer R
R3218DB02100	508 Mission Dr	Newberg	97132	0.1687	3	2.50	1934	Fluter Robert A & Tamara S
R3218DB02101	1005 N College St	Newberg	97132	0.2289	3	1.50	1623	Doty, Raymon & Toni
R3218DB02200	1003 N College St	Newberg	97132	0.4000	3	1.00	1352	Czarnecki Meghan & Stefan
R3218DB02300	735 N College St	Newberg	97132	2.9800	2	1.00	1106	Nielsen David S 1/2
R3218DB02800	725 N College St	Newberg	97132	0.4566	2	1.00	1443	R P Grahn Inc
R3218DB02900	729 N College St	Newberg	97132	0.2200	0	0.00	0	Hl Holdings LLC
R3218DB02901	0 N College St	Newberg	97132	0.7400	0	0.00	0	Holveck Robert K
R3218DB03100	717 N College St	Newberg	97132	0.5000	0	0.00	0	Holveck Robert K & Karla S
R3218DB03200	0 N College St	Newberg	97132	0.3100	0	0.00	0	Allen Isabela E
R3218DB03201	711 Deskins St	Newberg	97132	0.2800	0	0.00	0	Welliver Larry A & Laura G
R3218DD00100	801 N Meridian St	Newberg	97132	0.6188	0	0.00	0	Milestone Properties LLC

First American Title Company of Oregon
775 NE Evans Street
McMinnville, OR 97128
Phn - (503)472-4627
Fax - (866)800-7294

FOR ALL QUESTIONS REGARDING THIS PRELIMINARY REPORT, PLEASE CONTACT:
Clayton Carter, Title Officer
Phone: (503)472-4627 - Fax: (866)800-7294 - Email: ctcarter@firstam.com

City of Newberg
PO Box 970
Newberg, OR 97132

Order No.: 1032-1564264
October 02, 2012

Attn:
Phone No.: (503)525-2679 - Fax No.:
Email: brian.bennett@ideapdx.com

Re:

Preliminary Title Report

Order No.: 1032-1564264
October 02, 2012

County Tax Roll Situs Address: 1103 N Meridian Street, Newberg, OR 97132

2006 ALTA Owners Standard Coverage	Liability $	Premium $
2006 ALTA Owners Extended Coverage	Liability $	Premium $
2006 ALTA Lenders Standard Coverage	Liability $	Premium $
2006 ALTA Lenders Extended Coverage	Liability $	Premium $
Endorsement		Premium $
Govt Service Charge		Cost $
Other		Cost $

We are prepared to issue Title Insurance Policy or Policies in the form and amount shown above, insuring title to the following described land:

The land referred to in this report is described in Exhibit A attached hereto.

and as of September 20, 2012 at 8:00 a.m., title to the fee simple estate is vested in:

Housing Authority of Yamhill county, Oregon a Public Body

Subject to the exceptions, exclusions, and stipulations which are ordinarily part of such Policy form and the following:

This report is for the exclusive use of the parties herein shown and is preliminary to the issuance of a title insurance policy and shall become void unless a policy is issued, and the full premium paid.

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.

2. Facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.

3. Easements, or claims of easement, not shown by the public records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.

4. Any encroachment (of existing improvements located on the subject land onto adjoining land or of existing improvements located on adjoining land onto the subject land), encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject land.

5. Any lien, or right to a lien, for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the public records.

The exceptions to coverage 1-5 inclusive as set forth above will remain on any subsequently issued Standard Coverage Title Insurance Policy.

In order to remove these exceptions to coverage in the issuance of an Extended Coverage Policy the following items are required to be furnished to the Company; additional exceptions to coverage may be added upon review of such information:

A. Survey or alternative acceptable to the company
B. Affidavit regarding possession
C. Proof that there is no new construction or remodeling of any improvement located on the premises. In the event of new construction or remodeling the following is required:
   i. Satisfactory evidence that no construction liens will be filed; or
   ii. Adequate security to protect against actual or potential construction liens;
   iii. Payment of additional premiums as required by the Industry Rate Filing approved by the Insurance Division of the State of Oregon

6. Taxes for the fiscal year 2012-2013 a lien due, but not yet payable.

7. Taxes for the current fiscal year are reduced by reason of ORS 307.092 Property of housing authority Exemption. If the exempt status is terminated under the statute prior to July 1, said property will be taxed at 100% of the assessed value.

8. The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways.

9. Easement, including terms and conditions contained therein:
   Granted to: Portland General Electric Company, a corporation of Oregon
   For: Easement and/or right-of-way
   Recorded: September 10, 1953
   Recording Information: Book 171, Page 99, Deed Records

10. Easement, including terms and conditions contained therein:
   Granted to: City of Newberg, Oregon, a municipal corporation
   For: Sidewalk and utility easement
   Recorded: June 5, 1979
   Recording Information: Film Volume 140, Page 1204, Deed and Mortgage Records

- END OF EXCEPTIONS -

NOTE: Taxes for the year 2011-2012 EXEMPT

Tax Amount:	$0
Map No.:	R3218DA-2100
Property ID:	45061
Tax Code No.:	29.0

NOTE: According to the public record, the following deed(s) affecting the property herein described have been recorded within 24 months of the effective date of this report: NONE

THANK YOU FOR CHOOSING FIRST AMERICAN TITLE!
WE KNOW YOU HAVE A CHOICE!

RECORDING INFORMATION

Filing Address: **Yamhill County**
535 NE Fifth Street
McMinnville, OR 97128

Recording Fees: $ **36.00** for the first page
$ **5.00** for each additional page

First American Title Insurance Company of Oregon

SCHEDULE OF EXCLUSIONS FROM COVERAGE

ALTA LOAN POLICY (06/17/06)

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
   (a) a fraudulent conveyance or fraudulent transfer, or
   (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

ALTA OWNER'S POLICY (06/17/06)

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risks 9 and 10); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
   (a) a fraudulent conveyance or fraudulent transfer; or
   (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

SCHEDULE OF STANDARD EXCEPTIONS

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the public records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment (of existing improvements located on the subject land onto adjoining land or of existing improvements located on adjoining land onto the subject land), encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject land.
5. Any lien" or right to a lien, for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the public records.

NOTE: A SPECIMEN COPY OF THE POLICY FORM (OR FORMS) WILL BE FURNISHED UPON REQUEST

TI 149 Rev. 7-22-08

Exhibit "A"

Real property in the County of Yamhill, State of Oregon, described as follows:

A part of the D. D. Deskins Donation Land Claim No. 54 in Township 3 South, Range 2 West, of the Willamette Meridian in Yamhill County, Oregon, bounded and described as follows, to-wit:

BEGINNING at a point on the Section line between Sections 17 and 18 in said Township and Range, said point being 723 feet South of the Quarter Post between said Sections and being also 396 feet South of the intersection of the North boundary line of said Donation Land Claim with said Section line; thence South along said Section line 245 feet; thence South 89°11' West 609 feet to the Southeast corner of tract conveyed to Dale D. Voss, et ux. by deed recorded February 24, 1954 in Book 172, Page 417, Deed Records; thence North 00°11' East 254.6 feet to the South line of land conveyed to George W. Constable by deed recorded August 2, 1949 in Book 153, Page 771, Deed Records, and thence East 608.4 feet to the place of beginning.

Tax Parcel Number: R3218DA-2100

AP WAS PREPARED FOR
SSMENT PURPOSE ONLY

This sketch is furnished to help you locate the property. It is not a survey and the company assumes no liability for errors.

First American Title

472-4627 538-7361

NE 1/4 SE 1/4 SEC 1

Attachment 3

AMHILL COU

1" = 100'

N

SEE MAP 3 2 18AD

SERRIA VISTA DR

EVERGREEN DR

MERIDIAN ST

29

1300 8862 SF
1302 8871 SF
1301 0.18 AC
1303 7987 SF
1200
800
700
600
300
301
302
100 1.6 AC
400 11804 SF
401 8613 SF
900
1000
1400
1500
1100
1101
500 20524 SF
501 7507 SF
1700
1600
1800
2100 3.27 AC.
1900
2000
2200
2300
2703 6360 SF
2702 5097 SF
2701 5052 SF
2704 6055 SF
2705 5096 SF
2706 5052 SF
2400 9611 SF
2401 5070 SF
2402 4980 SF
2403 4890 SF
2404 4780 SF
2405 5125 SF
2801 1.20 AC
2802 4050SF
2800 4371SF
2803 4100SF
2804 4651SF
2406 14678 SF
TRACT "A"
2500 7694 SF
2501 5850 SF
2502 5063 SF
2503 5063 SF
2504 5072 SF
2505 5356 SF

CSP 8039
CSP 4654
CSP 7071
CSP 6637
CSP 5037
CSP 8015
CS 10670

MERIDIAN STREET ZONE CHANGE
TRAFFIC IMPACT STUDY

NEWBERG, OREGON

DATE:
August 10, 2010

PREPARED FOR:
Housing Authority of Yamhill County

PREPARED BY:
Michael Ard, PE

8/10/10

REGISTERED PROFESSIONAL ENGINEER
54983PE
OREGON
JULY 10, 2002
MICHAEL T. ARD

EXPIRES: 12/31/11

LANCASTER ENGINEERING

321 SW 4th Ave., Suite 400 | Portland, OR 97204 | 503.248.0313 | lancasterengineering.com

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EXECUTIVE SUMMARY

1. A zone change from R1 (Low-Density Residential) to R3 (High-Density Residential) is proposed for a parcel located at 1103 N Meridian Street in Newberg, Oregon.

2. Development of the subject property with the maximum number of high-density residential units permitted under the zoning code would generate a net increase of 38 trips during the morning peak hour, 46 trips during the evening peak hour and 504 trips during an average day.

3. Development of the subject property under the likely development scenario with up to 71 residential dwelling units is projected to result in a net increase of 25 trips during the morning peak hour, 30 trips during the evening peak hour and 338 trips during an average day.

4. Adequate sight distance is available for a future driveway access serving the site on the N Meridian Street frontage.

5. A detailed review of the crash history in the site vicinity showed no significant existing hazards. No safety mitigations are recommended.

6. Based on the operational analysis, all study area intersections are projected to operate acceptably through the year 2025 planning horizon either with or without the addition of site trips from high-density residential development of the subject property. No mitigation is needed or recommended.

7. The Synchro/SimTraffic queuing analysis showed no significant queues at the study area intersections. No mitigation is needed or recommended.

8. The proposed zone change will not result in a “significant affect” as defined under Oregon’s Transportation Planning Rule. Therefore, no mitigations are recommended.

PROJECT DESCRIPTION

INTRODUCTION

The Housing Authority of Yamhill County has proposed a zone change for a 3.27-acre parcel at 1103 N Meridian Street in Newberg, Oregon. The property is currently zoned R1 (Low-Density Residential) and is proposed for R3 (High-Density Residential) zoning.

The purpose of this study is to assess the potential traffic impacts of the proposed rezone on the nearby street system and to recommend any required mitigative measures. The proposed rezone is to be evaluated based on the reasonable worst-case development that could occur as a permitted use under the existing and proposed zonings. This requirement is typical of zone change applications, and is based on the application of the State of Oregon's Transportation Planning Rule.

In addition to the long-range (year 2025) analysis required for the proposed zone change, a build-out (year 2012) analysis is provided to identify short-term impacts expected from future development of the subject property.

Detailed information on traffic counts, trip generation calculations, and level of service calculations is included in the appendix to this report.

LOCATION DESCRIPTION

The subject property is located on the west side of N Meridian Street between Sierra Vista Street and Jacqueline Court in Newberg, Oregon. Site access is available via the frontage on N Meridian Street. It is currently developed with a single home that takes access to N Meridian Street.

The City of Newberg requires an operational and safety analysis of the potential traffic impacts to the intersections of N Meridian Street at Fulton Street, N Meridian Street at Sierra Vista Street, and N College Street/Highway 219 at Sierra Vista Street. In addition, analysis of potential site access on N Meridian Street is included.

North College Street forms a portion of the Hillsboro-Silverton Highway (OR 219) and is classified by the Oregon Department of Transportation as a District highway. It is also classified by the City of Newberg as a Minor Arterial. North College Street has a posted speed limit of 35 mph in the site vicinity. It has a two-lane cross-section with the centerline striped for passing. Fog line stripes are provided on both sides of the roadway, along with a mix of paved and gravel shoulders. Some on-street parking is available in the vicinity of Sierra Vista Street.

Sierra Vista Street is classified by the City of Newberg as a Local Residential street. It has a statutory speed limit of 25 mph. The roadway is approximately 18 feet wide with gravel shoulders and no centerline striping. There are no sidewalks on either side of the roadway.

North Evergreen Drive is classified by the City of Newberg as a Local Residential street and has a statutory speed limit of 25 mph. It has a gravel surface and is approximately 18 feet wide. There are no sidewalks on either side of the roadway. North Evergreen Drive terminates in a dead-end at the fence at the north property line of the subject property.

North Meridian Street is classified by the City of Newberg as a Minor Collector and has a statutory speed limit of 25 mph. In the vicinity of the project site, there are curbs, gutters, sidewalks and on-street parking on both sides of the roadway. One travel lane is provided in each direction, and the centerline is striped to allow passing.

Fulton Street is classified by the City of Newberg as a Major Collector and has a statutory speed of 25 mph. It has a two-lane cross-section with the centerline striped for passing. Curbs, gutters and on-street parking are provided on both sides of the roadway. A sidewalk is also provided on the north side of the roadway between N Meridian Street and N Center Street.

The intersection of College Street/Highway 219 at Sierra Vista Street is a T-intersection controlled by a stop sign on the westbound Sierra Vista Street approach. Through traffic travelling along Highway 219 does not stop. Each approach has a single, shared travel lane.

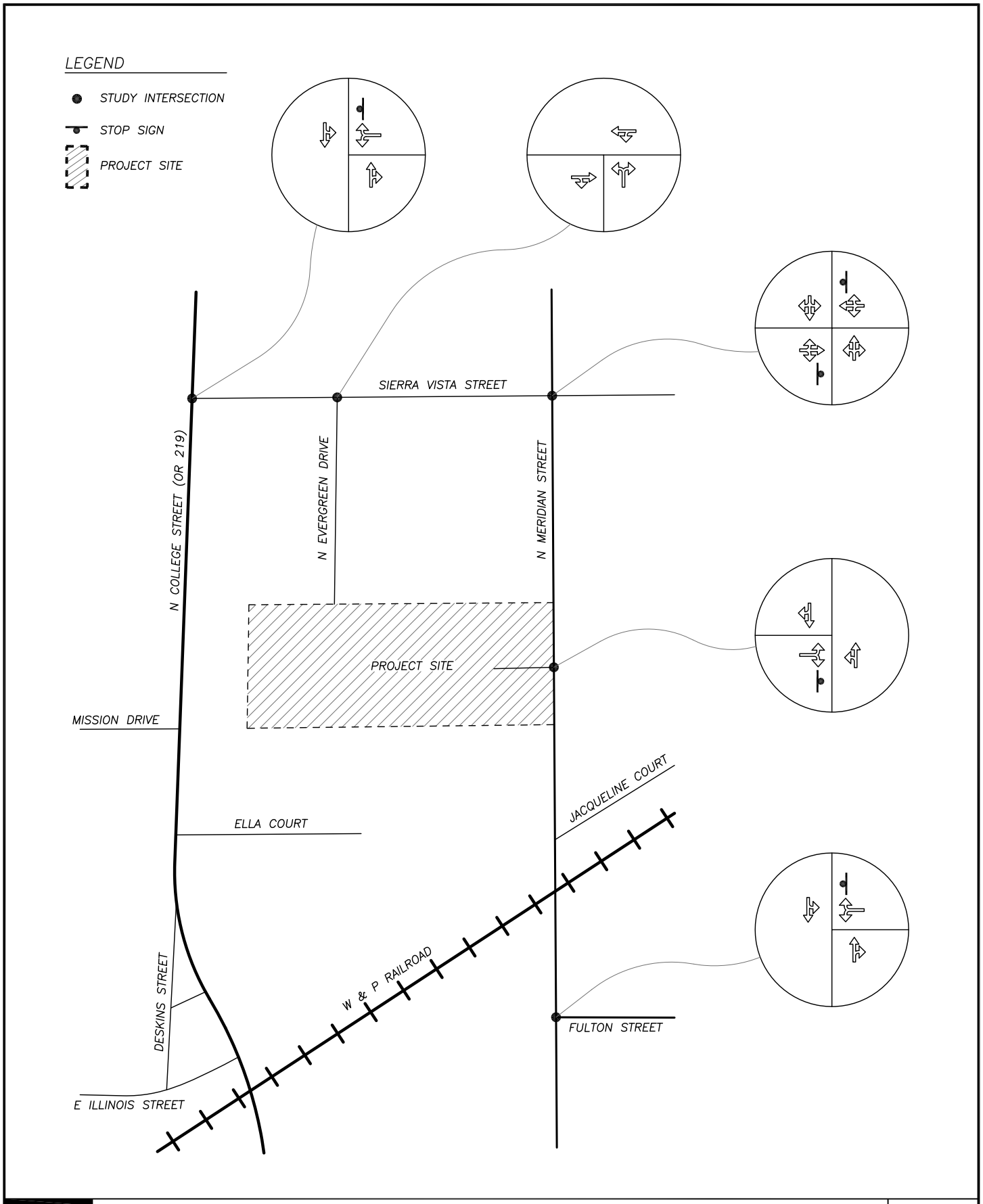
The intersection of Sierra Vista Street at N Evergreen Drive is an uncontrolled T-intersection. Each approach has a single, shared travel lane.

The intersection of N Meridian Street at Sierra Vista Street is a 4-way intersection controlled by stop signs on the eastbound and westbound Sierra Vista Street approaches. Each approach has a single, shared travel lane.

The intersection of N Meridian Street at Fulton Street is a T-intersection controlled by a stop sign on the westbound Fulton Street approach. Each approach has a single, shared travel lane.

Manual turning movement counts were made at the intersections of N Meridian Street at Fulton Street, N Meridian Street at Sierra Vista Street and College Street at Sierra Vista Street during July 2010 from 7:00 to 9:00 AM and from 4:00 to 6:00 PM. The peak hours typically occur from about 8:00 to 9:00 AM and from 4:55 to 5:55 PM. Detailed traffic count data is included in the appendix to this report.

Figure 1 on page six shows the location of the site and the existing lane configurations and traffic control devices at the study intersections. Figure 2 on page seven shows the existing traffic volumes at the intersections.

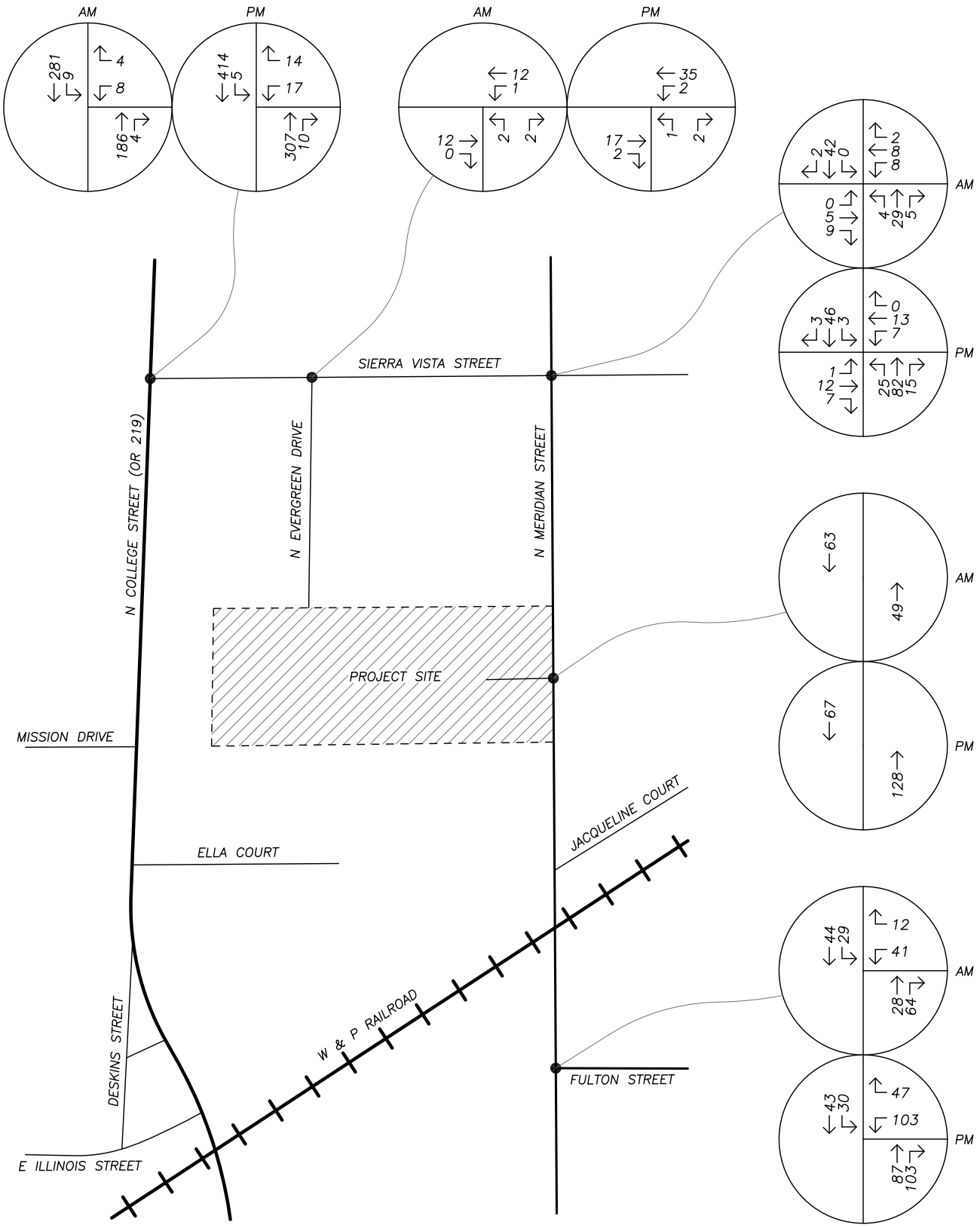


VICINITY MAP
Existing Lane Configurations
and Traffic Control Devices

no scale

FIGURE 1

PAGE 6



TRAFFIC VOLUMES
Existing Conditions
AM and PM Peak Hours

no scale

FIGURE 2

PAGE 7

TRIP GENERATION & DISTRIBUTION

TRIP GENERATION

To estimate the number of trips that could reasonably be generated under the proposed zone change, allowable development under the existing and proposed zoning was compared.

Under existing conditions, the R1 zoning allows development of the subject property with up to 4.4 residential dwellings per acre. Accordingly, the 3.27-acre site could be partitioned and developed with up to 14 single-family dwellings.

Under the proposed R3 zoning, up to 96 multi-family dwelling units could be placed on the subject property with one unit for every 1,500 square feet. These calculations include a reduction in site acreage to account for a 10' right-of way dedication the will be required along the Meridian Street frontage.

To estimate the number of trips that would be generated under each analysis scenario, trip rates from the manual *TRIP GENERATION*, Eighth Edition, published by the Institute of Transportation Engineers (ITE), were used. The trip rates used were for land-use codes 210, *Single-Family Detached Housing*, and 220, *Apartment*. The trip generation rates are based on the number of dwelling units.

The trip generation calculations show that the proposed rezone could result in a net increase of 38 trips during the morning peak hour with 7 entering and 31 exiting the site. 46 additional trips are expected during the evening peak hour with 30 entering and 16 exiting the site. A weekday increase of 504 trips is expected with half entering and half exiting.

