

Collina at Springbrook

July 3, 2023 City Council Hearing



AKS
ENGINEERING & FORESTRY

Project Team



» Pahlisch Homes

- » Ana Bozich – Director of Community Planning
- » Mike Robinson – Director of Government and Legal Affairs

» AKS Engineering & Forestry, LLC

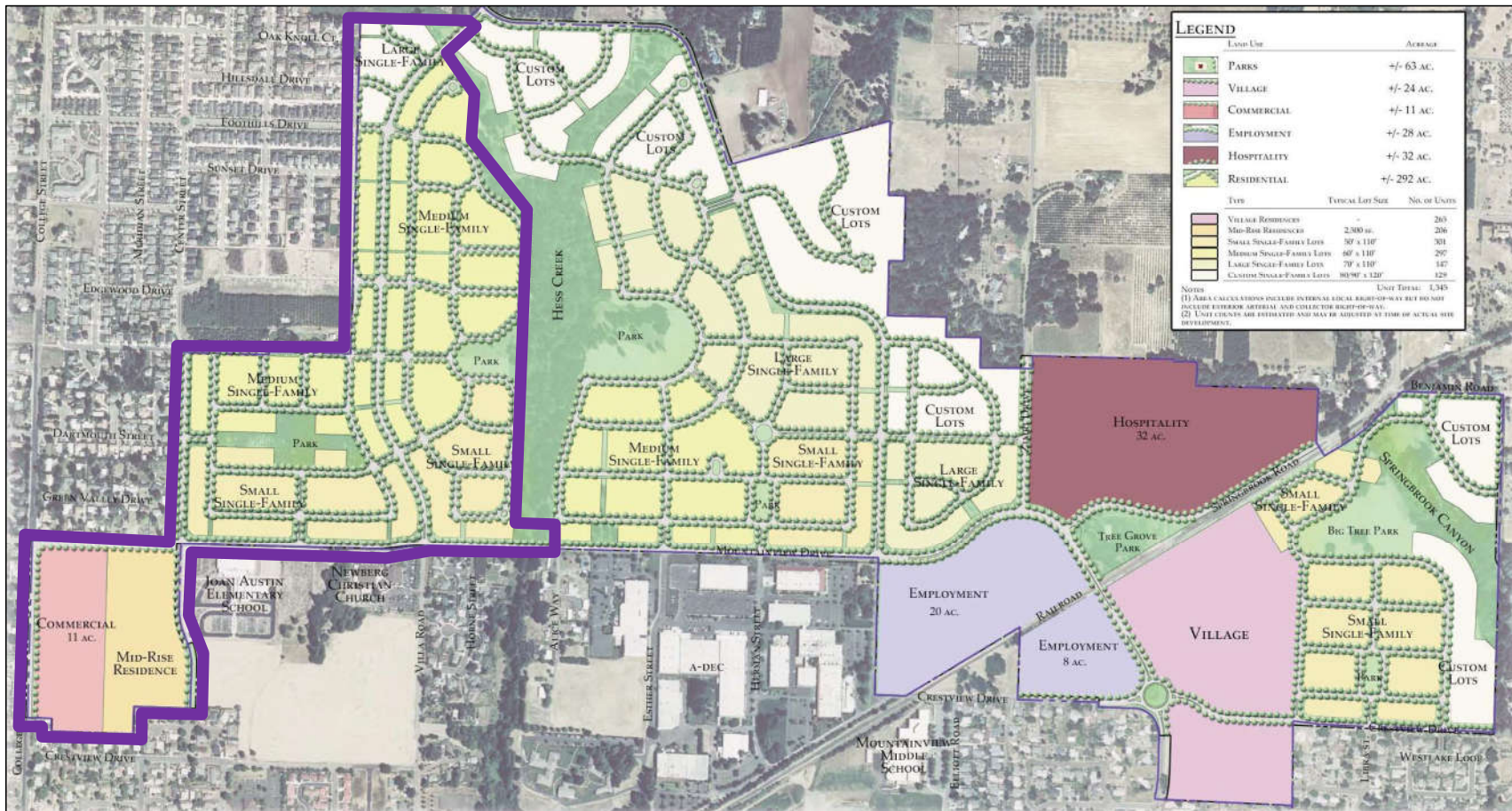
- » Land Use Planning, Civil Engineering, Surveying, Landscape Architecture, Arborist, and Natural Resources Consultant
 - » Mimi Doukas, AICP, RLA – Principal
 - » Trevor Synkelma, PE, LSI – Principal
 - » Glen Southerland, AICP



