

April 9, 2026

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RE: Submittal Memorandum for HL 1-26 and DDR 1-26

Summary: The purpose of this memorandum is to outline the additional materials prepared for the Historic Resource Demolition Review (HL 1-26) and the Downtown Design Review (DDR 1-26). This includes additional findings, revised drawings, and supporting documentation.

Summary of Supporting Materials:

First Floor Refinements (DDR 1-26, Building Design Criterion 3) – As shown in the attached drawings, the 1st Floor frontages have been modified to incorporate a pattern of decorative perforated metal screens and openings that provides the visual interest in the pedestrian realm that is consistent with the intent of the storefront glazing standard. Additional information and revised drawings have been incorporated into updated findings.

DDR Waiver Request (DDR 1-26, Building Design Criterion 3) – A waiver request to the Downtown Design Glazing standards is requested because what counts towards the standard according to a strict reading of the code language does not include openings and decorative screens.

Response Table – A table has been provided that documents the requests for additional information from the Staff Report, reports what was heard from the Committee, analysis by the design team, and the response.

SB 1537 Table – A table listing the available Mandatory Adjustments under SB 1537 is provided, which notes mandatory adjustments that have been requested to date and the corresponding McMinnville Code Standard. The applicant reserves the right to add additional adjustments to this request during the review if necessary.

Public Comments – Public comment was received by City Staff and forwarded to the project team. The team appreciates the dialogue initiated from public comments and the time it takes to engage in the land use process. Responses to the common themes derived from the public comments are outlined below.

Attachments:

1. **DDR 1-26 Revised Drawings**
2. **Revised DDR 1-26 and HL 1-26 Findings and documentation**
3. **Response Table**
4. **SM 1537 Mandatory Adjustment Request Summary Table**

Response to Public Comments –The first three topics discussed below are not under the purview of approval criteria of either land use review:

- **Loss of Public Parking** – The parking agreement between the private property owner (McMinnville Ministries) and the City to provide public parking is no longer in effect. The application intentionally maximizes parking on site by incorporating tuck-under parking which allows the site to achieve 59 total parking spaces. This represents 21 parking spaces above what is required by code.
- **Increased Traffic** – The proposed housing is allowed by right within the C-3 base zone and is supportive of the Downtown Design District and the Comprehensive Plan. There are no transportation-related approval criteria that are part of the Downtown Design Review or Historic Resource Demolition Review.
- **Safety** – Housing is an allowed use and is a location well-served by the City’s emergency services. The new development will be built to meet Building Codes that ensure safety and will incorporate a security system that includes exterior cameras and site lines. There are no safety-related approval criteria in either of these reviews.

The final three concerns address elements under the purview of the land use reviews:

- **Demolition of the former sanctuary building on NE 2nd and Ford** – As discussed in the application and in the additional materials submitted with this memorandum the building is not located within the designated historic district and is not subject to the same level of preservation. While the building’s age and local designation are acknowledged, the historic significance does not outweigh the community benefit of redevelopment. The structure does not exhibit distinguishing architectural characteristics or a level of integrity typically associated with preservation priorities.
- **Scale of the building** – The site is located in the downtown area where higher-density residential development is anticipated and supported by zoning and long-range planning policies. Development at this scale is consistent with the City’s goals of concentrating housing in walkable, service-rich areas, reducing reliance on automobiles, and supporting a more active and complete downtown. 4-story and 3-story buildings are located within a block of the site, and the proposed building meets relevant development standards for height and density.
- **Public Engagement** – This review has met all City requirements for public notification associated with this type of land use application, including mailed notice to surrounding property owners. The notification area and methods are defined by City Code and State Law. The land use process provides an avenue for public input, including written comments and public hearings.

Note: These findings were previously included in the narrative submitted with the application but have been updated to include more detailed findings and to request a waiver to the glazing requirements of 17.59.50.B.3(c) using the provisions of 17.59.030.D.1.

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

D. Waiver Process.

- 1. 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 Section 17.59.030(C)(2).*

Findings: This section considers the assignment of review bodies. This application for a Downtown Design Review will be decided by the Historic Landmarks Committee. The Waiver review process refers to subsection C.2, the review process for alterations, presumably to assign authority to the Planning Director to determine whether a waiver is referred to the Historic Landmarks Committee. The waiver requested for 17.59.50.B.3(c), is integral to the Downtown Design Review and it is appropriate that it is also reviewed by the committee. Findings have been included under the discussion of Subsection A.3 below.