A summary of the trip generation calculations for the reasonable worst-case zone change scenario is provided in the following table. Detailed calculations are included in the appendix to this report.

WEEKDAY TRIP GENERATION SUMMARY

Meridian Street Zone Change

		AM Peak Hour			PM Peak Hour			Weekday		
	Units	In	Out	Total	In	Out	Total	In	Out	Total
Apartment Units	96	10	39	49	39	21	60	319	319	638
Single Family Homes	14	3	8	11	9	5	14	67	67	134
Net Zone Change Trips		**7**	**31**	**38**	**30**	**16**	**46**	**252**	**252**	**504**

Since an existing historical home and significant site trees will limit the achievable density on the site, a second analysis scenario was prepared based on the maximum number of dwelling units likely to be constructed given the constraints of the site. This scenario includes up to 71 multi-family residential dwelling units.

The trip generation calculations show that the proposed rezone could result in a net increase of 25 trips during the morning peak hour with 6 entering and 30 exiting the site. 30 additional trips are expected during the evening peak hour with 20 entering and 10 exiting the site. A weekday increase of 338 trips is expected with half entering and half exiting.

A summary of the trip generation calculations for the likely development scenario is provided in the following table. Detailed calculations are included in the appendix to this report.

WEEKDAY TRIP GENERATION SUMMARY

Meridian Street Development Scenario

		AM Peak Hour			PM Peak Hour			Weekday		
	Units	In	Out	Total	In	Out	Total	In	Out	Total
Apartment Units	71	7	29	36	29	15	44	236	236	472
Single Family Homes	14	3	8	11	9	5	14	67	67	134
Net Zone Change Trips		**4**	**21**	**25**	**20**	**10**	**30**	**169**	**169**	**338**

Based on the land use, no reductions were taken for pass-by trips. In order to provide a conservative analysis, no reductions were taken for transit use.

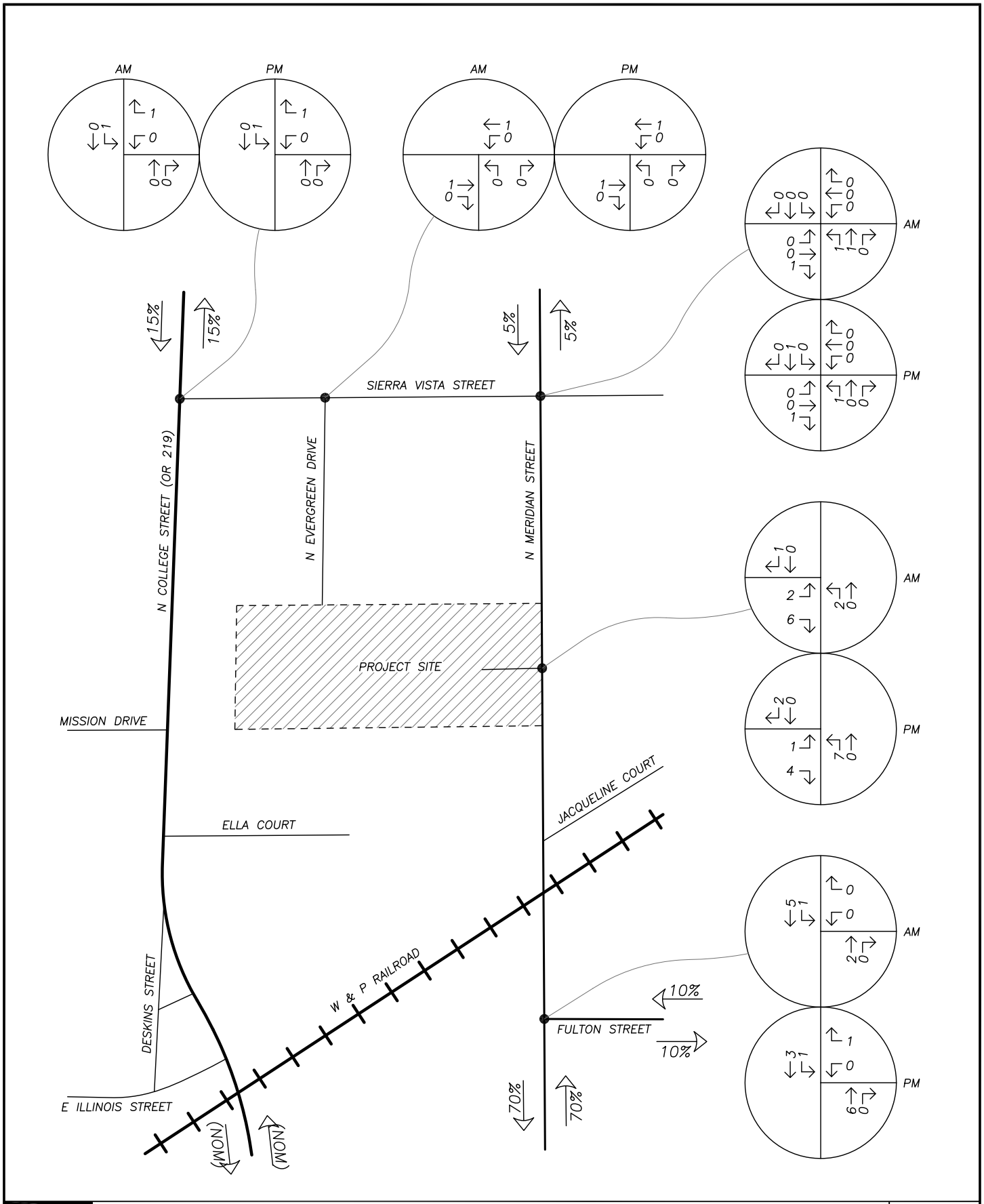
1e

TRIP DISTRIBUTION

The assignment of site trips from potential development of the subject properties was determined based on existing traffic patterns, the locations of major transportation facilities, and the anticipated origin and destination points for potential residents.

Seventy percent of site trips were projected to travel to and from the south on N Meridian Street. An additional ten percent were projected to travel to and from the east on Fulton Street. Twenty percent of site trips were projected to travel to and from the north. Most of these trips were assigned to N College Street, however some local trips to and from the north and northeast were assigned to N Meridian Street.

Figure 3 on page 11 shows the distribution and assignment of residential site trips from potential development of the subject property under the existing zoning. Figure 4 on page 12 shows the distribution and assignment of residential site trips from worst-case development of the subject property under the proposed zoning, as required to address Oregon's Transportation Planning Rule. Figure 5 on page 13 shows the distribution and assignment of residential site trips under the likely development scenario.

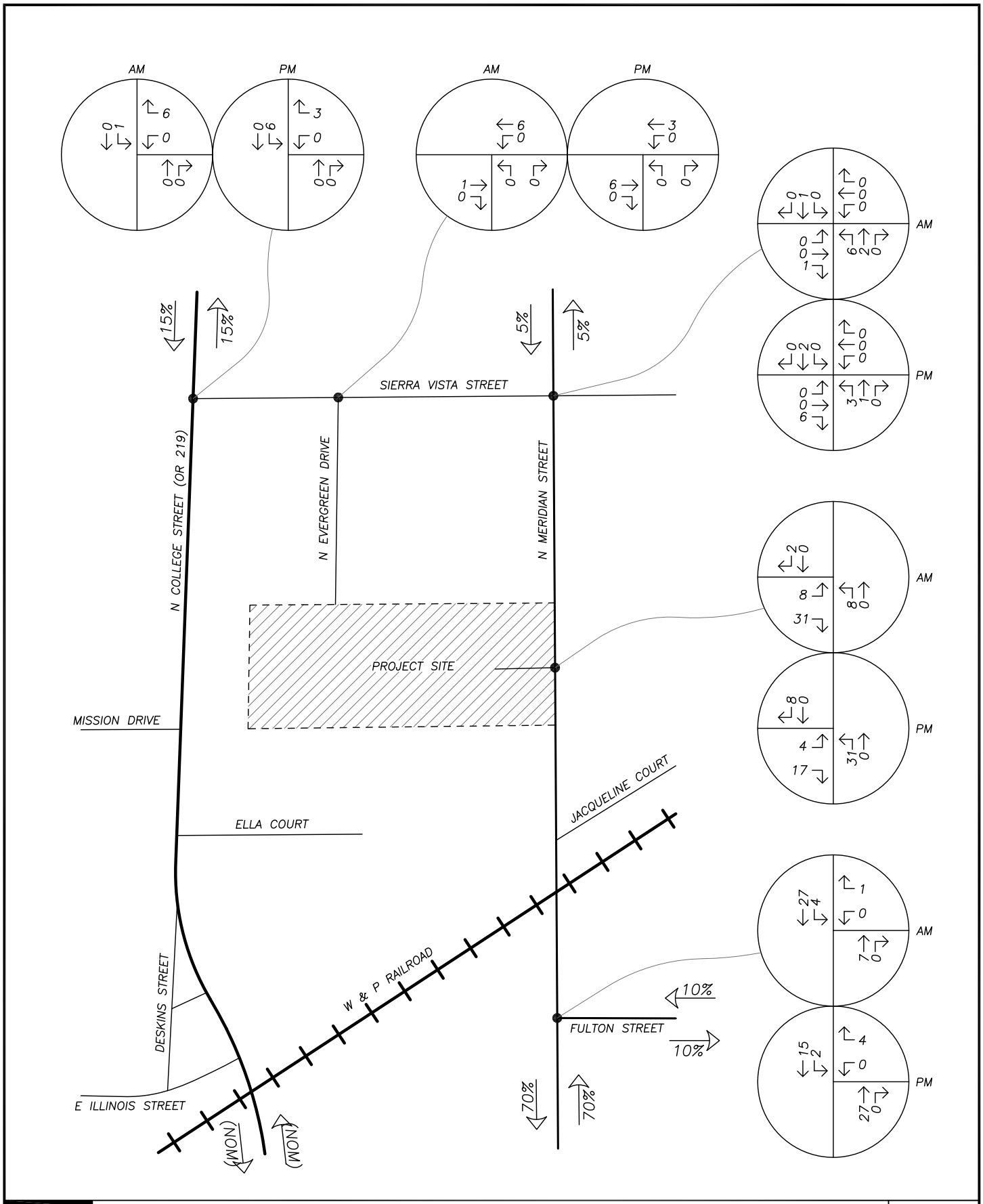


SITE TRIP DISTRIBUTION AND ASSIGNMENT
Existing Zoning
AM & PM Peak Hours

no scale

FIGURE 3

PAGE 11

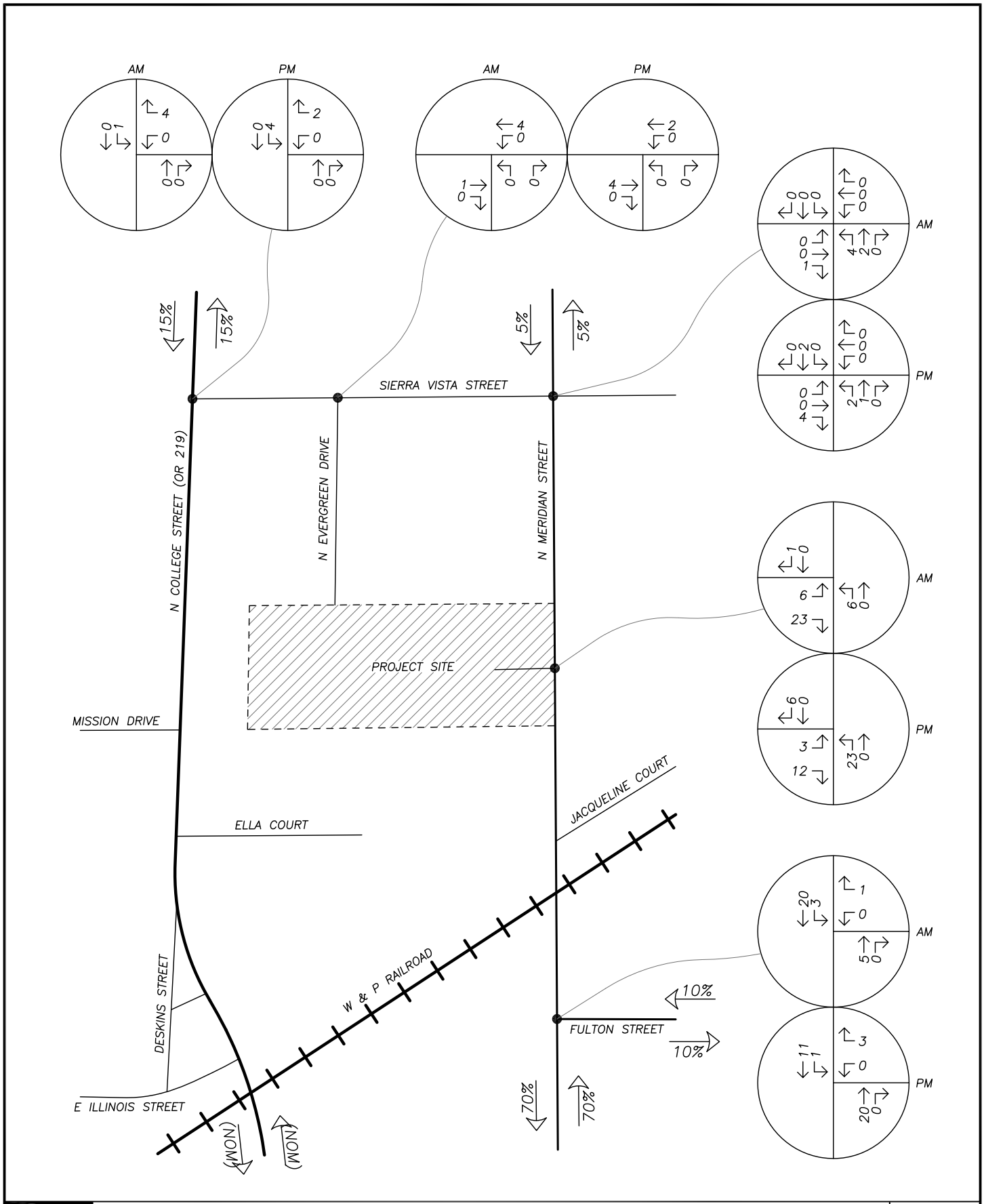


SITE TRIP DISTRIBUTION AND ASSIGNMENT
Maximum Development Permitted Under Proposed Zoning
AM & PM Peak Hours

no scale

FIGURE 4

PAGE 12



SITE TRIP DISTRIBUTION AND ASSIGNMENT
Likely Development Scenario
AM and PM Peak Hours

no scale

FIGURE 5

PAGE 13

SAFETY ANALYSIS

SIGHT DISTANCE

Sight distance was examined along the site frontage on N Meridian Street in order to determine where safe access to the highway could be established. Required intersection sight distance was calculated from the equations given in *A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS*, published in 2001 by the American Association of State Highway and Transportation Officials (AASHTO). The measurements are based on a driver's eye height of 3.5 feet above the roadway and an object height of 3.5 feet, with the driver's eye 15 feet behind the edge of the near side travel lane. Based on the statutory 25 mph speed limit, the required intersection sight distance is 280 feet in each direction.

There are no horizontal or vertical curvatures or obstructions limiting sight distance from locations along the property's frontage. Accordingly, access could be taken at any location along the site frontage.

CRASH HISTORY

The most recent three years of crash data for the area intersections was obtained from the Oregon Department of Transportation's Crash Analysis and Reporting Unit, in order to identify any existing safety deficiencies in the site vicinity. Generally, crashes are evaluated based on both the number of crashes and the relative frequency of crashes as compared to the volume of traffic. Crash rates lower than one crash per million entering vehicles are typically not associated with significant safety deficiencies. Crash rates of 1.0 or greater may be indicative of safety deficiencies and therefore merit a more detailed crash investigation.

The intersection of N College Street at Sierra Vista Street had one reported crash during the most recent three-year period for which crash data is available. It involved a northbound vehicle travelling along N College Street that collided at low speed with a southbound pedestrian walking on the east side of the roadway. No injuries were reported as a result of the collision. The incident occurred on a clear, dry day, and no factors contributing to the crash are detailed. The crash data indicates the cause of the collision only as "other – not improper driving". The crash rate for the intersection was calculated to be 0.12 crashes per million entering vehicles. Based on the crash analysis for this intersection, no significant concerns were noted and no mitigation is recommended.

The intersection of Sierra Vista Street at N Evergreen Drive had no reported crashes during the most recent three-year period for which crash data is available. No safety concerns are noted, and no mitigation is recommended.

The intersection of N Meridian Street at Sierra Vista Street had one reported crash during the most recent three-year period for which crash data is available. It involved a westbound vehicle travelling on Sierra Vista Street that failed to stop at the stop sign and collided with a southbound through vehicle travelling on N Meridian Street. The crash rate for the intersection was calculated to be 0.43

crashes per million entering vehicles. Based on the crash analysis for this intersection, no significant concerns were noted and no mitigation is recommended.

The intersection of N Meridian Street at Fulton Street had no reported crashes during the most recent three-year period for which crash data is available. No safety concerns are noted, and no mitigation is recommended.

OPERATIONAL ANALYSIS

BACKGROUND TRAFFIC

Prior to assigning site trips to the area intersections, the existing traffic volumes were increased in order to account for seasonal traffic variations, background traffic associated with operation of the nearby George Fox University campus, development of the Springbrook properties and other anticipated growth in the study area.

For streets operating under City of Newberg jurisdiction, an annual growth rate of two percent per year was included to account for increases in traffic volumes that can be expected as a result of additional development expected to occur in the future within Newberg and the surrounding areas. It is expected that this site could be developed and occupied by 2012, so the growth rate was applied over a two-year period to generate year 2012 background traffic volumes. The growth rate was also applied over a 15-year period to generate year 2025 background traffic volumes. This long-range analysis is required in order to address Oregon's Transportation Planning Rule requirements for the proposed Comprehensive Plan Amendment and Zone Change.

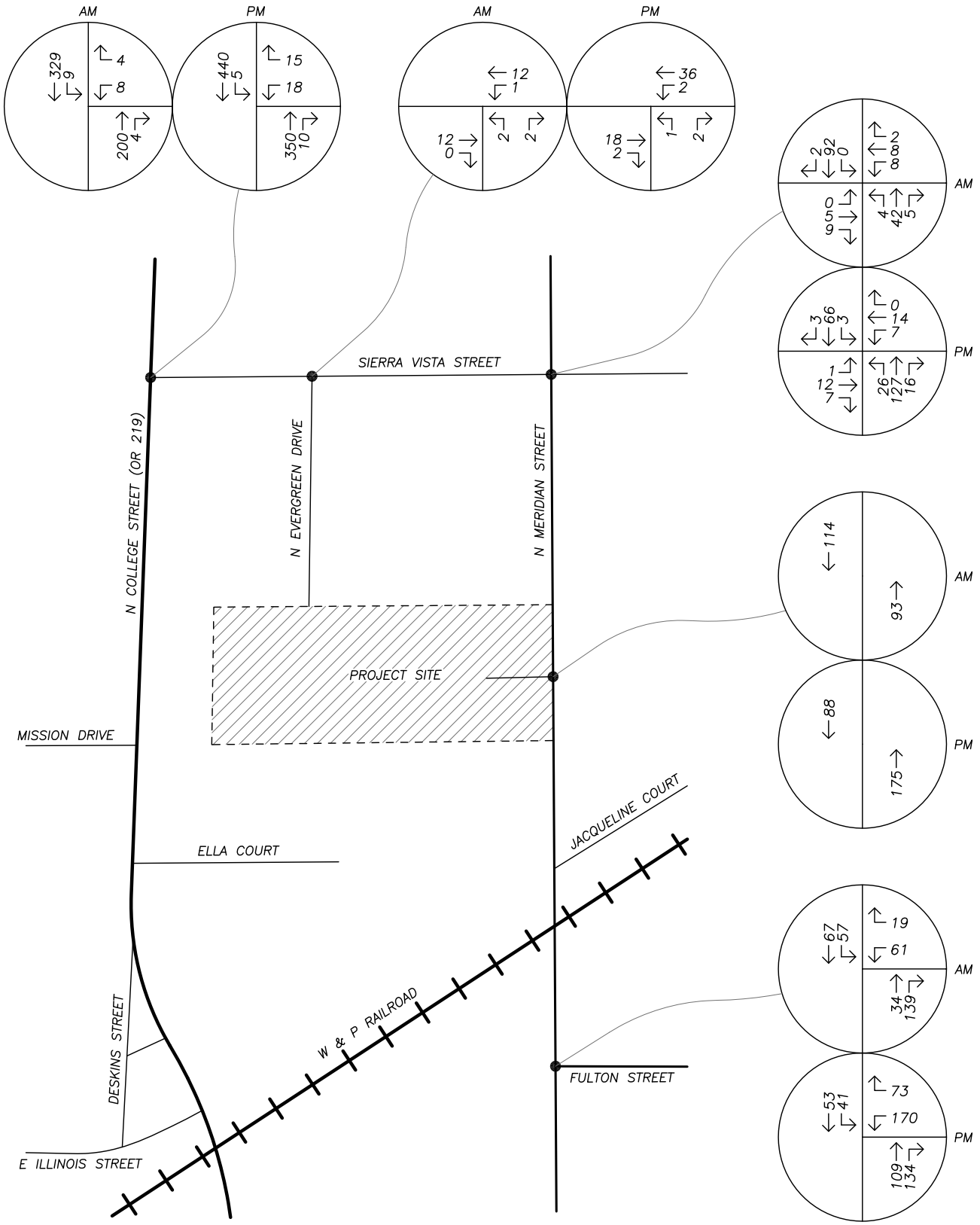
One of the analysis intersections is located on a District Highway. The Oregon Department of Transportation maintains detailed traffic information and resources for determining design hour volumes for current and future years. Using the methods described in ODOT's Analysis Procedures Manual for developing design hour volumes, the existing traffic counts were factored using a seasonal adjustment and model growth data to determine the projected year 2012 and year 2025 30th-highest-hour traffic volumes on N College Street/OR219. The seasonal adjustment factor was calculated to be 1.00 and the annual growth factor was calculated to be 1.16% per year (linear).

In addition to the nominal growth rates, in-process trips from George Fox University were added to the existing traffic volumes to account for the fact that traffic counts were conducted during the summer months when the school is not operating at capacity. Approved trips from the Springbrook Development were also added to the year 2025 background traffic volumes, since it is likely that development of this area will be completed by 2025. Figures illustrating the in-process trips from George Fox University and the Springbrook Development are included in the technical appendix to this report.

Figure 6 on page 17 shows the projected year 2012 background traffic volumes at the analysis intersections. Figure 7 on page 18 shows the year 2012 traffic volumes with the addition of site trips from high-density residential development of the subject property.

Figure 8 on page 19 shows the projected year 2025 background traffic volumes including development of the subject property with 14 single-family homes, as permitted under the existing R1 zoning. Figure 9 on page 20 shows the year 2025 traffic volumes with the addition of high-density residential development under the proposed R3 zoning designation.

A diagram showing the net increase in site trips from the existing to the proposed zoning is also included in the technical appendix.

