



**PLANNING COMMISSION AGENDA
September 11, 2014 7:00 PM
NEWBERG PUBLIC SAFETY BUILDING
401 EAST THIRD STREET**

I. CALL MEETING TO ORDER

II. ROLL CALL

III. PUBLIC COMMENTS (5-minute maximum per person – for items not on the agenda)

IV. ITEMS FROM STAFF

1. Update on Council items
2. Other reports, letters or correspondence
3. Next Planning Commission meeting: October 9, 2014

V. ITEMS FROM COMMISSIONERS

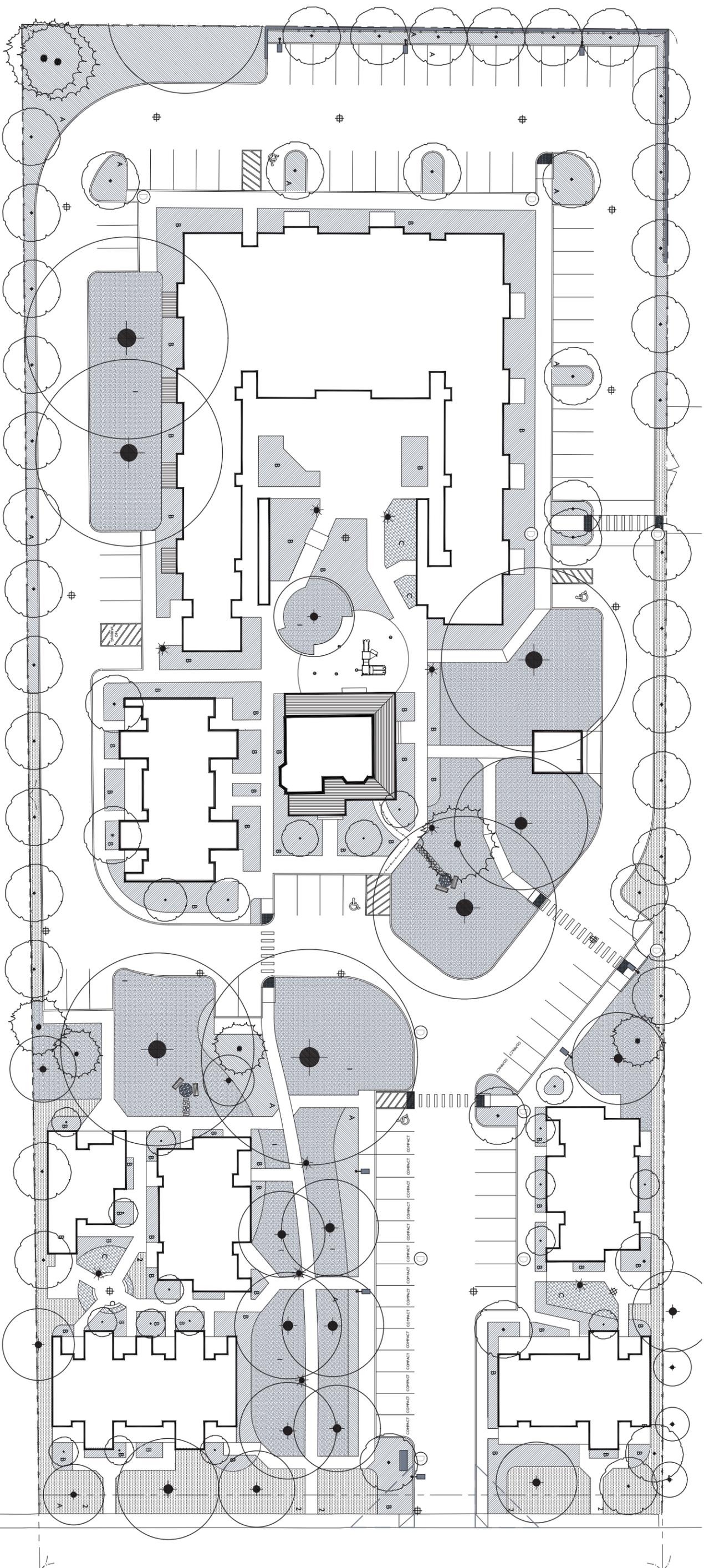
VI. WORKSHOP: Field trip to Deskins Commons for a tour.

Deskins Commons is an apartment complex that was recently completed by the Housing Authority of Yamhill County (HAYC). It is built around a historic house and was designed to preserve many of the large trees on the site. The Planning Commission has been involved in the project for several years; the PC recommended approval of a zone change from R-1 (low density residential) to R-3 (high density residential) for the site to allow multifamily development and increase the supply of affordable housing. The PC also reviewed the design review for the apartments because the existing house is a Newberg historic landmark. Staff thought the Planning Commissioners would be interested in visiting the site now that it is complete. The Housing Authority is holding a grand opening on September 11th, and has agreed to stay late to give the Planning Commission a tour of the site. We will carpool to the site from the Public Safety Building, in case parking is limited at the site, and then return to the Public Safety Building after the tour.

