











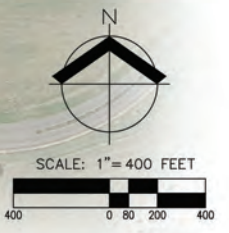
Exhibit B: Springbrook Master Plan **Amended Materials**



KEY

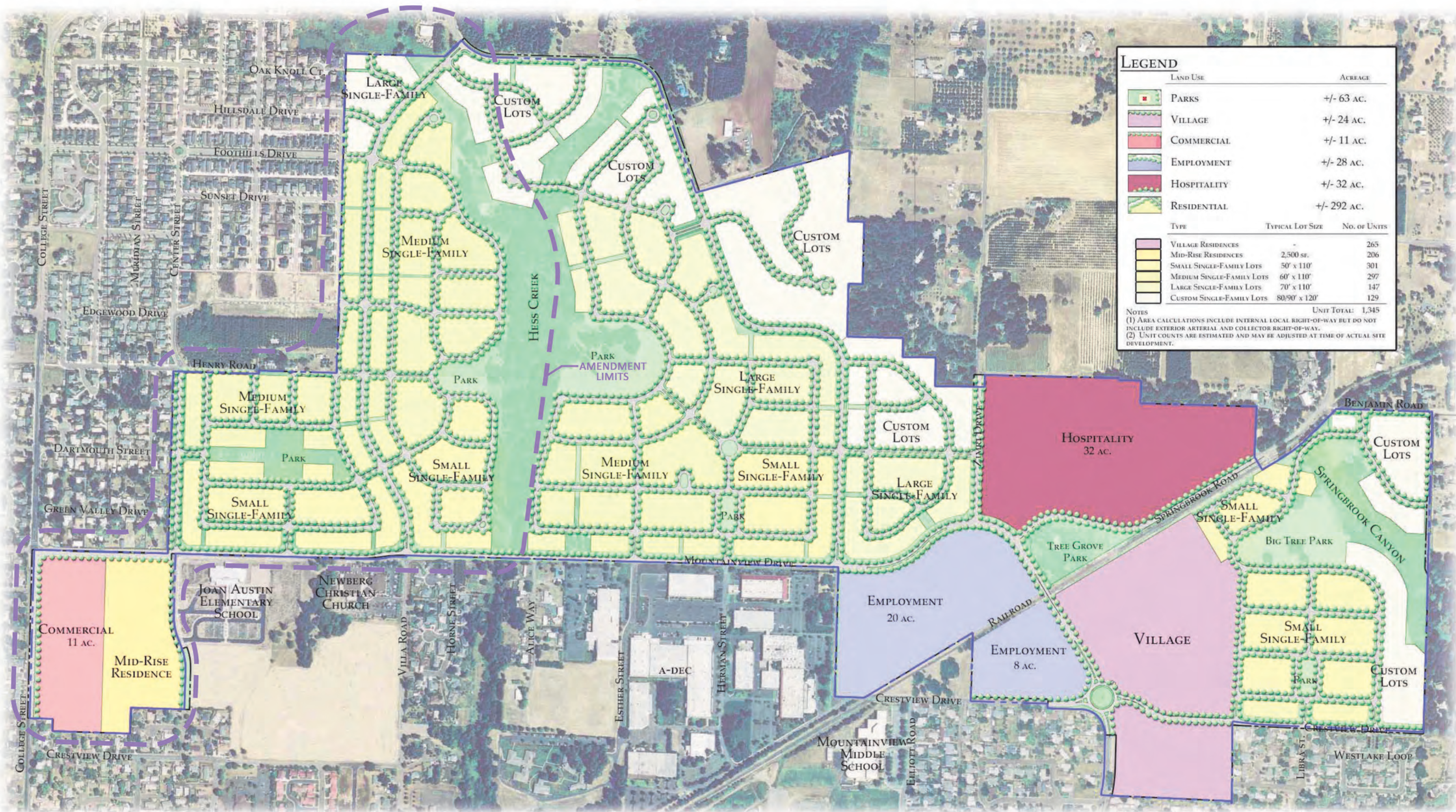
-  TRAIL MARKER AMENITY
-  PLAYGROUND
-  PAVILLION
-  BENCH
-  PAVED TRAIL
-  OPEN LAWN/FLEX SPACE
-  MEADOW PLANTING
-  HESS CREEK + CANOPY
-  STORMWATER FACILITY
-  AMENITY CENTER

NOTE: GRAVEL TRAIL AND HESS CREEK STREAM ENHANCEMENT TO BE COMPLETED THROUGH A SEPARATE APPLICATION BY ASPEN WAY WEST, LLC



HESS CREEK OPEN SPACE
COLLINA AT SPRINGBROOK
 NEWBERG, OREGON

SPRINGBROOK



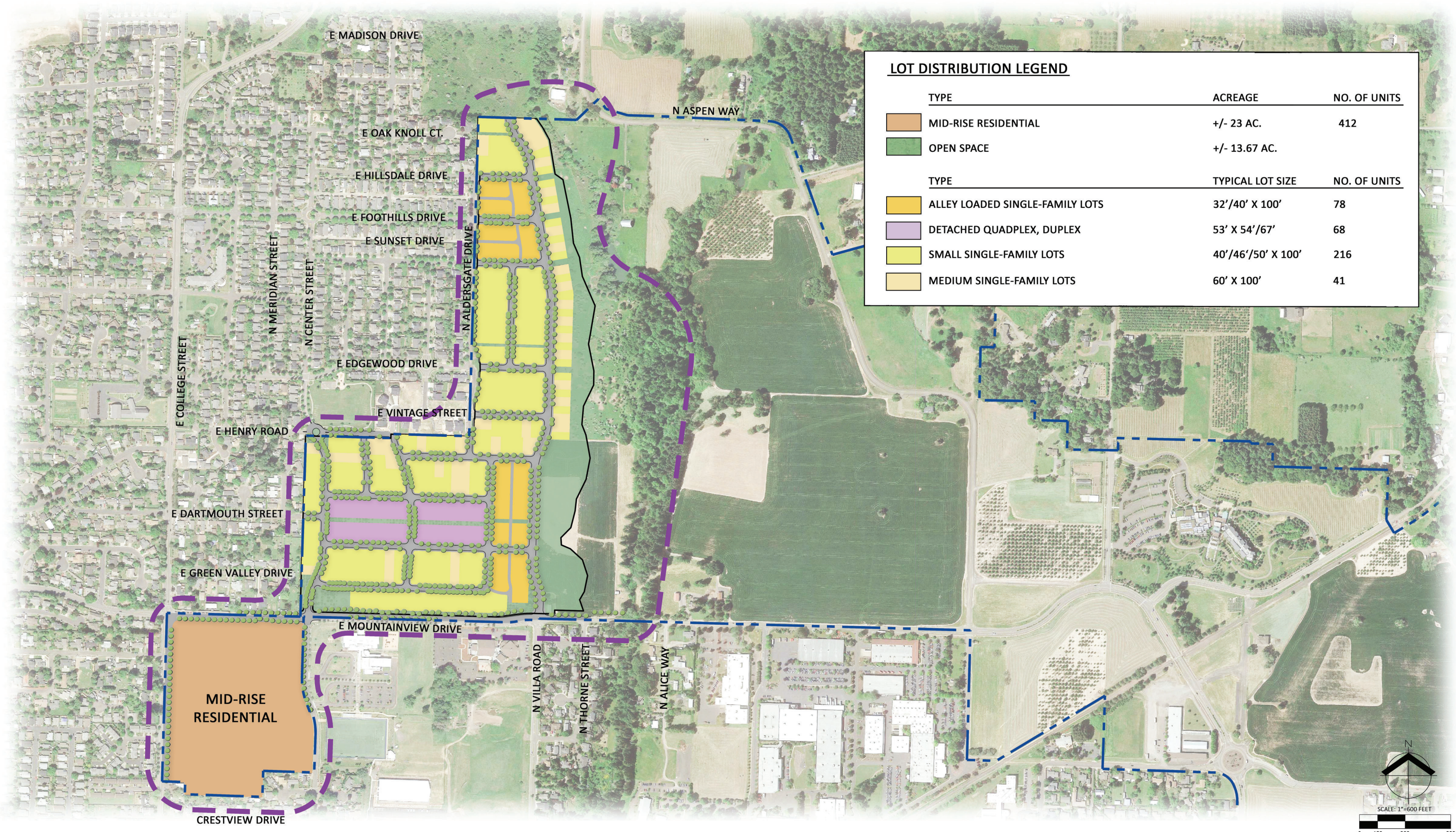
LEGEND	
LAND USE	ACREAGE
	PARKS +/- 63 ac.
	VILLAGE +/- 24 ac.
	COMMERCIAL +/- 11 ac.
	EMPLOYMENT +/- 28 ac.
	HOSPITALITY +/- 32 ac.
	RESIDENTIAL +/- 292 ac.







