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**Planning Department**  
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## Downtown Design Standards & Guidelines Application

### Applicant Information

Applicant is:  Property Owner  Contract Buyer  Option Holder  Agent  Other Developer

Applicant Name Bienestar Phone \_\_\_\_\_

Contact Name Meeka Cisneros Phone \_\_\_\_\_  
*(If different than above)*

Address \_\_\_\_\_

City, State, Zip \_\_\_\_\_

Contact Email \_\_\_\_\_

### Property Owner Information

Property Owner Name McMinnville Ministries Inc. Phone \_\_\_\_\_  
*(If different than above)*

Contact Name Kathy Campbell Phone \_\_\_\_\_

Address \_\_\_\_\_

City, State, Zip \_\_\_\_\_

Contact Email \_\_\_\_\_

### Site Location and Description

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

Property Address 544 NE 2nd Street, McMinnville, OR

Assessor Map No. R4 <sup>421BC11500</sup> - - Total Site Area 47,916 SF

Subdivision Rowland's Addition Block 4 Lot 1-8

Comprehensive Plan Designation Commercial Zoning Designation C-3

This request is for a:

**Design Review**

**Design Waiver**

1. Attach a written narrative that describes:

- A. The proposed project in detail, including descriptions of the architectural features and building materials being used;
- B. How the project meets the applicable downtown design standards and guidelines;
- C. How the project meets the historic preservation standards and guidelines (if applicable); and
- D. How the project will fit into the context of the downtown historic district.

2. As part of this application, is a waiver to the standards and guidelines of Chapter 17.59 being requested? If so, explain in detail how the criteria for waiving a standard or guideline as listed in Section 17.59.040(A) have been met (*attach additional pages if necessary*).

**Any adjustments to Chapter 17.59 standards and guidelines will make use of the 1537 Mandatory Adjustment**

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

- A site plan (drawn to scale, with a north arrow, legible, and of a reproducible size). For new construction or for structural modifications show the information listed in page one of the information sheet.*
- Building and construction drawings including building elevations of all visible sides.*
- A narrative describing the architectural features that will be constructed and how they fit into the context of the Downtown Historic District.*
- Photographs of the subject site and adjacent property.*
- Other information deemed necessary by the Planning Director.*

**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.**

Signed by:  
  
 26D96D4B2F1846D...  
 Applicant's Signature

12/31/2025  
 Date

DocuSigned by:  
  
 F79A0C7D336748A...  
 Property Owner's Signature

12/31/2025  
 Date

## **I. SUMMARY OF PROPOSAL**

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**Applicant:** Bienestar Oregon

**Owner:** McMinnville Ministries

**Architect:** FFA Architecture + Interiors

**Location:**

**Account** 160952

**Alt Property No:** R4421BC 11500

**Zoning:** C-3, City Center Housing Overlay Zone, Downtown Design Standards Area

**Site Size:** ground lease 0.8 acres (34,796 sf) – full block 1.1 acres (48,000 sf)

**Request:** Type II Downtown Design Review (Chapter 17.59)  
Senate Bill 1537 Mandatory Adjustment confirmation

**Project:** Affordable Housing co-located with a Church

**Summary:** This downtown site is currently improved with two buildings and in use as a church by McMinnville Ministries. The proposal is to demolish the existing church building and construct three residential stories, on a concrete podium with tuck-under parking, leasing offices, and common spaces on the first floor. Historic Resource Demolition of the church building, a listed resource on the McMinnville Historic Resource Inventory but not on the National Historic Register, is sought under a concurrent land use application. The remaining building will continue to be operated by the church and will be separated from the rest of the block via a ground lease. A 4-story apartment complex with 59 parking spaces is proposed for the northwest corner of the block, providing 72-units of affordable housing. Parking on the block will be shared between the housing and the church uses.

The redevelopment of the site benefits from Oregon State Senate Bill 1537 (2024 Session) that requires local governments to grant adjustments to specific development and design standards to facilitate the construction of housing at minimum residential densities. The project has attempted to meet all development standards, but without the flexibility provided by this statute, this housing development would not be possible. The developer seeks to utilize the following mandatory adjustments for the following standards.

- Off-street parking requirements (17.60)
- Common Open Space requirements (17.11.090.D.5)
- Private Open Space (17.11.090.D.6)
- Façade articulation (17.11.090.D.12.b.4)
- Percent glazing (17.59.050.B.3.c)

## EXISTING CONDITIONS AND PROPOSED DEVELOPMENT

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**Introduction.** The purpose of this section is to provide the baseline site characteristics for the site. The existing church building is listed as historically significant but suffered considerable damage from a water leak prior to and during the pandemic and is proposed for demolition subject to Landmarks Committee approval.

**Site.** The existing conditions survey shows two buildings and a through parking lot with two curb cuts to provide access to NE 2<sup>nd</sup> St and two curb cuts to provide access to SE 1<sup>st</sup> St. The church building listed on the City's Historic Inventory as a Significant Resource is located at the northeast corner of the site with the address 544 NE 2<sup>nd</sup> St. The World War II and Post-war era (1941-1965) church is in the Minimal Traditional architectural style. Several others in the same style are located downtown. The building is proposed for demolition due to extensive water damage and is currently used only for storage. A concrete ramp with handrails leads from the NE 2<sup>nd</sup> St sidewalk. Wooden church signage will be salvaged and relocated on the site. The second building on the site at the SE corner is not a listed resource and has been serving as the worship space for the church community for many years. A mid-block curb cut takes access to NE Ford St and provides vehicle access to a loading space at the rear of the church addition. The congregation is smaller than the space would suggest, and the minimum parking triggered by space within the sanctuary far exceeds the stated needs of the church on Sunday mornings. The shared parking lot has been subject to a lease to the City for public parking since 1978 with the right of the owner to terminate the lease at will. This option has been exercised. The land under the housing project will be granted as a ground lease and parking will be shared with the church.

**Vicinity.** The Vicinity Map provides the context for the development. This full-block site is located on the south side of downtown McMinnville one block south of the commercial corridor on NE 3<sup>rd</sup> St that consists of multi-story historic storefronts clad in stone, brick, and stucco that is listed as a Historic District in the National Register. Surface parking is located behind these buildings that take access from NE 2<sup>nd</sup> St directly across from the subject site. Only a few historic buildings are located south of the commercial corridor but include the City Hall and other churches in various styles. There is evidence of significant infill beginning in the 1970s of one- and two-story commercial buildings and apartments throughout this area. Housing begins to predominate south of SE 1st St

**Zoning.** The site and surrounding properties north of SE 1st St are zoned C-3 (General Commercial Zone). The site is also within the City Center Housing Overlay Zone and the Downtown Design Standards Area. Across SE 1<sup>st</sup> St to the south, properties are zoned O-R (Office/Residential Zone), transitioning to R-4 (Medium, High-Density, 5000 SF Lot Residential).

**Current Development.** Both existing buildings are located on the eastern corners of the block. The through-parking lot is located on the west side of the block.

**Vehicular/Bicycle Parking.** The shared parking lot dominates much of the western side of the site, containing 50 spaces. Bicycle parking is located on a concrete slab at the northeast corner of the site.

**Pedestrian Circulation.** Sidewalks circle the block.

**Transit.** The site is well situated within the local transit system. Yamhill County Transit operates four bus lines that circulate within downtown McMinnville and serve the outer neighborhoods of the city with hourly bus service on during the weekday. Two pass directly by the frontage of the site, with the closest stop located a block south on NE Ford St. Regional bus service connects downtown McMinnville with West Salem, Grand Ronde, Hillsboro, and Tigard.

**Landscaping and Open Space.** The Existing Conditions plan (sheet C-050) shows the existing landscaping around the buildings and parking lot. There are several mature trees located within parking lot landscaping. A 16-inch deciduous tree is located adjacent to the Ministry building on the south side of the site. Mature street trees are located within the planter strip on the south, west, and a portion of the east frontage of the site. On-site trees will be removed during construction. New landscaping will be provided following construction as shown on the landscaping sheets.

### **Existing Utilities**

**Sewer**—There is an 8-inch Sanitary Sewer line located in NE 2<sup>nd</sup> St and SE 1<sup>st</sup> St. NE Evans St has a 12-inch Sanitary Sewer main. The historic church building has a sewer connection to NE 2<sup>nd</sup> St. The Ministry building that will remain has a sanitary service drain connection to the Sanitary Sewer main in NE Evans St.

**Stormwater** – The buildings on the site do not appear to have storm drains. Stormwater Mains are available in SE Evans, NE Ford, and SE 1<sup>st</sup> Sts.

**Water** – there are 6-inch cast iron water mains on SE 1<sup>st</sup> St and NE Ford St. Smaller connections are available in NE 2<sup>nd</sup> St. Water service is not available in NE Evans St.

**Proposed Development.** A 34,796-sf ground lease has been established between the owner, McMinnville Ministries, and the non-profit, Bienestar, for the development of affordable housing. This ground lease area constitutes the development site for the purposes of evaluating development standards. Removal of the historic church building is subject to demolition review, a separate application. Once removed, the site will be redeveloped with the following improvements:

- A 4-story housing complex at the northwest corner of the block providing 72-units of affordable housing.
- 59 parking spaces, most of it tucked under the residential structure, will be shared between the housing and the church.
- Landscaping, outdoor space, and a pet area.

**Apartment Building** – this 64,074-sf building equates to an FAR of 1.84 across the 0.8-acre ground lease area and will be built out to the lot lines on both NE 2<sup>nd</sup> St and NE Evans St (Sheet AS-100). The flat-roofed building will be 52 feet high to the parapet with mechanical equipment and the elevator overrun extending higher but set back away from the street frontages (sheet A-203) so as to not be visible from adjacent streets. The building is a similar form to the flat roofed commercial buildings across NE 2<sup>nd</sup> St. The first-floor will be primarily brick capped by a belt course and the dark-palette materials will contrast with the lighter material of the upper floors. The residential floors will have inset elements to break up the facades. Storefront windows above bulkheads will define the entrance at the corner of NE 2<sup>nd</sup> St and NE Evans St. Vertical windows above bulkheads will continue along the street frontages. Where the tuck under parking extends to the street line, metal screens above bulkheads will continue the store-front pattern.

**Materials.** As shown in the elevations (A-201, A-202) and perspective drawings (Sheet G-000), the primary first floor exterior cladding material will be brick. Upper floors will consist of fiber cement shingles with fiber cement panels that will accent transitions in the building form. The residential unit windows will be inset, flanged, vinyl systems; the storefront window system will be aluminum.

**Landscaping.** The Landscaping plan is in Sheets L020. 12.5% (4,350 sf) of the total site will be landscaped with a combination of open space area, screening elements (metal screens and shrubs), parking lot landscaping, and general landscaping.

Trees. The on-site tree survey consists of 7 existing trees in and around the parking lot (L100). All are proposed for removal based on their proximity to proposed improvements or construction activity. Nine parking lot trees and three open space trees are proposed as shown on the landscape plans (L020). The 12 trees in the right-of-way will be protected during construction. 6 street trees are proposed for the NE 2<sup>nd</sup> St frontage, and a new tree will replace the stump at the corner of NE Evans St and SE 1<sup>st</sup> St.

Open Space. The Landscaping plan (L020) show 3,838 sf of common open space, the majority of which is located at the southwest corner of the building, furnished with seating and landscaped with small trees, shrubs, and groundcover. In addition, open space is provided between the apartment building and the loading space of the church building. This will serve as a pet area.

Parking Lot. The proposed 22,717-sf parking lot contains 59 stalls, including 4 ADA stalls. Curb cuts at the northeast corner and southwest corners provide for vehicle circulation. No bicycle parking is required but may be included. As noted on Civil demolition plan (Sheet C-050) and the Paving Plan (Sheet C-100), the existing parking lot curb-cuts will be removed. New curb cuts will be added to the northeast corner off NE Ford St and two to the southwest corner from SE 1st St. No changes to the required curb-tight sidewalk are proposed. The existing curb cut off NE Ford St will be rebuilt to serve the loading needs of the remaining church building. The upgrades to the parking will ensure that it conforms to parking lot design standards. Over 5% of the parking lot area will be landscaped (1,062 sf).

Utilities. Sheet C-200 illustrates the proposed utilities – water, sanitary sewer, and stormwater – associated with the project. Sewer is proposed to connect to the existing public main in NE 2<sup>nd</sup> St via the existing connection (capped during demolition). The remaining church buildings sewer connection to NE Evans St will remain. Domestic water service will connect to NE Ford St for domestic water. A fire line will connect to the existing fire backflow at the south end of the site. Both existing fire hydrants will be retained, although the hydrant on SE 1st St will be relocated further east to ensure sufficient distance from the driveway.

Stormwater. This project is redeveloping an area of existing impervious surface. Stormwater from the parking lot and roof drains will be captured and directed to the public stormwater drain in NE Evans St.

## LEGAL FINDINGS

**Introduction.** The purpose of this chapter is to provide legal findings for the Downtown Design Review for the Bienestar McMinnville Housing.

### **Land Use Status**

**Use Classification.** The proposed affordable housing building is classified by the McMinnville Zoning Code (Title 17) as a Multi-Dwelling, or apartment, Residential Use. The buildings owned and operated by McMinnville Ministries (Cooperative Ministries) is a Church use, although this organization has been operating solely out of the Ministry building at the southwest corner of the site for several years.

**Policy Context.** The State of Oregon has designated McMinnville as a severely rent-burdened Oregon community.<sup>1</sup> The church, Cooperative Ministries (also known as McMinnville Ministries), has long been a partner in providing shelter and advocating for affordable housing as a part of their mission.<sup>2</sup> The proposal to place a new affordable housing development in such a well-served, urban location in downtown McMinnville is exactly as laid out and envisioned by McMinnville’s Comprehensive Plan *Goal V – Housing and Residential Development*.

**SB 1537 (2024 Session).** SB 1537 was signed into law in 2024 and advanced tools to increase affordable housing production. Section 38 of this bill created “mandatory adjustments” which provide flexibility on specified land use regulations for qualifying residential developments. Local governments that have a process by which adjustments may be sought can apply for an exemption under Section 39. McMinnville currently does not have this flexibility built into its Zoning Code and has not sought the Local Exemption. Therefore, to increase the number of units provided and to maintain affordability, the applicant is seeking confirmation of the mandatory adjustments under SB 1537 as a part of this land use review.

The relevant portion of SB 1537 is quoted below with findings added to document that the requirements and approval criterion to qualify for mandatory adjustments to local standards have been met.

#### **197A Section 38**

(2) *Except as provided in section 39 of this 2024 Act, a local government shall grant a request for an adjustment in an application to develop housing as provided in this section. An application qualifies for an adjustment under this section only if the following conditions are met:*

(a) *The application is for a building permit or a quasi-judicial, limited or ministerial land use decision;* **Finding:** This application is for a quasi-judicial land use review; therefore, it is the appropriate vehicle for confirming the mandatory adjustments under this statute.

(b) *The development is on lands zoned to allow for residential uses, including mixed-use residential;* **Finding:** The site is zoned C-3 which allows residential uses; therefore, this standard is met.

(c) *The residential development is for densities not less than those required under section 55 (3)(a)(C) of this 2024 Act;*

**Findings:** Within an UGB, the minimum density to qualify is 17 units per net residential acre (net residential acre does not include right-of-way, or constraints due to natural resource or

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<sup>1</sup> See <https://www.oregon.gov/lcd/housing/pages/reporting.aspx> and choose the “list of cities where >25% households experience severe rent burden (2025).”

<sup>2</sup> See Yamhill County’s 10-year action plan, updated in 2023: <https://www.co.yamhill.or.us/documentcenter/view/1618>. Cooperative Ministries is mentioned numerous times for their work in McMinnville.

environmental protections). As discussed above, 72 units are proposed for the 1.1 acre, a density of approximately 66 units per net residential acre. This standard is met.

- (d) *The development is within an urban growth boundary, not including lands that have not been annexed by a city; **Finding:** The site is within the McMinnville City Center, which is within an Urban Growth Boundary, adopted through the McMinnville Growth Management and Urbanization Plan in 2003. This standard is met.*
  
- (e) *The development is of net new housing units in new construction projects, including:*
  - (A) *Single-family or multifamily; **Finding:** The proposal is for a multifamily apartment building, consistent with this standard.*
  
- (f) *The application requests not more than 10 distinct adjustments to development standards as provided in this section. A “distinct adjustment” means:*
  - (A) *An adjustment to one of the development standards listed in subsection (4) of this section where each discrete adjustment to a listed development standard that includes multiple component standards must be counted as an individual adjustment; or*
  - (B) *An adjustment to one of the development standards listed in subsection (5) of this section where each discrete adjustment to a listed development standard that includes multiple component standards must be counted as an individual adjustment; and*  
**Finding:** This application is requesting a mandatory adjustment under SB 1537 to five (5) development standards. Other standards identified during review may increase this number, but will not exceed ten (10) to remain in compliance with this section.
  
- (g) *The application states how at least one of the following criteria apply:*
  - (A) *The adjustments will enable development of housing that is not otherwise feasible due to cost or delay resulting from the unadjusted land use regulations;*
  - (B) *The adjustments will enable development of housing that reduces the sale or rental prices per residential unit;*
  - (C) *The adjustments will increase the number of housing units within the application;*
  - (D) *All of the units in the application are subject to an affordable housing covenant as described in ORS 456.270 to 456.295, making them affordable to moderate income households as defined in ORS 456.270 for a minimum of 30 years;*
  - (E) *At least 20 percent of the units in the application are subject to an affordable housing covenant as described in ORS 456.270 to 456.295, making them affordable to low income households as defined in ORS 456.270 for a minimum of 60 years;*
  - (F) *The adjustments will enable the provision of accessibility or visitability features in housing units that are not otherwise feasible due to cost or delay resulting from the unadjusted land use regulations; or*
  - (G) *All of the units in the application are subject to a zero equity, limited equity, or shared equity ownership model including resident-owned cooperatives and community land trusts making them affordable to moderate income households as described in ORS 456.270 to 456.295 for a period of 90 years.*

**Findings:** The proposed project meets at least four of the available criteria, when only one is required. The standards, if not adjusted, would raise the cost of the development project, making construction of the housing units either infeasible or not affordable to the degree which they will be (criterion A and B). Providing additional flexibility in site design will allow for the production of more units than would otherwise be possible (criterion C). The project

has been awarded Low Income Housing Tax Credits (LIHTC) on December 5, 2025. The State of Oregon requirement for these credits is that all of the units will be subject to an affordable housing covenant for a minimum of 30 years and up to 60 years (Criterion meeting D/E). The initial Letter of Intent from the funding agency, Oregon Housing and Community Services, is attached indicating a minimum of 30 years of affordability will be required.

The following table lists the development and design standards allowed mandatory adjustments under the statute. Those in bold have been identified as necessary for this application. Additional mandatory adjustments identified during review will be included up to the limit of 10.