VII. ADJOURNMENT

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 or language accommodations you may need as far in advance of the meeting as possible and no later than 48 business hours prior to the meeting. To request these arrangements, please contact the City Recorder at (503) 537-1283. For TTY services please dial 711.*



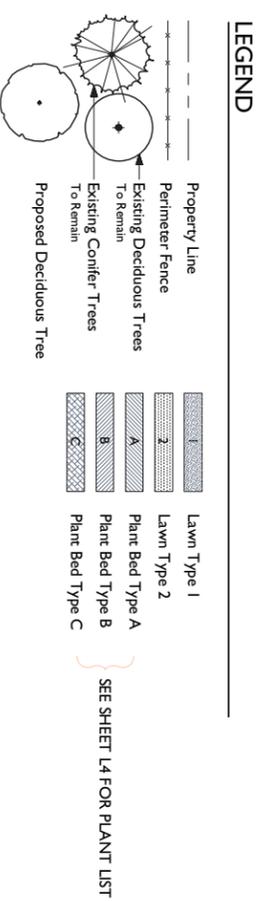
IRRIGATION CONCEPT and OUTLINE SPECIFICATION:

Design Concept:
 The irrigation system is to be designed and constructed to be as efficient in terms of water usage as possible. It will use water-conserving low gallon pop-up spray heads. Plant Bed Areas A and B, and Lawn Area Type 2 are to receive irrigation. Plant Bed Area Type C shall receive 2 hose bids (at each courtyard). No irrigation shall be installed within Lawn Type 1.

General Description:
 The irrigation system is to be a fully automatic underground system. Backflow prevention device will be installed in a manner which meets or exceeds all applicable codes. A permanent system with 100% head to head coverage must be installed at all tree, shrub and groundcover plantings.

Products:
 Main and Lateral Lines: Class 200 PVC pipe or HDPE is to be used throughout the project at sizes appropriate to minimize pressure loss due to friction and to maintain velocities of water flows at recommended levels.
 Heads: All sprinkler heads are to be plastic "pop-up" heads. Spray sprinklers are to be used at all new planted areas. Spray heads shall be installed 3" from adjacent pavement and planting edges; 6" from pavement and planting edges in parking areas if located at parking stripe (24" if located within bumper overhang area).
 Valves: All control valves are to be plastic, heavy-duty automatic globe style valves equipped with manual open and close controls. Isolation valves and thrust blocks are to be installed as deemed appropriate in the mainline supply system. Locate manual drain valves at all mainline low points.

| LANDSCAPE AREAS | SF | % |
|------------------------------------|----------------|-------------|
| LAWNS | 27,760 | 55% |
| • NON IRRIGATED (TYPE 1) | 20,610 | 41% |
| • IRRIGATED (TYPE 2) | 7,150 | 14% |
| PLANTED AREAS | 22,335 | 45% |
| • LOW COST/ MAINTENANCE (TYPE A) | 7,555 | 15% |
| • MEDIUM COST/MAINTENANCE (TYPE B) | 13,845 | 28% |
| • HIGH COST/MAINTENANCE (TYPE C) | 935 | 01% |
| TOTAL SITE LANDSCAPE AREA | 50,095 | 34% |
| TOTAL SITE | 147,078 | 100% |



SCALE 1" = 20'-0"





