



# Oregon

Kate Brown, Governor

Department of Land Conservation and Development

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[www.oregon.gov/LCD](http://www.oregon.gov/LCD)



## NOTICE OF ADOPTED CHANGE TO A COMPREHENSIVE PLAN OR LAND USE REGULATION

Date: May 04, 2016  
Jurisdiction: City of Hillsboro  
Local file no.: PUD-001-16  
DLCD file no.: 002-16

The Department of Land Conservation and Development (DLCD) received the attached notice of adopted amendment to a comprehensive plan or land use regulation on 04/29/2016. A copy of the adopted amendment is available for review at the DLCD office in Salem and the local government office.

Notice of the proposed amendment was submitted to DLCD 35 days prior to the first evidentiary hearing.

### Appeal Procedures

Eligibility to appeal this amendment is governed by ORS 197.612, ORS 197.620, and ORS 197.830. Under ORS 197.830(9), a notice of intent to appeal a land use decision to LUBA must be filed no later than 21 days after the date the decision sought to be reviewed became final. If you have questions about the date the decision became final, please contact the jurisdiction that adopted the amendment.

A notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR chapter 661, division 10).

If the amendment is not appealed, it will be deemed acknowledged as set forth in ORS 197.625(1)(a). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

### DLCD Contact

If you have questions about this notice, please contact DLCD's Plan Amendment Specialist at 503-934-0017 or [plan.amendments@state.or.us](mailto:plan.amendments@state.or.us)



## NOTICE OF ADOPTED CHANGE TO A COMPREHENSIVE PLAN OR LAND USE REGULATION

FOR DLCD USE

File No.: 002-16 {24265}

Received: 4/29/2016

Local governments are required to send notice of an adopted change to a comprehensive plan or land use regulation **no more than 20 days after the adoption.** (See [OAR 660-018-0040](#)). The rules require that the notice include a completed copy of this form. **This notice form is not for submittal of a completed periodic review task or a plan amendment reviewed in the manner of periodic review.** Use [Form 4](#) for an adopted urban growth boundary including over 50 acres by a city with a population greater than 2,500 within the UGB or an urban growth boundary amendment over 100 acres adopted by a metropolitan service district. Use [Form 5](#) for an adopted urban reserve designation, or amendment to add over 50 acres, by a city with a population greater than 2,500 within the UGB. Use [Form 6](#) with submittal of an adopted periodic review task.

Jurisdiction: Hillsboro

Local file no.: **PUD-001-16**

Date of adoption: 4/18/16

Date sent: 4/29/2016

Was Notice of a Proposed Change (Form 1) submitted to DLCD?

Yes: Date (use the date of last revision if a revised Form 1 was submitted): 2/3/16

No

Is the adopted change different from what was described in the Notice of Proposed Change? Yes No

If yes, describe how the adoption differs from the proposal:

NO

Local contact (name and title): Dan Dias, Development Services Manager

Phone: 503-681-6179

E-mail: [planningtechs@hillsboro-oregon.gov](mailto:planningtechs@hillsboro-oregon.gov)

Street address: 150 E Main Street

City: Hillsboro

Zip: 97123-

### PLEASE COMPLETE ALL OF THE FOLLOWING SECTIONS THAT APPLY

#### **For a change to comprehensive plan text:**

Identify the sections of the plan that were added or amended and which statewide planning goals those sections implement, if any:

#### **For a change to a comprehensive plan map:**

Identify the former and new map designations and the area affected:

Change from	to	acres.	A goal exception was required for this
change.			
Change from	to	acres.	A goal exception was required for this
change.			
Change from	to	acres.	A goal exception was required for this
change.			
Change from	to	acres.	A goal exception was required for this change.

Location of affected property (T, R, Sec., TL and address):

The subject property is entirely within an urban growth boundary

The subject property is partially within an urban growth boundary

**If the comprehensive plan map change is a UGB amendment** including less than 50 acres and/or by a city with a population less than 2,500 in the urban area, indicate the number of acres of the former rural plan designation, by type, included in the boundary.

Exclusive Farm Use – Acres:	Non-resource – Acres:
Forest – Acres:	Marginal Lands – Acres:
Rural Residential – Acres:	Natural Resource/Coastal/Open Space – Acres:
Rural Commercial or Industrial – Acres:	Other: – Acres:

**If the comprehensive plan map change is an urban reserve** amendment including less than 50 acres, or establishment or amendment of an urban reserve by a city with a population less than 2,500 in the urban area, indicate the number of acres, by plan designation, included in the boundary.

Exclusive Farm Use – Acres:	Non-resource – Acres:
Forest – Acres:	Marginal Lands – Acres:
Rural Residential – Acres:	Natural Resource/Coastal/Open Space – Acres:
Rural Commercial or Industrial – Acres:	Other: – Acres:

**For a change to the text of an ordinance or code:**

Identify the sections of the ordinance or code that were added or amended by title and number:

**For a change to a zoning map:**

Identify the former and new base zone designations and the area affected:

Change from SCR-V	to PUD SCR-V	Acres: 5.0
Change from	to	Acres:
Change from	to	Acres:
Change from	to	Acres:

Identify additions to or removal from an overlay zone designation and the area affected:

Overlay zone designation: PUD          Acres added: 5          Acres removed: 0

Location of affected property (T, R, Sec., TL and address): 1N235BC09100 & 1N235BC09200

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List affected state or federal agencies, local governments and special districts: Metro, Washington County

Identify supplemental information that is included because it may be useful to inform DLCD or members of the public of the effect of the actual change that has been submitted with this Notice of Adopted Change, if any. If the submittal, including supplementary materials, exceeds 100 pages, include a summary of the amendment briefly describing its purpose and requirements.

Please see attached Ordinance



April 29, 2016

TO: Plan Amendment Specialist  
State of Oregon Department of Land Conservation and Development

FROM: Lisa Califf, Planning Technician

RE: Transmittal of DLCD Form 2 Notice of Adoption  
Hillsboro Case File No. Planned Unit Development 001-16

I, Lisa Califf, submitted on this date, April 29, 2016, the DLCD Form 2 and attached Ordinance No. 6159 with exhibits via the DLCD FTP site for the above referenced Case File No., which was adopted by the Hillsboro City Council on April 18, 2016.

If you have any questions regarding this transmittal, please contact me at 503-681-5257. Should you have any questions in regards to the amendments, please contact Dan Dias at 503-681-6179.

Thank you,

Lisa Califf  
Planning Technician

## ORDINANCE NO. 6159

### PLANNED UNIT DEVELOPMENT 001-16: ORENCO STATION APARTMENTS

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP, A PORTION OF THE COMMUNITY DEVELOPMENT CODE, ORDINANCE NO. 6094, AS AMENDED, BY APPROVING A PLANNED UNIT DEVELOPMENT OVERLAY ZONE ON CERTAIN TRACTS OF LAND THROUGH APPROVAL OF A PRELIMINARY DEVELOPMENT PLAN FOR 150-UNIT MULTIFAMILY RESIDENTIAL DEVELOPMENT AND FOR THE HISTORIC MCGILL-PITMAN HOUSE AND ASSOCIATED CARRIAGE HOUSE, ON A SITE APPROXIMATELY 5.49 ACRES IN SIZE.

WHEREAS, the applicant and owner of a certain tract of land described below, have filed a written application with the City of Hillsboro for approval of a Planned Unit Development (PUD) overlay to the existing SCR-V Station Community Residential - Village zone; and

WHEREAS, the Planned Unit Development includes a two-parcel partition, and the applicant and owner also submitted an application for Development Review, consolidated within the PUD request pursuant to Community Development Code Section 12.80.120.G; and

WHEREAS, the Planning Commission held a public hearing on this application on March 9 and March 23, 2016, and received testimony in support and testimony with questions regarding the application. The Planning Commission closed the public hearing, deliberated and granted tentative approval to Order No. 8170, with the modifications read into the record by staff, recommending approval of the proposed planned unit development; and

WHEREAS, the City Council considered the Planning Commission's recommendation at the regular meeting of April 5, 2016, and adopted the site plan, maps, findings and conditions of the Planning Commission as its own in regard to this matter; and

WHEREAS, based on those findings and conditions, the City Council hereby determines that the proposal conforms with the Hillsboro Comprehensive Plan and the Community Development Code.

NOW, THEREFORE, THE CITY OF HILLSBORO ORDAINS AS FOLLOWS:

Section 1. The following described tracts of land are hereby rezoned with the addition of a Planned Unit Development overlay zone, as described in Planning Department Case File No. Planned Unit Development 001-16:

Tax Lot 9100 and 9200 on Washington County Assessor's Tax Map 1N2-35BC, on record as of February 1, 2012, and made a part of this Ordinance as Exhibit C.

Section 2. The City Council approval is based on the conditions of approval as set forth in Exhibit A, findings as set forth in Exhibit B, and the revised site plan as set forth in Exhibit D.