TYPE	TYPICAL LOT SIZE	No. of UNITS
	VILLAGE RESIDENCES	- 265
	MID-RISE RESIDENCES	2,500 sq. 206
	SMALL SINGLE-FAMILY LOTS	50' x 110' 301
	MEDIUM SINGLE-FAMILY LOTS	60' x 110' 297
	LARGE SINGLE-FAMILY LOTS	70' x 110' 147
	CUSTOM SINGLE-FAMILY LOTS	80/90' x 120' 129

UNIT TOTAL: 1,345

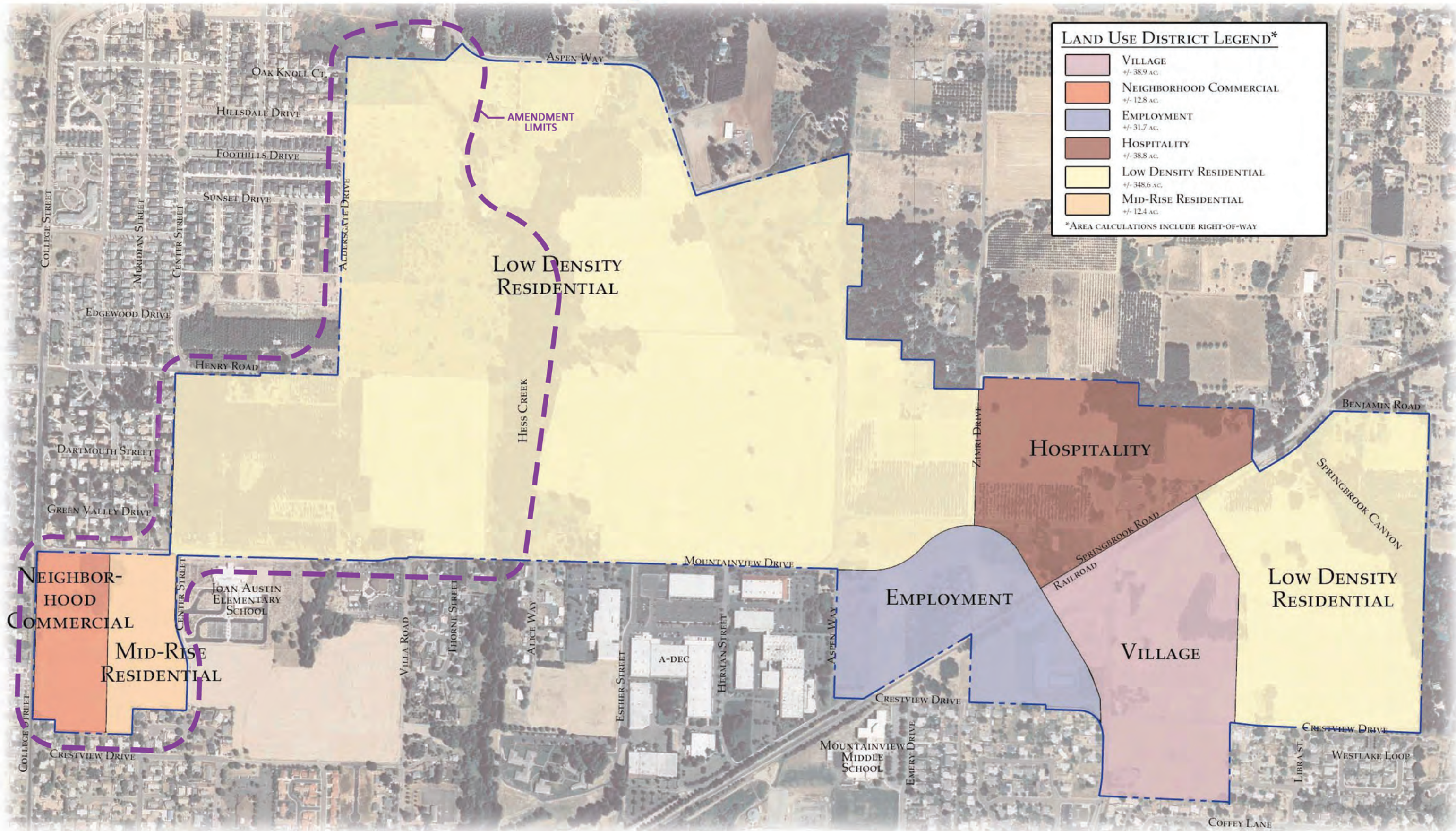
NOTES
 (1) AREA CALCULATIONS INCLUDE INTERNAL LOCAL RIGHT-OF-WAY BUT DO NOT INCLUDE EXTERIOR ARTERIAL AND COLLECTOR RIGHT-OF-WAY.
 (2) UNIT COUNTS ARE ESTIMATED AND MAY BE ADJUSTED AT TIME OF ACTUAL SITE DEVELOPMENT.





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

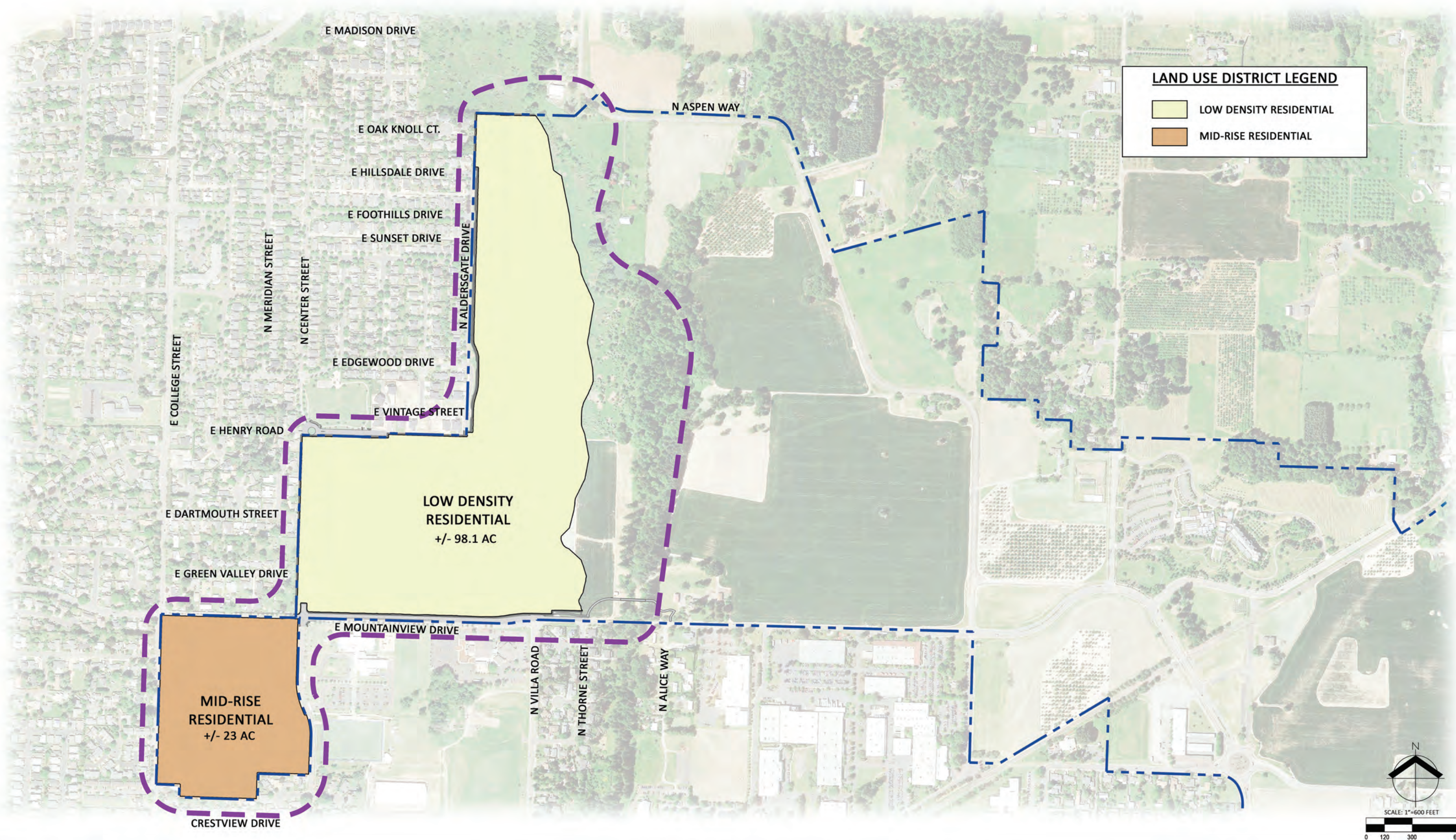
SPRINGBROOK



	VILLAGE +/- 38.9 AC.
	NEIGHBORHOOD COMMERCIAL +/- 12.8 AC.
	EMPLOYMENT +/- 31.7 AC.
	HOSPITALITY +/- 38.8 AC.
	LOW DENSITY RESIDENTIAL +/- 348.6 AC.
	MID-RISE RESIDENTIAL +/- 12.4 AC.

*AREA CALCULATIONS INCLUDE RIGHT-OF-WAY





LAND USE DISTRICT LEGEND

	LOW DENSITY RESIDENTIAL
	MID-RISE RESIDENTIAL

DATE: 12/26/2022 AKS JOB: 4487-01

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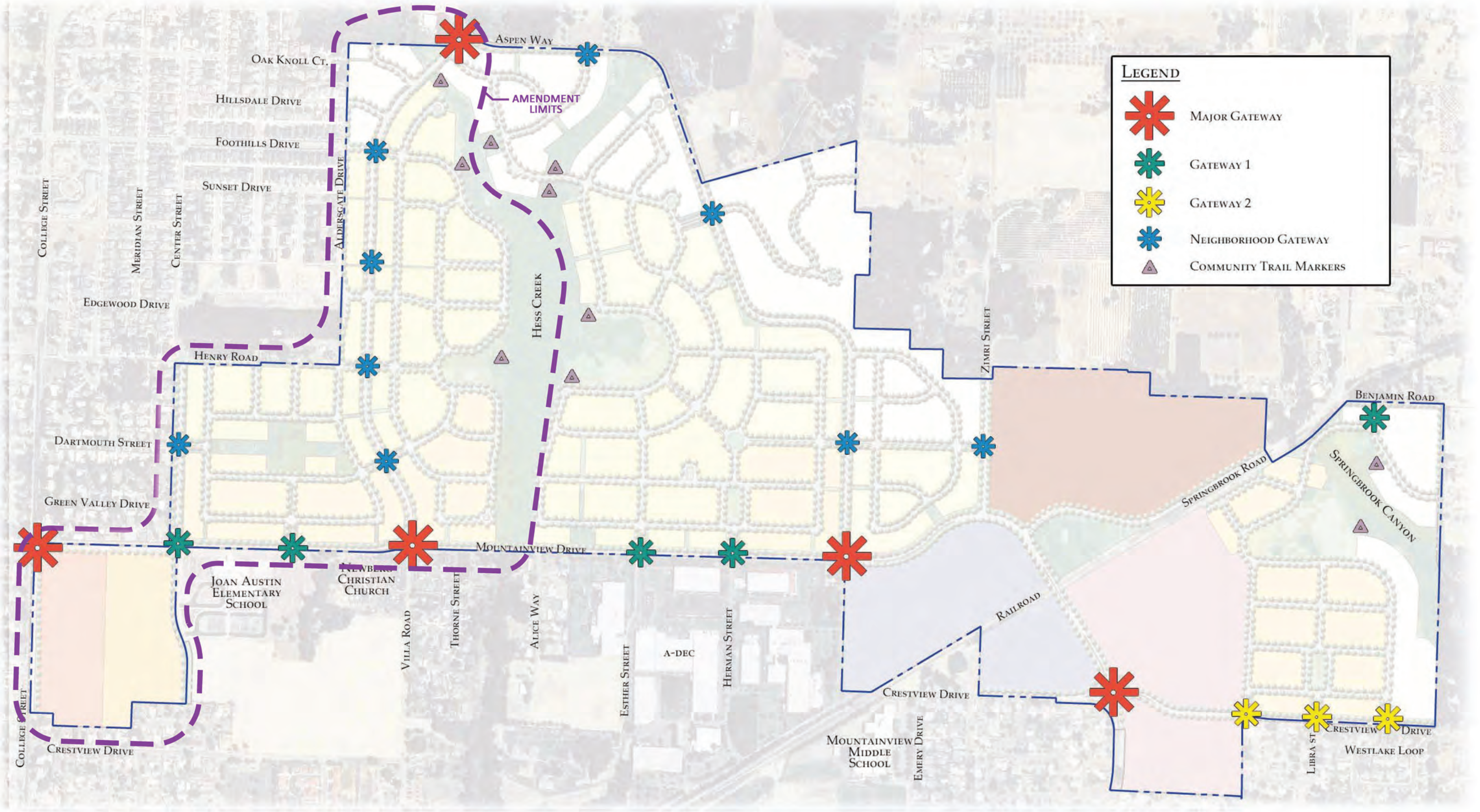


