

ADDENDUM
PLANNED DEVELOPMENT AMENDMENT – JULY 31, 2023

Applicant, Baker Creek 2, LLC submits the following Addendum to its Planned Development Amendment Application of July 31, 2023.

1. Applicant removes pages 18 and 19 from Attachment 2 the Site Plan. These pages are the sheets setting forth the proposed design of buildings 5, 6 and 7, the 3-story apartment buildings. These Pages will be replaced with pages 22 and 23.
2. In addition, we are adding pages 9, 10, 11 and 12 to the Site Plan to illustrate some of the elevations of the proposed buildings. (The total number of pages in the Site Plan is now 23 instead of 19.)
3. Applicant requests to amend Condition of Approval #5(c) to allow maximum roof height of 45 without a step back for the gabled roofs of buildings 5, 6 and 7 and for the “towers” of buildings 1 and 2. In addition to allow parapet heights of up to 40 feet on the mixed use buildings no.s 1, 2, 3 and 4.

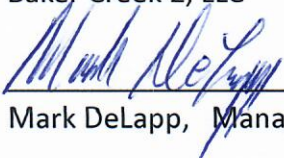
COA #5.c. shall read:

c. “... No building shall exceed a height of ~~two~~ **three** stories without a variance. If any building is proposed to exceed ~~35~~ **40** feet, the building shall be designed with a step back in the building wall above ~~35~~ **40** feet to reduce the visual impact of the height of the building, **except buildings with a pitched roof, and two buildings with architectural towers may have a maximum height of 45 feet without a step back in the building wall for those towers.**”

As explained throughout the Planned Development Amendment Application of July 31, 2023 allowing 45 feet maximum height without step back allows this project to have the three story apartment buildings in buildings 5, 6 and 7 with pitched roofs. The eaves for these three buildings will still be under 35 feet. This allows a differentiation between the mixed-use buildings and the residential-only buildings to enhance a village-like feel. The 45 feet heights also allow for the addition of the two architectural “towers” on buildings 1 and 2 to provide a dynamic entrance into the piazza.

Raising the height of the mixed-use buildings 1, 2, 3 and 4 from 35 feet to 40 feet allows the project to have varying heights of the parapets for more interest and architectural appeal and design to the project. Given the size of these buildings it is important to vary the height of the roof line – in this case the parapets. Most of the parapets are 35 feet but it would be very difficult to design these buildings with parapets lower than 35 feet; hence the need to design some parapets higher than 35 and up to 40 feet.