Section 3. The City Planning Director is hereby instructed to cause the official zoning map, a portion of the Community Development Code, to be amended to include the zone change as set forth in Section 1 hereof.

Section 4. Pursuant to Community Development Code, Section 12.70.140, preliminary approval of the Planned Unit Development overlay zone will expire two years from the date of approval of this Ordinance, unless the final development plan has been approved or unless the preliminary approval is extended or modified per Section 12.70.150 of the Community Development Code.

Section 5. Except as herein amended, Community Development Code Ordinance No. 6094, as amended, shall remain in full force and effect.

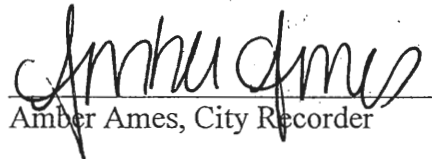
Section 6. This ordinance shall be effective from and after 30 days following its passage and approval by the Mayor.

First approval of the Council on this 5<sup>th</sup> day of April, 2016.

Second approval and adoption by the Council on this 18<sup>th</sup> day of April, 2016.

Approved by the Mayor this 18<sup>th</sup> day of April, 2016.

ATTEST:

  
Amber Ames, City Recorder

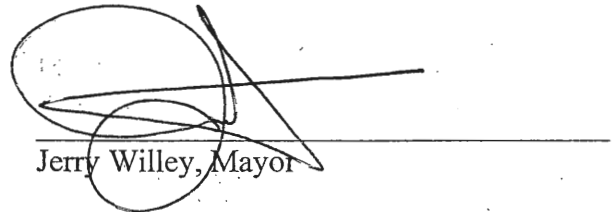
  
Jerry Willey, Mayor

EXHIBIT A  
(Conditions)

1. Development and construction on the site shall conform substantially to the preliminary plat, preliminary site plan and other plans and conditions approved by the City Council, as contained in Case File No. Planned Unit Development 001-16, and specifically to the final construction plans approved by the Public Works, Planning, Building, Fire Prevention and Water Departments.
2. Development and construction on the site shall conform substantially to the plans and conditions approved by the Planning Commission via Case File No. Cultural Resource Alteration 001-16: McGill-Pitman House.
3. The Planning Department has received recommended conditions of approval from City Departments, Washington County, Clean Water Services, and the Oregon Department of Transportation, which are incorporated into the conditions of approval herein. All permit applications shall include a narrative which responds to all conditions, and departmental and agency informational comments associated with the land use decision, which discusses how each condition has or will be satisfied prior to occupancy or final sign off for work on the site. The narrative shall identify any plan revisions which have been necessitated by the requirements of this notice of decision.
4. Prior to the commencement of work on the site, the applicant shall apply for and obtain the applicable necessary permits for that phase of work from the Building, Engineering, Planning and Water Departments and from Clean Water Services.
5. Site development shall occur in substantial conformance with the approved plans for Case File No. Planned Unit Development 001-16: Orenco Station Apartments.
6. Final partition plat shall be substantially similar to that reflected in the approved site plan.
7. Final partition plat shall reflect shared access easements across the primary north-south drive aisle and sidewalks, benefitting Partition Parcel 2.
8. Final partition plat shall reflect the appropriate shared access easements across Parcel 2 and benefitting Parcel 1, wherever features of the multi-family development extend onto Parcel 2, including the drive aisle, sidewalks, and green space as applicable.
9. Final partition plat shall stipulate use, ownership, and maintenance rights and responsibilities for all tracts and easements.
10. Prior to issuance of the first construction permit for the site, applicant shall complete one of the following:

- a. Submit a plan for provision of replacement trees for all mature trees to be removed from the site. Replacement trees shall be of similar species as those to be removed, and shall measure at least 2 ½" in caliper. *OR*,
  - b. Pay to the City a fee-in-lieu-of replacement, with the amount approximately equal to the market value of the replacement trees cited in condition a., above.
11. Prior to issuance of the first occupancy certificate for the multi-family development on the site, applicant shall submit evidence that tax lots 9100 and 9200 have been consolidated. Consolidation shall occur through completion of the required forms with the City of Hillsboro and Washington County Assessment & Taxation Department, Cartography Division (503-846-8871).
  12. Prior to issuance of building permits for the multi-family development approved via Case File No. Planned Unit Development 001-16, applicant/developer shall coordinate with the Planning Department's Urban Design Planner to achieve differentiation of building façade types and to otherwise address conditions and comments specific to design as identified in the Urban Design Review Comments dated February 10, 2016.
  13. Prior to issuance of the first occupancy certificate for the multi-family development, applicant/developer shall request a site inspection by Planning Department staff to confirm completion of a continuous 7'-10' tall concrete sound wall along the south property line, in accordance with Sheet A1.10 of the approved plan set.
  14. Prior to issuance of the final occupancy certificate for the multi-family development, applicant/ developer shall request a site inspection by Planning Department staff to confirm completion of all landscaping, parking, and open space improvements within the multi-family portion of the project site.
  15. Prior to issuance of the first occupancy certificate for the multi-family development approved via Case File No. Planned Unit Development 001-16: Orenco Station Apartments, applicant/developer shall submit evidence to document the completed relocation of the carriage house, in accordance with the approval granted via Case File No. Cultural Resource Alteration 001-16.
  16. The following Minor Adjustments are approved for Case File No. Planned Unit Development 001-16: Orenco Station Apartments:
    - Minimum length for on-street parallel parking spaces within the site: 21.5 feet
    - Minimum width of 23 feet for drive aisles between buildings A and B, C and D, and D and E as identified on the approved preliminary plan.
  17. Prior to issuance of occupancy, applicant shall dedicate right-of-way along the sites Cherry Drive frontage to a distance of 42 feet from centerline. An 8 foot wide public utility easement (PUE) shall be dedicated immediately adjacent to the right-of-way. An alternate utility easement configuration may be permitted by the Engineering Department upon submittal of documentation in support of the alternate utility easement configuration, from the franchised utility companies.



18. Prior to issuance of occupancy, the applicant shall construct improvements to Cherry Drive with curbing to be located 30 feet from centerline. Improvements shall include a landscape strip with street trees, property line sidewalks, and PGE Option "C" LED street lighting. Lighting analysis per section 350 of the Hillsboro Design and Construction standards shall be provided with the construction plan submittals. On-street parking shall be prohibited as needed to meet site distance requirements at the site access.
19. Prior to issuance of construction permits, applicant shall show the provision of an open pedestrian route along the existing sidewalk on the southern edge of NE Cherry Drive during the construction of the new sidewalk, curb, and gutter. If this is not possible, applicant shall provide a proposed alternative to provide a continuous pedestrian pathway which meets minimum ADA standards throughout the timeline of construction.
20. Prior to issuance of construction permits, the applicant shall provide calculations demonstrating that the downstream sanitary system has the capacity to accept the increased flows from the proposed apartments.
21. Prior to issuance of construction permits, construction plans shall show the extension of public sanitary sewer within a permanent 15-foot sanitary sewer easement to provide service to both parcels per CWS standards. The line and easement shall be located such that it does not fall within the zone of influence of any existing or future building. The line must also be accessible to public works crews for maintenance and access easements shall be provided for that purpose. The sanitary sewer line from the existing home shall be connected to this new line.
22. Prior to approval of construction plans, applicant shall submit a storm drainage report containing an analysis of the downstream storm sewer system. If the analysis shows inadequate capacity downstream, the applicant shall either construct a privately owned and maintained storm water detention system on site per CWS standards or make improvements to the downstream system to increase capacity. The analysis shall also include evaluation of the existing storm outfall and any impacts to said outfall from the increased flow rates.
23. Prior to issuance of construction permits, construction plans shall show the extension of a public storm sewer within a permanent 15-foot storm sewer easement to provide service to both parcels per CWS standards. The line shall be located such that it does not fall within the zone of influence of any existing or future building. The line must also be accessible to public works crews for maintenance and access easements shall be provided for that purpose.
24. Prior to issuance of construction permits, plans shall show provisions for storm water quality in accordance with CWS standards. If storm water quality will be managed through private facilities, a privately owned and maintained storm water quality facility shall be provided on each parcel.
25. Prior to approval of construction plans, grading plans shall clearly show no negative impacts such as the impoundment of water, concentrated flow, or erosion with regard to

storm water drainage and the adjacent properties. Improvements shall not increase concentrated flows or result in the impoundment of water where it did not previously exist.