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LAND USE DISTRICT MAP
COLLINA AT SPRINGBROOK
 NEWBERG, OREGON

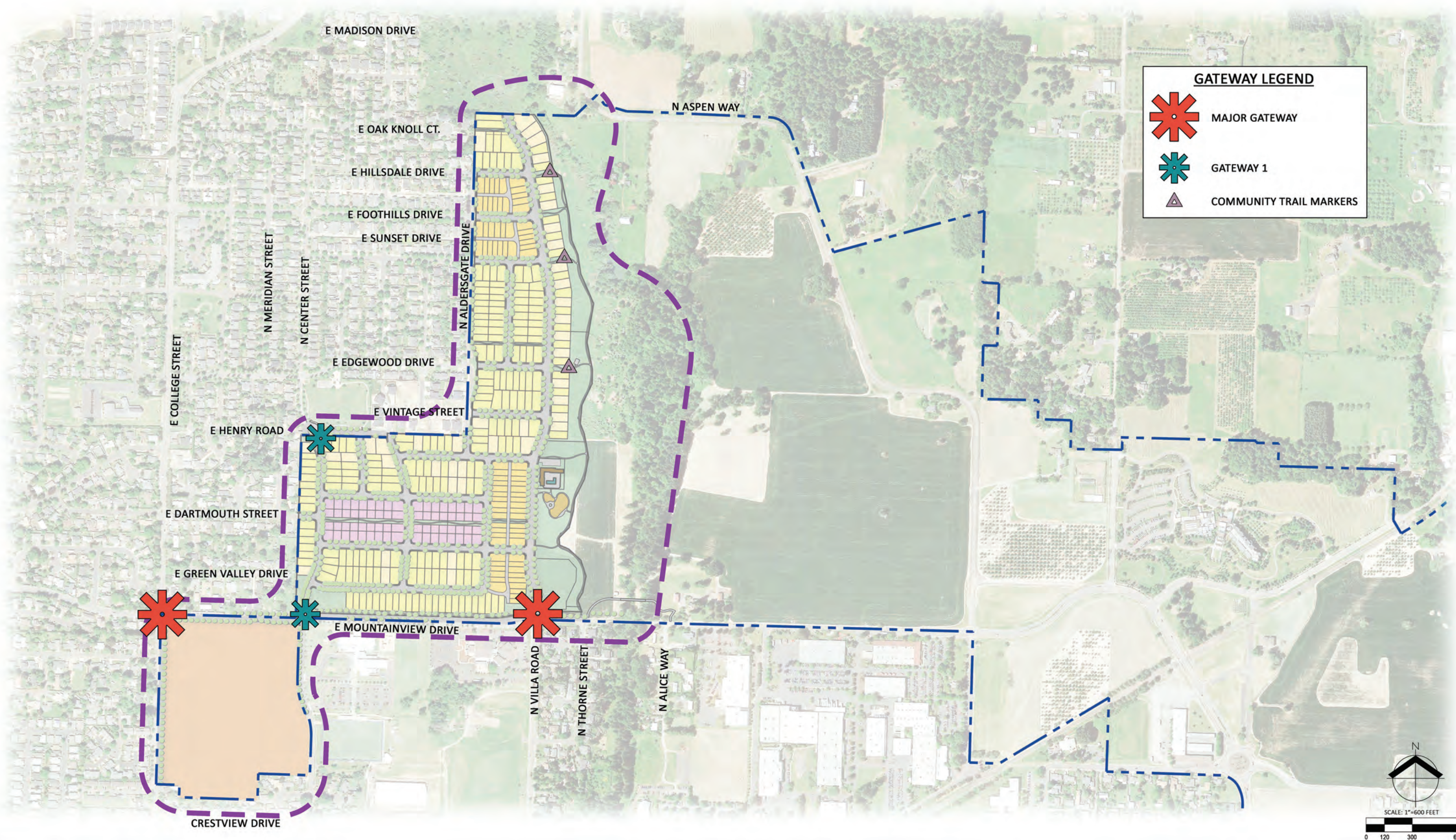


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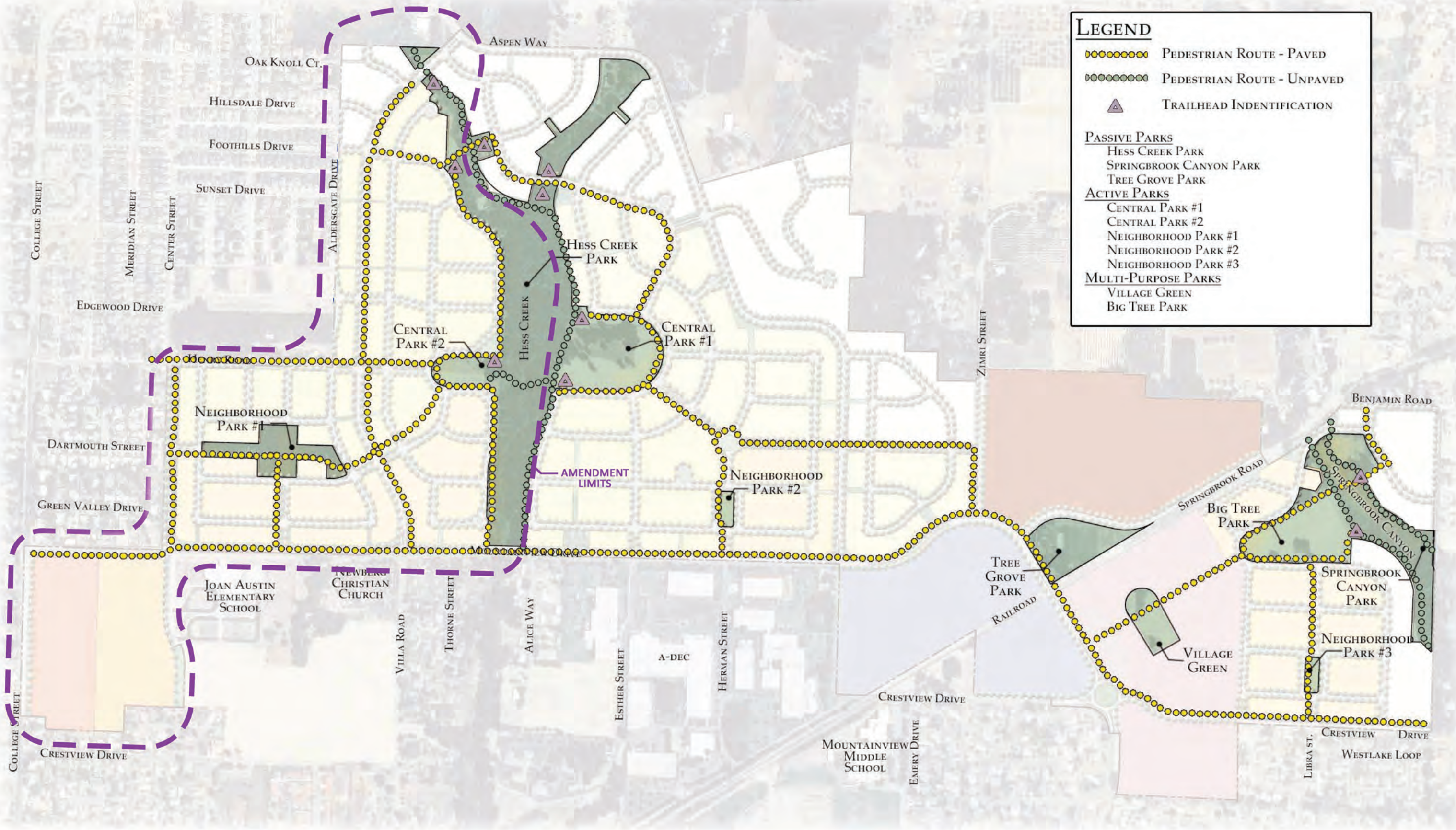
LEGEND

-  Major Gateway
-  Gateway 1
-  Gateway 2
-  Neighborhood Gateway
-  Community Trail Markers