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;*

Findings: The proposal is for new development. Therefore, the evaluative criteria are based on this chapter's guidelines and standards and the historic preservation policies 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 also 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.

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...*

Findings: The proposal is for new development and not for an alteration to a designated structure, therefore, this criterion does not apply.

3. *If applicable (waiver request), that all of the following circumstances are found to exist:*

- a. *There is a demonstrable difficulty in meeting the specific requirements of this Chapter due to a unique or unusual aspect of the site, an existing structure, or proposed use of the site;*

Findings: Both the north and west facades have difficulty meeting the specific glazing requirements of 17.59.50.B.3(c) due to unique aspects of the site and uses. Because of the desire to provide parking and maintain the McMinnville Ministry's SE building, the parking has been incorporated within the first floor of the building. As a result, the parking spaces are present at the north façade along NE 2nd St and mechanical spaces have been pushed to the west façade along NE Evan St. Meeting the storefront window requirements at the tuck-under parking facades will not meet the design intention of replicating historic storefront windows and would limit air flow into the structured parking area. Additionally, on the west façade, the leasing office at the corner and community room both have extensive windows, but the mechanical spaces tucked between them provide limited opportunities for windows. The south end of the west façade is open to the common outdoor space but is separated from the

sidewalk by a landscape planter and is not an opening for passage. These are all unique characteristics that derive from the need to configure around the SE Ministry Building and structuring parking under the residential floors. This criterion is met.

b. There is demonstrable evidence that the alternative design accomplishes the purpose of this Chapter in a manner that is equal or superior to a project designed consistent with the standards contained herein; and

Findings: Given the unique characteristics of this design, the alternatives to glazing that are proposed are equal to the intent of the glazing requirements. The sequences of perforated metal panels and openings along the facades will create visual interest from the pedestrian realm and provide light and air into the interior of the structured parking. Additionally, the openings into the common outdoor space and into the tuck-under parking are not intended for pedestrian or vehicle passage so they do not meet the language of the standard, but they do provide the ground floor visual permeability that the standard seeks to create.

c. The waiver requested is the minimum necessary to alleviate the difficulty of meeting the requirements of this Chapter.

Findings: As discussed, storefront windows anchor the corner and the other standards of Subsection B.2 are met. The inability to replicate storefront windows in front of the tuck-under parking, mechanical areas, and outdoor common space are deviations only in the interpretation of what counts as glazing within the standard, not the intent to provide a pedestrian friendly ground floor façade.

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.*

Findings: The massing and configuration is similar to adjacent buildings and mirrors the zero lot-line orientation 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 with structure parking and residential floors above.

- 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.

Findings: Vertical divisions and materials detail the façade to break up the street-facing facades. However, the design does not fully comply with the articulation standard, and SB 1537 mandatory adjustment (5)(b) will be utilized.

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;

Findings: The storefronts include a belt course separating the upper stories from the first floor. Bulkheads are consistently used along the length of the building beneath storefront windows, perforated metal panels, and opening on all three public frontages.

- 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;

Findings: Significant glazing has been incorporated on both facades, particularly at the corner. In place of storefront windows, a pattern of decorative, perforated metal screens and open spaces (not designated for entry) will provide visual interest along the façade below the eight-foot transom adjacent to the tuck-under parking. The Downtown Design Review Waiver Request discussed above seeks to broaden what meets the standard to include these additional elements that mirror the intent of providing an interesting pedestrian realm.

As shown on sheets A-203, A-204, A-207 and A-208, the building has a total window area greater than 20% on each façade. The affordable housing project will use SB 1537 mandatory adjustment (5)(f) to reduce the first floor glazing requirements by 30%. The project qualifies for the adjustment as the total window area on each façade and the overall project exceed 15%.