26. Prior to the certificate of occupancy, all buildings shall have address numbers plainly legible from the street fronting the property. Address numbers shall contrast with the background and be a minimum of six inches tall with a minimum stroke width of one inch. An apartment premise map shall be installed at the primary vehicle entrance into the complex with the address of the complex and each building noted on the map. Individual apartment unit doors shall be a minimum of 4 inches in height with a minimum .05 inch stroke and located on or adjacent to the entrance door. Addressing shall be internally or externally illuminated at night at an intensity of at least 5.0 foot-candles.
27. Prior to the issuance of the private utility permit, provide documentation showing no building exceeds 30 feet in height as measured from the grade plane to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater; if the 30 foot height is exceeded, then project shall provide aerial apparatus access for that structure. Documentation of building height shall include calculations of grade plane, which represents the average of finished ground level adjoining the building at exterior walls and where the finished ground level slopes away from the exterior walls, the reference plane shall be established by the lowest points within the area between the building and the lot line or, where the lot line is more than 6 feet from the building, between the building and a point 6 feet from the building. If building height exceeds 30 feet, aerial apparatus access shall include at least two means of fire apparatus access, separated by not less than half the length of the maximum overall diagonal dimension of the lot to be served and at least one access route shall be located within a minimum of 15 feet and a maximum of 30 feet from the building and shall be positioned parallel to one entire side of the building. Aerial access shall be 26 feet in width in the immediate vicinity of the building and a minimum of 20 feet in width elsewhere.
28. Prior to the certificate of occupancy all fire access roads shall be designed and constructed to support the imposed load of a fire apparatus weighing 75,000 pounds.
29. An emergency access easement shall be provided with the final plat over the ingress/egress and public water easement for Lot 2.
30. Prior to the final certificate of occupancy landscape trees shall be installed and maintained to provide an unobstructed vertical clearance of 13 feet 6 inches for all fire access roads.
31. Prior to the issuance of the private utility permit, provide fire flow calculations per the Oregon Fire Code, Appendix B based on the building square footage and type of construction. A reduction in fire flow of up to 50% is permitted for buildings with an approved fire sprinkler system. The required fire flow will determine the number and placement of hydrants on the property per the Oregon Fire Code, Appendix C.
32. Prior to the certificate of occupancy provide a fire department connection within 100 feet of a public hydrant or private hydrant that is isolated from the fire department connection to prevent circular water flow, a minimum of 40 feet from the building and with no control

valves between the fire department connection and the fire sprinkler riser. The fire department connection shall be located with respect to driveways so fire apparatus and hose connected to supply the system will not obstruct access to the building for other fire apparatus.

33. Prior to the certificate of occupancy a post indicator valve shall be provided a minimum of 40 feet from the building and shall not be installed between the fire department connection and the fire sprinkler riser. Considering the design of this apartment complex, a wall mounted post indicator valve will be accepted. If a wall mounted post indicator valve is provide for Building H, the landscape shall be adjusted to provide unobstructed access. All valves controlling the water supply for an automatic sprinkler system shall be electronically supervised by a listed fire alarm control unit.
34. Prior to the certificate of occupancy fire lane signage meeting the Hillsboro Municipal Code shall be provided on both sides of the private fire access where the access is between 20 and 26 feet in width. When curbs are present, fire lanes shall be painted bright red with white letters to read: NO PARKING FIRE LANE. Where aerial access is required, fire lane signage meeting the Hillsboro Municipal Code shall be provided on both sides of the private fire access where the access is 32 feet or less in width.
35. Prior to the issuance of the private utility permit provide an exhibit generated through computer modeling software demonstrating the fire apparatus and axel turning movements, using a continuous drive simulation, at all access points and any applicable internal site circulation. Apparatus dimensions for computer modeling are available at <http://www.hillsboro-oregon.gov/index.aspx?page=637> and shall include a 1-foot buffer on each side to accommodate the apparatus mirrors. If parking is permitted, the exhibit shall show the parking zone, in addition to the location of signs, street trees and other fixed object that would impact the turning movements of the apparatus.
36. Prior to the issuance of the building permit, the controls for the fire protection system serving more than one tenant in a multi-tenant building shall be accessible from a common area without passing through a tenant space. The preferred location for the fire sprinkler riser/FACP room is along an exterior wall with a door directly to the exterior.
37. Prior to the issuance of the private utility permit a sectional valve shall be provided such that the number of fire protection connections between sectional valves does not exceed six. Fire protection connections include sprinkler system systems and hydrants.
38. Prior to recording of the final partition plat, a utility easement for the benefit of Parcel 2 shall be recorded for the placement of a future private water service line. Parcel 2 shall be served from NE Cherry Drive, upon replacement of the public waterline on NW Alder Street.
39. The applicant is required to install a City approved backflow assembly, on the customer's side of the domestic water service near the meter. Prior to approval, both the Engineering Public Improvement Permit and the Building Private Utility Permit shall show the location of the backflow assembly.

40. The proposed water service plan as shown shall be revised to comply with City engineering and construction standards. Contact the Water Department at 503-615-6731 to discuss the revision prior to submittal of the Engineering and/or Building permits.
41. Prior to approval of the Engineering and Building permits, the applicant shall provide the following comments on the plan set:
  - a. Wet tap of the existing water main shall only be completed by a City approved contractor.
42. Prior to issuance of occupancy, the general contractor shall install water meters 3" and larger off of existing public water lines. The general contractor shall coordinate public improvements with the Water Department.
43. Trash enclosures shall be located as shown on plan sheet A1.10, submitted on March 15, 2016, but in the event the locations for trash enclosure 1 (south) and trash enclosure 3 (east) prove to be impractical, they may be located in a different location but shall be no closer than fifty (50) feet to the east property line.

EXHIBIT B  
(Findings)

The City Council incorporates herein by this reference and adopts as its own, the summary and analysis of the approval criteria set forth in these findings which include findings initially adopted by the Planning Commission on March 23, 2016, as Exhibit B to Order No. 8170. The Planning Commission incorporates herein by this reference and adopts as its own, the summary and analysis of the approval criteria set forth in the application. In addition, the Planning Commission adopts the findings provided below.

The City complied with all required notice and hearing procedures for the Planning Commission's hearing in this matter, which was opened on March 9, 2016, and continued to March 23, 2016. At the commencement of the hearing Senior Planner Genny Bond read the announcements required by ORS 197.763(5) and (6) and 197.796. No member of the Planning Commission reported any ex parte contacts, conflicts of interest or biases. There were no procedural objections or objections to the participation of any member of the Planning Commission in this matter, and no one requested a continuance or that the record be kept open.

At the March 9 hearing, Senior Planner Bond provided a verbal summary of the March 2, 2016 staff report, described the proposal, and generally discussed the significant issues relative to the approval criteria. The applicant provided a presentation in support of the application. The applicant stated that all of the conditions recommended in the staff report were accepted, with the exception that the applicant requested a modification to Condition 17 to allow flexibility for reduced public utility easement width. During the meeting, testimony was received in support of, neutral to, and in opposition to the application.

Opposition was voiced by several neighboring residents within the adjacent Stonewater development to the east. Their opposition was primarily regarding the placement of two trash enclosures along the east edge of the Orenco Station Apartments site, where they would be likely to create nuisance issues for the neighboring Stonewater residents due to odor and noise. The Commission directed the applicant to revise the development plan to place the trash enclosures away from the east property line.

There was also concern about the appearance of Building E at the northeast corner of the development site; this building will be close to several existing homes in the Stonewater development.

Based on the testimony received, the Commission directed the applicant to provide additional information or revised plans to respond to the following issues:

- Relocation of trash enclosures away from the east site boundary;
- Additional detail to demonstrate compatibility of Building E with adjacent Stonewater residences;
- Relocation of ADA accessible parking spaces from the main entry drive aisle to a more feasible location;
- Landscaping along the east edge of the McGill-Pitman House property.

In order to provide the requested information, the applicant requested a continuance to the March 23, 2016 meeting of the Planning Commission. On March 14, 2016, the applicant submitted a 14-day extension to the 120-day decision period mandated by ORS 227.178(1).

At the March 23, 2016, Development Services Manager Dan Dias provided a verbal summary of the March 17 and March 23, 2016 staff reports, generally discussed the significant issues relative to the approval criteria and new testimony received by staff. The applicant presented plans showing the following:

- Trash enclosures relocated away from the common boundary with the Stonewater development.
- ADA accessible spaces relocated away from the main drive aisle.
- Additional details on the appearance of Building E as viewed from Stonewater residences.
- Landscaping along the east edge of the McGill-Pitman House property and along the east side of Building E.

Testimony was received by neighbors of the project regarding the height of the wall on the site's eastern property line.

A motion was made to approve the application with the conditions identified in Exhibit A.

Community Development Code No. 6094, Section 12.80.120.K, specifies the criteria for approval of a preliminary development plan for a proposed planned unit development (PUD). Analysis of compliance with the criteria is provided below, and is based on the application materials deemed complete on February 1, 2016 and department and agency comments received.