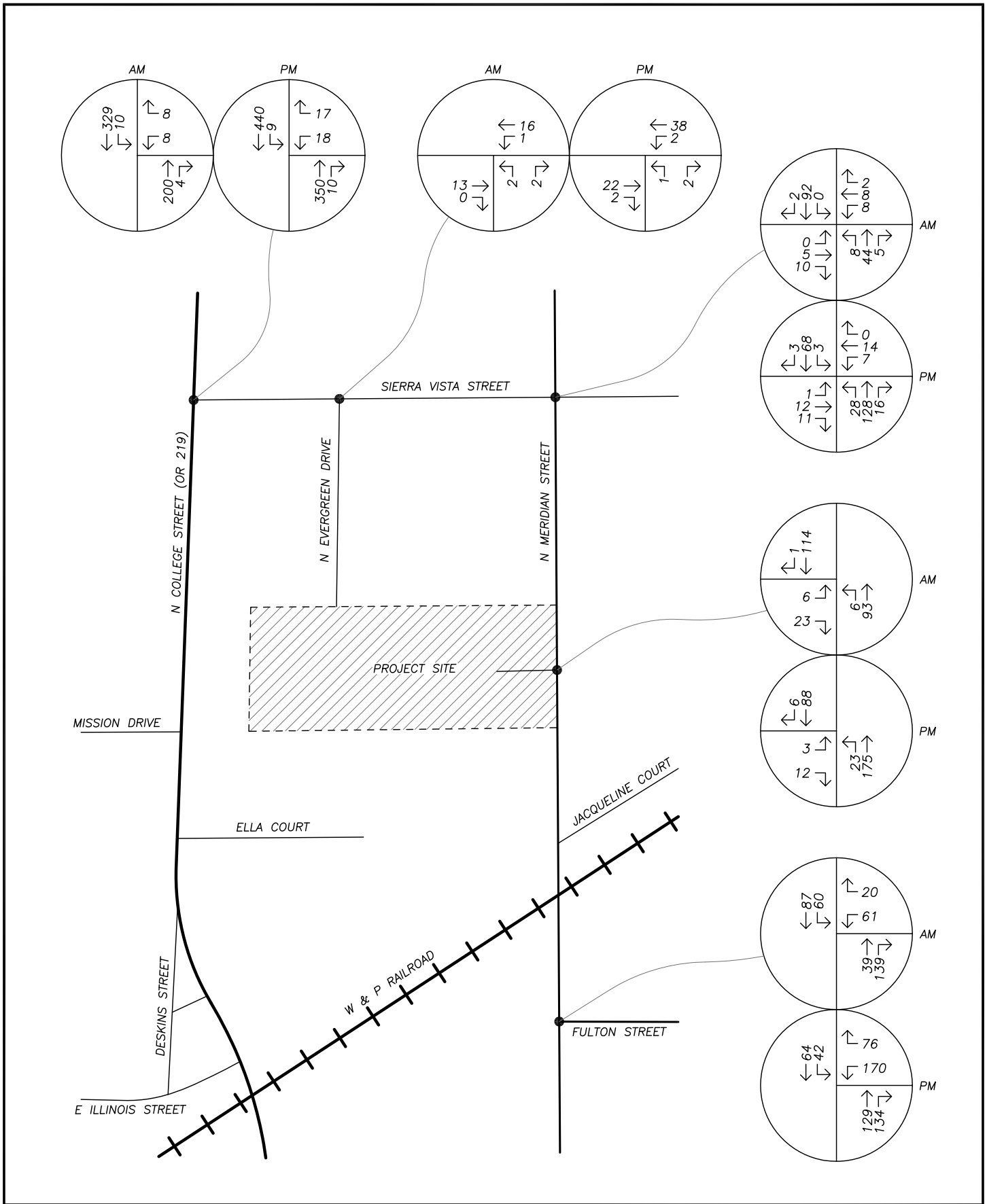


TRAFFIC VOLUMES
Year 2012 Background
AM and PM Peak Hours

no scale

FIGURE 6

PAGE 17

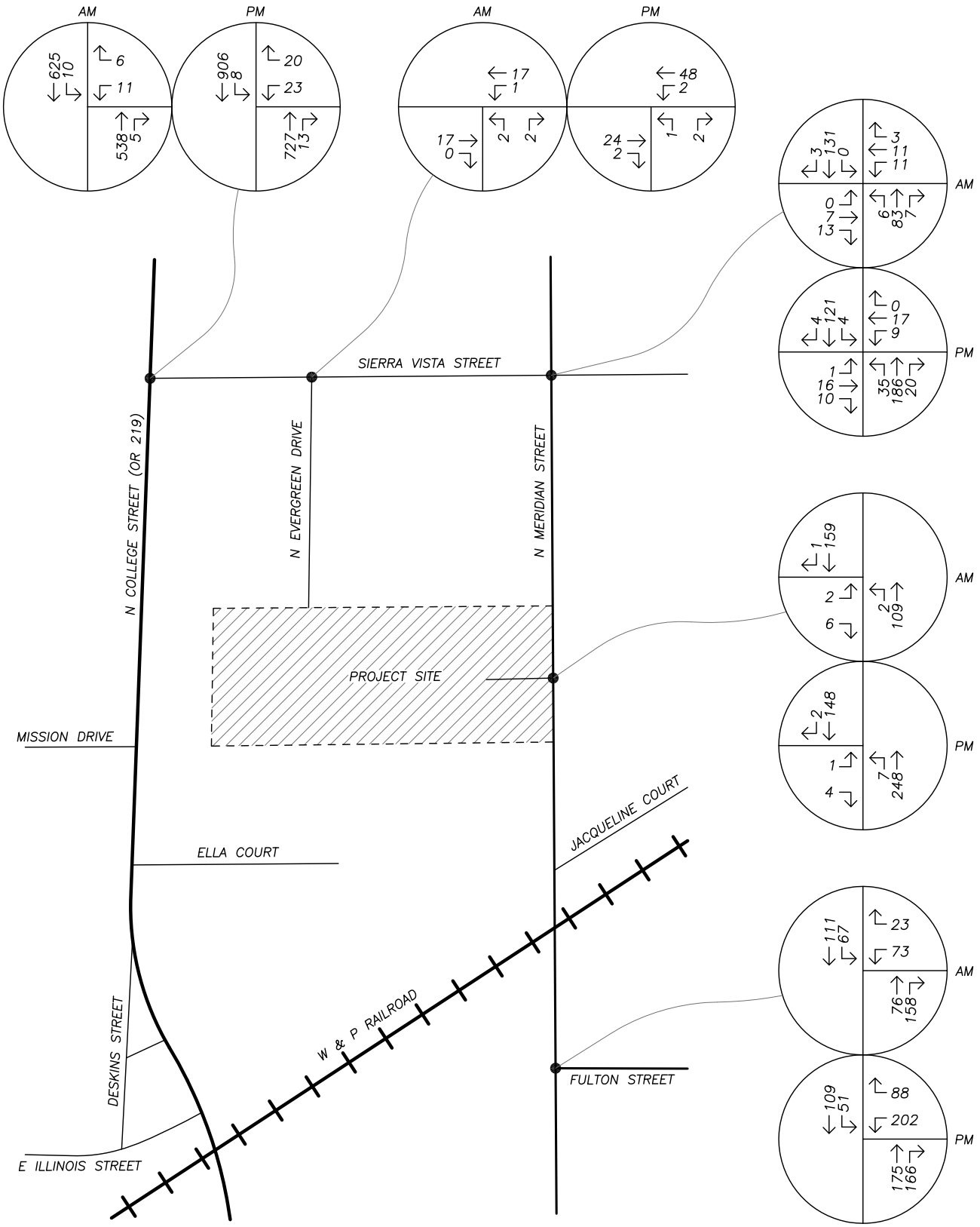


TRAFFIC VOLUMES
Year 2012 Background plus Site Development
AM and PM Peak Hours

no scale

FIGURE 7

PAGE 18

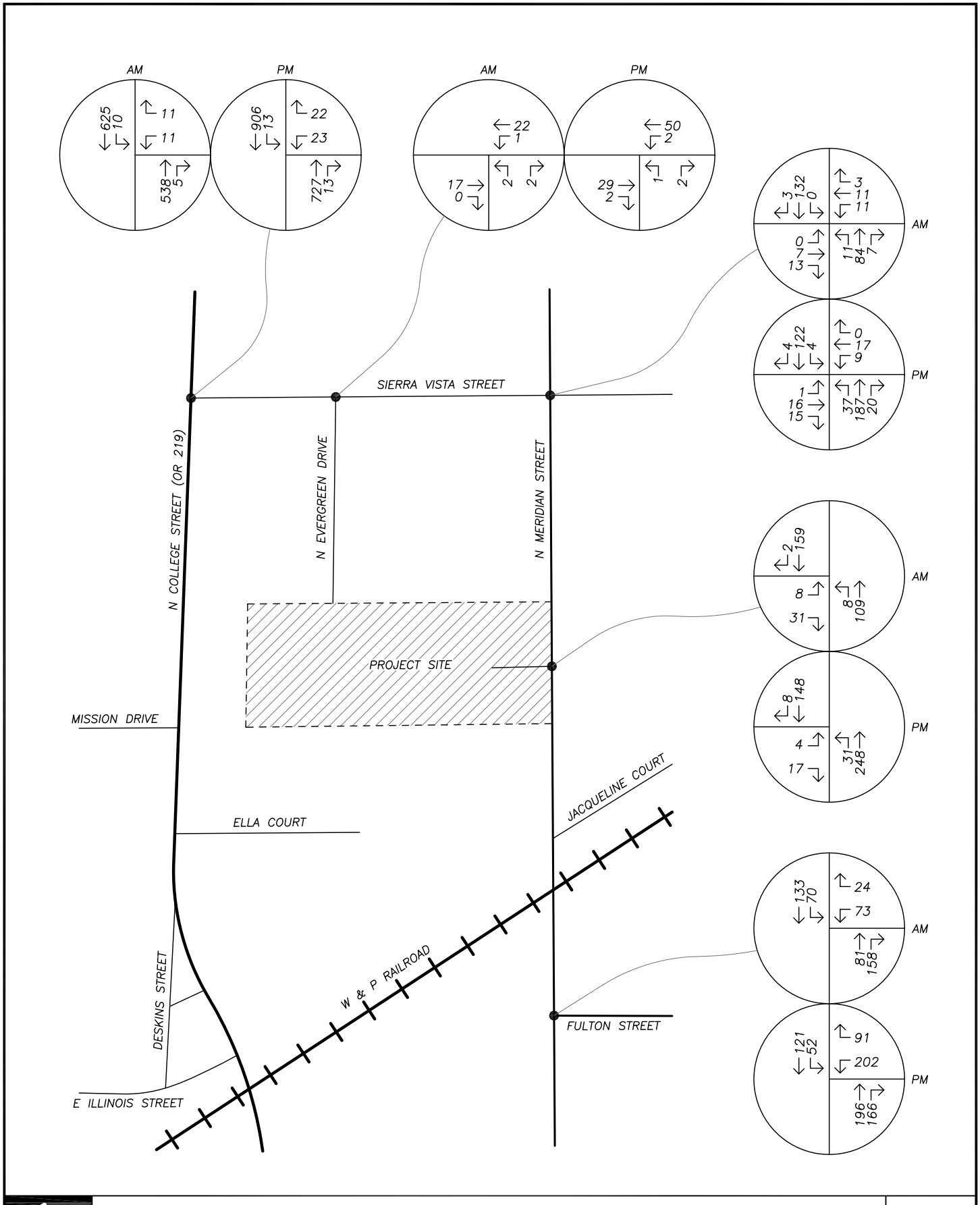


TRAFFIC VOLUMES
Year 2025 Background (Existing Zoning)
AM and PM Peak Hours

no scale

FIGURE 8

PAGE 19



TRAFFIC VOLUMES
Year 2025 Background plus Zone Change
AM and PM Peak Hours

no scale

FIGURE 9

PAGE 20

CAPACITY ANALYSIS

To determine the level of service at the study intersections, a capacity analysis was conducted. The analysis was conducted according to the signalized and unsignalized intersection analysis methodologies in the 2000 *HIGHWAY CAPACITY MANUAL* (HCM) published by the Transportation Research Board. The level of service can range from A, which indicates very little or no delay, to level F, which indicates a high degree of congestion and delay. For unsignalized intersections, level of service E is generally considered to be the minimum operational standard.

The Oregon Highway Plan dictates that District Highway intersections within an Urban Growth Boundary on highways with a posted speed less than or equal to 35 mph operate with a volume-to-capacity (v/c) ratio of 0.90 or less. The v/c ratio is an indication of the portion of intersection capacity being used under the analyzed conditions, with a value of 1.0 indicating an intersection that is operating at capacity. This operational standard applies at the intersection of College Street and Sierra Vista Street since College Street is a District Highway.

Under existing conditions, the intersection of N College Street/OR 219 at Sierra Vista Street is operating with a v/c ratio of 0.13 during the morning peak hour and a v/c ratio of 0.23 during the evening peak hour. Under year 2012 traffic conditions, the intersection is projected to operate with a v/c ratio of 0.14 during the morning peak hour and a v/c ration of 0.26 during the evening peak hour either with or without the addition of site trips from high-density residential development of the subject property. Under year 2025 traffic conditions, the intersection is projected to operate with a v/c ratio of 0.35 during the morning peak hour and a v/c ratio of 0.46 during the evening peak hour either with or without the addition of site trips from the proposed zone change. The intersection operates acceptably under all analysis scenarios. No operational mitigations are needed and none are proposed.

The intersection of Sierra Vista Street at N Evergreen Drive is projected to operate at level of service A during the morning and evening peak hours under all analysis scenarios. Intersection operation is acceptable and no mitigations are proposed.

The intersection of N Meridian Street at Sierra Vista Street is currently operating at level of service A during the morning peak hour and level of service B during the evening peak hour. Under all future analysis scenarios, the intersection is projected to operate at level of service B during the morning and evening peak hours. Intersection operation is acceptable and no mitigations are proposed.

The intersection of N Meridian Street at the site access is projected to operate at level of service A under all future analysis scenarios. No operational improvements are recommended to support the proposed site access driveway on N Meridian Street.

The intersection of N Meridian Street at Fulton Street is currently operating at level of service B during the morning and evening peak hours. Under year 2012 background conditions, the intersection is projected to continue to operate at level of service B during the morning and evening peak hours. With the addition of site trips from development of the subject property, the intersection is projected to operate at level of service B during the morning peak hour and level of service C during the evening peak hour. Under year 2025 background traffic conditions, the intersection is projected to operate at level of service B during the morning peak hour and level of service C during the evening peak

hour. With the addition of site trips under the proposed zone change, the intersection is projected to operate at level of service B during the morning peak hour and level of service D during the evening peak hour. Intersection operation is acceptable under all analysis scenarios, therefore no operational mitigation is recommended.

It should also be noted that in both analysis years, the addition of site trips results in a degradation of level of service by one letter grade at the intersection of N Meridian Street and Fulton Street during the evening peak hour. This is somewhat coincidental, since in each case, the intersection operation without the development is very near the threshold between level of service designations. In actuality, the increase in average delay resulting from development of the site is only one second per vehicle in the near term scenario and two seconds per vehicle in the long term scenario. The impacts of the site are minimal, and the gradual increase in delay is mostly a function of background traffic growth and other nearby developments.

The results of the capacity analysis, along with the Levels of Service (LOS) and delay are shown in the table on the following page. Detailed capacity analysis results are included in the appendix to this report.

As detailed in the summary table, all study intersections currently operate acceptably during the morning and evening peak hours and will continue to operate acceptably through 2025 with development under the proposed zone change. No operational mitigations are necessary or recommended.

1e

LEVEL OF SERVICE SUMMARY

	AM Peak Hour			PM Peak Hour		
	LOS	Delay	V/C	LOS	Delay	V/C
N College Street/OR 219 at Sierra Vista Street						
Existing Conditions	B	12	0.13	B	15	0.23
2012 Background	B	13	0.14	C	16	0.26
2012 Background plus Site	B	12	0.14	C	16	0.26
2025 Background + EX Zoning	C	23	0.35	E	41	0.46
2025 Background + Zone Change	C	21	0.35	E	41	0.46
Sierra Vista Street at N Evergreen Drive						
Existing Conditions	A	9	0.01	A	9	0.01
2012 Background	A	9	0.01	A	9	0.02
2012 Background plus Site	A	9	0.01	A	9	0.02
2025 Background + EX Zoning	A	9	0.01	A	9	0.02
2025 Background + Zone Change	A	9	0.01	A	9	0.02
N Meridian Street at Sierra Vista Street						
Existing Conditions	A	10	0.03	B	10	0.04
2012 Background	B	10	0.03	B	12	0.05
2012 Background plus Site	B	10	0.03	B	12	0.05
2025 Background + EX Zoning	B	11	0.05	B	13	0.07
2025 Background + Zone Change	B	11	0.05	B	14	0.07
N Meridian Street at Site Access						
2012 Background plus Site	A	10	0.09	A	9	0.07
2025 Background + EX Zoning	A	10	0.11	A	10	0.10
2025 Background + Zone Change	A	10	0.11	A	10	0.11
N Meridian Street at Fulton Street						
Existing Conditions	B	10	0.09	B	12	0.25
2012 Background	B	12	0.17	B	15	0.45
2012 Background plus Site	B	12	0.18	C	16	0.47
2025 Background + EX Zoning	B	13	0.20	C	24	0.65
2025 Background + Zone Change	B	13	0.21	D	26	0.69

LOS = Level of Service
Delay = Average Delay per Vehicle in Seconds
V/C = Volume-to-Capacity ratio (Degree Utilization)

1e

QUEUING ANALYSIS

An analysis of the queuing at the study intersection was conducted for existing, year 2012 and year 2025 traffic conditions. The 95th percentile queue lengths were determined based on a SimTraffic micro-simulation model. This means that 95-percent of the time, the queue length will be less than or equal to what is calculated.

The 95th percentile queue lengths for all analysis scenarios are presented in the table on the following page. More detailed queuing worksheets are included in the appendix to this report.

As shown in the table, no significant queues accumulate on any of the intersection approaches under any analysis scenarios. The maximum projected queues occur on the westbound Fulton Street approach to N Meridian Street and consist of six vehicles in queue. Based on the queuing analyses, no mitigations are recommended.

QUEUING SUMMARY

	Direction			
	EB	WB	NB	SB
N College Street/OR 219 at Sierra Vista Street				
Existing Conditions	N/A	47'	0'	26'
2012 Background	N/A	52'	7'	16'
2012 Background plus Site	N/A	47'	6'	18'
2025 Background + EX Zoning	N/A	58'	10'	82'
2025 Background + Zone Change	N/A	63'	22'	81'
Sierra Vista Street at N Evergreen Drive				
Existing Conditions	0'	0'	4'	N/A
2012 Background	0'	0'	6'	N/A
2012 Background plus Site	0'	0'	0'	N/A
2025 Background + EX Zoning	0'	0'	6'	N/A
2025 Background + Zone Change	0'	0'	0'	N/A
N Meridian Street at Sierra Vista Street				
Existing Conditions	43'	40'	15'	0'
2012 Background	43'	40'	22'	8'
2012 Background plus Site	43'	43'	19'	0'
2025 Background + EX Zoning	45'	44'	29'	6'
2025 Background + Zone Change	46'	46'	30'	13'
N Meridian Street at Site Access				
2012 Background plus Site	45'	N/A	23'	0'
2025 Background + EX Zoning	27'	N/A	11'	0'
2025 Background + Zone Change	43'	N/A	27'	0'
N Meridian Street at Fulton Street				
Existing Conditions	N/A	66'	6'	24'
2012 Background	N/A	84'	4'	41'
2012 Background plus Site	N/A	88'	7'	48'
2025 Background + EX Zoning	N/A	136'	10'	58'
2025 Background + Zone Change	N/A	143'	5'	60'

Note: The reported queues represent the 95th percentile queue lengths observed from the Synchro/SimTraffic simulation model. The greater of the AM and PM peak hour queues is reported for each approach direction and analysis scenario.

TRANSPORTATION PLANNING RULE ANALYSIS

The primary test of the TPR is to determine if an amendment to a functional plan, an acknowledged comprehensive plan, or a land use regulation will "significantly affect" an existing or planned transportation facility. The definition of significant affect is addressed in the following sections of this letter.

> *OAR 660-012-0060*
> *(1) Where an amendment to a functional plan, an acknowledged comprehensive plan, or a land use regulation would significantly affect an existing or planned transportation facility, the local government shall put in place measures as provided in section (2) of this rule to assure that allowed land uses are consistent with the identified function, capacity, and performance standards (e.g. level of service, volume to capacity ratio, etc.) of the facility. A plan or land use regulation amendment significantly affects a transportation facility if it would:*
> *(a) Change the functional classification of an existing or planned transportation facility (exclusive of correction of map errors in an adopted plan);*

The proposed zone change will not change the functional classification of any existing or planned transportation facilities.

> *(b) Change standards implementing a functional classification system; or*

The proposed zone change will not change the standards underlying the City's functional classification system.

> *(c) As measured at the end of the planning period identified in the adopted transportation system plan:*
> *(A) Allow land uses or levels of development that would result in types or levels of travel or access that are inconsistent with the functional classification of an existing or planned transportation facility;*
> *(B) Reduce the performance of an existing or planned transportation facility below the minimum acceptable performance standard identified in the TSP or comprehensive plan; or*
> *(C) Worsen the performance of an existing or planned transportation facility that is otherwise projected to perform below the minimum acceptable performance standard identified in the TSP or comprehensive plan.*

The types and levels of travel and access for this site are consistent with the functional classification of the area roadways under both the existing and proposed zoning. All existing and planned transportation facilities are projected to operate above the minimum acceptable performance standards identified in the City of Newberg's Transportation System Plan and the Oregon Highway Plan either with or without the addition of traffic from the proposed zone change.

The proposed zone change will not result in a "significant affect" as defined under Oregon's Transportation Planning Rule. Therefore, no mitigations are recommended.

1e

CONCLUSIONS

Adequate sight distance is available for a future driveway access serving the site on the N Meridian Street frontage.

A detailed review of the crash history in the site vicinity showed no significant existing hazards. No safety mitigations are recommended.

Based on the operational analysis, all study area intersections are projected to operate acceptably through the year 2025 planning horizon either with or without the addition of site trips from high-density residential development of the subject property. No mitigation is needed or recommended.

The Synchro/SimTraffic queuing analysis showed no significant queues at the study area intersections. No mitigation is needed or recommended.

The proposed zone change will not result in a “significant affect” as defined under Oregon’s Transportation Planning Rule. Therefore, no mitigations are recommended.

DESKINS COMMONS

1103 NORTH MERIDIAN STREET
NEWBERG, OR

J.O. SGL 10-037

HOUSING ATHORITY OF YAMILL COUNTY

October 3, 2012

PRELIMINARY STORM DRAIN DETENTION AND WATER QUALITY CALCULATIONS

SISUL ENGINEERING
A Division of Sisul Enterprises, Inc.
375 Portland Avenue
Gladstone, OR 97027
phone: (503) 657-0188
fax: (503) 657-5779

Narrative:

Site Description:
The site is located at 1103 North Meridian Street in Newberg. The site is developed with one existing house that will remain and the remaining area is covered with grass and trees. The site is relatively flat and slopes slightly to the northwest. The site will be developed with several apartment buildings and parking lots.

Detention/Water Quality Requirements:
The City of Newberg is in the process of adopting the Cleanwater Services (CWS) standards, so the detention facilities will be designed to meet the CWS requirements. Per CWS, the detention requirements are to match the post developed release rate to the pre-developed runoff rate for the 2 through 25 year storm events. The water quality facilities will be designed using the City of Portland Stormwater Management Manual because it has stricter water quality requirements than CWS. Per the Portland Manual, water quality facilities shall be designed to treat a water quality storm event of 0.83 inches.

Site Conditions & Design Values - Pre Development:

Area:

Total Area = 144,980 sf = 3.33 Acres
Pervious Area = 141,633 = 3.25 acres
Impervious Area = 3,347 sf = 0.08 acres

Existing Use: The site is currently developed with one existing house and the remaining area is considered meadow/pasture.

