

MEMORANDUM

TO: Newberg Planning Commission

FROM: Clay Downing, Planning Manager

SUBJECT: Supplemental packet material: Applicant letter and presentation materials to the Planning Commission for File No. MAMD323-0001

DATE: May 11, 2023

We have received a letter from the applicant as well as the presentation that the applicant intends to share with the Planning Commission for File No. MAMD323-0001 during the Planning Commission meeting on May 11, 2023. Please review this additional input from the applicant and add to your packet.

Attachments:

1. May 11, 2023, correspondence from Jamie D. Howsley
2. Applicant Presentation

May 11, 2023

VIA EMAIL AND HAND DELIVERY

Newberg Planning Commission
Planning Division
414 E. First Street
Newberg, OR 97132

clay.downing@newbergoregon.gov
planning@newbergoregon.gov

Re: MAMD323-0001 / Crestview Proposed Modifications
Our File No. 54296-76911

Dear Planning Commission Members:

Thank you for hosting the public hearing on this application this evening. We appreciate the staff recommendation for approval, and submit this letter is to describe and explain the three slight modifications to the development standards that are required for the building height, the lot coverage of the parking areas, and the number of parking spaces.

The criterion for these modifications in a PUD is NMC 15.240.020(I):

I. Modification of Certain Regulations. Except as otherwise stated in these regulations, fence and wall provisions, general provisions pertaining to height, yards, area, lot width, frontage, depth and coverage, number of off-street parking spaces required, and regulations pertaining to setbacks specified in this code **may be modified by the hearing authority, provided the proposed development will be in accordance with the purposes of this code and those regulations**. Departures from the hearing authority upon a finding by the engineering director that the departures **will not create hazardous conditions for vehicular or pedestrian traffic**. Nothing contained in this subsection shall be interpreted as providing flexibility to regulations other than those specifically encompassed in this code.

The two modifications related to parking reflect that this portion of the PUD has a long and narrow shape. As a result, the site requires a higher proportion of drive aisle per parking space than typically seen in a more regularly shaped site. The minimum parking required is 294 spaces, and 282 are provided, which is a 4.1 percent reduction. The maximum lot coverage for the parking areas is 30 percent, and 34.9 percent is provided, which is a 16.3 percent increase. Therefore, to provide the minimum number of parking spaces, the parking area lot coverage would be even further out of compliance. Likewise, to provide only the maximum amount of parking area lot coverage, the number of parking spaces would need to be reduced even further below the minimum. This application proposes to split the difference, and slightly exceed the lot coverage while having slightly fewer

parking spaces. Notably, the generous landscaping means that the overall lot coverage of buildings plus parking is 60.7 percent, when 70 percent is allowed, so the overall lot coverage is 13.2 percent less than allowed.

Turning to the text of the criterion, the applicable purposes of the PUD regulations are to provide flexibility in the provision of vehicle circulation and parking, and to regulate the density through regulation of the number of bedrooms. The parking area is self-contained, and there is one vehicle entrance from Jory Street into the on-site drive aisles. There are no parking spaces on this segment of Jory Street, nor any spaces where an exiting vehicle would back into Jory Street. Thus there are no vehicular or pedestrian hazards resulting from the parking modifications.

As noted above, the shape of the site presents a conundrum whereby providing the minimum number of parking spaces would exceed the maximum lot coverage for parking. The proposed design balances these two conflicting requirements with slight modifications to both standards. As explained in Mr. Nemeč's letter, the applicant's long experience in operating similar multifamily projects demonstrates that the proposed parking is adequate. As an experienced industry professional, Mr. Nemeč's letter is substantial evidence that sufficient parking is provided.

On the second purpose, for regulation of density through regulation of the number of bedrooms, this PUD modification actually reduces the number of bedrooms from 330 to 314, as illustrated in the PowerPoint. Because the parking is adequate and the density is being reduced from the original approval, the criterion for modification of the minimum parking spaces and the maximum lot coverage of the parking areas is satisfied.

For the height modification, the proposed buildings are three story walk up apartments, with a 6:12 pitched roof. The roof height is 37 feet 4 inches, whereas the maximum is 35 feet. A flat roof would satisfy the height requirement, but would clash with the surrounding residential designs which feature pitched roofs. As noted in the staff report, the original PUD approval allowed a maximum height of 48 feet.

The site plan and building placement ensure that occupants of adjacent properties will not be adversely affected, because the apartment buildings are spaced an unusually long distance from other dwellings on adjacent properties. To the east and south are public right-of-way. To the west is the public park. To the north is a stormwater facility for treatment of stormwater entering the side from the west.