*K. Concept Plan Approval Criteria. To approve a PUD concept plan, the Planning Commission shall make findings, based on evidence provided, that the following criteria are satisfied:*

- 1. The development concept demonstrates that the PUD has some significant advantages over a standard development allowed under base zoning standards. "Significant advantages" in this context may include, but are not limited to, one or more of the following:*
  - a. The PUD is consistent with the provisions of any applicable adopted Community Plan in the Comprehensive Plan and any applicable Plan District in Subchapters 12.60 through 12.65;*

The subject site is within the Station Community Planning Area (SCPA) and is within the Orenco Plan District. The applicant has provided plans and supporting documentation to demonstrate compliance with the design standards for the district in Subchapter 12.62, subsection .500. In this case, the PUD is a requirement for any development within the SCR-V zone, thus the applicant has provided findings and plans to demonstrate the project is consistent with the expectations for a PUD. This criterion is met.

- c. The general arrangement of proposed uses in the PUD better integrates future development into the surrounding neighborhood, either through more compatible street layout, architectural styles and housing types, or by providing better transitions between the surrounding neighborhood and the PUD with compatible development or open space buffers;*

The subject site lies between NE Cherry Drive to the north and the MAX light rail line to the south; it also lies between two residential developments: the Stonewater townhome subdivision to the east and the Orchards at Orenco multi-family development to the west. The site is also within the area of influence of historic Orenco: to the south of the light rail line are several historic structures which are landmarks of the historic townsite. The City has worked with new developments to the east and west of the project site to ensure they are designed in a manner which reflects and compliments the historic character to the south, while embracing modern design. This site also features the McGill-Pitman House and carriage house, two very prominent structures in the history of Orenco. The applicant has collaborated with the City and with the residents of the area in the design of the site and the proposed architecture, to ensure the development is compatible with the historic home on site, the historic townsite to the south, and also with the existing developments to the east and west. At the March 23<sup>rd</sup> hearing the applicant team discussed additional changes to the site including modifications to Building E to address public concerns, changes to the trash enclosure locations in response to public testimony and Planning Commission feedback, the relocation of ADA accessible parking spaces away from the main drive entry and clarified landscaping around the four foot high fence surrounding the historic McGill-Pitman House. This criterion is met.

*d. Any requests for Adjustments included in the concept plan, including requests for increased density, comply with the applicable standards in Sections 12.80.154, 12.80.156 and 12.80.158 as applicable;*

The applicant has requested adjustments to the standards for parking space dimensions and parking aisle dimensions. Analysis related to the cited criteria are addressed separately in these findings under Section 12.80.154. This criterion is met.

*e. Areas of open space, their intended levels of use, and their relationship to other proposed uses in the PUD provide enhanced opportunities for "third place" gathering areas;*

The development plan includes a central open space area including a clubhouse and pool. The site design retains the McGill/Pitman House and a 66-inch diameter old-growth red oak as the focal point of the larger development. The central community open space is bracketed by the primary façade of the original house and the development's single-story clubhouse. The facades and entries of the multi-family structures also face onto this central "green." The village-like orientation of a central open space, in combination with the site entry sequence, creates a strong visual sense of community and place. Although the proposed multi-family development presents a higher density than currently exists on the site, and at 3 stories is taller than the existing historic structures, the site design creates appropriate set-backs from the original house to mitigate this change in scale. This site layout "shares" the cultural resource with its new community without placing it in an artificial role. This criterion is met.

*f. The PUD features outstanding sustainability in site design and construction; including best management practices for on-site storm water management, green building materials, water and energy efficiency, and/or urban agriculture;*

The applicant states the development will have LED lighting, and is generally designed to reduce the need for electricity for lighting. Storm water management is required to comply with current Clean Water Services standards. This criterion is met.

*g. Site design in the PUD will create a diverse neighborhood including age- or disability-friendly features such as "visitability"; and*

The applicant states that age- or disability-friendly features include accessibility throughout the site via sidewalks with less than 5% grade, and all residential entries will have minimum 34" clear doorways and will be accessed from hallways which will be 36" or wider. This criterion is met.

*h. The PUD features enhanced opportunities for walkability or transit ridership, including separated parking bays, off street walking paths, shorter pedestrian routes than vehicular routes, linkages to or other provisions for bus stops, etc.*

The project provides internal connections to the frontage sidewalk on NE Cherry Drive, which will allow pedestrian access to the light rail station less than ¼ mile to the west and the Orenco Station Town Center. In addition, the applicant identified a potential future pedestrian pathway which could be created to the south of the historic house and carriage house; this pathway is not proposed at the present time because the historic house will continue to be used as a private residence. However, should the property be purchased for public use at some point in the future, a pathway could be created at that time. This criterion is met.

*2. Any adjustment(s) proposed meet the approval criteria for the specific adjustment(s) as set forth in Section 12.80.158; and*

The applicant requests two adjustments, however neither is subject to Section 12.80.158. This criterion does not apply.

*3. If a preliminary plat was submitted for approval with the PUD concept plan, then the preliminary plat complied with the applicable approval criteria in Section 12.80.096.D or 12.80.098.F.*

The proposed Planned Unit Development is dividing the subject site into two parcels: Parcel 1 to consist of the new multi-family development, and Parcel 2 to include the historic McGill-Pitman House and its associated carriage house. The proposed partition complies with the approval criteria of Section 12.80.096, as discussed later in this document.

#### *Section 12.80.040 Development Review.*

*H. Approval Criteria. To approve an application for Development Review, the Review Authority shall make findings of fact based on evidence provided that the following criteria are satisfied:*

*1. The proposal complies with all of the development standards of the base zone, unless a minor adjustment has been approved concurrently with the Development Review application;*



The submitted plans demonstrate compliance with the applicable standards of the SCR-V zone. The application does include requests for two minor adjustments to standards for parking space and drive aisle dimensions, which are standards within the Development and Design Standards of the CDC. This criterion is met.

*2. The proposal complies with any applicable provisions of Subchapter 12.27;*

The application demonstrates compliance with the provisions of Section 12.27.500 PUD Planned Unit Development Overlay. The PUD overlay is required for development within the SCR-V zone, pursuant to Section 12.80.120.B.1. The proposal includes requests for minor adjustments to the standards for parking space and drive aisle dimensions. The project allows for development of multi-family residential units while maintaining the integrity of the historic structures on the site, and preserving a significant red oak tree as part of the site's common open space area; the proposal creates a transition between the historic structures and the multi-family development, while achieving compatibility with surrounding developments to the east and west. This criterion is met.

*3. The proposal complies with any applicable provisions of Subchapter 12.40;*

No Special Uses are requested by the applicant with this application, thus Subchapter 12.40 is not applicable to this review. This criterion is met.

*4. The proposal complies with the development standards in Subchapter 12.50;*

The proposal demonstrates compliance with all applicable standards within Subchapter 12.50, including landscaping, base zone standards, site design, and design standards for multi-family residential development. Section 12.50.230 is specific to tree preservation in development, and requires that mature trees (8 inches or larger diameter) either be preserved as part of the development, that they be replaced by trees of similar character, or that the developer pay a fee-in-lieu for trees to be removed. The application includes a tree preservation plan, showing that there are 202 trees measuring 8 inches or larger diameter; of those, 28 will be preserved, and 174 will be removed. For those 174 trees to be removed, conditions of approval of this development require the applicant to either provide replacement plantings of similar species, at least 2 ½" in caliper as required by CDC Section 12.50.230.C.5.a, or to pay to the City a fee-in-lieu-of replacement, with the amount approximately equal to the market value of the replacement trees pursuant to Section 12.50.230.C.5.b. The fee-in-lieu would be provided to the City's Parks and Recreation Department and would allow trees to be planted on City-owned properties.

The application includes requests for minor adjustments to standards for 1) minimum length of on-street parking spaces, and 2) minimum width for drive aisles. These adjustment requests are addressed elsewhere in this document. This criterion is met.

*5. The proposal complies with any applicable Plan District standards in Subchapter 12.60;*

The site is within the Orenco Plan District and thus is subject to review under Subchapter 12.62. The application provides plans and information to demonstrate compliance with the applicable Plan District standards. The applicable review standards are addressed elsewhere in this document. This criterion is met.

*6. The transportation system can safely and adequately accommodate the proposed development;*

The application includes a traffic impact analysis which provides analysis and conclusions demonstrating compliance with this standard. This criterion is met.

7. *Parking areas and entrance-exit points are designed to facilitate on-site vehicular circulation and pedestrian safety and avoid congestion on public streets;*

The proposed development will create a single access point onto NE Cherry Drive for the entire development. The access point complies with City's Design and Construction Standards for spacing from the nearest surrounding access points onto NE Cherry Drive. The internal site configuration places the internal drive aisle between the development and the two historic structures in the southwest quadrant of the site, thus creating appropriate separation between the existing and the new development, while also providing sidewalks for pedestrian safety. Parking areas are placed between the multi-family buildings in the northern portion of the site, thus minimizing the appearance of surface parking as part of the development. In the southern portion of the proposed development, parking is placed adjacent to the south edges of the multi-family structures, helping to create separation between the buildings and the light rail tracks to the south. This criterion is met.