Pahlisch Homes

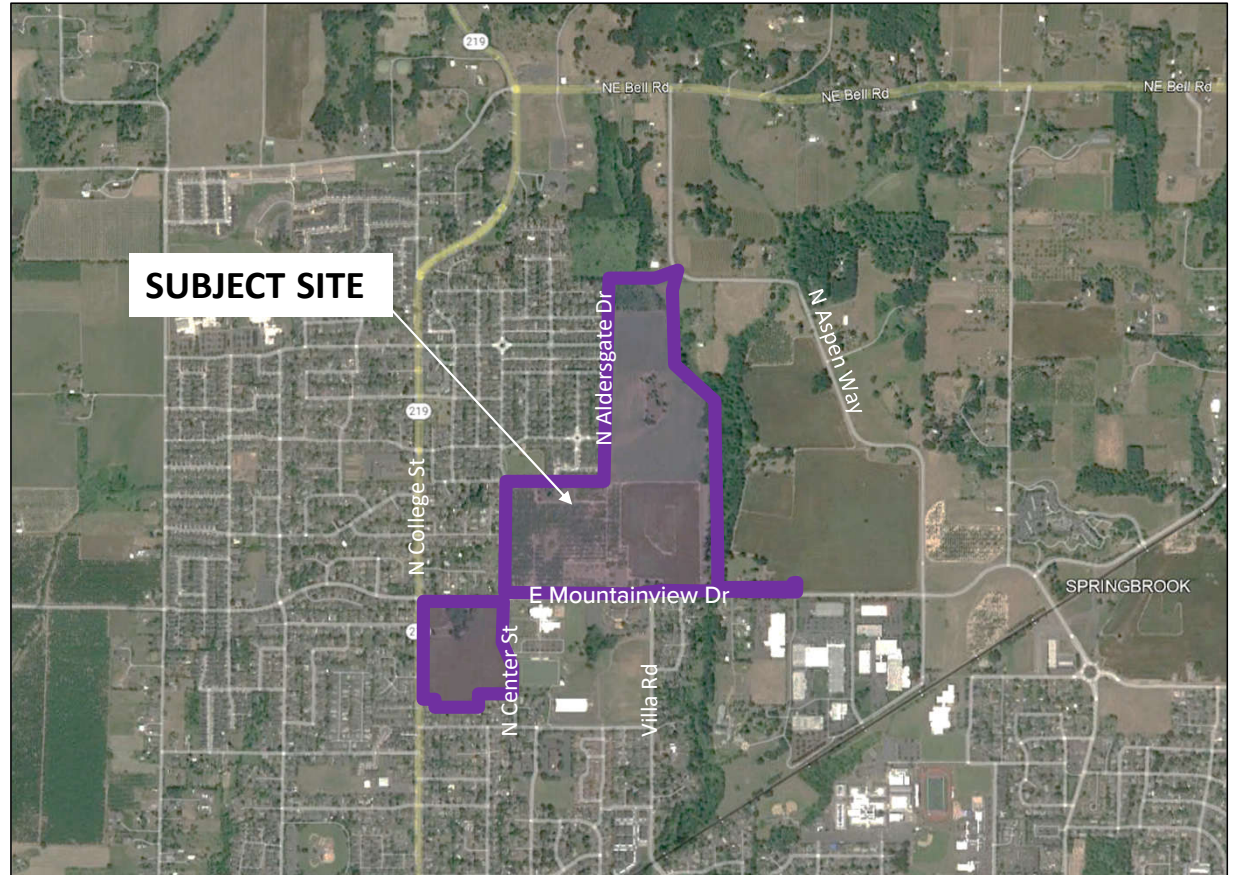


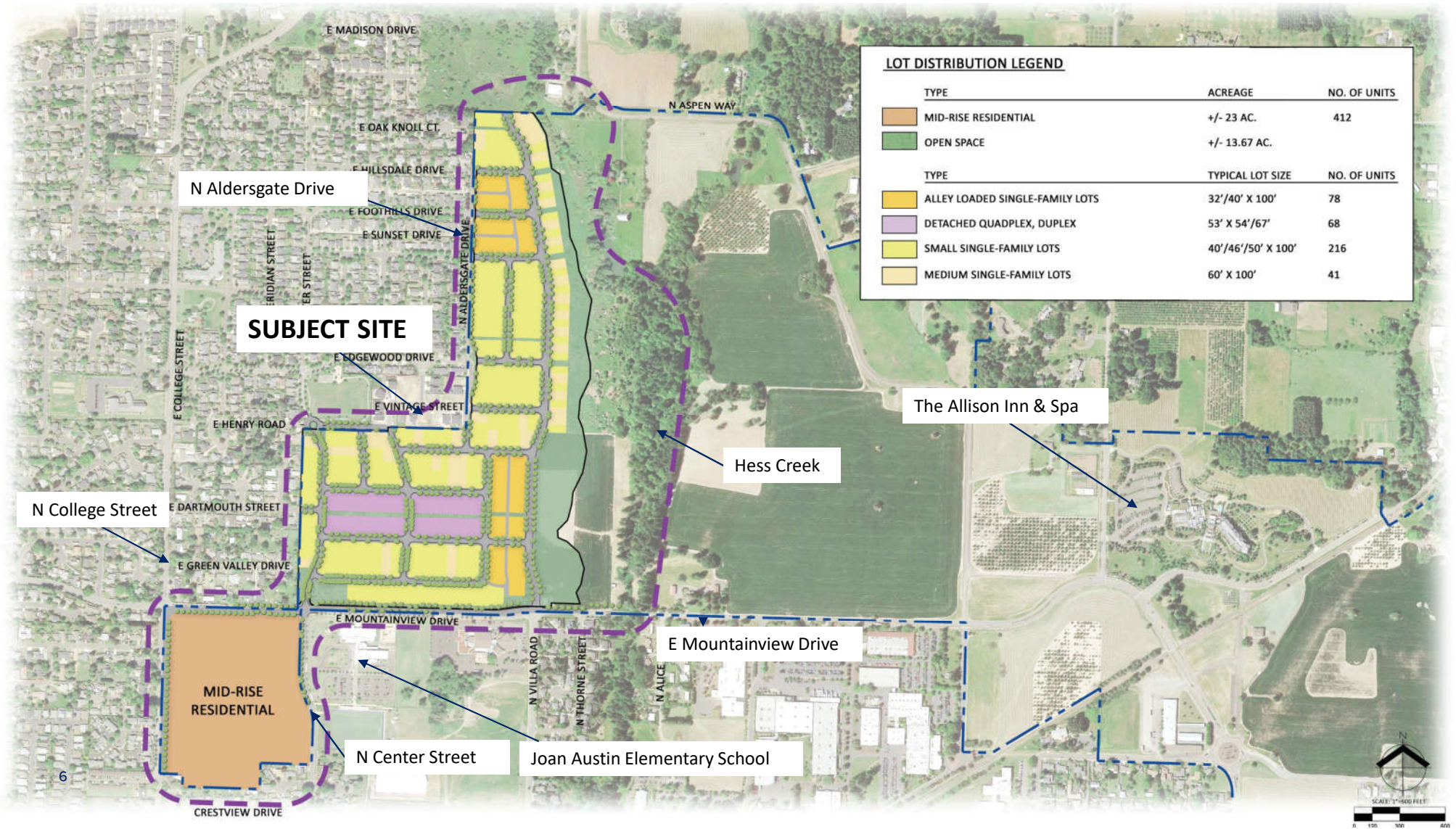
Springbrook District – Collina at Springbrook



Site Overview

- » Collina at Springbrook is west of Hess Creek
- » Residential subdivision north of E Mountainview Dr
- » East of N College St
- » Total Area:
 - » ±98.1 total acres
- » Mountainview ped/bike bridge extends east of Hess Creek





LOT DISTRIBUTION LEGEND

TYPE	ACREAGE	NO. OF UNITS
MID-RISE RESIDENTIAL	+/- 23 AC.	412
OPEN SPACE	+/- 13.67 AC.	