SB 1537 Mandatory Adjustment to Glazing Requirement

Standard	30% Reduction 1537 mandatory adjustment (5)(f)	Resulting standard
70% below transom line	-21%	49%
40% below horizontal trim band	-12%	28%

Due to the configuration of the building on the site around the McMinnville Ministry's SE building that will remain and the project goal of providing additional parking, the tuck-under parking extends up to the north façade and mechanical spaces are located against the west façade. These facades do not meet the reduced standard. However, the articulation of

perforated metal screens and openings meet the intention of the glazing requirement, by providing visual permeability and breaking up the street-level façade. A waiver under 17.59.030.D.1 has been requested as discussed above.

As shown in the table below, when the definition of glazing is broadened to include the decorative, perforated metal panels and open spaces the proposal meets both the 49% standard for glazing below an 8-ft transom line and the first-floor standard of 28%.

Percentage Glazing

Facade	Below 8-ft Transom Line	First Floor (below canopy/brick course)	Total Facade
North	57%	62%	29%
East	71%	74%	32%
West	36%	40%	23%
South	<i>Interior of site</i>	<i>Interior of site</i>	30%

- d. A recessed entry and transom with transparent door; and
- e. Decorative cornice or cap at the roofline.

Findings: The primary entry on NE 2nd St is recessed and has a transparent door and transom. A sheet metal parapet coping defines the rooflines.

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.

Findings: The roofline of this new structure is flat and is similar to many of the non-single family residential buildings in the area.

5. The primary entrance to a building shall open on to the public right-of-way and should be recessed.

Findings: The primary entrance is recessed and opens directly onto NE 2nd St, a public right-of-way.

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.

Findings: The windows are recessed as shown on the window section provided on A-203. The upper story windows are vertical in orientation.

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.

Findings: The proposal is for a new building, not an alteration. Therefore, this standard does not apply.

8. Buildings shall provide a foundation or base, typically from ground floor to the lower windowsills.

Findings: The bulkheads beneath the storefront windows establish a base for the building on the street facing facades.

Summary Findings for Building Design: In summary, the building design of this apartment meets the standards of this section as adjusted by SB 1537 and waived under the waiver provisions of this section.

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 seeks to reflect the historic church on the site and the nearby historic commercial corridor by including brick at the first floor alongside 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.

The design team has worked hard to meet the design standards while maintaining the financial viability of the much-needed workforce housing. The Design Team has selected materials that they feel are consistent with historic structures in the area without inappropriately mimicking the 3rd Street brick and masonry. Affordable housing project need flexibility in material choices to contain project costs. **SB 1537 mandatory adjustment (5)(a) will be utilized for a full adjustment to façade materials, color, or pattern standards.**

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 **on accompanying Response Table**. As shown on the landscape sheets, the portions of the parking

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that are not tucked under the building will have a 5-ft landscaped buffer that will include hedges and trees to meet the requirements of **Section C**. This landscaping is included in the plan submitted for the Landscape Review (L202).

LIST OF ITEMS FOR MCMINNVILLE PROJECT

Item	Code	Staff Report	What We Heard	What We Did	What We Considered	Response
HDR Criterion 2: Economic use	2. <i>The economic use of the historic resource and the reasonableness of the proposed action and their relationship to the historic resource preservation or renovation;</i>	- seems reasonable but seeks input	Provide more documentation	<ul style="list-style-type: none"> • Site visit and building walk with Owner to identify areas of damage, equipment replacement needs, and current code violations. • Provided photographs of the interior of the building for information. • Provided scope summary of various improvements needed. • Engaged contractor to provide rough-order-of-magnitude costs. • Broke costs into bucket to show totals relative the intent of the work (restoring it to previous use, restoring it to improved used, and additional work if triggered by code) 	<ul style="list-style-type: none"> • Are there any economic uses? • How is affordable housing a reasonable proposal for this site / replacement for church? • Is there an economical path to reuse of the church while meeting housing need? • What are the costs associated with repairing the building for use? 	<ul style="list-style-type: none"> • No economic use for the church building with the current owners; given costs to improve to usable condition, selling the building for rehab/reuse is unlikely. • Affordable housing works toward meeting a stated City goal and provides a potential pool of employees for downtown area. • Reusing the church building for residential, all or in part, would require a change of use which would trigger the higher-end range of costs described.
HDR Criterion 3: Value and Significance	3. <i>The value and significance of the historic resource;</i>	- not a particularly significant bldg but it is a Type "B" Significant Resource	Provide more information	<ul style="list-style-type: none"> • Addressed in previous application. 		
HDR Criterion 6: Deterrent to an improvement	6. <i>Whether the historic resource is a deterrent to an improvement program of substantial benefit to the City which overrides the public interest in its preservation;</i>	- value of 72 units of housing compared to losing the resource	No direct comments about this.	<ul style="list-style-type: none"> • Sourced information on rent-burdened Oregon Communities, McMinnville's plans and strategy to solve the issue, McMinnville's public presentation. 	<ul style="list-style-type: none"> • How does the existing resource deter the development of housing on this block? • Does the preservation of the resource outweigh the loss of the affordable housing for McMinnville? • Besides housing, what other community benefits are at risk if the church remains? • Bienestar's reasons for developing in McMinnville. 	<ul style="list-style-type: none"> • The affordable housing project cannot be achieved on this block if the existing resource remains. • Housing will serve thousands over decades, the resource in its present state cannot serve anyone. • McMinnville Ministries (MM) can continue and possibly expand their community service with Meals on Wheels, AA, NA, Saturday Breakfasts with the revenue generated from the ground lease.