GATEWAY FEATURES PLAN
COLLINA AT SPRINGBROOK
 NEWBERG, OREGON

SPRINGBROOK



LEGEND

- PEDESTRIAN ROUTE - PAVED
- PEDESTRIAN ROUTE - UNPAVED
- TRAILHEAD IDENTIFICATION

PASSIVE PARKS

- Hess Creek Park
- Springbrook Canyon Park
- Tree Grove Park

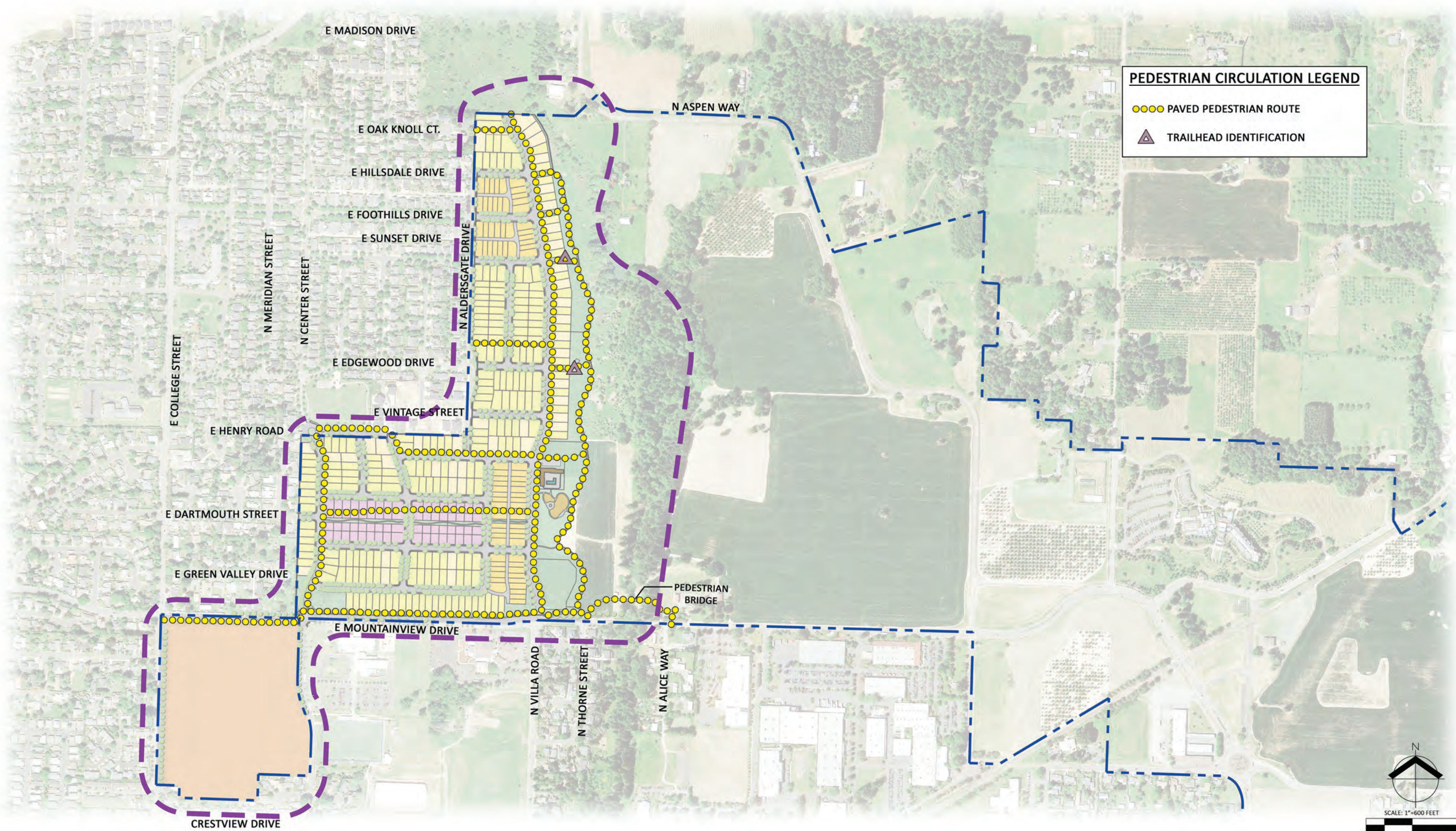
ACTIVE PARKS

- Central Park #1
- Central Park #2
- Neighborhood Park #1
- Neighborhood Park #2
- Neighborhood Park #3