TYPE	TYPICAL LOT SIZE	NO. OF UNITS
ALLEY LOADED SINGLE-FAMILY LOTS	32'/40' X 100'	78
DETACHED QUADPLEX, DUPLEX	53' X 54'/67'	68
SMALL SINGLE-FAMILY LOTS	40'/46'/50' X 100'	216
MEDIUM SINGLE-FAMILY LOTS	60' X 100'	41

SUBJECT SITE

N Aldersgate Drive

The Allison Inn & Spa

Hess Creek

N College Street

MID-RISE RESIDENTIAL

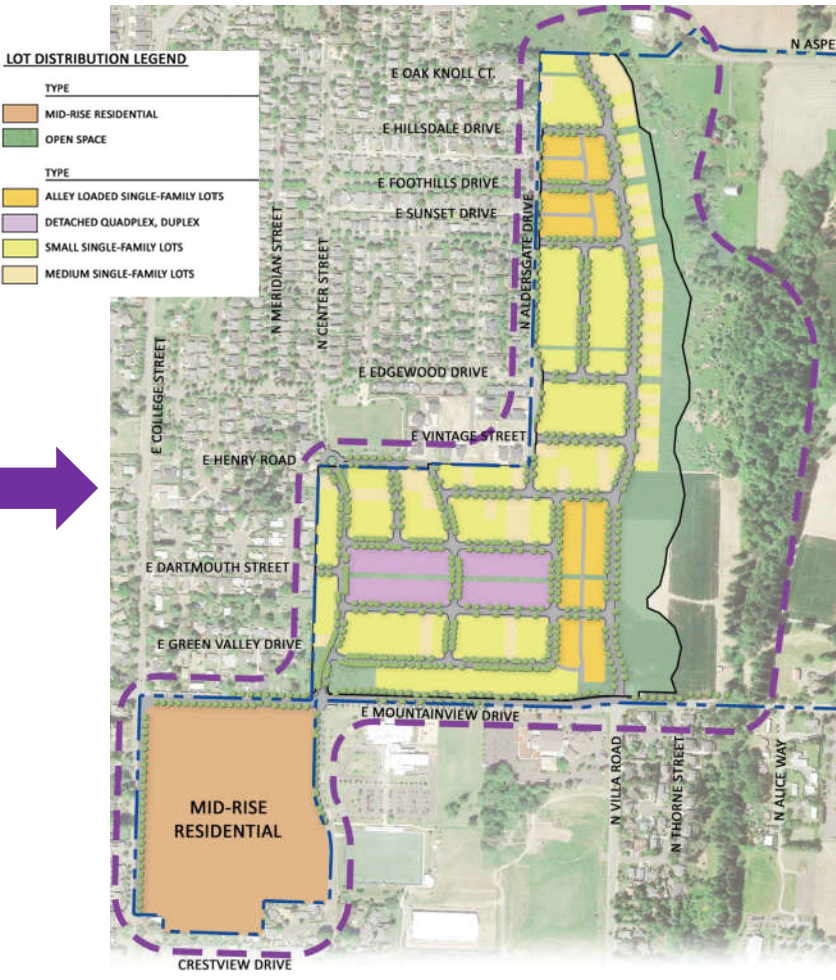
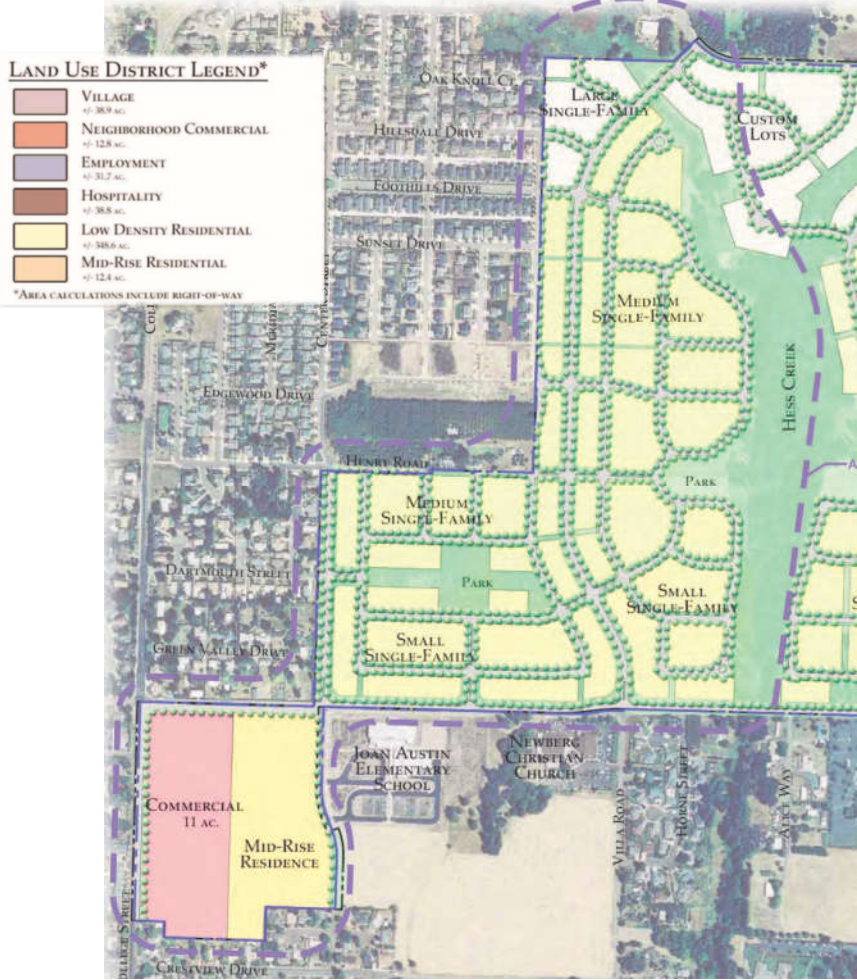
E Mountainview Drive

