



Planning Department
 231 NE Fifth Street ◦ McMinnville, OR 97128
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www.mcminnvilleoregon.gov

Office Use Only:	
File No.	<u>L 38-23</u>
Date Received	<u>8/14/23</u>
Fee	<u>\$1,207.00</u>
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Landscape Plan Review Application

Applicant Information

Applicant is: Property Owner Contract Buyer Option Holder Agent Other Architect/Planner

Applicant Name Reiter Design Architect Incorporated Phone (503) 574-3036
 Contact Name Scott Reiter Phone (503) 789-6461
(If different than above)
 Address 6107 SW Murray Blvd., #480
 City, State, Zip Beaverton, OR. 97008
 Contact Email ScottRDG@aol.com

Property Owner Information

Property Owner Name KWDS, LLC Phone (503) 781-5685
(If different than above)
 Contact Name Chad Juranek Phone _____
 Address PO Box 145
 City, State, Zip Wilsonville, OR. 97070
 Contact Email Cjuranek@jkmanage.com

Site Location and Description

(If metes and bounds description, indicate on separate sheet)

Property Address SE Norton Lane at SE Stratus Ave.
 Assessor Map No. R4 4 - 4 - 27 Total Site Area 214,759 sf (4.98 acres)
 Subdivision _____ Block _____ Lot 701
 Comprehensive Plan Designation Commercial Zoning Designation C-3 General Commercial

Landscaping Information

- 1. Total Landscaped Area: 64,157 sf
- 2. Percent Landscaped: 30%
- 3. Building Floor Area:
New Structure: 138,476 sf Existing Structure: none Addition: none
- 4. Architect Name Harper Houf Peterson Righellis, Inc. Phone (503) 221-1131
(Landscape Architect; Engineer; or Other Designer)
Contact Name Jeffery Creel, RLA Phone (503) 221-1131
Address 205 SE Spokane Street, Suite 200
City, State, Zip Portland, OR. 97202
Contact Email jeffc@hhpr.com

In addition to this completed application, the applicant must provide the following:

- Two (2) copies of the proposed landscape plan containing the information listed in the information sheet and Chapter 17.57 (Landscaping) of the Zoning Ordinance.*
- Payment of the applicable review fee, which can be found on the Planning Department web page.*


I certify the statements contained herein, along with the evidence submitted, are in all respects true and are correct to the best of my knowledge and belief.



Applicant's Signature

8/10/23

Date



Property Owner's Signature *manager KWDS, LLC*

8-11-23

Date

NORTON LANDING APARTMENTS

McMinnville, Oregon

LAND-USE APPLICATION

LANDSCAPE PLAN REVIEW

AUGUST 14, 2023

KWDS, LLC
PO Box 145
Wilsonville, Oregon 97070

RDA

REITER DESIGN ARCHITECT
INCORPORATED

NORTON LANDING APARTMENTS

LANDSCAPE PLAN REVIEW

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LAND-USE APPLICATION

Landscape Review

1

Landscape Plan Review Information & Submittal Requirements



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Overview

It is recognized that quality landscaping not only enhances the appearance of the City, but also benefits the health of the general public. In McMinnville, landscaping is required for any development within commercial or industrial zoned areas, as well as for certain specific uses such as multiple-family, churches, schools, utility substations, and manufactured home parks. A landscape plan for such development is required at the time of building permit application, consistent with the requirements as defined in Section 17.57.040 (Plans – Information to be included) of the Zoning Ordinance. The submitted landscape plan is reviewed by the Landscape Review Committee (LRC), a five-member committee appointed by the City Council and comprised of qualified landscape professionals.

Application Submittal

The following materials must be provided at the time of submittal, or the application will not be accepted for processing.

- A completed Landscape Review application form.
- Two (2) copies of the proposed landscape plan (drawn to scale, with a north arrow, legible, and of a reproducible size) containing the following information:
 - The location of existing trees over six inches in diameter, their variety (common or botanical name), and indication of whether they are to remain or be removed from the site;
 - The quantity, location, size, and variety (common or botanical name) of all new plantings and landscaping;
 - The percentage of the gross area to be landscaped;
 - Any equipment proposed for recreation areas;
 - All existing and proposed site features, including walkways, graveled areas, patios, courts, fences, decks, foundations, potted trees, or other open spaces;
 - Building location and dimensions and lot location and dimensions (all information on building permit plot plan); and
 - Irrigation plan.
- Payment of the applicable review fee.

Review Process

A landscape plan, once determined to be complete, is then scheduled for review by the LRC as stated in Chapter 17.57 (Landscaping) of the Zoning Ordinance. The LRC may approve, approve with conditions, or deny a submitted landscape plan based upon the factors found in Section 17.57.050 (Area Determination – Planning factors). The decision made by the LRC may be appealed to the Planning Commission, as stated in Section 17.72.170 (Appeal from Ruling of Planning Director) of the Zoning Ordinance.

PROJECT DESIGN TEAM

2

NORTON LANDING APARTMENTS

PROJECT DESIGN TEAM

OWNER

KWDS, LLC
PO Box 145
Wilsonville, Oregon 97070
(503) 781-5685
Owner's Representative: Chad Juranek

ARCHITECT / PLANNER

REITER DESIGN ARCHITECT, INCORPORATED
6107 SW Murray Blvd., #480
Beaverton, Oregon 97008
(503) 574-3036
Project Architect, Project Planner: Scott A. Reiter

CIVIL ENGINEER

HARPER HOUF PETERSON RIGHELLIS, INC.
250 NW Franklin Avenue, Suite 404
Bend, Oregon 97703
(541) 318-1161
Project Civil Engineer: Jennifer VanCamp

LANDSCAPE ARCHITECT

HARPER HOUF PETERSON RIGHELLIS, INC.
205 SE Spokane St., Suite 200
Portland, Oregon 97202
(503) 221-1131
Project Landscape Architect: Jeffery Creel

STRUCTURAL ENGINEER

HARPER HOUF PETERSON RIGHELLIS, INC.
205 SE Spokane St., Suite 200
Portland, Oregon 97202
(503) 221-1131
Project Engineer: Jeff Schwindt

TRANSPORATION ENGINEER

LANCASTER-MOBLEY
321 SW 4th Ave., Suite 400
Portland, Oregon 97204
(503) 248-0313
Project Engineer: Daniel Stumpf

APPLICATION NARRATIVE
Landscape Review

NORTON LANDING APARTMENTS

SE Norton Lane at SE Stratus Avenue

Landscape Plan Review Application Narrative

August 14, 2023

Project Description:

The proposed project consists of the development of 138 apartment dwelling units located in seven three-story buildings on a 4.93 acre vacant site. The proposed development includes related site improvements and 3/4 public street improvements of SE Norton Lane along the subject site frontage.

The subject site has limited access to SE Norton Lane and has no other public frontage or access. The subject site has access to public utilities. There is an existing shallow 8" public sanitary sewer located in SE Norton Lane. There is an existing public water line located in SE Norton Lane. There is an existing 15-foot private storm drainage easement along the westerly property line. There is also a 10-foot public utility easement along the SE Norton Lane frontage.

The subject site lies within the Three Mile Lane Planned Development Overlay and the Three Mile Lane Area Plan. The subject site is subject to Planned Development Amendment Approval, Three Mile Lane Deign Review, and the conditions of Approval of the prior Ordinances affecting the subject Site, Including Ordinance 4709 and Ordinance 5072.

ASSESSOR MAP/TAX LOT

Section 27, T.4S, R4W, WM, Tax Lot 701

ZONING:

C-3 PD: General Commercial, Planned Development (Three Mile Lane PD Overlay)
Ordinance 4709
Ordinance 5072 (PDA 6-18)

Adjacent Property Zoning:

NORTH: C-3 PD: General Commercial

EAST: M-L: Limited Light Industrial

SOUTH: Outside Urban Growth Boundary, Yamhill County

WEST: R-4 Medium, High Density Residential

DEVELOPMENT APPLICATION APPROVALS REQUESTED:

The following land-use applications are being submitted for approval:

Planned Development Amendment to Ordinance 4709 and Ordinance 5072

Three Mile Lane Design Review

Landscape Plan Review

Administrative Variances

EXISTING CONDITIONS

The Subject Site is currently undeveloped and used for farming. The site is generally flat, with a minor slope to the southwest. There are no significant or distinguishing natural features associated with this property.

Access to the property is from Highway 18 via the intersection with Norton Lane. There is a signalized intersection of Norton Lane (SE & NE) with Highway 18. Immediately south of the highway, there is a three-way stop intersection of SE Norton Lane and SE Stratus Avenue. Stratus Avenue loops around the Medical Center and intersects back with SE Norton Lane across from the subject site.

ACCESS and UTILITIES

The property fronts on west side of SE Norton Lane, just south of the Altimus Plaza medical offices. The existing right-of-way for SE Norton Lane is 60 feet down to and through the Stratus Avenue Loop intersection, south of the Medical Center. The existing improvements extend through this intersection. The street is currently improved with curb and gutter and 28-foot paved section.

SE Norton Lane is improved to City standard south to the intersection with the Stratus Avenue loop. The street improvements extend approximately 180 feet along the frontage of the Subject Site. There is an additional 280 feet of site frontage that is currently not improved.

There are existing urban services and utilities within SE Norton Lane. These facilities are all available and were adequately sized to serve development of the subject site, consistent with the allowed commercial uses identified within Ordinance 4709.

SURROUNDING USES

North - The property immediately north of the subject property is the Altimus Plaza Medical Offices. Further to the north at the Stratus Avenue intersection are the Comfort Inn & Suites and the Diner restaurant. The land west of the motel is vacant land, however there is a current application for development of multifamily residential.

East - The property immediately east of the subject property is developed with medical offices, specifically Willamette Valley Medical Center, including a Heliport. To the south of the medical center is vacant farm land, outside of the city limits and UGB. The Evergreen Aviation Museum, north of Hwy 18, and Municipal Airport, south of Hwy 18, are located just over a mile to the east.

South - The property immediately south of the subject property is vacant farm land, outside of the city limits and UGB.

West - The property immediately west of the subject property is the Evergreen Estates Mobile Home Park, which is zoned R-4.

McMinnville Zoning Code, Title 17: Compliance to Applicable Chapters

There are numerous Landscape Design requirements identified throughout Chapter 17.11 Residential Design Standards. Therefore the following narrative from the concurrent Planned Development amendment Application is included below.

CHAPTER 17.11 RESIDENTIAL DESIGN AND DEVELOPMENT STANDARDS

17.11.090 Apartments.

Apartments are a type of attached housing within single-story or multi-story buildings. Apartment dwelling units may share common walls, ceilings, or floors.

A. Characteristics.

1. Site Sizes: Single walk-ups, block apartments, and many courtyard apartments can fit on a 100 x 100 foot lot. Bigger developments with multiple walk-up buildings may be as large as 250,000 square feet, or 500 x 500 foot lots.

Applicant Response:

The subject site is 214,759 sf and within the range identified for walk-up apartments and is therefore compliant.

2. Height Range: Apartment heights vary depending on the type and the location.

Applicant Response:

The proposed development is for three-story apartment buildings which is fully compatible with the existing and proposed adjacent development.

3. Density Ranges: Apartment densities vary depending on building type and site design layout.

Applicant Response:

The proposed development has a density of just under 28 units per acre which is typical of "Walk-up Apartments".

B. Types of Apartments.

2. Walk-Up Apartments.

- a. Description: Buildings are limited to three stories, and consist of about four to 12 units each, accessible from a single open-air stairwell. Dwelling units are typically constructed in Type V frame construction with fire sprinklers. Individual apartment buildings are arranged around common open space and shared parking areas.

Applicant Response:

The proposed development is 12-unit to 24-unit three-story buildings with open-air stairways that provide access to the living units. The buildings are proposed to be Type V-B wood-framed construction with fire sprinklers. The buildings are located adjacent to several common open spaces.

- b. Appropriate Context: Walk-up apartments are appropriate adjacent to or within a single dwelling neighborhood depending on site design, orientation to the street, location of parking, and the massing and scale of buildings.

Applicant Response:

The subject site and proposed development is located within a C-3 Commercial zoned area to the North, an R-4 Medium, High Density parcel adjacent on the West side and the M-L Limited Light Industrial zone to the East. The existing neighborhood has a variety of building scales from the multi-story Willamette Valley Medical Center to the East, single story Medical Offices and a three-story motel to the North.

- c. Also Named: Woody Walk-Ups, Single Stair Walk-Ups

Applicant Response:

The proposed development is also referred to as a “woody walkup” and provides open air stairways to the upper living units.

- d. Variations: May have an internal stair. Generally, in this case, the maximum number of units per floor are four. They can be designed with front and back windows for cross ventilation. Buildings can be separated to offer access to light and air on three sides.

Applicant Response:

The proposed building design provides open air stairways on each side of the building to serve the upper floor units. The stairways serve as access to two ground floor and four upper floor units per stairway.

- e. Lot Sizes: Vary widely, from 10,000 to 250,000 square feet

Applicant Response:

The subject site is 214,759 sf which is within the identified range.

- f. Density Range: 15 - 30 units per acre. (Note, maximum density will be governed by McMinnville’s municipal code.)

Applicant Response:

The proposed density is just under 28 units per acre which is within the identified allowable density range.

- g. Building Height: Usually 3 stories; can be 2 stories. (Note, maximum height will be governed by McMinnville’s Municipal Code.)

Applicant Response:

The proposed building height is three-stories.

- h. Construction Type and Building Code Issues: Typically Type V frame construction. Sprinklers for fire suppression are required.

Applicant Response:

The proposed Construction Type is Type V-b, non-rated with NFPA 13-R Fire sprinklers.

C. Development Standards. The applicable development standards are as follows:

Applicant Response:

<u>Required:</u>	<u>Proposed:</u>
Lot Width: 50 feet min.,	Subject Site: 320.20 feet
Lot Depth: 100 feet min.	Subject Site: 670.96 feet
Lot Size: 5,000 sf Min.,	Subject Site: 214,759 sf.
Front Setback: 15 feet min.,	Proposed: 15 feet
Side Setback: 10 feet min,	Proposed: 10 feet min.
Rear Setback: 20 feet min.,	Proposed: 79'-6"
Building Height:	Proposed: 36'-4"

D. Design Standards. The Apartment Design Standards for multi-dwelling housing are standards that apply to apartment housing types. These standards are related to site design and building frontage, parking, compatibility with neighboring homes, open space, and private space.

1. Context and Site Design. Site design standards are intended to facilitate the development of attractive multi-dwelling housing. They encourage good site and building design, which contributes to livability, safety, and sustainability; helps create a stronger community, and fosters a quality environment for residents and neighbors.
 - a. Mirror the scale of blocks and the block-like structure of the surrounding neighborhood.

Applicant Response:

The existing surrounding neighborhood has a variety of building sizes, scales and heights that range from mobile homes to the west, large multi-story hospital to the east, large single story medical office building to the north and a three-story hotel to the north. The proposed Site Plan provides a variety of three-story buildings ranging from 12 living units to 24 living units. There are portions of three buildings that have single story and two story pop-outs providing additional scale and variety.

- b. Connect the internal network of streets and paths to those of the surrounding area where possible.

Applicant Response:

Subject site has limited street frontage and abuts a single public street, SE Norton Lane. Internal site circulation and drive aisles provide access to the parking areas and buildings. There is a network of pathways and sidewalks that connect the parking areas, opens spaces and building entrances.

- c. Configure apartments, parking areas, and common open space in clusters that mirror the scale of blocks of the surrounding neighborhood or are no more than 10,000 square feet in area per cluster.

Applicant Response:

The neighborhood immediately adjacent to the subject site consists of large blocks, large sites and large scale buildings. The long narrow site has very limited opportunities and constraints for arranging the buildings, parking and open space. The proposed Site Plan groups the buildings and open space into three separate clusters. This proposed Site Plan is compatible with existing adjacent development and provide smaller "clusters" of development.

Buildings A and B are required to be adjacent the street frontage and are bisected by the only available site access point. A common open space provides separation of the building to the parking area.

Buildings C and D are grouped in a cluster and are oriented around a large common open space and the open space is adjacent a parking area.

Buildings E, F and G are also grouped in a cluster oriented around a large common open space and the open space is adjacent to a parking area.

- d. Residential units must be oriented to a common open space, including a common green, a plaza, or a pocket park.

Applicant Response:

The long narrow site has very limited opportunities and constraints for arranging the buildings, parking and open space. The buildings on the proposed Site Plan are all oriented to common open spaces. The Open Space Analysis Plan, drawing A1.0-A identifies each open space and provide the areas of each.

Buildings A and B are required to be adjacent the street frontage and are bisected by the only available site access point. Buildings A and B are directly adjacent to common open space. Building A is adjacent Open Space 01, Building B is adjacent Open Space 02.

Buildings C and D are grouped in a cluster and are oriented around Common Open Space 03.

Buildings E, F and G are also grouped in a cluster oriented around Common Open Space 04. There is also a Courtyard Open Space 05 between Building E and Building G.

- e. Orient all buildings around a shared open space that meets the requirements of a Common Open Space.

Applicant Response:

The Open Space Analysis Plan, drawing A1.0-A identifies each open space and provides the areas of each space. There are a variety of uses proposed for the Common Open Spaces. These include both passive and active Open Space.

There are large open lawn areas that would encourage recreational uses such as frisbee, play areas for ball sports, dog walking or just lounging on a blanket. There are also two different picnic areas with picnic tables and a barbeque. There are several seating areas with a raised planter with a seat height wall and decorative tress and landscaping, benches and shade trees. Some of these seating areas border the larger lawn areas while some are in more confined courtyard spaces and can provide a more intimate quiet setting.

- f. Align buildings to surrounding streets.

Applicant Response:

There is only one public street, SE Norton Lane, that abuts the subject site. There are two buildings that are adjacent to the SE Norton Lane frontage, Building A and Building B. These two buildings are aligned, on the long building axis, along the street frontage.

- g. Connect to surrounding neighborhoods, schools, parks, and other neighborhood destinations.

Applicant Response:

The subject site has limited street frontage and the adjacent properties do not have existing site circulation systems to connect to. The existing sidewalk along SE Norton Lane will be extended with the public road extension. The proposed Site Plan provides several connections from the internal site circulation system to the street frontage and new public sidewalk. There are sidewalks along the norther property boundary and the southern property boundary that will provide opportunities for connections to future development of the adjacent properties.

2. Large Site Design Requirements.

- 1. Break up parking into smaller areas and access from side streets when possible.

Applicant Response:

The Subject site has limited street frontage and abuts a single public street, SE Norton Lane. Internal site circulation and drive break up the parking areas into smaller sections preventing long rows of parking. The narrow portion of the site is on the street frontage preventing additional site access points.

- 2. Connect parking areas, building entries, and open spaces with paved walkways.

Applicant Response:

The proposed Site Plan provides a network of paved walkways that connect the building entries, common open spaces and parking areas.

- 3. Buffer parking areas with landscaping.

Applicant Response:

The proposed Site Plan provides landscaped areas to serve as buffers to the exterior perimeter and to buffer the buildings from the parking. There are landscape islands throughout all parking areas that provide shade trees, ground cover and shrubbery to buffer the parking area.

- 4. Minimize the width and number of driveways and curb cuts.

Applicant Response:

The proposed Site Plan has a single 26-foot-wide driveway/curb cut onto SE Norton Lane.

5. Provide different types of open space throughout site, both active and passive, including playgrounds, trails, volleyball courts, bocce ball courts, community gardens, etc.

Applicant Response:

The proposed Site Plan provides a variety of common open spaces. They vary in size, shape and their proposed uses. There are large open lawn areas that would encourage recreational uses such as frisbee, play areas for ball sports, dog walking or just lounging on a blanket. There are also two different picnic areas with picnic tables and a barbeque. There are several seating areas with a raised planter with a seat height wall and decorative tress and landscaping, benches and shade trees. Some of these seating areas border the larger lawn areas while some areas are more confined courtyard spaces and can provide a more intimate quiet setting.

There is a summary of the proposed Common Open Space areas on the Open Space Analysis Plan, drawing A1.0A.

6. Align buildings to surrounding streets.

Applicant Response:

The subject site has street frontage along SE Norton Lane. The proposed Site Plan orients two buildings along the street frontage. The long axis of these buildings provides the required alignment to the street frontage.

7. Centrally locate common buildings and spaces

Applicant Response:

The proposed Site Plan has buildings oriented around the common open spaces. There are three areas of the site where buildings orient to the common open spaces.

8. Group apartments, parking, and open space into smaller clusters.

Applicant Response:

The long narrow site has very limited opportunities and constraints for arranging the buildings, parking and open space. The proposed Site Plan groups the buildings and open space into three separate clusters.