BIRD'S EYE PERSPECTIVE

STREET LEVEL PERSPECTIVE FROM ENTRY DRIVE



DESKINS COMMONS
 1103 NORTH MERIDIAN STREET
 NEWBERG, OR

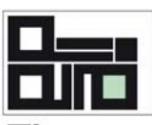
SCHEMATIC DESIGN: DESIGN REVIEW APPLICATION - OCTOBER 4TH, 2012



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

3105 NE Weidler
 Portland OR 97232

o: 503.525.2679
 f: 503.288.3096
 www.ideaidx.com



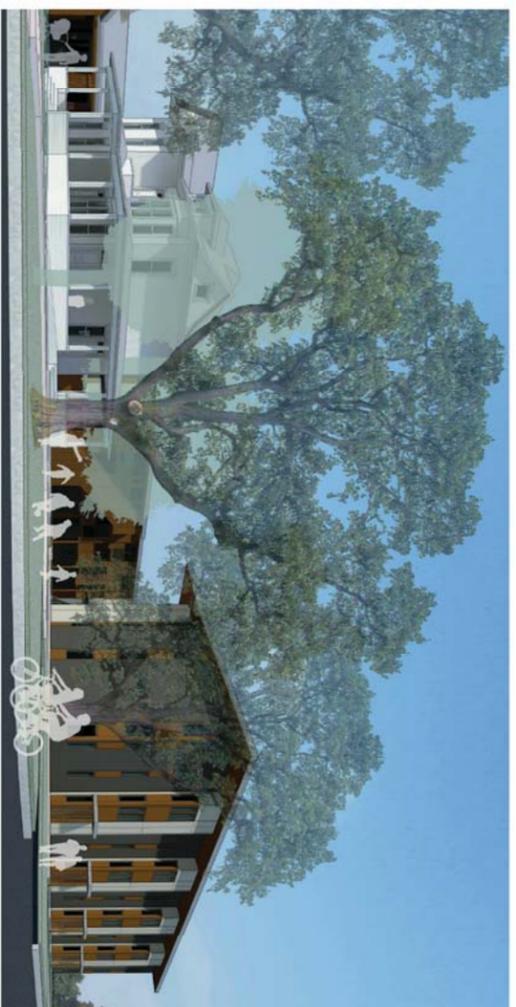
idea
 architecture + development llc

EXHIBIT
A1

SITE PERSPECTIVES



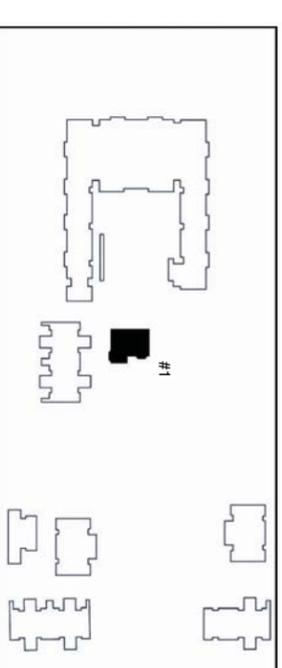
VIEW TO HISTORIC HOUSE FROM NORTHWEST



VIEW TO HISTORIC HOUSE FROM NORTHEAST

KEYNOTES

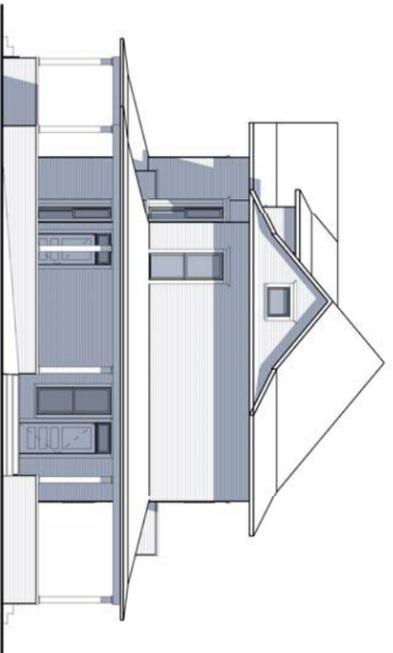
| # | DESCRIPTION |
|-------|---|
| CNPY | WOOD FRAMED CANOPY W/ STANDING SEAM METAL ROOFING AND 18GA. PREFINISHED METAL FASCIA TO MATCH WINDOWS |
| EXT-1 | PAINTED FIBER CEMENT "HARDBE REVEAL" PANEL |
| EXT-2 | PAINTED FIBER CEMENT LAP SIDING W/4" REVEAL_COLOR 1 |
| EXT-3 | PAINTED FIBER CEMENT LAP 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 TRELLISS |
| RL-1 | 2X2 "ACCOYA" WOOD VERTICALS W/ 3" SPACING |
| RL-2 | 1/4" CLEAR TEMPERED GLASS RAILING |
| WIN-1 | 1/4" VINYL WINDOW, CASEMENT FUNCTION AT OPERABLE PANELS |
| WIN-2 | STOREFRONT WINDOWS - ALUMI. |
| 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"