N Center Street

Joan Austin Elementary School



Springbrook Master Plan Amendment



Designation (“Zone”) Change

- » Part of Springbrook District (SD), designation change proposed
- » Change from Neighborhood Commercial (SD-NC) designation to Mid-Rise Residential (SD-MRR) designation
- » SD-NC designation permits retail, restaurant, office, clinics, financial institutions, civic uses, day care, group care facilities.
- » SD-MRR designation permits attached dwellings, multi-family units, parks, civic uses, etc.
- » No development of the SD-MRR site is proposed at this time
- » Traffic analysis suggests nearly 4,000 fewer daily vehicle trips because of change

Springbrook Master Plan Amendments

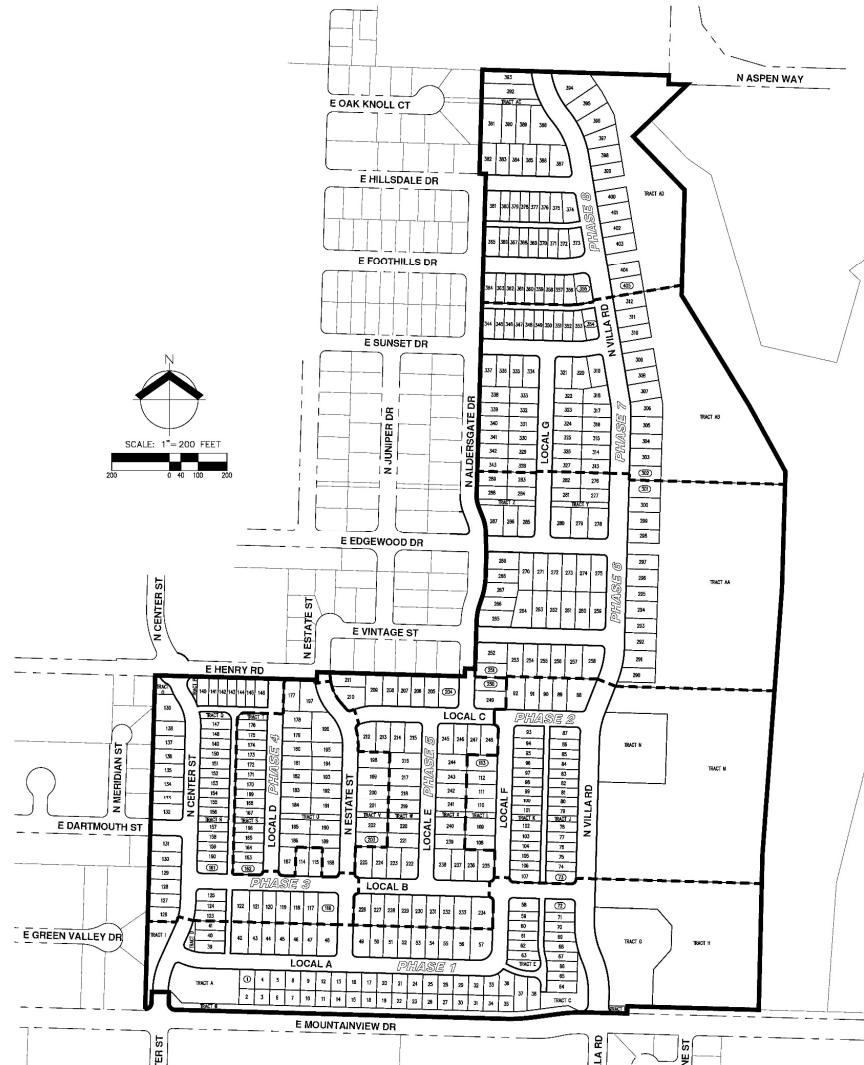
- » Reduction in lot area/width standards
- » Addition of quadplex housing standards