The staff recommends approval conditioned on a sun exposure plan to determine if the additional height would adversely affect occupants of adjacent properties. The PowerPoint slide titled Solar Access demonstrates the nearest dwelling is on Leo Lane, 87 feet from the edge of the apartment building. The shadows as calculated by the code do not reach anywhere near that far, and therefore there is no adverse solar impact on the occupants of nearby properties.

Returning to the modification criterion, the applicable purpose of the PUD regulations is to provide flexibility in architectural design and the placement of buildings. In this instance, the pitched roofs express the residential aesthetic better than a flat-roofed design, because flat roofs evoke commercial development. And the placement of the apartment buildings well away from surrounding dwellings

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ensures that there are no adverse shadow impacts under the solar access provisions of the code. Therefore the criterion for the height modification is satisfied.

The PUD modification reflects the City's recent Housing Needs Analysis, and substitutes apartments for the approved single family dwellings. In so doing, the density as measured by bedrooms is reduced. The shape of the site and the placement of buildings in relation to dwellings on surrounding properties allows for slightly elevated height without adverse shadow impacts, and requires a balance between providing more parking spaces while limiting the paved area dedicated to parking. The proposed apartments accomplish these goals in a flexible design that meets the purposes of the PUD regulations, and therefore merits approval.

Thank you for your time and we look forward to the Planning Commission decision and development of this much needed housing.

Sincerely,

JORDAN RAMIS PC



Jamie D. Howsley
Admitted in Oregon and Washington

cc: Jesse Nemec

SPRING MEADOW AT CRESTVIEW

MAJOR MODIFICATION OF A PUD/CUP (MAMD323-0001)



CRESTVIEW CROSSING PUD

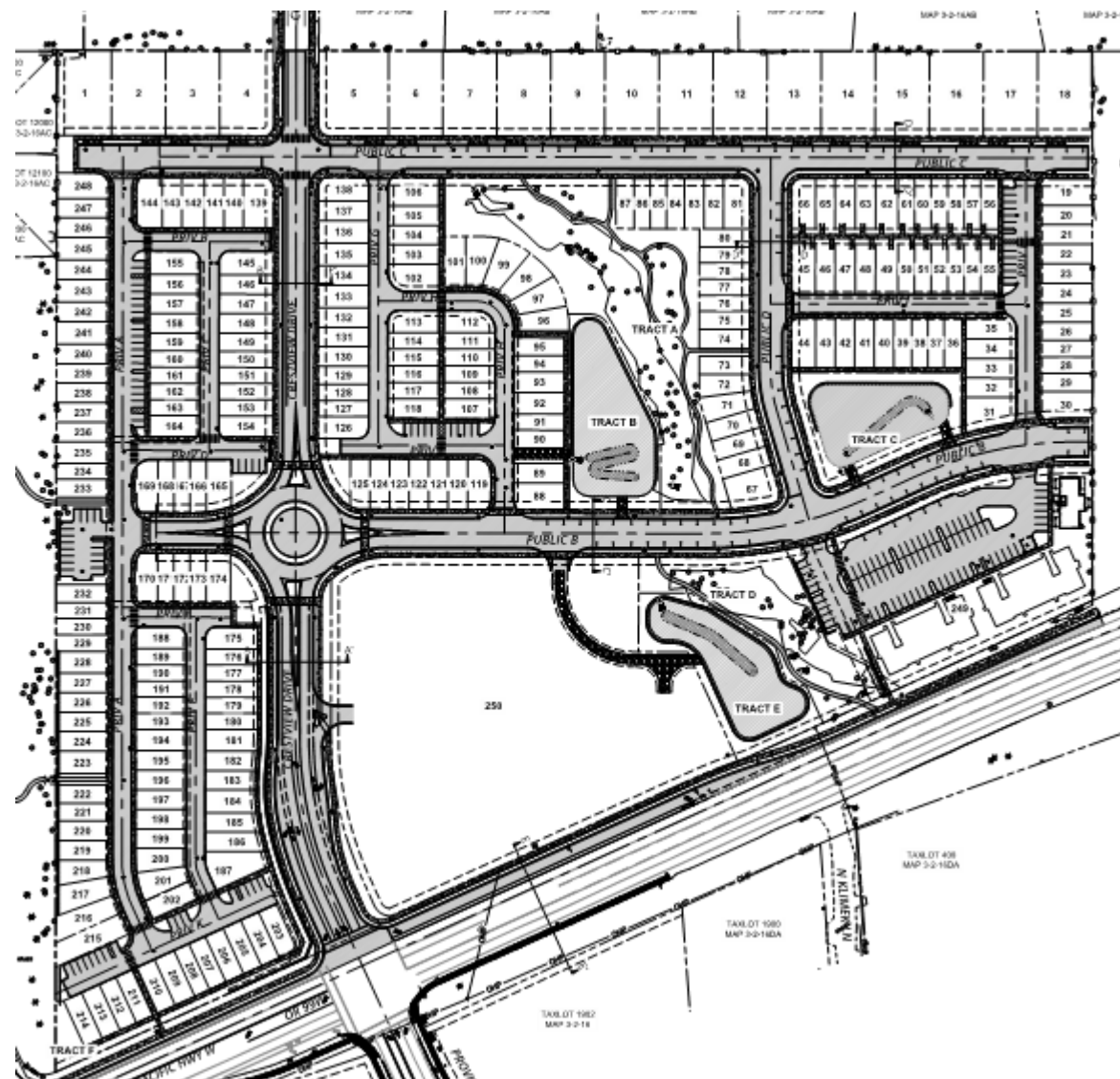
AS ORIGINALLY APPROVED:

299 Residential Units

- 18 Large SF Detached Lots
- 230 Small SF Detached Lots
- 51 Multi-family Units

4.4 Acres Commercial

Network of Natural and Open Spaces



CRESTVIEW CROSSING PUD

AS MODIFIED AT FINAL PUD:

300 Residential Units

- **19 Large SF Detached Lots**
- 230 Small SF Detached Lots
- 51 Multi-family Units

4.4 Acres Commercial

Network of Natural and Open Spaces

Large Stormwater Treatment Facility



CRESTVIEW CROSSING PUD

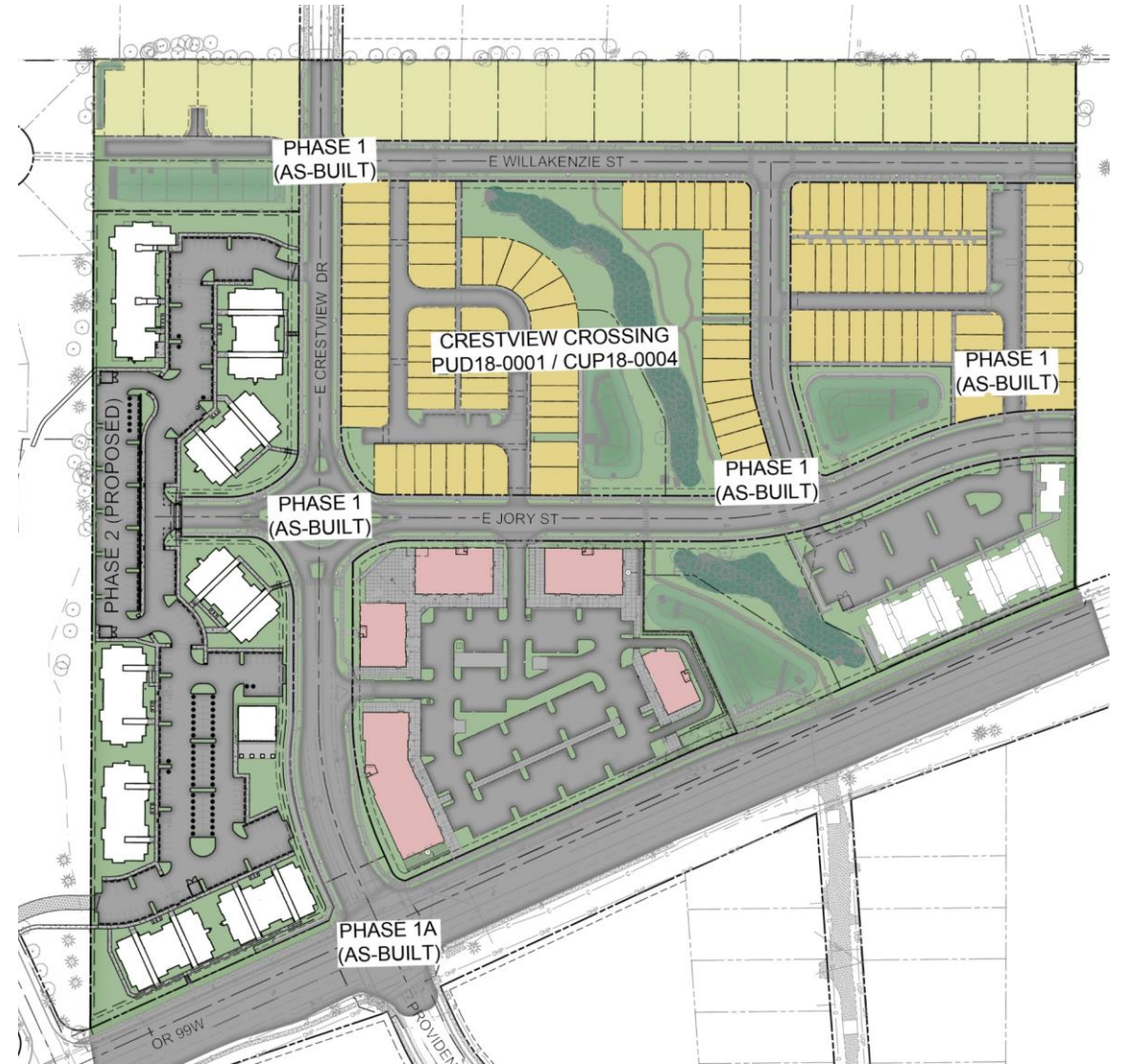
PROPOSED MODIFICATION:

386 Residential Units

- 19 Large SF Detached Lots
- 120 Small SF Detached Lots
- 247 Multi-Family Units

4.4 Acres Commercial

Network of Natural and Open Spaces



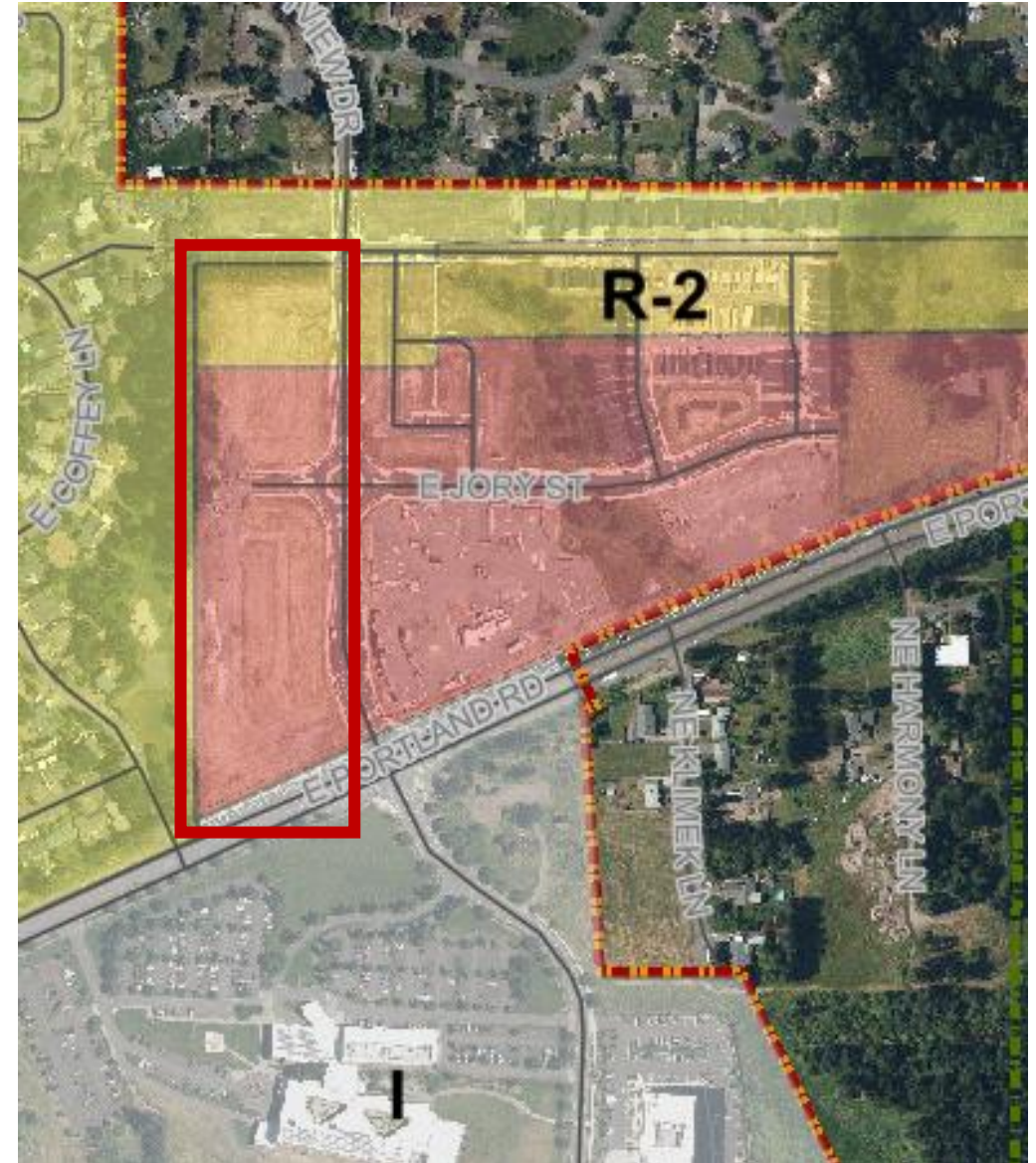
ZONING

R-2 MEDIUM DENSITY RESIDENTIAL

- Mix of Detached, Attached and Multi-family Homes

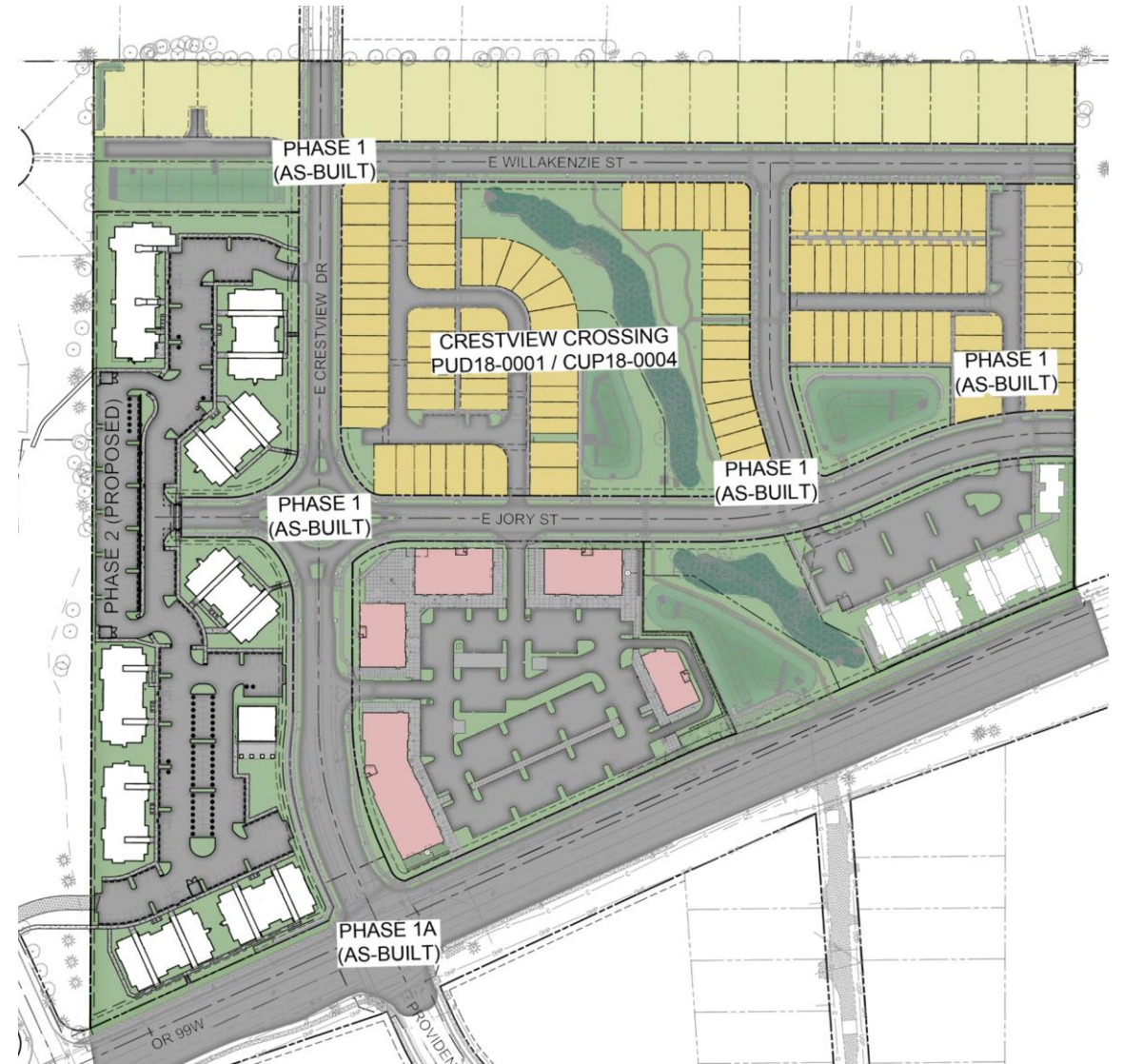
C-2 COMMUNITY COMMERCIAL

- Commercial and Retail Uses
- Residential Uses allowed under a Conditional Use Permit



DENSITY POINTS

	DENSITY POINTS
MAXIMUM ALLOWED ON SITE	9,688.45
ORIGINAL PUD PROPOSAL	9,002
MODIFICATION TO PUD	8,106



TRANSPORTATION IMPACT

- ITE 11TH EDITION UPDATE
- INCREASE WEEKDAY TRIPS (194)
- REDUCTION IN AM PEAK TRIPS (-13)
- REDUCTION IN PM PEAK TRIPS (-23)
- 9 MIN. BIKE RIDE TO GEORGE FOX UNIVERSITY