MULTI-PURPOSE PARKS

- Village Green
- Big Tree Park





PEDESTRIAN CIRCULATION LEGEND

- PAVED PEDESTRIAN ROUTE
- ▲ TRAILHEAD IDENTIFICATION

N

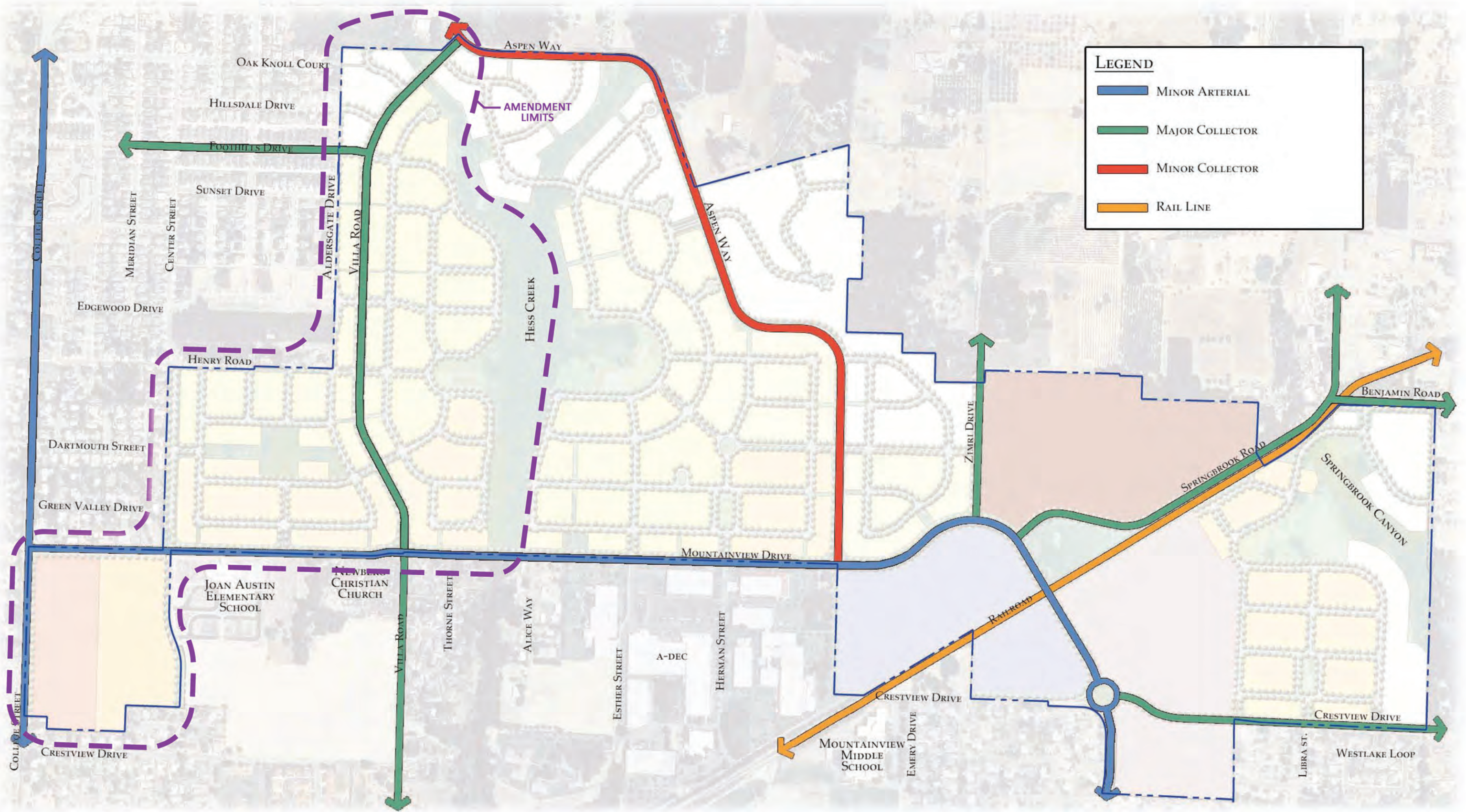
SCALE: 1"=600 FEET

PARKS AND PEDESTRIAN CIRCULATION PLAN

COLLINA AT SPRINGBROOK

NEWBERG, OREGON

SPRINGBROOK

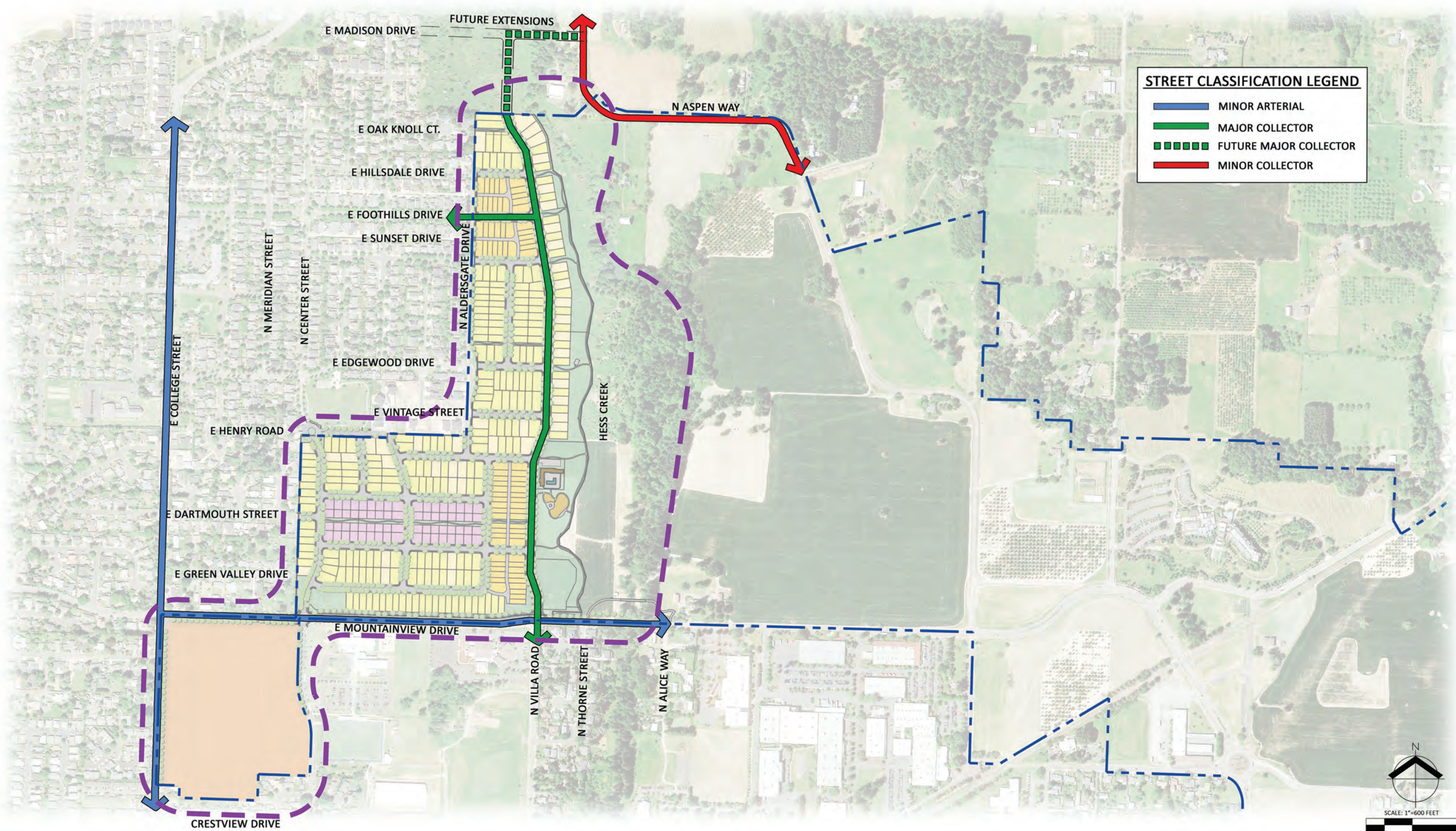


LEGEND

- MINOR ARTERIAL
- MAJOR COLLECTOR
- MINOR COLLECTOR
- RAIL LINE

0 300-FT 600-FT
SCALE

W R G
DESIGN INC.



STREET CLASSIFICATION LEGEND

	MINOR ARTERIAL
	MAJOR COLLECTOR
	FUTURE MAJOR COLLECTOR
	MINOR COLLECTOR

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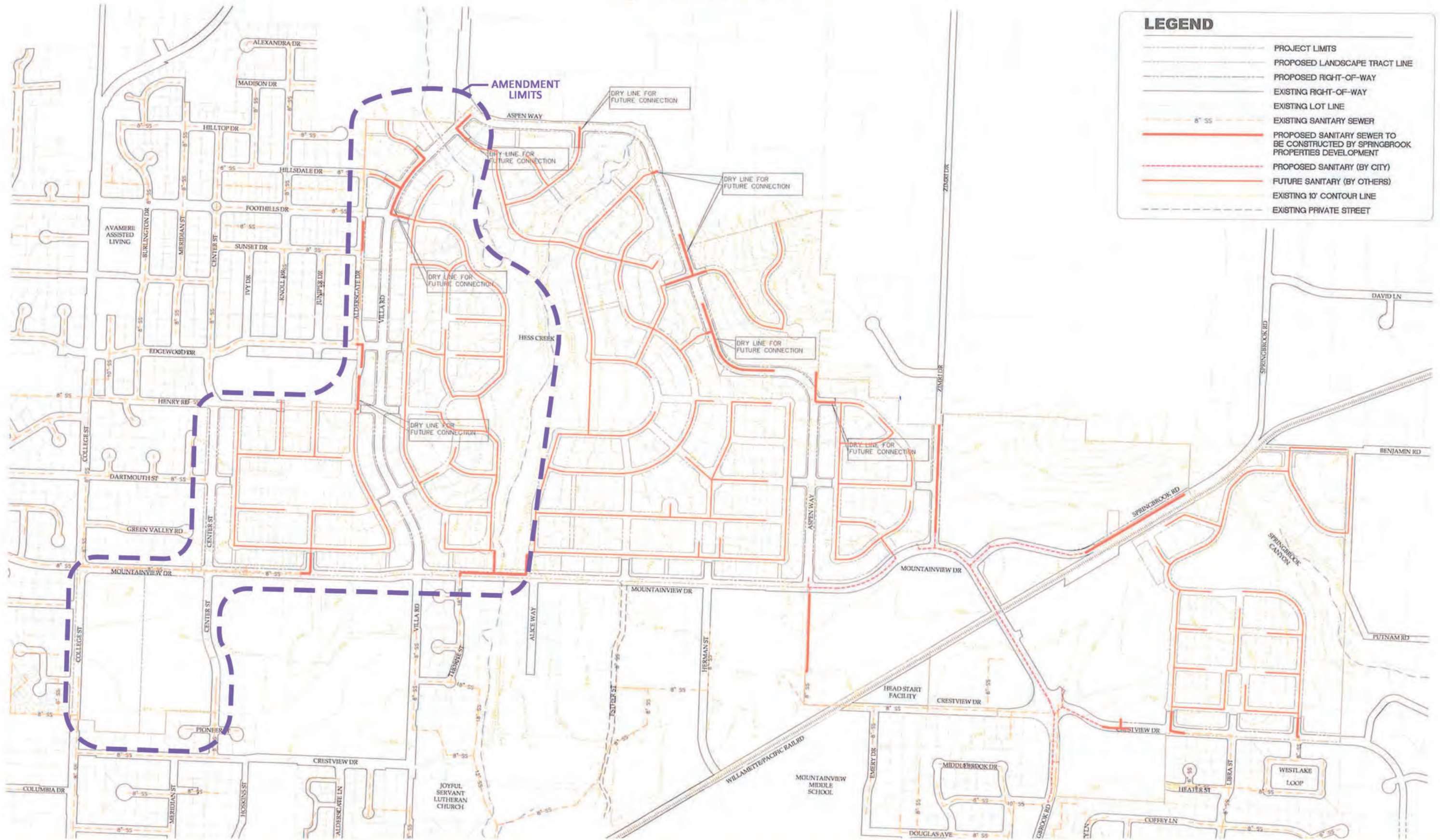
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STREET CLASSIFICATION MAP
COLLINA AT SPRINGBROOK
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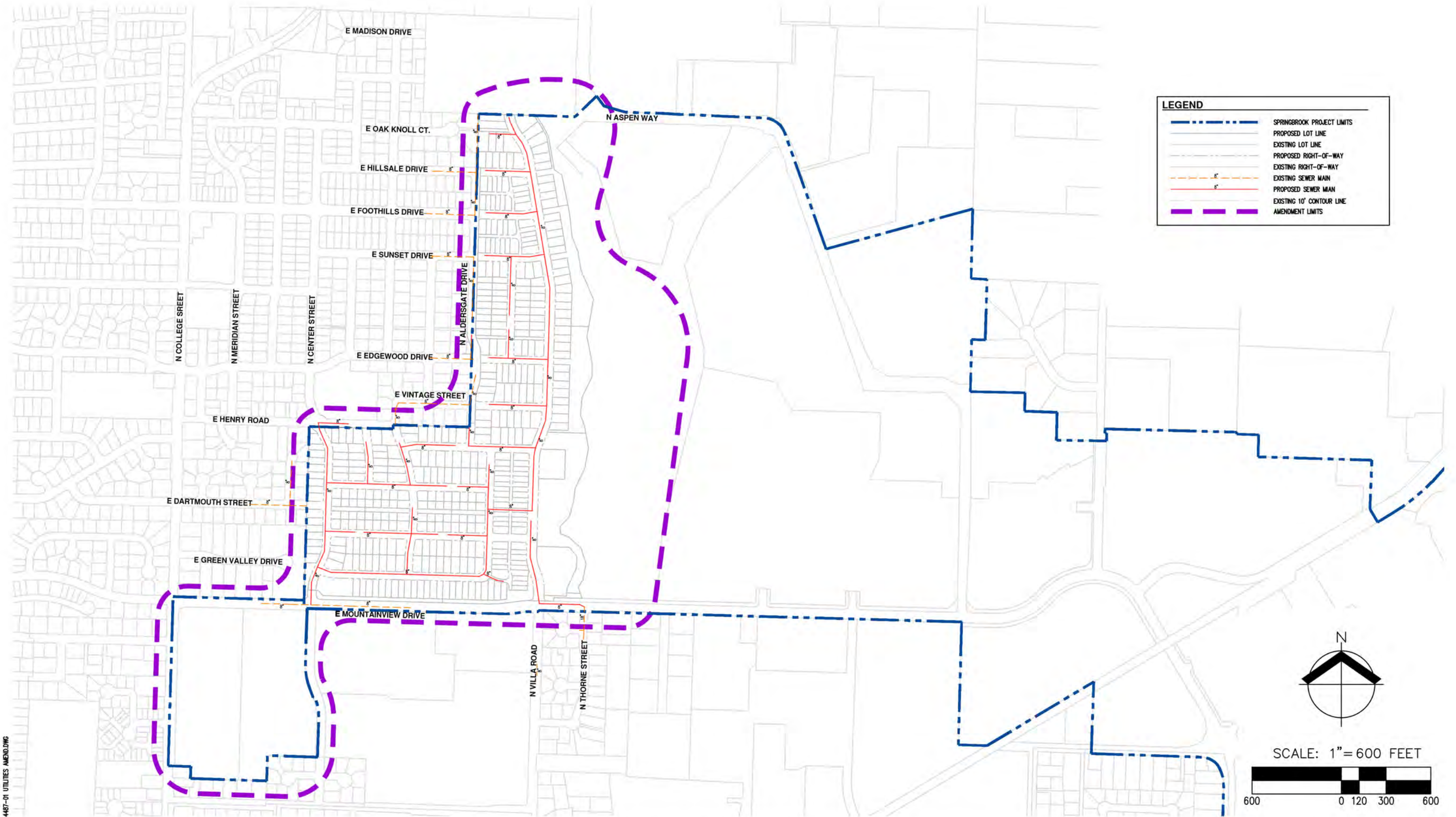
pahlisch
 HOMES

SPRINGBROOK



LEGEND	
	PROJECT LIMITS
	PROPOSED LANDSCAPE TRACT LINE
	PROPOSED RIGHT-OF-WAY
	EXISTING RIGHT-OF-WAY
	EXISTING LOT LINE
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER TO BE CONSTRUCTED BY SPRINGBROOK PROPERTIES DEVELOPMENT
	PROPOSED SANITARY (BY CITY)
	FUTURE SANITARY (BY OTHERS)
	EXISTING 10' CONTOUR LINE
	EXISTING PRIVATE STREET