Collina at Springbrook Subdivision

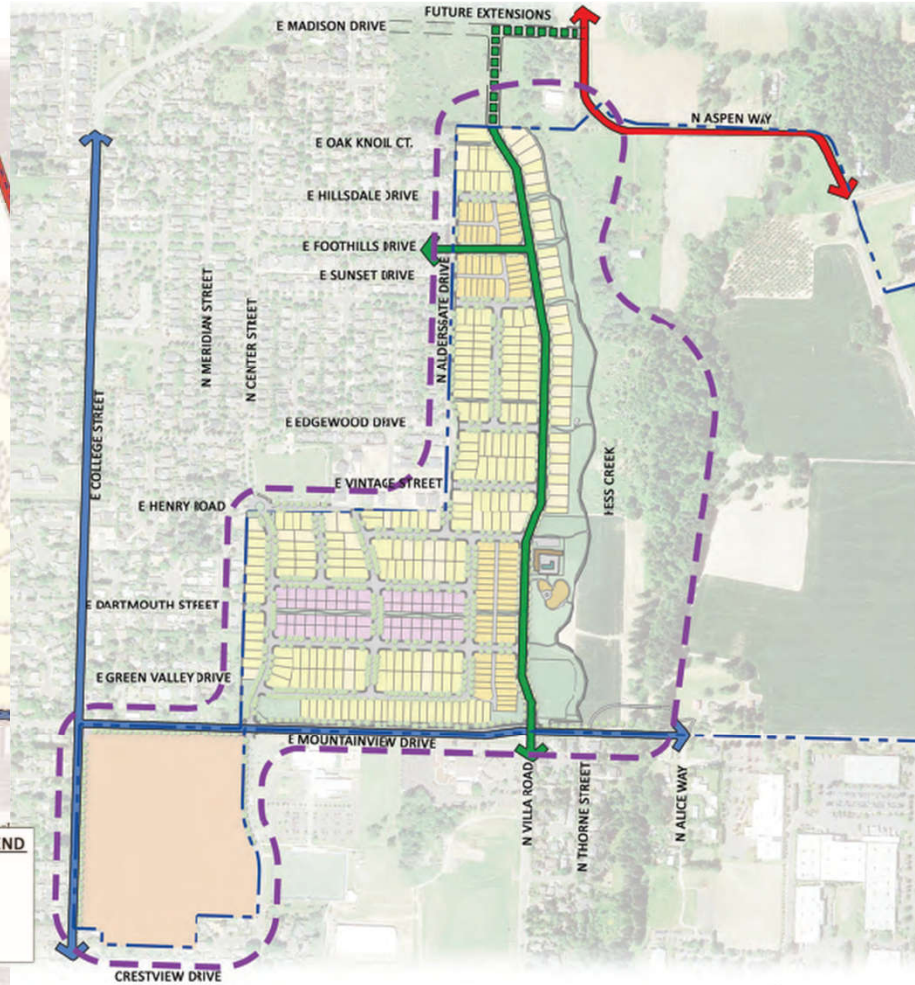
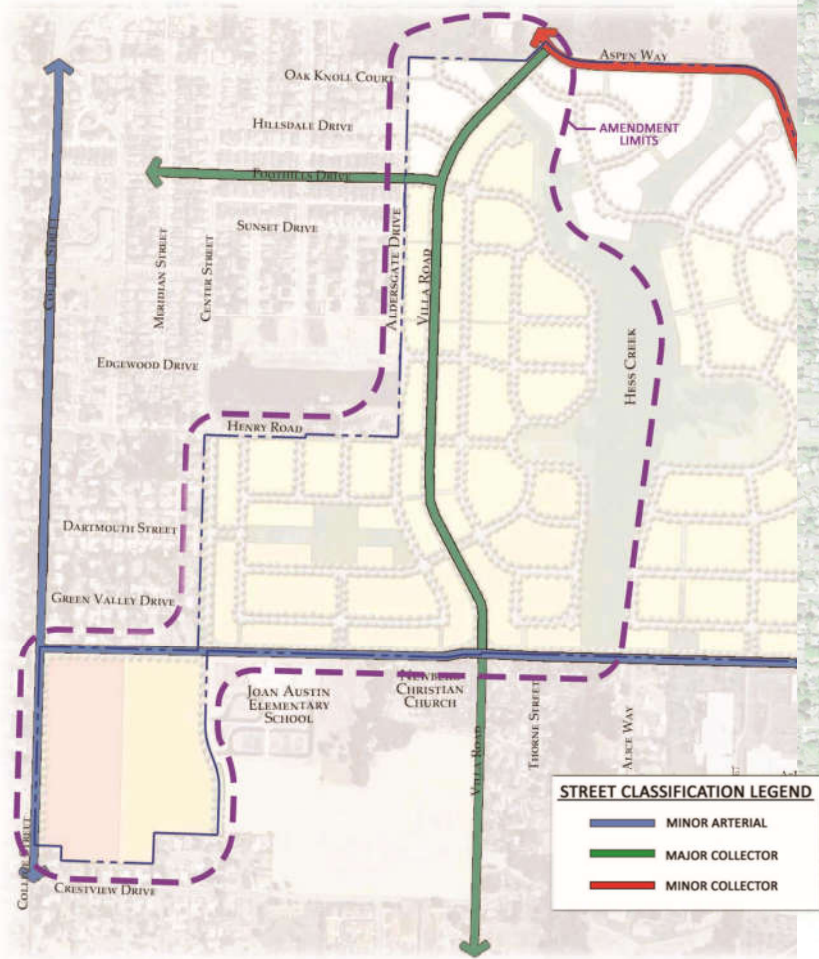


Subdivision Overview

- » ±403 future single-family homes
- » Hess Creek Preserve
- » Open spaces with public trails
- » Pedestrian pathways for efficient connectivity
- » Improved pedestrian safety through Mountainview improvements and pedestrian bridge
- » Extension of sewer, water, franchise utilities, and stormwater infrastructure
- » Dedication and improvement of rights-of-way adjacent to and within the site