**Section 38 – Eligible Development and Design Standards**

<b>§ 38</b>	<b>Development or Design Standard</b>	<b>Required Eligible Adjustment Amount</b>
(4)(a)	Side or rear setbacks	Must allow an adjustment up to 10% of required setback distance.
<b>(4)(b)</b>	<b>For an individual development project, common area, open space or area that must be landscaped on the same lot or parcel as proposed housing</b>	<b>Must allow a reduction up to 25%</b>
<b>(4)(c)</b>	<b>Parking minimums</b>	<b>Must be eligible for a full adjustment</b>
(4)(d)	Minimum lot sizes	Must allow an adjustment up to 10%, and including up to a 10% adjustment to lot widths or depths
(4)(e)	Maximum lot sizes	Must allow an adjustment up to 10%, including up to a 10% adjustment to lot widths or depths, if the adjustment results in more dwelling units than would be allowed without adjustment, and the adjustment does not result in reduction of density below the minimum applicable density
(4)(f)	Building lot coverage	Must allow an adjustment up to 10%
(4)(g) (A)(i)*	Bicycle parking (minimum spaces)	Must allow an adjustment to the minimum number of spaces for use by residents, provided the application includes at least one-half space per residential unit
(4)(g) (A)(ii)*	Bicycle parking (location)	Must allow an adjustment to the location of bike parking spaces, provided lockable, covered bike parking spaces are within or adjacent to the residential development
(4)(g)(B)*	Building height maximums (excluding cottage clusters)	Must allow an adjustment in addition to any existing applicable height bonuses; Must allow an adjustment up to the greater of "one story" or 20% of the base zone height
(4)(g) (C)*	Unit density maximums	Must allow an amount necessary to account for other adjustments under this section
(4)(g) (D)(i)*	Prohibitions on ground floors of mixed use buildings against residential uses except for one face of the building facing the street & within 20 ft of the street	Must be eligible for a full adjustment

(4)(g) (D)(ii)*	Prohibitions on ground floors of mixed use buildings against nonresidential active uses that support the residential uses of the building	Must be eligible for a full adjustment
(5)(a)	Facade materials, color or pattern	Must be eligible for a full adjustment
<b>(5)(b)</b>	<b>Facade articulation</b>	<b>Must be eligible for a full adjustment</b>
(5)(c)	Roof forms and materials	Must be eligible for a full adjustment
(5)(d)	Entry and garage door materials	Must be eligible for a full adjustment
(5)(e)	Garage door orientation unless adjacent to or across from school/public park	Must be eligible for a full adjustment
(5)(f)	Window materials except bird-safe glazing requirements	Must be eligible for a full adjustment
<b>(5)(g)</b>	<b>Total window area</b>	<b>Must allow up to 30% adjustment if application includes at least 12% of total façade as window area</b>
(5)(h)(A)*	Building orientation requirements, not including transit street orientation requirements	Must be eligible for a full adjustment
(5)(h)(B)*	Building height transition requirements	Must allow up to 50% adjustment from the base zone
<b>(5)(h)(C)*</b>	<b>Requirements for balconies and porches</b>	<b>Must be eligible for a full adjustment</b>
(5)(h)(D)*	Requirements for recesses and offsets	Must be eligible for a full adjustment
<i>*Only applicable to manufactured dwelling parks, middle housing, multi-unit, and mixed use residential.</i>		

**Findings:** As described above, this confirmation of mandatory adjustments is a part of a quasi-judicial land use review (item a), on land zoned for residential uses (item b), meets the minimum residential density (item c), is within an urban growth boundary (item d), will provide new multifamily housing units (item e), is limited to less than 10 distinct adjustments (item f), and can meet four of the criteria (item g) when only one is required. The proposal remains subject to applicable building codes and regulations that verify that the development will not pose any unreasonable risk to public health or safety as evaluated by the appropriate elements within the City of McMinnville such as the Bureaus of Fire, Water, and Transportation.

Specific elements of the Zoning Code superseded by SB 1587 (2024 session to amend ORS 197A) are as follows:

Subsection 4

- **Common open space** (17.11.090.D.5) – (4)(b) a reduction up to 25%
- **Off-Street Parking and Loading** (17.60) – (4)(c) elimination of required parking for residential use.

Subsection 5

- **Façade articulation** (17.11.090.D.12.b.4) – (5)(b) required articulation every 30 feet is not provided.
- **Percent glazing** (17.59.050.B.3.c) – (5)(g) Total window area, up to 30% adjustment, if total facade window area exceeds 12%.
- **Private Open Space** (17.11.090.D.6) – (5)(h)(C) elimination of required balconies and porches.

The discussion of development standards and approval criteria that follows demonstrates how the proposed development meets Zoning Code standards.

**DEVELOPMENT STANDARDS**

The site is subject to development standards for apartments, except where superseded by the Downtown Design Standards and Guidelines and the Central City Housing Overlay. The following table lays out this relationship and highlights which standards have been included in the SB 1537 Mandatory Adjustment request.

<i>17.11.090 Apartments</i>	<i>Downtown Design Standards and Guidelines</i>	<i>1537 Mandatory Exceptions</i>
<i>1. Design Standards</i>	<i>17.59.050 Building and Site Design. A. Setbacks B. Building Design 2. Façade Visually Subdivided 3.c Percent glazing C. Building Materials</i>	<i>(5)(b) Façade articulation  (5)(g) – 30% Adjustment</i>
<i>2. Large site requirements</i>	<i>17.59.060 Surface Parking Lots</i>	
<i>3. Pedestrian access</i>		
<i>4. Parking lot location and design a. Characteristics b. Universal Design d. Parking Lots for Medium to Large Multi-Dwelling Sites</i>	<i>17.59.060 Surface Parking Lots.</i>	
<i>5. Common open space</i>		<i>(4)(b) 25% reduction</i>
<i>6. Private open space</i>		<i>(5)(h)(C) balconies and porches</i>
<i>7. Alleys</i>		
<i>8. Landscaping</i>	<i>17.57 Landscaping</i>	
<i>9. Privacy and screening</i>		
<i>10. Front Yard</i>		
<i>11. Compatibility</i>	<i>17.59.050 Building and Site Design. &lt;&lt;see above&gt;&gt;</i>	
<i>12. Wall and roof design b. Require Elements 1. Articulation 2. Eyes on the Street 3. Main Entrances 4. Detailed Design</i>	<i>17.59.050 Building and Site Design. &lt;&lt;see above&gt;&gt;</i>	
<i>17.54 General Regulations</i>		
<i>17.60 Off-Street Parking 17.60.60 Design Requirements D. Parking Areas...</i>	<i>17.59.60 Surface Parking Lots</i>	<i>(4)(c) – parking minimums</i>

**C-3 GENERAL COMMERCIAL ZONE (17.33)**

**17.33.010. Permitted Uses.** In a C-3 Zone, the following uses and their accessory uses are permitted:

- 6. Apartments, Multiple dwellings subject to the provisions of the R-4 zone, except that

*within the City Center Housing Overlay Zone designated in Chapter 17.66, density limitations of the R-4 zone shall not apply, and any special development standards of the Overlay Zone shall supersede those of the R-4 zone.*

## 20. Church

**Findings:** The proposed use is apartments within the City Center Housing Overlay Zone; therefore, the density limitations of the R-4 zone do not apply. As discussed below, there are no special development standards associated with the Overlay Zone. The church use that will remain on the site is also allowed by right.

### **RESIDENTIAL DESIGN AND DEVELOPMENT STANDARDS (17.11)**

**17.11.010 Purpose.** *This chapter provides residential development and design standards for all housing types permitted in McMinnville’s residential and commercial zones.*

**17.11.011 Applicability.** *The residential design and development standards in this chapter are applicable to all new housing construction...*

### **17.11.013 Zoning Table of Allowed Housing Types.**

**Findings:** The standards of this chapter are applicable to the proposed apartment building unless superseded by the design and development standards for the Downtown are contained in Chapter 17.59 as shown in the table above and discussed below in this document. Apartments are listed as Allowed in the zoning table of allowed housing types.

### **17.11.090 Apartments**

**C. Development Standards.** *Please see Table 1 below.*

**Findings:** The lot exceeds the minimum width, depth, and size standards of Table 1, the setbacks are superseded by the Downtown Design Standards (17.050.050). The parking will be both surface parking and tucked under the building. The apartments will meet the applicable standards of this section except where SB 1537 mandatory adjustments are used.

**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.*
  - b. *Connect the internal network of streets and paths to those of the surrounding area where possible.*
  - 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.*
  - d. *Residential units must be oriented to a common open space, including a common green, a plaza, or a pocket park.*
  - e. *Orient all buildings around a shared open space that meets the requirements of a Common Open Space.*
  - f. *Align buildings to surrounding streets.*
  - g. *Connect to surrounding neighborhoods, schools, parks, and other neighborhood*

*destinations.*

**Findings:** As described below and shown on the plans, these standards either do not apply or are met.

- This building is subject to the building design requirements of the Downtown Design Standards and Guidelines (17.59) that will supersede these requirements.
- The scale of the four-story building is consistent with the scale of buildings in the historic commercial corridor which have one to three stories of residential or office use above a first-floor storefront.
- Sidewalks encircle the block and a pedestrian system leads to the interior side of both wings of the proposed apartments.
- The apartment building has a floor plate of approximately 20,000 sf but this is broken into two wings. Approximately half of the parking is tucked-under the building with most of the remaining surface parking at the interior of the site behind the building. Only a small portion of parking at the southwest corner of the site is adjacent to the public right-of-way, but screened by vegetation as required below.
- Common open space is provided via open seating areas screened by vegetation at the south end of the NE Evans St wing of the building and a pet area located south of the SE 1<sup>st</sup> St wing.
- The two wings of the building are aligned to NE Evans St and SE 1<sup>st</sup> St with the main entrance at the corner connecting to the commercial activity one block to the north along NE 2<sup>nd</sup> St.

2. Large Site Design Requirements.

- a. *Break up parking into smaller areas and access from side streets when possible*
- b. *Connect parking areas, building entries, and open spaces with paved walkways.*
- c. *Buffer parking areas with landscaping*
- d. *Minimize the width and number of driveways and curb cuts*
- e. *Provide different types of open space throughout site, both active and passive, including playgrounds, trails, volleyball courts, bocce ball courts, community gardens, etc.*
- f. *Align buildings to surrounding streets*
- g. *Centrally locate common buildings and spaces*
- h. *Group apartments, parking, and open space into smaller clusters*

**Findings:** As described below and shown on the plans, these standards these standards either do not apply or are met.

- This building is subject to the building design and surface parking requirements of the Downtown Design Standards and Guidelines (17.59) that will supersede these requirements
- Approximately half of the parking is tucked under the proposed building. Only a small portion is visible at the southwest corner of the site. Access will be from NE Ford St and SE 1<sup>st</sup> St.
- Parking areas are connected to entries and open spaces by paved sidewalks that connect to the public sidewalks.
- Parking areas have required buffer landscaping.
- The full-block site will have four curb cuts, two on NE Ford St and two on SE 1<sup>st</sup> St. The new curb cut on NE Evans St near the corner with NE 2<sup>nd</sup> St will provide access to the parking underneath the residential structure. The 2<sup>nd</sup> curb cut accesses the existing

loading area for the church building that will remain. The two curb cuts proposed for the south end of the site will allow more efficient entry and exit into the parking lot at peak times.

- Open space has been provided for passive activity, located at the southern end of the west wing of the building and will include seating, screened by vegetation. More active open space is provided at the south side of the NE 2<sup>nd</sup> St wing that will be used as a pet area.
3. Pedestrian Access. On-site pedestrian circulation system shall include:
- 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.*
  - b. *At least one pedestrian connection to an abutting street frontage for every 200 linear feet of street frontage.*
  - c. *Pedestrian walkways shall be separated from vehicle parking and maneuvering areas by physical barriers such as planter strips, raised curbs, or bollards.*
  - 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.*
  - 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.*
  - f. *May be co-located with a common green.*

**Findings:** As described below and shown on the plans, these standards are met.

- As shown on the civil (C-100) and landscaping plans (L020), there are continuous connections between the building entrances, parking areas, and open areas.
- There is an entrance into the building on both wings. The primary entrance on NE 2<sup>nd</sup> St is off-set from the corner to meet the 200 linear feet limitation.
- The vehicle parking and maneuvering areas have physical barriers protecting pedestrian walkways.
- The walkways are 5-ft wide and curb stops will keep vehicles from overhanging the walkway.
- Pedestrian connections to the sidewalk are present at the ends of both wings of the apartment building and at the south end of the site, adjacent to the church building.

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.*

**Findings:** As described below and shown on the plans, these standards either do not apply or are met.

- This building is subject to the Surface Parking Lots design requirements of the Downtown Design Standards and Guidelines (17.59) and will supersede these requirements.
- The pedestrian system within the parking lot will meet the needs of pedestrians to move from their vehicle and into the building or to the public sidewalk.
- The parking has been tucked under the building or placed at the interior of the block where it is largely screened from the surrounding right-of-way by buildings, fencing, or vegetation.

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

e. Parking Lot Setbacks Adjacent to Buildings and Structures.

f. Parking Lot Location.

g. Parking Lot Required Through Connections

**Findings:**

- As a multi-dwelling site with more than 16 parking spaces, interior landscaping of 5% of the parking is required.
- The total parking lot area is 20,717 sf and the required landscaping is 5% (1,036 sf). 1,062 sf of parking lot landscaping is provided.
- Landscaping has been provided in islands with raised curbs, and contains trees and shrubs. The site does not abut a residential zone; therefore a site-obscuring wall is not required.
- Planting trees and shrubs within the tuck-under parking area is not practical. However, the metal screens at the building edge count towards the parking lot landscaping as shown on sheet L020.
- The parking areas are set back at least 5 feet from buildings by either landscaping or a walkway.
- Parking areas outside of the building are located within 20 feet of the property line, however, this standard is superseded by the Downtown Design District.
- Landscaping with 3-foot-tall vegetation will screen parking areas from public streets.
- As shown on the civil plan (C-100), 5-foot-wide walkways, lead from the building to the public street.
- As shown on the landscaping (L020) and detailed below, these standards are met.

5. Common Open Space.

B. Required Elements, General

2. *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.*

**Findings:** As described below and shown on the plans, these standards are met.

- The common space provides for formal and informal use through both furnishings and outdoor pet area.
- Shade by both trees and structures is provided.
- Stormwater has been directed to vegetated areas

- The common open space is tucked under the south wing of the building and is accessible by all residents.
- Planters will be installed to provide for food cultivation.

b. Required Elements, General

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

**Findings:** 3,838 sf (11%) of common open space on the 34,796-sf site is proposed. A SB 1537 mandatory adjustment will be used for this standard. Under subsection (4)(b) of SB 1537, a 25% reduction is available for this affordable housing project. The project is therefore in compliance with the standard following application of the mandatory adjustment.

6. Private Open Space.

**Findings:** Private balconies are required for each unit. This would prove prohibitive to maintaining the affordability of the units. The proposed apartments do not have private open space. A SB 1537 mandatory adjustment will be used for this standard per subsection (5)(h)(C).

7. Alleys

**Findings:** While the provision of alleys is preferred, it is impractical given the existing development that will remain on the site and the required parking for the church use.

8. Landscaping

**Findings:** As described below and shown on the plans, these standards are met.

- The site is fully utilized with those areas not development with structures, parking, or circulation dedicated to landscaping.
- 5,182 sf of landscape area is provided in addition to 1,062 sf of parking lot landscaping.
- This section is superseded by the landscaping requirements in 17.57.070 and 17.57.080.

9. Privacy and Screening.

**Findings:** As described below and shown on the plans, these standards are met.

- Metal screens will separate the tuck-under parking from adjacent public areas
- Vehicle areas will be screened from adjacent open space by three-foot shrubs
- Mechanical equipment will be roof mounted and not visible from adjacent streets.

10. Front Yard

**Findings:** There are no ground floor residential units, therefore, the front yard standards do not apply.

11. Compatibility

a. Characteristics

**Findings:** As described below and shown on the plans, these standards either do not apply or are met.

- This building is subject to the building design requirements of the Downtown Design

Standards and Guidelines (17.59) that will supersede these requirements.

- The site is a full-block with new multi-dwelling housing on a ground lease. The parking area has been used to separate the new structure from the smaller ministry building that will remain.
- The upper floors are separated from the first by a course and metal canopy providing a human scale to the building.
- The elevator overrun and roof-mounted mechanical equipment have been set back from the street frontages. Sheet A-203 demonstrates that these elements are not visible from the street.

## 12. Wall and Roof Design.

### a. *Characteristics*

**Findings:** As described below and shown on the plans, these standards either do not apply or are met.

- This building is subject to the building design requirements of the Downtown Design Standards and Guidelines (17.59) that will supersede these requirements. The building façade articulations does not meet the standards of 17.59 and a mandatory exemption per SB 1537 is requested in the discussion of that section below.
- The base of the building has been distinguished from the upper floor. The base consists of a repeated pattern of bulkheads with either storefront windows above or metal screens in a geometry that mirrors the windows.
- The building facades have been articulated to break up long places with insets of different color and material. These recesses are at least 2 feet deep and are at least 6 feet long.
- Windows are provided in each façade.
- At least 15% of each street facing façade are windows or entrance doors.
- The main entrance is on the longest street-facing wall of the building and is covered by an overhang and meets the dimensional requirements.

17.11.100 Residential Universal Design Standards. *The universal design standards are standards that apply to the following housing types: Tiny Houses, Cottage Clusters, Plexes, Single Dwellings, Townhouses and ADUs.*

**Findings:** The standards of this section do not apply to apartment buildings.

## **GENERAL REGULATIONS (17.54)**

### 17.54.080 Clear Vision Area.

**Findings:** The standards of this subsection will be evaluated as a part of the public works permits associated with the development permit.

17.54.110 Use of Required Open Space. *No lot area, yard, other open space, or off-street parking or loading area which is required by this title for one use shall be used as a required lot area, yard, or other open space or off-street parking or loading area for another use except as provided in Section 17.60.120 of this Ordinance.*

**Findings:** The parking required for the church will be shared with the housing development per the provisions of 17.60.120. Therefore, this standard is met.

**LANDSCAPING (17.57)**

17.57.030 Zones Where Required. Landscaping shall be required in the following zones except as otherwise noted:

D. C-3 (General Commercial zone);

**Findings:** Landscaping per this section is required.

17.57.040 Specific Uses Requiring Landscaping.

A. Churches, subject to the landscaping requirements of a multiple family development when in a residential zone and subject to the landscaping requirements of a commercial development when in a zone other than residential;

**Findings:** As a church in a commercial zone, the remaining church site will be subject to the landscaping requirement of a commercial development at the time of the church's renovation.

17.57.050 Plans - Submittal and Review – Approval – Completion Time Limit.

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.)

**Findings:** A landscape review will be submitted along with this application that meets all of the requirements. The required landscaped area of 25% (17.57.070.A.3) is reduced by half for sites within Area II of the Central City (17.57.080). As shown on the landscape plan (L020) over 12.5% percent of the site is landscaped, meeting this requirement.

B. Landscape plans shall meet the following standards, unless the Discretionary Review Process of Section 17.57.050 (B)(2) is requested by the Applicant:

1. Compatibility with the proposed project and the surrounding and abutting properties and the uses occurring thereon.
2. Screening the proposed use by sight-obscuring, evergreen plantings, shade trees, fences, or combinations of plantings and screens.
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.
4. The development and use of islands and plantings therein to break up 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.
6. Suitable watering facilities or irrigation systems must be included in or near all planted areas;

**Findings:** The separate landscape review will document compliance with these standards, but the landscaping plan (L020) is included with this submission for the purposes of completeness. The plans show the proposed screening by fences, trees, and other plantings both as part of the proposed building and within and adjacent to the parking area.

17.57.080 Central Business District. The central business district shall be divided into two areas as defined in this section:

- B. Area II is defined as being that area between Adams and Kirby Streets from First to Fourth Streets, excluding the area in subsection A above. One-half of the landscaping requirements set forth in Section 15.57.050 above shall apply to this area.