Soil Type: This site has (1) soil type as identified by (Soil Survey Yamhill County Area, Oregon) (See Soil Survey Attachments)

Aloha silt loam Ah - Hydrologic Group 'C

Runoff Curve Numbers: (per Table 3.5.2B, King County Washington Surface Design Manual)

Meadow or Pasture - Hydrologic Group 'C' => 85
Impervious Surfaces, AC, Roofs etc.-Hydrologic Group 'C' => 98

Rainfall Distribution: (from isopluvials)

2yr, 24-hour storm => 2.5 inches
5yr, 24-hour storm => 3.0 inches
10yr, 24-hour storm => 3.5 inches
25yr, 24-hour storm => 4.0 inches

Time of Concentration – Pre Developed: (Design Values per Table 3.5.2C King County Washington Surface Design Manual)

Sheet Flow: $T_1 = \dfrac{0.42\,(n_s L)^{0.8}}{(P_2)^{0.5} * (s_o)^{0.4}}$

$L = 200$ ft.
$P_2 = 2.5$ in.
$S_o = 0.0100$
$n_s = 0.15$

Shallow Concentrated Flow: $T_2 = \dfrac{L}{60 * k * (S_o)^{0.5}}$

$L = 200$ ft.
$S_o = 0.0150$
$k = 11$

Total Time of Concentration: $T = T_1 + T_2 + T_3 + \ldots\ldots\ldots$

$$T_1 = \frac{0.42\,(0.15*200)^{0.8}}{(2.5)^{0.5} * (0.0100)^{0.4}} + \frac{200}{60 * 11 * (0.0150)^{0.5}} = 27.9 \text{ minutes}$$

Pre Development Hydographs:

The pre developed hydrographs will be generated using the Santa Barbara Urban Hydrograph (SBUH) Method. (KING COUNTY DEPARTMENT OF PUBLIC WORKS Surface Water Management Division, HYDROGRAPH PROGRAMS Version 4.21B)

2 year Runoff Rate – Pre Development

```
-----------------------------------------------------------------------
******************** S.C.S. TYPE-1A DISTRIBUTION ********************
*********   2-YEAR  24-HOUR STORM  ****  2.50" TOTAL PRECIP. *********

-----------------------------------------------------------------------
ENTER: A(PERV), CN(PERV), A(IMPERV), CN(IMPERV), TC FOR BASIN NO.  1
3.25,85,.08,98,27.9

DATA PRINT-OUT:

  AREA(ACRES)     PERVIOUS     IMPERVIOUS    TC(MINUTES)
                  A     CN     A     CN
      3.3         3.3  85.0     .1   98.0        27.9

  PEAK-Q(CFS)    T-PEAK(HRS)    VOL(CU-FT)
      .67           7.83          14471

ENTER [d:][path]filename[.ext] FOR STORAGE OF COMPUTED HYDROGRAPH:
1037-2.und
```

5 year Runoff Rate – Pre Development

```
-----------------------------------------------------------------------
******************** S.C.S. TYPE-1A DISTRIBUTION ********************
*********   5-YEAR  24-HOUR STORM  ****  3.00" TOTAL PRECIP. *********
-----------------------------------------------------------------------
ENTER: A(PERV), CN(PERV), A(IMPERV), CN(IMPERV), TC FOR BASIN NO.  1
3.25,85,.08,98,27.9

DATA PRINT-OUT:
  AREA(ACRES)     PERVIOUS     IMPERVIOUS    TC(MINUTES)
                  A     CN     A     CN
       3.3        3.3  85.0     .1  98.0        27.9

  PEAK-Q(CFS)    T-PEAK(HRS)    VOL(CU-FT)
       .94           7.83          19426

ENTER [d:][path]filename[.ext] FOR STORAGE OF COMPUTED HYDROGRAPH:
1037-5.und
```

10 year Runoff Rate – Pre Development

```
-----------------------------------------------------------------------
******************** S.C.S. TYPE-1A DISTRIBUTION ********************
*********  10-YEAR  24-HOUR STORM  ****  3.50" TOTAL PRECIP. *********
-----------------------------------------------------------------------
ENTER: A(PERV), CN(PERV), A(IMPERV), CN(IMPERV), TC FOR BASIN NO.  1
3.25,85,.08,98,27.9

DATA PRINT-OUT:
  AREA(ACRES)     PERVIOUS     IMPERVIOUS    TC(MINUTES)
                  A     CN     A     CN
       3.3        3.3  85.0     .1  98.0        27.9

  PEAK-Q(CFS)    T-PEAK(HRS)    VOL(CU-FT)
      1.24           7.83          24597

ENTER [d:][path]filename[.ext] FOR STORAGE OF COMPUTED HYDROGRAPH:
1037-10.und
```

25 year Runoff Rate – Pre Development

```
-----------------------------------------------------------------------
******************** S.C.S. TYPE-1A DISTRIBUTION ********************
*********  25-YEAR  24-HOUR STORM  ****  4.00" TOTAL PRECIP. *********
-----------------------------------------------------------------------
ENTER: A(PERV), CN(PERV), A(IMPERV), CN(IMPERV), TC FOR BASIN NO.  1
3.25,85,.08,98,27.9

DATA PRINT-OUT:
  AREA(ACRES)     PERVIOUS     IMPERVIOUS    TC(MINUTES)
                  A     CN     A     CN
       3.3        3.3  85.0     .1  98.0        27.9

  PEAK-Q(CFS)    T-PEAK(HRS)    VOL(CU-FT)
      1.54           7.83          29926

ENTER [d:][path]filename[.ext] FOR STORAGE OF COMPUTED HYDROGRAPH:
1037-25.und
```

Site Conditions & Design Values - Post Development:

Area:

Total Area = 144,980 sf = 3.33 Acres
Pervious Area = 50,265 sf = 1.16 acres
Impervious Area = 94,715 sf = 2.17 acres

Runoff Curve Numbers: (per Table 3.5.2B, King County Washington Surface Design Manual)

Open Space, Good Condition - Hydrologic Group 'C' => 86
Impervious Surfaces, AC, Roofs etc.-Hydrologic Group 'C' => 98

Rainfall Distribution: (from isopluvials)

2yr, 24-hour storm => 2.5 inches
5yr, 24-hour storm => 3.0 inches
10yr, 24-hour storm => 3.5 inches
25yr, 24-hour storm => 4.0 inches

Time of Concentration – Post Development:

Since a large portion of the site is impervious, the minimum time of concentration of 5 minutes will be used.

Tc = 5 min.

Post Developed Hydrographs:

The post developed hydrographs will be generated using the Santa Barbara Urban Hydrograph (SBUH) Method. (KING COUNTY DEPARTMENT OF PUBLIC WORKS Surface Water Management Division, HYDROGRAPH PROGRAMS Version 4.21B)

2 year Runoff Rate – Post Development

```
-----------------------------------------------------------------------
******************** S.C.S. TYPE-1A DISTRIBUTION ********************
*********   2-YEAR  24-HOUR STORM  ****  2.50" TOTAL PRECIP. *********
-----------------------------------------------------------------------
ENTER: A(PERV), CN(PERV), A(IMPERV), CN(IMPERV), TC FOR BASIN NO.  1
1.16,86,2.17,98,5

DATA PRINT-OUT:
  AREA(ACRES)     PERVIOUS     IMPERVIOUS    TC(MINUTES)
                  A     CN     A     CN
       3.3        1.2  86.0    2.2  98.0         5.0

  PEAK-Q(CFS)    T-PEAK(HRS)     VOL(CU-FT)
      1.76           7.67           23122

ENTER [d:][path]filename[.ext] FOR STORAGE OF COMPUTED HYDROGRAPH:
1037-2.dev
```

5 year Runoff Rate – Post Development

```
---------------------------------------------------------------------
******************** S.C.S. TYPE-1A DISTRIBUTION ********************
*********   5-YEAR  24-HOUR STORM  ****  3.00" TOTAL PRECIP. *********
---------------------------------------------------------------------
ENTER: A(PERV), CN(PERV), A(IMPERV), CN(IMPERV), TC FOR BASIN NO.  1
1.16,86,2.17,98,5

DATA PRINT-OUT:
  AREA(ACRES)     PERVIOUS     IMPERVIOUS   TC(MINUTES)
                  A     CN     A     CN
      3.3         1.2  86.0    2.2  98.0        5.0

  PEAK-Q(CFS)    T-PEAK(HRS)     VOL(CU-FT)
      2.20           7.67           28806

ENTER [d:][path]filename[.ext] FOR STORAGE OF COMPUTED HYDROGRAPH:
1037-5.dev
```

10 year Runoff Rate – Post Development

```
---------------------------------------------------------------------
******************** S.C.S. TYPE-1A DISTRIBUTION ********************
*********  10-YEAR  24-HOUR STORM  ****  3.50" TOTAL PRECIP. *********
---------------------------------------------------------------------
ENTER: A(PERV), CN(PERV), A(IMPERV), CN(IMPERV), TC FOR BASIN NO.  1
1.16,86,2.17,98,5

DATA PRINT-OUT:
  AREA(ACRES)     PERVIOUS     IMPERVIOUS   TC(MINUTES)
                  A     CN     A     CN
      3.3         1.2  86.0    2.2  98.0        5.0

  PEAK-Q(CFS)    T-PEAK(HRS)     VOL(CU-FT)
      2.64           7.67           34566

ENTER [d:][path]filename[.ext] FOR STORAGE OF COMPUTED HYDROGRAPH:
1037-10.dev
```

25 year Runoff Rate – Post Development

```
---------------------------------------------------------------------
******************** S.C.S. TYPE-1A DISTRIBUTION ********************
*********  25-YEAR  24-HOUR STORM  ****  4.00" TOTAL PRECIP. *********
---------------------------------------------------------------------
ENTER: A(PERV), CN(PERV), A(IMPERV), CN(IMPERV), TC FOR BASIN NO.  1
1.16,86,2.17,98,5

DATA PRINT-OUT:
  AREA(ACRES)     PERVIOUS     IMPERVIOUS   TC(MINUTES)
                  A     CN     A     CN
      3.3         1.2  86.0    2.2  98.0        5.0

  PEAK-Q(CFS)    T-PEAK(HRS)     VOL(CU-FT)
      3.09           7.67           40380

ENTER [d:][path]filename[.ext] FOR STORAGE OF COMPUTED HYDROGRAPH:
1037-25.dev
```

Detention Routing:

The required detention routing will performed using the Santa Barbara Urban Hydrograph (SBUH) Program. (KING COUNTY DEPARTMENT OF PUBLIC WORKS Surface Water Management Division, HYDROGRAPH PROGRAMS Version 4.21B)

Detention piping as well as surface storage in the parking lot will be used to meet the detention requirements. The detention pipe will consist of 18" and 24" pipe that will run from the east side to the west side of the project. The surface storage in the parking lot will be located on the west side of the project and the water depth will approximately 6" deep. The flow control structure will have two orifices and an overflow riser. The attached spreadsheet shows the detention routing data.

```
RESERVOIR ROUTING INFLOW/OUTFLOW ROUTINE

SPECIFY [d:][path]filename[.ext] OF ROUTING DATA
1037rout.det
 DISPLAY ROUTING DATA (Y or N)?
y

ROUTING DATA:
```

STAGE(FT)	DISCHARGE(CFS)	STORAGE(CU-FT)	PERM-AREA(SQ-FT)
.00	.00	.0	.0
.10	.16	10.4	.0
.20	.22	41.9	.0
.30	.27	84.6	.0
.40	.31	195.2	.0
.50	.35	300.9	.0
.60	.38	420.5	.0
.70	.41	549.9	.0
.80	.44	685.9	.0
.90	.47	826.1	.0
1.00	.49	968.2	.0
1.10	.51	1110.1	.0
1.20	.54	1249.5	.0
1.30	.56	1384.1	.0
1.40	.58	1511.2	.0
1.50	.60	1663.0	.0
1.60	.62	1937.0	.0
1.70	.64	2474.5	.0
1.80	.66	3423.6	.0
1.90	1.23	4913.5	.0
2.00	1.59	6703.8	.0

```
AVERAGE PERM-RATE:    .0 MINUTES/INCH
```

2 year Detention Routing

```
ENTER [d:][path]filename[.ext] OF COMPUTED HYDROGRAPH:
1037-2.dev

INFLOW/OUTFLOW ANALYSIS:

  PEAK-INFLOW(CFS)    PEAK-OUTFLOW(CFS)    OUTFLOW-VOL(CU-FT)
        1.76                 .64                  23197

  INITIAL-STAGE(FT)   TIME-OF-PEAK(HRS)    PEAK-STAGE-ELEV(FT)
      195.10                8.17                 196.81

  PEAK STORAGE:      2530 CU-FT

ENTER [d:][path]filename[.ext] FOR STORAGE OF COMPUTED HYDROGRAPH:
1037-2.pip
```

5 year Detention Routing

```
ENTER [d:][path]filename[.ext] OF COMPUTED HYDROGRAPH:
1037-5.dev

INFLOW/OUTFLOW ANALYSIS:

  PEAK-INFLOW(CFS)    PEAK-OUTFLOW(CFS)    OUTFLOW-VOL(CU-FT)
        2.20                 .75                  28910

  INITIAL-STAGE(FT)   TIME-OF-PEAK(HRS)    PEAK-STAGE-ELEV(FT)
      195.10                8.33                 196.92

  PEAK STORAGE:      3660 CU-FT

ENTER [d:][path]filename[.ext] FOR STORAGE OF COMPUTED HYDROGRAPH:
1037-5.pip
```

10 year Detention Routing

```
ENTER [d:][path]filename[.ext] OF COMPUTED HYDROGRAPH:
1037-10.dev

INFLOW/OUTFLOW ANALYSIS:

  PEAK-INFLOW(CFS)    PEAK-OUTFLOW(CFS)    OUTFLOW-VOL(CU-FT)
        2.64                 1.08                 34621

  INITIAL-STAGE(FT)   TIME-OF-PEAK(HRS)    PEAK-STAGE-ELEV(FT)
      195.10                8.17                 196.97

  PEAK STORAGE:      4530 CU-FT

ENTER [d:][path]filename[.ext] FOR STORAGE OF COMPUTED HYDROGRAPH:
1037-10.pip
```

25 year Detention Routing

```
ENTER [d:][path]filename[.ext] OF COMPUTED HYDROGRAPH:
1037-25.dev

INFLOW/OUTFLOW ANALYSIS:

  PEAK-INFLOW(CFS)    PEAK-OUTFLOW(CFS)    OUTFLOW-VOL(CU-FT)
       3.09                 1.34                 40388

  INITIAL-STAGE(FT)   TIME-OF-PEAK(HRS)    PEAK-STAGE-ELEV(FT)
      195.10               8.17                 197.03

  PEAK STORAGE:      5450 CU-FT

ENTER [d:][path]filename[.ext] FOR STORAGE OF COMPUTED HYDROGRAPH:
1037-25.pip
```

Detention Summary:

The detention requirements are to match the post developed runoff to the pre-developed runoff rates for the 2, 5, 10 and 25 year storm events.

The detention requirements will be met with detention piping as well as surface storage in the parking lot. The detention piping will consist of 18" and 24" detention pipe that runs from the east end of the site to the west end of the site. The surface storage will be located in the parking lot at the west end of the site. The flow control structure will have two orifices and a 15" overflow riser. The lower orifice will be 4 1/4" in diameter and the upper orifice will 8" in diameter. Below is a table showing that the detention requirements have been met.

Storm Event	Pre-Developed Runoff (cfs)	Post Developed Release Rate (cfs)	Water Elevation (ft)
2 year	0.67	0.64	196.81
5 year	0.94	0.75	196.92
10 year	1.24	1.08	196.97
25 year	1.54	1.30	197.03

The water elevation in the parking lot during a 2-year storm event will be 196.81, which is a depth of 3.7 inches. The water elevation during a 25-year storm event will be 197.03, which is a depth of 6.4 inches in the parking lot.

Water Quality Calculations:

The water quality calculations will be based on the Portland Stormwater Manual. Per the manual, the water quality storm event is 0.83 inches.

Water Quality Storm Runoff Rate

```
-----------------------------------------------------------------------
******************** S.C.S. TYPE-1A DISTRIBUTION ********************
*********   1-YEAR  24-HOUR STORM  ****   .83" TOTAL PRECIP. *********

-----------------------------------------------------------------------
ENTER: A(PERV), CN(PERV), A(IMPERV), CN(IMPERV), TC FOR BASIN NO.  1
1.16,86,2.17,98,5

DATA PRINT-OUT:

  AREA(ACRES)     PERVIOUS     IMPERVIOUS   TC(MINUTES)
                  A     CN     A     CN
      3.3         1.2  86.0    2.2  98.0        5.0

  PEAK-Q(CFS)    T-PEAK(HRS)    VOL(CU-FT)
      .39           7.67           5441

ENTER [d:][path]filename[.ext] FOR STORAGE OF COMPUTED HYDROGRAPH:
1037-wq.dev
```

Contech Stormfilters will be used to meet the water quality requirements. Each Stormfilter cartridge can treat 0.033 cfs.

Number of cartridges required = 0.39 cfs / 0.033 cfs = 11.8 cartridges

Therefore 12 cartridges are required.

A 6'x12' Contech Stormfilter Vault with 12 cartridges will be used.

Detention Pipe & Surface Storage Routing Data

Deskins Commons

J.O. SGL 10-037

Pipe #1

Pipe Diameter =	24	inches
Pipe Length =	168	feet
Pipe Slope =	0.0002	ft/ft
Inv. Elevation =	195.10	ft

Head (ft)	Elevation (ft)	Down Stream Average Area (sq.ft.)	Up Stream Average Area (sq.ft.)	Storage (cu.ft.)
0.00	195.10	0.00	0.00	0.00
0.10	195.20	0.06	0.03	6.87
0.20	195.30	0.16	0.12	23.13
0.30	195.40	0.30	0.25	44.40
0.40	195.50	0.45	0.39	69.22
0.50	195.60	0.61	0.56	96.74
0.60	195.70	0.79	0.73	126.33
0.70	195.80	0.98	0.92	157.49
0.80	195.90	1.17	1.11	189.80
0.90	196.00	1.37	1.30	222.88
1.00	196.10	1.57	1.50	256.37
1.10	196.20	1.77	1.70	289.94
1.20	196.30	1.97	1.90	323.24
1.30	196.40	2.16	2.10	355.94
1.40	196.50	2.35	2.29	387.67
1.50	196.60	2.53	2.47	418.02
1.60	196.70	2.69	2.64	446.53
1.70	196.80	2.85	2.80	472.65
1.80	196.90	2.98	2.94	495.64
1.90	197.00	3.08	3.05	514.40
2.00	197.10	3.14	3.13	526.49

Pipe #2

Pipe Diameter :	18	inches
Pipe Length =	48	feet
Pipe Slope =	0.0005	ft/ft
Inv. Elevation =	195.12	ft

Head (ft)	Elevation (ft)	Down Stream Average Area (sq.ft.)	Up Stream Average Area (sq.ft.)	Storage (cu.ft.)
0.00	195.12	0.00	0.00	0.00
0.08	195.20	0.04	0.02	1.27
0.18	195.30	0.12	0.10	5.04
0.28	195.40	0.23	0.20	10.06
0.38	195.50	0.35	0.32	15.90
0.48	195.60	0.49	0.45	22.33
0.58	195.70	0.63	0.60	29.16
0.68	195.80	0.78	0.74	36.23
0.78	195.90	0.93	0.89	43.42
0.88	196.00	1.08	1.04	50.59
0.98	196.10	1.22	1.19	57.61
1.08	196.20	1.36	1.33	64.34
1.18	196.30	1.49	1.46	70.62
1.28	196.40	1.61	1.58	76.27
1.38	196.50	1.70	1.68	80.99
1.48	196.60	1.76	1.75	84.27
1.58	196.70	1.77	1.76	84.68
1.68	196.80	1.77	1.77	84.82
1.78	196.90	1.77	1.77	84.82
1.88	197.00	1.77	1.77	84.82
1.98	197.10	1.77	1.77	84.82

Pipe #3

Pipe Diameter :	24	inches
Pipe Length =	140	feet
Pipe Slope =	0.0002	ft/ft
Inv. Elevation =	195.14	ft

Head (ft)	Elevation (ft)	Down Stream Average Area (sq.ft.)	Up Stream Average Area (sq.ft.)	Storage (cu.ft.)
0.00	195.14	0.00	0.00	0.00
0.06	195.20	0.03	0.01	2.28
0.16	195.30	0.12	0.09	13.77
0.26	195.40	0.24	0.20	30.17
0.36	195.50	0.38	0.34	49.88
0.46	195.60	0.55	0.50	72.07
0.56	195.70	0.72	0.67	96.15
0.66	195.80	0.90	0.85	121.69
0.76	195.90	1.10	1.04	148.31
0.86	196.00	1.29	1.24	175.68
0.96	196.10	1.49	1.43	203.50
1.06	196.20	1.69	1.63	231.48
1.16	196.30	1.89	1.83	259.35
1.26	196.40	2.08	2.03	286.82
1.36	196.50	2.27	2.22	313.59
1.46	196.60	2.46	2.41	339.33
1.56	196.70	2.63	2.58	363.70
1.66	196.80	2.79	2.74	386.25
1.76	196.90	2.93	2.89	406.45
1.86	197.00	3.04	3.02	423.50
1.96	197.10	3.13	3.11	436.03

Pipe #4

Pipe Diameter :	18	inches
Pipe Length =	499	feet
Pipe Slope =	0.0005	ft/ft
Inv. Elevation =	195.17	ft

Head (ft)	Elevation (ft)	Down Stream Average Area (sq.ft.)	Up Stream Average Area (sq.ft.)	Storage (cu.ft.)
0.00	195.17	0.00	0.00	0.00
0.03	195.20	0.01	0.00	0.00
0.13	195.30	0.07	0.00	0.00
0.23	195.40	0.17	0.00	0.00
0.33	195.50	0.29	0.04	60.15
0.43	195.60	0.42	0.12	109.74
0.53	195.70	0.56	0.23	168.89
0.63	195.80	0.70	0.35	234.47
0.73	195.90	0.85	0.49	304.39
0.83	196.00	1.00	0.63	376.97
0.93	196.10	1.15	0.78	450.75
1.03	196.20	1.29	0.93	524.32
1.13	196.30	1.43	1.08	596.27
1.23	196.40	1.55	1.22	665.07
1.33	196.50	1.66	1.36	728.91
1.43	196.60	1.74	1.49	785.27
1.53	196.70	1.77	1.61	828.46
1.63	196.80	1.77	1.70	859.91
1.73	196.90	1.77	1.76	880.33
1.83	197.00	1.77	1.77	881.81
1.93	197.10	1.77	1.77	881.81

Surface Storage in Parking Lot

Water Depth-Head (ft)	Elevation (ft)	Water Surface Area	Storage (cu.ft.)
0.00	195.10	0.00	0.00
0.00	195.20	0.00	0.00
0.00	195.30	0.00	0.00
0.00	195.40	0.00	0.00
0.00	195.50	0.00	0.00
0.00	195.60	0.00	0.00
0.00	195.70	0.00	0.00
0.00	195.80	0.00	0.00
0.00	195.90	0.00	0.00
0.00	196.00	0.00	0.00
0.00	196.10	0.00	0.00
0.00	196.20	0.00	0.00
0.00	196.30	0.00	0.00
0.00	196.40	0.00	0.00
0.00	196.50	0.00	0.00
0.10	196.60	722.00	36.10
0.20	196.70	2829.00	213.65
0.30	196.80	6315.00	670.85
0.40	196.90	11395.00	1556.35
0.50	197.00	17657.00	3008.95
0.60	197.10	17657.00	4774.65