Baker Creek 2, LLC

 8-15-23
Mark DeLapp, Manager

Baker Creek North Site - McMinnville, OR




Baker Creek I, LLC
DESIGN REVIEW APPLICATION
11.29.2022

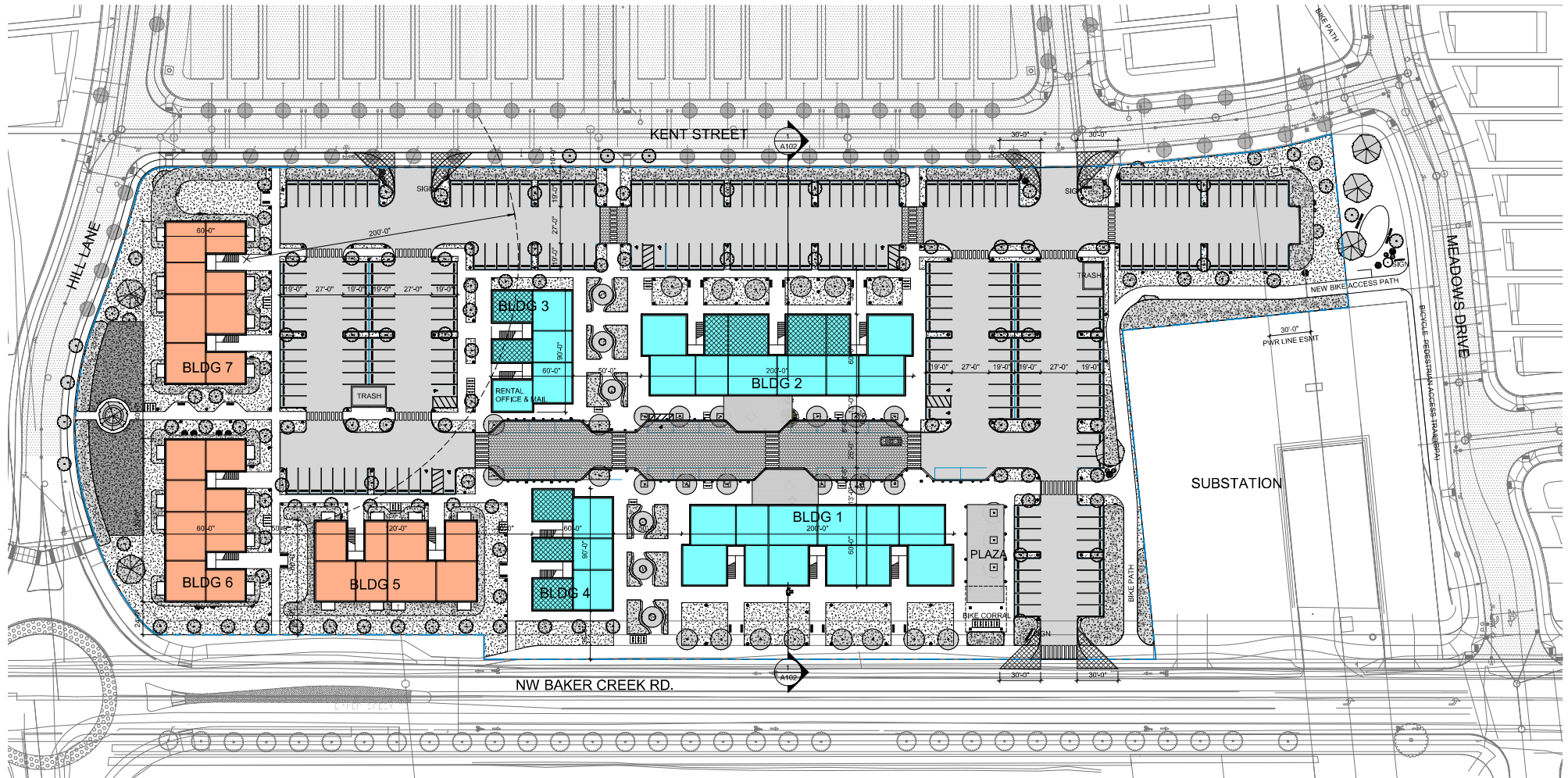


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





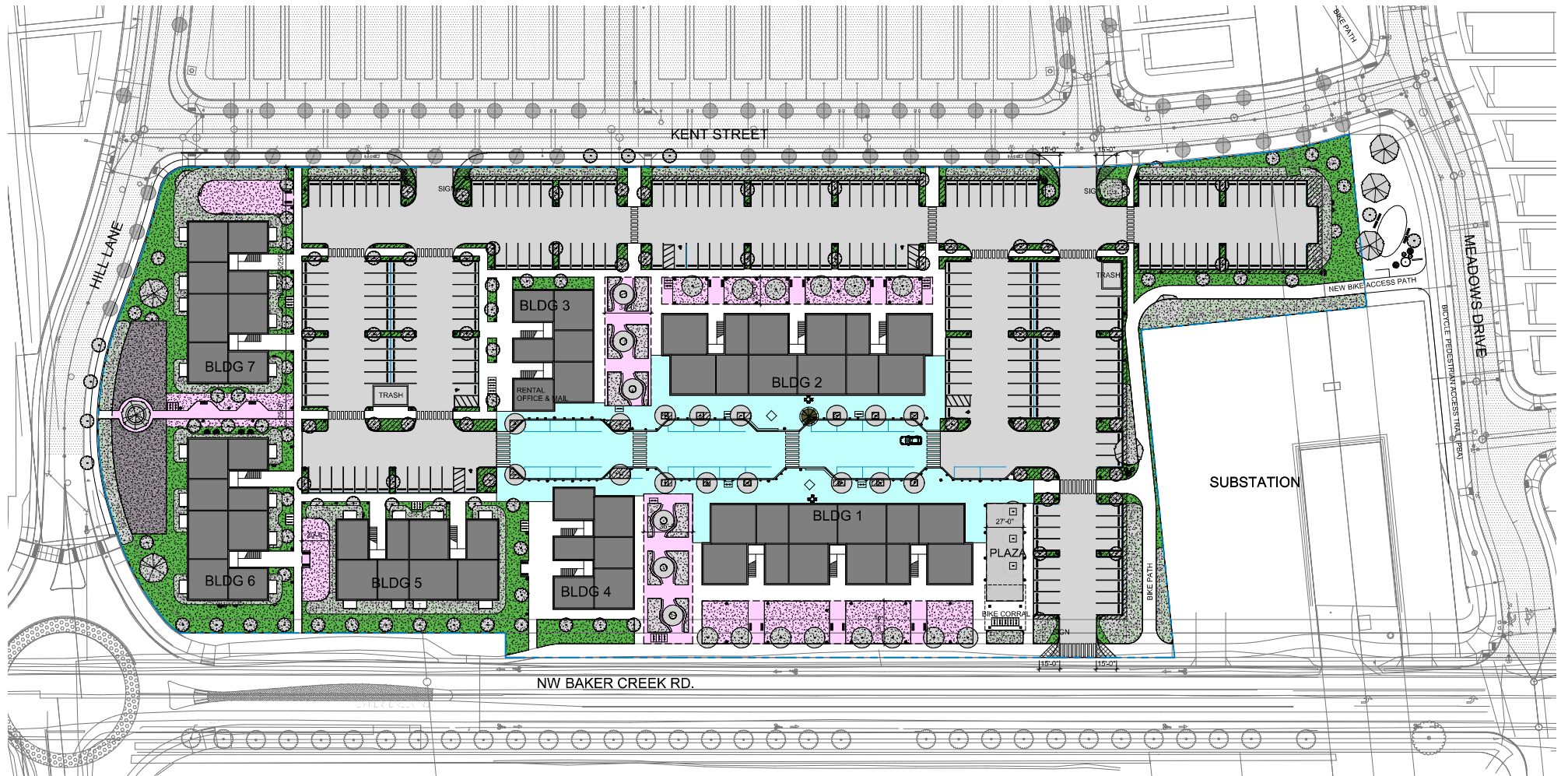
BUILDING USE

-  GROUND FLOOR COMMERCIAL
TWO STORES MULTI-FAMILY RESIDENTIAL ABOVE
-  GROUND FLOOR LIVE-WORK COMMERCIAL
TWO STORES MULTI-FAMILY RESIDENTIAL ABOVE
-  GROUND FLOOR MULTI-FAMILY RESIDENTIAL
TWO STORES MULTI-FAMILY RESIDENTIAL ABOVE