4487-01 UTILITIES AMENDING

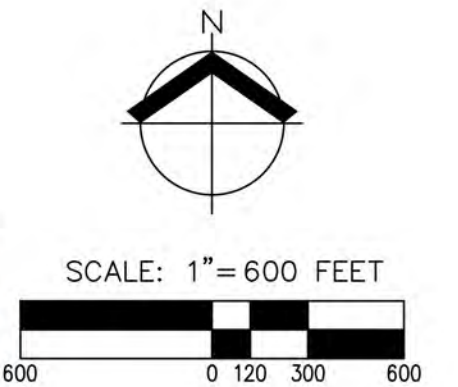
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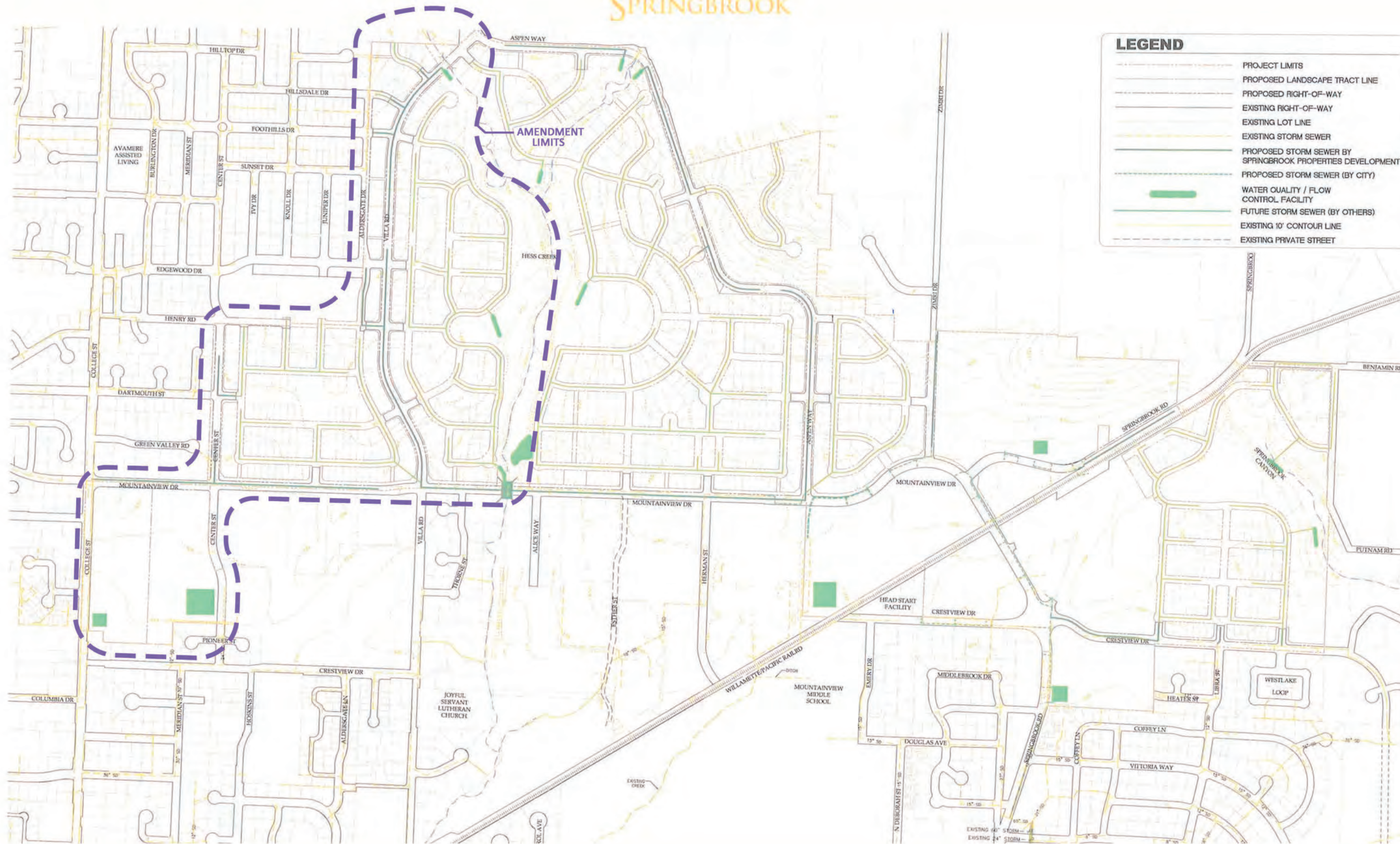
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SANITARY SEWER SYSTEM PLAN
COLLINA AT SPRINGBROOK
 NEWBERG, OREGON

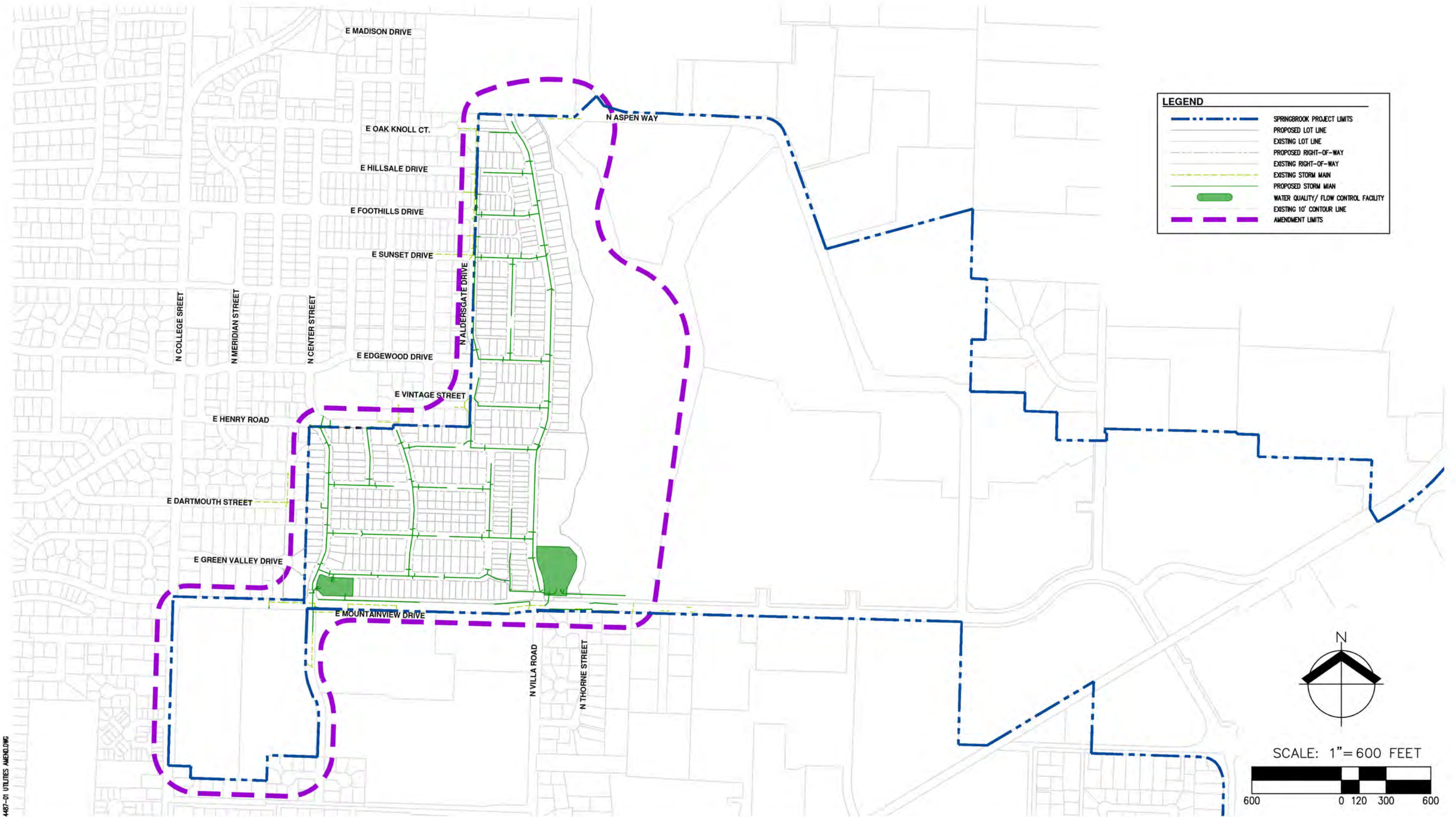


pahlisch
 HOMES

SPRINGBROOK



LEGEND	
	PROJECT LIMITS
	PROPOSED LANDSCAPE TRACT LINE
	PROPOSED RIGHT-OF-WAY
	EXISTING RIGHT-OF-WAY
	EXISTING LOT LINE
	EXISTING STORM SEWER
	PROPOSED STORM SEWER BY SPRINGBROOK PROPERTIES DEVELOPMENT
	PROPOSED STORM SEWER (BY CITY)
	WATER QUALITY / FLOW CONTROL FACILITY
	FUTURE STORM SEWER (BY OTHERS)
	EXISTING 10' CONTOUR LINE
	EXISTING PRIVATE STREET



4487-01 UTILITIES AMEND.DWG

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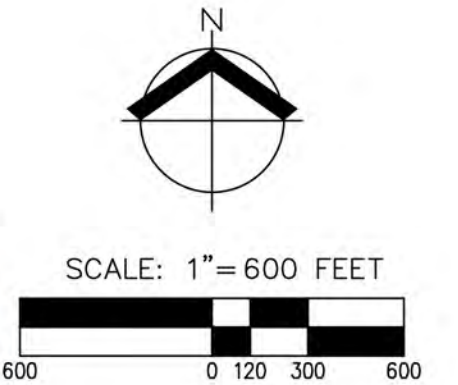