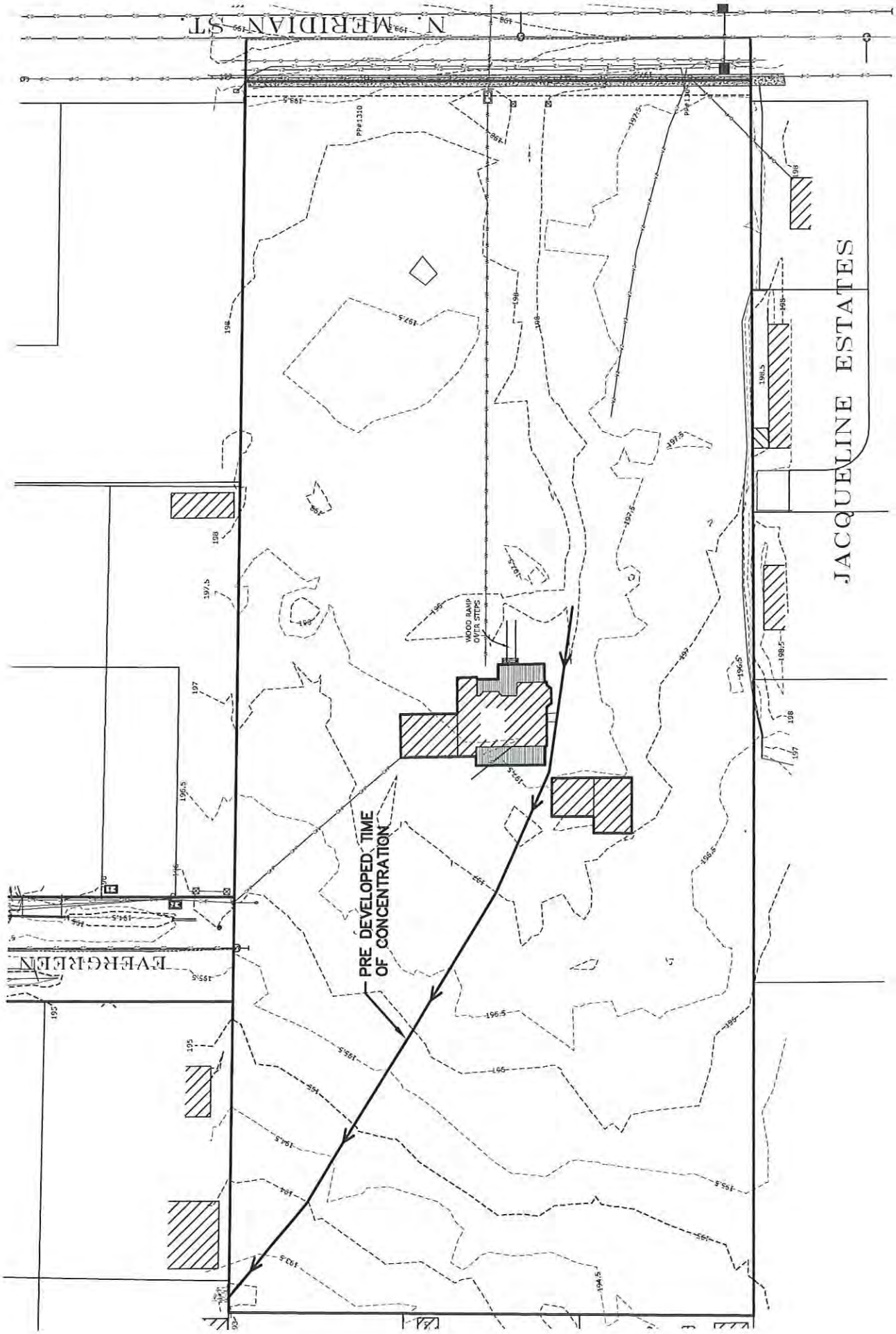
Total Detention Storage

Elevation (ft)	Pipe #1 Storage (cu. ft.)	Pipe #2 Storage (cu. ft.)	Pipe #3 Storage (cu. ft.)	Pipe #4 Storage (cu. ft.)	Surface Storage (cu. ft.)	Total Storage (cu. ft.)
195.10	0.00	0.00	0.00	0.00	0.00	0.00
195.20	6.87	1.27	2.28	0.00	0.00	10.42
195.30	23.13	5.04	13.77	0.00	0.00	41.93
195.40	44.40	10.06	30.17	0.00	0.00	84.62
195.50	69.22	15.90	49.88	60.15	0.00	195.16
195.60	96.74	22.33	72.07	109.74	0.00	300.88
195.70	126.33	29.16	96.15	168.89	0.00	420.53
195.80	157.49	36.23	121.69	234.47	0.00	549.88
195.90	189.80	43.42	148.31	304.39	0.00	685.91
196.00	222.88	50.59	175.68	376.97	0.00	826.11
196.10	256.37	57.61	203.50	450.75	0.00	968.22
196.20	289.94	64.34	231.48	524.32	0.00	1110.08
196.30	323.24	70.62	259.35	596.27	0.00	1249.49
196.40	355.94	76.27	286.82	665.07	0.00	1384.10
196.50	387.67	80.99	313.59	728.91	0.00	1511.15
196.60	418.02	84.27	339.33	785.27	36.10	1662.99
196.70	446.53	84.68	363.70	828.46	213.65	1937.02
196.80	472.65	84.82	386.25	859.91	670.85	2474.48
196.90	495.64	84.82	406.45	880.33	1556.35	3423.59
197.00	514.40	84.82	423.50	881.81	3008.95	4913.48
197.10	526.49	84.82	436.03	881.81	4774.65	6703.81

Detention Outflow

Orifice 1 Diameter (in):	4 1/4	Overflow Length (in):	47.1
Orifice 1 Elevation (ft):	195.10	Overflow Evevation (ft):	197.05
Orifice 2 Diameter (in):	8		
Orifice 2 Elevation (ft):	196.90		

Elevation (ft)	Orifice 1 Discharge (cfs)	Orifice 2 Discharge (cfs)	Overflow Discharge (cfs)	Actual Discharge (cfs)
195.10	0.000	0.000	0.000	0.000
195.20	0.155	0.000	0.000	0.155
195.30	0.219	0.000	0.000	0.219
195.40	0.268	0.000	0.000	0.268
195.50	0.310	0.000	0.000	0.310
195.60	0.347	0.000	0.000	0.347
195.70	0.380	0.000	0.000	0.380
195.80	0.410	0.000	0.000	0.410
195.90	0.438	0.000	0.000	0.438
196.00	0.465	0.000	0.000	0.465
196.10	0.490	0.000	0.000	0.490
196.20	0.514	0.000	0.000	0.514
196.30	0.537	0.000	0.000	0.537
196.40	0.559	0.000	0.000	0.559
196.50	0.580	0.000	0.000	0.580
196.60	0.600	0.000	0.000	0.600
196.70	0.620	0.000	0.000	0.620
196.80	0.639	0.000	0.000	0.639
196.90	0.658	0.000	0.000	0.658
197.00	0.676	0.549	0.000	1.225
197.10	0.693	0.777	0.118	1.588


N. MERIDIAN ST.
JACQUELINE ESTATES
EVERGREEN
PRE DEVELOPED TIME OF CONCENTRATION
WOOD RAMP OVER STEPS
PP#1310

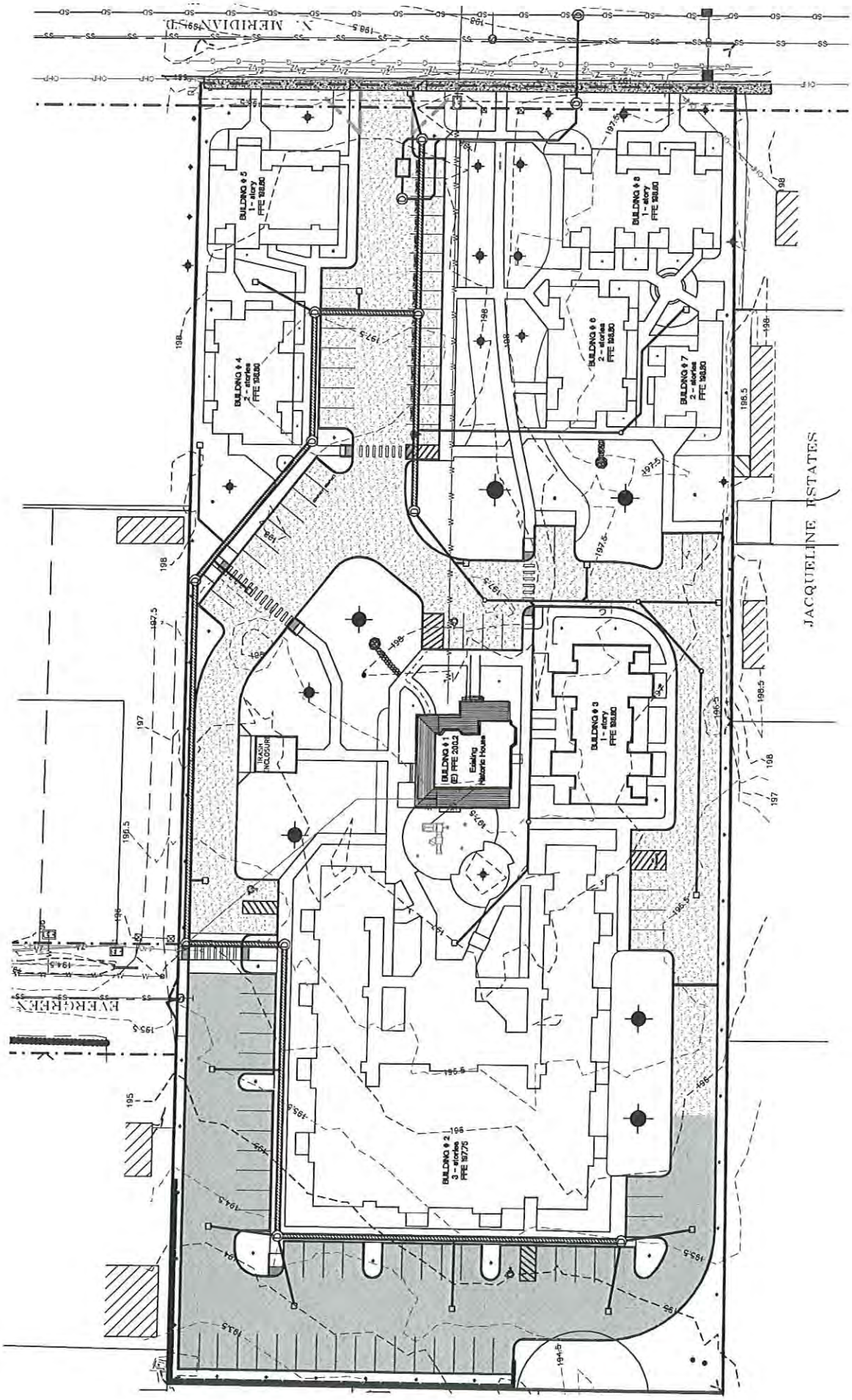

N. MERIDIAN RD
EVERGREEN
JACQUELINE ESTATES
BUILDING # 5
1 - story
FFE 198.50
BUILDING # 4
2 - stories
FFE 198.50
BUILDING # 8
1 - story
FFE 198.50
BUILDING # 6
2 - stories
FFE 198.50
BUILDING # 7
2 - stories
FFE 198.50
BUILDING # 1
(E) FFE 200.2
Existing
Historic House
TRASH
ENCLOSURE
BUILDING # 3
1 - story
FFE 198.50
BUILDING # 2
3 - stories
FFE 197.75

TABLE 3.5.2B SCS WESTERN WASHINGTON RUNOFF CURVE NUMBERS

SCS WESTERN WASHINGTON RUNOFF CURVE NUMBERS (Published by SCS in 1982)

Runoff curve numbers for selected agricultural, suburban and urban land use for Type 1A rainfall distribution, 24-hour storm duration.

LAND USE DESCRIPTION		CURVE NUMBERS BY HYDROLOGIC SOIL GROUP A	B	C	D
Cultivated land(1):	winter condition	86	91	94	95
Mountain open areas:	low growing brush and grasslands	74	82	89	92
Meadow or pasture:		65	78	85	89
Wood or forest land:	undisturbed or older second growth	42	64	76	81
Wood or forest land:	young second growth or brush	55	72	81	86
Orchard:	with cover crop	81	88	92	94
Open spaces, lawns, parks, golf courses, cemeteries, landscaping.					
good condition:	grass cover on 75% or more of the area	68	80	86	90
fair condition:	grass cover on 50% to 75% of the area	77	85	90	92
Gravel roads and parking lots		76	85	89	91
Dirt roads and parking lots		72	82	87	89
Impervious surfaces, pavement, roofs, etc.		98	98	98	98
Open water bodies:	lakes, wetlands, ponds, etc.	100	100	100	100
Single Family Residential (2)					
Dwelling Unit/Gross Acre	% Impervious (3)				
1.0 DU/GA	15	Separate curve number shall be selected for pervious and impervious portion of the site or basin			
1.5 DU/GA	20				
2.0 DU/GA	25				
2.5 DU/GA	30				
3.0 DU/GA	34				
3.5 DU/GA	38				
4.0 DU/GA	42				
4.5 DU/GA	46				
5.0 DU/GA	48				
5.5 DU/GA	50				
6.0 DU/GA	52				
6.5 DU/GA	54				
7.0 DU/GA	56				
Planned unit developments, condominiums, apartments, commercial business and industrial areas.	% impervious must be computed				

(1) For a more detailed description of agricultural land use curve numbers refer to National Engineering Handbook, Section 4, Hydrology, Chapter 9, August 1972.
(2) Assumes roof and driveway runoff is directed into street/storm system.
(3) The remaining pervious areas (lawn) are considered to be in good condition for these curve numbers.

TABLE 3.5.2C "n" AND "k" VALUES USED IN TIME CALCULATIONS FOR HYDROGRAPHS

"n_s" Sheet Flow Equation Manning's Values (For the Initial 300 ft of travel)	n_s*
Smooth surfaces (concrete, asphalt, gravel, or bare hard packed soil)	0.011
Fallow fields or loose soil surface (no residue)	0.05
Cultivated soil with residue cover (s <= 0.20 ft/ft)	0.06
Cultivated soil with residue cover (S> 0.20 ft/ft)	0.17
Short prairie grass and lawns	0.15
Dense grasses	0.24
Bermuda grass	0.41
Range (natural)	0.13
Woods or forest with light underbrush	0.40
Woods or forest with dense underbrush	0.80

*Manning values for sheet flow only, from Overton and Meadows 1976 (See TR-55, 1986)

"k" Values Used In Travel Time/Time of Concentration Calculations

Shallow Concentrated Flow (After the Initial 300 ft. of sheet flow, R = 0.1)	k_s
1. Forest with heavy ground litter and meadows (n=0.10)	3
2. Brushy ground with some trees (n = 0.060)	5
3. Fallow or minimum tillage cultivation (n =0.040)	8
4. High grass (n = 0.035)	9
5. Short grass, pasture and lawns (n=0.030)	11
6. Nearly bare ground (n=0.025)	13
7. Paved and gravel areas (n=0.012)	27

Channel Flow (Intermittent) (At the beginning of visible channels: R=0.2)	k_c
1. Forested swale with heavy ground litter (n = 0.10)	5
2. Forested drainage course/ravine with defined channel bed (n=0.050)	10
3. Rock-lined waterway (n=0.035)	15
4. Grassed waterway (n=0.030)	17
5. Earth-lined waterway (n=0.025)	20
6. CMP pipe (n=0.024)	21
7. Concrete pipe (0.012)	42
8. Other waterways and pipes	0.508/n

Channel Flow (Continuous stream, R = 0.4)	k_c
9. Meandering stream with some pools (n = 0.040)	20
10. Rock-lined stream (n=0.035)	23
11. Grass-lined stream (n=0.030)	27
12. Other streams, man-made channels and pipe	0.807/n**

**See Chapter 5, Table 5.3.6C for additional Mannings "n" values for open channels

Soil Map—Yamhill Area, Oregon

USDA Natural Resources Conservation Service

Web Soil Survey
National Cooperative Soil Survey

10/3/2012
Page 1 of 3

Attachment 3

Map Unit Legend

Yamhill Area, Oregon (OR679)			
Map Unit Symbol	**Map Unit Name**	**Acres in AOI**	**Percent of AOI**
Ah	Aloha silt loam	3.3	100.0%
Totals for Area of Interest		**3.3**	**100.0%**

Report—Water Features

Water Features– Yamhill Area, Oregon										
Map unit symbol and soil name	Hydrologic group	Surface runoff	Month	Water table		Ponding			Flooding	
				Upper limit	Lower limit	Surface depth	Duration	Frequency	Duration	Frequency
				Ft	*Ft*	*Ft*				
Ah—Aloha silt loam										
Aloha	C/D	—	January	1.5-2.0	1.7-2.5	—	—	None	—	None
	C/D	—	February	1.5-2.0	1.7-2.5	—	—	None	—	None
	C/D	—	March	1.5-2.0	1.7-2.5	—	—	None	—	None
	C/D	—	April	1.5-2.0	1.7-2.5	—	—	None	—	None
	C/D	—	December	1.5-2.0	1.7-2.5	—	—	None	—	None

Data Source Information

Soil Survey Area: Yamhill Area, Oregon
Survey Area Data: Version 11, Aug 20, 2012

Brian Sweeney

From: JR Aguilar <JR.Aguilar@pgn.com>
Sent: Thursday, February 16, 2012 3:51 PM
To: Brian Sweeney
Cc: Anita Punja; Philip Dochow; Mark Davis; jessica.nunley@newbergoregon.gov; JR Aguilar
Subject: RE: Deskins Commons r.o.w. work

Project Status Update for PGE Work Request 672770 – Deskins Commons-Housing Authority of Yamhill County-Underground Conversion.

PGE has conducted a detailed review of your proposal to underground existing electric franchise utilities at 1103 N Meridian St. Newberg Or. Due to existing residential, multifamily and established landscape (large trees) coupled with that existing PGE poles occupy facilities required to service neighboring customers, PGE is very limited where to terminate overhead facilities on existing structures for your conversion request.

Our proposal of installing 2-55' cl 2 poles and removing 2-45' class 4 poles for conversion would considerably impact existing customers and require some to also convert their existing overhead services to accommodate your underground proposal. Proposed termination poles with substantial guying to support existing high tension feeder lines will need to be installed in front of existing residences in city right-of-way in sidewalk area due to existing pole line alignment.

An estimated un approved job cost will exceed approx. $28,500.

I hope the above mentioned information will support your appeal prior to PGE spending additional time and energy to design a conversion job cost estimate. Understand your request is obtainable however, with substantial consequences and impact to the neighborhood and existing customers.

PGE conversion cost estimate does not include the following customer required items:

- approx. 550' of power trench, min. 36" deep between new termination poles
- 2-6" schedule 40 electrical grade PVC conduit , 60" wide sweep 90 deg. radius fiberglass elbows between new termination poles
- 1-4" schedule 40 electrical grade PVC conduit, 36" wide sweep 90 deg. radius fiberglass elbows between new termination poles
- 1-660-B PGE switch vault with adjustable 64-AT-352P-NS-PGE lid. (see www.uvwilsonville.co Oldcastle Precast Utility Vault)
- street lighting requirements, landscape restoration and easement if applicable
- coordination / conversion of existing franchise utilities having overhead pole attachments.(IE cable TV & Telephone)

I will make myself available to answer questions as required. Please advise if more information is needed for your appeal.

Sincerely,

JR Aguilar
Project Manager, Service & Design
Portland General Electric Company
4245 Kale St NE
Salem OR 97305

Office: 503-463-4325 Cell: 503-931-1740 Fax: 503-463-4308

: jr.aguilar@pgn.com

From: Brian Sweeney [mailto:Brian@housingdevelopmentcenter.org]
Sent: Wednesday, February 15, 2012 9:51 AM
To: JR Aguilar
Cc: Anita Punja; Philip Dochow; Mark Davis
Subject: Deskins Commons r.o.w. work

Hi JR,

Anita forwarded your email concerning the undergrounding of the power along the Meridian boundary of our site. At this point in time, we have not been given a definitive requirement from the City that this work must be performed. In fact, the Housing Authority is going to request that it not be a requirement due to cost. To help us with that appeal, we are trying to gather just what the cost will be. City codes allow for an exemption of this type of work if the costs are excessive. Our request of you is to provide us with an estimate of the PGE charges to underground power between poles 1308 and 1311. We are also having our electrical contractor price the costs for trenching and conduit, etc. Let me know if this is not clear. Thank you so much for your help.

Brian Paul Sweeney AIA, LEED ap
Senior Project Manager
Housing Development Center
847 NE 19th Avenue, Suite 150
Portland, OR 97232
Direct: 503.528.5193
Cell: 503.956.3278
γενηθήτω φῶς

The Housing Development Center's Mission is to build and sustain housing opportunities for low income families and individuals through partnerships with nonprofits, housing authorities, and governmental entities.

Visit the Housing Development Center's website at www.housingdevelopmentcenter.org

Brian Sweeney

From: Bob Trapa <BT@Bremik.com>
Sent: Wednesday, February 22, 2012 6:52 PM
To: Brian Sweeney
Cc: 'Mark Davis'; 'Philip Dochow'; 'Anita Punja'; Mike Greenslade
Subject: RE: Deskins Commons r.o.w. work

HI Brian,

Below is the work scope and budgets for the ROW work:

One PGE 660-B vault with lid, two 6" conduit runs of 550' each with to 60" radius fiberglass 90 degree ells and pull string; one 4" conduit run of 550' with two 36" radius fiberglass 90 degree ells and pull string; 24" wide trench up to 66" deep (60" ells are 66" tall). Does not include sawcutting and demo, landscaping or hardscape repair and/or replacement and any street lighting modifications.
Budget Cost $33,000 - $37,000

Phone Budget: One 4" conduit run of 550' with two 36" radius fiberglass ells and pull string. Conduit to be shared in trench with power conduits. Does not include any handholes or communication vaults.
Budget Cost $3,500 - $4,000

CATV Budget: One 4" conduit run of 550' with two 36" radius fiberglass 90 degree ells and pull string. Conduit to be in shared trench with power conduits. Does not include any handholes or communication vaults.
Budget Cost $3,500 - $4,000

I hope this helps.

Bob Trapa
Director of Construction

Bremik Construction, Inc.
1026 SE Stark Street | Portland, Oregon 97214
P: 503.688.1000 | F: 503.688.1005 | www.bremik.com

Privileged and/or Confidential Information is contained in this message.

From: Brian Sweeney [mailto:Brian@housingdevelopmentcenter.org]
Sent: Wednesday, February 22, 2012 2:49 PM
To: Bob Trapa
Cc: 'Mark Davis'; 'Philip Dochow'; 'Anita Punja'; Mike Greenslade
Subject: RE: Deskins Commons r.o.w. work

Correct, thanks Bob

November 22, 2012

RECEIVED

NOV 26 2012

Initial: _____

City of Newberg
Planning and Building Department
414 E First Street
Newberg, Oregon 97132

Dear Planning Department:

A sign has been place on the property at 1103 N Meridian Street that lists the things that are being planned for that property. That sign gave the address and phone number of the Planning and Building Department. The sign also requested the this department be contacted for further information about the development. It is that request that I am answering with this letter.