8. *Public utilities can accommodate the proposed development;*

City staff have confirmed that public utilities can accommodate the proposed development. The application materials include preliminary plans demonstrating extension of utilities within the site, including utilities to be placed within easements to serve the historic house. This criterion is met.

9. *Any special features of the site (such as topography, hazards, vegetation, significant natural and cultural resources, etc.) have been integrated into the site development plan;*

The special features on the subject site are the two historic structures and the 66-inch diameter red oak. The historic structures will be preserved in the southwestern portion of the site. The project will create a focus on the historic structures by placing an internal drive aisle along the front yard of both structures, and by creating a green space anchored by the red oak, opposite the historic structures. The new development will have separation from the historic structures, although the agrarian architecture will create a backdrop which harmonizes with the historic character. The proposal integrates the historic features and the red oak with the new development. This criterion is met.

10. *The design and operating characteristics of the proposed development are reasonably compatible with surrounding development and land uses; and*

The project site is adjacent to townhome development to the east, a vacant parcel to the west, industrial park development to the north, and the historic Orenco townsite to the south. The project features agrarian architecture which will be compatible with the two historic structures to be preserved in the southwest quadrant of the site. The east edge of the site is designed to minimize impacts to the privacy of residents in the neighboring Stonewater development: the east property line will be lined with trees in a landscaped strip, along with a 6-foot tall precast brick or split-face masonry fence (see Sheet L0.01), to provide separation and visual buffering to the east. Trees in this landscaped strip will include two preserved Oregon white oaks. Only one multi-family building will be placed directly adjacent to the east property line, and will have a 12-foot setback on its east wall. Covered carports will be placed adjacent to the landscaped strip along the majority of the east property line, thus providing a solid barrier between the new development and Stonewater.

To the west, the site borders on a vacant parcel. A 6-foot privacy fence will be placed along the west property line, and will also be lined with a 10-foot wide landscaped strip to provide separation and buffering between the project and any future development to the west. This criterion is met.

*11. Negative impacts of the development have been sufficiently minimized or mitigated.*

No specific negative impacts are anticipated from this development. Oregon Department of Transportation staff have provided comments expressing concern that the multi-family development may experience problems due to the light rail tracks to the south, primarily from noise and vibration. City staff received and presented testimony from area residents expressing appreciation for the shifting of the trash enclosures to a location more internal to the site, and also expressed input that the proposed masonry wall along the subject sites eastern property line be increased from six feet to seven feet. The proposed six foot height is supported because of the design impacts of taller wall structures as well as the other enhancements associated with site design. The applicant team also provided enhanced building elevations for Building E, adjacent to the Stonewater at Orenco development, which removed balconies and reduced the size of windows to mitigate expressed concern over design and privacy impacts. No other testimony was received from area residents regarding noise and vibration from the light rail. However, the south edge of the site is partially lined with a 7-10 foot tall concrete sound wall; the project will include completion of that wall along the entire south property line, to protect the new development from the noise of the light rail. Materials required for multi-family development include double-paned windows and insulation ratings, both of which also provide mitigation for noise and vibration. This criterion is met.

*Section 12.80.096 Partition*

As part of the Planned Unit Development, the applicant is proposing to divide the subject site into two parcels.

G. *Approval Criteria for a Preliminary Partition Plat. To approve a preliminary partition application, the Review Authority shall make findings of fact, based on evidence provided, that the following criteria are satisfied:*

1. *All proposed parcels comply with the development standards of the base zone;*

Both proposed partition parcels comply with the standards of the SCR-V zone. The zone has no minimum lot size requirement for multi-family development, and only a 2,000 square foot minimum lot size requirement for single-family; proposed Parcel 2 will be approximately 34,000 square feet, well exceeding the minimum requirement. The proposed partition will leave greater than the required setbacks to the existing structures to be preserved. This criterion is met.

2. *Adequate public facilities are available or can be provided to serve the proposed parcels;*

The submitted plans demonstrate how public facilities can be extended from their existing locations within the NE Cherry Drive right-of-way to serve the proposed development. Sanitary sewer is available from the Stonewater development to the east, and will be extended within a

public sanitary easement across the site. The historic house will be provided utilities via easements across Parcel 1. This criterion is met.

3. *The application provides for the dedication or conveyance of public rights-of-way or utility easements necessary and adequate to meet the standards of the applicable master plan; and*

The proposal includes additional right-of-way dedication along the site’s frontage on NE Cherry Drive to provide a total of 42 feet from centerline. Public utility easements will be established across the site utilities as appropriate. This criterion is met.

4. *All proposed improvements including access locations meet City and applicable agency standards.*

Site improvements and access have been determined to be consistent with City and applicable agency standards. This criterion is met.

*Section 12.80.154 Minor Adjustments*

The applicant requested two minor adjustments to CDC requirements: required minimum length for parallel parking spaces on the internal private street, and required minimum width for off-street parking lot drive aisles. The specific adjustments are detailed in the following table:

	Code Requirement	Requested new minimum
Minimum Length: Parallel Parking Space	Section 12.50.340.B: 24 feet	21.5 feet
Minimum Width: 2-Way Parking Aisle	Table 12.50.360-B: 24 feet	23 feet

Each requested adjustment is less than a 10% reduction to the standards. Both requests are “Minor Adjustments” pursuant to CDC 12.80.154.C.1, and may be approved as part of a Planned Unit Development.

C. Approval Criteria. *To approve a Minor Adjustment, the Review Authority shall make additional findings of fact, based on evidence provided by the applicant, that all of the following criteria are satisfied:*

1. *The Adjustment is for 10% or less of a numeric or dimensional standard. “Dimensional standard” in this context does not include minimum or maximum residential density;*

The Minor Adjustments requested are both less than 10% reduction to a dimensional standard. This criterion is met.

- 2. Granting the requested Adjustment will not obstruct on- or off-site pedestrian or vehicular movement;*

The reduced parking space and drive aisle dimensions will not obstruct pedestrian or vehicular movement. This criterion is met.

- 3. City-designated significant natural or cultural resources, if present, will be preserved if the Adjustment is approved;*

The adjustment does not affect the historic McGill-Pitman House or its associated carriage house. Related application Case File No. Cultural Resource Alteration 001-16 resulted in City approval for the site layout. This criterion is met.

- 4. The development will remain consistent with the overall purpose of the base zone after the Adjustment or the combined Adjustments if more than 1 is proposed;*

The purpose of the SCR-V zone is to provide an opportunity for mixed-use development and varied housing types. The applicant proposes 150 multi-family residential units, while also preserving the historic house and carriage house on a separate parcel. The proposal is consistent with the purpose of the zone. This criterion is met.

- 5. Any Adjustment granted is the minimum necessary to permit a reasonable use of land, buildings and structures;*

The applicant requested the adjustment to the minimum on-street parallel parking dimensions in order to maximize the number of parking spaces which could be provided within the on-site private roadway. Both of the requested adjustments are proposed as the minimum necessary, to preserve and create more landscaping for the project. This criterion is met.

- 6. The request for the Adjustment includes building, structure, or site design features, such as the public benefit standards in Section 12.50.900 or the habitat friendly practices in Section 12.50.930, that compensate for the requested Adjustment or better meet the purpose of the standard being adjusted;*

The proposal addressed the public benefit standards noted in Section 12.50.900 for the Minor Adjustments and Major Adjustments requested for this Planned Unit Development. Findings pertaining to compliance with the public benefit standards are located further on in the findings. This criterion is met.

- 7. The Adjustment complies with any applicable additional criteria in Section 12.80.158; and*

No additional approval criteria in Section 12.80.158 apply for the standards being requested for adjustments. This criterion does not apply.

- 8. The Minor Adjustment is not a response to special conditions over which the applicant has no control, which would be more appropriately addressed under a Variance procedure.*

The applicant is not seeking adjustments in response to special conditions over which they have no control. This criterion is met.

*Section 12.50.920 Public Benefit Standards: Building and Site Design Guidelines*

The applicant pointed out that one result of the two minor adjustments will be a reduction in the amount of paving required for this project, therefore the adjustments will result in less impervious surface on the site. The project provides additional benefits through its building and site design, which comply with the design guidelines of Section 12.50.920. In addition, the project will allow view of the historic McGill-Pitman House from the development and from NE Cherry Drive; this will be a public benefit because the public will now be able to see the house, which is a significant part of the history of the Orenco townsite. The house has been essentially screened from view for many years, with the exception of the view from the MAX trains as they pass by to the south. This criterion is met.

*B. Edges of development projects should be designed to harmonize with and enhance adjoining public and private streets. Edges adjacent to transit streets and major pedestrian routes should include street furniture such as seating, shelters, ornamental pedestrian scale lighting and an inside row of canopy trees to complement those in the curbside landscape strip.*

The project creates a harmonious transition between the Stonewater subdivision to the east and the more recent Orchards at Orenco multi-family development to the west; and also between the historic Orenco townsite to the south and the more modern developments to the north. The project will include street trees along NE Cherry Drive, and will include trees and open space within the development. This criterion is met.