Buildings A and B are required to be adjacent the street frontage and are bisected by the only available site access point. A common open space provides separation of the building to the parking area.

Buildings C and D are grouped in a cluster and are oriented around a large common open space and the open space is adjacent a parking area.

Buildings E, F and G are also grouped in a cluster oriented around a large common open space and the open space is adjacent to a parking area.

3. Pedestrian Access. On-site pedestrian circulation system shall include the following:

- a. Continuous connections between the primary buildings, streets abutting the site, ground-level entrances, common buildings, common open space, and vehicle and bicycle parking areas.

Applicant Response:

The proposed Site Plan provides a network of sidewalks and walkways that connect parking areas, building entries and common open spaces.

- b. At least one pedestrian connection to an abutting street frontage for every 200 linear feet of street frontage.

Applicant Response:

The subject site has 320.20 feet of frontage along SE Norton Lane. Two pedestrian connections are required. The proposed Site Plan provides four connections from the network of on-site pedestrian circulation system sidewalks and walkways to the SE Norton Lane public sidewalk. The buildings that are located along the street frontage provide a sidewalk connection from the building entries to the new public sidewalk along SE Norton Lane.

- c. Pedestrian walkways shall be separated from vehicle parking and maneuvering areas by physical barriers such as planter strips, raised curbs, or bollards.

Applicant Response:

Pedestrian walkways that are located adjacent vehicle parking are separated by concrete wheel stops and the walkways are of concrete which is contrasting to the asphaltic concrete paving.

- d. Walkways shall be constructed with the hard surface material, shall be permeable for stormwater, and shall be no less than 3 feet to 5 feet wide. If adjacent to a parking area where vehicles will overhang the walkway, a 7-foot-wide walkway shall be provided. The walkways shall be separated from parking areas and internal driveways using curbing, landscaping, or distinctive paving materials.

Applicant Response:

Pedestrian walkways that are located adjacent vehicle parking are proposed to be concrete which is contrasting to the asphaltic concrete paving. The walkways are all 5'-0" wide. Concrete wheel stops are located 2 feet from the sidewalk in the parking spaces and will provide the 5'-0" minimum clear walkway width.

- e. Spacing requirement: No further than 200 feet apart, on center. At least 1 pedestrian connection to an abutting street frontage for every 200 linear feet of street frontage.

Applicant Response:

The subject site has 320.20 feet of frontage along SE Norton Lane. Two pedestrian connections are required. The proposed Site Plan provides four connections from the network of on-site pedestrian circulation system sidewalks and walkways to the SE Norton Lane public sidewalk.

- f. May be co-located with a common green.

Applicant Response:

The proposed network of walkways on the Site Plan provides circulation to all parking areas, building entries and the common green open spaces.

4. Parking Lot Location and Design.

a. Characteristics.

1. A parking lot is a storage space for cars and should provide secure storage.
2. It is also a place where everyone is a pedestrian while getting to or from their car. Therefore, it should be designed primarily for the ease, safety and comfort of a person rolling or on foot.
3. Clearly defined pathways through parking lots and garages to building entrances, surrounding sidewalks, and transit stops enhance pedestrian safety. These pathways also provide an opportunity to improve the appearance of parking lots.
4. Design parking lots and garages so that vehicles are not the dominant feature.
5. To encourage bicycling as a mode choice, bike parking areas should include bike repair, maintenance, and cleaning stations.

b. Universal Design Standards for Nine Parking Spaces or More.

1. Parking lot pathways should be designed as part of the seamless accessibility network described in Apartment Standards, particularly the required Through Connection.

Applicant Response to (a) and (b):

The proposed Site Plan provides a network of parking area sidewalks and pathways that provide convenient access for the residents to all areas of the site include the common open spaces, common facilities and the public street frontage.

2. Driveways to shared parking areas are:

1. Limited to one driveway per street frontage.
2. Parallel parking is permitted on a driveway that crosses a front, side or rear yard abutting a street, but not within the required yard setback.

Applicant Response:

The subject site and proposed Site Plan does not have any shared parking areas or site access.

c. Parking Lots For Small Multi-Dwelling Sites - Containing More Than Nine Parking Spaces but Fewer Than 16 Parking Spaces. Off-street parking may be arranged in clusters, subject to the following standards:

1. Residential developments with fewer than 16 dwellings are permitted parking clusters of not more than five contiguous spaces.
2. Residential developments with 16 dwellings or more are permitted parking clusters of not more than eight contiguous spaces.

3. Parking clusters must be separated from other spaces by at least four feet of landscaping.
4. Clustered parking areas may be covered.

Applicant Response:

The subject site and proposed Site Plan provides a parking area greater than 16 spaces therefore this is not applicable.

d. Parking Lots For Medium-to-Large Multi-Dwelling Sites - Containing More Than 16 Parking Spaces.

1. Interior landscaping, minimum area
2. Interior landscaping shall be required for off-street parking areas 5,000 square feet or greater in size.

Applicant Response:

Parking area landscaping is proposed to be provided for all parking areas and is shown on the proposed Landscape Plan.

3. For parking lots less than 50,000 square feet, the minimum landscaped area is 5 percent.

Applicant Response:

Parking area landscaping proposed is greater than the 5% minimum and is shown on the proposed Landscape Plan.

4. For parking lots 50,000 square feet and greater, the minimum landscaped area is 8 percent.

Applicant Response:

The proposed Site Plan does not include parking areas over 50,000 sf.

5. Planted areas may take the form of landscape areas and planter bays.

Applicant Response:

This is understood and the landscape islands have been included in the overall parking lot landscape area.

6. Landscaped areas along a through connection count toward required interior landscaping.

Applicant Response:

This is understood and the landscape areas along through connections have been included in the overall interior landscape area.

7. Landscaped islands and peninsulas shall be evenly distributed throughout all parking areas and separated no more than 60 feet from another. Such islands shall be provided with raised curbs, be a minimum of five feet in width, and shall each contain at least one deciduous tree. To achieve the maximum canopy coverage, all trees shall be non-columnar and have

root systems that form deep before spreading to decrease the episodes of buckled pavement.

Applicant Response:

Landscape islands have been incorporated into the proposed Site Plan and parking area design. Parking area landscape islands and planting beds will be contained with raised concrete curbs. The spacing of the landscape islands is proposed to exceed the 60 foot maximum spacing in several locations primarily due to the parking stall width and spacing standards. An administrative variance is being requested to increase the spacing to 63 feet maximum.

8. Trees may line the required Through Connection, and/or be clustered within landscape islands or planter bays, and/or shall be distributed throughout the off-street parking area to create a canopy effect and to break up expanses of paving and long rows of parking spaces.

Applicant Response:

Trees are proposed within all of the landscape islands and planter bays throughout the parking areas providing the design tree canopy effect and shading.

9. When a parking area abuts property in a residential zone, a site-obscuring fence or wall, either permanent or of living material, shall be placed along the affected property line.

Applicant Response:

Six foot high Sight obscuring fences are proposed along the side and rear property lines. Buffer plantings and trees are also proposed along these property lines.

- e. Parking Lot Setbacks Adjacent to Buildings and Structures. Where an off-street parking or vehicular use area is located adjacent to a building or structure, the off-street parking or vehicular use area shall be set back from the exterior wall of the building or structure by a minimum five-foot-wide landscape strip, or by a minimum five-foot-wide paved pedestrian walkway.

Applicant Response:

The proposed Site Plan maintains a minimum 10-foot separation of parking areas from the closest point of any building or structure.

- f. Parking Lot Location. Off-street parking spaces and vehicle maneuvering areas shall not be located:
 1. Within of 20 feet from any street property line, except alley property lines;

Applicant Response:

The parking areas on the proposed Site Plan are located at a distance greater than 20 feet from the street frontage property line.

2. Between a street property line and the front façade of cottages located closest to the street property line. This standard does not apply to alleys.

Applicant Response:

This is not applicable to this proposed Site Plan and development.

3. Off-street parking spaces shall not be located within 10 feet of any other property line, except alley property lines. Driveways and drive aisles are permitted within 10 feet of other property lines.

Applicant Response:

The parking areas on the proposed Site Plan are located at a distance of 6-feet from the North and South (side) property lines and 7 feet from the West (rear) property line. This is less than the 10 feet required from the adjacent side and rear property lines. This is compatible with existing adjacent development that also has parking located 6 feet from the adjacent property lines.

An Administrative Adjustment is being requested for the non-compliance of this issue.

4. Landscaping, fencing, or walls at least three feet tall shall separate clustered parking areas and parking structures from common courtyards and public streets.

Applicant Response:

The is not applicable to the proposed Site Plan as there are no parking areas proposed adjacent to common courtyards and public streets.

5. Garages and carports (whether shared or individual) must not abut common courtyards.

Applicant Response:

This is not applicable as no carports or garages are proposed.

6. Individual attached garages up to 200 square feet shall be exempt from the calculation of maximum building footprint for cottages.

Applicant Response:

This is not applicable as no garages are proposed.

7. Individual detached garages must not exceed 400 square feet in floor area.

Applicant Response:

This is not applicable as no garages are proposed

8. Garage doors for attached and detached individual garages must not exceed 20 feet in width.

Applicant Response:

This is not applicable as no garages are proposed

- g. Parking Lot Required Through Connections. Through Connections may be multi-modal or used exclusively for bicycle and pedestrian access and need to meet the standards in Table 1.

Applicant Response:

The proposed Site Plan and parking area layout does not create “through connections”.

5. Common Open Space.

a. Characteristics.

1. Provide opportunities for formal and informal recreational use by residents of all ages. This could be a shared recreational facility including sports fields, play structures, bike tracks, courts, swimming pool, or other options.

Applicant Response:

The proposed common open areas provide formal and informal recreations opportunities for the residents. There are formal seating areas and courtyards with benches and raised planters with seating walls, large open lawn areas for informal sports activities and formal picnic areas with picnic tables and barbeques.

2. Provide tall deciduous trees for summer shade and winter solar access. When possible, preserve and incorporate large existing trees at least 9 inches in diameter as a focal point of open spaces.

Applicant Response:

The landscape design includes deciduous shade trees adjacent the formal sitting areas and picnic areas and they are adjacent to the larger open lawn areas. These will provide the desired summer shading and will permit winter sun exposure. The existing subject site does not contain any existing trees.

3. Enhance the usability of the space through the inclusion of elements including seating, outdoor lighting, weather protection and/or shade structures, and art, among other features.

Applicant Response:

The proposed common open areas provide seating areas and courtyards with benches and raised planters with seating walls. The formal picnic areas include picnic tables and barbeques.

4. Incorporate landscaping that receives at least 50 percent of its irrigation from harvested rainwater.

Applicant Response:

As this is an identified characteristic it is not a requirement. The proposed design does not have the ability to store and harvest rain water.

5. Provide opportunities for food cultivation including a community garden and/or incorporating cultivated species into the landscaping.

Applicant Response:

Community gardens are not proposed.

6. A maximum of 50 percent of common open space may be provided in a rooftop deck that includes shared amenities, weather protection, and landscaping, and is accessible to all residents.

Applicant Response:

Rooftop deck areas are not proposed.

7. A shared outdoor courtyard or shared street/woonerf that is fronted by individual entrances, windows, and balconies There should be a combination of hardscape and landscaped space and/or planters.

Applicant Response:

The proposed Common Open Space Courtyards between Buildings E and G and between Buildings F and G have building entries and ground floor patios adjacent to them. There is also decorative hardscape concrete paving with an enhanced score joint pattern. Benches and raised planters with seat height walls help to define the courtyard spaces. Enhanced landscape plantings also define the courtyard spaces.

b. Required Elements, General.

1. A common open space shall be provided that is centrally located and designed with a clear function that enhances the livability of residents. These functions shall include passive and active uses. The open space shall be accessible to all residents and if possible be fronted by clearly defined unit entrances. The common open space shall serve as the focus of surrounding buildings. Entries and windows shall face the common open space to provide informal surveillance. Common open spaces shall be accessible to all residents.

Applicant Response:

The proposed Common Open Spaces are centrally located in three primary building cluster groups. The on-site walkway systems connects all of the open spaces, building entries and parking areas throughout the site making accessible to all residents of the development.

There are large open lawn areas that would encourage recreational uses such as frisbee, play areas for ball sports, dog walking or just lounging on a blanket. There are also two different picnic areas with picnic tables and a barbeque. There are several seating areas with a raised planter with a seat height wall and decorative tress and landscaping, benches and shade trees. Some of these seating areas border the larger lawn areas while some are in more confined courtyard spaces and can provide a more intimate quiet setting.

2. Common open space shall be a minimum of 15 percent of the site.

Applicant Response:

The amount of total proposed Common Open Space provided is greater than the 15% of the site area required. The total site area is 214,759 sf, thus

32,214 sf of Common Open Space is required. 32,769 sf of Common Open Space is provided.

An Open Space Analysis Plan has been prepared that delineates each proposed Common Open Space and identifies and summarizes the areas of each. See drawing A1.0A included within this application.

6. Private Open Space.

a. Characteristics.

1. Every dwelling needs private open space for relief from indoors and to provide access to fresh air, light, and nature. Private open space may take many forms based on the size of unit.
2. They should translate into a perception of an increase in living space and the ability to invite the outdoors in. Additionally, these open spaces can provide environmental benefits with plants that consume carbon dioxide and help reduce stormwater runoff. Spaces should be adequate to be usable, allowing space for a chair to sit in, a place to barbecue or hang clothes to dry, or for a pet to curl up.
3. Private open space should enhance the residential function of the building while also improving the appearance of the building. They should be integrated into the overall architectural form and add detail to the façade.
4. Placement can vary based on privacy concerns. It can be combined across multiple floors.

Applicant Response to (a) 1-4:

The proposed living unit and building design provides private open space for each unit. The ground floor living units have on-grade patios that are 96 sf each. The ground floor patios are directly adjacent the living rooms and provide a door onto the patio with adjacent living room windows. This blends the living room space and the patios into usable living areas. The ground floor patios are screened with landscaping to maintain privacy from the adjacent walkways and parking areas.

The upper-level living units each have 72 sf private decks that are directly adjacent the living rooms with the living room windows and a door opening directly onto the deck area. This also extends the living space from the living room onto the private deck.

The placement of the decks and patios provides privacy to adjacent living units and provide greater articulation on the building facades improving the overall appearance and character of the buildings.

b. Required Elements.

1. All units shall have a minimum of 36 square feet of private open space that allows for personalization and private use of the space and contributes to the livability and function of the dwelling. Any exterior private open spaces shall be supplemented with operable windows to allow for cross-

ventilation, increase airflow and provide the ability to control access to the outdoors.

Applicant Response:

The ground floor living unit patios are 96 sf each and the upper floor living unit decks are 72 sf each. Both exceed the minimum areas required.

2. At least 50 percent of upper units shall have a balcony that is accessible from the interior of the unit that is a minimum of 60 square feet with no dimension less than 6 feet. These balconies can be designed to be up to the full width of the apartment in order to provide adequate space for use and allow greater indoor/outdoor flow. Balconies can be cantilevered, semi-recessed, or fully recessed. They should be located based on privacy and environmental concerns. If balconies are transparent, adequate storage should be provided within the unit or the larger building so that balconies do not become informal storage spaces.

Applicant Response:

All of the upper floor living units have decks that are 72 sf each with a minimum dimension of 6 feet. This exceeds the minimum number of units and the minimum deck area required. The decks are placed to maintain privacy between adjacent living units.

3. Private outdoor space at the ground level must meet the requirements of Universal Standards: Front Yard regardless of whether the private outdoor space is in the front, side, or rear of a building.

Applicant Response:

The ground floor living unit patios are all screened with landscaping and are setback from walkways, street frontage and adjacent parking areas as required.

- c. Supplemental Elements. In addition to meeting the required elements above, projects must provide private open space in the form of one of the options listed below.

1. A "Juliet-style" balcony of 12-inch dimension that allows residents to bring a sense of the outdoors into the unit. Must have doors that can open inwards or full height sliding glass doors to allow the introduction of fresh air and sunlight. If this item is selected, units must also include operable windows to increase airflow/ability to control access to the outdoors.
2. An upper story rooftop deck or terrace that may include space for outdoor seating, dining, and planters for cultivation. This terrace may be stepped back on structures over two stories so as to reduce the visual impact of upper floors.
3. Alternative option that meets the concept and guiding principles.

Applicant Response:

All upper floor living units provide decks that are 72 sf each, thus meeting the supplementary requirements. All unit decks are directly adjacent to the living rooms and provide operable windows and a deck access door directly onto the deck.

7. Alleys.

Applicant Response:

The subject site does not have the opportunity for providing alleys and this is not applicable.

8. Landscaping

a. Characteristics.

1. Use landscape elements, particularly plant materials, in an organized and harmonious manner that will enhance, protect and promote the economic, ecological, and aesthetic environment of McMinnville.

Applicant Response:

The proposed landscape design provides a cohesive design that utilizes plant materials to enhance the overall site appearance, enhance the outdoor living environment and provide an overall aesthetically pleasing site character. The choice and selection of plant materials incorporates native plant varieties and hybrids to help reduce water requirements, reduce chemical applications, and help provide a sense of regional identity.

The choice and selection of plant materials incorporates a variety of trees, shrubs, grasses, and groundcover. Shade trees will soften the built environment, reduce heat island, and provide habitat for birds. Flowering Shrubs will soften the buildings and enhance the aesthetic value of the site and provide food for local pollinators.

Lawn areas will provide a pastoral aesthetic reminiscent of the Willamette Valley, promoting harmony with adjacent landscapes. These areas will provide opportunities outdoor activities that promote the mental and physical health of the residential community, and in turn, the greater community of McMinnville. Finally, the regular maintenance of the landscape will help provide jobs for the local economy.

2. Landscaping is considered by McMinnville to be an integral part of a complete comprehensive development plan. The City recognizes the value of landscaping in achieving the following objectives:

- a. Reduce soil erosion and the volume and rate of discharge of stormwater runoff.

Applicant Response:

Temporary erosion control measures will be implemented to prevent soil erosion during construction. Soils will be protected from erosion post construction with the use of plant materials and 3" deep bark mulch throughout the site.

- b. Aid in energy conservation by shading structures from energy losses caused by weather and wind.

Applicant Response:

Deciduous trees are placed throughout the site to provide shade in the summer months and allow warming sun in the winter.

- c. Mitigate the loss of natural resources.

Applicant Response:

Currently, the site is cleared for agricultural use. The design will provide permanent plant materials for the site and will be a net gain of natural resources in the form of carbon sequestering trees, shrubs and grasses.

- d. Provide parking lot landscaping to reduce the harmful effects of heat, noise, and glare associated with motor vehicle use.

Applicant Response:

The landscape design proposes the use of interior and perimeter landscaping. Perimeter landscaping includes a site obscuring fence and evergreen hedge to eliminate glare from vehicles. Large shade trees in the interior landscape islands will help reduce heat island effects. The combination of landscape plant materials and sight obscuring fences buffer noise from the properties.

- e. Create safe, attractively landscaped areas adjacent to public streets.

Applicant Response:

Landscaping adjacent to the public street (SE Norton Lane) will include Green Vase Zelkova trees that will provide shade in the summer and attractive fall color. Low flowering shrubs, ornamental grasses, and groundcovers adjacent to SE Norton Lane will provide an attractive landscape viewable for users of the public street.

- f. Require the planting of street trees along the City's rights-of-way.

Applicant Response:

Landscaping adjacent to the public street (SE Norton Lane) will include Green Vase Zelkova trees that will provide shade in the summer and attractive fall color.

- g. Provide visual screens and buffers that mitigate the impact of conflicting land uses to preserve the appearance, character, and value of existing neighborhoods.

Applicant Response:

The landscape design proposes the use of perimeter landscaping. Perimeter landscaping in parking areas includes a site obscuring fence and evergreen hedge to eliminate glare from vehicles. Pedestrian walkways adject to property lines are buffered with a site obscuring fence and plant materials. Overall, the use of trees, shrubs and groundcover are compatible with the character of the existing residential and commercial uses that have similar plantings.

- h. Provide shade, and seasonal color.

Applicant Response:

The choice and selection of plant materials incorporates a variety of trees, shrubs, grasses, and groundcover. Trees will provide shade, flowers

and fall color. Ornamental shrubs and groundcover will provide seasonal flowers and color.

- i. Reduce glare, noise, and heat.

Applicant Response:

The landscape design proposes the use of interior and perimeter landscaping. Perimeter landscaping includes a site obscuring fence and evergreen hedge to eliminate glare from vehicles. Large shade trees in the interior landscape islands will help reduce heat island effects.

Noise mitigation is most critical for the residential use west of the site. The design will include a 15' setback to help mitigate noise along the west property line.

- j. Promote compatibility between land uses by reducing the visual noise and lighting impacts of specific developments on users of the site and abutting properties.