**Findings:** The site is within Area II and therefore, the site is subject to one-half of the 25% standards for multi-dwelling development set forth in 15.57.050. As shown on the landscape plans, the 12.5% requirement has been met.

### **TREES (17.58)**

17.58.020 Applicability. The provisions of this ordinance shall apply to:

- A. Individual significant or historic trees as defined in this ordinance.
- B. All trees with trunks located completely or partially within any public area or right-of-way;
- C. All trees on developable land and subject to or undergoing development review such as site plan review, tentative subdivision review, or partition review; (Ord. 5027 §2, 2017; Ord. 4654B §1, 1997).

**Findings:** The site has both private trees and trees within the right-of-way. No street trees are proposed for removal and additional street trees are proposed. The on-site trees are located within the footprint of proposed development. The large tree at the south end of the site was the subject of extensive discussions by the design team, but it proved infeasible to retain the tree and provide the necessary ADA parking and access to the church building from the parking lot. Therefore, the proposed removal of all trees meets criterion (g) of the Tree Removal Permit criteria found in 17.58.050.A.2. Replacement will be as shown on the landscaping plans.

### **DOWNTOWN DESIGN STANDARDS AND GUIDELINES (17.59)**

#### **17.59.020 Applicability.**

- A. The provisions of this chapter shall apply to all lands located within the area bounded to the west by Adams Street, to the north by 4th Street, to the east by Kirby Street, and to the south by 1st Street. Lands immediately adjacent to the west of Adams Street, from 1st Street to 4th Street, are also subject to the provisions of this chapter.

**Findings:** This site is within the area where the provisions of this chapter apply.

- B. The provisions of this ordinance shall apply to the following activities conducted within the above described area:
  - 1. All new building construction;
  - 2. Any exterior building or site alteration; and,

**Findings:** This proposal includes new building construction and site alteration.

- C. This ordinance shall not apply to the following activities or uses:

**Findings:** This proposal does not include any of the activities listed as exempt from this ordinance.

- D. *The planning director shall determine whether any proposed maintenance activity...*
- E. *This ordinance shall apply only to those portions of a building or sign that are proposed for construction or modification and shall not extend to other elements of the building...*

**Findings:** This proposal is for new construction, not maintenance or modification of an existing building, therefore, these subsections do not apply.

**DOWNTOWN DESIGN REVIEW**  
**REVIEW PROCESS (17.59.030)** .

- A. *An application for any activity subject to the provisions of this ordinance shall be submitted to the planning department and shall be subject to the procedures listed in subsections B through E below.*
- B. *Applications shall be submitted to the planning department for initial review for completeness as stated in MMC 17.72.040. The application shall include the following information:*
  - 1. *The applicant shall submit two copies of the following information:*
    - a. *A site plan (for new construction or for structural modifications).*
    - b. *Building and construction drawings.*
    - c. *Building elevations of all visible sides.*
  - 2. *The site plan shall include the following information:*
    - a. *Existing conditions on the site including topography, streetscape, curbcuts, and building condition.*
    - b. *Details of proposed construction or modification to the existing structure.*
    - c. *Exterior building elevations for the proposed structure, and also for the adjacent structures.*
  - 3. *A narrative describing the architectural features that will be constructed and how they fit into the context of the Downtown Historic District.*
  - 4. *Photographs of the subject site and adjacent property.*
  - 5. *Other information deemed necessary by the planning director, or his/her designee, to allow review of the applicant’s proposal. The planning director, or his/her designee, may also waive the submittal of certain information based upon the character and complexity (or simplicity) of the proposal.*

**Findings:** This application contains the required elements of subsection B and has been submitted to the planning department as required by subsection A.

- C. *Review Process.*
  - 1. *Applications shall be submitted to the planning department for initial review for completeness...*

**Findings:** This application will be reviewed by the Historic Landmarks Committee.

- D. *Waiver Process. A guideline or standard contained in this ordinance may be waived as part of the design review process when it can be demonstrated that the proposed design satisfies or exceeds the downtown design goals and objectives of this ordinance. If a waiver is requested, the applicant must explain in their application how the proposed design satisfies or exceeds these goals and objectives. A request for a waiver to the standards of this ordinance shall be reviewed by the McMinnville Historic Landmarks Committee, as described in subsection (C)(2) of this section.*

**Findings:** This application does not request any waiver to standards or guidelines of the Downtown Design Standards and Guidelines chapter.

## **REVIEW CRITERIA (17.59.040)**

A. In addition to the guidelines and standards contained in this ordinance, the review body shall base their decision to approve, approve with conditions, or deny the application, on the following criteria:

1. The city's historic preservation policies set forth in the comprehensive plan;
2. If a structure is designated as a historic landmark on the city's Historic Resources Inventory or is listed on the National Register for Historic Places...
3. If applicable (waiver request)...

**Findings:** The proposal is for new development and not a modification of a historic landmark. No waiver of the Downtown Design Standards and Guidelines is requested. Therefore, the evaluative criteria is based on this chapter's guidelines and standards and the historic preservation polices in the comprehensive plan.

The purpose statement of the Downtown Design Standards and Guidelines is as follows:

**Purpose.** To provide for the protection, enhancement and preservation of buildings, structures, and other elements in the downtown core which contribute to its special historic and cultural value. Further, it is not the purpose of this ordinance to create a "themed" or artificial downtown environment. Rather, its purpose is to build on the "main street" qualities that currently exist within the downtown and to foster an organized, coordinated, and cohesive historic district that reflects the "sense of place," economic base, and history unique to McMinnville and the downtown core.

Developing a new building to look historic would create a 'themed' design condition that would run counter to the stated purpose of the Downtown Design Standards and Guidelines and make developing affordable housing cost prohibitive. Instead, the building will reflect the multi-story scale and development to the lot line that characterizes the historic commercial structures a block away, but in a structure that cannot be confused with the older buildings. Storefront windows and the use of brick will reinforce the pedestrian experience that defined the "sense of place" of the historic downtown and the use, multi-dwelling adjacent to the commercial main street, provides both employees and patrons to the area, and is consistent with the land use patterns of the historic downtown core.

In addition, the historic preservation policies in the comprehensive plan are as follows:

### **Chapter III: Cultural, Historical, and Educational Resources.**

#### **2) TO PRESERVE AND PROTECT SITES, STRUCTURES, AREAS, AND OBJECTS OF HISTORICAL, CULTURAL, ARCHITECTURAL, OR ARCHAEOLOGICAL SIGNIFICANCE TO THE CITY OF MCMINNVILLE.**

*Policy 15: The city of McMinnville shall establish a program for the identification and preservation of significant sites, structures, objects, and areas.*

#### **Appendix A: McMinnville Historic Preservation Plan.**

*GOAL 1: Increase Public Awareness and Understanding of McMinnville's History and its Historic Preservation Program.*

*Policy 1.C. Increase interpretation efforts of the city's historic resources.*

*GOAL 4: Increase Heritage Tourism.*

These policies seek to contribute to the interpretive efforts of the historic program. To that end, the design team has conducted historic research on the site and will make the materials available to the community and work with the City to install a plaque documenting the place of the historic churches on the site within the urban landscape. Through this on-site recognition and public documentation of historic uses, the site

will continue to be tied to the historic landscape and is supportive of the intent and goals of the McMinnville Historic Preservation Plan and the historic preservation policies of the comprehensive plan.

**17.59.050 Building and Site Design.**

**A. Building Setback.**

1. *Except as allowed by this ordinance, buildings shall maintain a zero setback from the sidewalk or property line.*
2. *Exceptions to the setback requirements may be granted to allow plazas, courtyards, dining space, or rear access for public pedestrian walkways.*

**Findings:** This proposal has zero setbacks from the lot line in compliance with this standard.

**B. Building Design.**

1. *Buildings should have massing and configuration similar to adjacent or nearby historic buildings on the same block. Buildings situated at street corners or intersections should be, or appear to be, two-story in height.*
2. *Where buildings will exceed the historical 60 feet in width, the façade should be visually subdivided into proportional bays, similar in scale to other adjacent historic buildings, and as appropriate to reflect the underlying historic property lines. This can be done by varying roof heights, or applying vertical divisions, materials and detailing to the front façade.*
3. *Storefronts (that portion of the building that faces a public street) should include the basic features of a historic storefront, to include:*
  - a. *A belt course separating the upper stories from the first floor;*
  - b. *A bulkhead at the street level;*
  - c. *A minimum of 70 percent glazing below the transom line of at least eight feet above the sidewalk, and 40 percent glazing below the horizontal trim band between the first and second stories. For the purposes of this section, glazing shall include both glass and openings for doorways, staircases and gates;*
  - d. *A recessed entry and transom with transparent door; and*
  - e. *Decorative cornice or cap at the roofline.*
4. *Orientation of rooflines of new construction shall be similar to those of adjacent buildings. Gable roof shapes, or other residential roof forms, are discouraged unless visually screened from the right-of-way by a false front or parapet.*
5. *The primary entrance to a building shall open on to the public right-of-way and should be recessed.*
6. *Windows shall be recessed and not flush or project from the surface of the outer wall. In addition, upper floor window orientation primarily shall be vertical.*
7. *The scale and proportion of altered or added building elements, such as new windows or doors, shall be visually compatible with the original architectural character of the building.*
8. *Buildings shall provide a foundation or base, typically from ground floor to the lower windowsills.*

**Findings:**

- The massing and configuration is similar to nearby buildings and reflects the urban site positioning of the church ministry building that will remain.
- Other buildings in the vicinity are built to the lot-line, and several are multiple stories. The proposed building has two components -- a storefront ground floor and a residential segment above.
- Vertical divisions and materials detail the façade to break up the street-facing facades. However, the design may not fully comply with the articulation standard, and SB 1537 mandatory adjustment (5)(b) will be utilized.
- The storefronts include a belt course separating the upper stories from the first floor.

- Bulkheads beneath storefront windows have been incorporated on both the NE 2<sup>nd</sup> St and NE Evans St storefronts.
- Significant glazing has been incorporated on both facades, particularly at the corner. Additionally mesh metal screens provides visual permeability along much of the façade below the eight-foot transom adjacent to the tuck-under parking.
- As shown on Building Elevations A-201 and A-202, the proposal meets the first-floor window area standard but not the requirements that 70% of the street-facing facades beneath the transom line be windows or openings. The affordable housing project will use SB 1537 mandatory adjustment (5)(f) to reduce the requirement by 30%. The project qualifies for the adjustment as the total window area on each façade and the overall project exceed 12%.
- The primary entry on NE 2<sup>nd</sup> St is recessed and has a transparent door and transom.
- A pre-finished sheet metal parapet coping defines the rooflines.
- The roofline of this new constructure is flat and is similar to many of the non-residential properties in the area.
- The primary entrance is recessed and opens directly onto NE 2<sup>nd</sup> St, a public right-of-way.
- The windows are recessed. The upper story windows are vertical in orientation.
- The bulkheads beneath the storefront windows and metal screens establish a base for the building on both street facing facades.

In summary, the building design of this apartment meets the standards of this section. The metal screening meets the intention of the glazing requirement, by providing visual permeability and breaking up the street-level façade.

#### C. *Building Materials.*

1. *Exterior building materials shall consist of building materials found on registered historic buildings in the downtown area including block, brick, painted wood, smooth stucco, or natural stone.*
2. *The following materials are prohibited for use on visible surfaces (not applicable to residential structure):*
  - a. *Wood, vinyl, or aluminum siding;*
  - b. *Wood, asphalt, or fiberglass shingles;*
  - c. *Structural ribbed metal panels;*
  - d. *Corrugated metal panels;*
  - e. *Plywood sheathing, to include wood paneling such as T-111;*
  - f. *Plastic sheathing; and*
  - g. *Reflective or moderate to high grade tinted glass.*
3. *Exterior building colors shall be of low reflective, subtle, neutral or earth tone color. The use of high intensity colors such as black, neon, metallic or florescent colors for the façade of the building are prohibited except as may be approved for building trim. (Ord. 4797 §1, 2003).*

**Findings:** Historic structures in the area use block, brick, and natural stone. The design team will make every effort to incorporate these building materials. The current design seeks to reflect the historic church on the site and the nearby historic commercial corridor by including brick at the first floor with concrete columns. The upper stories are primarily clad in fiber cement shingles with vertical elements of fiber cement panels. All surfaces will be neutral and low-reflective. The prohibitions of C.2. do not apply to this residential building.

#### **17.59.060 Surface Parking Lots.**

- A. *Surface parking lots shall be prohibited from locating on Third Street. In addition, vehicular access to parking lots from Third Street is prohibited.*
- B. *All parking lots shall be designed consistent with the requirements of MMC 17.60.080.*

C. *A hedge or wall, 30 inches in height, or dense landscaping within a buffer strip a minimum of five feet in width shall be placed along the street-side edge of all surface parking lots. Landscaping within the buffer strip shall include street trees selected as appropriate to the situation and spaced according to its type, shrubs spaced a minimum of three feet on center, and groundcover. A landscaping plan for this buffer shall be subject to review and approval by the McMinnville Landscape Review Committee.*

**Findings:** This site does not take frontage on Third St. The parking lots will meet MMC 17.60.080 as shown below. As shown on the landscape sheets, the portions of the parking that are not tucked under the building will have a 5-ft landscaped buffer that will include hedges and trees to meet requirements. This landscaping is included in the plan submitted for the Landscape Review (L202).

**17.59.070 Awnings.**

**Findings:** This design does not incorporate awnings. Therefore, these standards do not apply.

**17.59.080. Signs.**

**Findings:** As noted on the elevations, allowances have been made for illuminated sign on the canopy above the primary entry. This will be designed to meet these standards.

**OFF-STREET PARKING AND LOADING (17.60)**

**17.60.050 Spaces - Location.**

- E. *Except as provided below, required off-street parking spaces for dwellings shall be located on the same lot with the dwelling. For the following residential uses, off-street parking shall be located not farther than five hundred feet from the building or use they are required to serve, measured in a straight line from the building.*
  - 4. *Off-street parking for one or two upper story residential dwelling units above a non-residential use*
  - 5. *Off-street parking for residential uses in the City Center Housing Overlay Zone designated in Chapter 17.66*
- F. *All other required parking spaces shall be located not farther than two hundred feet from the building or use they are required to serve, measured in a straight line from the building.*

**Findings:** As a residential use in the CCHOZ, the off-street parking must be within 500 feet of the building. As discussed below, there is no required parking, but the spaces available to residents are within 200 feet of the building. These standards are met.

**17.60.060 Spaces. Number Required.**

**G. Residential Land Use Category:**

- 8. *Affordable Housing – Two- bedroom or less, serving households of 80% Area Median Income (AMI) or less (AMI is calculated per Yamhill County as determined by the State Housing Council based on information from the United States Department of Housing and Urban Development.) Income levels will need to be certified.* *0.5 spaces per dwelling unit. Property owner must agree to have the units identified that are serving households of 80% AMI or less to be deed restricted for that type of housing for at least 20 years. The deed restriction must be recorded on the property at the expense of the property owner. Language of the recorded document to be approved by the Planning Director.*

B. Institutional Land Use Category:

1. *Churches, clubs, or lodges*

*One space per every four fixed seats or every eight feet of bench length in the main auditorium or sanctuary. One space per every 75 square feet in the main auditorium when no permanent seats or benches are maintained.*

**Findings:** The proposed development is for affordable housing that meets the definition of this subsection, but will also make use of Senate Bill 1537, that eliminates minimum parking requirements for Affordable Housing that meets that state statutes definitions. Therefore, this housing project is not subject to the minimum off-street parking requirements of 17.60. However, the parking required for the church use will be shared between the two uses as it is sufficient for both needs. The church's sanctuary has no fixed seating and is 2,866 sf. Therefore, the church requires 39 parking spaces to remain in compliance. The project proposal includes 59 on-site spaces that that will be sufficient for both uses given their complementary hours of peak demand.

17.60.080 Design Requirements.

**Findings:** As shown on the proposed civil plan (C100) and detailed below, the requirements of this section are met.

- The surface parking lot will be asphalt as will the parking tucked under the building.
- Safe access to the parking spaces and driveways is provided that allows vehicles to maneuver and exit in a forward motion with clear vision areas.
- Compatibility is ensured via the surface parking standards of the Downtown Design Standards and Guidelines discussed above (17.59.060).
- Space sizes are consistent with the standards of this subsection.

17.60.100 Reduced Requirements for Certain Area.

**Findings:** The site is within the area shown on the Reducing Parking Requirements map that is labeled as having "No Required Parking". Subsection B, reduces the minimum off-street parking spaces for residential uses to one space per dwelling unit, while subsection C further reduces the minimum parking to 0.5 space for studio and 1-bedroom units. While the map and text of the section are in conflict, the most conservative interpretation would indicate a minimum parking for the housing of 41 spaces. The affordable housing proposed meets the requirements of SB 1537, that provides a mandatory adjustment (4)(c) for minimum parking requirements. In practice, the site has 59 spaces that will be shared with the church use.

17.60.110 More than one use per structure. *In the event several uses occupy a single structure or parcel of land, the total requirements for off-street parking shall be the sum of the requirements of the several uses computed separately.*

**Findings:** Per 17.60.060 and 17.60.100 the requirements for off-street parking would be 41 units for the proposed 72 units and 59 for the church use. However, the affordable housing meets the requirements of SB 1537 and is not subject to the minimum parking requirements. Therefore, the minimum required parking on the site is that for the church use, 39, and the standards of this subsection are met. In practice, the parking will be shared between the two uses.

17.60.120 Joint use of space permitted. Owners of two or more uses, structures, or parcels of land may agree to utilize jointly the same parking and loading spaces when the hours of operation do not overlap, provided that satisfactory legal evidence is presented to the Commission in the form of deeds, leases, or contracts to establish the joint use.

**Findings:** The proposed housing and the existing use on the site, a church, have complementary parking demand in that apartment peak parking demand hours are at night while churches peak parking demand is Sunday mornings. As the land for the development is leased by the church to the owner of the housing, excess parking spaces will be available to the housing. Therefore, this standard will be met.

17.60.125 Shared access: Shared access. When it is in the public interest, a shared driveway and circulation subject to a shared access easement and agreement may be authorized by the Planning Director when it would achieve one or more objectives of the Comprehensive Plan or this ordinance, such as reducing access points onto access-managed streets or reducing the amount of land required for access to parking spaces.

**Findings:** The ground lease that provides for separate ownership of the affordable housing also has accommodations to manage the shared access and parking.

17.60.140 Bicycle parking.

E. *Bicycle parking facilities shall be required as follows:*

1. *In any commercial (C-1, C-2, and C-3) or office/residential (O-R) zone, bicycle parking facility requirements shall be based on the amount of automobile parking required. The minimum number of bicycle parking spaces provided shall be ten percent of the automobile parking spaces required.*
2. *The uses exempted from bicycle parking requirements include: residential uses, drive-in theaters, mortuaries, motels, hotels, and automobile service stations.*

**Findings:** As a residential use, the proposed housing is not subject to requirement for bicycle parking. Two spaces will be provided near the main entrance. The church building that will remain will be subject to bicycle parking requirements when it is redeveloped.

## **CITY CENTER HOUSING OVERLAY ZONE (17.66)**

17.66.030 Applicability and Adjustments. Provisions of this Chapter apply to residential development within the City Center Housing Overlay Zone boundary, including new development, and development that increases the square footage or number of existing dwelling units.