The first questions I have are:

1. When the site review hearing will be held?
2. Will there be opportunity for public comment at that hearing?
3. If there will be time for public comment, how do we get on the list to gain permission to speak?
4. Does a letter to your department carry as much "weight" as public comment?
5. What are the steps that HAYC still needs to take before construction can begin?
6. Since the Newberg Traffic Safety Commission voted to keep the street open for on street parking on both sides plus have all traffic squeezed into the space left after vehicles are parked on both sides does that vote make in impossible to alter the traffic and parking on that section of Meridian?

It is no secret that I have been and still am concerned about the safety of individuals using the section of Meridian from the RR tracks to Sierra Vista. We live very close to the east side of N Meridian and have witnessed the traffic on the street and sidewalks for over two years. The autos that drive on Meridian need to cross the center line to pass cars parked on the street now. It is unsafe for two cars to meet between the cars parked on both sides. It is impossible for trucks and buses to drive past parked cars without crossing the center line. The added traffic that will be using the street after this development is finished will raise the odds that accidents will occur here dramatically.

I observe families, scooters, skate boards, runners & walkers, all using Meridian now and like what we observe. I have heard that the city discourages the use of Villa and College to access the GFU athletic fields at the corner of Crestview and Villa. That forces all of that traffic to use N Meridian. The congestion that will be caused on N Meridian after this development is complete, in my opinion, does not need to occur. With the proper precautions taken prior to the completion of this project, N Meridian could easily handle the added pressure.

Thank you for the opportunity to raise some questions regarding this development.

Sincerely,

Verne Martin

Verne Martin
1100 N Meridian, Unit #1
503.487.6346
verne.martin@gmail.com

November 25, 2012

City of Newberg
Planning & Building Department
PO Box 970
Newberg, OR 97132

Dear Planning & Building Department:

Thank you for the opportunity to express some concerns pertaining to the proposed development by HAYC at 1103 N Meridian Street.

My plan is to be at the hearing on December 13, 2012 but as the time is extremely short to get the feelings of the neighbors around the proposed development at 1103 N Meridian Street, I wanted to be sure and get some of my personal feelings before the department within the alloted time.

Why did every resident of Spaulding Oaks at 1102 N Meridian not receive a copy of the meeting notice?

The Newberg Traffic Safety Commission has already created a situation that, in my thinking, is very dangerous. They did this by voting to allow parking on both sides of N Meridian Street and that forces vehicular traffic of all types and sizes into a very narrow span out of the already narrow 34 foot street right of way. My first concern, in light of that vote, is to restrict residents of the HAYC development from using N Meridian Street for parking at any time of the day or night. We live just a few feet from the east side of N Meridian Street and observe how cars have to drive to avoid the cars parked there. I have spoken to one person that sometimes uses N Meridian to ride his bicycle. His comment was it is not too bad as the traffic is light most times. He did say it was a bit scary to have to swerve out into the traffic lanes to get around parked cars. If I were to ride a bike on Meridian I would ride on the sidewalk which is against city law. It is the only halfway safe place to ride on Meridian. The traffic volume will increase a great deal when this development is completed.

I wish to see the history of the Deskins family preserved and presented. This will need to be done now within the proposed Deskin Commons development. This could be done adequately using one room or at least one wall of one room in the historic house to make a permanent presentation of this type.

The historic house is being preserved and restored. That is good! It makes sense for part of that house be used as a meeting room for groups in the city that might like to use it for meetings, etc. The Planning and Building Department should make that a requirement for approving the use of this property as HAYC wishes to use it.

Again, thank you for allowing public comment on this decision.

Sincerely,

Verne Martin

Verne Martin
1100 N Meridian Street #1
Newberg, OR 97132

Newberg, Ore.
Nov. 28, 2012

Planning Commission,

As a property owner across the street from this project of multifamily housing on 1103 Meridian St., I am very much against it. It's hard to even imagine it. Put yourself in our position and you would not want the extra traffic and noise and crowded conditions on a daily basis in your life. It is not fair to the people living here and I do not think the historic building should be used this way. Please reconsider what you are doing.

Sincerely,
Dorothy M. Pullen
1100 N. Meridian St.

ORDER NO. 2011-0030

AN ORDER AMENDING THE COMPREHENSIVE PLAN MAP DESIGNATION FROM LOW DENSITY RESIDENTIAL (LDR) TO HIGH DENSITY RESIDENTIAL (HDR) AND AMENDING THE ZONING DESIGNATION FROM R-1 (LOW DENSITY RESIDENTIAL) TO R-3 (HIGH DENSITY RESIDENTIAL) FOR A PROPERTY LOCATED AT 1103 N MERIDIAN STREET, TAX LOT 3218DA-2100, WITH SPECIFIC CONDITIONS

RECITALS:

1. On August 19, 2010, the Housing Authority of Yamhill County submitted an application requesting a Comprehensive Plan map amendment from LDR (Low Density Residential) to HDR (High Density Residential) and a Zoning map amendment from R-1 (Low Density Residential) to R-3 (High Density Residential) for a 3.39 acre property located at 1103 N Meridian Street, Yamhill County tax lot 3218DA-2100.

2. There is a demonstrated need for HDR land to meet the need for multi-family dwelling units in the Newberg Comprehensive Plan. This site is suitable for HDR based on topography, access, adequate infrastructure, site size, and proximity to parks, schools, and shopping areas.

3. There is adequate infrastructure to serve the site. City water and sanitary sewer lines with adequate capacity to serve future development are located nearby. The adjacent minor collector road, Meridian Street, is functioning at a level of service A and is projected to continue to function at a level of service A even with the addition of trips generated from future development. Meridian Street is also served by a regular Chehalem Transit bus route.

4. Redevelopment of the site as a whole will encourage preservation, renovation, and reuse of the existing historic house as part of the overall project site.

5. The proposal meets the applicable Development Code criteria and Comprehensive Plan goals and policies for approval.

6. The Planning Commission held hearings to consider the proposal on October 14, 2010 and November 10, 2010. At their November 10, 2010 meeting, the Planning Commission adopted Resolution 2010-285 recommending that City Council approve the requested Comprehensive Plan and Zoning map amendment.

7. The City Council held a hearing on December 6, 2010 to consider the proposal. Deliberation on the item was continued to the February 7, 2011 City Council hearing. The City Council held a final hearing on the proposal on February 22, 2011. After reviewing the evidence and hearing public testimony, the City Council finds that the application meets the applicable Development Code criteria and Comprehensive Plan goals and policies for approval, with specific conditions of

approval.

THE CITY OF NEWBERG ORDERS AS FOLLOWS:

1. The Comprehensive Plan designation is changed from Low Density Residential (LDR) to High Density Residential (HDR), and the Zoning designation is changed from R-1 (Low Density Residential) to R-3 (High Density Residential) for the property located at 1103 N Meridian St, Tax Lot 3218DA-2100, as shown in Exhibit "B" and described in Exhibit "C" and by this reference are hereby adopted.

2. The findings shown in Exhibit "A" and by this reference is hereby adopted.

3. The Comprehensive Plan and Zoning map amendment shall comply with the following conditions of approval:
   (A) The zone change is contingent on the current owner, Housing Authority of Yamhill County, constructing a housing project on the site. If Housing Authority sells the property without constructing a housing project on the site, then the zoning will revert to the current R-1 without the conditions listed below.

   (B) The zone change requires the Housing Authority to go through design review and historic review on the future housing project. During that review, the Planning Commission is directed to consider:
      (a) A drainage plan that meets Development Code requirements.
      (b) Requirements for installation of sidewalks and walkways adjacent to the site and along the paths to major destinations, such as improvements to the Meridian rail crossing or sidewalk infill along Meridian Street. Requirements must be proportional to the impacts.
      (c) Plans to make the historic house visible from the street.
      (d) Architectural designs for new buildings that complement the historic house on the property.
      (e) Plans to preserve the existing house and retain its character as a historic structure.
      (f) A plan for occasional public access to the historic house, such as access during annual historic tour events or availability for scheduled tours.
      (g) A plan for recognition of the heritage of the house and property, such as placing a placard and prominent display at the house.
      (h) Plans to preserve as many of the existing trees on site as practical given design requirements.
      (i) Parking management plan that includes guidelines for keeping off-street parking available for residents and visitors.
      (j) Lighting plans to provide appropriate site lighting for on-site security and to control light impacts to neighbors.
      (k) Plans for play areas within the complex that meet or exceed Development Code requirements.

   (C) The following will be requirements of the design review for the future development:
      (a) Installation of fence adjacent to all private property.
      (b) Marking curbs no-parking near driveway entrances.

(D) Prior to submitting for design review, the applicant shall meet with interested adjacent neighbors and a representative of Spaulding Oaks Condominium Association to discuss:
   (a) The proposed site design.
   (b) The proposed drainage and grading plan.
   (c) The architectural design of the buildings.

(E) The Traffic Safety Commission is directed to consider Meridian Street and whether to limit on street parking or designate no-parking areas. This review should occur in conjunction with design review for the future housing project. The review also is to involve the Yamhill County Transit Area and investigate the possibilities of placing a bus stop along the street, both to provide service to the area and to limit parking near driveways.

4. The Newberg Comprehensive Plan land need and supply tables shall be amended to reflect the change.

➢ **EFFECTIVE DATE** of this order is the day after the adoption date, which is: February 23, 2011.

ADOPTED by the City Council of the City of Newberg, Oregon, this 22nd day of February, 2011, by the following votes: **AYE: 4 NAY: 3 (ANDREWS) (MCKINNEY) (WITHERSPOON) ABSENT: 0 ABSTAIN: 0**

Norma I. Alley

Norma I. Alley, City Recorder

ATTEST by the Mayor this 24th day of February, 2011.

Bob Andrews

Bob Andrews, Mayor

QUASI-JUDICIAL HISTORY

By and through the Newberg Planning Commission at their 10/14/10 and 11/10/10 meetings.

ATTACHED:
Exhibit "A": Findings
Exhibit "B": Location Map
Exhibit "C": Legal Description

Exhibit "A": Findings to Order 2010-0030

1103 N Meridian Comprehensive Plan Map Amendment & Zoning Amendment, File: CPA-10-001/ZMA-10-001

This section discusses the applicable Newberg Development Code requirements and Newberg Comprehensive Plan goals and policies. Several of the similar criteria are grouped together for ease of analysis and findings. Many of the Comprehensive Plan goals and policies are largely aspirational and meant to guide the City's decision makers, rather than being approval criteria.

Section I: Comprehensive Plan Housing Land Needs and Buildable Land Supply History

Newberg's Comprehensive Plan has consistently shown a significant need for additional HDR (High Density Residential) land. Recent plan updates and appeals of those updates have made it difficult to track what the current approved need is. However, in every case, the need is far more than can be met solely by this proposed amendment. Following is a history of recent decisions related to land need and supply.

2005 Comprehensive Plan Land Need and Supply Amendments

In 2005, the City Council adopted amendments to the Comprehensive Plan, including updated residential land need and supply numbers for LDR (Low Density Residential), MDR (Medium Density Residential) and HDR (High Density Residential) land designations. The updates were based on data from the Housing and Residential Land Needs Report compiled by Johnson-Gardner in 2004. The amendments were adopted and acknowledged through the post-acknowledgment plan amendment process in 2005. The 2005 Comprehensive Plan has residential land data for the 20-year period from 2005-2025, and the future planning period out to 2040. That data shows that the City had a demonstrated need for 89 buildable acres of HDR (High Density Residential) through 2025, and an additional 83 acres of HDR land through 2040:

Plan Designation	Buildable Acres Needed 2005-2025	Buildable Acres in UGB (2004)	Surplus (Deficit) for 2005-2025	Buildable Acres Needed 2026-2040
LDR	612	359	(253)	735
MDR	173	142	(31)	191
HDR	89	13	(76)	83
Total	**874**	**514**	**(380)**	**1009**

Source: Newberg Ordinance 2005-2626

Plan Amendments Since 2005

In the time since the Comprehensive Plan was updated in 2005, the City has added HDR acreage to the UGB. The HDR acreage was increased through UGB amendments, Comprehensive Plan amendments, and Zoning amendments, and reduced by development of HDR lands. The 2010 buildable land inventory, compiled by the Newberg Planning and Building Department, shows that the City now has 45 buildable acres of HDR in the UGB. This number was reached by adding the amount of land designated as HDR and subtracting HDR land that was developed over the past five years.

Plan Designation	Buildable Land
Low Density Residential	585 ac.
Medium Density Residential	132 ac.
High Density Residential	45 ac.
Commercial	120 ac.
Industrial	56 ac.
Park	41 ac.
Institutional	92 ac.
TOTAL	**1,071 ac.**

Source: Newberg Planning and Building Department (2010)

February 2010 Plan Amendments

The 2010 buildable land inventory was included and adopted with the Economic Opportunity Analysis (EOA) in February 2010 (Ordinance 2010-2723). That decision was challenged and appealed to the Land Use Board of Appeals (LUBA). LUBA affirmed the buildable land inventory data portion of the report and remanded the EOA to the City for further work and clarifications in other areas. LUBA's decision is currently being appealed to the State Court of Appeals. However, Newberg may rely upon the plan amendments adopted along with the EOA for this land use decision based on ORS 197.625(3)[1] based on the following:

(1) The amendments were adopted in compliance with ORS 197.610 and 197.615.

[1]ORS 197.625(3)(a) Prior to its acknowledgment, the adoption of a new comprehensive plan provision or land use regulation or an amendment to a comprehensive plan or land use regulation is effective at the time specified by local government charter or ordinance and is applicable to land use decisions, expedited land divisions and limited land use decisions if the amendment was adopted in substantial compliance with ORS 197.610 and 197.615 unless a stay is granted under ORS 197.845.
(b) Any approval of a land use decision, expedited land division or limited land use decision subject to an unacknowledged amendment to a comprehensive plan or land use regulation shall include findings of compliance with those land use goals applicable to the amendment.
(c) The issuance of a permit under an effective but unacknowledged comprehensive plan or land use regulation shall not be relied upon to justify retention of improvements so permitted if the comprehensive plan provision or land use regulation does not gain acknowledgment.
(d) The provisions of this subsection apply to applications for land use decisions, expedited land divisions and limited land use decisions submitted after February 17, 1993, and to comprehensive plan and land use regulation amendments adopted:
(A) After June 1, 1991, pursuant to periodic review requirements under ORS 197.628, 197.633 and 197.636;
(B) After June 1, 1991, to meet the requirements of ORS 197.646; and
(C) After November 4, 1993.

(2) The proposal is a land use decision.

(3) The proposal complies with the applicable statewide planning goals, including Goal 10 (Housing), as detailed in Section IV of these findings.

(4) The February 2010 plan amendments are predicated upon previous comprehensive plan changes that were acknowledged as complying with the statewide planning goals. The inventory used the same methodology as outlined in the 2005 amendments. The changes to the inventory (From 13 acres HDR to 45 acres HDR) are due (a) additions due to adding HDR land into the UGB, (b) additions due to redesignation of property already within the UGB as HDR, and (c) subtractions due to development of HDR designated land since 2005.

April 2010 Housing Element Amendments

The Council adopted updates to the Housing Element of the Comprehensive Plan in April 2010 (Ordinance 2010-2724). The Housing Element contains the following information: updated population and demographic information, existing housing characteristics, recent trends in housing construction, future housing needs, land needs for housing, other aspects of housing to be addressed, and actions needed for housing. The Housing Element contains updated residential buildable land need and supply data that matches what was adopted by Council in February 2010 with the EOA. The decision to adopt the Housing Element was appealed to LUBA. LUBA issued a remand order on November 8, 2010 for the Housing Element. Two potentially relevant matters of the remand order include: (1) The City was directed to provide further explanation of the housing needs calculations, and (2) The City was directed to provide further justification for designating "lots or portions of lots that, because of . . . topography, irregular placements of buildings, or limited accessibility could not be readily developed if urban services were available."

The application for the proposed Comprehensive Plan map and Zoning map amendment was filed prior to the remand order being issued. Because the April 2010 Housing Element amendments were remanded, this land use decision does not rely upon those amendments. However, this decision can be based on the needs shown in the 2005 Comprehensive Plan amendments and the current buildable land inventory as reflected in the 2010 buildable lands inventory, as adopted in February 2010. The need for HDR land is substantial in all scenarios.

On the first remand issue of need, for this decision Newberg relies on the adopted and acknowledged land needs as established in Ordinance 2005-2626 and not on the April 2010 amendments. On the second issue of inventory, Newberg staff examined whether any HDR land was designated non-buildable because of the challenged criteria: "lots or portions of lots that, because of . . . topography, irregular placements of buildings, or limited accessibility could not be readily developed if urban services were available." Staff found that no HDR land was designated non-buildable based on this criteria, so the remand has no effect on inventory.

2010-2025 Unmet Need Based on 2005 Adopted and Acknowledged Comprehensive Plan

Ordinance 2005-2626 established a need for 89 buildable acres of HDR land for the period 2005-2025. According to the Johnson-Gardner Housing and Residential Land Need Report (2004) 22% of those 89 acres would be needed 2010 or before (568 of 2,554 units = 22%)[2]. This which would equal approximately 20 acres (89 acres x 22% = 20 acres). Therefore, the needed acres, based on the 2005 data, would be 69 buildable HDR

[2] Johnson-Gardner, *Newberg Housing and Residential Land Needs Report*, 2004, page 31.

acres (89 acres – 20 acres = 69 acres). If we subtract the current amount of buildable HDR acreage shown in the adopted 2010 buildable land inventory (45 buildable acres) we have a total deficit of 24 buildable HDR acres (69 acres – 45 acres = 24 buildable acres). Additional need through 2030 could be shown based on the 2005 Comprehensive Plan, however that is unnecessary for this application, because the proposed change of about 3.39 acres would fill only a small percentage of the total need through 2025, much less 2030.

Section II. Newberg Development Code § 151.122: Procedures for Comprehensive Plan Map and Zoning Map Amendments.

(A) Type III Plan and zoning map amendments – one parcel or small group of parcels.

(3) Amendment Criteria. The applicant must demonstrate compliance with the following criteria:

(a) The proposed change is consistent with and promotes the goals and policies of the Newberg Comprehensive Plan and this code;

Finding: Section IV of these findings addresses the Comprehensive Plan goals and policies. It can be found that this proposal is consistent with and promotes numerous applicable goals and policies, as summarized below.

Need for HDR & Multi-Family Housing

Section I of these findings demonstrated a need for 69 buildable acres of HDR land for the 2010-2025 period, as shown in the table below.

Plan Designation	Buildable Acres Needed 2005-2025	Buildable Acres Needed 2010-2025 (Adjusted from 2005 data)	Buildable Acres in UGB (2010 BLI)	Surplus (Deficit) for 2010-2025
LDR	612	436	585	149
MDR	173	166	132	(34)
HDR	89	69	45	(24)
Total	**874**	**671**	**762**	**91**

Source: Newberg Planning and Building Department

The proposed amendment would add 3.39 acres (about 3.14 buildable acres) of HDR land to the buildable land inventory. This would meet about 13% of the need through 2025, and a smaller percent of the 20-year need through 2030.

As part of the Affordable Housing Action Plan, the Affordable Housing Ad Hoc Committee surveyed land within the UGB and identified 17 acres that the City should consider initiating a zone change to HDR. Other properties may also be suitable for HDR, and rezoning could be initiated by the property owner

through this Type III process[3]. Even if the identified 17 acres were rezoned to HDR, the City would still have a need for additional buildable HDR land. This proposal could help meet that need.

Adequate Infrastructure to Serve the Site

The proposed site has existing sewer, water, and transportation facilities available with adequate capacity to serve the maximum density of the proposed zone change. There is an existing 8-inch sewer line with a manhole right at the northern property edge in Evergreen Drive. The application contains a report on sanitary sewer calculations done by Sisul Engineering, calculating the capacity of the existing sewer line with existing & potential maximum R-1 density (15 units) and existing & potential maximum R-3 density (96 units). When infiltration rates are added in, the existing + maximum R-1 density would use approximately 51% of the pipe capacity and the existing + maximum R-3 density would use approximately 70% of the pipe capacity. Therefore, the pipe capacity is adequate to accommodate the proposed zone change. There are existing water lines in Evergreen Drive and Meridian Street with adequate capacity to support the proposed zone change. Any development of the site would require the public water line to be looped through from Evergreen Drive to Meridian Street to ensure adequate flow, a standard practice on most large development sites.

The proposed multi-family development site is located adjacent to Meridian Street and would take direct access from the street. Meridian Street is developed to the minor collector standard with 34 feet curb to curb pavement width, two 10-foot travel lanes divided by striping, and 7 foot parking lanes on both sides of the street. According to the applicant's traffic impact study, Meridian St is functioning at a level of service A in front of the site, and is projected to continue to function at a level of service A even with the addition of trips generated from the proposed development. The sight distance from the proposed site's frontage is adequate for cars entering and exiting the site. In the past three years only one crash occurred in the stretch of Meridian from Fulton to Sierra Vista St, and that was caused by a driver running through a stop sign from Sierra Vista onto Meridian Street, so no significant traffic safety concerns are noted for the area. Any future development on the site would likely require a bicycle and pedestrian connection through the site from Meridian Street to Evergreen Drive, which would lead to Sierra Vista Drive and College Street. In addition, Meridian Street is served by a regular Chehalem Transit Bus Route.

Site is Suitable for HDR Development

This site meets the site suitability criteria for High Density Residential housing as specified in the Ad Hoc Committee on Newberg's Future Report to City Council (2005):

- Site size of one acre or greater;
- 10% or less slope;
- 1:1 or lower improvement to land value ratio considered redevelopable;
- Lack of wetlands and streams;

[3] The committee did consider the subject property, and recommended that, due to the historic home, a request for a zone change should be initiated by the property owner and not the city.

- Access to a minor collector street;
- Adequate public utilities already serve the site; and
- Located within 1/4 mile of Jaquith Park and George Fox University, and within 1/2 mile of the downtown commercial area.

The proposed site is also suitable for HDR development because it meets the Comprehensive Plan policies of high density housing location, dispersal of high density housing, design of high density housing, and compatibility with surrounding development. The proposed site is adjacent to a minor collector road which will provide adequate access for higher density housing. The site is directly across the street from properties zoned R-3 – a senior condominium housing development is directly across the street and an apartment complex is directly north of that. The site is also adjacent to property zoned R-2 (Medium Density Residential) to the south. As shown on the map in Attachment 4, high density housing is currently dispersed throughout the City; this would continue that trend. Future development on the site will be compatible with the existing historic structure due to the City's design review criteria for historic properties. In addition, any development will have to meet the additional design review criteria for multi-unit housing.

Preservation of the Historic Structure

The applicant has indicated that they intend to preserve the existing historic house and re-use it in some capacity for their project, possibly for on-site offices. According to the previous property owner, the existing house is decaying and is in need of much repair in order to be habitable or to be used for offices. Redevelopment of the site in such a way that will not require subdivision will encourage renovation, preservation, and reuse of the existing historic house as part of the overall project site. In addition, Newberg has Development Code standards that protect inventoried historic structures; any proposed demolition of structures or building of new structures on a historic site requires a Type III review before the Planning Commission.

Availability of Public Services

The proposed site is within walking distance of many commercial and public services: 1/8 mile to Jaquith Park to the west; 1/4 mile to Friendsview Manor and George Fox University to the south and east; 1/2 mile to the downtown commercial area and just over 1/2 mile to the Newberg Library to the south; and less than a mile to Nap's Thriftway at the southwest end of the commercial area. This meets the Comprehensive Plan policies of high density housing being located near public services and public open spaces. It also means that residents of the proposed high density housing may walk, bike, or take public transit to commercial areas, jobs, parks, and schools.