Applicant Response:

Visual noise will be mitigated with the use of a site obscuring fence, trees, and evergreen shrubs.

Lighting impacts are mitigated by the selection and placement of light fixtures that provide full cut-off of light pollution to the abutting properties.

- k. Unify development and enhance and define public and private places.

Applicant Response:

The landscape design helps unify the development with the use of repetition of design elements in private and public areas. These elements include repetition of form, texture, and color of the plant materials.

Public spaces meant to be used by all residents are defined with lawn areas, walkways, benches, raise planters, and flowering trees.

Landscaping adjacent to private areas are defined by ornamental plantings of shrubs, grasses and groundcovers.

- l. Preserve existing mature trees.

Applicant Response:

There are no existing trees onsite.

- m. Enhance the urban forest and tree canopy.

Applicant Response:

The urban forest is enhanced with the planting of trees throughout the site; including shade trees and flowering trees. In total, 115 trees are proposed, including street trees.

- n. Encourage the use of plants native to the Willamette Valley to the maximum extent feasible, in order to reduce watering requirements and agricultural chemical applications, and to provide a sense of regional identity with plant communities unique to the area.

Applicant Response:

The landscape design incorporates native plant varieties and hybrids to help reduce water requirements, reduce chemical applications, and help provide a sense of regional identity. Blue Fescue is used as a drought resistant groundcover throughout the site. Thuja occidentalis "Golden Globe" is a hybrid of the native Thuja and will provide an evergreen presence in winter months, reminiscent of Pacific Northwest landscapes. Finally, White Wonder Dogwood trees, a hybrid of the native Cornus nuttallii, are placed throughout the site. The Dogwoods will provide the familiar white flower in spring that is common in Pacific Northwest landscapes.

- o. Establish and enhance a pleasant visual character and structure to the built environment that is sensitive to safety and aesthetic issues.

Applicant Response:

A pleasant visual character and structure is established using a variety of trees, shrubs, and groundcover throughout the site.

The main east-west interior walkway and open spaces are lined with Aristocrat Flowering Pears, giving them a unique visual character and structure. The north-south walkway between building D and open space is lined with European Hornbeams, giving a sense of separation between the common space and the apartments to the west. Crape Myrtles trees are placed in raised planters within amenity areas of the open spaces. The low canopy of the Crape Myrtle will enhance the planters by providing shade and a unique aesthetic. Finally, stately Green Vase Zelkova will line Norton Lane, providing a vertically branched and high canopy structure for the interphase between public and private space.

Shrubs and ornamental grasses throughout the site help provide a pleasant visual character, define spaces and facilitate safety. The perimeter of the site is lined with evergreen shrubs that will provide a six-foot-tall screen between parking and adjacent uses. A mix of low shrubs and grasses skirt the buildings to provide separation between public and private areas. The low plantings help to soften the angular lines of buildings while keeping sight lines open for safety.

Grasses are used throughout the site to provide a sense of space inherent to the expansive grasslands of the Willamette Valley. Lawn areas in open spaces provide residents opportunities for active recreation. Residents can play a game of volleyball, pick up football or frisbee in these expansive areas.

- p. Support McMinnville as a community that cares about its appearance. It is further recognized that landscaping increases property values, attracts potential residents and businesses to McMinnville, and creates safer, more pleasant living and working environments for all residents and visitors to the city.

Applicant Response:

The proposed landscape design will use a variety of trees, shrubs, grasses and groundcovers to provide an aesthetically pleasing appearance that will increase the value of the property, attract residents and create a safe and pleasing living environment.

The proposed trees throughout the site will provide structure, shade, pleasing fall color and a net increase to the urban forest canopy. The ornamental landscape elements will soften the built environment and offer a pleasing appearance for those living and visiting the community.

b. Required Elements.

- 1. All areas of the site not occupied by the structures or paved areas shall be landscaped in an attractive and functional manner.

Applicant Response:

The proposed landscape design provides landscape plant materials in all areas of the site not occupied by structures or parking and paved areas. The proposed landscape design provides an aesthetically pleasing design and use of a variety of plant materials.

- 2. A minimum of 20 percent of the net site shall be landscaped. Paved pedestrian paths, when integrated within the landscaped area, may satisfy up to 5 percent of this requirement. Landscaped setback areas, landscaped common open spaces, eco-roofs, vegetated stormwater facilities, preserved natural areas, and planter areas can be credited toward the minimum landscape standard.

Applicant Response:

The proposed Site Plan and landscape design provides 30 percent of the subject site area in landscaping. More specifically, the site area is 214,759 sf. 64,157 sf of landscape area is provided, which is 30 percent.

9. Privacy and Screening.

- a. Characteristics. Low walls or fences are encouraged to provide separation between private open space and common open space, streets, or internal circulation paths. Fences should be designed to integrate with the architecture of the building and add visual interest through the use of materials, color, and detail.

Applicant Response:

The proposed landscape design provides landscape screening and buffering to ground floor living unit patios (private open space). The plant materials used for screening these areas blends harmoniously with the adjacent landscape design providing an attractive and effective privacy screen.

b. Required Elements.

1. All fences on the interior of the development shall be no more than 3 feet high. Fences along the rear or side property lines of the development may be up to 6 feet high. Chain-link fences are prohibited.

Applicant Response:

There are no internal site fences proposed. There is a 6-foot sight obscuring fence proposed on the site side and rear property lines. The fence will not be chain-link fencing.

2. Mechanical and communication equipment and outdoor garbage and recycling areas shall be screened so they are not visible from streets and common open spaces.

Applicant Response:

The proposed trash and recycling enclosures provide a solid evergreen screen along the sides of the facilities, as illustrated on the Landscape Plan.

3. Utilities such as transformers, heating and cooling, electric meters, and other utility equipment shall not be located within 5 feet of a front entrance and shall be screened with sight-obscuring materials.

Applicant Response:

The proposed locations of any on-site transformers or other utility equipment has not yet been determined. The transformers and equipment will be screened as required.

4. The placement of balconies above the first story shall not create a direct line of sight into the living spaces or backyards of adjacent residential properties.

Applicant Response:

The proposed Site Plan does not locate buildings that would orient living unit balconies that would create a line of sight into adjacent properties.

10. Front Yard.

a. Characteristics.

1. For all housing types the front setback—even when it is small or zero, should be designed to provide a transition from the public realm of the street to the private realm of the dwelling.
2. The front setback provides a vital transition between the public area of the street and the private spaces within the dwelling. The smaller the front setback is, the more important the concept of layering public to private spaces becomes. When multi-dwelling units are on the ground floor of the building and face the perimeter of the site and surrounding streets, they must meet the standards of this section.

b. Required Elements.

1. Dwelling units located on the ground floor of the building and facing the perimeter of the site and surrounding streets must meet the requirements of either:

- a. Front Yard Type 1: Neighborhood

Applicant Response:

The proposed Site Plan and Landscape Plan provides a landscape design that meets or exceeds the requirements for a Type 1 Front Yard (Neighborhood Type). The "Gateway" area is landscaped at the minimum depth with grasses, the "Front Yard" is fully landscaped and provides a hedge screen at 3 feet to provide privacy to the unit patios.

11. Compatibility.

- a. Characteristics. New multi-dwelling housing should be compatible with its surrounding context while introducing new shape, size, and detail variation, enabling different housing styles and types to sit side-by-side harmoniously.

Applicant Response:

The existing developed neighborhood contains a wide variety of uses, building styles and scales. The existing uses include a medical office building, a three-story hotel, the large multi-story hospital (Willamette Valley Medical Center) and single-story mobile homes in a mobile home park. The proposed three-story apartment buildings are well within the range and scale of existing adjacent developments. The proposed buildings range in size from twelve units to twenty-four units also providing a variety in the scale of buildings within the proposed development.

b. Required Elements.

1. On a site with multiple buildings of varying scales (or that vary from the surrounding context), provide a gradual transition between scales. For example, locate dwellings that are similar in scale and density along the street frontage and transition to lower scale and density buildings toward the rear of the site. Use rear driveways and landscaping as a buffer backing up to adjacent properties of a different scale.

Applicant Response:

The proposed Site Plan locates similar scale buildings adjacent the street frontage and along the northerly property line that are compatible and in context with the existing adjacent development. The buildings in the rear of the site are set back nearly 80 feet to provide separation and a buffer from the single-story mobile home park adjacent the rear of the site.

2. Arrange building volumes and setbacks in a way that reflects neighborhood patterns along street frontages and contributes to the desired character.

Applicant Response:

The existing neighborhood character is quite diverse and does not have any established patterns to follow. The proposed Site Plan provides a street frontage compatible with similar developments within the community and provides a pedestrian friendly street scape.

3. Arrange courtyard apartments so that end units reflect a neighborhood context of detached units along the street frontage.

Applicant Response:

This element is not applicable to the garden style apartments.

4. Step down taller buildings next to smaller buildings to enable buildings of larger scale but similar proportions to blend in with surroundings.

Applicant Response:

The existing neighborhood has a variety of height and scale buildings. The existing large medical office building adjacent the site to the north is single story. However, the proposed Stratus Village to the West of the medical Office Building and directly adjacent the subject site to the North is proposed to be a three-story building.

5. Step back upper floors so that the first two stories frame the street and relate to the human scale and reduce the visual impact of the third and higher floor.

Applicant Response:

The proposed site and building design does not propose stepped back upper floors. The building design, the proposed roof design and building articulation provides the desired human scale elements without stepping upper floors.

- c. Supplemental Elements. In addition to meeting the required elements above, projects must respond to the compatibility requirement in the form of three of the options listed below.

1. Use roof forms and bays to break up the overall mass of larger residential structures.

Applicant Response:

The proposed building design includes a variety of roof forms that include hipped sloped roofs, intersecting gable roof forms and large breaks in the overall roof at building indentations. The proposed roof design breaks up the overall building mass into smaller sections thus reducing the overall appearance of the building mass and scale.

2. Walls incorporate vertical wall offsets, projections, or recesses to reduce building façades into smaller volumes and define visually distinct living unit modules.

Applicant Response:

The proposed building design includes offsets in the façade wall planes. The deck forms project from the primary building wall plane and the intersecting gable roof form serves to break-up the overall building mass. The larger buildings have central indentations that serve to further break-up the building mass.

3. Step back upper floors so that the first two stories frame the street and relate to the human scale and reduce the visual impact of the third and higher floor.

Applicant Response:

This element is not utilized in the building design.

4. Mark a distinct physical transition between the base and upper floors of a building through a change in brick pattern, change in materials and/or wall surface pattern, articulation of a floor line, or change in window types.

Applicant Response:

The proposed building design includes a variety of building materials and textures. The building design has a distinct change in material and texture from the first floor to the two upper floors. This creates a distinct base to the building.

5. Use horizontal elements the entire width of the front façade to mark a break between floors or along the roofline including band course, band molding, bellyband, or belt course.

Applicant Response:

The proposed building design has a distinct change in material and texture from the first floor to the two upper floors. This creates a distinct base to the building. There is a contrasting trim band that delineates the transition between the base material and the material on the upper two floors of the building.

6. Use a variation in roof forms on all four elevations of a structure to visually break up monotony including pitched or sloping roof elements, variations in pitch and height of roof planes, dormers, eaves, gable, or dormer end brackets, corbels, or decorative wood timbers.

Applicant Response:

This element is not utilized in the building design.

7. Limit continuous ridgelines to less than 40 feet in length and continuous eaves to 25 feet in length.

Applicant Response:

This element is not utilized in the building design.

8. Step down taller buildings next to smaller buildings to enable buildings of larger scale but similar proportions to blend in with surroundings.

Applicant Response:

This element is not utilized in the building design.

12. Wall and Roof Design.

A. Characteristics.

1. For buildings that front the street, avoid long, monotonous, uninterrupted walls. Modulate buildings walls and roofs to prevent large, uninterrupted walls and building mass.

Applicant Response:

The proposed building design provides significant articulation and variety in walls planes. The longest wall plane is less than 20 feet before intersecting or recessed wall planes. Projecting or recessed building elements provide a great amount of articulation and variety of wall planes and roof forms.

2. Differentiate between the base of the building and the top of the building to enhance the pedestrian realm. Make base treatment cohesive across façades and integrate with the architectural character of the building.

Applicant Response:

The proposed building design has a distinct change in material and texture from the first floor to the two upper floors. This creates a distinct base to the building. There is a contrasting trim band that delineates the transition between the base material and the material on the upper two floors of the building. This design concept is applied to all buildings on site.

3. Multi-dwelling development must address the following design objectives:
 - A. Articulation – All street-facing buildings shall incorporate design elements that break up façades into smaller planes.
 - B. Eyes on the street – A certain percentage of the area of each street-facing façade must be windows or entrance doors.
 - C. Main entrance – On street-facing façades, at least one main entrance must meet standards for location, orientation, and visibility.
 - D. Detailed Design – All street-facing buildings shall include several features.

Applicant Response:

The proposed site and building design address the four design objectives. The building design provides building and roof forms to break up the facades into smaller planes; the street facing units provide windows and glazed doors that face the street frontage; the open entry stairway to the units faces the street frontage; and the street facing building elevations provide a variety of design features.

B. Required Elements.

1. Articulation.

- A. For multi-dwelling buildings with 30 to 60 feet of street frontage, a minimum of one of the following elements shall be provided along the street-facing façades.
- B. For buildings with over 60 feet of street frontage, at least one element below shall be provided for every 30 feet of street frontage. Elements shall be distributed along the length of the façade so that there are no more than 30 feet between two elements.
 1. A porch at least 5 feet deep.

2. A balcony that is at least 2 feet deep and is accessible from an interior room.
 3. A bay window that extends at least 2 feet.
 4. A section of the façade that is recessed by at least 2 feet deep and 6 feet long.
 5. A gabled dormer.
- C. Buildings under 30 feet in length are exempt from these requirements.

Applicant Response:

The proposed street frontage buildings have over 60 feet of street frontage. The proposed building design does not have a wall plane over 20 feet between articulation or design features to break up the facades. These include the recessed front porch/patio and upper floor decks that are 6 feet in depth. These projecting elements also have gabled and hipped roof dormers.

2. Eyes on The Street.

- A. At least 15 percent of the area of each street-facing façade must be windows or entrance doors. Windows used to meet this standard must be transparent and allow views from the building to the street. Glass blocks and privacy windows in bathrooms do not meet this standard.
- B. Window area is considered the entire area within the outer window frame, including any interior window grid.
- C. Doors used to meet this standard must face the street or be at an angle of no greater than 45 degrees from the street.

Applicant Response:

The proposed building design provides 22% window area on the street facing facades. This includes the living room, bedroom and bath windows and the glazed door in the living room leading to the decks and ground floor patios.

3. Main Entrances. Main entrances must meet both of the following standards.

- A. Be no further than 8 feet behind the longest street-facing wall of the building.
- B. Face the street, be at an angle of up to 45 degrees from the street, or open onto a porch. If the entrance opens up onto a porch, the porch must meet all of these additional standards.
 1. Be at least 25 square feet in area with a minimum 4 feet depth.
 2. Have at least one porch entry facing the street.
 3. Have a roof that is no more than 12 feet above the floor of the porch.
 4. Have a roof that covers at least 30 percent of the porch area.

Applicant Response:

The proposed building provides open air enclosed stairways to serve the living units on that side of the building including the ground floor units. The stairway provides a roof covering.

4. Detailed Design.

- A. For multi-dwelling buildings with up to 30 feet or more of street frontage, a minimum of two of the elements shall be provided along the street-facing façade or façades.

- B. For buildings with over 30 feet of street frontage, at least one element shall be provided for every 30 feet of street frontage. Elements shall be distributed along the length of the façade so that there are no more than 30 feet between two elements.
1. Covered porch at least 5 feet deep, as measured horizontally from the face of the main building façade to the edge of the deck, and at least 5 feet wide.

Applicant Response:

The proposed design for Building 'A' has 70 feet of street frontage. The façade is broken up into three primary articulated sections. This includes unit deck/patio projections that are 6 feet deep and 12 feet wide. The longest wall plane between these sections is 20 feet. Between these deck/patio projects is the recessed entry and open-air stairway to the upper living units.

The proposed design for Building 'B' has 140 feet of street frontage. The façade is broken up into six articulated sections and the longest wall plane between these sections is 20 feet. This includes unit deck/patio projections that are 6 feet deep and 12 feet wide. Between these deck/patio projects is the recessed entry and open-air stairway to the upper living units.

2. Recessed entry area at least 2 feet deep, as measured horizontally from the face of the main building façade, and at least 5 feet wide.

Applicant Response:

The proposed building recessed entries and open-air stairways to the upper floor living units. These entries are 8 feet wide and 18 feet deep.

3. Offset on the building face of at least 16 inches from one exterior wall surface to the other.

Applicant Response:

The proposed street facing building designs provide multiple changes in wall planes. The depth of the wall plane variations are 6 feet in several locations and 10 feet in additional locations. These variations occur multiple times on all street frontage building façade elevations.

4. Dormer that is at least 4 feet wide and integrated into the roof form.

Applicant Response:

This design element is not utilized in the building design.

5. Roof eaves with a minimum projection of 12 inches from the intersection of the roof and the exterior walls.

Applicant Response:

The proposed building roof design provides 24 inch, 18 inch and 12 inch roof overhangs.

6. Roofline offsets of at least 2 feet from the top surface of one roof to the top surface of the other.

Applicant Response:

The design element is not utilized in the building design.

7. Horizontal lap siding between 3 to 7 inches wide (the visible portion once installed). The siding material may be wood, fiber-cement, or vinyl.

Applicant Response:

The proposed building elevation design includes fiber cement horizontal lap siding with a 6-inch exposure.

8. Brick, cedar shingles, stucco, or other similar decorative materials covering at least 40 percent of the street-facing façade.

Applicant Response:

This design element is not utilized in the building design.

9. Gable roof, hip roof, or gambrel roof design.

Applicant Response:

The proposed building roof design includes hip roofs and gable roof forms.

10. Window trim around all windows at least 3 inches wide and 5/8 inches deep.

Applicant Response:

This design element is not utilized in the building design.

11. Window recesses, in all windows, of at least 3 inches as measured horizontally from the face of the building façade.

Applicant Response:

This design element is not utilized in the building design.

12. Balcony that is at least 3 feet deep, 5 feet wide, and accessible from an interior room.

Applicant Response:

The proposed building and living unit design includes recessed upper floor decks that are 6 feet deep and 12 feet wide.

13. Bay window at least 2 feet deep and 5 feet long.

Applicant Response:

This design element is not utilized in the building design.

14. One roof pitch of at least 500 square feet in area that is sloped to face the southern sky and has its eave line-oriented within 30 degrees of the true north/ south axis.

Applicant Response:

This design element is not utilized in the building design.

CHAPTER 17.57 LANDSCAPING

17.57.010 Purpose and Intent:

The purpose and intent of this Chapter is to encourage and, where appropriate, require the use of landscape elements, particularly plant materials, in proposed developments in an organized and harmonious manner that will enhance, protect and promote the economic, ecological and aesthetic environment of McMinnville. Landscaping is considered by McMinnville to be an integral part of a complete comprehensive development plan. The City recognizes the value of landscaping in achieving the following objectives:

A. Provide guidelines and standards that will:

1. Reduce soil erosion and the volume and rate of discharge of storm water runoff.

Applicant Response:

Temporary erosion control measures will be implemented to prevent soil erosion during construction. Soils will be protected from erosion post construction with the use of plant materials and 3" deep bark mulch throughout the site.

2. Aid in energy conservation by shading structures from energy losses caused by weather and wind.

Applicant Response:

Deciduous trees are placed throughout the site to provide shade in the summer months and allow warming sun in the winter.

3. Mitigate the loss of natural resources.

Applicant Response:

Currently, the site is cleared for agricultural use. The design will provide permanent plant materials for the site and will be a net gain of natural resources in the form of carbon sequestering trees, shrubs and grasses.

4. Provide parking lot landscaping to reduce the harmful effects of heat, noise and glare associated with motor vehicle use.

Applicant Response:

The landscape design proposes the use of interior and perimeter landscaping. Perimeter landscaping includes a site obscuring fence and evergreen hedge to eliminate glare from vehicles. Large shade trees in the interior landscape islands will help reduce heat island effects.

5. Create safe, attractively landscaped areas adjacent to public streets.

Applicant Response:

Landscaping adjacent to the public street (SE Norton Lane) will include Green Vase Zelkova trees that will provide shade in the summer and attractive fall color. Low flowering shrubs, ornamental grasses, and groundcovers adjacent to SE Norton Lane will provide an attractive landscape viewable for users of the public street.

6. Require the planting of street trees along the City's rights-of-way.

Applicant Response:

Landscaping adjacent to the public street (SE Norton Lane) will include Green Vase Zelkova trees that will provide shade in the summer and attractive fall color.