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<p>HDR Criterion 7: financial hardship</p>	<p>7. Whether retention of the historic resource would cause financial hardship to the owner not outweighed by the public interest in the resource's preservation; and</p>	<p>- discuss financial hardships of keeping</p>	<p>What is the hardship?</p>	<ul style="list-style-type: none"> • Qualified what contributes to the hardship • Tried to quantify what the public interest is with respect to this particular religious building. 	<ul style="list-style-type: none"> • Size of congregation. • Cost of rehab/repairs exceeds assessed value of building. • Lack of National Historic Listing. • Ground lease helps church continue their mission to serve people in need. 	<ul style="list-style-type: none"> • Owner has neither the means nor the congregation size to keep building. • No grants or tax credits are available to offset cost of improvements.
<p>HDR Criterion 8: Best Interest</p>	<p>8. Whether retention of the historic resource would be in the best interests of a majority of the citizens of the City, as determined by the Historic Landmarks Committee, and, if not, whether the historic resource may be preserved by an alternative means such as through photography, item removal, written description, measured drawings, sound retention or other means of limited or special preservation.</p>	<p>- limited public benefit from north façade; preservation program proposed</p>	<ul style="list-style-type: none"> • Keep (or echo?) octagonal windows • Provide public art that tells a story; connects to historic building • Detail elements that can be salvaged. 	<ul style="list-style-type: none"> • Discussed what can be salvaged from the church for use on the housing part of the site. • Discussed what the housing project can do to recognize the resource. • Discussed with MM what they are salvaging. 	<ul style="list-style-type: none"> • Are octagonal windows viable for salvage? How could they be displayed? • Can any brick be salvaged? • The church's salvage of stained glass. • The church is also salvaging some interior trim and the cornerstone. • Research documentation. • Consider bronze plaque. 	<ul style="list-style-type: none"> • The cost to salvage and use the octagonal windows and brick is high. Salvage of brick in particular is beyond the budget of this project. The windows may not survive the removal process. • The project offers to provide research documentation and will provide examples of research reports. • The vertical stained glass will be viewable on-site, as it will be salvaged and installed at the Ministry Building. • Potentially open to a bronze plaque but are uncertain where it could be installed. The Housing owner would prefer it be installed on the Ministry Building since for the historic and religious ties to the building.