*C. Projects containing residential Uses should include a range of Housing Types and styles to suit a variety of lifestyles and incomes, both on an ownership and rental basis.*

The project includes construction of 150 multi-family units ranging from one- to three-bedrooms, and with accessible and visitable ground floor units. The project is framed around the historic McGill-Pitman House and carriage house, to be preserved and used as a single-family residence on a separate parcel. This criterion is met.

*D. Building design should be site specific, fit into the context of the area, preserve important view corridors, complement the natural setting and other nearby buildings, and relate to adjacent public and private streets.*

The proposed design for the multi-family development is entirely appropriate based on important guidelines such as the US Secretary of the Interior's Standards for Rehabilitation. The proposal responds to both the immediate context of the historic home, and the greater context of the historic Orenco company town. The Architect has proposed buildings which reference the agrarian history of the many buildings which originally surrounded the house. The relative simplicity of the rustic pitched roof, board-and-batten design elements and materials compliment the high-craftsman style design of the original home. By differentiating clearly styles new versus old, the new buildings highlight the unique qualities of the historic home and carriage house. The proposal will also create a view corridor from NE Cherry Drive, allowing public view of the historic structures on the site,

and the large red oak tree to be preserved in the central green space; these features are largely hidden from public view due to existing landscaping on the site. This criterion is met.

*E. Building façades should balance features which make them more prominent while retaining pedestrian scaled detailing. Diversity of architectural styles is encouraged. Building architecture is particularly important at intersections, where special corner architectural features should be incorporated.*

The proposed design is focused around the historic house and an adjacent open space, but is also highly visible from NE Cherry Drive. The central community open space is bracketed by the primary façade of the original house and the development's single-story clubhouse. The facades and entries of the multi-family structures also face onto this central "green". The village-like orientation of a central open space; in combination with the site entry sequence, create a strong visual sense of community and place. This criterion is met.

*F. Sloped roofs should be compatible with roof lines and slope of adjacent buildings, add interest to and reduce the scale of large buildings, and complement the character of buildings in adjacent developments.*

The proposed multi-family development creates sloped roofs in a gabled configuration, features which reflect certain elements of the roof lines seen to the east, south and west. The relative simplicity of the rustic pitched roof, board-and-batten design elements and materials compliment the high-craftsman style design of the historic house and carriage house within the site boundaries, and the historic structures further south. This criterion is met.

*G. Exterior building materials and colors should be harmonious and compatible with materials and colors in adjacent developments. Soft lighting of the building exterior which complements the architectural design is encouraged if the light source is not visible.*

The colors and materials selected are compatible with other homes in the area. This criterion is met.

*L. Upper stories should be articulated with features such as bays and balconies.*

The architectural plans include recesses, alternating bays, and balconies for the second and third stories. The proposed balconies along the northern and eastern elevations of Building E were modified by the applicant team in response to testimony received at the Planning Commission hearing. The balconies were removed and certain windows were reduced to address public input. This criterion is met.

*O. Building entrances should include clearly recognizable features such as: canopies, porticoes, recessions, projections, arcades, and raised cornice parapets. Pedestrian spaces at entrances incorporating landscaping and eating amenities are encouraged.*

The proposed plans show building entrances which are recessed and articulated on the front façade. This criterion is met.

*Section 12.50.930 Public Benefit Standards: Sustainable Development Practices*

In order to justify the requested adjustments, the applicant has noted how the project has significant advantages by complying with a selection of the sustainable development practices of Section 12.50.930.

- A. Habitat Friendly Development Practices. Use of habitat friendly development practices, including Low Impact-Development Approach (LIDA) techniques are a key element of the adopted Tualatin Basin Fish & Wildlife Habitat Program. LID techniques are encouraged to reduce the environmental impacts of new development, and to provide flexibility to encourage the protection of qualified Habitat Benefit Areas. The following recommended habitat-friendly development practices should be considered where technically feasible and appropriate.
1. Design and Construction Practices to Reduce Hydrologic Impacts.
    - a. Amending disturbed soils to original or higher levels of porosity to regain infiltration and stormwater storage capacity.
    - b. Using pervious paving materials for residential driveways, parking lots, walkways, and within centers of cul-de-sacs.
    - c. Incorporating stormwater management in street rights-of-ways, subject to the approval of the City Engineer.
    - d. Landscaping with rain gardens to provide on-lot detention and filtering and groundwater recharge.
    - e. Using green roofs to reduce runoff and energy costs, improve air quality, and enhance aesthetics.
    - f. Disconnecting downspouts from roofs and direct rainwater to vegetated infiltration / filtration areas.
    - g. Retaining rooftop runoff in rain barrels for future on-site irrigation.
    - h. Using multi-functional open drainage systems in lieu of conventional curb-and-gutter systems.
    - i. Using bioretention cells in parking lot islands to reduce runoff volume and filter pollutants.
    - j. Applying a site-specific combination of storm water systems (a "treatment train") to provide multiple opportunities for treatment and to reduce the possibility of system failure.
    - k. Reducing sidewalk widths and slope grades to drain into front yards or retention areas.
    - l. Reducing impervious surface areas of residential driveways by narrowing widths or using shared driveways.
    - m. Reducing widths of residential streets, depending on traffic and parking needs.
    - n. Reducing street length, primarily in residential areas, by encouraging clustering and using curvilinear designs.



- o. *Reducing cul-de-sac radii and use pervious vegetated islands in center to minimize impervious effects, and allow them to be utilized for truck maneuvering/loading to reduce need for wide loading areas on site.*
- p. *Eliminating redundant non-ADA sidewalks within a site (i.e., sidewalk to all entryways and/or to truck loading areas may be unnecessary for industrial developments).*
- q. *Minimizing car spaces and stall dimensions, reducing parking ratios, and using shared parking facilities and structured parking.*
- r. *Minimizing the number of stream crossings and place crossings perpendicular to the stream channel if possible.*
- s. *Allowing narrower street right-of-ways through stream corridors whenever possible to reduce adverse impacts of transportation corridors.*

The applicant has cited the utilization of narrower drive aisles, reduced parking space dimensions, and the preservation of open spaces within the site, to demonstrate compliance with this criterion. The applicant points also to the use of drought-tolerant and native plants in the site landscaping, with lawn areas kept to a minimum to reduce the need for watering. The proposed irrigation system with incorporate drip irrigation where appropriate, reserving stream sprays for larger shrub and lawn areas.

3. *Miscellaneous other Habitat-Friendly Design and Construction Practices.*

- a. *Using native plants throughout the development, not only in Habitat Benefit Areas.*
- b. *Locating required landscaping adjacent to Habitat Benefit Areas.*
- c. *Reducing light-spill off into Habitat Benefit Areas from development.*
- d. *Preserving and maintaining existing trees and tree canopy coverage, and plant trees where appropriate to increase future tree canopy coverage.*

The site does not include any Habitat Benefit Areas. However, the proposal includes native and drought-tolerant trees and shrubs. A 66-inch red oak will be preserved as a focal point of the central open space area.

C. *Energy Usage Efficiency and Reduction.*

- 1. *Designing and site buildings to maximize natural ventilation and solar access for heating and lighting.*

The proposed multi-family buildings are oriented north-south, thus providing solar access from the east or west for all units, and to allow natural ventilation with the prevailing westerly winds.

- 9. *Using alternative electric generation systems, such as solar photovoltaic or wind energy.*
  - a. *Where installed, solar electric systems must meet the following standards:*

- i. *On a flat roof, the panels must be mounted flush or on racks. Panels or racks cannot extend more than 5 feet above the top of the highest point of the roof, not including the parapet wall, and must be set back at least 5 feet from the edge of the roof.*
- ii. *On a pitched roof, the plane of the panels must be set back at least 3 feet from both the eave and the ridgeline.*
- iii. *Photovoltaic roofing shingles or tiles may be directly applied to the roof surface.*
- iv. *Photovoltaic glazing may be integrated into windows or skylights.*

The applicant states that energy usage efficiency is achieved by the siting, massing and designing of the building details. Access to the individual dwelling units will be via exterior corridors, which will be natural ventilated. All dwelling units will have operable windows to provide ventilation and lighting.