Table 4. Difference between Original and Revised Trip Generation

Site Plan	Weekday Trips	Weekday AM Peak Hour			Weekday PM Peak Hour		
		Total	In	Out	Total	In	Out
Original August 2018 TIA, ITE 10 th Edition	2,836	213	53	160	285	180	105
Revised Site Plan, ITE 10 th Edition	3,120	217	52	165	276	174	102
Difference between Original and Revised Site Plans, ITE 10th Edition	284	4	-1	5	-9	-6	-3
Revised Site Plan, ITE 11 th Edition	3,030	200	49	151	262	165	97
Difference between Original Site Plan, ITE 10th Edition and Revised Site Plan, ITE 11th Edition	194	-13	-4	-9	-23	-15	-8

ORIGINAL APPROVAL

HOUSING TYPE

	PREVIOUS APPROVAL
LOTS IN THIS PHASE	110
TOTAL BEDROOMS	330
TOTAL LIVING AREA	195,120 SF



PROPOSED MODIFICATION

HOUSING TYPE

	PROPOSED MODIFICATION
LOTS	1
TOTAL BEDROOMS	314
TOTAL LIVING AREA	164,661 SF

*SAME BUILDING STYLE AS PREVIOUSLY APPROVED IN THE SE CORNER OF THE PROJECT IN THIS PHASE



NEWBERG HOUSING NEEDS

- Newberg HNA identifies a need for 1000+ multi-family units over the next 20 years
- Spring Meadow will supply 19% of needed multi-family units

Exhibit 51. Forecast of Demand for New Dwelling Units on Vacant and Partially Vacant Lands, Newberg UGB, 2021 to 2041

	New Dwelling Units (2021- 2041)
Dwelling Units Accomodated by ADU or through Redevelopment	
Single-family detached	20
Single-family attached	
Multifamily	100
Total Units in ADU or Redevelopment	120
Dwelling Units Requiring Vacant or Partially Vacant Unconstrained Land	
Single-family detached	1,881
Single-family attached	254
Multifamily	914
Total Units Requiring Vacant or Partially Vacant Land	3,049

Source: Calculations by ECONorthwest.

NEWBERG HOUSING NEEDS

- Spring Meadow fulfills the City's deficit in available land for HDR
- Eases the need for UGB Expansion

Newberg's deficit of High-Density Residential capacity (216 dwelling units) means that the City has an approximate deficit of 11 gross acres of high-density land for residential uses (at 19.3 dwelling units per gross acre).

Exhibit 59. Comparison of Capacity of Existing Residential Land with Demand for New Dwelling Units and Land Surplus or Deficit, Newberg UGB, 2021-2041

Plan Designation	Capacity (Dwelling Units)	Demand for New Housing	Comparison (Supply minus Demand)	Land Sufficiency (Gross Acres)
Low Density	933	491	442	89
Medium Density	705	621	84	11
High Density	308	524	(216)	(11)
Northwest Specific Plan	68	68	0	n/a
Springbrook District	1,345	1,345	0	n/a
Total	3,359	3,049		

Source: Buildable Lands Inventory; Calculations by ECONorthwest. Note: DU is dwelling unit.

SITE DESIGN

- 8X 3-STORY MULTI-FAMILY BUILDINGS
- 282 PARKING STALLS
- 41,300 SQ.FT. REQUIRED OPEN SPACE
- 98,427 SQ.FT. PROPOSED OPEN SPACE
- INDOOR SPORTS COURTS, PICNIC TABLES, LAWN SPACES, PEDESTRIAN NETWORK
- 56 GROUND-LEVEL, SINGLE-LEVEL UNITS THAT ARE ADA ACCESSIBLE OR ADAPTABLE