(b) Public facilities and services are or can be reasonably made available to support the uses allowed by the proposed change.

Finding: Public facilities and services are available to support the proposed uses. There is an existing 8-inch sanitary sewer line to the property, with a manhole connection at the northern edge of the property at the end of Evergreen Drive. The applicant's sanitary sewer calculations report indicates, and City staff concurs, that there is adequate capacity in the system to support the zone change at the maximum permitted density for the proposed zone. There are existing water lines in Evergreen Drive

and Meridian Street with adequate capacity to support the proposed zone change. Any development of the site would require the public water line to be looped through from Evergreen Drive to Meridian Street to ensure adequate flow, a standard practice on most large development sites. The site is accessed by Meridian Street, a fully improved minor collector street with a 34 foot curb-to-curb pavement width, two 10-foot travel lanes, 7-foot parking lanes on both sides, and 5-foot sidewalks, the standard width for minor collector streets. Meridian Street is currently functioning at a level of service A in front of the site, and is projected to continue to function at a level of service A even with the addition of trips generated from the proposed development. Therefore, all public facilities and services have adequate capacity to serve the proposed change.

(c) Compliance with the State Transportation Planning Rule (OAR 660-012-0060) for proposals that significantly affect transportation facilities.

Finding: The State Transportation Planning Rule is meant to determine whether proposals "significantly affect" existing or planned transportation facilities, and if they do affect them, to ensure that they are properly mitigated. The Rule says that:

> *"a plan or land use regulation amendment significantly affects a transportation facility if it would: (a) Change the functional classification of an existing or planned transportation facility; (b) Change standards implementing a functional classification system; or (c) As measured at the end of the planning period identified in the adopted transportation system plan: (A) Allow land uses or levels of development that would result in types of levels of travel or access that are inconsistent with the functional classification of an existing or planned transportation facility; (B) Reduce the performance of an existing or planned transportation facility below the minimum acceptable performance standard identified in the TSP or comprehensive plan; or (C) Worsen the performance of an existing or planned transportation facility that is otherwise projected to perform below the minimum acceptable performance standard identified in the TSP or comprehensive plan."*

The proposed plan amendment site is located adjacent to Meridian Street, which is classified as a Minor Collector in the City's Transportation System Plan. Meridian Street is built to the standards of a Minor Collector: 34 feet of pavement width, two 10 foot travel lanes, 7 foot parking lanes on both sides, and 5 foot sidewalks on both sides. The proposal would not change the functional classification of Meridian Street, or of any other existing or planned transportation facilities. The proposal would also not change any of the standards implementing the City's functional classification system.

One of the main purposes of the traffic impact study included with the applicant's application package is to determine whether the project meets subsection (c) of the Transportation Planning Rule. The traffic study analyzes the trip generation and distribution, safety analysis, and operational analysis of the proposed project to determine the impact the proposal will have on the transportation system. The trip generation is based on the maximum possible density allowed by the proposed zone; in this case that would be 96 possible dwelling units. That number is compared with the trips that would be generated by the possible maximum density allowed by the current zone, 15 units. The traffic study indicates that the proposed zone change could result in a net increase of 38 trips during the morning peak hour, with

31 exiting the site and 7 entering the site. In the evening peak hour, the maximum density could result in a net increase of 46 trips, with 30 entering and 16 exiting the site. The actual trips generated by the site may be fewer due to the unlikelihood of the site being built out at the maximum density – with the preservation of the existing house and preservation of many trees, site build-out will more likely be around 70 – 80 possible units. Most of the trips to and from the site are projected to be on Meridian Street south of the project site (going south toward Highway 99W and north back to the site).

Sight distance from the site frontage was examined and determined to be adequate, meaning that access to the proposed site could be taken from any point along its Meridian Street frontage. In the past three years, there was one reported crash at N College Street & Sierra Vista Drive and one crash at N Meridian Street & Sierra Vista Drive. Based on this small number of crashes, no significant traffic safety concerns are noted in the area.

Current trips along Meridian Street in front of the site were counted to be about 263 trips per hour in the evening peak hour, or about 1 car every 13 seconds on average. Development of the site is projected to increase this to around 307 trips per hour in the evening peak hour, or about 1 car every 12 seconds. This is approximately 7% of the capacity of Meridian Street.

The traffic study also looked at capacity analysis for the area and surrounding intersections for the expected project build-out in 2010 and to 2025. Capacity analysis looks at the volume-to-capacity (v/c) ratio for intersections; in other words, how much traffic an intersection can handle before it's at peak capacity, which would be a ratio of 1.0. The intersection is then given a letter grade ranging from A (best) to F (worst) for its level of service based on the v/c ratio for the intersection. The traffic study analysis shows that all of the surrounding intersections are operating at an acceptable level of service under all analysis scenarios. The evening peak hour level of service at N College St & Sierra Vista Dr drops to an E using the 2025 scenario and the level of service at N Meridian St & Fulton St drops to a D using the 2025 scenario, all other intersections continue to operate at a level C or above through all scenarios. The traffic study explains that the proposed development will likely have a minimal effect on intersection functions, and that the level of service for those intersections would be similar with or without the additional trips generated by the proposal.

According to the traffic study, the future trips generated from the proposed zone change will not "significantly affect" the transportation system – all study area intersections are projected to operate acceptably through the year 2025 planning horizon. Therefore, the proposal meets the State Transportation Planning Rule.

Section III. Historic Review Criteria & Applicable Historic Comprehensive Plan Goals and Policies

§ 151.492 Alteration, New Construction, Demolitions. (B) New Construction Type III Review Criteria.

Review Required. If an application is made to build a new building on a landmark site, the Planning Commission shall review the request through the Type III procedure to assure the plans are compatible with any existing Landmark structures on the site. No new structure or major public improvement shall be constructed without review pursuant to the following criteria.

Review Criteria. Designs shall be compatible with any existing Landmark structures on the site in terms of size, scale, material and character. Contemporary designs shall not be discouraged when they do not destroy significant historical, architectural, or cultural material. Review criteria shall include consideration of the guidelines listed in subdivision (A)(3)[4].

Comprehensive Plan Section G. Open Space, Scenic, Natural, Historic and Recreational Resources. 3. Historic Resources Policies.

Policy a: The continued preservation of Newberg's designated historic sites and structures shall be encouraged.

Policy d: The City will encourage the re-use of historic structures such as the establishment of bed and breakfast operations, specialty shops, restaurants and professional offices.

Finding: This proposal affects a property that is on Newberg's Historic Resources Inventory. At this time, the proposal is only for a Comprehensive Plan map amendment and Zoning map amendment, not for a development proposal to modify the site. All future development on this site will require a Type III Design Review before the Planning Commission to ensure that the plans are compatible with the existing historic structures. At the time of that future review, the application must show that the new structures would be compatible with the existing historic structures in terms of size, scale, material and character.

The applicant has indicated that they intend to preserve the existing historic house and re-use it in some capacity for their project, possibly for on-site offices. According to the previous property owner, the existing house is decaying and is in need of much repair in order to be habitable or to be used for offices. Redevelopment of the site in such a way that will not require subdivision will encourage renovation, preservation, and reuse of the existing historic house as part of the overall project site. In addition, Newberg has Development Code standards that protect inventoried historic structures; any proposed demolition of structures or building of new structures on a historic site requires a Type III review before the Planning Commission.

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[4] The specifics of § 151.492(A)(3) are not listed here as they are not applicable to this current application. However, in general, the review criteria include design elements to be included and made compatible with the existing historic structure including the following: average setback; architectural elements; building orientation; vehicle parking/storage; fences.

Therefore, the application is consistent with and promotes the City's historic preservation criteria and policies.

Section IV. Applicable Statewide Planning Goals and Newberg Comprehensive Plan Goals & Policies

A. Citizen Involvement Goal

Goal: To maintain a Citizen Involvement Program that offers citizens the opportunity for involvement in all phases of the planning process.

Finding: Part of the citizen involvement program includes opportunities for citizen involvement in planning. In this case, citizens have an opportunity to comment on this proposal, both in writing and by testifying at either the Planning Commission or City Council hearings. In addition, the applicant for this proposal held two neighborhood meetings for the purpose of discussing the project with neighbors before the official public process started.

E. Air, Water, and Land Resource Quality Policies

Policy 1: Development shall not exceed the carrying capacity of the air, water or land resource base.

Finding: The proposed project site is within the Newberg city limits and is already served with City water, sanitary sewer facilities, and streets with adequate capacity to serve the maximum permitted density of the proposed zone. The project proposal indicates a desire and willingness to preserve many of the large attractive trees on the site; tree preservation will help increase the carrying capacity of the site's air and land resource base.

Statewide Planning Goal 10: To provide for the housing needs of citizens of the state.

Buildable lands for residential use shall be inventoried and plans shall encourage the availability of adequate numbers of needed housing units at price ranges and rent levels which are commensurate with the financial capabilities of Oregon households and allow for flexibility of housing location, type and density.

NCP I. Housing Goals and Policies

Goal: To provide for a diversity in the type, density and location of housing within the City to ensure there is an adequate supply of affordable housing units to meet the needs of City residents of various income levels.

2. Location Policies. a: Medium and high density areas should be located for immediate access to collector streets or minor arterials and should not cause traffic to move through low density areas. High density areas should be easily accessible to arterial streets. They should also be located near commercial services and public open spaces.

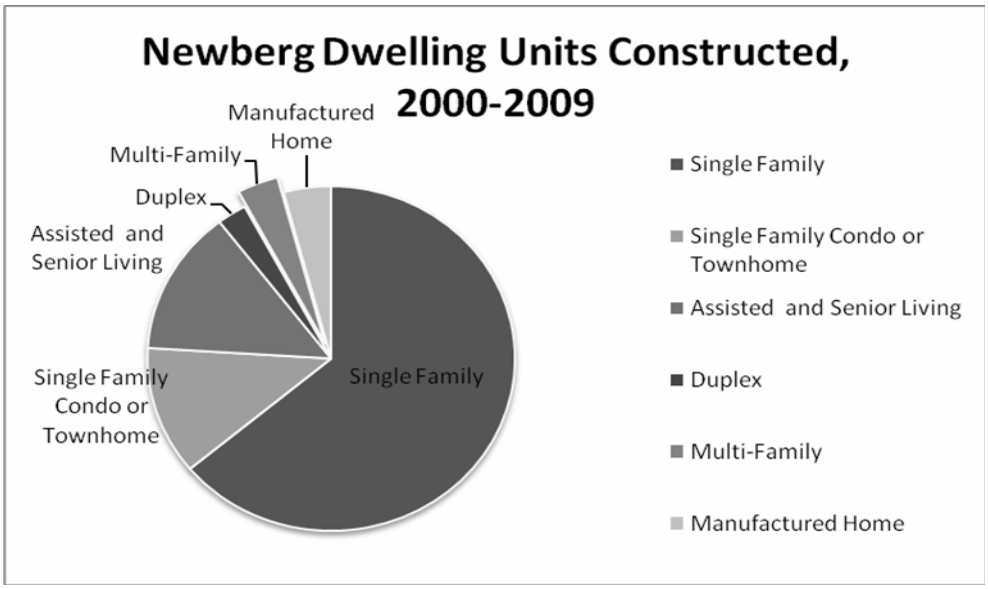
3. Mix Policies. b: Low and moderate income housing should not be concentrated within particular areas of the City.

3.i: The City shall encourage subsidized housing for low income people.

3.j: The City shall encourage innovation in housing types and design as a means of offering a greater variety of housing and reducing housing costs.

3.k: The City shall encourage an adequate supply of rental housing dispersed throughout the city to meet the needs of renters.

Finding: According to data from the Newberg Planning and Building Department, recent residential development has been mostly single family. This is due to a variety of factors, including the lack of available higher density residential land. The graph below illustrates that construction of single-family units has far outpaced construction of multi-family units in Newberg since 2000.



Source: Newberg Planning and Building Department

The City also has a shortage of low income housing, as evidenced by our ongoing Affordable Housing project that recently culminated in the Affordable Housing Action Plan. Although the owner of the property makes no difference when reviewing a project proposal (as all proposals must meet the code criteria), the City has an obligation, reflected here in the comprehensive plan policies, to ensure that there is adequate housing of all density types and for every income level. The proposed zone change would help the City remedy its deficit of available multi-family housing.

As shown on the map in Attachment 4, rental apartments are dispersed throughout the city in many different residential neighborhoods, including on both the north and south sides of Highway 99W and in the east and west areas of town. The proposed project site is located across the street from a senior condominium complex, and near another apartment complex north of the senior condominiums. There are few other rental apartments located near the proposed site. It is difficult to determine how many single-family housing units are being used for rental units; however, the 2000 Census found that 30.7% of all occupied housing units in Newberg were rented. The 2006-2008 American Community Survey found that 34% of all occupied housing units in Newberg were rented. This increase is undoubtedly due in part to the recession, but also speaks to the demand for rental units in Newberg. A scan of the Newberg Graphic classified ads on October 5, 2010 revealed 16 units or houses for rent, ranging in price from $425 for a bedroom in a house, $569 - $750 for a one-bedroom unit, $635 - $1195 for a two-bedroom, $795 - $1245 for a three-bedroom, and $1250 - $1500 for a four-bedroom. Of those 16, three appear to be apartments for rent, two are townhouses for rent, eight appear to be houses for rent, two are manufactured homes, and one is a room for rent in an existing household. According to the American Community Survey, 42% of renters in Newberg are paying 30% or more of their income for housing (a common threshold for unaffordability). Therefore, the City's stock of rental housing is not adequately meeting the needs of renters. According to the American Community Survey, from 2006-2008 Newberg had a vacancy rate of 6%. Since most of the dwelling units in Newberg are single-family structures (66%), we may assume that a certain number of those vacant properties are not affordable to

many residents. The City also had recent discussions with several property managers who said they were currently seeing apartment vacancy rates around 3%. This proposal may help the City remedy that deficit of affordable rental housing.

The proposed site is located adjacent to a minor collector and would not cause traffic to move through low density areas on local residential streets. In addition, the proposed site is within walking and biking distance of many commercial and public services: 1/8 mile to Jaquith Park to the west; 1/4 mile to Friendsview Manor and George Fox University to the south and east; 1/2 mile to the downtown commercial area and just over 1/2 mile to the Library to the south; and less than a mile to Nap's Thriftway at the southwest end of the commercial area. The project site also has close proximity to several arterial streets including College St to the west, Mountainview Dr to the north, and Highway 99W to the south.

Any future development on the site will require a design review process where the applicant will need to meet not only the basic design review criteria, but also the additional multi-family design review criteria and the historic review criteria. The City would have future opportunities to influence the design of the development and encourage innovation of housing types and design. The proposed zone change would provide an opportunity for a housing type that is currently less available in Newberg.

J. Urban Design Goals and Policies

Goal 1: To maintain and improve the natural beauty and visual character of the City.
1. General Policies. b: Design review should be provided for all new developments more intensive than duplex residential use.

1.1.e: Developments should respect the natural ground cover of their sites to the extent possible and plans should be made to preserve existing mature, non-hazardous trees in healthy condition.

1.1.l: The City shall encourage compatible architectural design of new structures in the community.

1.1.n: The City shall encourage innovative design and ensure that developments consider site characteristics and the impact on surrounding areas.

1.1.r: Developments of medium or high density shall be of a quality and design which will effectively offset the greater density.

Goal 2: To develop and maintain the physical context needed to support the livability and unique character of Newberg.

Policy c: Neighborhoods should be designed to promote safety and interaction with neighbors, with items such as walking paths and neighborhood parks.

Finding: Any future development on this property will require design review approval. Because this proposal is on an inventoried historic site, any new structures must be compatible with the existing historic house. The Newberg Development Code also has supplementary design review standards that multi-family developments must meet, including compatibility with adjacent sites. The site characteristics for future development would be looked at closely to encourage the best design of the

property and to properly mitigate any impacts on surrounding uses. In addition, because this is an inventoried historic property, any historic review will go before the Planning Commission for a decision.

The project application includes an arborist's report that surveyed all of the site's trees and determined which were healthy and should be preserved and which should be removed. The applicant has indicated that they will make an effort to preserve many of the trees on the site by including them in the site plan and designing the site around them.

Newberg has standards in the Development Code for pedestrian connectivity, such as not having excessive block lengths and requiring walkways where possible to break up long blocks. In this case, if the property were to be developed at its current zone with single-family residential houses, public access from Evergreen Drive through to Meridian Street would likely be required for adequate site access. The applicant has proposed a future multi-unit development that would take access only from Meridian St. Due to the long block length between Sierra Vista Dr and Fulton St, a public pathway through the future multi-unit complex would likely be required so that area residents may more easily reach Jaquith Park and College Street.

K. Transportation Goals and Policies

Goal 3: Promote reliance on multiple modes of transportation and reduce reliance on the automobile.
Policy b.2: The City shall encourage higher density development in residential areas near transit corridors, commercial areas and employment centers, including the downtown.

Goal 5: Maximize pedestrian, bicycle and other non-motorized travel throughout the City.
Policy 5.c: All new and improved commercial, office, institutional, and multi-family development shall be conveniently and directly accessible from the public right-of-way by bicycle and on foot.

Goal 9: Create effective circulation and access for the local transportation system.
Policy c: Develop a system of roads that provide for efficient movement of traffic, considering the general design guidelines below: 5) Minor Collectors. A minor collector provides access to abutting properties and serves the local access needs of neighborhoods by channeling traffic to the major collector and arterial street system. A minor collector is not intended to serve through traffic.

- ***56 to 65 feet of right-of-way with 10 foot public utility easements.***
- ***34 to 42 feet curb to curb***
- ***Parking on both sides of the street, replaced by bike lanes where needed.***
- ***A minimum four and one-half (4 ½) foot planter strip and five-foot sidewalk on both sides of the street.***

Finding: The applicant has included the Chehalem Transit Bus Routes map in their application packet. The map clearly shows that the bus route includes Meridian Street. Therefore, the proposed site meets the goal of promoting reliance on alternative modes of transportation and the policy of locating higher density development near transit corridors. In addition, the proposed site is within easy walking and biking distance to the downtown commercial core as well as to Friendsview Manor and George Fox University, two of Newberg's largest employers.

The proposed multi-family development site is located adjacent to Meridian Street and would take direct access from the street. Any future development on the site would likely require a bicycle and pedestrian connection through the site from Meridian Street to Evergreen Drive, which would lead to Sierra Vista Drive and College Street. Meridian Street is classified as a minor collector, and is developed to the minor collector standard with 34 feet curb to curb pavement width, two 10-foot travel lanes divided by striping, and 7 foot parking lanes on both sides of the street. According to the applicant's traffic impact study, Meridian St is functioning appropriately: the sight distance from the proposed site's frontage is adequate; in the past three years only one crash occurred in the stretch of Meridian from Fulton to Sierra Vista St (caused by a driver running through a stop sign from Sierra Vista onto Meridian Street); and the level of service rating is adequate for all nearby intersections through 2025.

According to staff GIS calculations, the distance between Sierra Vista Dr and the railroad tracks on Meridian Street is approximately 925 ft on the west side and 900 ft on the east side. After removing area for existing driveways (~154 ft on the west side and ~135 ft on the east side), the totals were ~771 ft on the west side and ~765 ft on the east side. Using these numbers, the amount of current on-street parking spaces available on Meridian Street is approximately 38 spaces per side (771 & 765 divided by 20 ft parking space length). A staff survey of that same area at different times of day on five different days found that the average use of the parking spaces was 7 used spaces on the west side and 6 used spaces on the east side, or about 17% of the available spaces. Any development on the proposed project site would require off-street parking on their lot to serve the dwelling units. However, Meridian Street still has capacity to accommodate further on-street parking if additional parking is d for area residents.

L. Public Facilities and Services Goals and Policies

Goal: To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban development.

1. All Facilities & Services Policies. f: Maximum efficiency for existing urban facilities and services will be encouraged though infill of vacant City land.

2. Sewers and Water Policies. c: Developments with urban densities should be encouraged to locate within the area which can be serviced by Newberg's present sanitary sewer system.

Finding: It is appropriate to use land within the city limits to its highest and best use in order to preserve the efficiency of public facilities to serve urban development. The proposed site has existing sewer and water facilities available, with adequate capacity to serve the maximum density of the proposed zone change. It is more efficient to use an existing site such as this as opposed to extending new public utilities to an undeveloped vacant parcel without such services.

There is an existing 8-inch sewer line with a manhole right at the northern property edge in Evergreen Drive. The application contains a report on sanitary sewer calculations done by Sisul Engineering, calculating the capacity of the existing sewer line with existing & potential maximum R-1 density (15 units) and existing & potential maximum R-3 density (96 units). The report found that the peak sewer line flow rates for existing + maximum R-1 density would use approximately 45% of the pipe capacity

and that existing + maximum R-3 density would use approximately 63% of the pipe capacity. When infiltration rates are added in, the existing + maximum R-1 density would use approximately 51% of the pipe capacity and the existing + maximum R-3 density would use approximately 70% of the pipe capacity. Therefore, the pipe capacity is adequate to accommodate the proposed zone change.

M. Energy Goals and Policies

Goal: To conserve energy through efficient land use patterns and energy-related policies and ordinances.

1. Planning Policies. a: The City will encourage energy-efficient development patterns. Such patterns shall include the mixture of compatible land uses and a compactness of urban development.

Finding: Use of the proposed site for higher density housing would meet this goal and policy by encouraging compactness of urban development in an area that is served by transit and within walking and biking distance to the downtown commercial core, Friendsview Manor, and George Fox University. In addition, the land uses are inherently compatible with the high density housing directly across Meridian Street and medium density housing on the south side of the project site.