7. Provide visual screens and buffers that mitigate the impact of conflicting land uses to preserve the appearance, character and value of existing neighborhoods.

Applicant Response:

The landscape design proposes the use of perimeter landscaping. Perimeter landscaping in parking areas includes a site obscuring fence and evergreen hedge to eliminate glare from vehicles. Pedestrian walkways adject to property lines are buffered with a site obscuring fence and plant materials. Overall, the use of trees, shrubs and groundcover are compatible with the character of the existing residential and commercial uses that have similar plantings.

8. Provide shade, and seasonal color.

Applicant Response:

The choice and selection of plant materials incorporates a variety of trees, shrubs, grasses, and groundcover. Trees will provide shade, flowers and fall color. Ornamental shrubs and groundcover will provide seasonal flowers and color.

9. Reduce glare, noise and heat.

Applicant Response:

The landscape design proposes the use of interior and perimeter landscaping. Perimeter landscaping includes a site obscuring fence and evergreen hedge to eliminate glare from vehicles. Large shade trees in the interior landscape islands will help reduce heat island effects.

Noise mitigation is most critical for the residential use west of the site. The design will include a 15' setback to help mitigate noise along the west property line.

- B. Promote compatibility between land uses by reducing the visual noise and lighting impacts of specific developments on users of the site and abutting properties.

Applicant Response:

The proposed Landscape Plan and design provides trees, buffer and screening plantings along the site perimeter. This will buffer the effects of on-site parking area and building lighting from the adjacent abutting properties. The overall landscape plan and

development also aids in buffering sound both from the subject site and from the adjacent abutting properties.

- C. Unify development and enhance and define public and private places.

Applicant Response:

The proposed Landscape Plan and design will provide street trees along the SE Norton Lane street frontage. The landscape design also provides screening of private spaces for the living units and the proposed open common areas on site.

- D. Preserve existing mature trees.

Applicant Response:

The existing undeveloped site was historically agricultural uses and there are no existing trees.

- E. Enhance the urban forest and tree canopy.

Applicant Response:

The proposed Landscape Plan and design provides a variety of trees that will enhance and contribute to the overall urban tree canopy.

- F. Encourage the use of plants native to the Willamette Valley to the maximum extent feasible, in order to reduce watering requirements and agricultural chemical applications, and to provide a sense of regional identity with plant communities unique to the area.

Applicant Response:

The landscape design incorporates native plant varieties and hybrids to help reduce water requirements, reduce chemical applications, and help provide a sense of regional identity. Blue Fescue is used as a drought resistant groundcover throughout the site. Thuja occidentalis "Golden Globe" is a hybrid of the native Thuja and will provide an evergreen presence in winter months, reminiscent of Pacific Northwest landscapes. Finally, White Wonder Dogwood trees, a hybrid of the native Cornus nuttallii, are placed throughout the site. The Dogwoods will provide the familiar white flower in spring that is common in Pacific Northwest landscapes.

- G. Establish and enhance a pleasant visual character and structure to the built environment that is sensitive to safety and aesthetic issues.

Applicant Response:

A pleasant visual character and structure is established using a variety of trees, shrubs, and groundcover throughout the site.

The main east-west interior walkway and open spaces are lined with Aristocrat Flowering Pears, giving them a unique visual character and structure. The north-south walkway between building D and open space is lined with European Hornbeams, giving a sense of separation between the common space and the apartments to the west. Crape Myrtles trees are placed in raised planters within amenity areas of the open spaces. The low canopy of the Crape Myrtle will enhance the planters by providing shade and a unique aesthetic. Finally, stately Green Vase Zelkova will line Norton Lane, providing a vertically

branched and high canopy structure for the interphase between public and private space.

Shrubs and ornamental grasses throughout the site help provide a pleasant visual character, define spaces and facilitate safety. The perimeter of the site is lined with evergreen shrubs that will provide a six-foot-tall screen between parking and adjacent uses. A mix of low shrubs and grasses skirt the buildings to provide separation between public and private areas. The low plantings help to soften the angular lines of buildings while keeping sight lines open for safety.

Grasses are used throughout the site to provide a sense of space inherent to the expansive grasslands of the Willamette Valley. Lawn areas in open spaces provide residents opportunities for active recreation. Residents can play a game of volleyball, pick up football or frisbee in these expansive areas.

H. Support McMinnville as a community that cares about its appearance.

Applicant Response:

The proposed Landscape Plan design provides an esthetically pleasing and attractive landscape design. This overall site and landscape design enhances the character of the existing neighborhood and provides a livable community environment.

17.57.070 Area Determination—Planning factors.

A. Landscaping shall be accomplished within the following ranges:

3. Multiple-dwelling, twenty-five percent of the gross area. This may be reduced to not less than fifteen percent upon approval of the review committee. (The gross area to be landscaped may only be reduced by the review committee if there is a showing by the applicant that the intent and purpose of this chapter and subsection B of this section are met.)

Applicant Response:

The proposed Site Plan and Landscape Plan provide 30 percent of the site area in landscaping.

4. A parking lot or parking structure built in any zone providing parking spaces as required by the zoning ordinance shall be landscaped in accordance with the commercial requirements set forth above in subsection 2 of this section.

Applicant Response:

The proposed Site Plan and Landscape Plan provide parking lot landscaping as identified in 17.11.090 Residential Design Standards for Apartments.

B. The following factors shall be considered by the applicant when planning the landscaping in order to accomplish the purpose set out in Section 17.57.010. The Landscape Review Committee shall have the authority to deny an application for failure to comply with any or all of these conditions:

1. Compatibility with the proposed project and the surrounding and abutting properties and the uses occurring thereon.

Applicant Response:

The adjacent uses: residential, commercial and agriculture would not be adversely affected by the proposed multi-family development. Uses to the north, south and west of the site will be sufficiently screened with a site obscuring fence and evergreen hedge. Additionally, the residential use to the west will be buffered with more than 15' between the property line and any structure.

2. Screening the proposed use by sight-obscuring, evergreen plantings, shade trees, fences, or combinations of plantings and screens.

Applicant Response:

Screening is proposed on north, south and west perimeters of the site. Screening will be achieved with a site obscuring fence and evergreen hedge.

3. The retention of existing trees and natural areas that may be incorporated in the development of the project. The existing grade should be preserved to the maximum practical degree. Existing trees shall be provided with a watering area equal to at least one-half the crown area.

Applicant Response:

The site was previously open for agricultural use and there are no existing trees on site.

4. The development and use of islands and plantings therein to break up parking areas.

Applicant Response:

A total of 37 parking lot islands are used to break up parking areas. Each island has a shade tree and shrubs / grasses to help break up the parking areas.

5. The use of suitable street trees in the development of new subdivisions, shopping centers and like developments. Certain trees shall be prohibited in parking areas: poplar, willow, fruit, nut, birch, conifer, and ailanthus.

Applicant Response:

None of the proposed trees are prohibited. Many of the trees are listed on the City of McMinnville street tree list, including the Green Vase Zelkova proposed along SE Norton Lane.

6. Suitable watering facilities or irrigation systems must be included in or near all planted areas;

Applicant Response:

The proposed development will have an automatic irrigation system with a water efficient controller and rain sensor. The irrigation system will be commercial grade with separate zones for lawn and shrub areas.

APPLICATION DRAWINGS
ARCHITECTURAL,
AND LANDSCAPE

PROJECT DATA

SITE INFORMATION:
 ZONING: C3 - GENERAL COMMERCIAL, THREE-MILE LANE PLANNED DEVELOPMENT OVERLAY
 MAP NO: T4SR4W-27, TAX LOT 701
 SITE AREA: 214,759 SF, 4.93 ACRES

BUILDING INFORMATION
 CONSTRUCTION TYPE: TYPE V-B
 BUILDING HEIGHT: THREE-STORIES
 OCCUPANCY GROUPS: R-2 RESIDENTIAL, APARTMENTS

LIVING UNITS:
 ONE-BEDROOM, 1 BATH: 42 UNITS
 TWO-BEDROOM, 1 BATH: 36 UNITS
 TWO-BEDROOM, 2 BATH: 42 UNITS
 THREE-BEDROOM, 2 BATH: 18 UNITS
 TOTAL UNITS: 138 UNITS

PARKING:
 REQUIRED:
 1BR AND 2BR UNITS, 1.5 SPACES/UNIT= 180 SPACES
 3BR UNITS, 2 SPACES/UNIT= 36 SPACES
 TOTAL REQUIRED: 216 SPACES

PROVIDED:
 STANDARD SPACES: 188 SPACES
 COMPACT SPACES: 22 SPACES
 ACCESSIBLE SPACES: 8 SPACES
 TOTAL PARKING PROVIDED: 218 SPACES

PROJECT TEAM

OWNER/DEVELOPER:
 KWDS, LLC
 PO BOX 145
 WILSONVILLE, OREGON 97070
 (503) 781-5685
 CONTACT: CHAD JURANEK

GENERAL CONTRACTOR:
 KOHL INC.
 PO BOX 145
 WILSONVILLE, OREGON 97070
 (503) 781-5685
 CONTACT: CHAD JURANEK

ARCHITECT/PLANNER:
 REITER DESIGN ARCHITECT, INC.
 7965 SW CIRRIUS DRIVE
 BEAVERTON, OREGON 97008
 (503) 574-3036
 PROJECT ARCHITECT: SCOTT REITER

CIVIL ENGINEER:
 HARPER HOUF PETERSON RIGHELLI, INC.
 250 NW FRANKLIN AVE., SUITE 404
 BEND, OREGON 97703
 (541) 318-1161
 PROJECT ENG.: JENNIFER VAN CAMP, PE

STRUCTURAL ENGINEER:
 HARPER HOUF PETERSON RIGHELLI, INC.
 205 SE SPOKANE ST., SUITE 200
 PORTLAND, OREGON 97202
 (503) 221-1131
 PROJECT ENGINEER: JEFF SCHWINDT, PE

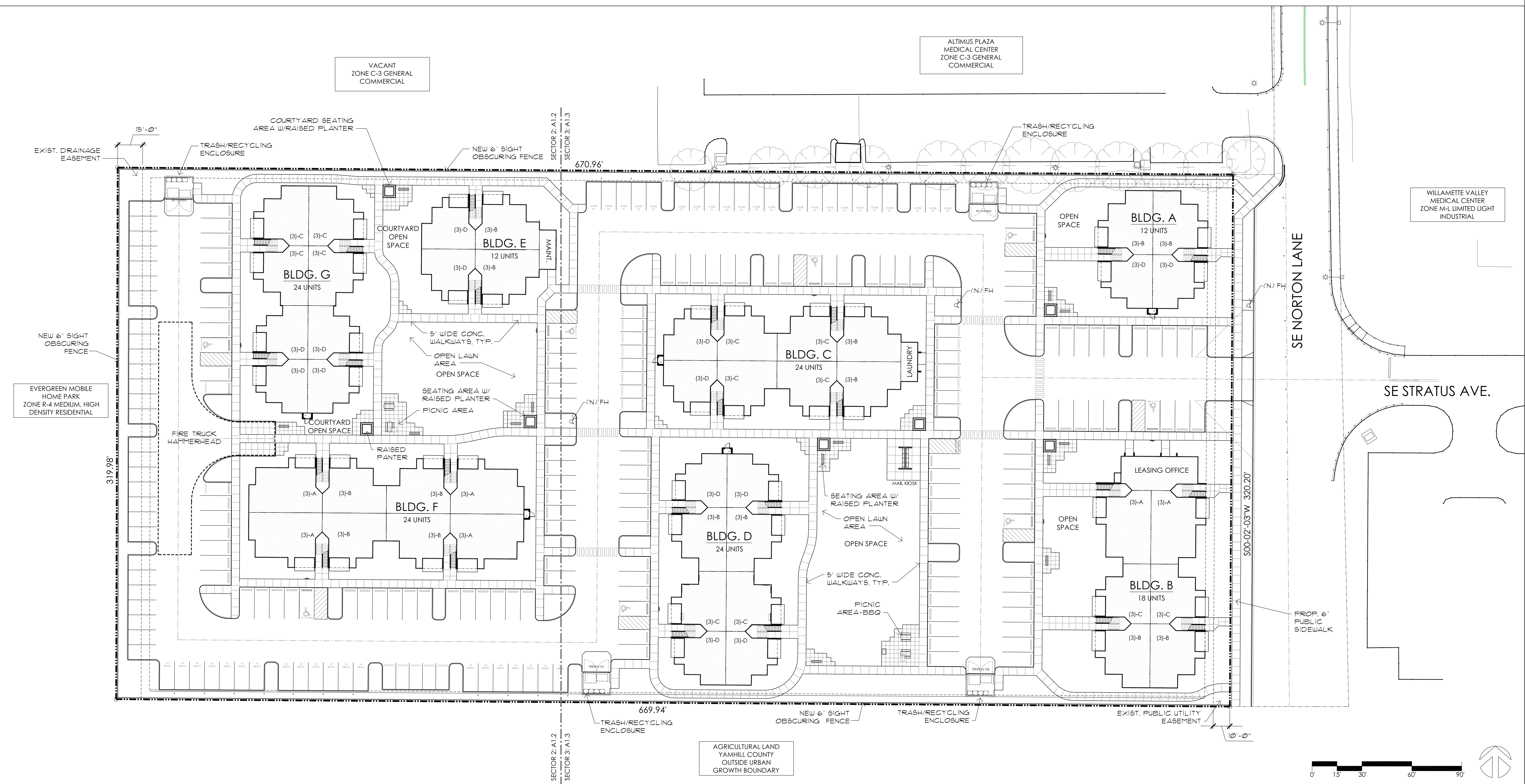
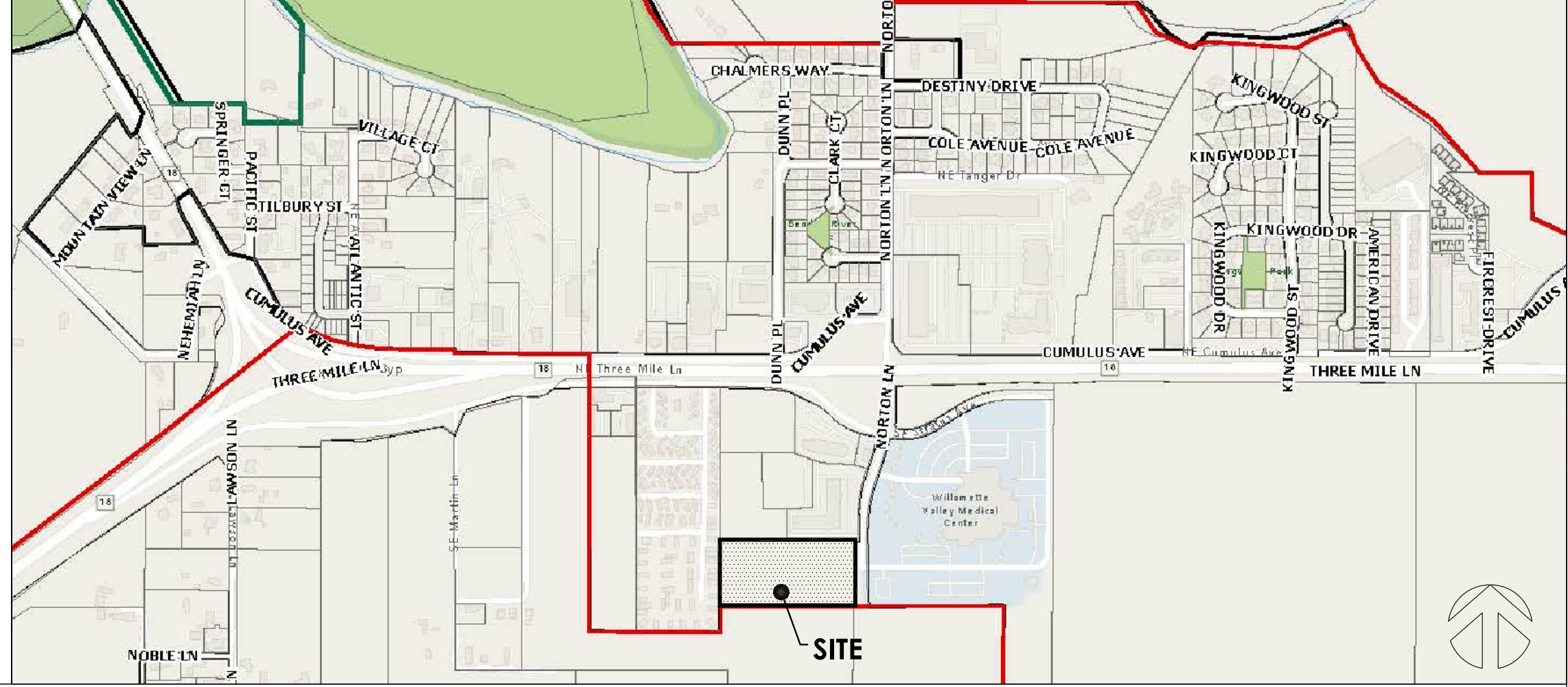
TRANSPORTATION ENGINEER:
 LANCASTER-MOBY
 321 SW 4TH, AVE, SUITE 400
 PORTLAND, OREGON 97204
 (503) 248-0313
 CONTACT: DANIEL STUMPF

LANDSCAPE ARCHITECT:
 HARPER HOUF PETERSON RIGHELLI, INC.
 205 SE SPOKANE ST., SUITE 200
 PORTLAND, OREGON 97202
 (503) 221-1131
 PROJECT LANDSCAPE ARCH.: JEFFERY CREEL

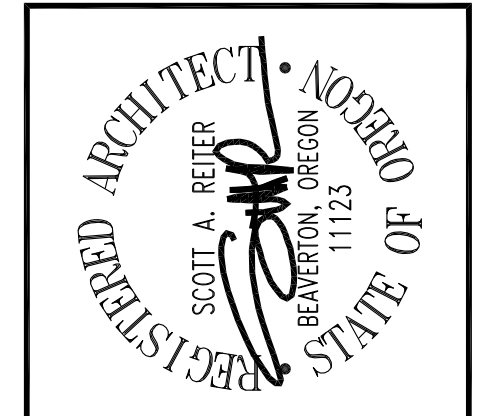
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 - A1.2 ENLARGED SITE PLAN SECTOR 2
 - A1.3 ENLARGED SITE PLANS
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VICINITY MAP



CONCEPTUAL SITE PLAN 1
 Scale: 1" = 30'-0" A1.0



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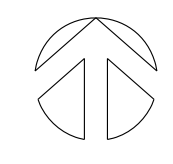
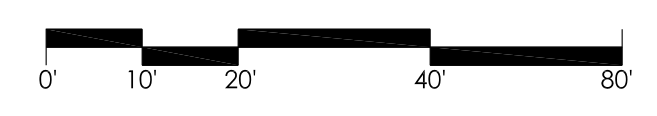
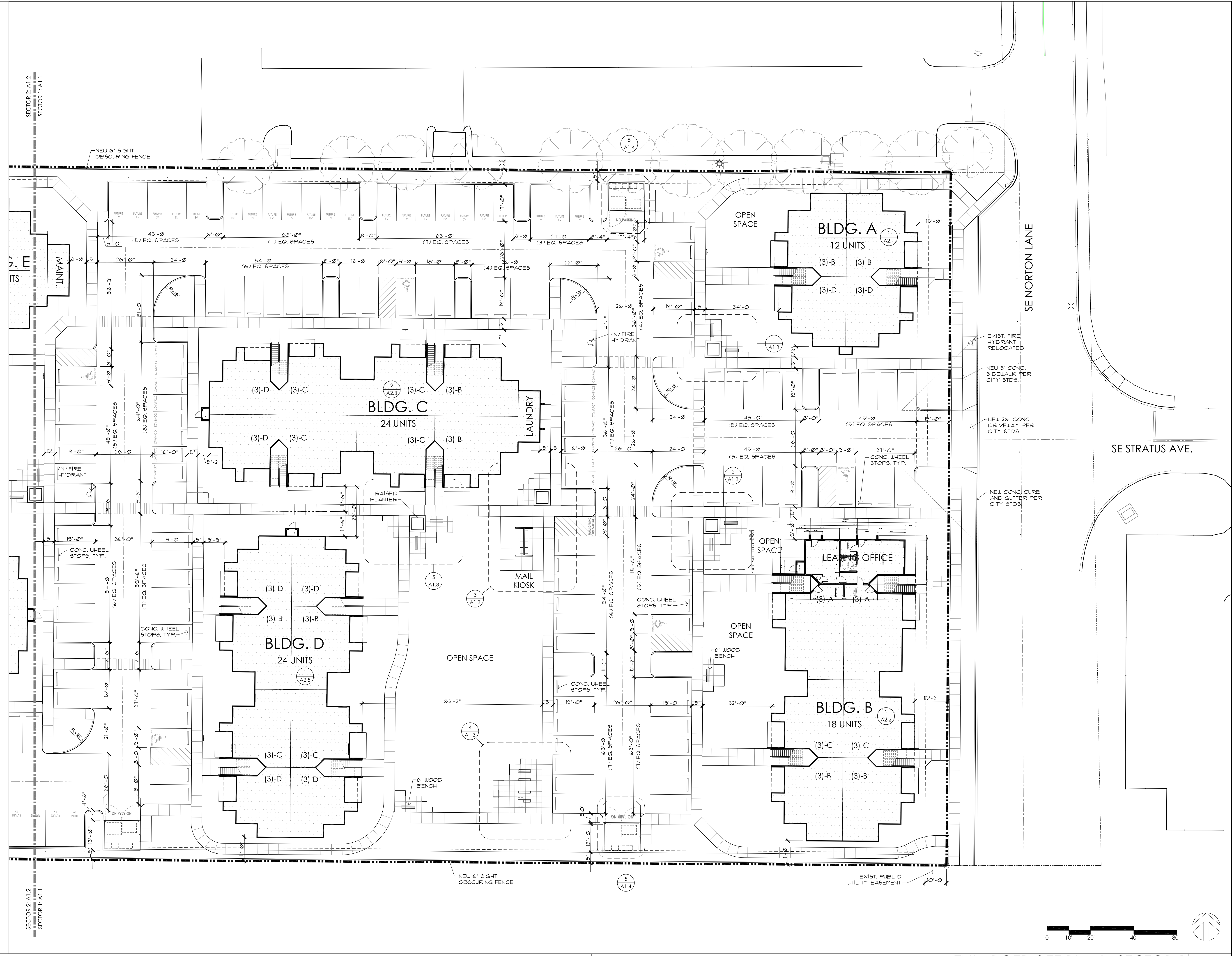
NORTON LANDING APARTMENTS
 SE NORTON LANE AND SE STRATUS AVE. MCMINNVILLE, OREGON
 OWNER:
KWDS, LLC
 PO BOX 145 WILSONVILLE, OREGON 97070 (503) 781-5685