MODIFICATIONS

MIN. PARKING

- Reduction of 12 spaces
- Ratio of 1.44 Stalls/Unit
- 4.1% Reduction

PARKING COVERAGE

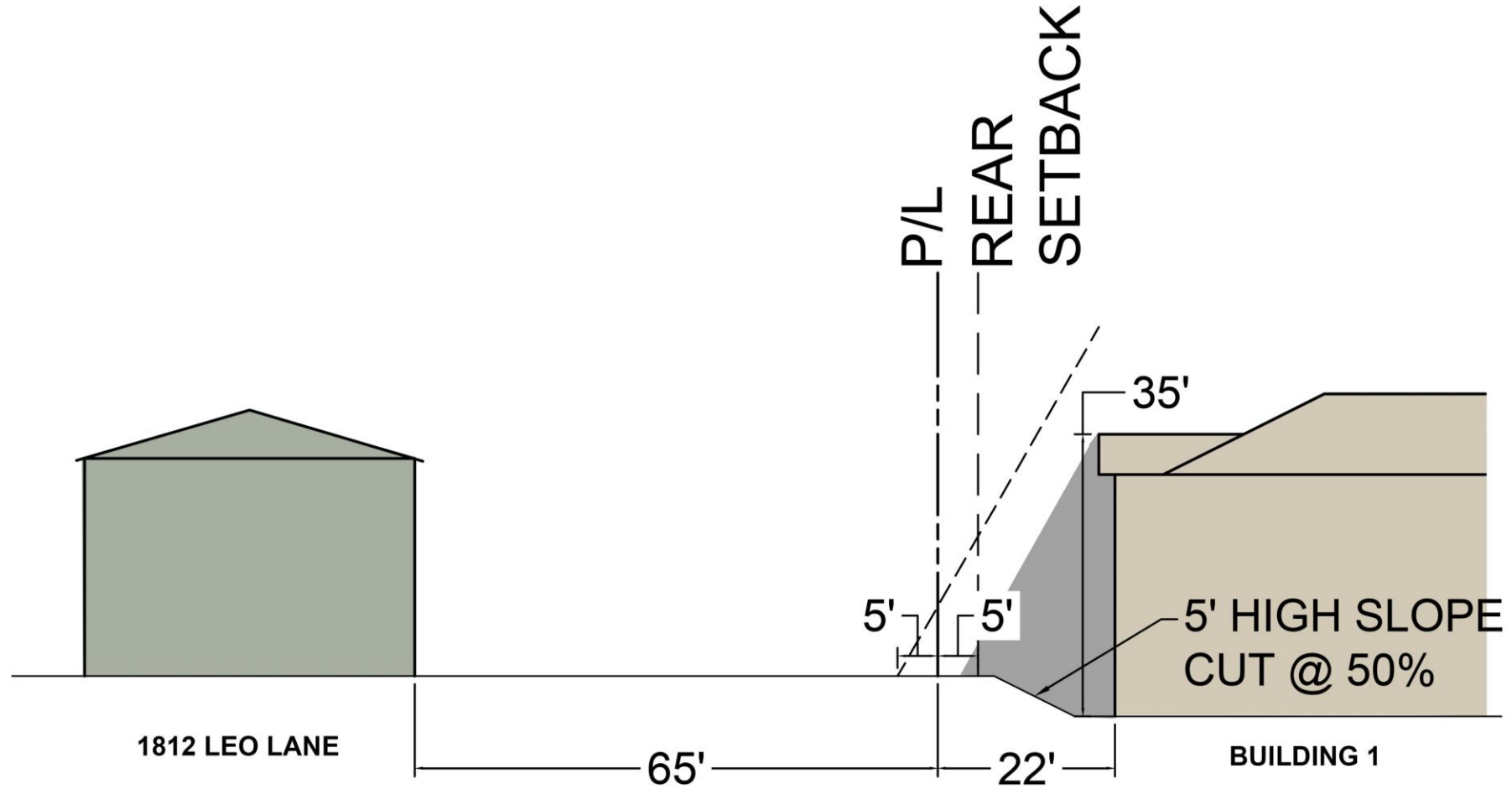
- 30% Requirement
- 34.9% Proposed
- Not exceeding 70% lot coverage req. (60.7%)

BUILDING HEIGHT

- Previous Approval: 48 feet
- Maximum in R-2 Zone: 35 Feet
- As Proposed: 37 Feet 4 inches
- Consistent with approved multi-family in SE Corner of project

Unit Type	Number of Units	Parking Ratio	Parking Required
1 Bedroom	99	1	99
2-Bedroom	76	1.5	114
3-Bedroom	21	2	42
TOTAL UNITS	196		
Visitor	196	0.2	39.2
Required Parking			294
Provided Parking			282

SOLAR ACCESS



AFFORDABLE HOUSING

- Original Proposal 5% Affordable Homes
- Newberg Housing Affordability CET
- Development as modified provides more affordable rental units
- Purchase Price: \$399,000-\$610,000
- As modified, Spring Meadow will pay approx. \$3M more in SDC fees to the City and Chehalem Parks including Newberg Schools CET than previous approval based on current rates

Mortgages > Mortgage Calculator

Mortgage Calculator

EXAMPLE: 2-BEDROOM, 1,234 SF

Home price
\$399,000

Down payment i
\$79,800 20 %

Loan term i
30 years

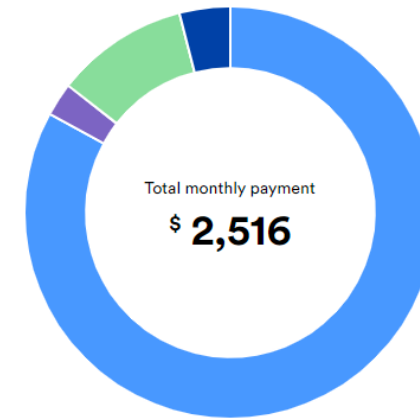
Interest rate i
6.83 %

ZIP code
97415

Optional: Taxes, insurance, HOA fees ▾

Payment breakdown Amortization

Monthly payment breakdown



Principal & interest		\$2,087
Property tax	+	\$ 263
Homeowner's insurance	+	\$ 66
PMI	+	\$ 0
HOA fees	+	\$ 100
Total monthly payment	=	\$2,516