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STORMWATER SYSTEM PLAN

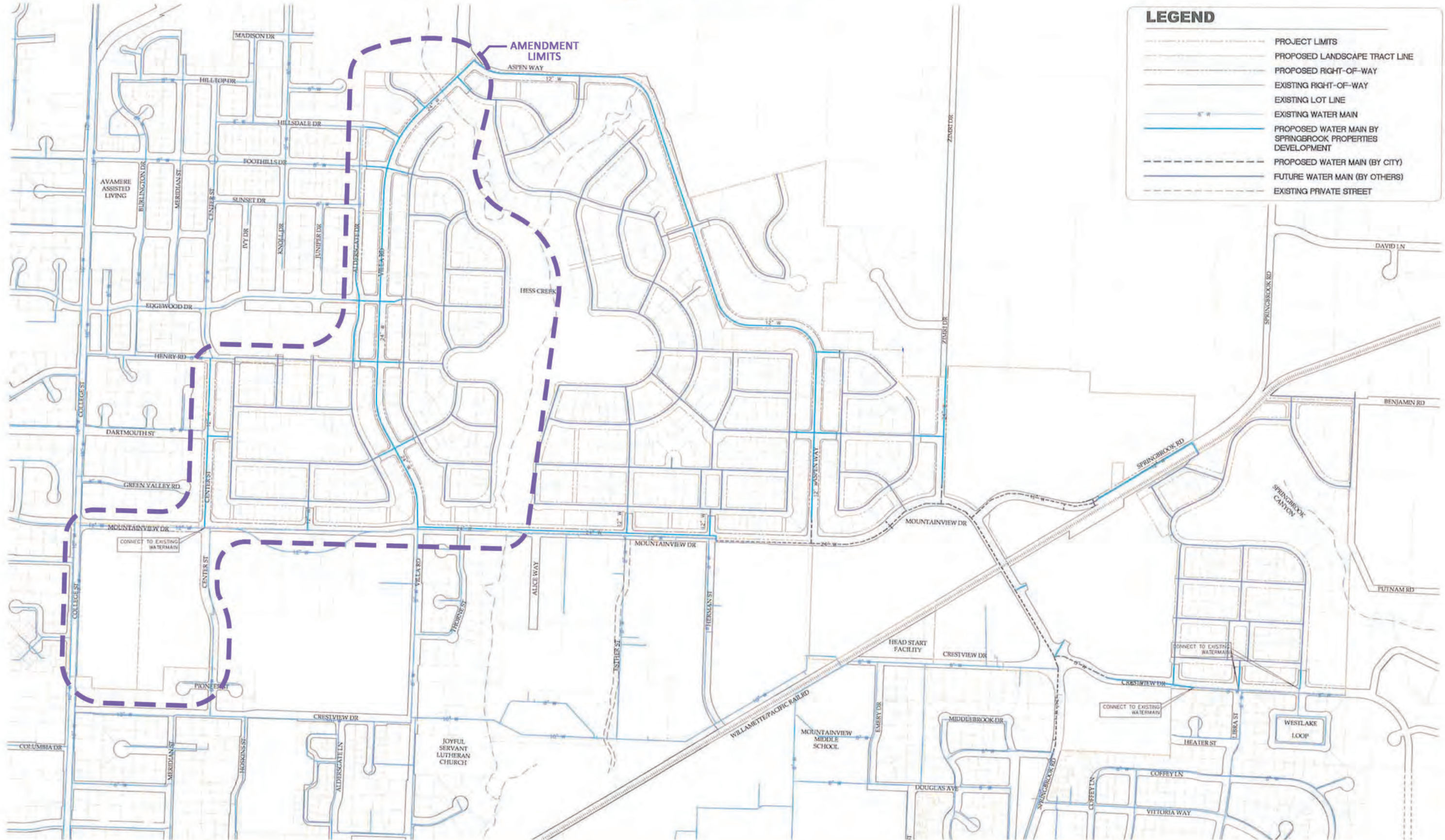
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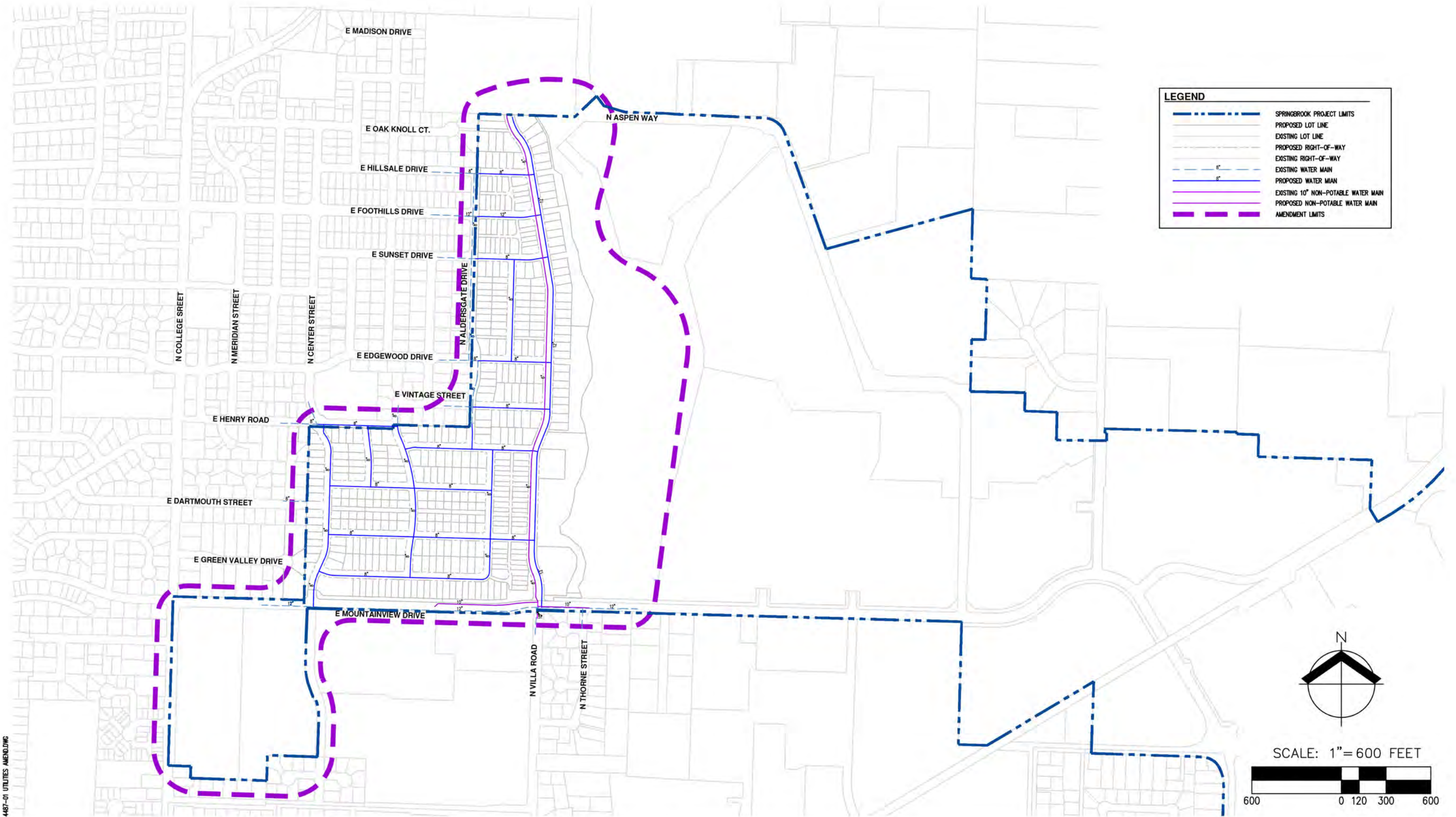


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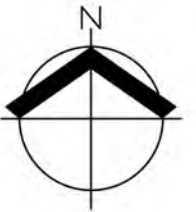
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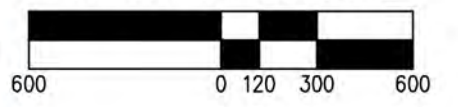
LEGEND	
	PROJECT LIMITS
	PROPOSED LANDSCAPE TRACT LINE
	PROPOSED RIGHT-OF-WAY
	EXISTING RIGHT-OF-WAY
	EXISTING LOT LINE
	EXISTING WATER MAIN
	PROPOSED WATER MAIN BY SPRINGBROOK PROPERTIES DEVELOPMENT
	PROPOSED WATER MAIN (BY CITY)
	FUTURE WATER MAIN (BY OTHERS)
	EXISTING PRIVATE STREET



LEGEND	
	SPRINGBROOK PROJECT LIMITS
	PROPOSED LOT LINE
	EXISTING LOT LINE
	PROPOSED RIGHT-OF-WAY
	EXISTING RIGHT-OF-WAY
	EXISTING WATER MAIN
	PROPOSED WATER MAIN
	EXISTING 10" NON-POTABLE WATER MAIN
	PROPOSED NON-POTABLE WATER MAIN
	AMENDMENT LIMITS