CONCEPTUAL SITE PLAN

DATE	REVISIONS
JULY 19, 2023	AS NOTED
SCALE:	AS NOTED
DRAWN:	
JOB NO.:	2301

LAND-USE REVIEW

A
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ENLARGED SITE PLAN - SECTOR 1 1
 Scale: 1" = 20'-0" A1.1

LAND-USE REVIEW

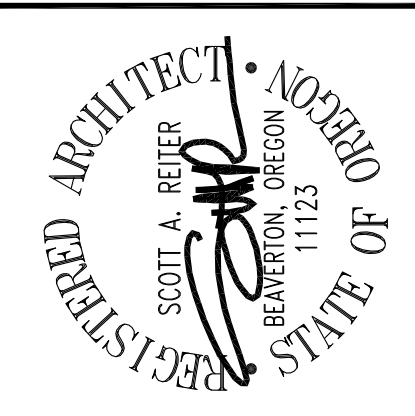
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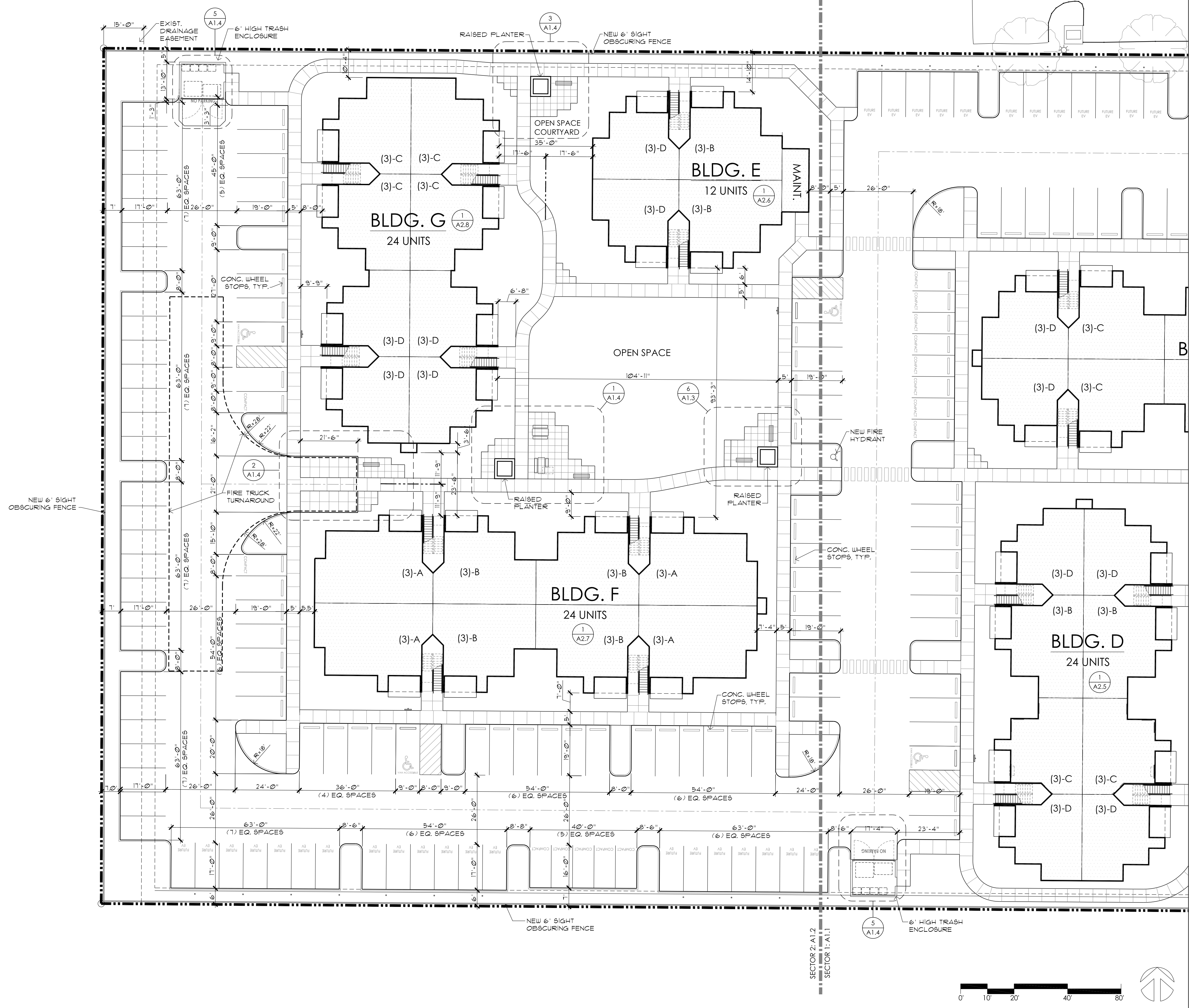
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ENLARGED SITE PLAN - SECTOR 2 1
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LAND-USE REVIEW