*F. Noise and Privacy. The following methods should be used to reduce external and internal noise and enhance privacy.*

- 1. *Using enhanced landscaping or water features to buffer or mask sound.*
- 2. *Providing internal streets and sidewalks to buffer activity and noise.*
- 3. *Locating bedrooms and quiet rooms away from noise sources.*
- 4. *Insulating activity rooms.*
- 5. *Providing sound-rated walls, floors and sound-absorbing materials on the building exterior.*
- 6. *Locating shared community and/or commercial spaces on the first floor.*
- 7. *Defining edges through building locations, elevations or changes in materials, vegetation, fencing, elevated entries or other features.*

The primary noise issues will likely be due to the light rail line to the south. Comments were received from the Oregon Department of Transportation (ODOT), noting that the site is near a public at-grade rail crossing on NW 231<sup>st</sup> Avenue, and complaints about the train whistles, noise, vibrations, and odors could be expected. ODOT staff recommend that the developer use noise-deadening building materials, fencing or a wall, and vegetation to lessen the noise impacts to the development. The development is designed with the majority of the buildings in the northern portion of the site. Buildings near the south edge of the site will be Buildings G and H. There is an existing seven to ten foot tall sound wall along much of the site's south property line, and the applicant proposes to complete the wall along the site boundary (see Sheet A1.10 of the approved plan set). (Note: CDC Section 12.50.250.D.1 exempts fencing or walls adjacent to light rail facilities from the typical 6'2" maximum height standards for residential fencing and walls.) Building design will meet Building Code requirements, which are partially designed to insulate residences from external noise in the urban environment, and to withstand vibrations from surrounding uses including nearby train tracks.

*G. Accessibility and Visitability.*

1. *Providing “zero-rise” residential entries without steps or thresholds.*
2. *Providing paths of travel from the street, sidewalk or driveway which have no steps, are at least 36-inches wide and are no steeper than 1:20 (5% grade) for walkways or 1:12 for ramps.*
3. *Providing ground floor residential entries with 32-inch clear opening doorways and 36-inch clear width hallways.*
4. *In dwellings, providing at least a half bath on the ground floor, with adequate dimensions to allow a person in a wheelchair to enter and close the door.*

Accessibility is provided to each multi-family building by sidewalks with less than 5% grade. An accessible route is maintained throughout the site, and all residential entries will have minimum 34” clear doorways and accessible from hallways which are 36” or greater in width.

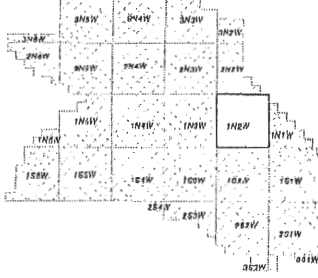
*H. Third Places.*

1. *Designing residential developments to include multi-purpose indoor or outdoor spaces. Interior multi-purpose rooms should accommodate both passive and active assembly Uses (such as community meetings and exercise classes). Outdoor multi-purpose spaces should accommodate both passive Uses (such as wetland viewing areas) and active Uses (such as sport courts or community gardens).*
2. *Designing Mixed-Use and non-residential developments to include outdoor hardscaped plazas or courtyards which could accommodate both private Uses (such as sidewalk seating for restaurants) and public Uses (such as farmers markets and street vendors).*

The central open space area will feature a clubhouse, outdoor pool, and indoor/outdoor activity areas, which will be available to all residents of the multi-family development.

Based upon the findings set forth in this decision and the applicant’s justification for the proposal set forth in the application materials, the applicable approval criteria have been conditionally met.

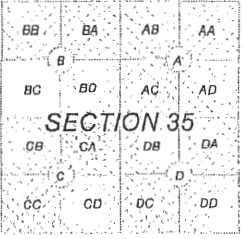
Exhibit C



WASHINGTON COUNTY OREGON  
SW 1/4 NW 1/4 SECTION 35 T11N R2W W.M.  
SCALE 1" = 100'

36	31	32	33	34	35	36	31
1	6	5	4	3	2	1	6
12	7	8	9	10	11	12	7
13	18	17	16	15	14	13	18
24	19	20	21	22	23	24	19
25	30	29	28	27	26	25	30
36	31	32	33	34	35	36	31
1	6	5	4	3	2	1	6

FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT  
[www.co.washington.or.us](http://www.co.washington.or.us)

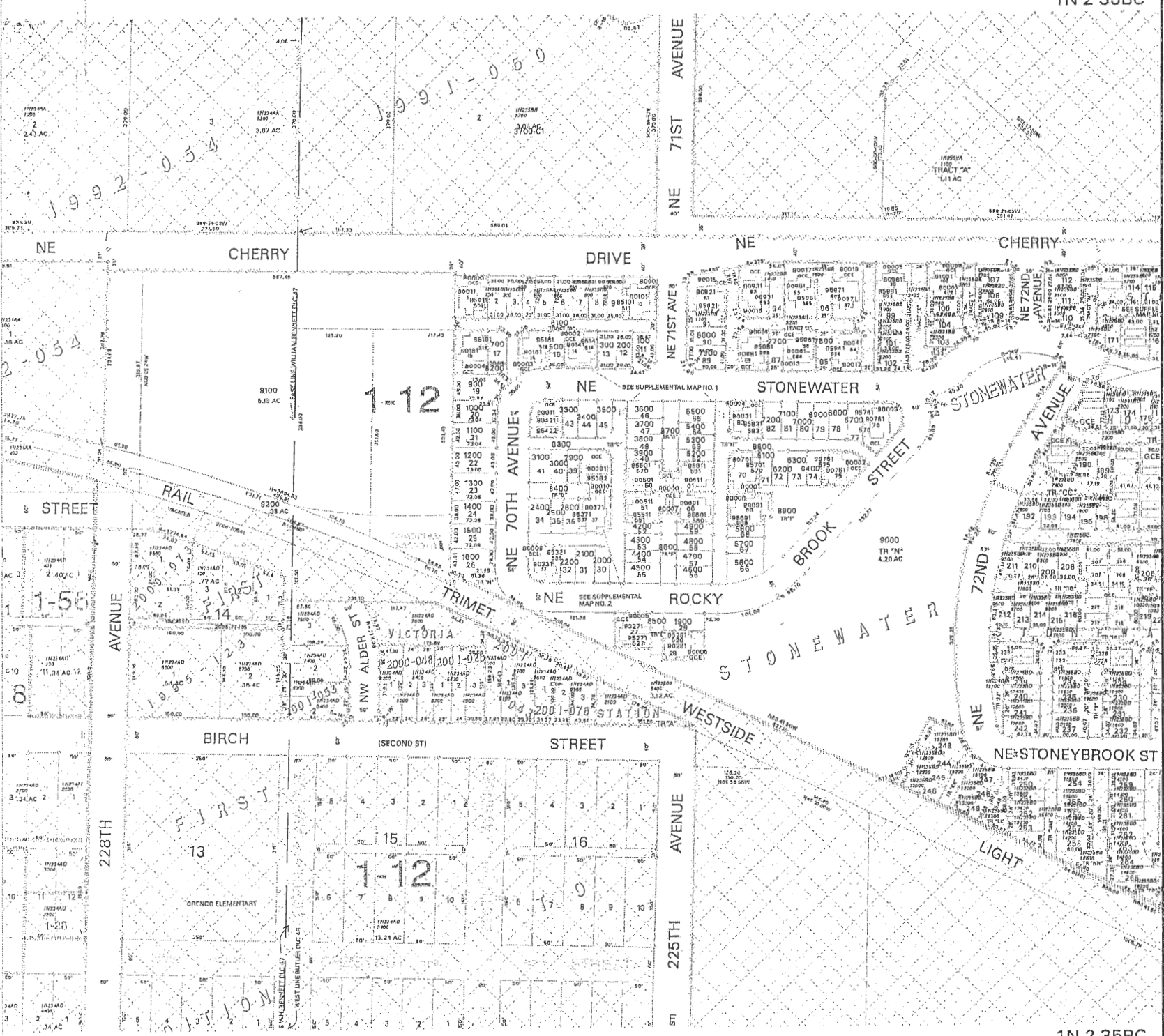


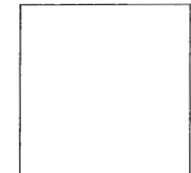
Cancelled Taxlots For: 1N235BC  
4000, 5100, 6000, 6300, 6500, 7300, 1700, 1800, 4100, 6000, 6900,  
2300, 2700, 2800, 3600, 4000, 600, 600, 7400, 7900, 7900,

SCALE 1" = 100'

PLOT DATE: February 01, 2012  
FOR ASSESSMENT PURPOSES  
ONLY. DO NOT RELY ON  
FOR OTHER USE

Map areas delineated by other maps, standards or a cross-hatched pattern are for reference only and may not follow the most current property boundaries. Please consult the assessment map for the most current information.