5% down mortgages are still available as well, which would require \$19,990 down and increase the total monthly payment to \$3,163/MO

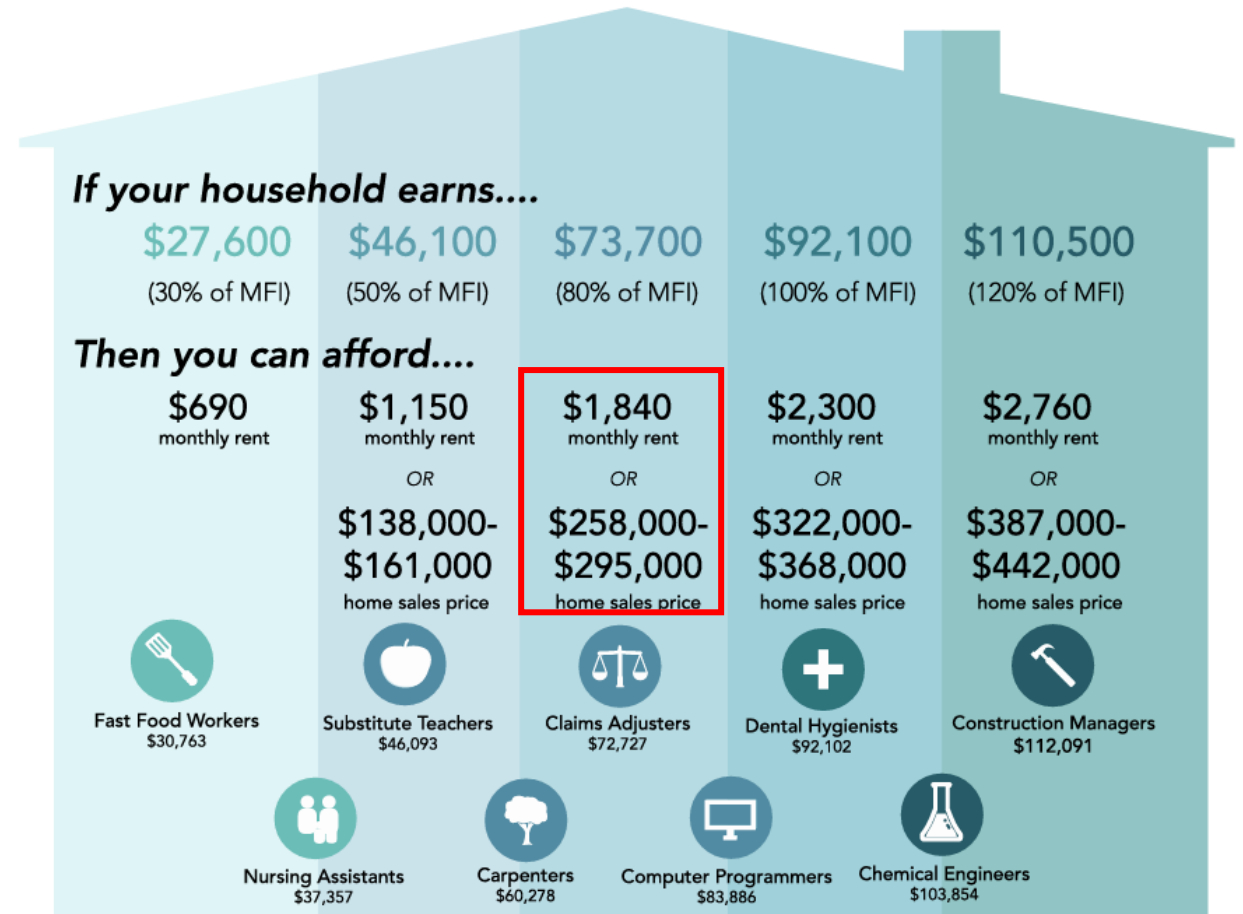
AFFORDABLE HOUSING

Exhibit 44 Financially Attainable Housing, by Median Family Income (MFI) for Yamhill County (\$92,100), Newberg, 2020

Source: U.S. Department of Housing and Urban Development, Yamhill County, 2020. Bureau of Labor Services, Portland MSA, 2020.

A household making 80% of the MFI:

- Can afford a 2-bedroom apartment
- Cannot afford the least expensive single-family home in Crestview Crossing (\$399,000)



PHASE 1
(AS-BUILT)

E WILLAKENZIE ST

THANK YOU

PHASE 1
(AS-BUILT)

PHASE 1
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E JORY ST