ENLARGED SITE PLAN - SECTOR 2

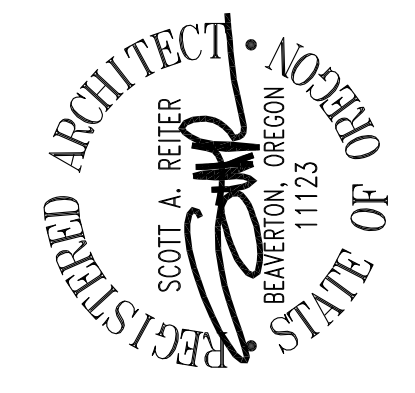
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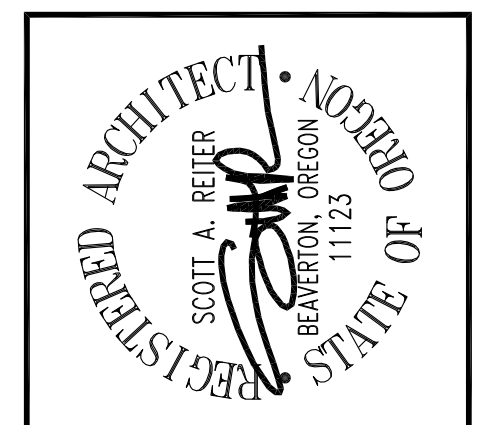
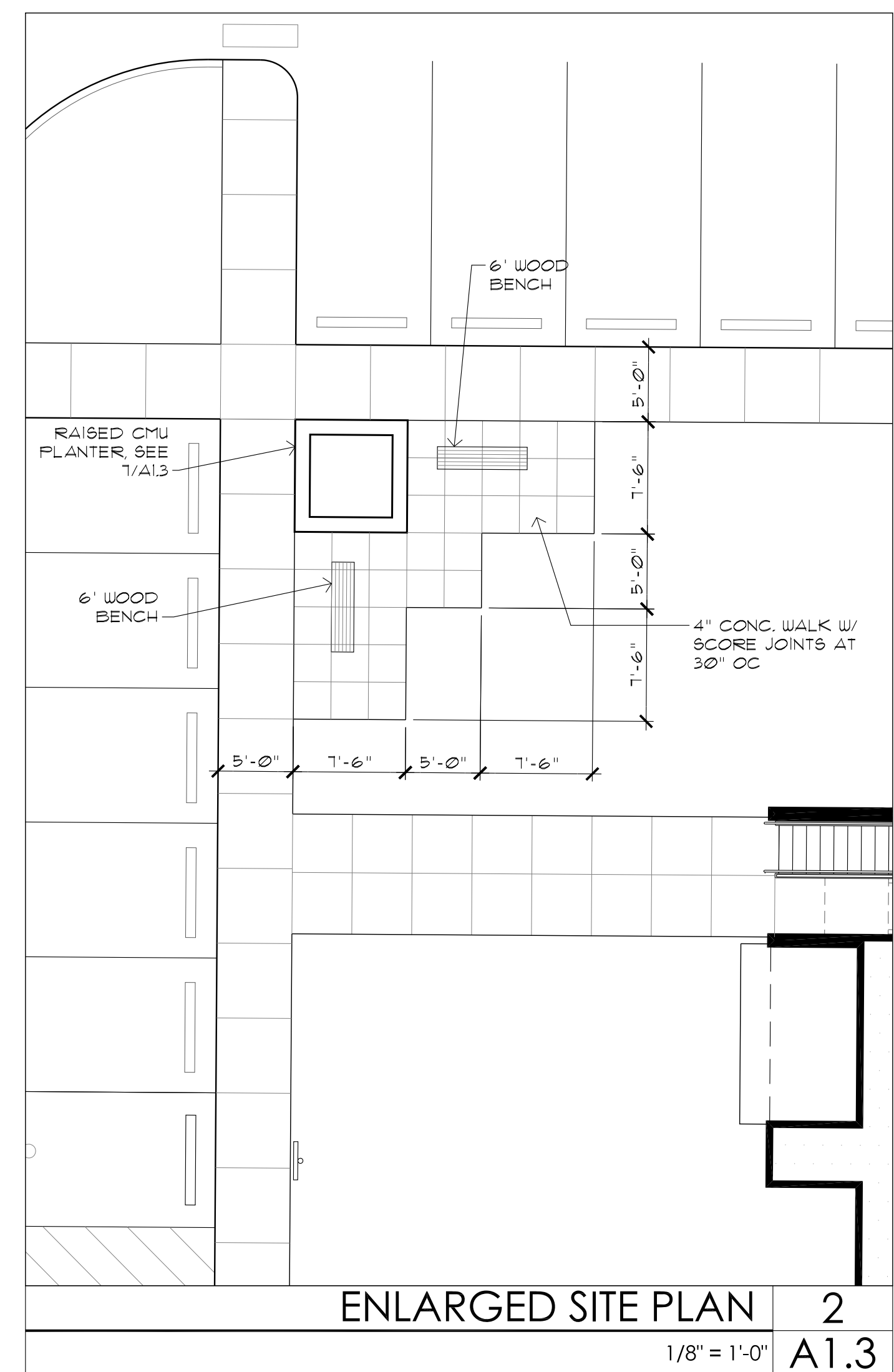
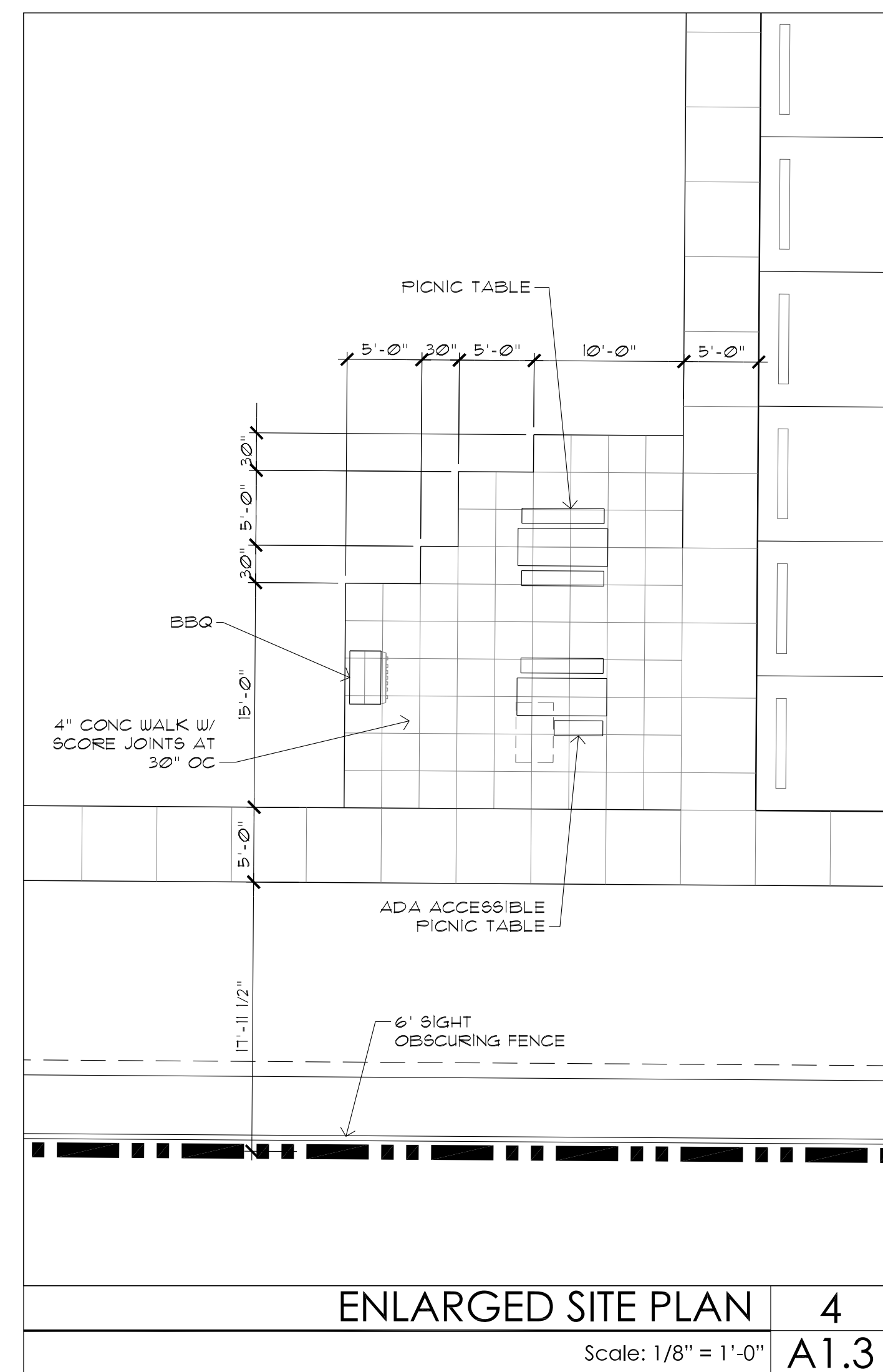
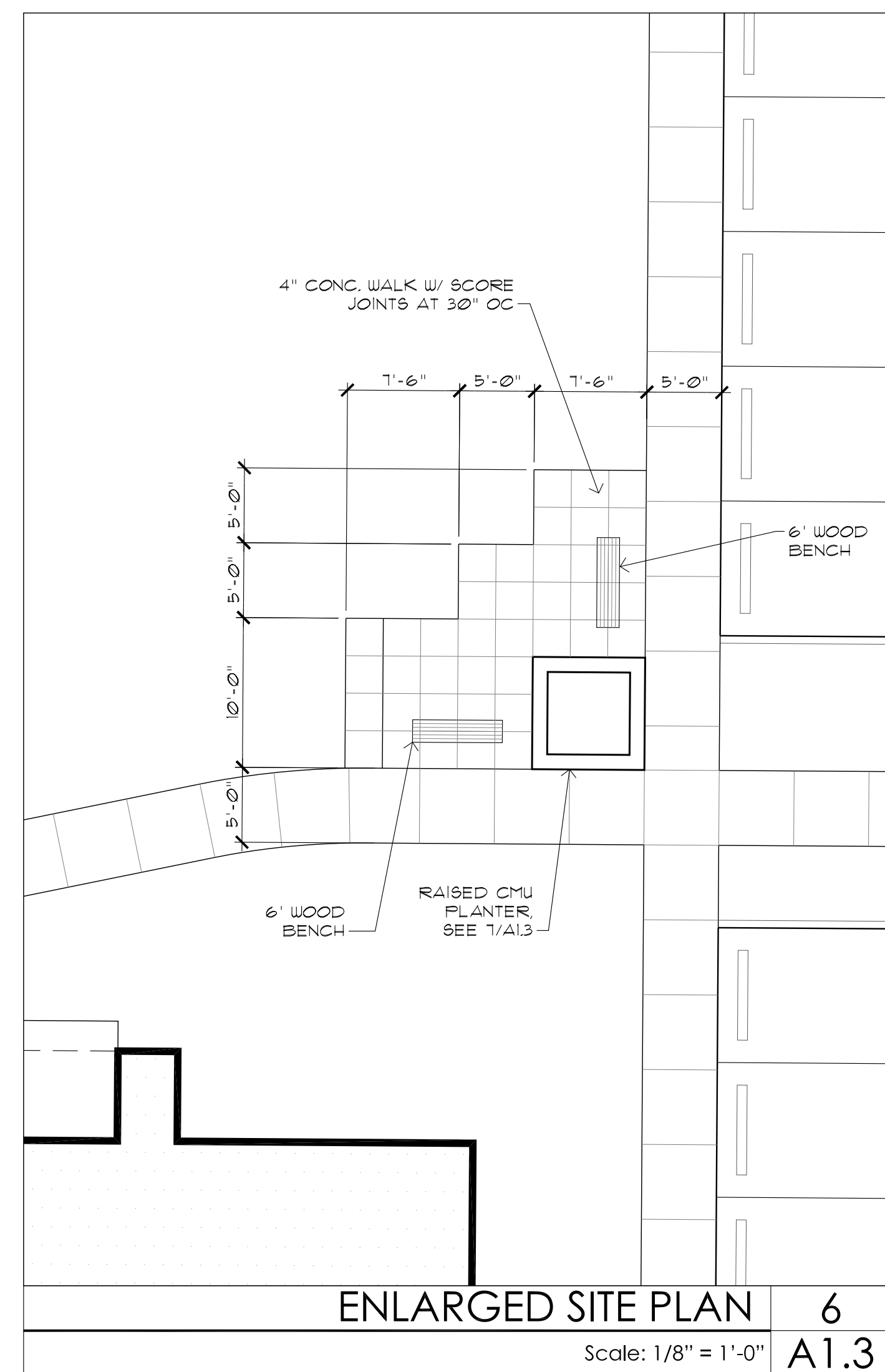
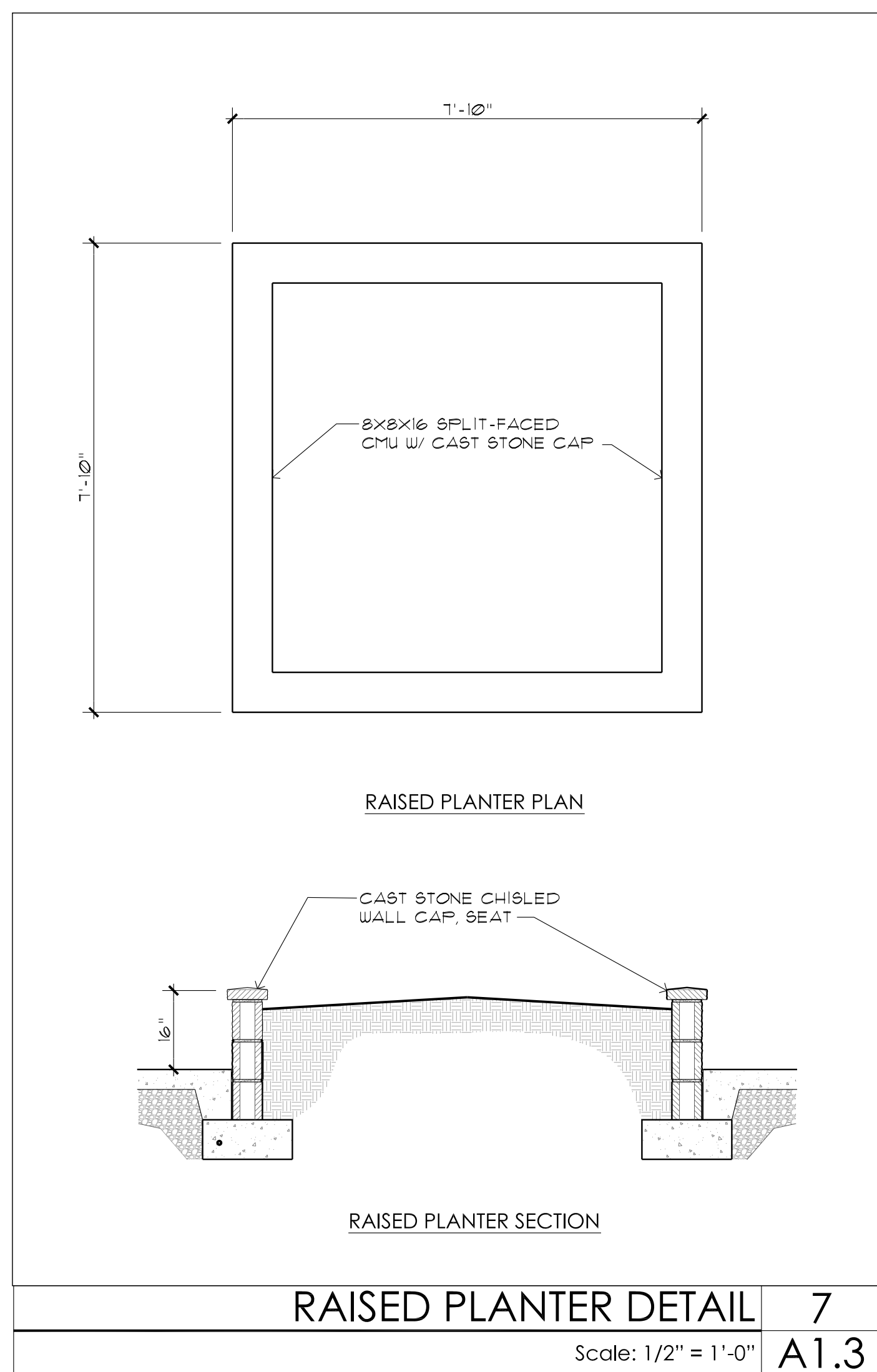
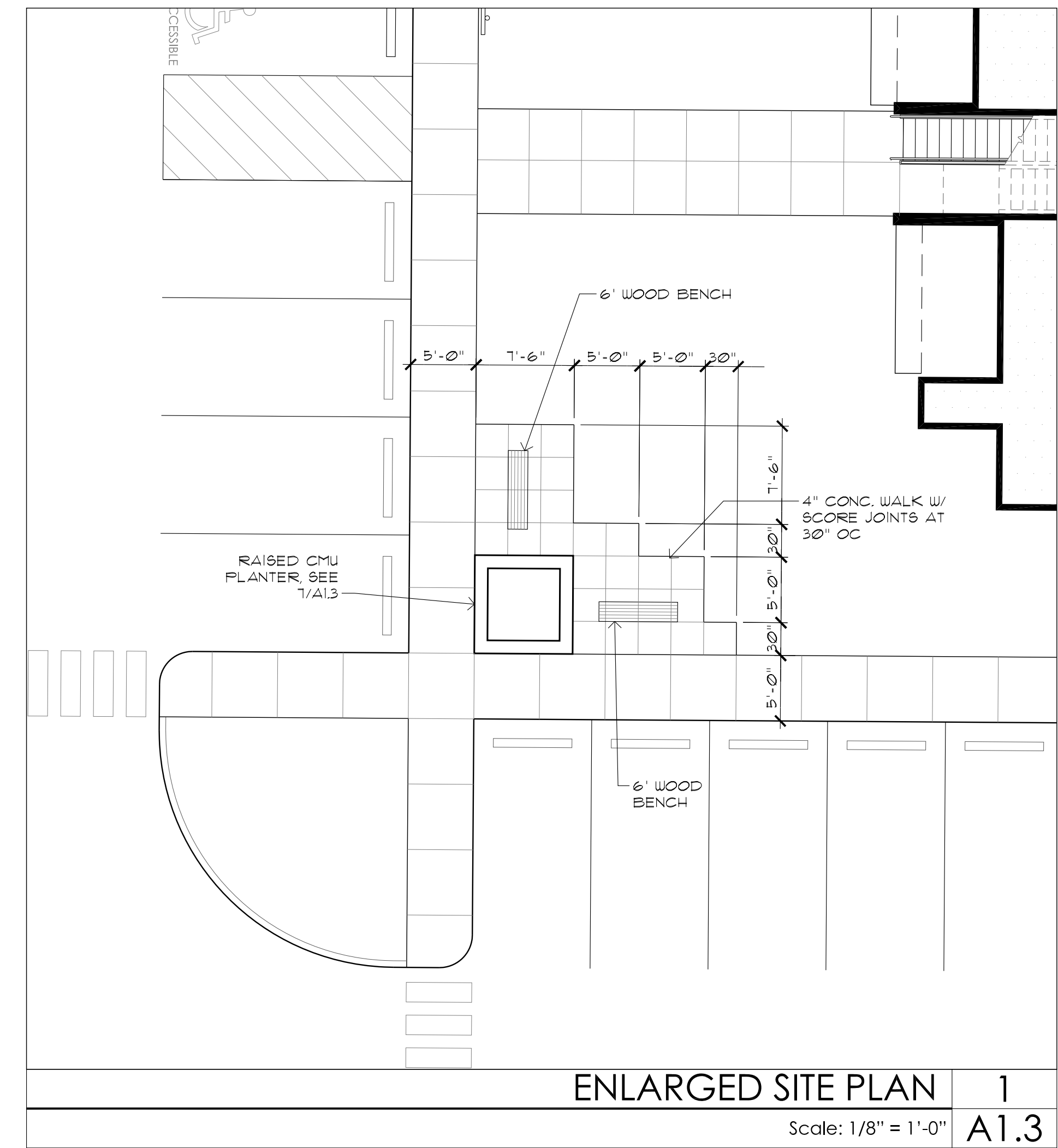
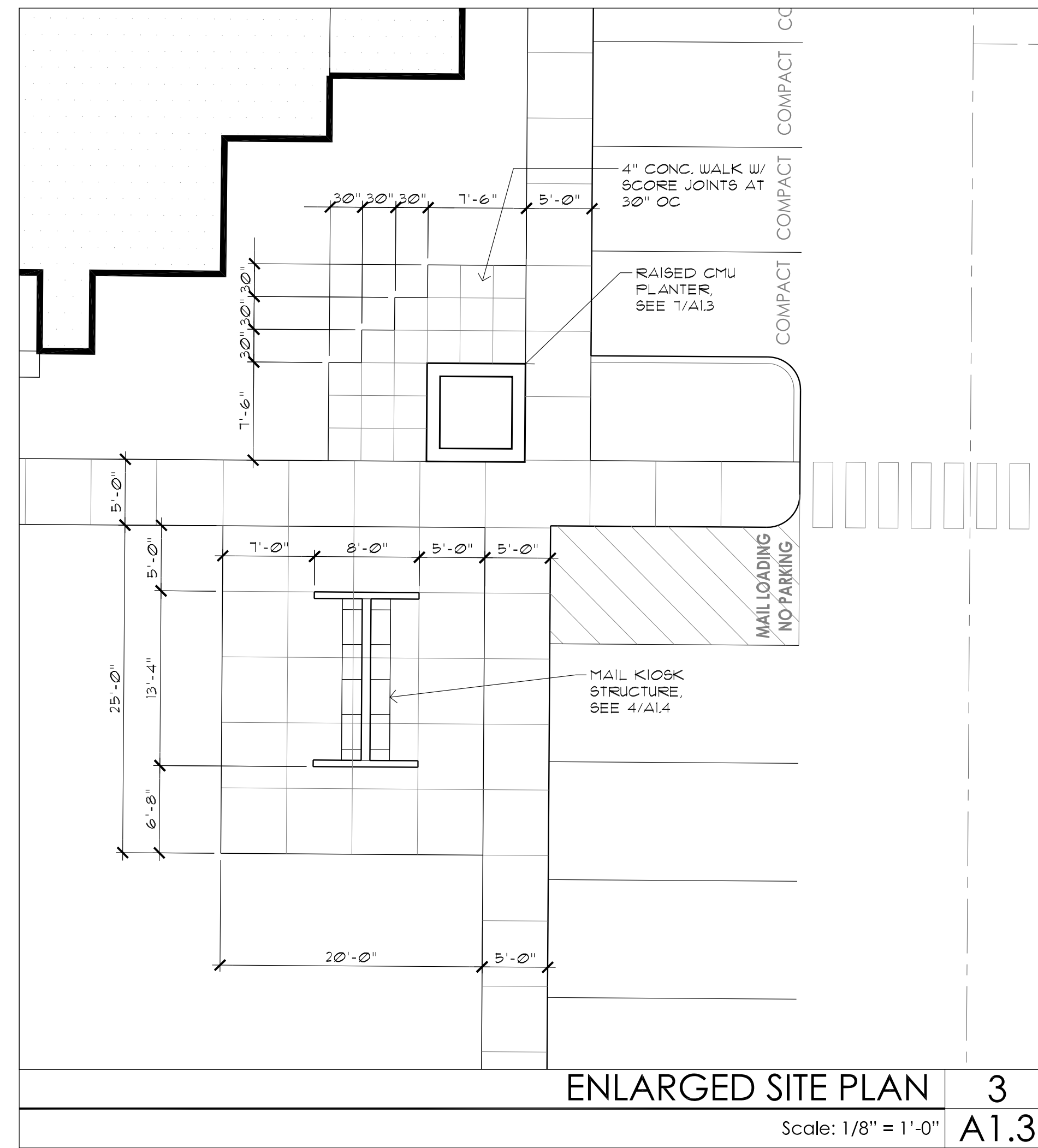
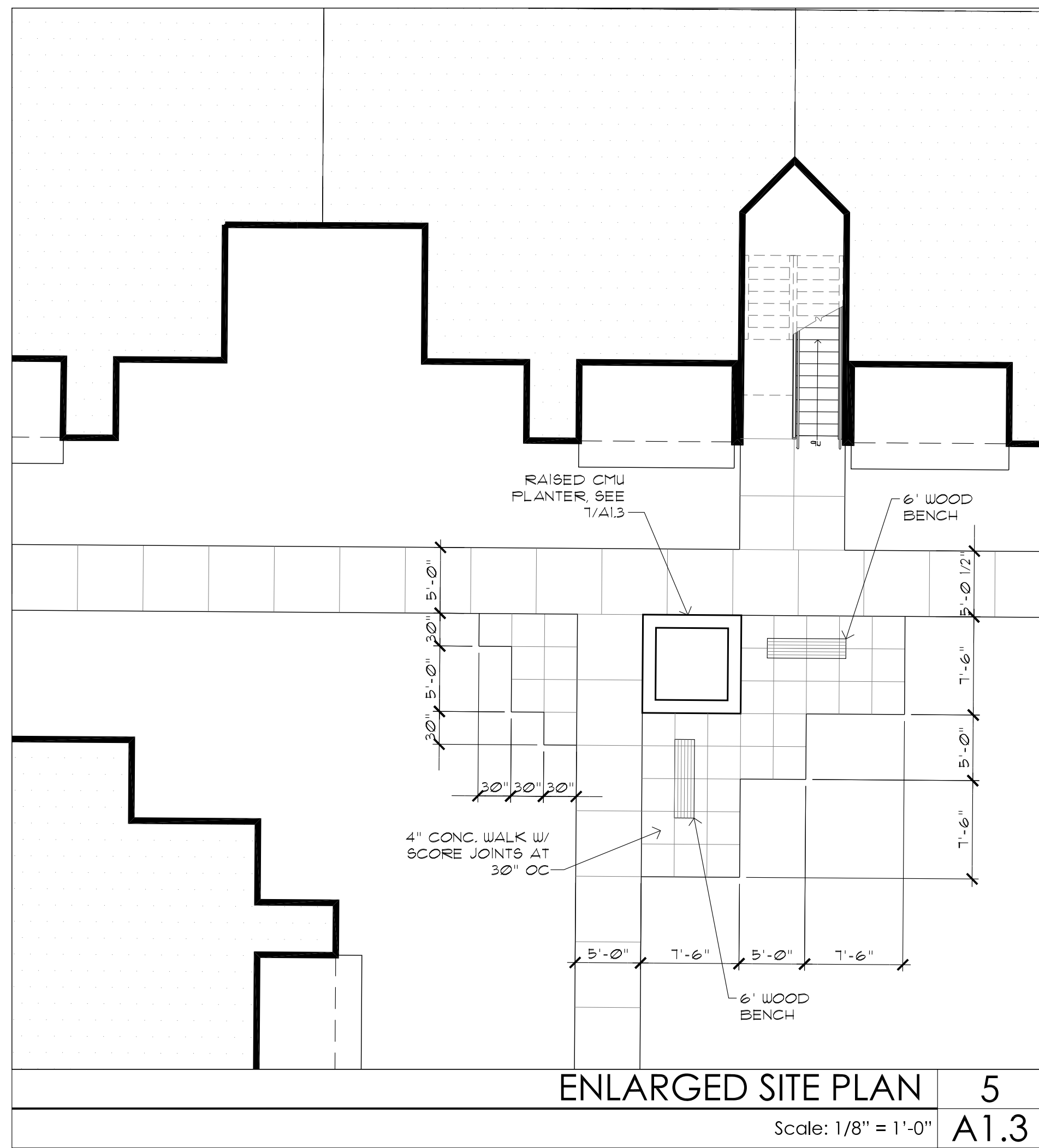
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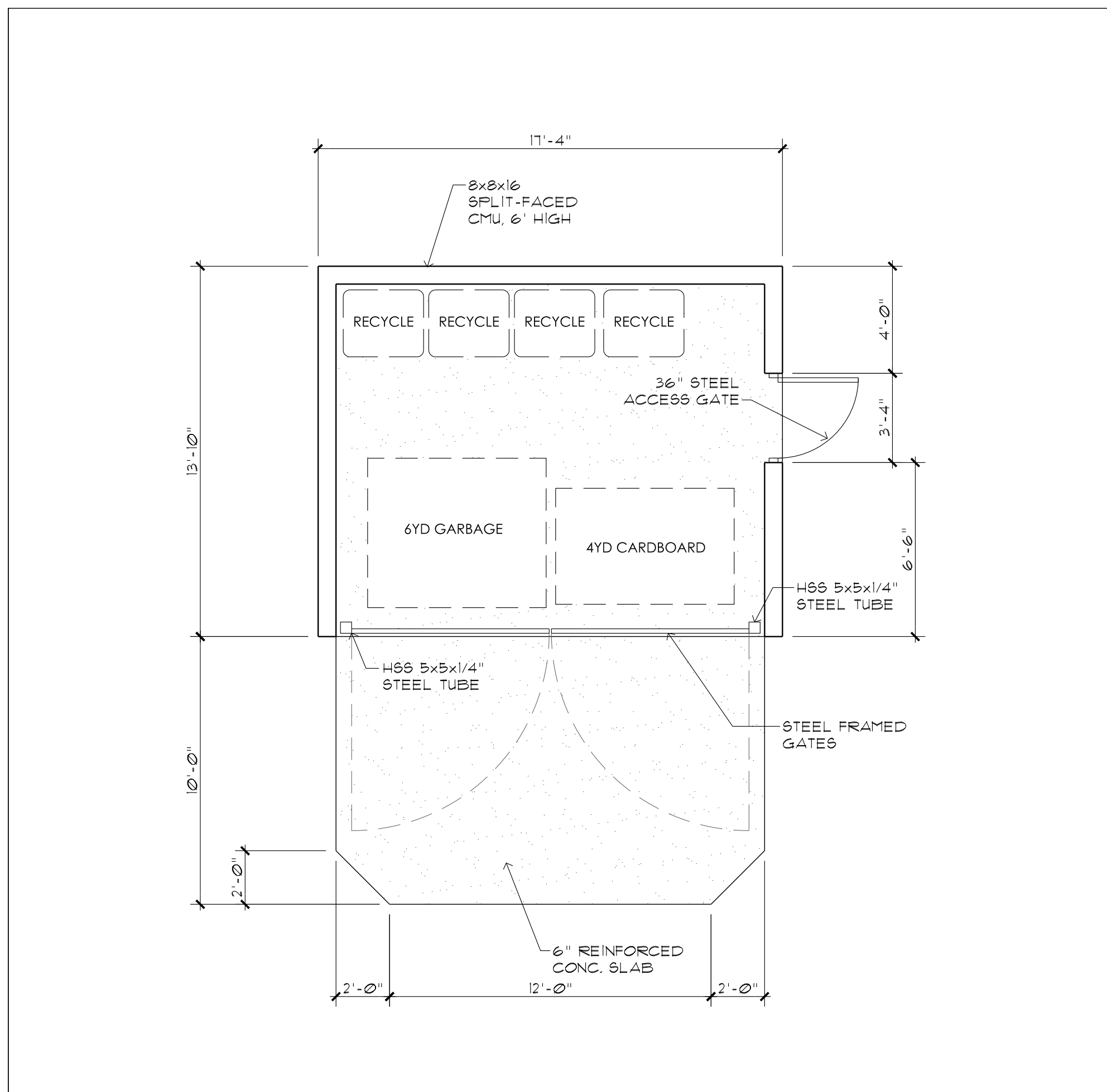
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ENLARGED SITE PLANS