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 4TH, 2012

3105 NE Weidler
Portland OR 97232
o: 503.525.2679
f: 503.288.3096
www.idealpdx.com



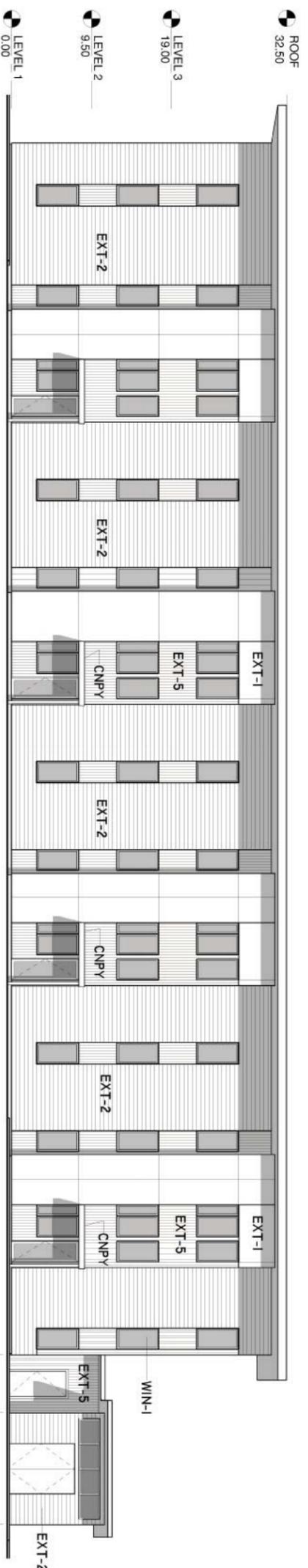
EXHIBIT
A2
BUILDING #1
ELEVATIONS &
PERSPECTIVES



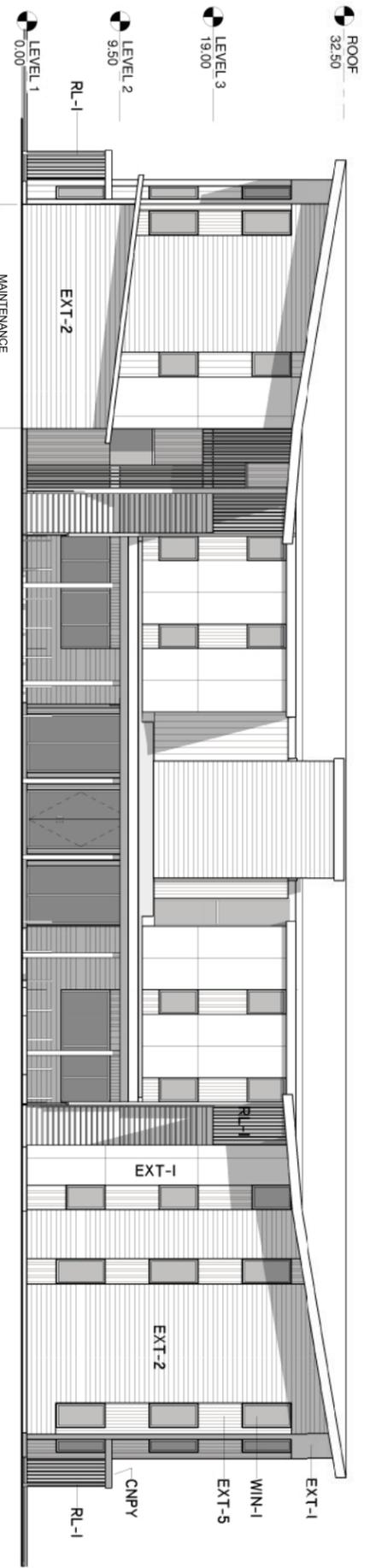
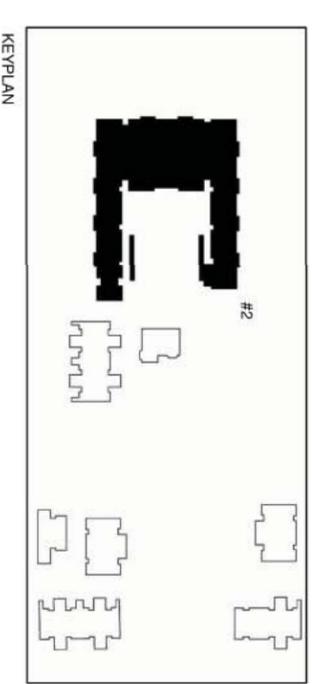
VIEW FROM BUILDING #3
WEST TO COURTYARD
OF BUILDING #2

KEYNOTES
DESCRIPTION

- # WOOD FRAMED CANOPY W/ STANDING SEAM METAL ROOFING AND 18GA. PREFINISHED METAL FASCIA TO MATCH WINDOWS
- CNPLY PAINTED FIBER CEMENT "HARDE REVEAL" PANEL
- EXT-1 PAINTED FIBER CEMENT LAP SIDING W/4" REVEAL_COLOR 1
- EXT-2 PAINTED FIBER CEMENT LAP SIDING W/4" REVEAL_COLOR 2
- 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 1/2" 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 - SIDE ELEVATION (SOUTH)
SCALE: 1/16" = 1'-0"



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

HAYC
HOUSING AUTHORITY OF YAMHILL COUNTY
P.O. BOX 965
135 NE Dunn Place
McMinnville, Oregon 97128-0965

DESKINS COMMONS
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
www.ideaidx.com



EXHIBIT
A3
BUILDING #2
ELEVATIONS &
PERSPECTIVES