LIST OF ITEMS FOR MCMINNVILLE PROJECT

Item	Code	Staff Report	What We Heard	What We Did	What We Considered	Response
<p>17.59.050(B) Building Design Criteria 3: Glazing</p>	<p>3. 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;</p>	<p>- Show above transom line - Below transom line - mesh metal screens do not count as glazing</p> <p>Note: Staff's transom line is different.</p> <p><u>Waiver could be added and online notice updated.</u></p>	<ul style="list-style-type: none"> • 30% reduction allowed by SB 1537 results in a 49% ground floor requirement. In order to use SB 1537, the total percentage of glazing on the facade must be at least 12%. • Could add greenery, art, reference history • Show the recess of the upper floor windows 	<ul style="list-style-type: none"> • Reviewed the perforated panel concepts with the City planner – the City's preference is for custom 'art' panel that speaks to McMinnville history, but a more decorative standard panel could be acceptable. • Discussed waiver recommended by City planner. • Reviewed costs of panel materials and installation with fabricator. • Evaluated relative costs for custom perforations for artwork. • Discussed if vegetation could work in this location. • Reviewed how much screening we need to keep for compliance with Landscaped area. 	<ul style="list-style-type: none"> • Looked at options for improving pedestrian experience, including continuous panels for more enclosure on the street frontage and layouts which spaced panels for variety. • Looked for standard, decorative perforation patterns which span multiple panels – providing more visual interest. • Consulted with landscape consultant and determined vegetation would not work be successful due to limited ground area and north and east exposure. • Additional glazing explored at west elevation to meet 49% glazing requirement however this reduces the amount of brick at the wall to narrow sections which looks out of proportion with the facade. • Waiver will have additional cost, \$968, for re-noticing, but no additional time. Include part of the current process. 	<ul style="list-style-type: none"> • Revise elevations and renderings to show selected option, corrected calculations, and enlarging the previously provided window section. • Request waiver for material to be used in tuck-under parking, and the percent glazing at the west elevation. • Note that vegetation will on not be successful on the north and east elevations.

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17.59.050(B) Building Design Criteria 8: Base	8. <i>Buildings shall provide a foundation or base, typically from ground floor to the lower windowsills.</i>	<i>It is not clear how the metal screens adequately establish a base for the building, especially as it relates to the pedestrian realm along 2nd Street.</i>	<ul style="list-style-type: none"> • Why not brick below windows? 	<ul style="list-style-type: none"> • Discussed incorporating brick below the windowsills. • Discussed incorporating color at the concrete base at tuck-under parking. • Clarified the ‘base’ is as the code identifies “ground floor to lower windowsills” and the screens do not impact this item. 	<ul style="list-style-type: none"> • The cost of adding brick, even thin brick to the base of the building could jeopardize the viability of the project. • Painting concrete would be a maintenance item for the life of the building. 	<ul style="list-style-type: none"> • No brick added to the base under the windows. • No brick or paint added to the base at the tuck-under parking. • Requirements for materials fall under SB 1537 Mandatory Exemption. • Concrete headlight shields act similarly to bulkhead to establish the base.
17.59.050(C) Building Materials Criterion 1:	1. <i>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.</i>	<i>The current design uses brick and concrete columns for the first floor of the building. However, the fiber cement shingles and fiber cement panels are used for the majority of the exterior building design, with very limited articulation. It is unclear how the current proposed design is reflective of building materials from historic buildings in the downtown area.</i>	<ul style="list-style-type: none"> • Buildings of this scale are commercial and none in the downtown are built with shingles and panels. • Without material change, it reads like a one-block building. • Commission recognized SB 1537 allows for full adjustment of material requirements. 	<ul style="list-style-type: none"> • Discussed residential versus commercial at this scale. • Discussed material changes and their costs with the planner. • Discussed articulation changes and their costs with the planner 	<ul style="list-style-type: none"> • Material and articulation changes add cost to the project that it cannot support, and which could jeopardize the viability of the project. • The material selections are intentional to keeping with the downtown character while maintaining appropriateness for residential development and meeting funding agency requirements for high-quality products. • All materials selections are allowed by SB 1537. 	<ul style="list-style-type: none"> • Building is not commercial in use, it is residential and residential materials are appropriate. • Mimicking the 3rd street brick and masonry is not appropriate. This block is a transition zone between the historic downtown district and the single-family residential neighborhood on 1st Street. • The design team has worked to meet the design standards while maintaining the financial viability of the much-needed workforce housing. We believe the proposed materials meet the standard (brick, concrete columns, shingles & panels). • Materials adjustment is included in the project’s SB 1537 request.