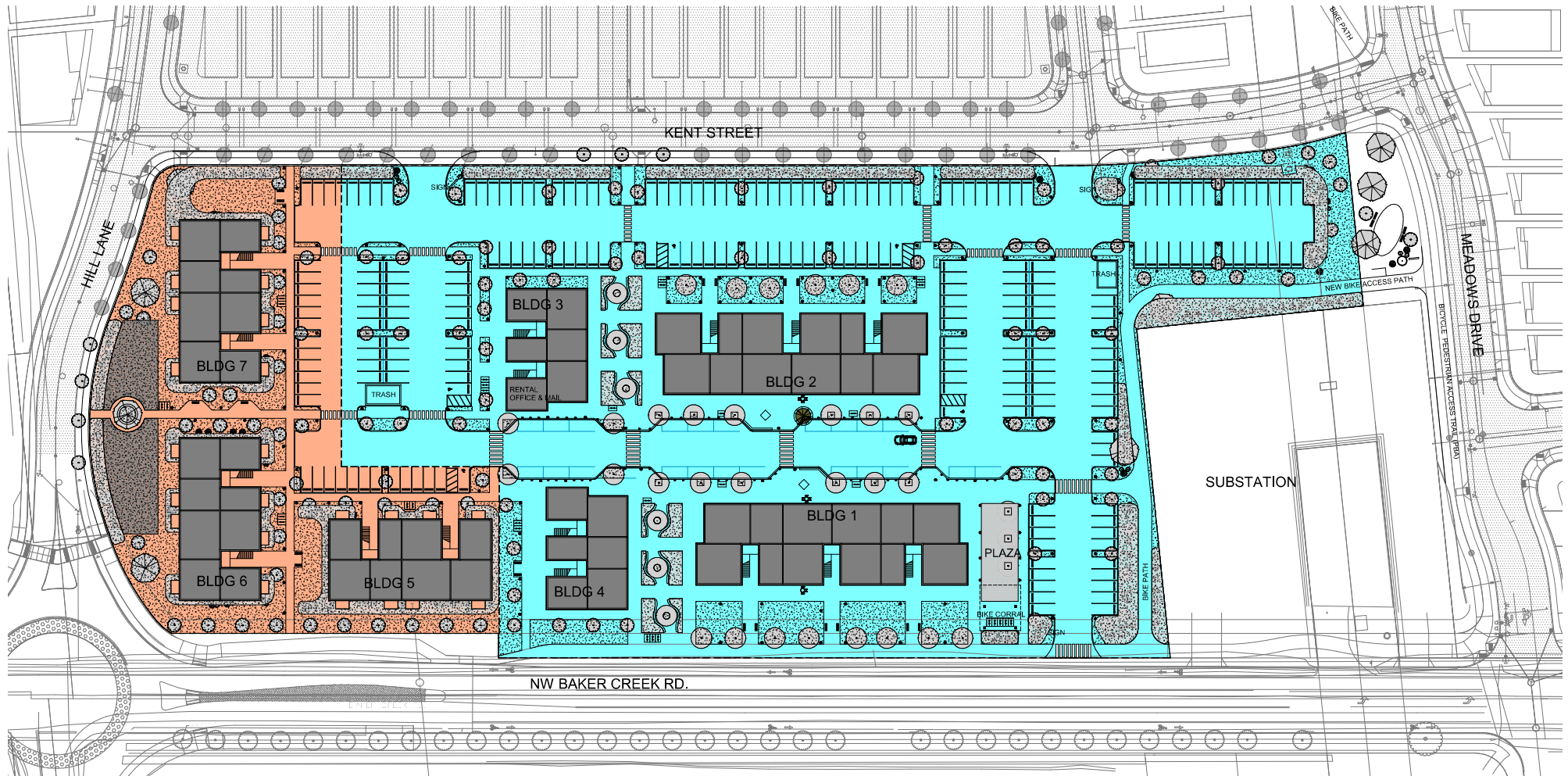
LANDSCAPE AND OPEN SPACE

 LANDSCAPE AREA 14,00% OF SITE REQUIRED PER ORD 5086	 PARKING AREA 100,528 SF
40,420 SF REQUIRED 73,003 SF PROVIDED	 USEABLE OPEN SPACE / COMMUNITY GATHERING AREA 10,00% OF SITE PER ORD 5086
 LANDSCAPE PARKING AREA 5,00% OF PARKING AREA REQUIRED PER ORD 5113	28,872 SF REQUIRED 30,238 SF PROVIDED
5,026 SF REQUIRED 11,359 SF PROVIDED	 ADDITIONAL COMMUNITY GATHERING AND EVENT SPACE