Exhibit B

Attachment 5
Exhibit B: Location Map

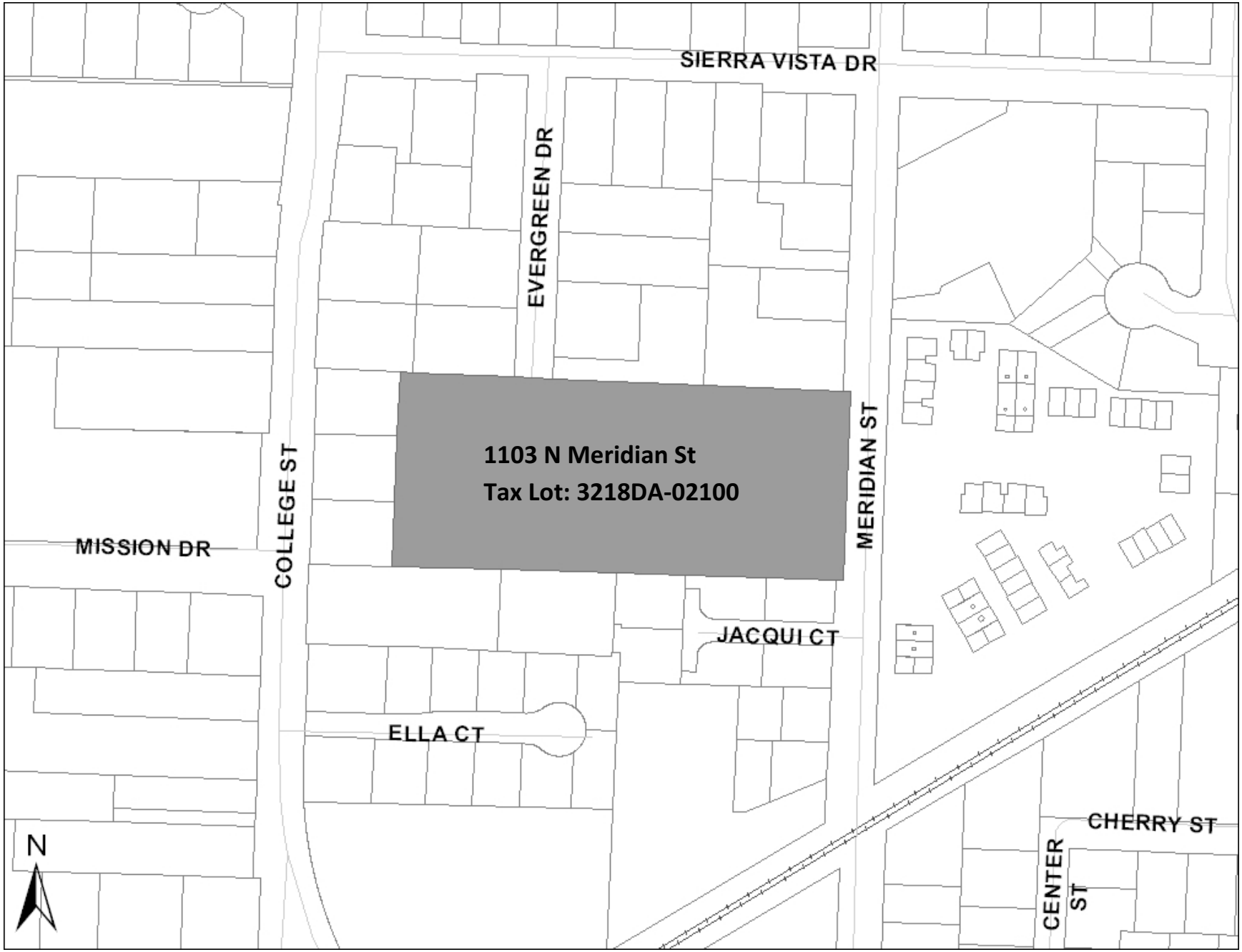


Exhibit "B"

Attachment 5

Exhibit "C": Legal Description

EXHIBIT "A"

File No.: **1032-1564264** Policy No.: **1564264**

Real property in the City of Newberg, County of Yamhill, State of Oregon, described as follows:

A part of the D. D. Deskins Donation Land Claim No. 54 in Township 3 South, Range 2 West, of the Willamette Meridian in Yamhill County, Oregon, bounded and described as follows, to-wit:

BEGINNING at a point on the Section line between Sections 17 and 18 in said Township and Range, said point being 723 feet South of the Quarter Post between said Sections and being also 396 feet South of the intersection of the North boundary line of said Donation Land Claim with said Section line; thence South along said Section line 245 feet; thence South 89°11' West 609 feet to the Southeast corner of tract conveyed to Dale D. Voss, et ux. by deed recorded February 24, 1954 in Book 172, Page 417, Deed Records; thence North 00°11' East 254.6 feet to the South line of land conveyed to George W. Constable by deed recorded August 2, 1949 in Book 153, Page 771, Deed Records, and thence East 608.4 feet to the place of beginning.

APN: R3218DA-2100

ORDER 2011-0030 Written Plans for items B(f), B(g), B(i), and B(j)

B(f) - Plan for occasional public access to historic house

The Housing Authority of Yamhill County will allow public access to the historic Todd House during annual historic tour events in coordination with other entities involved in such events. The Housing Authority of Yamhill County will also host tours of the Todd House and Deskins Commons complex upon request and upon site manager availability.

B(g) - Plan for recognition of the heritage of the house and property

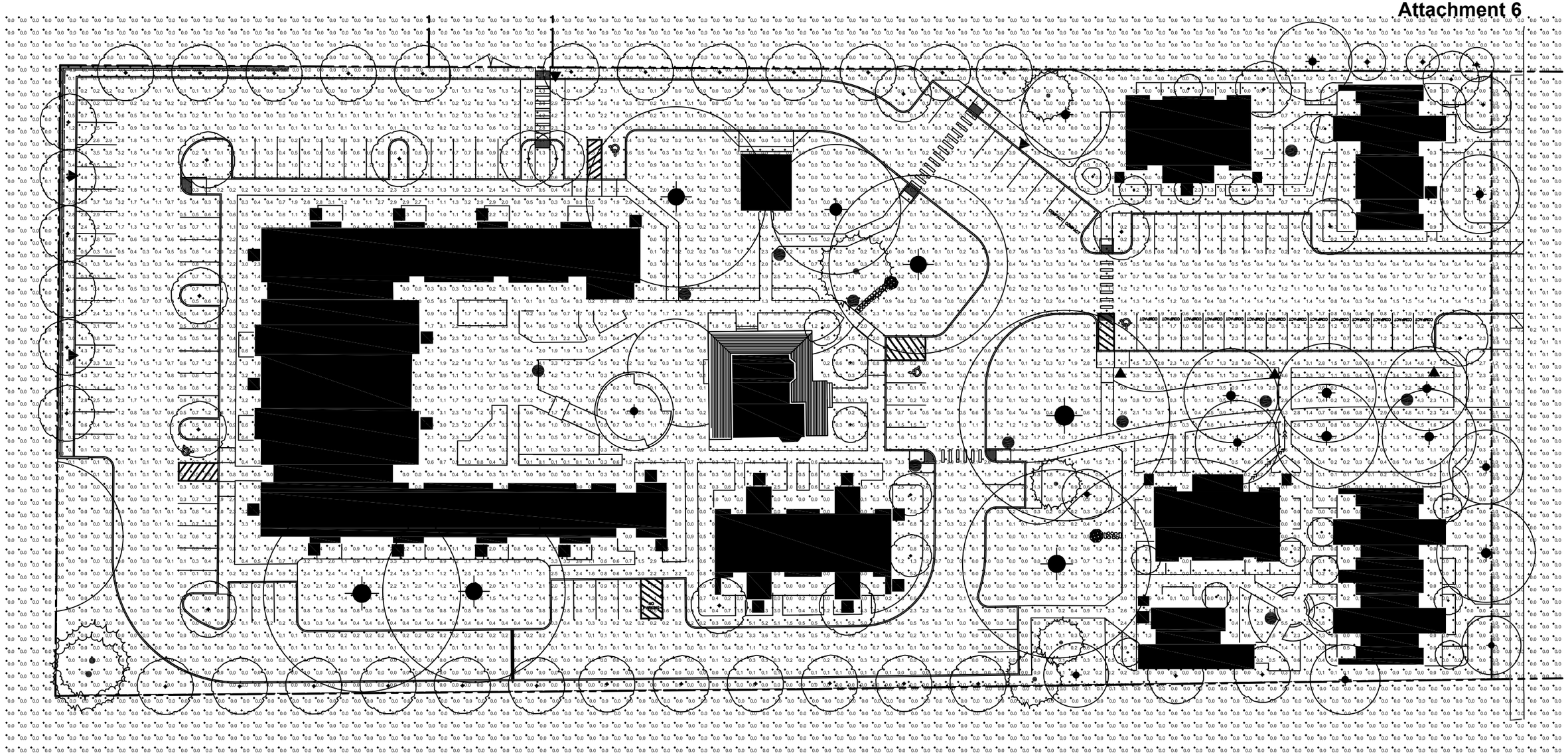
The Housing Authority of Yamhill County intends to place a placard constructed of durable materials recognizing the heritage of the house and property near the current curb cut to the site which will be the new pedestrian entry into the site. In addition, we intend to place a durable placard or something similar recognizing the heritage of the house and property on the front porch of the Todd House as well as in the main entryway or meeting space on the ground floor of the house.

Deskins Commons Parking Management Plan

Deskins Commons guidelines for the site parking lot and for monitoring off-street parking to ensure that parking is available for residents and visitors are as follows:

The Site Manager will be responsible to ensure that all residents at the time of lease up have a clear understanding of the parking agreement by utilizing the following protocol:

- Parking Agreement is to be included with Lease and Contract at the time of Initial Move-in.
- All Residents over the age of 18 will be required to sign the Agreement.
- Parking Assignments will be given by the Site Manager..
- Guest Parking is allowed only with guest tag or parking identification, one will be issued per household(it is the resident's responsibility to instruct guests of the conditions of the parking agreement).
- Parking Tags for assignment will be required to assist the Site Manager with Monitoring.
- Towing policy will apply following Oregon Tenant/Landlord Law.
- Signed copies of the Parking Agreement will be given to Resident and a copy will also remain on file with the Site Manager.



SCALE 1" = 20'-0" 0' 10' 20' 40' NORTH

LEGEND / LIGHT FIXTURE SCHEDULE

CODE	DESCRIPTION	LAMPS	BALLAST (QTY/TYPE/VOLTS)	WATTS	BASIS OF DESIGN MANUFACTURER	CATALOG NUMBER
▲	14' POLE MOUNT	150W MH	1, ELECTRONIC	168	LITHONIA MR1	MR1-150M-SR4SC
●	10' POLE MOUNT	70W MH	1, ELECTRONIC	86	STERNBERG OMEGA	1527F-CFG-CPM-HS-6114P4-BCC-70MH
■	WALL PACK	70W MH	1, ELECTRONIC	86	LITHONIA WST	WST-70M-FT

HAYC
HOUSING AUTHORITY OF YAMHILL COUNTY
135 NE Dunn Place
McMinnville, Oregon 97128-0865

DESKINS COMMONS

1103 NORTH MERIDIAN STREET
NEWBERG, OR

100% SCHEMATIC DESIGN - NOVEMBER 21, 2012

REGISTERED PROFESSIONAL ENGINEER 12609 OREGON NOV. 21, 1984 JAMES P. KRUWSICK EXPIRES 6/30/2013

SOLARC architecture and engineering inc

SHEET
E100
SITE PLAN

Oregon
John A. Kitzhaber, MD, Governor

Parks and Recreation Department
State Historic Preservation Office
725 Summer St NE, Ste C
Salem, OR 97301-1266
(503) 986-0671
Fax (503) 986-0793
www.oregonheritage.org

October 30, 2012

Mr. Rob Mawson
Heritage Consulting Group
1120 NW Northrup
Portland, OR 97209

RE: SHPO Case No. 10-2655
Todd House Project
DOE/FOE/redevelopment of property. Preservation and adaptive reuse of existing house
HYAC/Heritage Consulting Grp/HUD
1103 N Meridian (3S 2W 18), Newberg, Yamhill County

Dear Mr. Mawson:

We have reviewed the application that will be considered by the City of Newberg regarding the proposed development. As mentioned in your cover letter, it does appear that the proposal is fundamentally the same as what has been presented in the past. Based on the information we have to date, we continue to expect that the proposed project will not adversely affect the historic resource.

We look forward to receiving the final information and will provide our official concurrence at that time.

Sincerely,

Julie Osborne
Preservation Specialist
(503) 986-0661
Julie.Osborne@state.or.us

SISUL ENGINEERING

A Division of Sisul Enterprises, Inc.

375 PORTLAND AVENUE, GLADSTONE, OREGON 97027
(503) 657-0188
FAX (503) 657-5779

November 29, 2012

City of Newberg
414 E. First Street
Newberg, OR 97132

ATTN: Jason Wuertz, P.E., Civil Engineer

RE: Deskins Commons

Dear Mr. Wuertz:

This letter is to address the final bulleted item as noted in the email from Jessica Nunley to Jim Walker of November 26th.

Ms Nunley wrote, "Identify areas where stormwater drainage from adjacent sites enter the property, and plan to provide for continuation of drainage (so existing drainage routes do not get backed up)". To answer her question we rely on both the City's Drainage Master Plan Update of 2001 and our observations from walking the site and general area while the ground was saturated, and had water visible on the surface.

The City Drainage Master Plan Update of 2001 indicates that only a small wedge of land west of Meridian Avenue lies within the Hess Creek Basin and that wedge of land drains south across the Deskins Commons site. The remainder of the area between Meridian Avenue and Evergreen Drive, south of Sierra Vista Street as well as that area west of Evergreen Drive lies in the Chehalem Creek Basin. The Chehalem Creek Basin parcels in this area drain westerly and therefore those parcels to the east of Evergreen Drive drain into the roadside ditch along Evergreen Drive which flows northerly towards Sierra Vista and those parcels west of Evergreen Drive fall towards College Street.

Our visits to the site observed drainage crossing the north property line from north to south in the area within 175 feet of the Meridian Avenue right-of-way, but not beyond that area. Properties to the south and west of the Deskins Commons site fall away from the Deskins Commons parcel.

In the area where drainage crosses from the neighboring parcel (Mr. and Mrs. Sheppard's parcel) we intend to design a combination of trench drains, french drains and/or area drains to collect runoff crossing the property line and to prevent runoff from backing up onto the Sheppard parcel. Runoff

crossing onto the Deskins Commons site will be routed via the Deskins Commons storm drain connection to the Meridian Avenue storm system.

We hope this answers Ms Nunley's concern in this regard.

Sincerely,

Thomas J. Sisul, P.E.

TRAFFIC SAFETY COMMISSION MINUTES
Tuesday, November 13, 2012, 7:00 PM
Public Safety Building (401 E Third Street)

NOTE: DRAFT COPY OF MINUTES

I. CALL MEETING TO ORDER

Chair Neal Klein called the meeting to order at 7:08 PM.

II. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was performed.

III. ROLL CALL

Members Present:	Neal Klein, Chair	Karl Birky	Dianna Cotter
	Shannon Eoff	Ron Johns	Kari Lawson
	James Oravetz	Lesley Woodruff, Vice-Chair	
	Mayor Bob Andrews (Ex-officio)	Hannah Kinney, Student Commissioner	
Members Absent:	Doris Brandt (excused)		
Staff Present:	Brian Casey, Chief of Police	Jessica Nunley, Assistant Planner	
	Mary Newell, Support Services Manager	Paul Chiu, Senior Engineer	
	Mandy Dillman, Minutes Recorder		
Others Present:	Mike Ragsdale, Dennis Stahlmaker, Howard Harman, and Rod Engle		

IV. PUBLIC COMMENTS

Mr. Mike Ragsdale testified about a dangerous crosswalk at the intersection of College Street and Highway 219 where he witnessed a college student getting struck when using the crosswalk. He contacted the Oregon Department of Transportation (ODOT) and they will be having their traffic safety division look into it. Mr. Paul Chui, senior engineer, added he also was almost struck by a vehicle in the same crosswalk and agreed the area is extremely dangerous and should be looked into for the general public's safety. Chair Neil Klein requested it be put on the agenda for January.

V. CONSENT CALENDAR

A. Review and approve minutes of October 8, 2012.

MOTION: **Cotter/Oravetz** to approve the Consent Calendar including the Traffic Safety Commission minutes for October 8, 2012. Motion carried (9 Yes/0 No/1 Absent [Brandt]).

VI. PUBLIC HEARING

A. TSC-12-017: Consider limited on-street parking or designate No Parking areas for the high-density residential property located at 1103 N Meridian Street.

TIME – 7:13 PM

Chair Klein introduced the legislative hearing and called for any conflicts of interest or abstentions; none appeared.

Mr. Paul Chiu, senior engineer, and Jessica Nunley, assistant planner, presented the staff report accompanied by a PowerPoint presentation, and additional material was handed out (see official meeting packet for full report).

Commissioner Dianna Cotter asked what the reason was to limit parking near the driveway entrances. Ms. Nunley replied neighbors were concerned street parking on Meridian Street would not allow for adequate sight distance and may cause crashes.

Mr. Dennis Stahlmaker brought to the commission's attention many issues on-street parking causes when he exits his driveway adjacent to the railroad tracks on Meridian. These issues include blocked vision from cars parked on the road, a huge sequoia tree next to the driveway, and cars going too fast on the road.

Commissioner Karl Birky wondered if removing the parking adjacent to Mr. Stahlmaker's driveway would fix the problem and how much space would need to be cleared. Mr. Stahlmaker thought it would and he assumed one to two car lengths would be plenty.

Commissioner Shannon Eoff asked if the 45 foot recommendation proposed for either side of the 1103 N. Meridian driveway would solve Mr. Stahlmaker's vision issues. Mr. Stahlmaker agreed that striping the area near the 1103 N. Meridian property would be a good idea, but he did not know if it would eliminate parking adjacent to his driveway as well.

Mr. Howard Harman testified he has lived at Spaulding Oaks for 25 years and expressed concern for the increase in traffic the new development will cause. He explained when cars are parked on both sides of Meridian Street it is tight for two cars to get by at the same time. Additionally, he mentioned there are always landscape maintenance trucks for Spaulding Oaks parked in the street, which makes it even tighter. He suggested not allowing parking on both sides of Meridian Street, possibly opening a second entrance to the development on Evergreen Drive, or having adequate parking within the development to prevent residents from parking on the street.

Commissioner Ron Johns asked Mr. Harman if he thought the forty-five feet on each side of the driveway sounded like a good solution. Mr. Harman replied he did not think it was a proper solution, but having no parking on at least one side of the street was a better idea.

Commissioner Eoff stated the Evergreen Drive access would be for emergency purposes only and asked Mr. Harman if he was proposing they open it to normal traffic as well. Mr. Harman thought it would be a logical solution to make it a public road.

Commissioner Eoff suggested adding a crosswalk to make the driveway more visible or a speed hump to encourage drivers to slow down.

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Commissioner Birky suggested making the Meridian Street curb to curb width wider to help with traffic issues and stated he was surprised the traffic study found the am peak was 34 drivers, which seemed low to him. He expressed concern that making the street wider will just encourage traffic to go faster and since it is a low volume street it does not seem like a good situation.

Chair Klein expressed concern there are no bike lanes on Meridian Street and suggested adding them in place of on-street parking.

Mayor Andrews asked if traffic calming devices have been explored. Ms. Nunley answered in their experience, having parking on both sides of the street slows traffic; however, the study has shown there is a speeding problem. She did not think traffic calming devices should be implemented in this case.

Mayor Andrews asked what the setback differences are in a minor collector commercial driveway versus a residential driveway. Ms. Nunley explained there would be a vision clearance triangle on both driveways for 25 feet. Mr. Chui added yellow striping for an entrance is not typically done, but in certain situations it would warrant consideration. In this particular situation, knowing what has happened to other multi-family dwellings in the city, this would be a good preventive measure down the road.

Ms. Nunley stated bike lanes are only required on major collectors and the plan is to continue the sharrows up Meridian Street to Crestview Drive to encourage drivers to slow down and watch for bicyclists.

Chair Klein added ODOT's safety handbook recommends six foot wide bicycle lanes on roads that will have bike traffic. He expressed concern that encouraging bike traffic but not giving them a bike lane will cause accidents. Ms. Nunley explained low traffic streets marked 35mph or less are meant to have bikes in the street.

Commissioner Ron Johns asked what the speed limit was on Meridian Street and why speeding is so high in that area. Chief of Police Brian Casey replied Meridian Street is a 25mph zone and he believes drivers speed because it is a long stretch of four to six blocks with no stops. He said the department has put more enforcement on Meridian Street to help discourage speeding.

Commissioner Eoff asked if they could eliminate parking on one side of the road to allow for bike lanes. Chair Klein seconded Ms. Eoff's suggestion and further expressed his concern for bikes not having anywhere to go when traffic will increase. He asked if it would be possible to move the property line in five feet to allow room for a bike lane in front of the property. Ms. Nunley explained they have to follow what the Transportation System Plan (TSP) requires. In this case the property does extend out, but must dedicate right-of-way to match the rest of the street and the appropriate minor collector width identified in the TSP. We cannot ask for more right-of-way beyond what is required in the TSP.

MOTION: **Birky/Johns** to approve TSC-12-017: Consider limited on-street parking or designate No Parking areas for the high-density residential property located at 1103 N. Meridian Street. Motion carried (9 Yes/0 No/1 Absent [Brandt]).

VII. NEW BUSINESS

None.

VIII. OLD BUSINESS

A. TSC-12-020: Request to eliminate First Street Parking space (yellow curb) next to Bank of America.

TIME – 8:09 PM

Discussion commenced on replacing the Yamhill County Transit Authority (YCTA) bus stop sign with parking stalls and specific parking for the bank; however, it was decided no further decision could be made until clarification is received from YCTA regarding their usage of the bus stop.

B. TSC-12-018 safety for pedestrians along Fulton Street.

TIME – 8:50 PM

Mr. Chui presented the staff report suggesting a street light be added to provide more visibility. Staff is working with Portland General Electric (PGE) and waiting for a report from them.

Mr. Rodd Engle expressed serious concerns for pedestrians on Fulton Street. In August, 2008, a death occurred on Fulton Street and the Friendsview Retirement Community has been working towards preventing any other deaths. Mr. Engle mentioned the residents, the college students, and the general public are misusing the crosswalks. He suggested adding another crosswalk, a light, or possibly ticketing jaywalkers to help bring awareness to the danger of crossing in an unmarked area.

Mr. Chui commented because of the geometry of the location another crosswalk would not be visible and may be even more dangerous.

Chair Klein suggested this topic be moved to January's meeting after they have touched base with George Fox University (GFU) and have heard back from PGE. He also suggested doing a traffic study in order to show Friendsview residents numbers of how many cars are speeding in hopes of deterring jaywalking.

Mr. Chui added GFU has already agreed to put in a light and said it would not conflict with their stadium plans. Additionally, they are waiting on PGE to determine if they can do underground boring to bring power from the north side of the street to the south side.

VIII. STAFF REPORTS – GENERAL INFORMATION

1. Police Update

TIME – 8:44 PM

Chief Casey reported he recently received a letter from a resident who was very happy with the reduction in speeding on her street due to the camera they had placed there, which is nice to hear because he does not get a lot of positive feedback. Furthermore, he was happy they recently caught a woman driving under the influence of prescription medication, which may have saved her life as well as others. He also mentioned they have lately seen a lot more people driving under the influence of prescription medication, which is difficult to determine since you need a specially trained officer to detect that kind of illegal influence. Unfortunately, this time of the year there are increases in abuse, domestic violence, alcohol problems, and suicides.

2. Engineering Update

Mr. Chiu reported in the beginning of the year a study was done on the intersections of Sheridan and College Streets with focus on the area bound by Hancock Street, Hwy 240, and College Street. The study suggested making Sheridan Street a right turn only onto College Street; however, they are waiting to hear back from ODOT.

Chair Klein asked if it would be plausible to have a four way stop at Meridian Street and Sierra Vista Street to slow traffic in that area. Mr. Chui replied it would help slow traffic but more data needs to be collected when school is in session before making a decision.

Commissioner Lesley Woodruff reported she applied for a grant from the Oregon Builder Safety Program and if the City receives the grant they would get $5,000.00 to implement a program to educate teens on driving safety.

Mr. Chui reported the grant application for improving Villa Road, which would add a sidewalk on the east side and bike lanes on both sides, has been accepted and staff is working on the next phase of filing a formal application. Additionally, they are working with planning and engineering to start the next phase of the Aldercrest Drive to Foothills Drive sidewalk as well as adding bike lanes on College Street. Mable Rush Elementary has a Safe Routes to School (SRTS) Action Plan, approved by ODOT, which includes a plan to improve Deborah Road. With grant money, they want to add a flashing school zone sign and bike shelters. The City should know in December if ODOT will fund this grant.

3. Items from Commissioners

None.

X. ADJOURNMENT

The meeting adjourned at 9:18 PM.

Approved by the Newberg Traffic Safety Commission this ___ day of _____, 20xx.

_____	_____
Nicole Tannler	**Neil S. Klein**
Minutes Recorder	**Traffic Safety Commission Chair**

DRAFT

Deskins Commons

Proposed Pedestrian Improvements

Draft 11/8/12

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Feet

City of Newberg

Attachment 10