SCALE: 1" = 600 FEET



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WATER SYSTEM PLAN

COLLINA AT SPRINGBROOK

NEWBERG, OREGON



DEVELOPMENT STANDARDS MATRIX

DEVELOPMENT STANDARDS	LOW DENSITY RESIDENTIAL	MID - RISE RESIDENTIAL	NEIGHBORHOOD COMMERCIAL	EMPLOYMENT	VILLAGE	HOSPITALITY
ALLOWED USE*	<ul style="list-style-type: none"> ❖ Detached Dwelling Units ❖ Duplex Dwellings ❖ Triplex and Quadplex Dwellings ❖ Attached Dwelling Units ❖ Cottage Clusters ❖ Manufactured Home ❖ Accessory Dwellings ❖ Home Occupations ❖ Passive or Active Use Parks ❖ Agriculture ❖ Civic Uses: <ul style="list-style-type: none"> Post Office Museum Community Center Library School ❖ Day Care ❖ Group Care Facilities ❖ Church ❖ Transportation facilities and improvements and utility services ❖ Any other building or use determined to be similar to uses listed in this District 	<ul style="list-style-type: none"> ❖ Attached Dwelling Units ❖ Manufactured Home ❖ Detached Dwelling Units ❖ Duplex Dwellings ❖ Triplex and Quadplex Dwellings ❖ Cottage Clusters ❖ Multi-Family Units ❖ Home Occupations ❖ Passive or Active Use Parks ❖ Agriculture ❖ Civic Uses: <ul style="list-style-type: none"> Post Office Museum Community Center Library ❖ Day Care ❖ Group Care Facilities ❖ Church ❖ Transportation facilities and improvements and utility services ❖ Any other building or use determined to be similar to uses listed in this District 	<ul style="list-style-type: none"> ❖ Retail ❖ Restaurants ❖ Office ❖ Medical Clinics ❖ Financial Institutions ❖ Agriculture ❖ Civic Uses: <ul style="list-style-type: none"> Post Office Museum Community Center Library ❖ Day Care ❖ Group Care Facilities ❖ Transportation facilities and improvements and utility services ❖ Services for local residents, such as laundromat or barber ❖ Any other building or use determined to be similar to uses listed in this District 	<ul style="list-style-type: none"> ❖ Industrial Offices (knowledge-based industries where services are primarily provided outside the community) ❖ Light Industrial ❖ Supporting Retail (directly serving the employment district, such as a deli or printing service) ❖ Day Care ❖ Agriculture ❖ Transportation facilities and improvements and utility services ❖ Any other building or use determined to be similar to uses listed in this District 	<ul style="list-style-type: none"> ❖ Retail ❖ Restaurants ❖ Attached Dwelling Units ❖ Manufactured Home ❖ Multi-Family Units ❖ Home Occupations ❖ Church ❖ Artist Studios ❖ Passive or Active Use Parks ❖ Agriculture ❖ Civic Uses: <ul style="list-style-type: none"> Train Depot Community Center Museum Post Office Library ❖ Day Care ❖ Group Care Facilities ❖ Financial Institutions ❖ Winery ❖ Medical Clinics ❖ Office ❖ Transportation facilities and improvements and utility services ❖ Any other building or use determined to be similar to uses listed in this District 	<ul style="list-style-type: none"> ❖ Hotel ❖ Restaurants ❖ Spa ❖ Meeting Facilities ❖ Detached Dwelling Units, limited to vacation or transitory use or units for employees or caretakers of other uses within the Village or Hospitality areas ❖ Manufactured Home ❖ Home Occupations ❖ Retail ❖ Museum ❖ Artist Studios ❖ Group Care Facilities ❖ Agricultural Production or Processing ❖ Passive or Active Use Parks ❖ Transportation facilities and improvements and utility services ❖ Any other building or use determined to be similar to uses listed in this District
PROHIBITED USE	Home Occupation Signs	Home Occupation signs	Drive throughs, outside storage; temporary storage allowed	Outside storage or processing of materials	Drive throughs, outside storage; temporary storage allowed	
NEWBERG ZONE DISTRICT MODELED AFTER **	R-1	R-2 and R-3	C-1	M-1, but office is not allowed	C-3	No comparison
BUILDING AND SITE STANDARDS						
BUILDING HEIGHT	R-1	45 feet, limited to three stories	C-1	M-1	C-3	Five stories or 75 feet

DATE: 9/16/2022 AKS JOB: 4487-01



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DEVELOPMENT STANDARDS MATRIX
COLLINA AT SPRINGBROOK
NEWBERG, OREGON



DEVELOPMENT STANDARDS	LOW DENSITY RESIDENTIAL	MID - RISE RESIDENTIAL	NEIGHBORHOOD COMMERCIAL	EMPLOYMENT	VILLAGE	HOSPITALITY
LOT REQUIREMENTS						
FRONT YARD SETBACK	Minimum 15 feet, except minimum 10 feet for porches and similar entry features Minimum 20 feet for garage	R-3	C-1	No minimum	No minimum setback. No maximum setback, if area between building and property line contains public space or landscaping	Minimum 20 feet or equal to height of building, if adjacent to residential uses
INTERIOR YARD SETBACKS	R-1	R-3	10 feet if abutting residential zones	M-1	C-3	Minimum 20 feet
SETBACKS AND YARD RESTRICTIONS AS TO SCHOOLS, CHURCHES, PUBLIC BUILDINGS					Does not apply	
MINIMUM LOT AREA	Minimum 3,600 2,900 square feet, except: Minimum 1,500 square feet for attached dwelling units Minimum 4,500 square feet for triplex dwellings Minimum 7,000 square feet for quadplex dwellings and cottage clusters	Minimum 1,800 square feet, except: Minimum 1,500 square feet for attached dwelling units Minimum 4,500 square feet for triplex dwellings Minimum 6,000 square feet for quadplex dwellings and cottage clusters	C-1	M-1	C-3 (Minimum 1,800 square feet)	Minimum 5,000 square feet
MINIMUM LOT DIMENSIONS	The standard City lot frontage requirement applies Minimum lot width shall be 36 32 feet, except minimum 20 feet for attached dwelling units	The standard City lot frontage requirement applies	The standard City lot frontage requirement applies	The standard City lot frontage requirement applies	The standard City lot frontage requirement applies	The standard City lot frontage requirement applies
LOT COVERAGE AND PARKING COVERAGE REQUIREMENTS	(1) Maximum Lot Coverage: 55%, except 60% for attached dwelling units (2) Maximum Parking Lot Coverage: 30% (3) Maximum Combined Lot Parking Lot Coverage: 65%, except 70% for attached dwelling units	(1) Maximum Lot Coverage: 80% if parking is located in an underground structure; otherwise 60% (2) Maximum Parking Lot Coverage: 35%, unless parking is located in an underground structure (3) Maximum Combined Lot Coverage: 80%	Does not apply	Does not apply	Does not apply	Does not apply



DEVELOPMENT STANDARDS MATRIX
COLLINA AT SPRINGBROOK
NEWBERG, OREGON



DEVELOPMENT STANDARDS	LOW DENSITY RESIDENTIAL	MID - RISE RESIDENTIAL	NEIGHBORHOOD COMMERCIAL	EMPLOYMENT	VILLAGE	HOSPITALITY
ADDITIONAL DESIGN STANDARDS	***Additional standards apply for detached quadplex developments		Development shall meet the design standards of the C-2 zone, or alternate standards developed in a design standard accepted by the City specific for this area A minimum of 20,000 square feet of retail space shall be developed in this area			
LANDSCAPE AND OUTDOOR AREAS						
REQUIRED MINIMUM STANDARDS	Private area requirements based upon use of will apply Area requirements: Min. 15%	Private area requirements based upon use of will apply Area requirements: Min. 15%	Area requirements: Min. 15%	Area requirements: Min. 15%	C-3	Private area requirement based upon use will apply Area requirements: Min. 15%
SIGNS						
EXEMPTIONS	Landscape Monument Signs, as indicated on the <i>Gateway Features Plan</i> and <i>Gateway Features Concepts</i> are exempt from this standard	Landscape Monument Signs, as indicated on the <i>Gateway Features Plan</i> and <i>Gateway Features Concepts</i> are exempt from this standard	Landscape Monument Signs, as indicated on the <i>Gateway Features Plan</i> and <i>Gateway Features Concepts</i> are exempt from this standard	Landscape Monument Signs, as indicated on the <i>Gateway Features Plan</i> and <i>Gateway Features Concepts</i> are exempt from this standard	Landscape Monument Signs, as indicated on the <i>Gateway Features Plan</i> and <i>Gateway Features Concepts</i> are exempt from this standard	Landscape Monument Signs, as indicated on the <i>Gateway Features Plan</i> and <i>Gateway Features Concepts</i> are exempt from this standard
SIGN REQUIREMENTS	Assume R-1 zone for applying standards in these sections	Assume R-3 zone for applying standards in these sections	Assume C-1 zone for applying standards in these sections	Assume "Other Zone" or "All Zone" for applying standards in these sections	Assume C-3 zone for applying standards in these sections	Assume "Other Zone" or "All Zone" for applying standards in these sections
OFF STREET PARKING REQUIREMENTS						
REQUIRED OFF-STREET PARKING	R-1	"Other Zones"	C-1	"Other Zones"	Parking studies will be required to be submitted with each phase of development in the Village District in order to ensure the parking provided is sufficient for the proposed use or uses	"Other Zones"



DEVELOPMENT STANDARDS MATRIX
COLLINA AT SPRINGBROOK
NEWBERG, OREGON



PARKING SPACES REQUIRED	Requirements based on use apply	Requirements based on use apply	Requirements based on use apply	Requirements based on use apply	Requirements based on use apply	Requirements based on use apply
PARKING REQUIREMENTS FOR USES NOT SPECIFIED	Uses not listed in table determined through Type I procedure	Uses not listed in table determined through Type I procedure	Uses not listed in table determined through Type I procedure	Uses not listed in table determined through Type I procedure	Uses not listed in table determined through Type I procedure	Uses not listed in table determined through Type I procedure

* Uses not identified herein shall be reviewed and if found to be similar to the allowed uses shall be approved through a Type I process.

** When the model zone requirement applies, the zone is listed in the table, otherwise an alternative standard is stated.

*** Quadplex development standards within the Springbrook District west of Hess Creek:

1. Quadplex dwellings may be constructed as attached or detached dwellings.
2. Entry Orientation. At least one main entrance for each triplex or quadplex structure must meet the standards in subsections (A)(1)(a) and (b) of this section. Any detached structure with more than 50 percent of its street-facing facade separated from the street property line by a dwelling is exempt from meeting these standards.
 - a. The entrance must be within eight feet of the longest street-facing wall of the dwelling unit; and A minimum of 50 percent of cottages within a cluster must be oriented to the common courtyard. Those oriented towards the common courtyard instead of a street must:
 - b. The entrance must either:
 - i. Face the street;
 - ii. Be at an angle of up to 45 degrees from the street; or
 - iii. Face a common open space that is adjacent to the street and is abutted by dwellings on at least two sides; or
 - iv. Open onto a porch. The porch must:
 - (A) Be at least 25 square feet in area; and
 - (B) Have at least one entrance facing the street or have a roof.
3. Windows. A minimum of 15 percent of the area of all street-facing facades must include windows or entrance doors. Facades separated from the street property line by a dwelling are exempt from meeting this standard.
4. Garages and Off-Street Parking Areas. Garages and off-street parking areas shall not be located between a building and a public street (other than an alley), except in compliance with the standards in subsections (A)(2)(a) and (b) of this section.
 - a. The garage or off-street parking area is separated from the street property line by a dwelling; or
 - b. The combined width of all garages and outdoor on-site parking and maneuvering areas does not exceed a total of 50 percent of the street frontage.