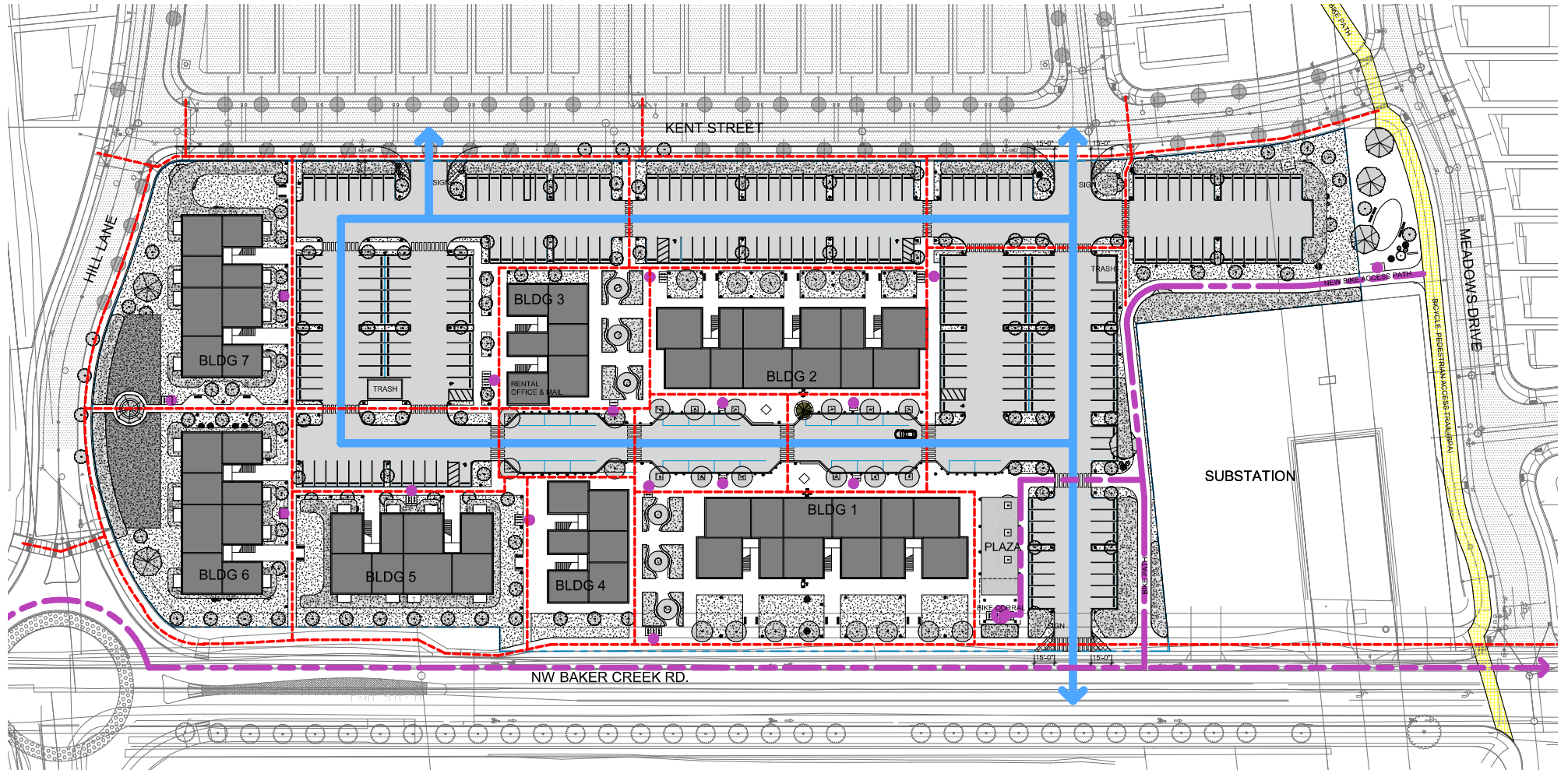
LAND USE AREAS

-  COMMERCIAL AREA
5 ACRES MIN REQUIRED PER ORD 5086
5 ACRES PROVIDED
-  RESIDENTIAL AREA
1,628 ACRES PROVIDED



CIRCULATION

- VEHICLE ROUTE
- BICYCLE ROUTE
- PEDESTRIAN ROUTE
- BICYCLE PARKING
- BICYCLE PEDESTRIAN ACCESS TRAIL (BPA)