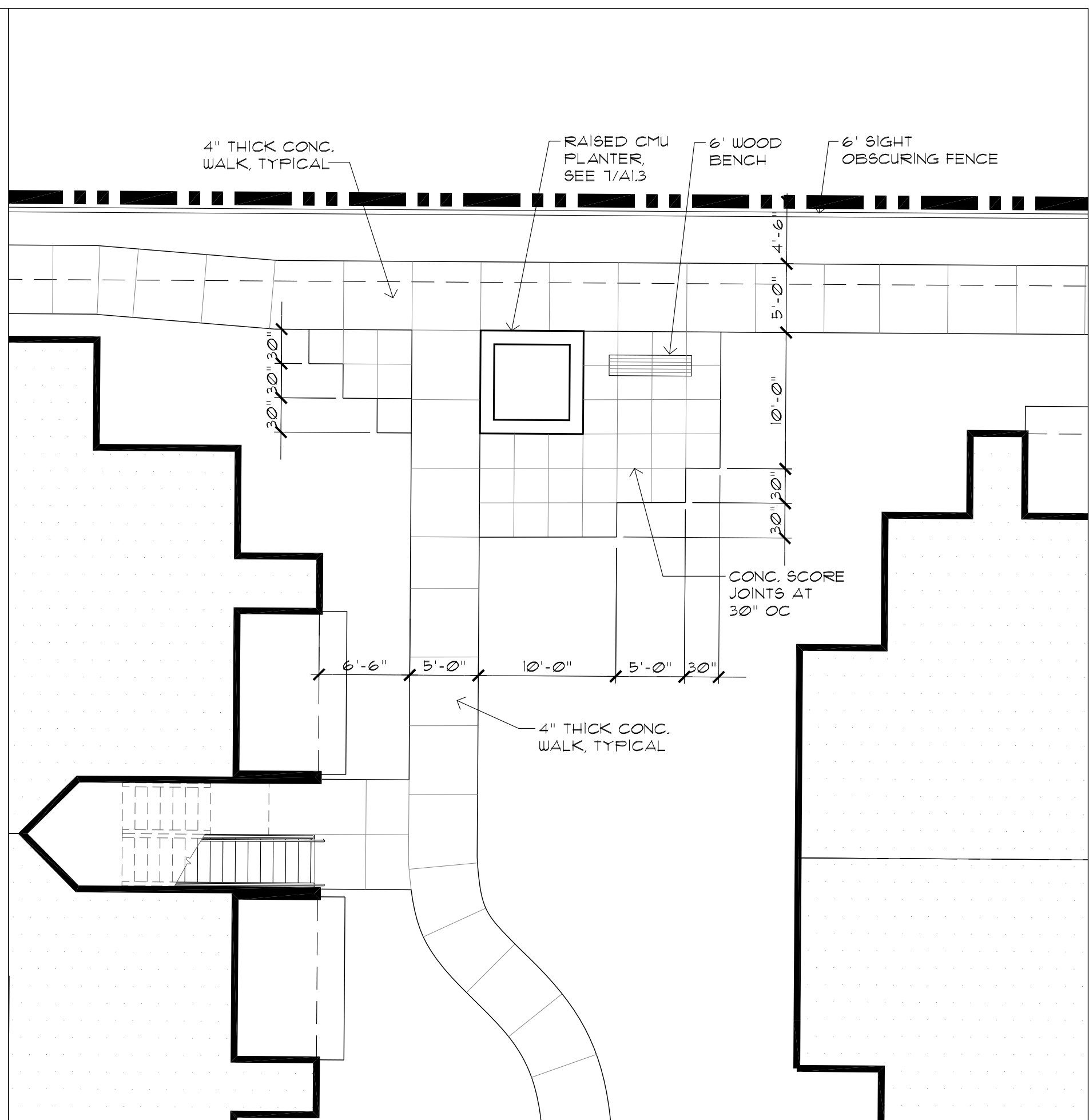
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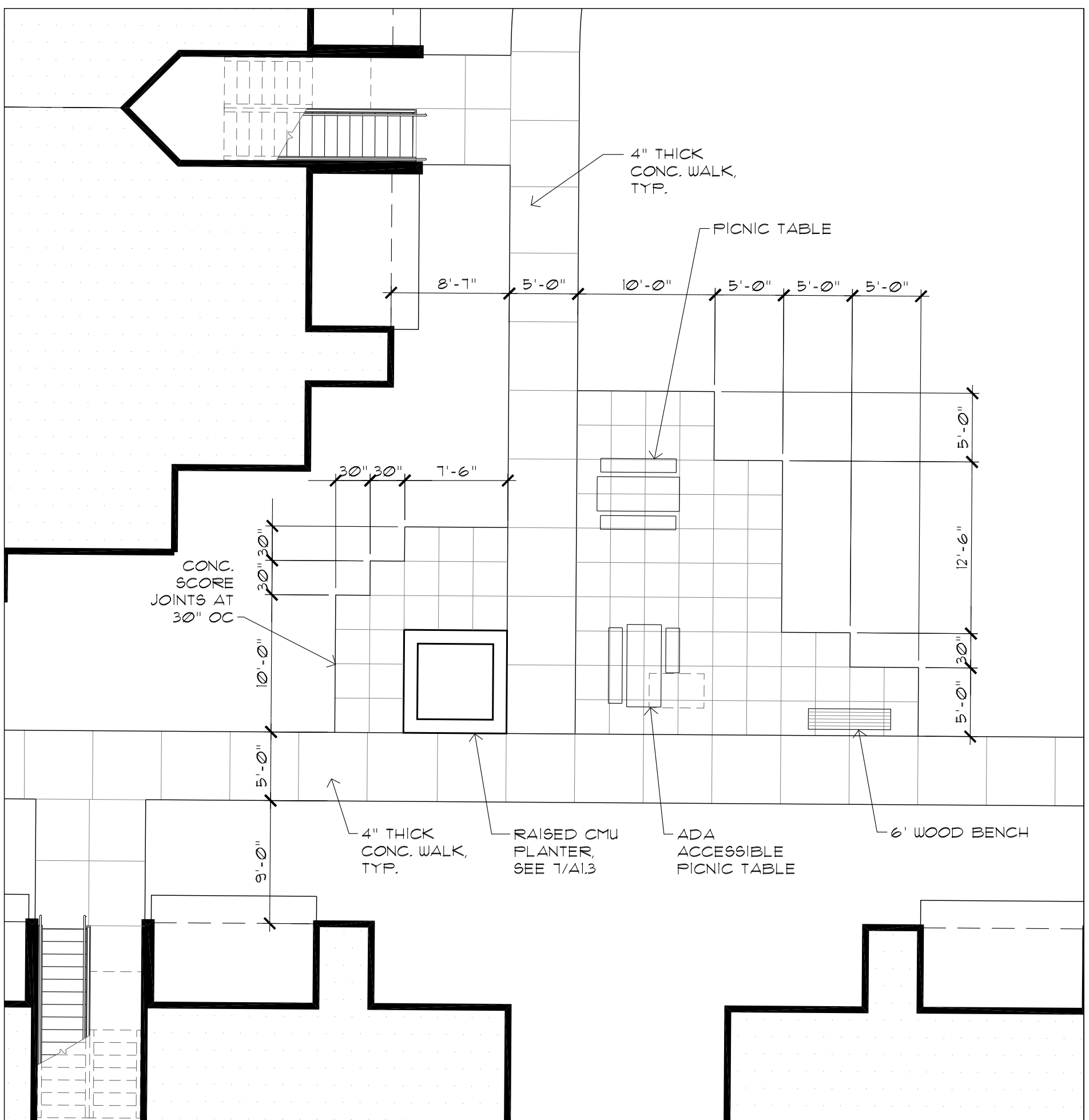
LAND-USE REVIEW



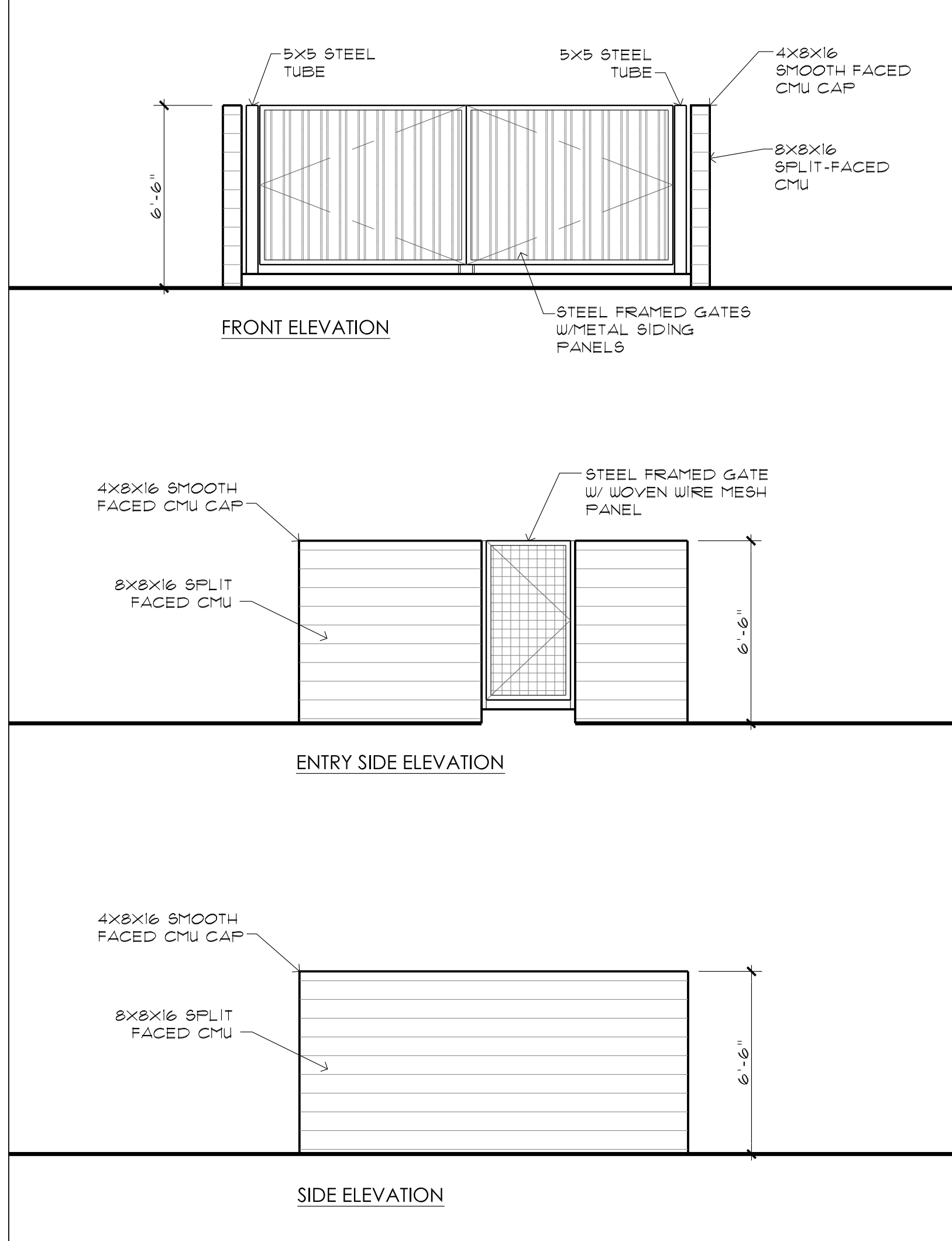
TRASH ENCLOSURE PLAN 5
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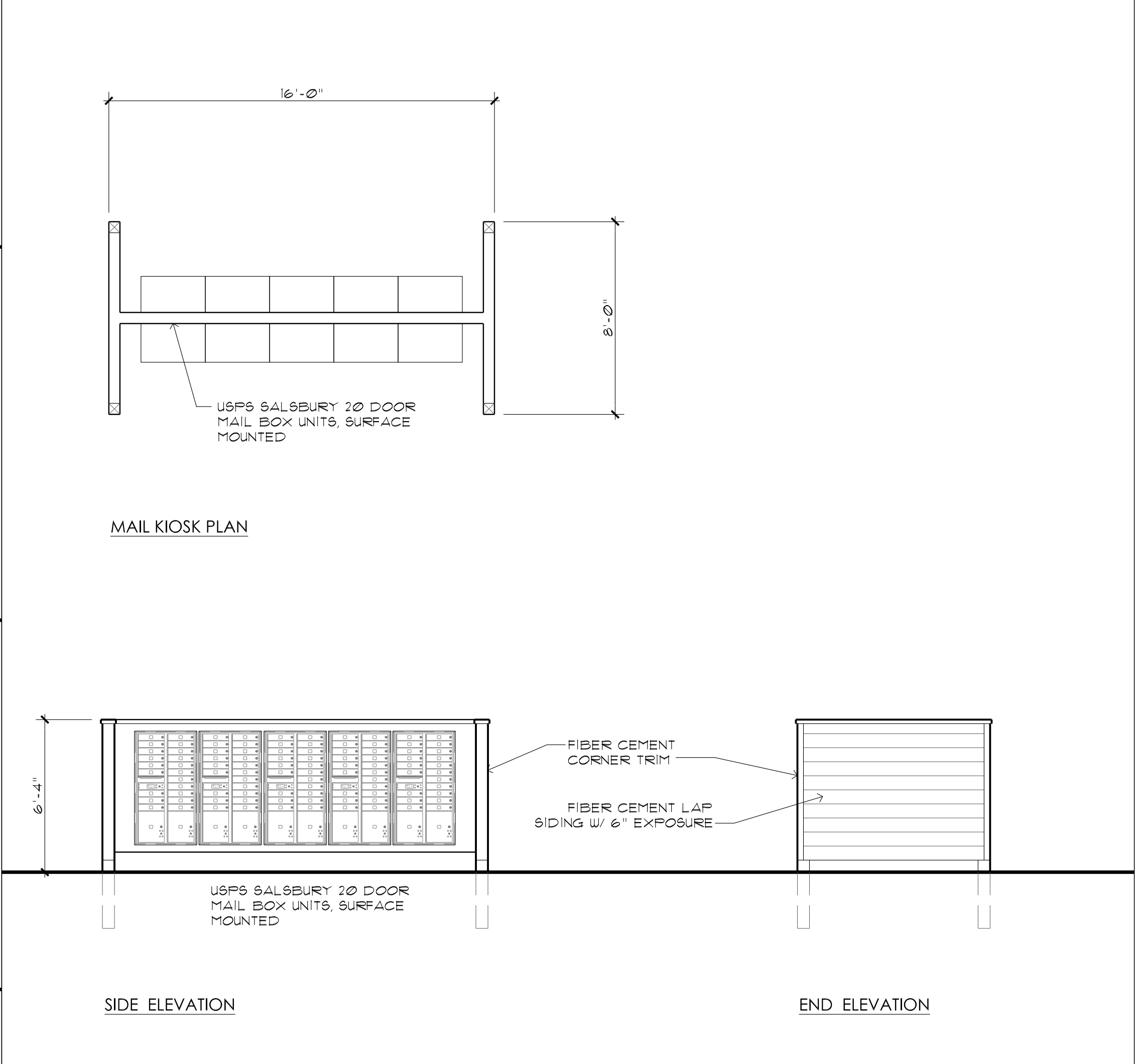
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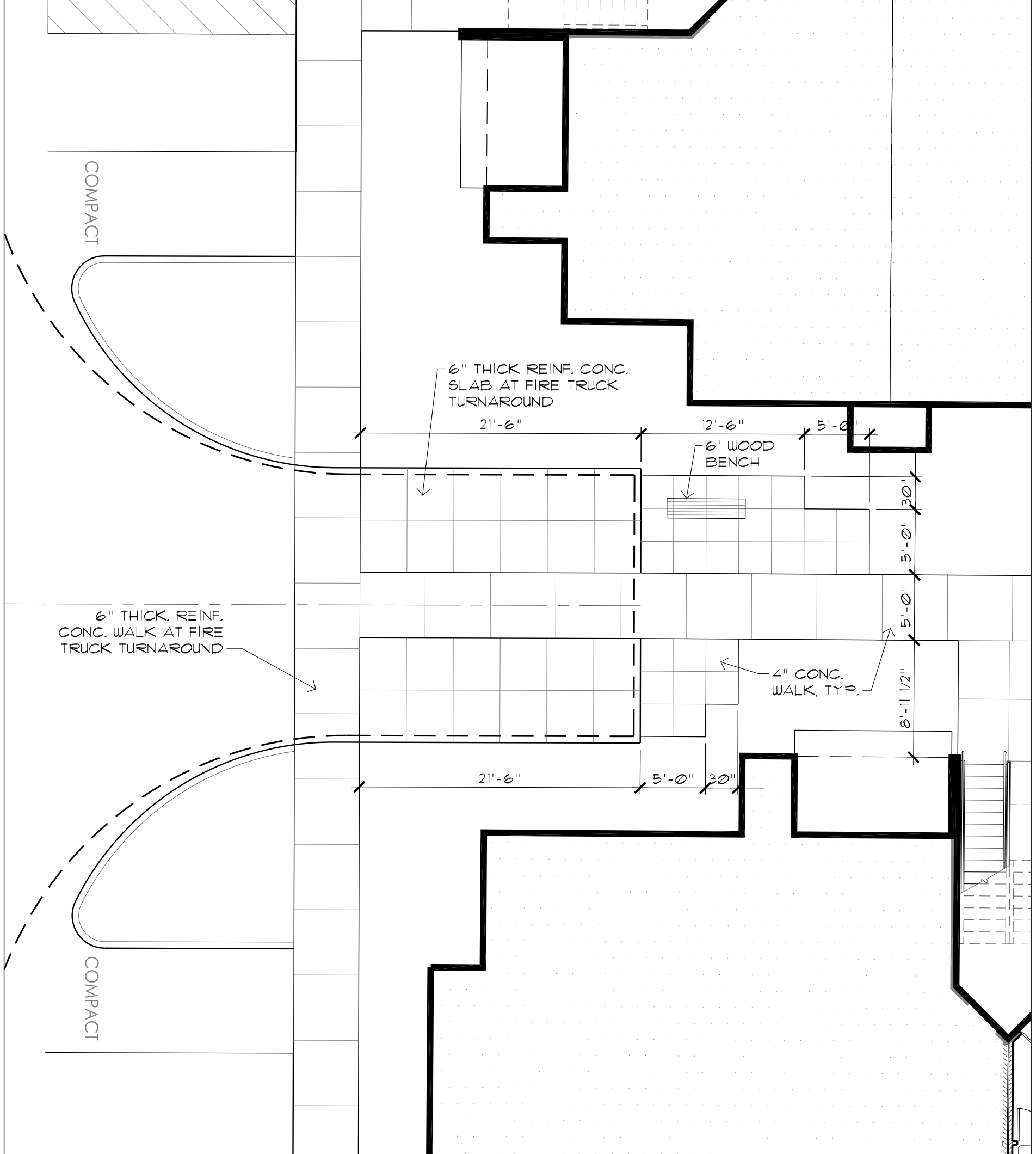
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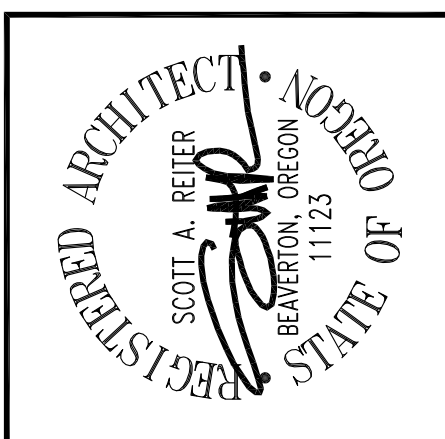
TRASH ENCLOSURE ELEVATIONS 6
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MAIL KIOSK PLAN, ELEVATIONS 4
Scale: 1/4" = 1'-0" A1.4



ENLARGED SITE PLAN 2
Scale: 1/8" = 1'-0" A1.4



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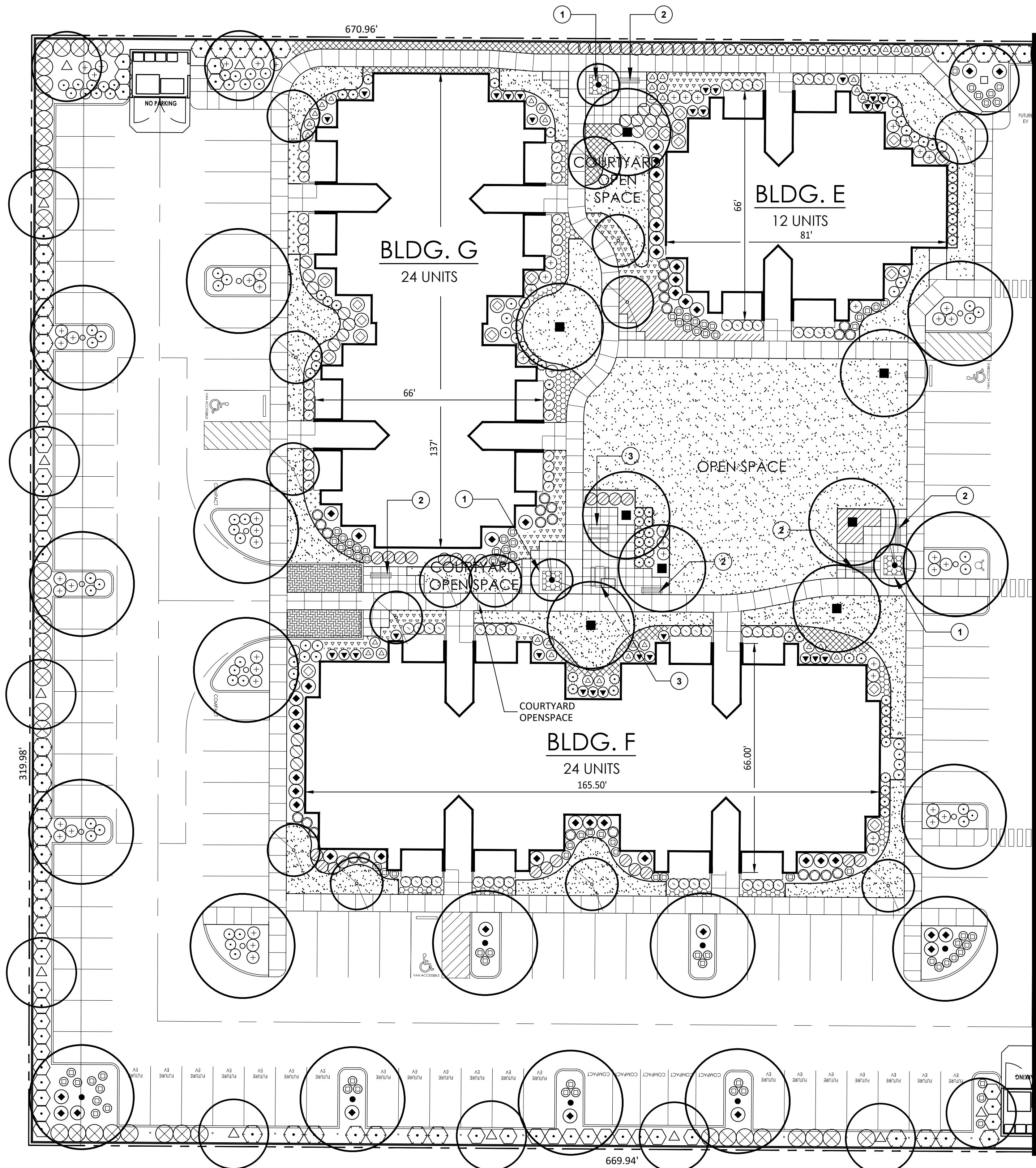
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KWDS, LLC
PO BOX 145 WILSONVILLE, OREGON 97070 (503) 781-5685