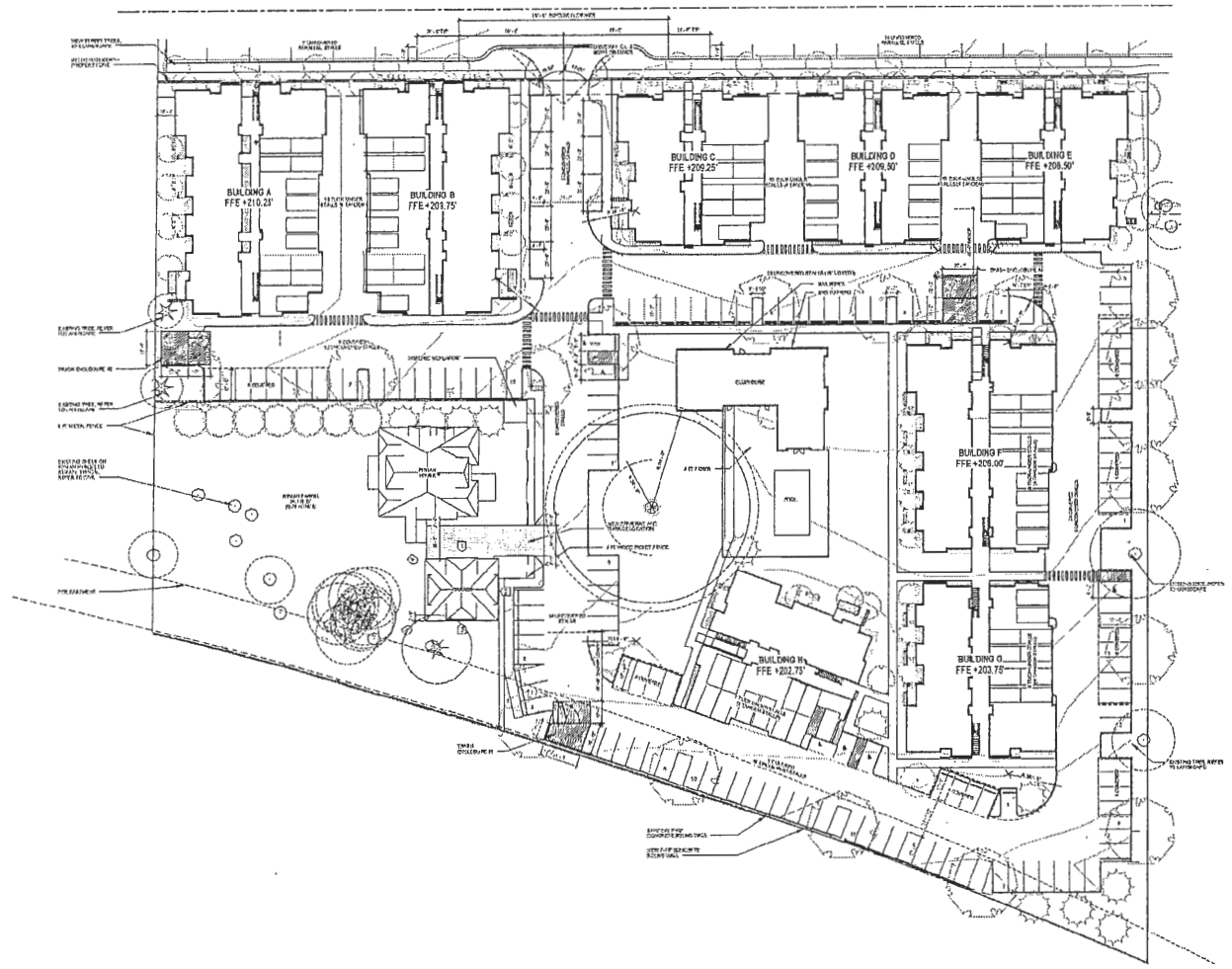




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ASSESSOR'S PARCEL No.  
 110230C05100 AND 110230C05200

LEGAL DESCRIPTION  
 LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 34 AND THE NORTHWEST ONE-QUARTER OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 2 WEST, W.M., CITY OF HILLSBORO, WASHINGTON COUNTY, OREGON.

BUILDING/UNIT SCHEDULE

BLDG	1 BR	2 BR	3 BR	TOTAL	BUILD AREA
A	0	0	0	0	21,025 SF
B	0	0	0	0	17,535 SF
C	0	0	0	0	17,535 SF
D	0	0	0	0	21,025 SF
E	0	0	0	0	17,535 SF
F	0	0	0	0	17,535 SF
G	0	0	0	0	17,535 SF
H	0	0	0	0	17,535 SF
TOTAL	0	0	0	0	138,750 SF
TOTAL	0	0	0	0	3,341 SF
CLUBHOUSE					

PARKING SCHEDULE

REQUIRED PARKING: 150 UNITS, MINIMUM PARKING 225 SPACES  
 PROVIDED PARKING: 225 SPACES (PER TABLE BELOW - NOT INCLUDING TANDEM);  
 28 ADDITIONAL TANDEM SPACES PROVIDED BEYOND REQUIREMENT

REQUIRED ACCESSIBLE SPACES: 2% OF 225 = 5 SPACES  
 PROVIDED UNIVERSAL SPACES: 5 ACCESSIBLE CAR (1 TUCK-UNDER)  
 1 ACCESSIBLE VAN

SPACE TYPE	COUNT
DECKED DRIVE PARALLEL TO 2' (2x2)	11
DECKED DRIVE PARALLEL TO 4' (2x2)	11
DECKED DRIVE PARALLEL TO 6' (2x2)	11
DECKED DRIVE PARALLEL TO 8' (2x2)	11
DECKED DRIVE PARALLEL TO 10' (2x2)	11
DECKED DRIVE PARALLEL TO 12' (2x2)	11
DECKED DRIVE PARALLEL TO 14' (2x2)	11
DECKED DRIVE PARALLEL TO 16' (2x2)	11
DECKED DRIVE PARALLEL TO 18' (2x2)	11
DECKED DRIVE PARALLEL TO 20' (2x2)	11
DECKED DRIVE PARALLEL TO 22' (2x2)	11
DECKED DRIVE PARALLEL TO 24' (2x2)	11
DECKED DRIVE PARALLEL TO 26' (2x2)	11
DECKED DRIVE PARALLEL TO 28' (2x2)	11
DECKED DRIVE PARALLEL TO 30' (2x2)	11
DECKED DRIVE PARALLEL TO 32' (2x2)	11
DECKED DRIVE PARALLEL TO 34' (2x2)	11
DECKED DRIVE PARALLEL TO 36' (2x2)	11
DECKED DRIVE PARALLEL TO 38' (2x2)	11
DECKED DRIVE PARALLEL TO 40' (2x2)	11
DECKED DRIVE PARALLEL TO 42' (2x2)	11
DECKED DRIVE PARALLEL TO 44' (2x2)	11
DECKED DRIVE PARALLEL TO 46' (2x2)	11
DECKED DRIVE PARALLEL TO 48' (2x2)	11
DECKED DRIVE PARALLEL TO 50' (2x2)	11
DECKED DRIVE PARALLEL TO 52' (2x2)	11
DECKED DRIVE PARALLEL TO 54' (2x2)	11
DECKED DRIVE PARALLEL TO 56' (2x2)	11
DECKED DRIVE PARALLEL TO 58' (2x2)	11
DECKED DRIVE PARALLEL TO 60' (2x2)	11
DECKED DRIVE PARALLEL TO 62' (2x2)	11
DECKED DRIVE PARALLEL TO 64' (2x2)	11
DECKED DRIVE PARALLEL TO 66' (2x2)	11
DECKED DRIVE PARALLEL TO 68' (2x2)	11
DECKED DRIVE PARALLEL TO 70' (2x2)	11
DECKED DRIVE PARALLEL TO 72' (2x2)	11
DECKED DRIVE PARALLEL TO 74' (2x2)	11
DECKED DRIVE PARALLEL TO 76' (2x2)	11
DECKED DRIVE PARALLEL TO 78' (2x2)	11
DECKED DRIVE PARALLEL TO 80' (2x2)	11
DECKED DRIVE PARALLEL TO 82' (2x2)	11
DECKED DRIVE PARALLEL TO 84' (2x2)	11
DECKED DRIVE PARALLEL TO 86' (2x2)	11
DECKED DRIVE PARALLEL TO 88' (2x2)	11
DECKED DRIVE PARALLEL TO 90' (2x2)	11
DECKED DRIVE PARALLEL TO 92' (2x2)	11
DECKED DRIVE PARALLEL TO 94' (2x2)	11
DECKED DRIVE PARALLEL TO 96' (2x2)	11
DECKED DRIVE PARALLEL TO 98' (2x2)	11
DECKED DRIVE PARALLEL TO 100' (2x2)	11
TOTAL	225
ADDITIONAL TANDEM SPACES	28
TOTAL INCLUDING TANDEM	253

NOTES:  
 1. FOR LEGAL DESCRIPTION, SEE SURVEY.  
 2. FOR ZONING AREA CALCULATIONS, SEE SHEET AD.10.  
 3. FOR LANDSCAPING CALCULATIONS, SEE LANDSCAPE SHEET.

ISSUANCE	DATE	BY	REVISION
A			

APARTMENTS  
 ORENCO STATION  
 NE CHERRY DRIVE  
 CONAM ORENCO STATION

SITE PLAN - SITE DEVELOPMENT  
 PLAN Opt b

PROJECT #: 16003  
 DRAWN BY: RH, EE  
 CHECKED BY: RH, PH

A1.10

1 SITE PLAN - Ptman Garage North  
 SCALE: 1/8" = 1'-0"

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