POLE MOUNTED LIGHT FIXTURE EXAMPLE @ PARKING









POLE MOUNTED LIGHT FIXTURE EXAMPLE @ PEDESTRIAN AREAS

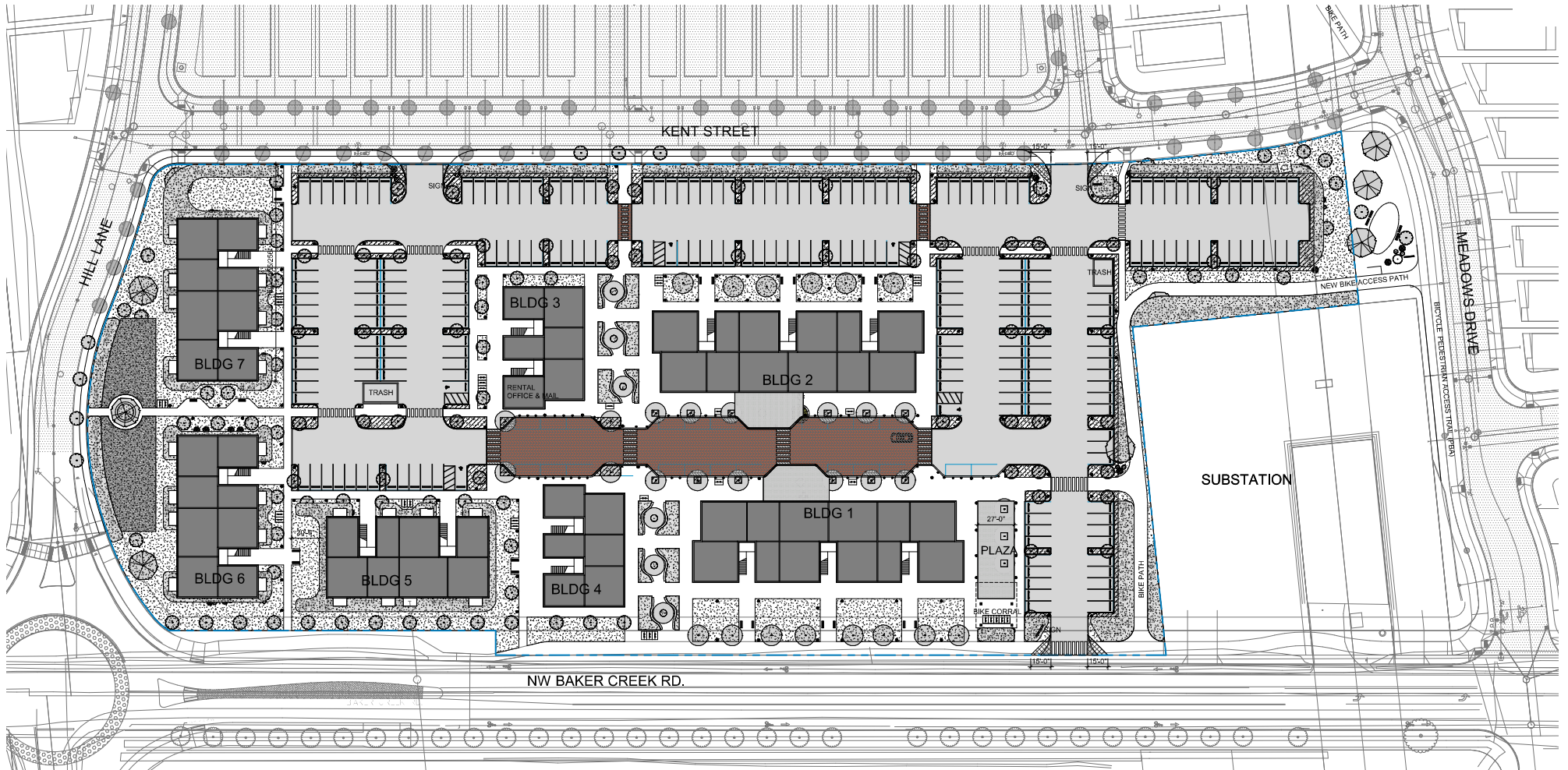