*The provisions of the Chapter modify the provisions of other Chapters of the Zoning Ordinance as specified herein.*

*In addition, other Chapters of this Ordinance may specify that certain provisions of those respective Chapters are modified for properties within the City Center Housing Overlay Zone boundary, as specified in those Chapters.*

**Findings:** The site is found within the area designated on Figure 17.66.1 and therefore new housing development on the site is subject to these provisions. However, beyond the references above, there are no additional guidelines, standards, or procedures at this time.

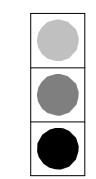


# BIENESTAR MCMINNVILLE HOUSING

544 NE 2ND ST  
MCMINNVILLE, OREGON 97128

**DOWNTOWN DESIGN REVIEW**

DRAWINGS TO BE PRINTED IN GRAYSCALE. IF 3 DISTINCT SHADES OF GRAY ARE NOT VISIBLE, INFORMATION MAY BE MISSING.



NOT FOR  
CONSTRUCTION

BIENESTAR  
MCMINNVILLE  
HOUSING

BIENESTAR



MARK	DATE	DESCRIPTION
APPROVED:		Approver
DRAWN:		Author
DATE:	01/12/2026	
PROJECT NO.	042501	

GENERAL SHEETS

**G-000**  
**DR**





**SHEET NOTES**

1. REFER TO EXTERIOR ELEVATIONS FOR EXTERIOR ELEMENTS AND MATERIALS
2. REFER TO EXTERIOR ELEVATIONS FOR EXTERIOR WINDOW SYSTEM AND EXTERIOR DOORS.

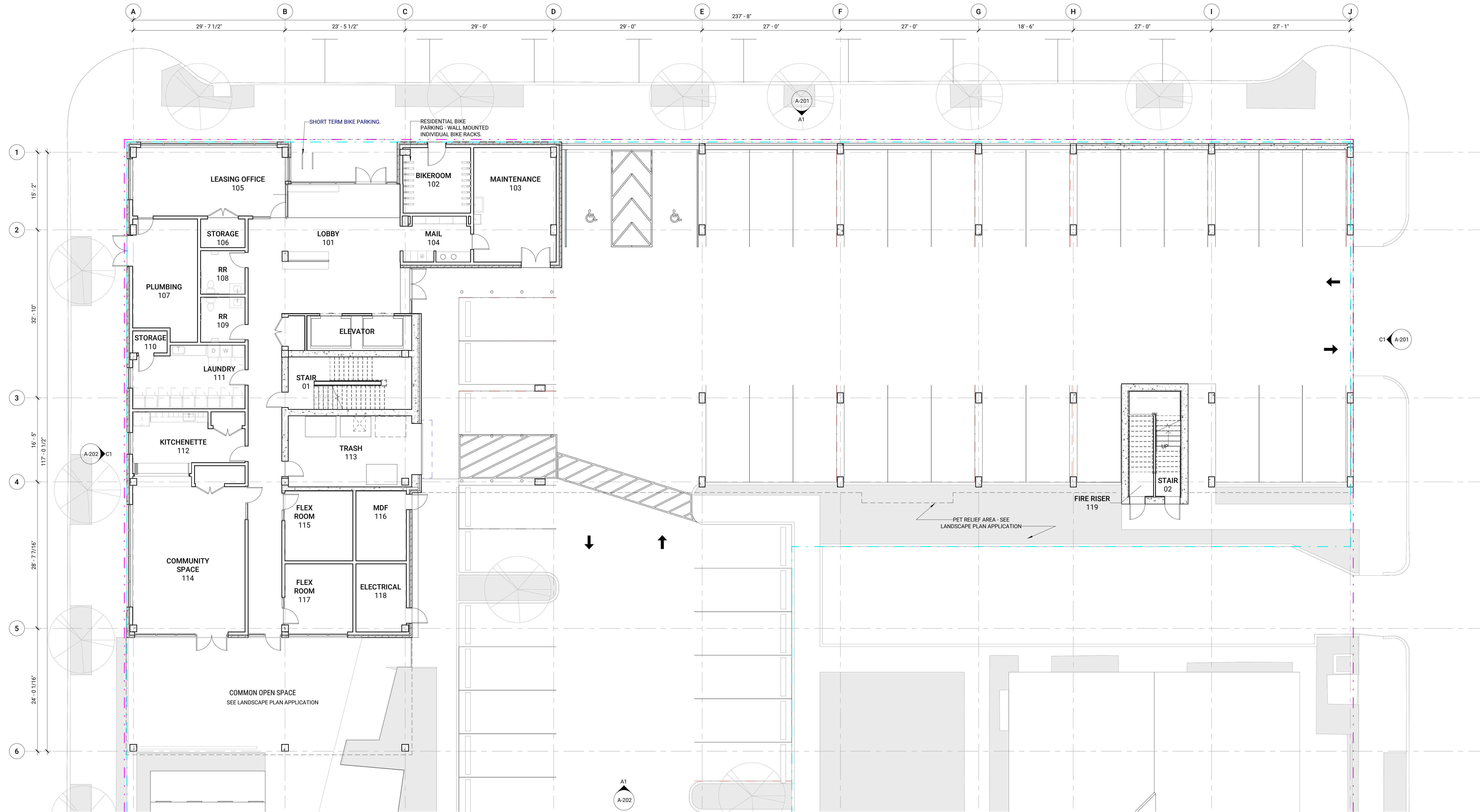
**SB 1537 MANDATORY ADJUSTMENTS TO BE USED:**

- |           |  |
|-----------|--|
| (4)(c)    | PARKING MINIMUMS                       |
| (4)(b)    | COMMON OPEN SPACE - 25% REDUCTION      |
| (5)(b)    | FACADE ARTICULATION                    |
| (5)(f)    | TOTAL WINDOW AREA                      |
| (5)(h)(c) | REQUIREMENTS FOR BALCONIES AND PORCHES |

NOT FOR  
CONSTRUCTION

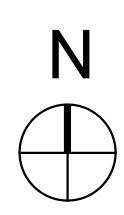
BIENESTAR  
MCMINVILLE  
HOUSING

BIENESTAR



DRAWINGS TO BE PRINTED IN GRayscale. IF 2 DISTINCT SHADES OF GREY ARE NOT VISIBLE, INFORMATION MAY BE MISSING.

**A1 LEVEL 1 FLOOR PLAN**  
1/8" = 1'-0"



MARK	DATE	DESCRIPTION
APPROVED:		Approver
DRAWN:		Author
DATE:	01/12/2026	
PROJECT NO.	042501	

FIRST FLOOR PLAN

**A-101**  
**DR**

**SHEET NOTES**

1. REFER TO EXTERIOR ELEVATIONS FOR EXTERIOR ELEMENTS AND MATERIALS
2. REFER TO EXTERIOR ELEVATIONS FOR ADDITIONAL FACADE ARTICULATION DIMENSIONAL INFORMATION.

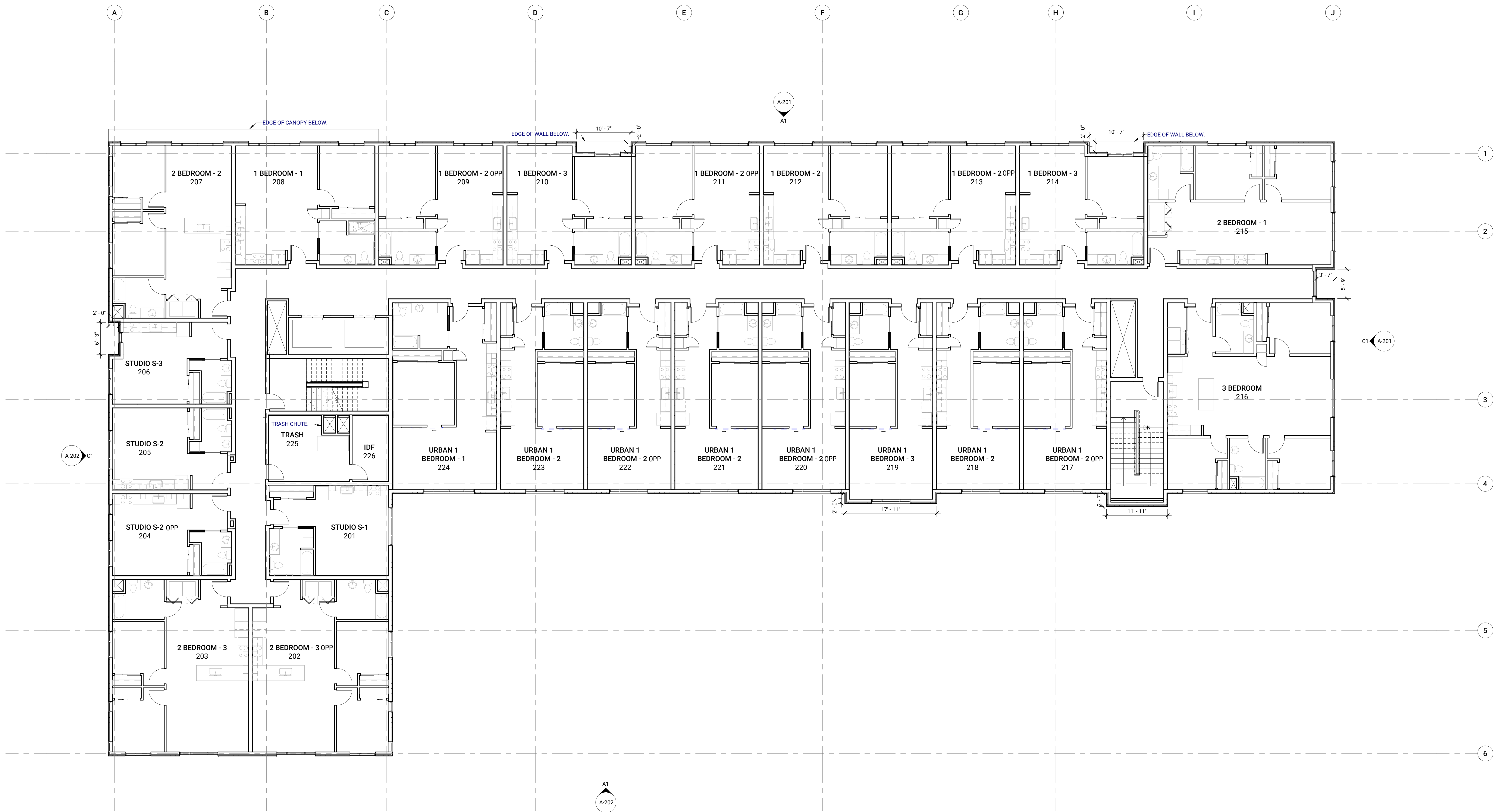
**SB 1537 MANDATORY ADJUSTMENTS TO BE USED:**

- |           |  |
|-----------|--|
| (4)(c)    | PARKING MINIMUMS                       |
| (4)(b)    | COMMON OPEN SPACE - 25% REDUCTION      |
| (5)(b)    | FACADE ARTICULATION                    |
| (5)(f)    | TOTAL WINDOW AREA                      |
| (5)(h)(C) | REQUIREMENTS FOR BALCONIES AND PORCHES |

NOT FOR  
CONSTRUCTION

BIENESTAR  
MCMINVILLE  
HOUSING

BIENESTAR



DRAWINGS TO BE PRINTED IN GRAYSCALE. IF 2 DISTINCT SHADES OF GRAY ARE NOT VISIBLE, INFORMATION MAY BE MISSING.

**A1 LEVEL 2 FLOOR PLAN**  
1/8" = 1'-0"

MARK	DATE	DESCRIPTION
APPROVED:		Approver
DRAWN:		Author
DATE:	01/12/2026	
PROJECT NO.	042501	

SECOND FLOOR  
PLAN

**A-102**  
**DR**

**SHEET NOTES**

1. REFER TO EXTERIOR ELEVATIONS FOR EXTERIOR ELEMENTS AND MATERIALS
2. REFER TO EXTERIOR ELEVATIONS FOR ADDITIONAL FACADE ARTICULATION DIMENSIONAL INFORMATION.

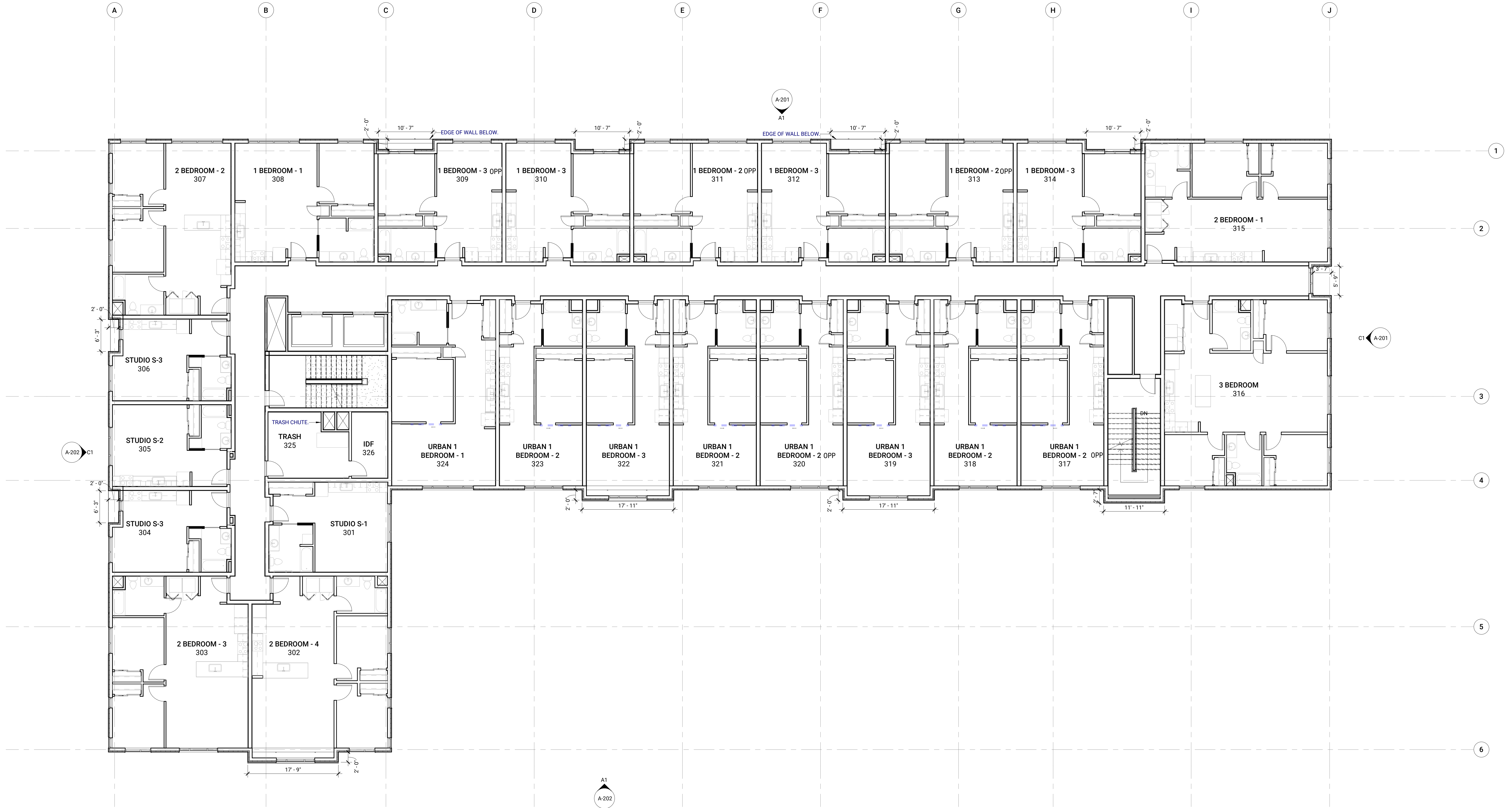
**SB 1537 MANDATORY ADJUSTMENTS TO BE USED:**

- (4)(c) PARKING MINIMUMS
- (4)(b) COMMON OPEN SPACE - 25% REDUCTION
- (5)(b) FACADE ARTICULATION
- (5)(f) TOTAL WINDOW AREA
- (5)(h)(c) REQUIREMENTS FOR BALCONIES AND PORCHES

NOT FOR  
CONSTRUCTION

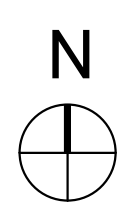
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MCMINVILLE  
HOUSING

BIENESTAR



DRAWINGS TO BE PRINTED IN GRAYSCALE. IF 2 DISTINCT SHADES OF GRAY ARE NOT VISIBLE, INFORMATION MAY BE MISSING.

**A1 LEVEL 3 FLOOR PLAN**  
1/8" = 1'-0"



MARK	DATE	DESCRIPTION
APPROVED:		Approver
DRAWN:		Author
DATE:	01/12/2026	
PROJECT NO.	042501	

THIRD FLOOR PLAN

**A-103**  
**DR**

**SHEET NOTES**

1. REFER TO EXTERIOR ELEVATIONS FOR EXTERIOR ELEMENTS AND MATERIALS
2. REFER TO EXTERIOR ELEVATIONS FOR ADDITIONAL FACADE ARTICULATION DIMENSIONAL INFORMATION.