ENLARGED SITE PLANS
MAIL KIOSK PLANS, ELEVATIONS
TRASH ENCLOSURE PLAN, ELEVATIONS

date: JULY 19, 2023
scale: AS NOTED
drawn: [blank]
job no: 2301

LAND-USE REVIEW
A
1.4

N:\KWD (Koh)\KWD-11 (McMinnville Apartments)\KWD11-DWGS\Sheets\L1.1 - Landscape Plans.dwg



LANDSCAPE PLAN
1" = 20"

KEY NOTES

- 1 RAISED SEAT WALL PLANTER
- 2 BENCH
- 3 PICNIC TABLE

MATCHLINE - SEE SHEET L1.2

PLANT SCHEDULE

TREES	
	14 Zelkova serrata 'Green Vase' - Green Vase Zelkova 2" CAL. B&B, WELL BRANCHED, LIMBED TO 6' MATURE SIZE: 50' H X 40' W
	16 Pyrus calleryana 'Aristocrat' - Callery Pear 2" CAL. B&B, WELL BRANCHED, LIMBED TO 6' MATURE SIZE: 35' H X 25' W
	4 Acer griseum - Paperbark Maple 2" CAL. B&B, WELL BRANCHED, LIMBED TO 6' MATURE SIZE: 25' H X 20' W
	16 Acer rubrum 'Bowhall' - Bowhall Maple 2" CAL. B&B, WELL BRANCHED, LIMBED TO 6' MATURE SIZE: 25' H X 15' W
	7 Lagerstroemia Plum Magic - Plum Magic Crape Myrtle 12" HGT. B&B, WELL BRANCHED, MULTI-TRUNKED MATURE SIZE: 15' H X 15' W
	19 Carpinus betulus - European Hornbeam X" CAL. B&B, WELL BRANCHED, LIMBED TO 6' MATURE SIZE: 50' H X 35' W
	13 Ginkgo biloba 'Autumn Gold' - Autumn Gold Ginkgo X" CAL. B&B, WELL BRANCHED, LIMBED TO 6' MATURE SIZE: 50' H X 35' W
	26 Cornus 'Eddie's White Wonder' - Eddie's White Dogwood X" CAL. B&B, WELL BRANCHED, LIMBED TO 6' MATURE SIZE: 35' H X 20' W
SHRUBS	
	222 Pennisetum orientale - Fountaingrass x GAL. CONT., FULL PLANTS, SPACING AS SHOWN MATURE SIZE: 3' H X 3' W
	102 Abelia x grandiflora 'Kaleidoscope' - Kaleidoscope Abelia x GAL. CONT., FULL PLANTS, SPACING AS SHOWN MATURE SIZE: 2.5' H X 3.5' W
	220 Helictotrichon sempervirens - Blue Oatgrass x GAL. CONT., FULL PLANTS, SPACING AS SHOWN MATURE SIZE: 2.5' H X 2.5' W
	67 Gardenia jasminoides 'Frostproof' - Frostproof Gardenia x GAL. CONT., FULL PLANTS, SPACING AS SHOWN MATURE SIZE: 4' H X 3' W
	56 Hydrangea macrophylla 'Mini Penny' - Mini Penny Hydrangea x GAL. CONT., FULL PLANTS, SPACING AS SHOWN MATURE SIZE: 2.5' H X 3.5' W
	66 Deutzia gracilis 'Nikko' - Dwarf Nikko Deutzia 5 GAL. CONT., FULL PLANTS, SPACING AS SHOWN MATURE SIZE: 2' H X 3' W
	74 Berberis thunbergii 'Monomb' - Cherry Bomb Japanese Barberry 5 GAL. CONT., FULL PLANTS, SPACING AS SHOWN MATURE SIZE: 3' H X 4' W
	123 Escallonia hybrid 'Compakta' - Compact Escallonia 5 GAL. CONT., FULL PLANTS, SPACING AS SHOWN MATURE SIZE: 2.5' H X 4' W
	104 Spiraea x bumalda 'Goldflame' - Goldflame Spirea 5 GAL. CONT., FULL PLANTS, SPACING AS SHOWN MATURE SIZE: 3.5' H X 3.5' W
	85 Thuja occidentalis 'Golden Globe' - Golden Globe Arborvitae 5 GAL. CONT., FULL PLANTS, SPACING AS SHOWN MATURE SIZE: 4' H X 4' W
	68 Choisya ternata 'Sundance' - Sundance Orange Blossom 5 GAL. CONT., FULL PLANTS, SPACING AS SHOWN MATURE SIZE: 6' H X 5' W
	61 Abelia gradiflora - Glossy Abelia 5 GAL. CONT., FULL PLANTS, SPACING AS SHOWN MATURE SIZE: 6' H X 5' W
	61 Viburnum tinus 'Spring Bouquet' - Laurustinus 5 GAL. CONT., FULL PLANTS, SPACING AS SHOWN MATURE SIZE: 6' H X 5' W (PRUNNED)
	118 Nandina domestica 'Gulf Stream' - Gulf Stream Nandina 5 GAL. CONT., FULL PLANTS, SPACING AS SHOWN MATURE SIZE: 3' H X 3' W
	185 Prunus laurocerasus 'Otto Luyken' - Dwarf Cherry Laurel 5 GAL. CONT., FULL PLANTS, SPACING AS SHOWN MATURE SIZE: 3' H X 3' W (PRUNNED)

GROUNDCOVER

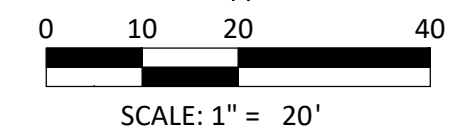
	1 GAL. Festuca glauca 'Elijah Blue' - Blue Fescue CONT., FULL PLANTS, 12" O.C.
	1 GAL. Liriope muscari 'Big Blue' - Big Blue Lillyturf CONT., FULL PLANTS, 18" O.C.
	1 GAL. Pennisetum alopecuroides 'Little Bunny' - Little Bunny Fountain Grass CONT., FULL PLANTS, 12" O.C.
	1 GAL. Carex elata 'Aurea' - Bowles Golden Sedge CONT., FULL PLANTS, 30" O.C.
	1 GAL. Carex oshimensis 'Carfit01' - Everest Variegated Sedge CONT., FULL PLANTS, 24" O.C.

SEED MIXES

SEED MIX 1 (LAWN AREAS)	% PLS	LBS OF PLA/1000 SF
Festuca rubra 'Gibraltar'	10	0.364
Festuca rubra 'Silhouette'	10	0.364
Lolium perenne 'Delaware Dwarf'	40	5.563
Lolium perenne 'Amazing'	40	2.696
TOTAL		8.987

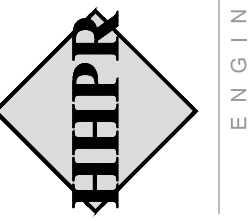
GENERAL PLANTING NOTES

- ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT CITY OF MCMINNVILLE STANDARDS AND OREGON BUILDING AND SPECIALTY CODES.
- INSTALL EROSION CONTROL SYSTEMS IN ACCORDANCE WITH CITY OF MCMINNVILLE STANDARDS PRIOR TO SITE WORK AND LANDSCAPE INSTALLATION.
- CONTRACTOR SHALL MARK AND PROTECT ALL UTILITIES, SITE FEATURES, AND VEGETATION TO REMAIN IN PLACE.
- CONTRACTOR SHALL REMOVE ALL WEEDS AND INVASIVE SPECIES PRIOR TO PLANTING OR SEEDING.
- ALL DISTURBED AREAS SHALL BE SEEDED.
- PRIOR TO PLANTING, CONTRACTOR SHALL TEST ON-SITE SOILS FOR SOIL FERTILITY BY CERTIFIED TESTING LAB. IF NECESSARY, BACKFILL SOILS FOR TREE PITS, SHRUB AND GROUNDCOVER AREAS SHALL BE AMENDED AS RECOMMENDED BY SOIL ANALYSIS REPORT.
- ALL SEEDED AREAS SHALL BE STRIPPED OF VEGETATION, SCARIFIED AND RECEIVE 6" OF TOPSOIL PRIOR TO APPLICATION OF SEED.
- ALL PLANTER BEDS SHALL BE SCARIFIED 12" BELOW FINISHED GRADE AND HAVE 12" OF TOPSOIL ADDED TO BRING BACK TO FINISHED GRADE PRIOR TO PLANTING.
- CONTRACTOR TO INSTALL 3" LAYER OF BARK MULCH AT ALL TREE, SHRUB AND GROUNDCOVER AREAS.
- LANDSCAPE INSTALLATION SHALL INCLUDE PROVISION OF AN AUTOMATIC IRRIGATION SYSTEM TO SUSTAIN LANDSCAPE PLANTINGS, MEETING LOCAL AND STATE BUILDING CODES.
- PLANT MATERIAL INSTALLED SHALL CONFORM IN SIZE AND GRADE TO THE "AMERICAN STANDARD FOR NURSERY STOCK" CURRENT EDITION.
- QUANTITIES OF PLANT MATERIALS SHALL BE AS DETERMINED BY CONTRACTOR IN ACCORDANCE WITH SPECIFIED SPACING OR LOCATION ON PLAN. MATERIAL QUANTITIES SHOWN ON PLAN ARE FOR CONTRACTOR CONVENIENCE ONLY AND SHALL BE VERIFIED BY CONTRACTOR PRIOR TO INSTALLATION. SURPLUS OR SHORTAGES OF PLANT QUANTITIES SHALL BE RESPONSIBILITY OF CONTRACTOR.
- LANDSCAPE CONTRACTOR SHALL WATER PLANTINGS FOR DURATION OF 1-YEAR WARRANTY PERIOD AFTER INSTALLATION AND GUARANTEE ALL PLANTINGS TO BE IN SATISFACTORY HEALTH. LANDSCAPE CONTRACTOR SHALL REPLACE ALL DAMAGED, DEAD, OR DYING PLANTS COVERED BY WARRANTY WITHIN 30 DAYS OF INITIAL IDENTIFICATION OF CONDITION.

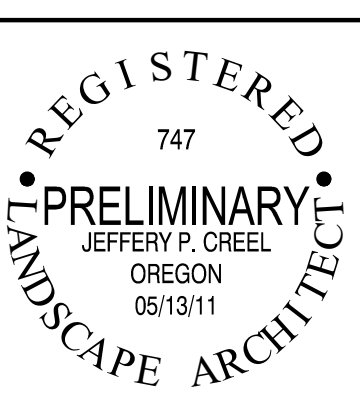


LANDSCAPE PLAN
NORTON LANDING
MCMINNVILLE, OREGON

Harper Houf Peterson Righelris Inc.



ENGINEERS & PLANNERS
LANDSCAPE ARCHITECTS & SURVEYORS
250 NW Franklin Avenue, Suite 404, Bend, OR 97703
phone: 541.318.1161 www.hhpr.com



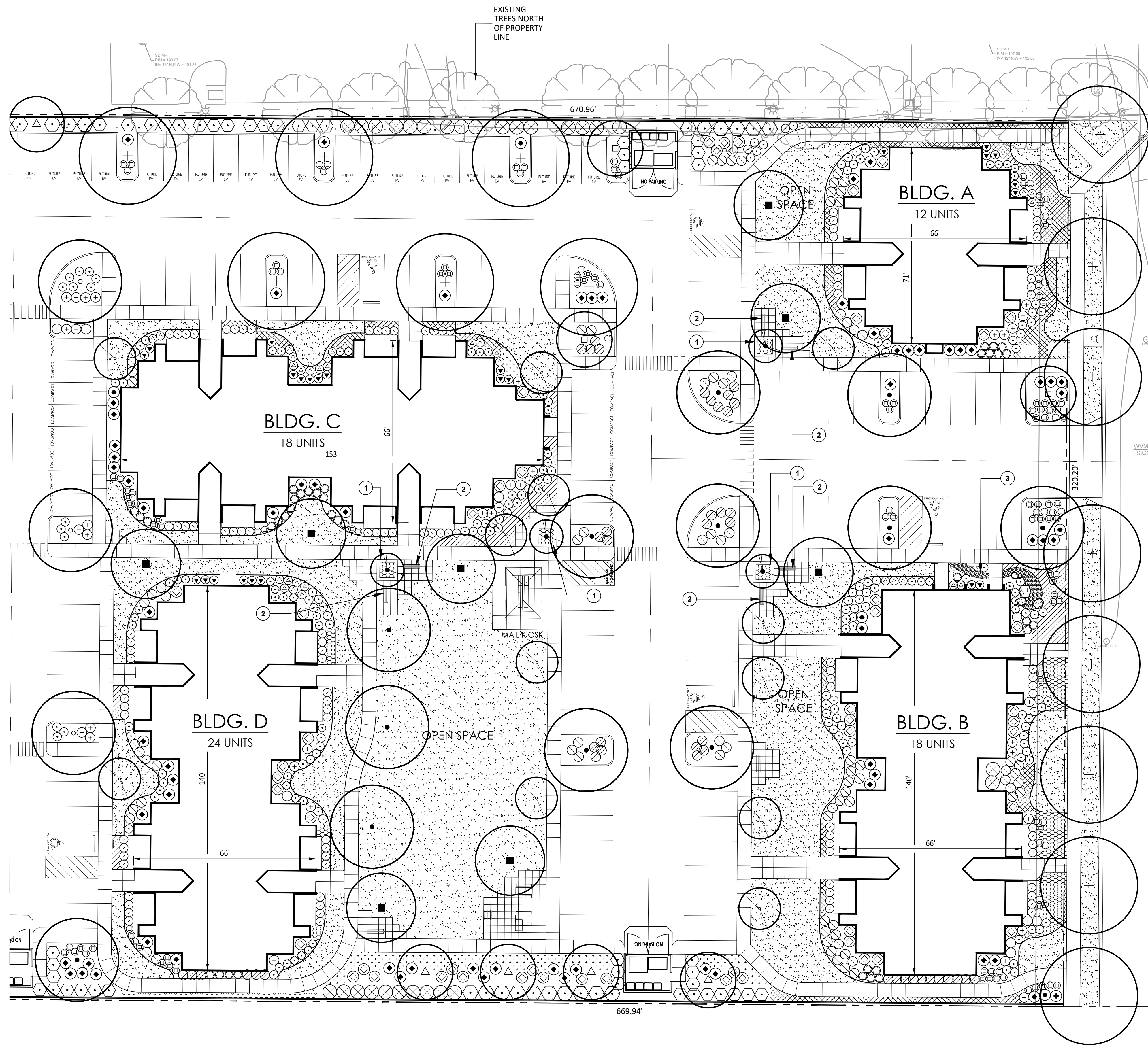
DESIGNED:	MD/JLV
DRAWN:	MD
CHECKED:	JLV
DATE:	07.21.2023

DATE	NO.	DESCRIPTION

SHEET NO. **L1.1**
JOB NO. KWD-11

LAND USE

N:\KWD (Koh)\KWD-11 (McMinnville Apartments)\KWD11-DWGS\Sheets\L1.1 - Landscape Plans.dwg

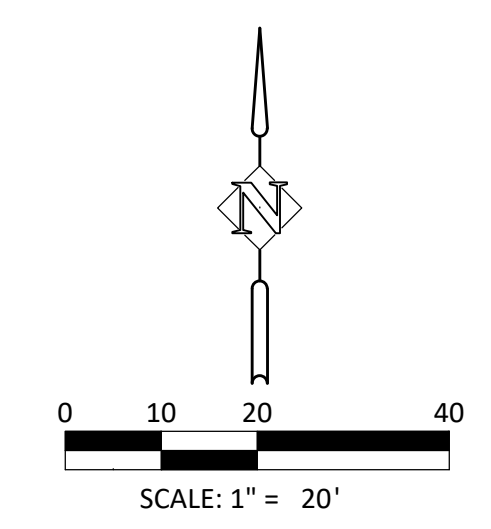


LANDSCAPE PLAN
1" = 20"

CITY OF MCMINNVILLE CODE COMPLIANCE				
SECTION #	SECTION	DESCRIPTION	REQUIRED	PROVIDED
17.11.090(D)	LARGE SITE DESIGN STANDARDS	BUFFER PARKING AREAS WITH LANDSCAPING.		LANDSCAPING AROUND PAVING LOT
	LARGE SITE DESIGN STANDARDS	PROVIDE DIFFERENT TYPE OF OPEN SPACE THROUGHOUT THE SITE		DIFFERENT TYPES OF OPEN SPACE PROVIDED
	PARKING LOT DESIGN STANDARDS	>50,000 SF PARKING LOTS = 8% INTERIOR LANDSCAPING REQUIRED.	PARKING LOT AREA = 75,075 SF X 8% = 6,006 SF	6,681 SF INT. PL. LANDSCAPING
	PARKING LOT DESIGN STANDARDS	1 (NON-COLUMNAR) TREE PER ISLAND	37 PARKING LOT ISLANDS	37 TREES
	PARKING LOT DESIGN STANDARDS	FENCE REQUIRED NEXT TO RESIDENTIAL ZONING	FENCE ON WEST PL	FENCE PROVIDED. SEE ARCHITECTURAL SITE PLANS
	PARKING LOT DESIGN STANDARDS	BUFFER BETWEEN PL AND BUILDINGS	SW OR LANDSCAPE STRIP	5' SW & LANDSCAPE STRIPS PROVIDED
	PARKING LOT DESIGN STANDARDS	PLANTINGS ADJACENT TO SW (BETWEEN PL AND BLDGS)	6' LANDSCAPE STRIP NEXT TO SW	6' PLANTING STRIP
	PARKING LOT DESIGN STANDARDS	TREES ALONG THE THROUGH SIDEWALK-WALKWAY CONNECTIONS		TREES PROVIDED ALONG SIDEWALK CONNECTIONS
	OPEN SPACE	PROVIDE DECIDUOUS TREE FOR SHADE	DEC. TREES IN OPEN SPACES	STEWARTIA PROVIDED
	LANDSCAPING	A MIN. OF 20% OF THE SITE SHALL BE LANDSCAPED	TOTAL SITE 214,606 SF X 20% = 42,921 SF	64,157 SF PROVIDED (30%)
17.11.090(D). 10	FRONT YARD SETBACK	FRONT YARD SETBACK BETWEEN ENTRANCE AND STREET GATEWAY ZONE	MUST CONTAIN LOW SHRUBS OR FENCE	URBAN FRONT YARD TYPE USED. LOW SHRUBS PROVIDED
17.11.090(D). 6.B(3)	PRIVATE OPEN SPACE	PRIVATE OUTDOOR SPACE AT GROUND LEVEL REQUIRES FRONT YARD	MUST CONTAIN LOW SHRUBS OR FENCE	URBAN FRONT YARD TYPE USED. LOW SHRUBS PROVIDED
	OPEN SPACE	COMMON OPEN SPACE 15% MIN.	TOTAL SITE 214,606 SF X 15% = 32,191 SF	32,715 SF PROVIDED
	OPEN SPACE	PASSIVE OPEN SPACE NO MORE THAN 5% OF SITE	TOTAL SITE 214,606 SF X 5% = 10,730 SF MAX. PASSIVE	21,985 SF ACTIVE OPEN SPACE
17.57.070	EXISTING TREES	EXISTING LOCATIONS OF TREES OVER 6" DBH		NO EXISTING TREES ON SITE
17.57.070	LANDSCAPE SCREENING	SCREENING TO PROPOSED USE BY SIGHT OBSCURING, EVERGREEN PLANTINGS, SHADE TREES, FENCES OR COMBINATION		SIGHT OBSCURING FENCE & SCREENING SHRUBS PROVIDED
17.57.090	STREET TREES	STREET TREES OVER 40' TALL AND WIDE	40' OC	LARGE STREET TREES PROVIDED. SEE PLANT SCHEDULE

KEY NOTES

- 1 RAISED SEAT WALL PLANTER
- 2 BENCH



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REGISTERED 747
PRELIMINARY
JEFFERY P. CREEL
OREGON
06/13/11
LANDSCAPE ARCHITECT

DESIGNED:	MD/JLV
DRAWN:	MD
CHECKED:	JLV
DATE:	07.21.2023

DATE	NO.	DESCRIPTION

SHEET NO.
L1.2
JOB NO.
KWD-11

SEE L1.1 FOR PLANTING SCHEDULE

LAND USE