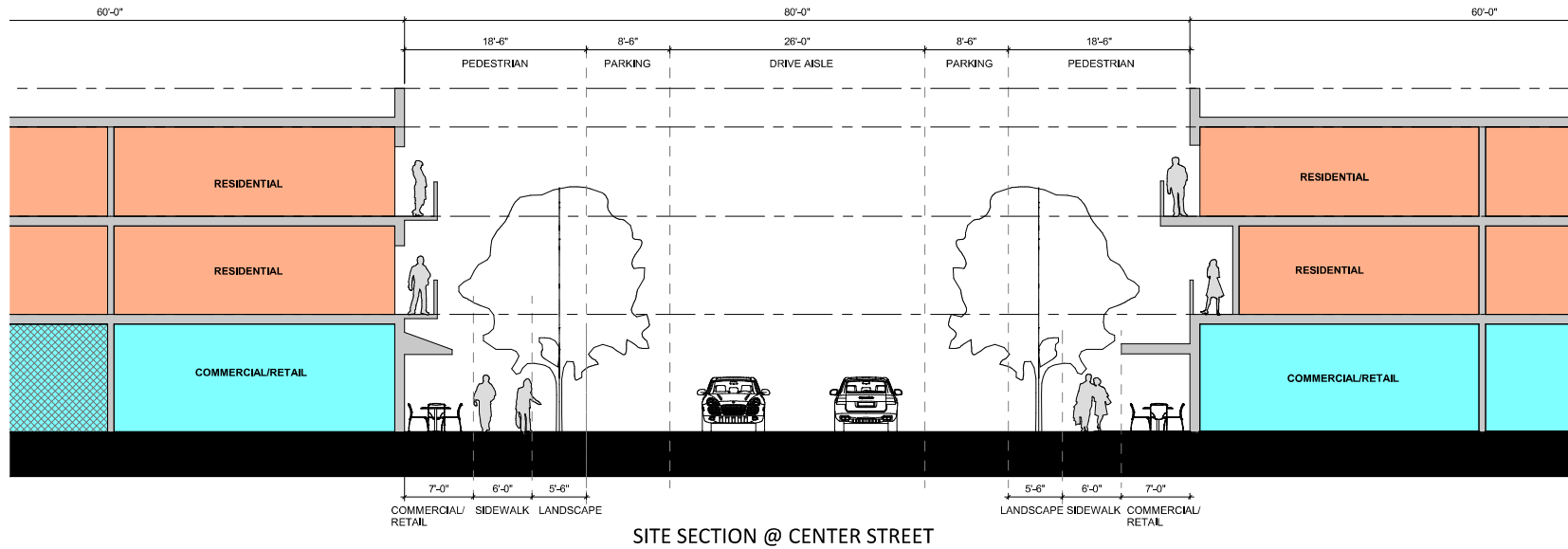
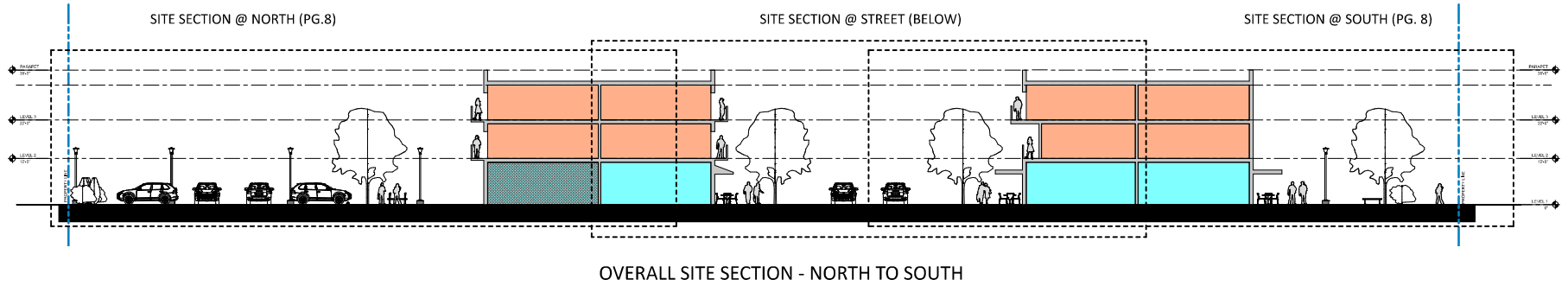
LIGHTED BOLLARD FIXTURE EXAMPLE