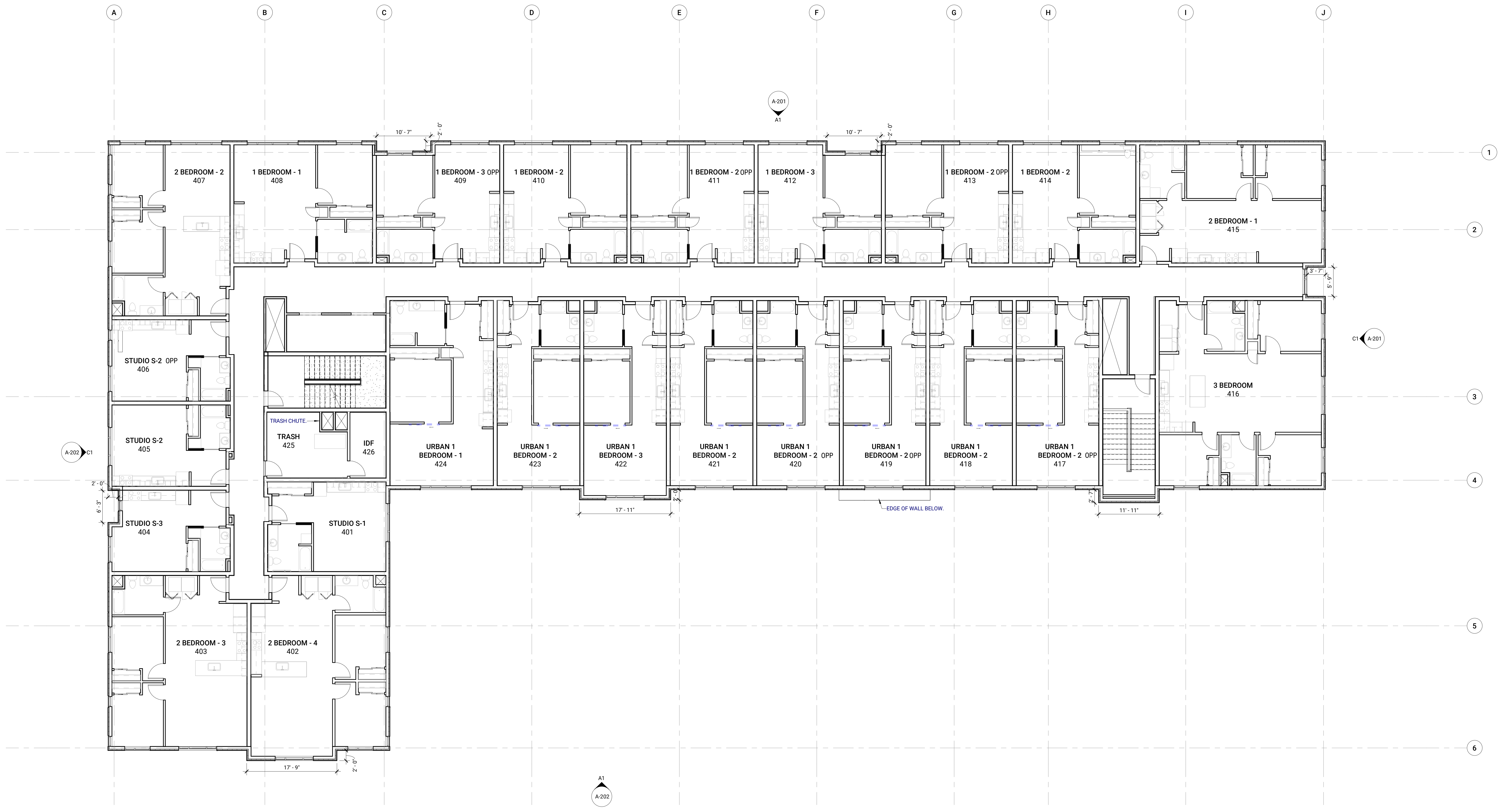
**SB 1537 MANDATORY ADJUSTMENTS TO BE USED:**

- |           |  |
|-----------|--|
| (4)(c)    | PARKING MINIMUMS                       |
| (4)(b)    | COMMON OPEN SPACE - 25% REDUCTION      |
| (5)(b)    | FACADE ARTICULATION                    |
| (5)(f)    | TOTAL WINDOW AREA                      |
| (5)(h)(C) | REQUIREMENTS FOR BALCONIES AND PORCHES |

NOT FOR  
CONSTRUCTION

BIENESTAR  
MCMINVILLE  
HOUSING

BIENESTAR



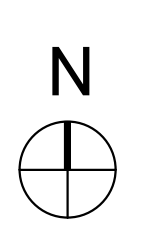
DRAWINGS TO BE PRINTED IN GRAYSCALE. IF 2 DISTINCT SHADES OF GRAY ARE NOT VISIBLE, INFORMATION MAY BE MISSING.

**A1 LEVEL 4 FLOOR PLAN**  
1/8" = 1'-0"

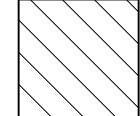
MARK	DATE	DESCRIPTION
APPROVED:		Approver
DRAWN:		Author
DATE:	01/12/2026	
PROJECT NO.	042501	

FOURTH FLOOR  
PLAN

**A-104**  
**DR**



**SHEET NOTES AND LEGEND**

 OFF LIMITS AREA BOUNDARY. PROVIDE PAINTED ROOF MARKINGS DESIGNATING THIS ZONE.

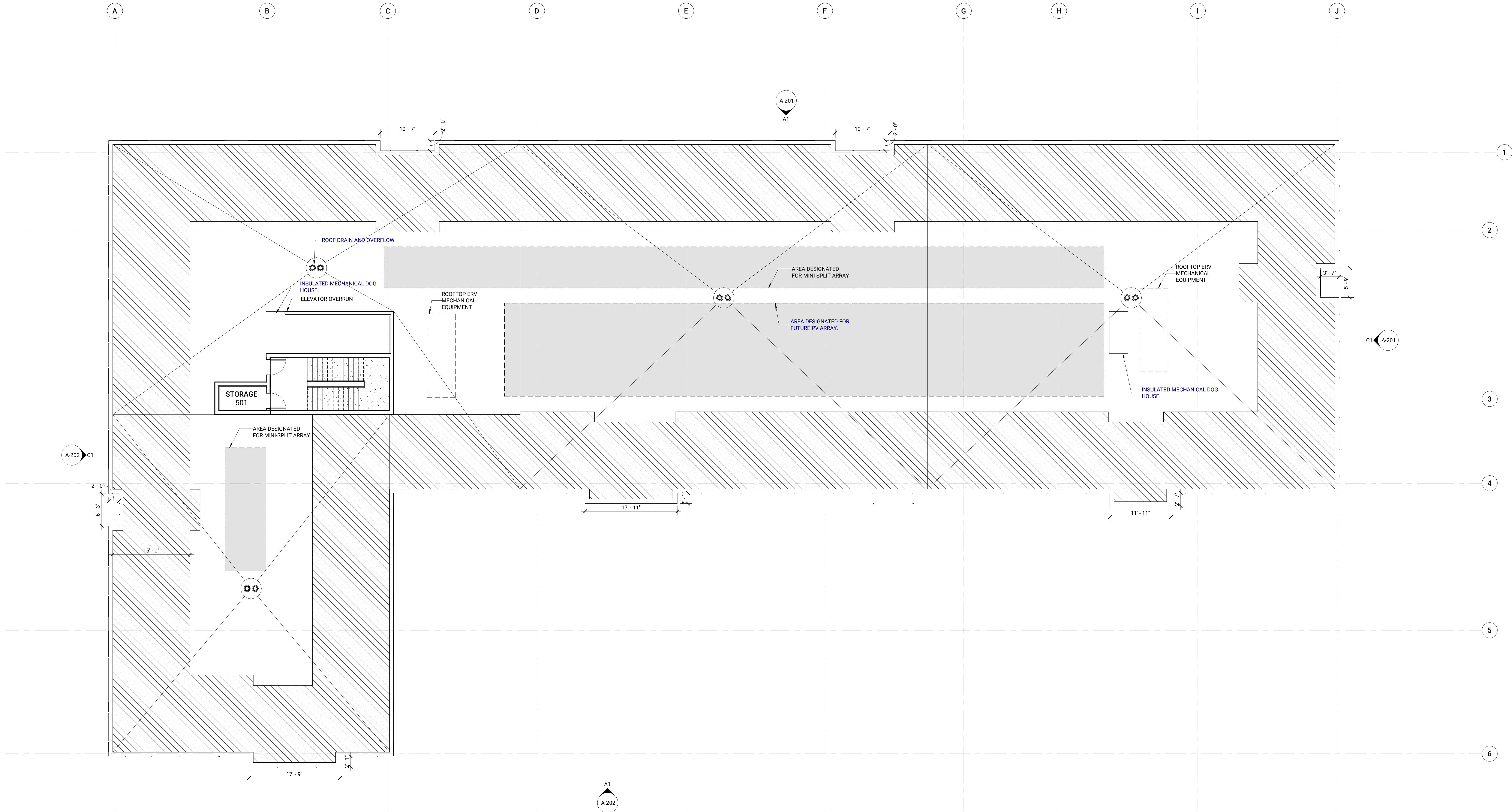
**SB 1537 MANDATORY ADJUSTMENTS TO BE USED:**

- (4)(c) PARKING MINIMUMS
- (4)(b) COMMON OPEN SPACE - 25% REDUCTION
- (5)(b) FACADE ARTICULATION
- (5)(f) TOTAL WINDOW AREA
- (5)(b)(C) REQUIREMENTS FOR BALCONIES AND PORCHES

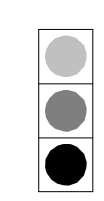
NOT FOR  
CONSTRUCTION

BIENESTAR  
MCMINVILLE  
HOUSING

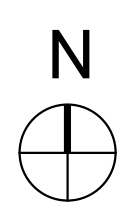
BIENESTAR



DRAWINGS TO BE PRINTED IN GRAYSCALE. IF COLORS ARE NOT VISIBLE, INFORMATION MAY BE MISSING.



**A1 ROOF PLAN**  
1/8" = 1'-0"

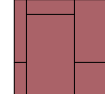
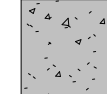
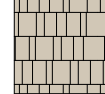

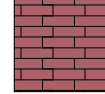


MARK	DATE	DESCRIPTION
APPROVED:		Approver
DRAWN:		Author
DATE:	01/12/2026	
PROJECT NO.	042501	

ROOF PLANS - LUR

**A-105**  
**DR**

**LEGEND - BUILDING ELEVATIONS**

-  FIBER CEMENT PANEL 2X4
-  CAST IN PLACE CONCRETE
-  FIBER CEMENT SHINGLE WITH ALUMINUM REVEALS
-  METAL SCREEN
-  BRICK

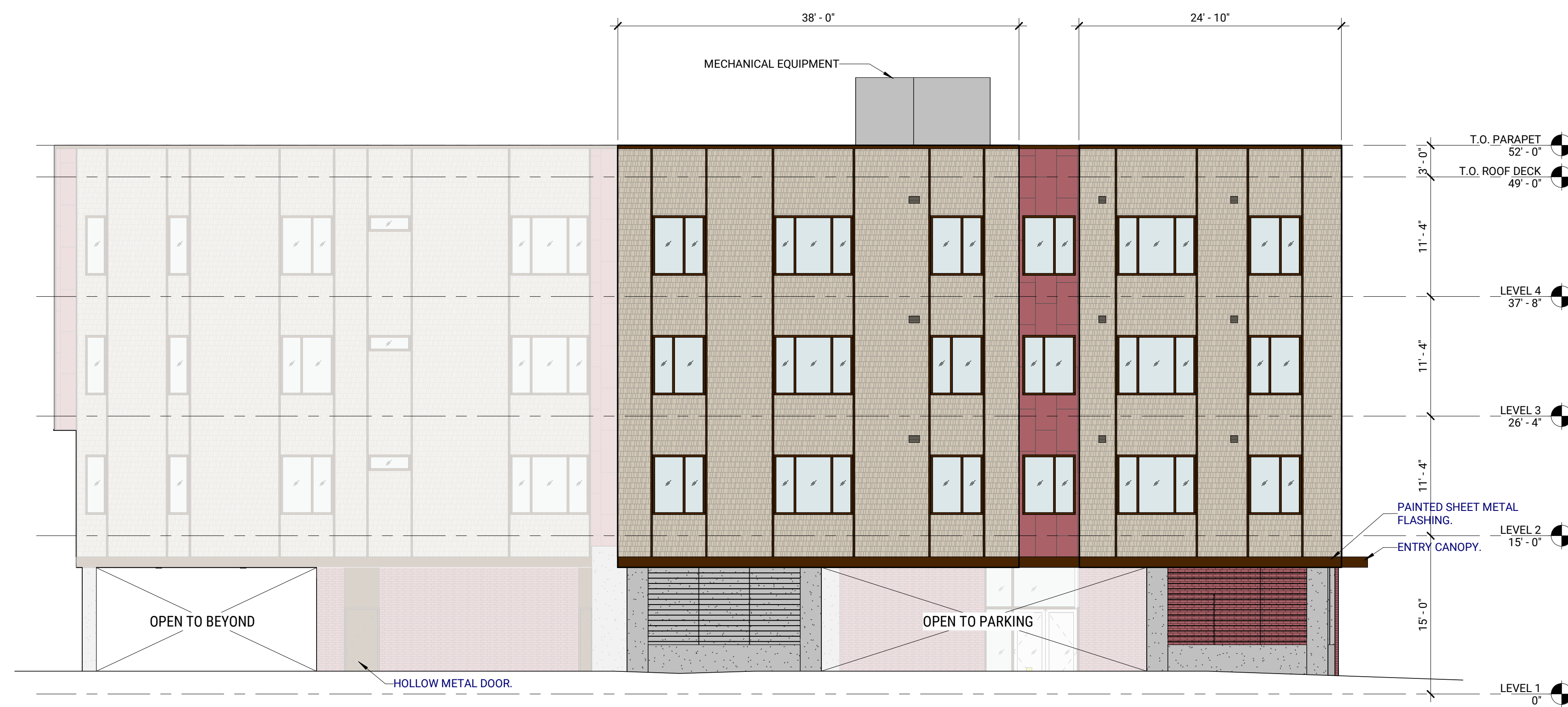
**SHEET NOTES**

1. ALL EXTERIOR WINDOW SYSTEMS TO BE THERMALLY-BROKEN EXTERIOR ALUMINUM STOREFRONT SYSTEM AT GROUND FLOOR
  2. ALL RESIDENTIAL UNIT WINDOWS TO BE THERMALLY-BROKEN, FLANGED VINYL INSET ASSEMBLIES
  3. FIELD WALL COLOR IS PRELIMINARY, FINAL COLOR SELECTION TO BE DETERMINED.
- SB 1537 MANDATORY ADJUSTMENTS TO BE USED:**
- (4)(c) PARKING MINIMUMS
  - (4)(b) COMMON OPEN SPACE - 25% REDUCTION
  - (5)(b) FACADE ARTICULATION
  - (5)(f) TOTAL WINDOW AREA
  - (5)(b)(C) REQUIREMENTS FOR BALCONIES AND PORCHES

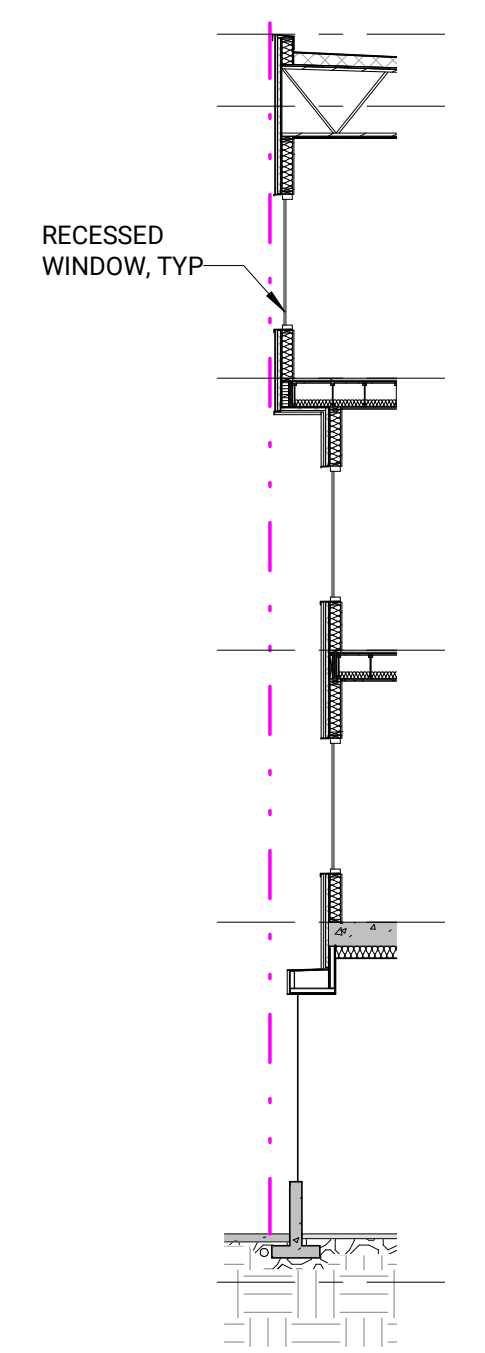
NOT FOR  
CONSTRUCTION

BIENESTAR  
MCMINVILLE  
HOUSING

BIENESTAR



**C1 EXTERIOR ELEVATION - EAST**  
1/8" = 1'-0"



**A1 EXTERIOR ELEVATION - NORTH**  
1/8" = 1'-0"

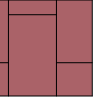
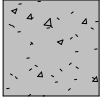
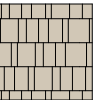
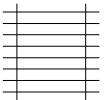
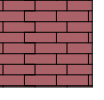
**A5 WS UNIT**  
1/8" = 1'-0"

DRAWINGS TO BE PRINTED IN GRayscale. IF 2 DIMENSIONS OF DOTS ARE NOT VISIBLE, INFORMATION MAY BE MISSING.

MARK	DATE	DESCRIPTION
APPROVED:		Approver
DRAWN:		Author
DATE:	01/12/2026	
PROJECT NO.	042501	

EXTERIOR  
ELEVATIONS

**LEGEND - BUILDING ELEVATIONS**

-  FIBER CEMENT PANEL 2X4
-  CAST IN PLACE CONCRETE
-  FIBER CEMENT SHINGLE WITH ALUMINUM REVEALS
-  METAL SCREEN
-  BRICK

**SHEET NOTES**

1. ALL EXTERIOR WINDOW SYSTEMS TO BE THERMALLY-BROKEN EXTERIOR ALUMINUM STOREFRONT SYSTEM AT GROUND FLOOR
2. ALL RESIDENTIAL UNIT WINDOWS TO BE THERMALLY-BROKEN, FLANGED VINYL INSET ASSEMBLIES
3. FIELD WALL COLOR IS PRELIMINARY, FINAL COLOR SELECTION TO BE DETERMINED.