Street Connectivity

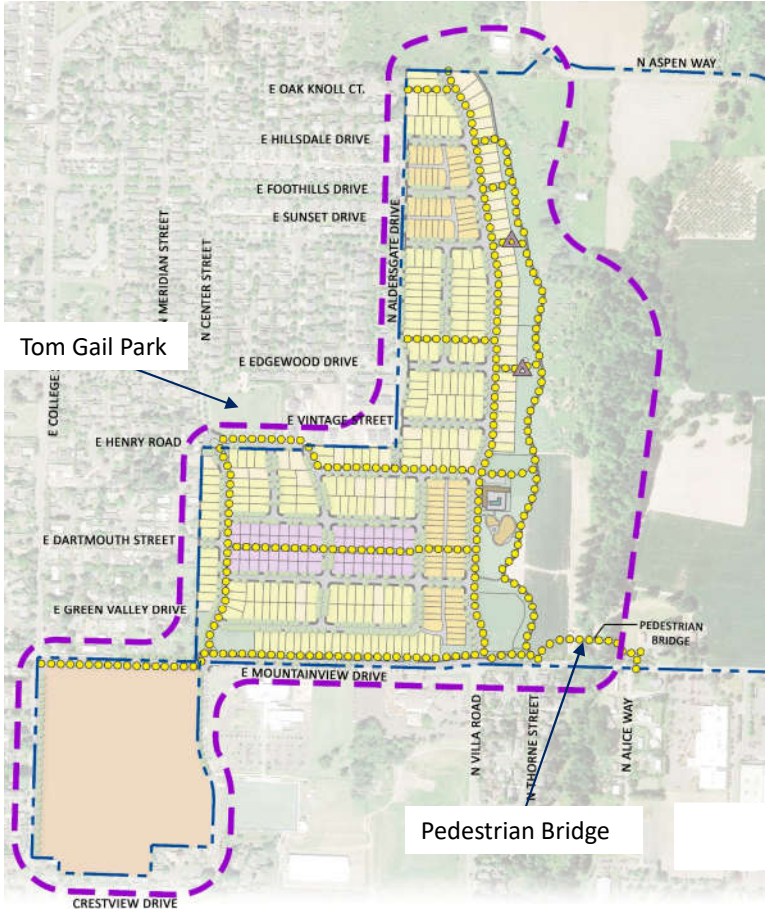


Hess Creek Open Space

- » ±26-acre Hess Creek Open Space
- » Pedestrian connections internal to the neighborhood and providing connectivity to the area
- » Four community trailhead markers
- » Passive and active recreation opportunities
- » Playground, play/climbing structures at trailheads
- » Homeowners Association Amenity (community building, pool, etc.), pavilion



Conceptual Pedestrian Connection/Trail Network



Conceptual Pedestrian/Bicycle Bridge



Conceptual Homeowners Association Amenity Building



Conceptual Playground



Neighborhood Response

- » Voluntary Neighborhood Meeting held on September 21, 2022
 - » Approximately 100 people attended
 - » Team members answered questions & provided information
 - » Pahlisch listened to comments and included changes in plans as a result:
 - » Pedestrian crossing
 - » Hess Creek Preserve public access
- » Public testimony received in response to application
 - » Team reached out to those who submitted testimony
 - » Pahlisch met with Oak Knoll HOA representatives
 - » One-on-one conversations to answer questions and address concerns

Benefits to the Community

- Implements the Springbrook District vision for the area
 - Sets the stage for a new complete community
 - Housing options, open spaces, multimodal connections
- Needed housing consistent with the Newberg Housing Needs Analysis
- Preservation of riparian and wetland areas as high-quality open space and multiuse paths
- Infrastructure improvements and connections
 - E Mountainview Drive/N Villa Road intersection improvements
 - Hess Creek crossing and pathways
 - Extension of street network

June 8, 2023 Planning Commission Hearing

- » Staff and Applicant presented information about the project
- » One member of the public provided testimony
- » Planning Commission unanimously approved a recommendation to the City Council for approval of each of the project applications

Questions?

Mimi Doukas, AICP, RLA – Principal

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