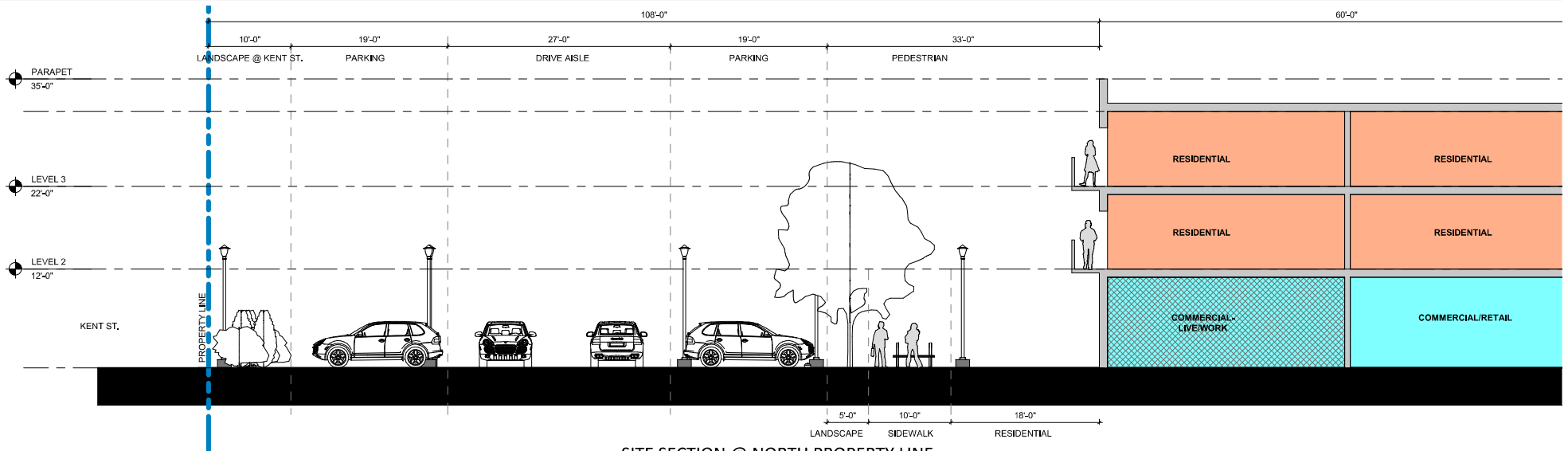


HARDSCAPE AND LIGHTING LEGEND

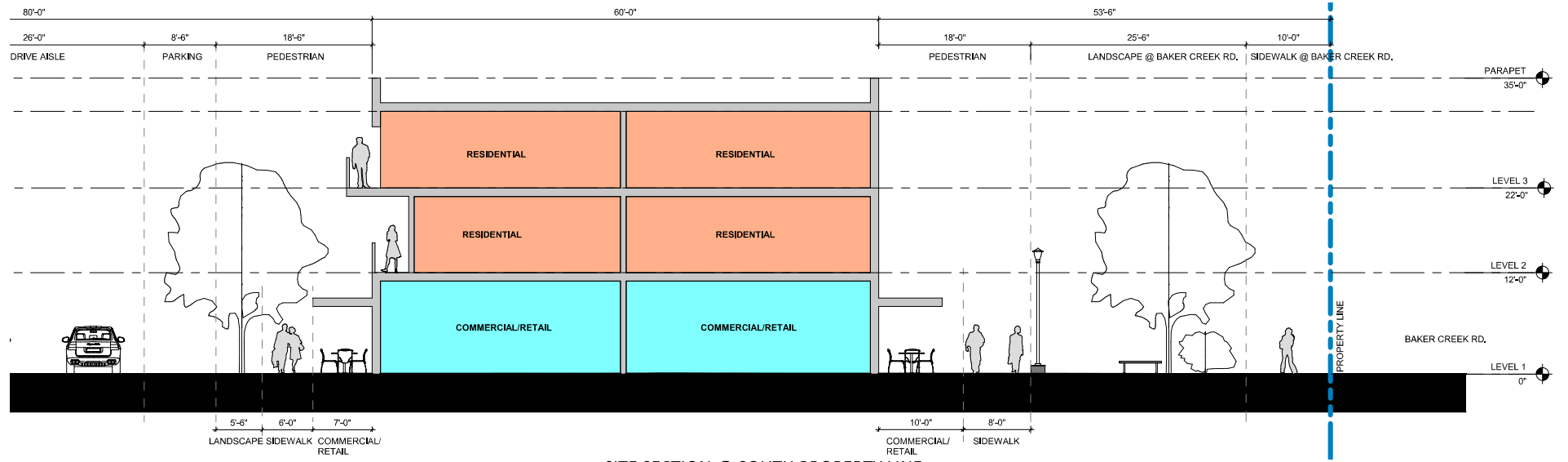
-  HARDSCAPE MATERIAL - PAVERS
 -  HARDSCAPE MATERIAL - STAMPED CONCRETE
 -  HARDSCAPE MATERIAL - ASPHALT
 -  POLE MOUNTED LIGHT FIXTURE
 -  LIGHTED BOLLARD FIXTURE
 -  SITE MONUMENT SIGNAGE INDICATED AT ENTRANCES TO SITE. ALL BUILDING, SITE AND TENANT SIGNS TO CONFORM TO THE REQUIREMENTS LISTED IN CITY OF MCMINNVILLE ORDINANCE #6086
- SIDEWALKS AND OTHER INTERNAL AREAS TO BE PANELIZED CAST-IN-PLACE CONCRETE







SITE SECTION @ NORTH PROPERTY LINE



SITE SECTION @ SOUTH PROPERTY LINE



BUILDING 1 - SOUTH ELEVATION

1/16" = 1'-0"



BUILDING 1 - NORTH ELEVATION

1/16" = 1'-0"





BUILDING 5 - SOUTH ELEVATION

1/16" = 1'-0"



BUILDING 5 - EAST ELEVATION

1/16" = 1'-0"



SITE 6.628 ACRES
288,716 SF

COMMERICAL 5 ACRES (MIN)
217,800 SF

RESIDENTIAL 1.628 ACRES
70,916 SF

DU'S 120 UNITS MAX PER ORDINANCE 5086
144 UNITS PROPOSED

BUILDING	STORIES	FOOTPRINT AREA (GSF)	RESIDENTIAL GSF	2BR	1BR	STUDIO	UNITS	STAIRS	COMMERCIAL GSF	TOTAL GSF	NOTES
BLDG 1	3	10,596	21,192	12	8	4	24		10,596	31,788	
BLDG 2	3	10,596	21,192	12	8	4	24		10,596	31,788	Ground floor initially will have (4) Live/Work units. These are in addition to listed total of residential units for building.
BLDG 3	3	4,533	9,066	4	6	2	12		4,533	13,599	Ground floor initially will have (2) Live/Work units. These are in addition to listed total of residential units for building.
BLDG 4	3	4,533	9,066	4	6	2	12		4,533	13,599	Ground floor initially will have (3) Live/Work units. These are in addition to listed total of residential units for building.
BLDG 5	3	6,499	19,497	9	12	3	24			19,497	
BLDG 6	3	6,499	19,497	9	12	3	24			19,497	
BLDG 7	3	6,499	19,497	9	12	3	24			19,497	
TOTAL		49,755	119,007				144		30,258	149,265	