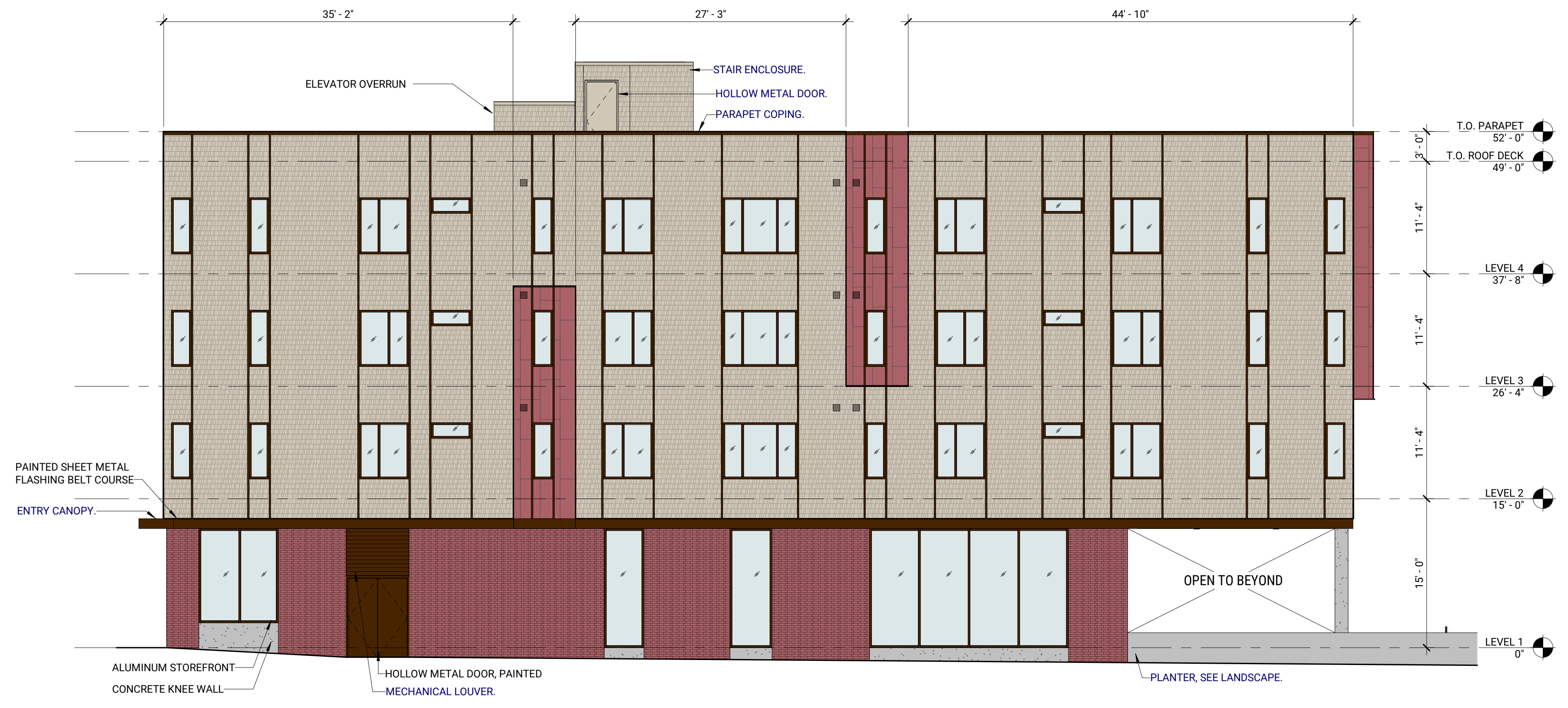
**SB 1537 MANDATORY ADJUSTMENTS TO BE USED:**

- (4)(c) PARKING MINIMUMS
- (4)(b) COMMON OPEN SPACE - 25% REDUCTION
- (5)(b) FACADE ARTICULATION
- (5)(f) TOTAL WINDOW AREA
- (5)(b)(c) REQUIREMENTS FOR BALCONIES AND PORCHES

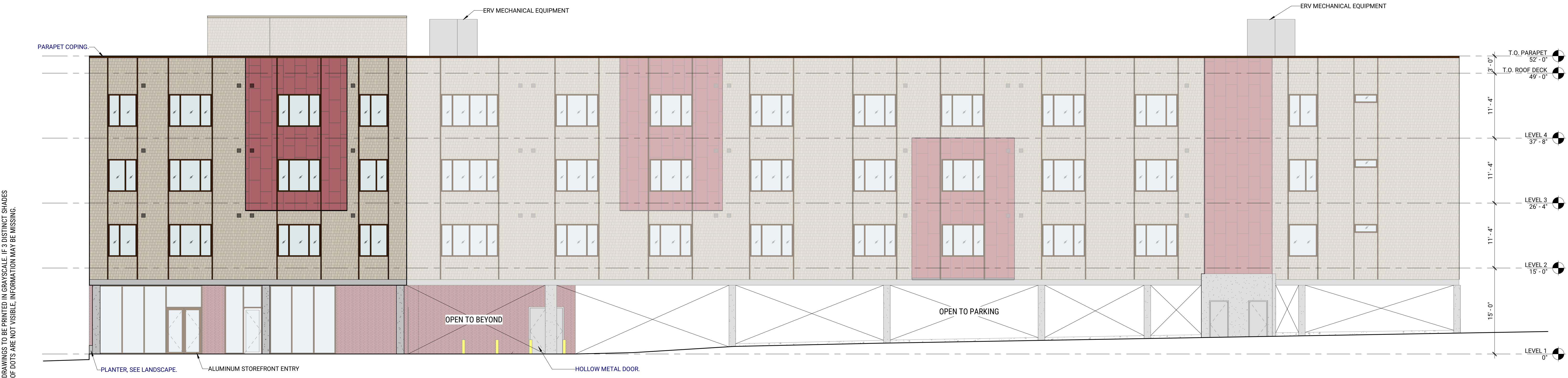
NOT FOR CONSTRUCTION

BIENESTAR  
MCMINVILLE  
HOUSING

BIENESTAR



**C1 EXTERIOR ELEVATION - WEST**  
1/8" = 1'-0"



**A1 EXTERIOR ELEVATION - SOUTH**  
1/8" = 1'-0"

DRAWINGS TO BE PRINTED IN GRAYSCALE. IF 2 DISTINCT SHADES OF GREY ARE NOT VISIBLE, INFORMATION MAY BE MISSING.

MARK	DATE	DESCRIPTION
APPROVED:		Approver
DRAWN:		Author
DATE:	01/12/2026	
PROJECT NO.	042501	

EXTERIOR ELEVATIONS

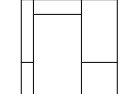

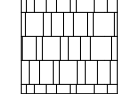

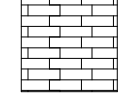

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CONSTRUCTION

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MCMINVILLE  
HOUSING

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**LEGEND - BUILDING ELEVATIONS**

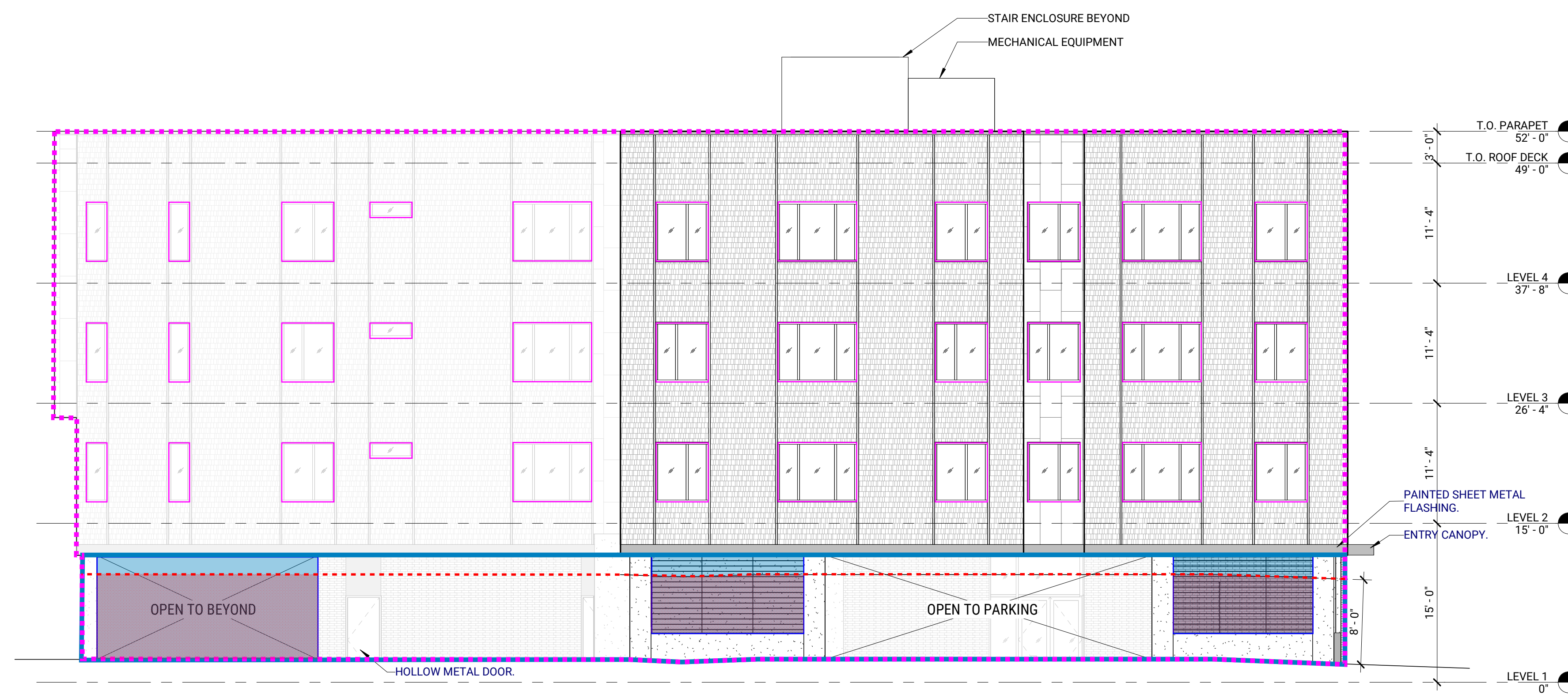
-  FIBER CEMENT PANEL 2X4
-  CAST IN PLACE CONCRETE
-  FIBER CEMENT SHINGLE WITH ALUMINUM REVEALS
-  COMPOSITE METAL PANEL
-  BRICK
-  METAL SCREEN

**SHEET NOTES**

1. ALL EXTERIOR WINDOW SYSTEMS TO BE THERMALLY-BROKEN EXTERIOR ALUMINUM STOREFRONT SYSTEM AT GROUND FLOOR
  2. ALL RESIDENTIAL UNIT WINDOWS TO BE THERMALLY-BROKEN, FLANGED VINYL INSET ASSEMBLIES
  3. WINDOW AREA TOTAL IN TABLE BELOW INDICATES THE TOTAL WINDOW AREA EXCEEDS 12% PER SB 1537 (5)(f)
- SB 1537 MANDATORY ADJUSTMENTS TO BE USED:**
- (4)(c) PARKING MINIMUMS
  - (4)(b) COMMON OPEN SPACE - 25% REDUCTION
  - (5)(b) FACADE ARTICULATION
  - (5)(f) TOTAL WINDOW AREA
  - (5)(b)(C) REQUIREMENTS FOR BALCONIES AND PORCHES

FACADE	WALL AREA			WINDOW AREA (BELOW 8') - 70% REQ.				WINDOW AREA (FIRST FLOOR) - 40% REQ.				WINDOW AREA TOTAL		
	TOTAL	BELOW TRANSOM	GROUND FLOOR	REQ	ACTUAL	-30%	MET	REQ	ACTUAL	-30%	MET	ACTUAL	%	MET
NORTH	12,140 SF	1,915 SF	2,570 SF	1,342 SF	1,041 SF	939 SF	YES +102 SF	1,028 SF	1,536 SF	NOT USED	YES +508 SF	3,466 SF	29%	YES
EAST	6,028 SF	952 SF	1,175 SF	666 SF	562 SF	466 SF	YES +96 SF	470 SF	710 SF	NOT USED	YES +240 SF	1,604 SF	27%	YES
SOUTH	12,109 SF	1,916 SF	2,536 SF	1,341 SF	1,532 SF	NOT USED	YES +191	1,014 SF	2,045 SF	NOT USED	YES +1,031 SF	3,635 SF	30%	YES
WEST	6,423 SF	953 SF	1,568 SF	667 SF	332 SF	467 SF	NO -135 SF	627 SF	634 SF	NOT USED	YES +7 SF	1,344 SF	21%	YES
<b>SUMMARY</b>	<b>36,700 SF</b>			<b>OVERALL EXCEEDED BY 234 SF</b>				<b>OVERALL EXCEEDED BY 1,786 SF</b>				<b>10,049 SF</b>	<b>27%</b>	<b>YES</b>

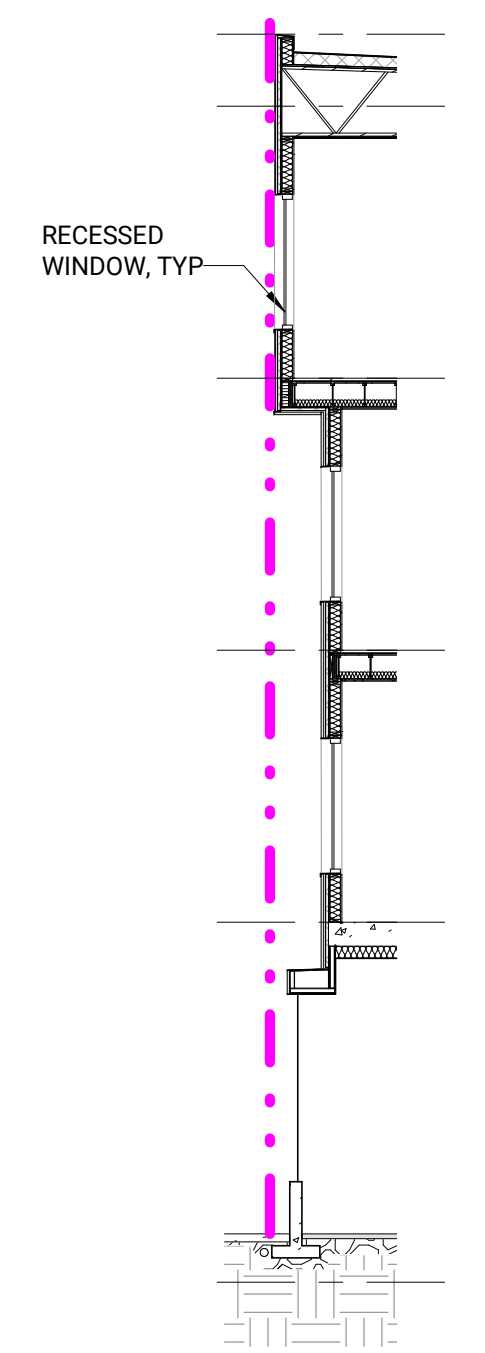
-  FACADE AREA
-  AREA OF GROUND FLOOR
-  AREA BELOW TRANSOM (8' ABOVE SIDEWALK)
-  TOTAL WINDOW AREA PER FACADE
-  WINDOW AREA OF GROUND FLOOR
-  WINDOW AREA BELOW TRANSOM



**C1 EXTERIOR ELEVATION - EAST**  
1/8" = 1'-0"



**A1 EXTERIOR ELEVATION - NORTH**  
1/8" = 1'-0"



**A5 WS UNIT**  
1/8" = 1'-0"

DRAWINGS TO BE PRINTED IN GRAYSCALE. IF 2 DISTINCT SHADES OF GRAY ARE NOT VISIBLE, INFORMATION MAY BE MISSING.

MARK	DATE	DESCRIPTION
APPROVED:		Approver
DRAWN:		Author
DATE:	01/12/2026	
PROJECT NO.	042501	

GLAZING  
CALCULATIONS

NOT FOR CONSTRUCTION

BIENESTAR  
MCMINVILLE  
HOUSING

BIENESTAR



**LEGEND - BUILDING ELEVATIONS**

- FIBER CEMENT PANEL 2X4
- CAST IN PLACE CONCRETE
- FIBER CEMENT SHINGLE WITH ALUMINUM REVEALS
- COMPOSITE METAL PANEL
- BRICK
- METAL SCREEN

**SHEET NOTES**

1. ALL EXTERIOR WINDOW SYSTEMS TO BE THERMALLY-BROKEN EXTERIOR ALUMINUM STOREFRONT SYSTEM AT GROUND FLOOR
2. ALL RESIDENTIAL UNIT WINDOWS TO BE THERMALLY-BROKEN, FLANGED VINYL INSET ASSEMBLIES
3. WINDOW AREA TOTAL IN TABLE BELOW INDICATES THE TOTAL WINDOW AREA EXCEEDS 12% PER SB 1537 (5)(f)
4. FIELD WALL COLOR IS PRELIMINARY, FINAL COLOR SELECTION TO BE DETERMINED.

**SB 1537 MANDATORY ADJUSTMENTS TO BE USED:**

- (4)(c) PARKING MINIMUMS
- (4)(b) COMMON OPEN SPACE - 25% REDUCTION
- (5)(b) FACADE ARTICULATION
- (5)(f) TOTAL WINDOW AREA
- (5)(b)(c) REQUIREMENTS FOR BALCONIES AND PORCHES

FACADE	WALL AREA			WINDOW AREA (BELOW 8') - 70% REQ.				WINDOW AREA (FIRST FLOOR) - 40% REQ.				WINDOW AREA TOTAL		
	TOTAL	BELOW TRANSOM	GROUND FLOOR	REQ	ACTUAL	-30%	MET	REQ	ACTUAL	-30%	MET	ACTUAL	%	MET
NORTH	12,140 SF	1,915 SF	2,570 SF	1,342 SF	1,041 SF	939 SF	YES +102 SF	1,028 SF	1,536 SF	NOT USED	YES +508 SF	3,466 SF	29%	YES
EAST	6,028 SF	952 SF	1,175 SF	666 SF	562 SF	466 SF	YES +96 SF	470 SF	710 SF	NOT USED	YES +240 SF	1,604 SF	27%	YES
SOUTH	12,109 SF	1,916 SF	2,536 SF	1,341 SF	1,532 SF	NOT USED	YES +191	1,014 SF	2,045 SF	NOT USED	YES +1,031 SF	3,635 SF	30%	YES
WEST	6,423 SF	953 SF	1,568 SF	667 SF	332 SF	467 SF	NO -135 SF	627 SF	634 SF	NOT USED	YES +7 SF	1,344 SF	21%	YES
<b>SUMMARY</b>	<b>36,700 SF</b>			<b>OVERALL EXCEEDED BY 254 SF</b>				<b>OVERALL EXCEEDED BY 1,786 SF</b>				<b>10,049 SF</b>	<b>27%</b>	<b>YES</b>

- FACADE AREA
- AREA OF GROUND FLOOR
- AREA BELOW TRANSOM (8' ABOVE SIDEWALK)
- TOTAL WINDOW AREA PER FACADE
- WINDOW AREA OF GROUND FLOOR
- WINDOW AREA BELOW TRANSOM



**C1 EXTERIOR ELEVATION - WEST**  
1/8" = 1'-0"



**A1 EXTERIOR ELEVATION - SOUTH**  
1/8" = 1'-0"

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APPROVED:		Approver
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PROJECT NO.	042501	

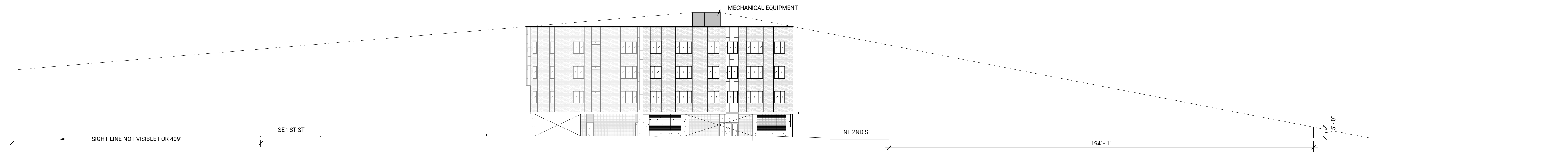
GLAZING  
CALCULATIONS

**A-204**  
**DR**

NOT FOR  
CONSTRUCTION

BIENESTAR  
MCMINVILLE  
HOUSING

BIENESTAR

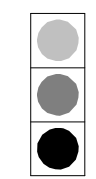


**B1** EXTERIOR ELEVATION - EAST  
1" = 20'-0"



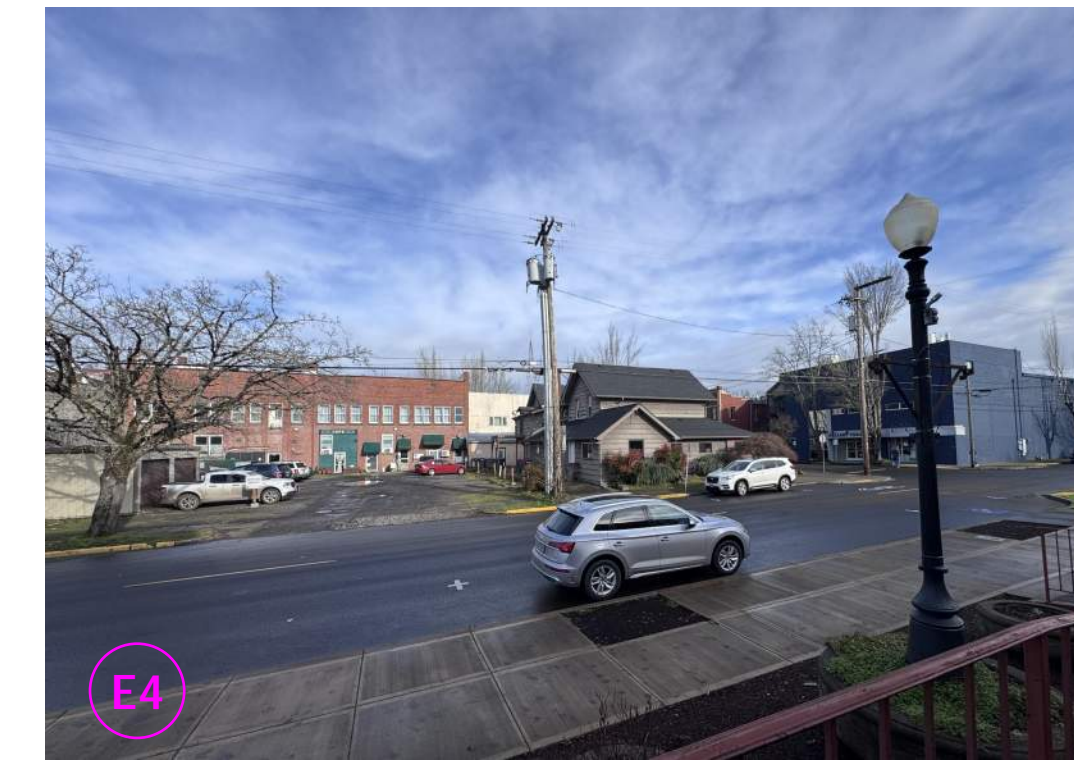
**A1** EXTERIOR ELEVATION - NORTH  
1" = 20'-0"

DRAWINGS TO BE PRINTED IN GRAYSCALE. IF COLORS ARE NOT SHOWN, INFORMATION MAY BE MISSING.