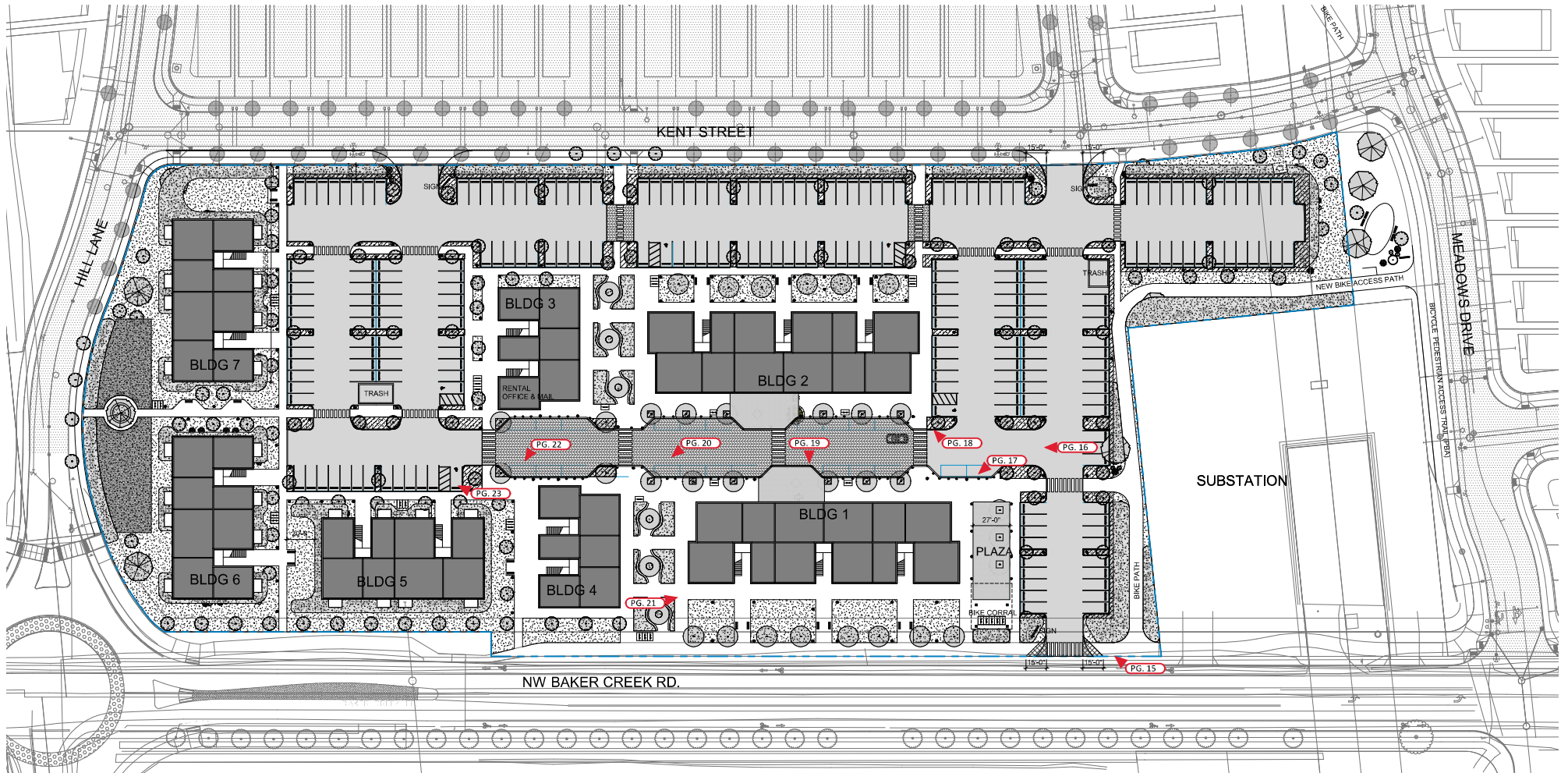
% OF SITE 17.23%

PARKING REQUIRED	REQ'D	PROVIDED	NOTES
RESIDENTIAL	216		1.5 SPACES/UNIT, LIVE/WORK UNITS CALCULATED AT RESIDENTIAL RATE
COMMERCIAL	122		1 SPACE / 250 SF GENERAL RETAIL RATE
TOTAL	338	260	78 SHARED SPACES 30% SHARED SPACES

BICYCLE PARKING	REQ'D	PROVIDED	NOTES
COMMERICAL USES	13		1 SPACE PER 10 AUTOMOBILE SPACES
RESIDENTIAL USES	NONE REQUIRED		RESIDENTIAL USES ARE EXEMPT FROM BIKE PARKING REQUIREMENTS
TOTAL	13	62	

SITE COVERAGE
25% BUILDINGS MAX
17.23% BUILDINGS PROPOSED

LEGEND FOR PROJECT RENDERINGS



ENTRANCE TO PROJECT



MAIN STREET ENTRANCE



BUILDING ONE



BUILDING TWO



BUILDING ONE MID-BLOCK



BUILDING FOUR



BUILDING ONE ALONG BAKER CREEK RD.



BUILDING FIVE



BUILDING SIX & SEVEN