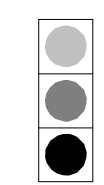
MARK	DATE	DESCRIPTION
APPROVED:		Approver
DRAWN:		Author
DATE:	01/12/2026	
PROJECT NO.	042501	

SIGHTLINE  
DIAGRAMS



A2 PHOTOGRAPH LOCATION MAP  
NTS

DRAWINGS TO BE PRINTED IN GRAYSCALE. IF 2 DISTINCT SHADES OF GRAY ARE NOT VISIBLE, INFORMATION MAY BE MISSING.



NOT FOR  
CONSTRUCTION

BIENESTAR  
MCMINVILLE  
HOUSING

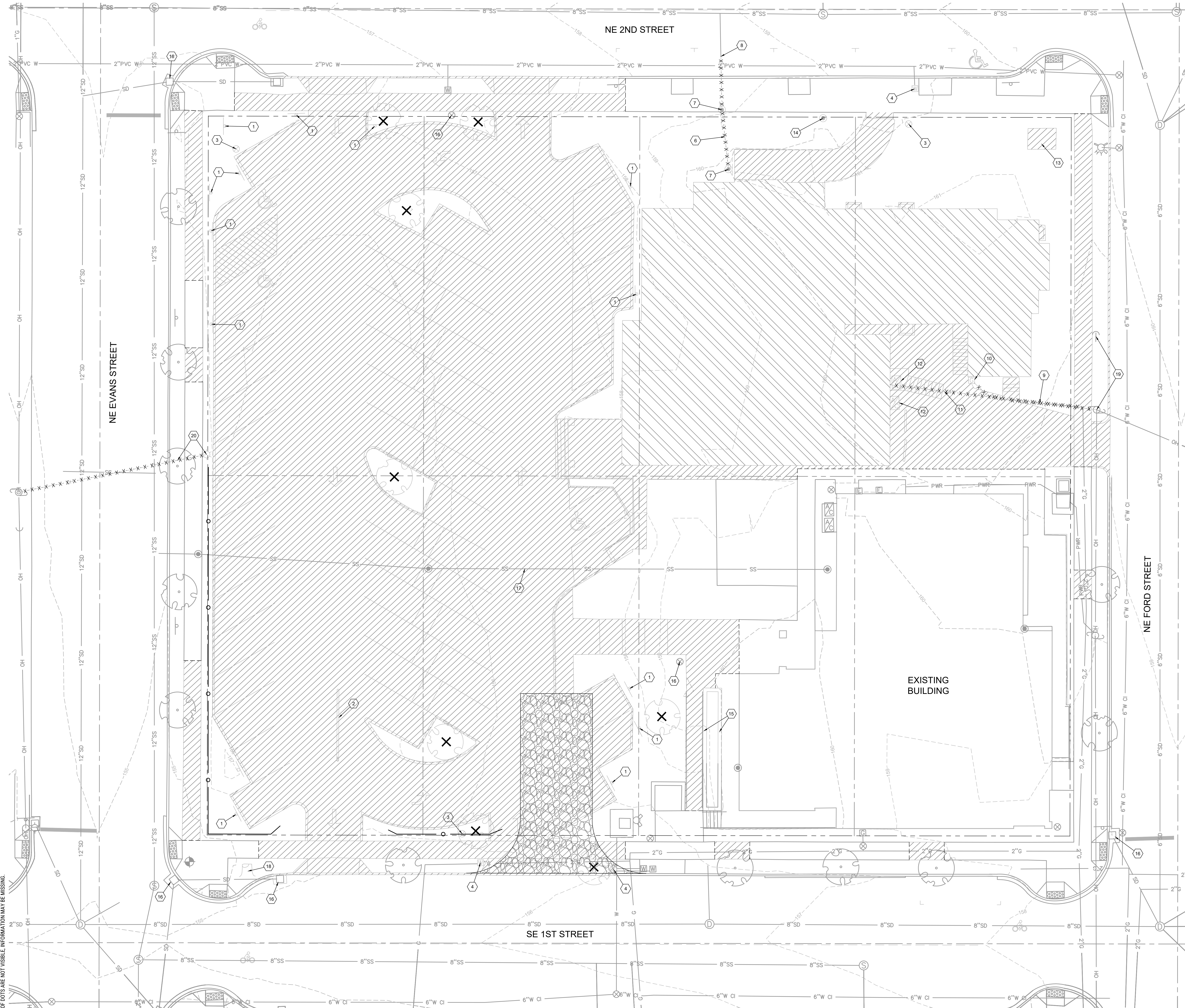
BIENESTAR



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PROJECT NO.	042501	

CONTEXT PHOTOS





- LEGEND**
- REMOVE EXISTING ASPHALT PAVING, CONCRETE, AND CURBS TO CUT LINE
  - DEMOLISH EXISTING BUILDING. SEE ARCHITECTURAL PLANS
  - TREE TO BE REMOVED. SEE ARBORIST REPORT
  - REMOVE UTILITY LINE
  - SAWCUT LINE
  - GRAVEL CONSTRUCTION ENTRANCE PER X/C-30X
  - DRAINAGE FLOW DIRECTION
  - STRAW WATTLE PER DETAIL X/C-30X

- GENERAL NOTES**
1. ALL WORK IN PUBLIC RIGHT OF WAY UNDER SEPARATE PERMIT
  2. SEE SHEET C-101 FOR EROSION CONTROL
  3. ONSITE IRRIGATION HEADS, VALVES, AND VALVE BOXES TO BE SALVAGED AND RETURNED TO OWNER

- CONSTRUCTION NOTES**
1. REMOVE SIGN
  2. REMOVE STORM STRUCTURE
  3. REMOVE WATER VALVE
  4. REMOVE WATER METER & LINE
  5. REMOVE & RELOCATE FIRE HYDRANT ASSEMBLY
  6. REMOVE SANITARY LATERAL
  7. REMOVE SANITARY CLEANOUT
  8. TEMPORARILY CAP EXISTING SANITARY LATERAL. INSTALL 2X4 STAKE AT THE END OF THE EXISTING SANITARY LATERAL EXTENDING FROM THE INVERT OF THE PIPE TO 3' ABOVE THE GROUND SURFACE. THE STAKE SHALL BE MARKED AS A SANITARY LATERAL. A MAGNETIC TAPE SHALL BE PLACED ALONG SIDE THE 2X4
  9. REMOVE GAS SERVICE
  10. REMOVE GAS METER
  11. REMOVE OVERHEAD ELECTRIC SERVICE
  12. REMOVE HVAC STRUCTURE
  13. REMOVE BICYCLE RACK
  14. REMOVE CLEANOUT
  15. REMOVE PLANTER WALL
  16. INSTALL INLET FILTER PROTECTION PER DETAIL X/C-30X
  17. PROTECT SANITARY SERVICE
  18. REMOVE TREE STUMP
  19. REMOVE & RELOCATE UTILITY POLE AND DOWN ANCHOR
  20. REMOVE LIGHT POLE & OVERHEAD SERVICE

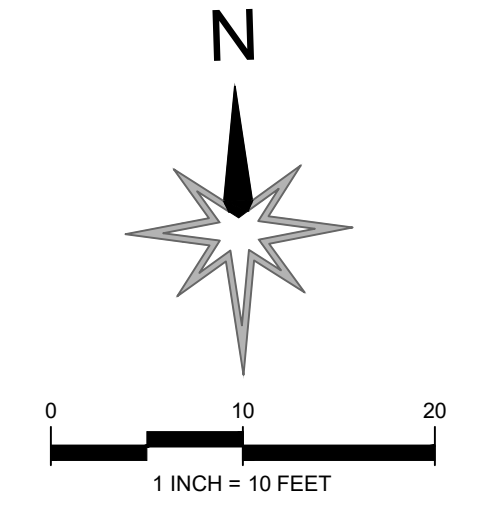
**24 HOUR EMERGENCY CONTACT**

NAME: x \_\_\_\_\_

PHONE: x \_\_\_\_\_

DRAWINGS TO BE PRINTED IN SCALE. IF 3 DISTINCT SHADES OF GREY ARE NOT VISIBLE, INFORMATION MAY BE MISSING.

**DEMOLITION PLAN & EROSION CONTROL PLAN**  
SCALE: 1" = 10'



NOT FOR  
CONSTRUCTION

**BIENESTAR**  
MCMINNVILLE  
HOUSING

**BIENESTAR**  
NE 2ND ST  
MCMINNVILLE, OR



MARK	DATE	DESCRIPTION
APPROVED:		PLC
DRAWN:		LMH
DATE:	12/18/2025	
PROJECT NO.	FFAA005	

**DEMOLITION PLAN & EROSION CONTROL PLAN**

**C-050**  
**DR**

NOT FOR  
CONSTRUCTION

BIENESTAR  
MCMINNVILLE  
HOUSING

BIENESTAR  
NE 2ND ST  
MCMINNVILLE, OR

**GENERAL NOTES**

- INSTALL CLEANOUTS ON ALL STORM AND SANITARY LINES AT STANDARD LOCATIONS PER OREGON PLUMBING CODE PER DETAIL X, SHEET C-30X.
  - FOR TRENCH BACKFILL, PER DETAIL X, SHEET C-30X.
  - NO TRENCHING ALLOWED WITHIN TREE PROTECTION FENCING. FOR BORING PARAMETERS, SEE LANDSCAPE PLANS.
  - INSTALL STORMWATER MEDALLIONS ON ALL PROPOSED STORM CATCH BASINS.
- OTHER UTILITIES**
- RELOCATE UTILITY POLE WITH GUY ANCHOR. COORDINATE WITH MCMINNVILLE WATER & LIGHT.
  - UNDERGROUND TELECOM.
  - UNDERGROUND POWER.
  - "MEET ME" VAULT.

**DOMESTIC WATER/FIRE NOTES**

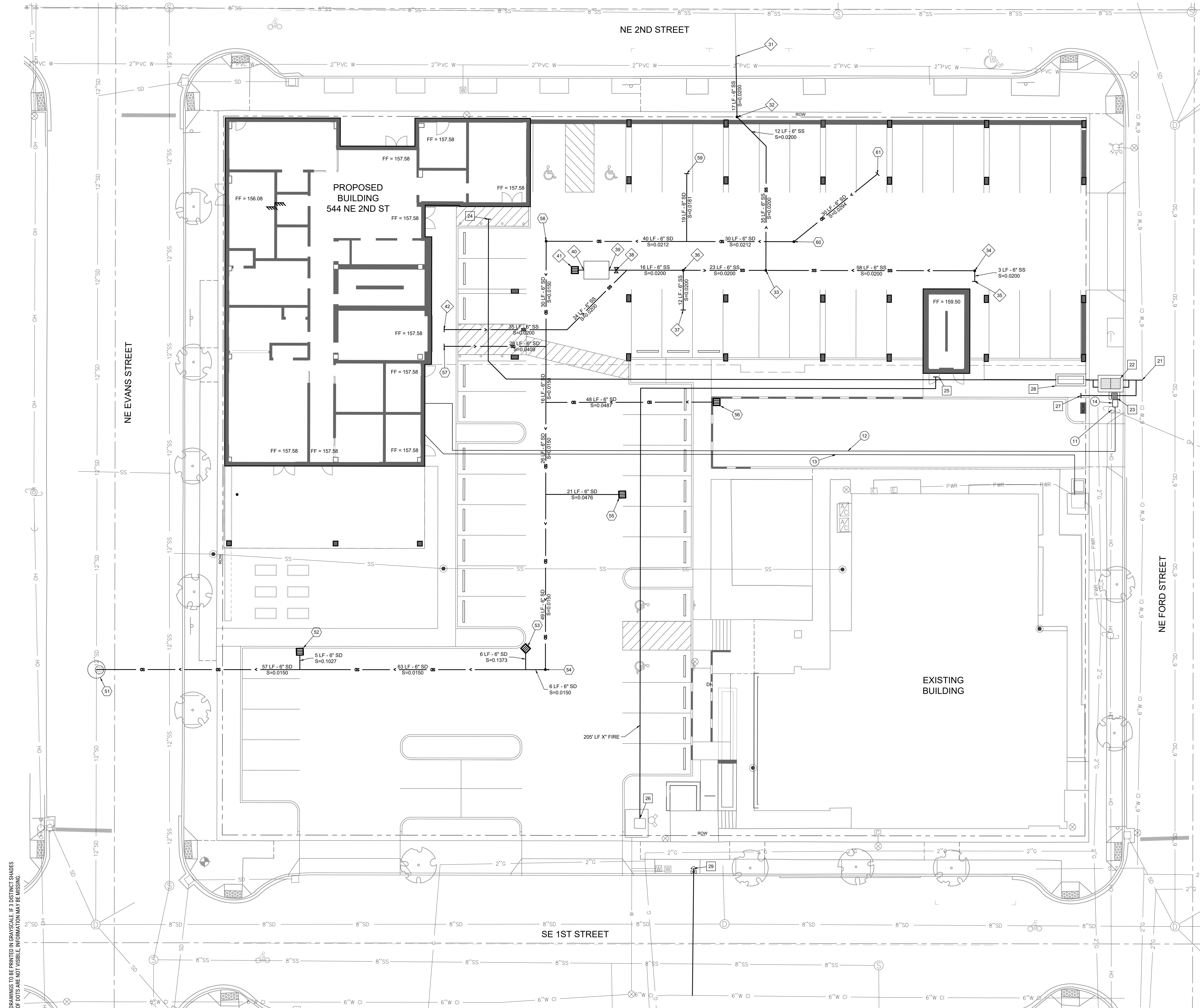
- CONNECT NEW "X" SERVICE TO EXISTING 6" WATER MAIN.
- NEW "X" DOMESTIC WATER METER, PER DETAIL X, SHEET C-30X.
- NEW "X" IRRIGATION METER, PER DETAIL X, SHEET C-30X.
- "X" DOMESTIC WATER CONNECTION TO BUILDING. SEE PLUMBING PLANS.
- "X" FIRE CONNECTION TO BUILDING. SEE PLUMBING PLANS.
- CONNECT TO EXISTING FIRE BACKFLOW.
- SEE LANDSCAPE FOR CONTINUATION.
- BACKFLOW VAULT.
- NEW PUBLIC FIRE HYDRANT.

**SANITARY NOTES**

ID	DESCRIPTION	RIM	INVERT
31	CONNECT TO EXISTING	N/A	IN(6"S)=148.99 OUT(6"N)=148.99(E)
32	CLEANOUT X/C-30X	159.11	IN(6"SE)=149.32 OUT(6"N)=149.32
33	CLEANOUT X/C-30X	157.92	IN(6"W)=150.24 OUT(6"N)=150.24
34	CLEANOUT X/C-30X	159.23	IN(6"S)=151.39 OUT(6"W)=151.39
35	BUILDING CONNECTION	N/A	OUT(6"N)=151.45
36	CLEANOUT X/C-30X	157.38	IN(6"W)=150.70 IN(6"S)=150.70 OUT(6"E)=150.70
37	BUILDING CONNECTION	N/A	OUT(6"N)=150.92
38	VALVE	151.62	IN(6"W)=151.08 OUT(6"E)=151.08
39	OIL/WATER SEPARATOR OUT	N/A	OUT(6"E)=151.12
40	OIL/WATER SEPARATOR IN	N/A	IN(6"W)=151.26
41	CATCH BASIN X/C-30X	156.76	OUT(6"E)=151.31
42	BUILDING CONNECTION	N/A	OUT(6"E)=152.17

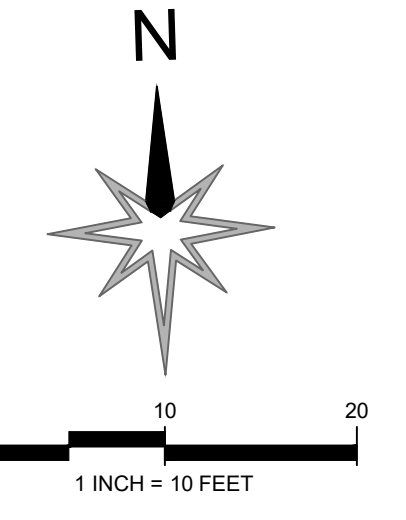
**STORMWATER NOTES**

ID	DESCRIPTION	RIM	INVERT
51	MANHOLE	155.17	IN(6"E)=150.68 IN(12"N)=150.65(E) OUT(12"S)=150.65(E)
52	CATCH BASIN X/C-30X	154.54	OUT(6"S)=152.04
53	CATCH BASIN X/C-30X	155.78	OUT(6"S)=153.28
54	CLEANOUT X/C-30X	156.06	IN(6"N)=152.55 OUT(6"W)=152.55
55	CATCH BASIN X/C-30X	156.75	OUT(6"W)=154.25
56	CATCH BASIN X/C-30X	158.48	OUT(6"W)=155.98
57	BUILDING CONNECTION	N/A	OUT(6"E)=155.06
58	CLEANOUT X/C-30X	157.23	IN(6"E)=154.34 OUT(6"S)=154.34
59	BUILDING CONNECTION	N/A	OUT(6"S)=155.51
60	CLEANOUT X/C-30X	158.11	IN(6"NE)=155.80 OUT(6"W)=155.80
61	BUILDING CONNECTION	N/A	OUT(6"SW)=156.68



DRAWINGS TO BE PRINTED IN SCALE. IF 3, DISTINCTION SHIFTS OF DOTS ARE NOT VISIBLE, INFORMATION MAY BE MISSING.

UTILITY PLAN  
SCALE: 1" = 10'



MARK	DATE	DESCRIPTION
APPROVED:		PLC
DRAWN:		LMH
DATE:	12/18/2025	
PROJECT NO.	FFAA005	

UTILITY PLAN

C-200  
DR

NOT FOR  
CONSTRUCTION

BIENESTAR  
MCMINNVILLE  
HOUSING

BIENESTAR  
NE 2ND ST  
MCMINNVILLE, OR

**LEGEND**

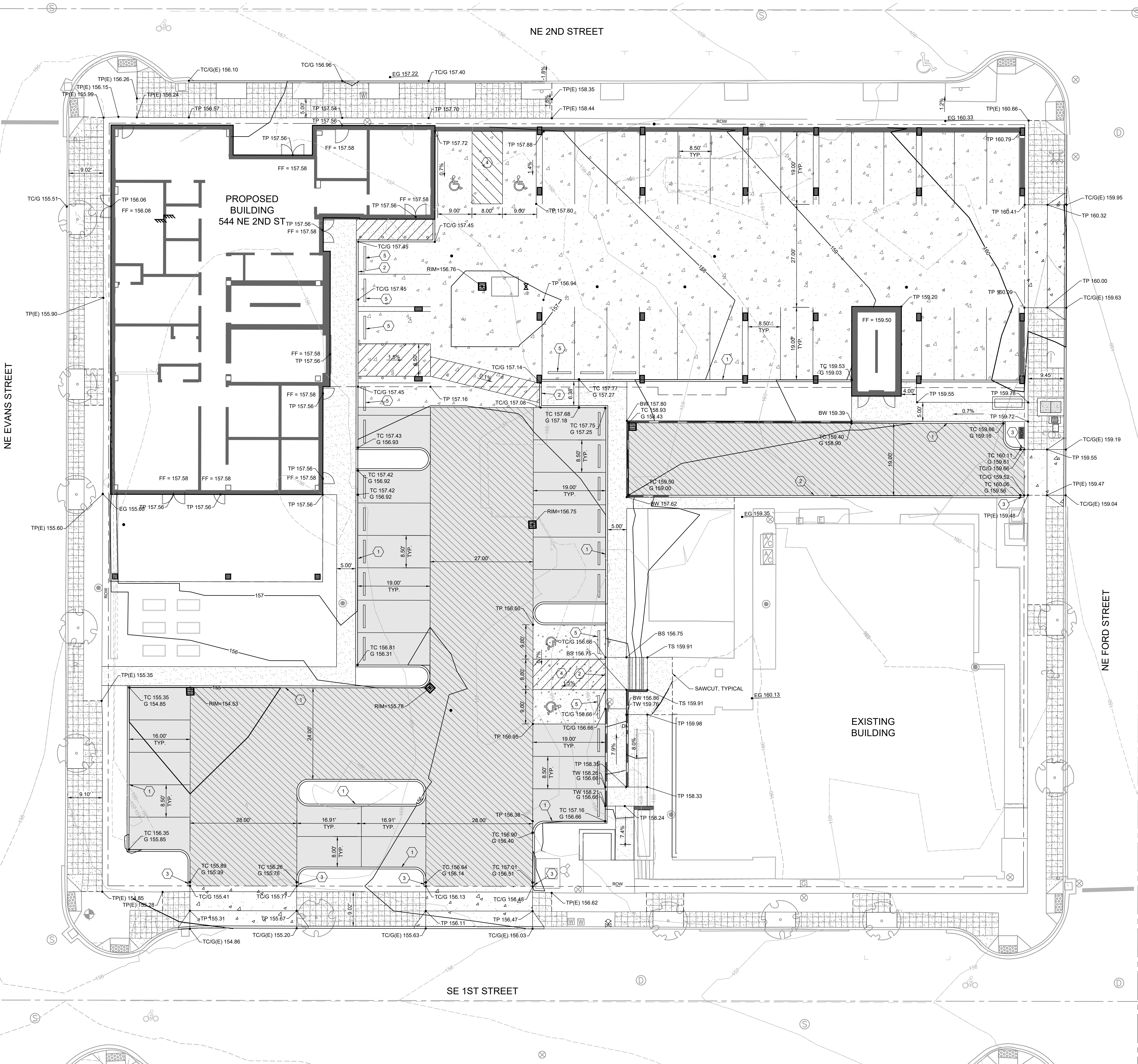
- ASPHALT PAVING IN PARKING STALLS
- ASPHALT PAVING IN DRIVE AISLE
- CONCRETE SIDEWALK
- CONCRETE PAVING
- PUBLIC ASPHALT PAVING PER CITY OF MCMINNVILLE STANDARD
- PUBLIC SIDEWALK PAVING PER CITY OF MCMINNVILLE STANDARD
- PUBLIC DRIVEWAY PAVING PER CITY OF MCMINNVILLE STANDARD
- FF XXX.XX FINISHED FLOOR ELEVATION
- G XXX.XX GRADE AT GUTTER
- TC XXX.XX GRADE AT TOP OF CURB
- TP XXX.XX GRADE AT TOP OF PAVEMENT
- TW XXX.XX GRADE AT TOP OF WALL
- TS XXX.XX GRADE AT TOP OF STAIR
- BW XXX.XX GRADE AT BOTTOM OF WALL
- BS XXX.XX GRADE AT BOTTOM OF STAIR RIM ELEVATION
- RIM (E) EXISTING

**CONSTRUCTION NOTES**

1. CONCRETE CURB PER DETAIL X, SHEET C-30X
2. FLUSH CURB PER DETAIL X, SHEET C-30X
3. CURB TAPER PER DETAIL X, SHEET C-30X
4. ADA PARKING STALLS PER DETAIL C, SHEET C-30X
5. WHEEL STOP PER DETAIL X, SHEET C-30X

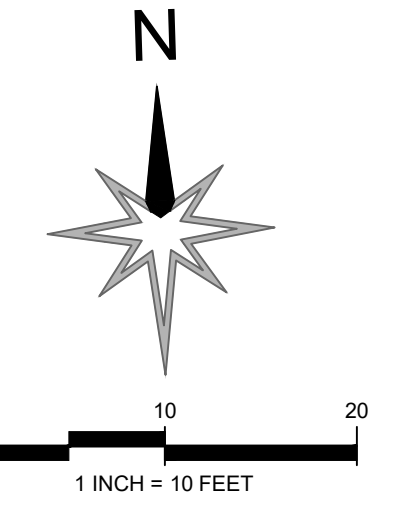
**CUT/FILL VOLUMES**

CUT	755.46 CU. YD.
FILL	227.51 CU. YD.
NET(FILL)	527.95 CU. YD.



DRAWINGS TO BE PRINTED IN GRAVSCALE IF 3 DISTINCT SHADES OF GREY ARE NOT VISIBLE, INFORMATION MAY BE MISSING.

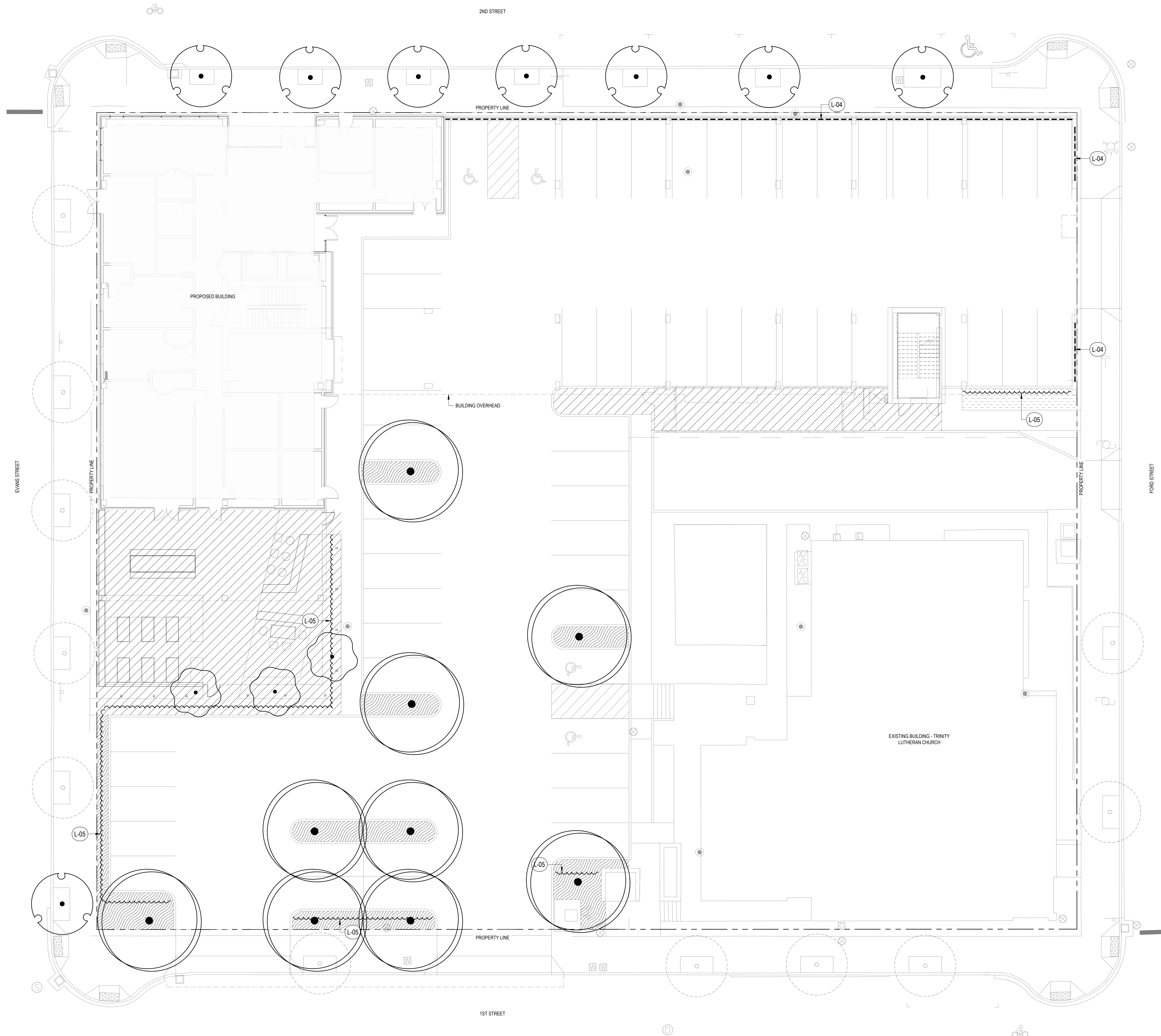
LAYOUT, PAVING, AND GRADING PLAN  
SCALE: 1" = 10'



MARK	DATE	DESCRIPTION
APPROVED:		PLC
DRAWN:		LMH
DATE:	12/18/2025	
PROJECT NO.	FFAA005	

LAYOUT, PAVING,  
AND GRADING PLAN

**C-100  
DR**



GENERAL ZONING INFORMATION  
ZONING: COMMUNITY COMMERCIAL (C3)  
ZONING OVERLAY: DOWNTOWN DESIGN, CITY CENTER, HISTORIC DISTRICT  
HOUSING TYPE: APARTMENT BLOCK

CODE COMPLIANCE SCHEDULE

SYMBOL	CODE	DESCRIPTION	QTY
<b>LANDSCAPE CODE COMPLIANCE</b>			
	L-01	LANDSCAPE AREA - PARKING LOT (17.11.090 D.4.d)	1,062 SF
	L-02	LANDSCAPE AREA - COMMON OPEN SPACE (17.57.070 AND 17.57.080)	3,838 SF
	L-03	LANDSCAPE AREA - GENERAL LANDSCAPING (17.57.070)	149 SF
	L-04	TUCK UNDER PARKING METAL SCREENING SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION	1,195 SF
	L-05	LANDSCAPING AT LEAST 3' TALL TO SEPARATE CLUSTERED PARKING AREAS AND PARKING STRUCTURES FROM COMMON COURTYARDS AND PUBLIC STREETS	

17.57.070 LANDSCAPE AREA REQUIREMENT

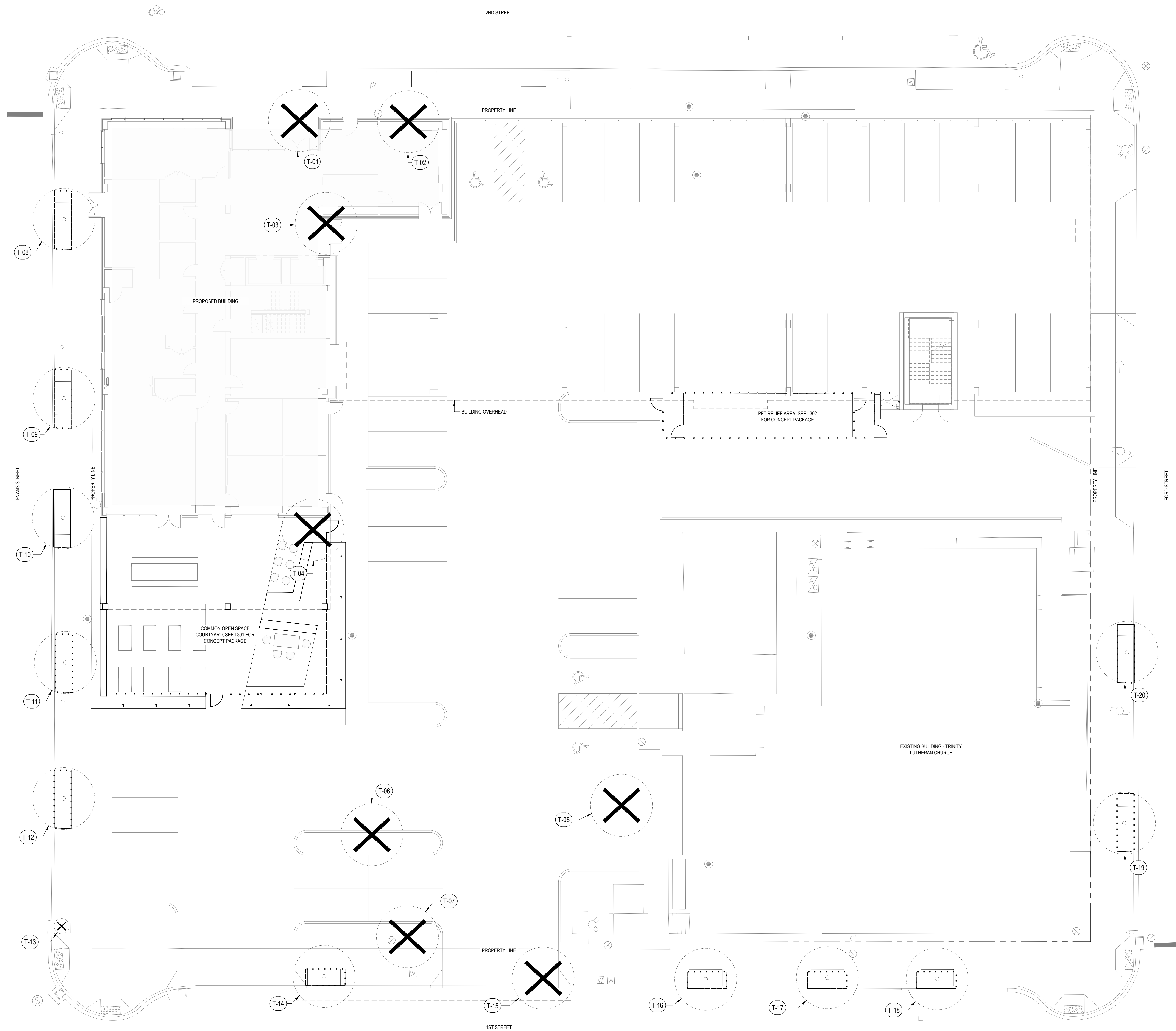
REQUIREMENT	SITE PERCENTAGE REQUIRED	TOTAL REQUIRED LANDSCAPE AREA
TOTAL SITE AREA		34,796 SF
<b>REQUIRED LANDSCAPED AREA</b>		
17.57.070 - LANDSCAPE AREA REQUIREMENT: 25% OF GROSS AREA. THIS MAY BE REDUCED TO NOT LESS THAN 15%.		
17.57.080: CENTRAL BUSINESS DISTRICT ALLOWS ONE-HALF OF THE LANDSCAPING REQUIREMENT (15% / 2 = 12.5%)	12.5%	<b>4,350 SF</b>
<b>PROVIDED LANDSCAPED AREA</b>		
LANDSCAPE AREA - GENERAL		149 SF
LANDSCAPE AREA - COMMON OPEN SPACE		3,838 SF
LANDSCAPE AREA - TUCK UNDER PARKING SCREENING		1,195 SF
<b>TOTAL PROVIDED LANDSCAPE AREA</b>		<b>5,182 SF</b>

17.11.090 PARKING LOT DESIGN STANDARDS MEDIUM TO LARGE MULTI-DWELLING SITES >16 SPOTS

REQUIREMENT	TOTAL PARKING LOT AREA	PERCENT LANDSCAPE REQUIRED	TOTAL REQUIRED PARKING LOT LANDSCAPING
17.11.090 D.4.d - FOR PARKING LOTS LESS THAN 50,000SF, THE MINIMUM LANDSCAPE AREA IS 5%			
	20,717 SF	5%	<b>1,035.85 SF</b>
<b>PROVIDED PARKING LOT LANDSCAPING</b>			
<b>TOTAL PROVIDED PARKING LOT LANDSCAPING</b>			<b>1,062 SF</b>

CONCEPT PLANT SCHEDULE

SYMBOL	DESCRIPTION	QTY
	PARKING LOT TREES SIZE: 1 1/2" CALIPER GLEDTISIA TRIACANTHOS INERMIS 'SUNCOLE' / SUNBURST® HONEY LOCUST GYMNOCALADUS DIOICUS 'ESPRESSO-JFS' / ESPRESSO™ KENTUCKY COFFEETREE	9
	STREET TREES PARROTIA PERSICA 'JEL COLUMNAR' / PERSIAN SPIRE™ PARROTIA TILIA CORDATA 'HALKA' / SUMMER SPRITE® LITTLELEAF LINDEN	7
	COMMON OPEN SPACE TREES CERCIS CANADENSIS 'FLAME THROWER' / FLAME EASTERN REDBUD	3



EXISTING TREE LEGEND

- DECIDUOUS TREE TO REMAIN
- TREE TO BE REMOVED
- TREE PROTECTION FENCING

ON-SITE TREE SCHEDULE

CODE	DESCRIPTION	DBH	ACTION
<b>EXISTING TREE</b>			
(T-01)	DECIDUOUS	16'	REMOVE
(T-02)	DECIDUOUS	13	REMOVE
(T-03)	DECIDUOUS	16	REMOVE
(T-04)	DECIDUOUS	6	REMOVE
(T-05)	DECIDUOUS	16	REMOVE
(T-06)	DECIDUOUS	9	REMOVE
(T-07)	DECIDUOUS	11	REMOVE

RIGHT-OF-WAY TREE SCHEDULE

CODE	DESCRIPTION	DBH	ACTION
<b>EXISTING TREE</b>			
(T-08)	DECIDUOUS	22	PRESERVE
(T-09)	DECIDUOUS	15	PRESERVE
(T-10)	DECIDUOUS	13	PRESERVE
(T-11)	DECIDUOUS	12	PRESERVE
(T-12)	DECIDUOUS	13	PRESERVE
(T-13)	STUMP	NA	REMOVE
(T-14)	DECIDUOUS	10	PRESERVE
(T-15)	DECIDUOUS	10	REMOVE
(T-16)	DECIDUOUS	17	PRESERVE
(T-17)	DECIDUOUS	12	PRESERVE
(T-18)	DECIDUOUS	17	PRESERVE
(T-19)	DECIDUOUS	12	PRESERVE
(T-20)	DECIDUOUS	12	PRESERVE