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17.59.060.B. and C. Parking	Refers to 17.60.080 and 17.11.090(D)(4) Parking Lot Location and Design g. Parking Lot Required Through Connections-- (Not Applicable, per City of McMinnville, due to size of development)	Provide Specific materials and responses for 17.11.090(D)(4) and 17.60.080		<ul style="list-style-type: none"> Created matrix to identify individual code language to compare with similar language in other noted section. (Following this table) 		
17.11.090(D)(5) Common Open Space	Provide a site plan showing the required square footage of common spaces, with descriptions of the different uses of spaces clearly identified.			<ul style="list-style-type: none"> Previous application referenced the landscape plan, included with the application, which provided the requested area information 		<ul style="list-style-type: none"> Will revise architectural site plan to show identify area sizes and descriptions of uses.
SB 1537		Detailed list tied to development standard				<ul style="list-style-type: none"> Included Materials in SB 1537 request – with reference to development standards.
Public Comments	Parking Traffic Historic structure demolition Safety Lack of Public Engagement		-not part of this review	<ul style="list-style-type: none"> Discussed public comments with City planner. While there are some comments about the church, the focus is primarily on parking and traffic, however, safety, the demolition, and the lack of public engagement was also noted Planner suggested we respond to these in the resubmission. 	<ul style="list-style-type: none"> Do we respond to these formally? City’s parking agreement with church has been formally terminated; proceeding on a month-to-month basis until the church gives 30-days notice for permanent closure. Traffic will be absorbed into the network due to the low daily trips assumed for affordable housing. 	<ul style="list-style-type: none"> Proximity of apartments close to downtown and transit provides both patrons and workers. Other parking lots, on-street parking, and a structured parking garage are within walking distance of downtown. Parking is on private property. Demolition of the existing resource allows for affordable housing. The value for preservation the resource is limited. Safety – occupied building (eyes on the street) is generally preferable to an empty parking lot. Housing property in close proximity to the downtown area provides potential pool

LIST OF ITEMS FOR MCMINNVILLE PROJECT

						of employees for downtown businesses.
Condition of Approval 2: TIA required Not required, per City; included in error.	<i>Required for a proposed increase of 200 average daily trips; 20 peak hour trips; or a safety concern.</i>	<i>Comp Plan findings: The current iteration of the development plans includes 4 bike parking spaces and 59 parking stalls on-site, meeting the Requirements of the city code and this Comprehensive Plan goal, along with associated policies 100.00 through 132.62.25</i>				The residential use is allowed by the C-3 base zone, a designation that reflects that the site is located within a well-defined street grid with access to the west (99W couplet) and east (Highway 18) that will quickly diffuse traffic into the network. There are no transportation-related approval criteria and per City Staff a Transportation Impact Study is not required.
OCHS Letter	<i>"corrupted" – submit clean version</i>			Recovered clean document from corrupted file.		Provided City with an uncorrupted version.

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Comparison of Code Sections

Code	Applicability	Proposal	Considerations	Resolution
17.11.090(D)(1) Site Context and Design				
a. Mirror the scale of blocks and the block-like structure of the surrounding neighborhood. green, a plaza, or a pocket park.	Satisfied. AS-101 Vicinity Map	Existing block is to be unchanged.		Current design meets code requirement.
b. Connect the internal network of streets and paths to those of the surrounding area where possible.	Satisfied. AS-101	Single building development with direct access to ROW through building exit to 2 nd Street. Walkways available to Evans, Ford, and 1st.		Current design meets code requirement.
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.	NOT APPLICABLE - due to single building development			N/A
d. Residential units must be oriented to a common open space, including a common	Satisfied. A-102 – A-104	Residential units open have views onto the common open space.		Current design meets code requirement
e. Orient all buildings around a shared open space that meets the requirements of a Common Open Space.	Satisfied. AS-101	Single building development, with common open space directly adjacent to south façade.	<p>Also considered orienting common open space as an elevated terrace accessible from the second floor to increase parking count. However, the cost of was impractical and impacted residential unit counts due to creating access to / egress from the space.</p> <p>The rooftop was also considered but would have required extending the elevator and additional costs related to fall protection, waterproofing, security, and maintenance.</p> <p>Additionally, due to the requirement that only 50% of the open space be allowed on a 'roof', a ground level space would still have been required in both of these elevated options.</p>	<p>The project chose to consolidate the common open space area at the ground level and adjacent to other common amenities provided to residents, including the Community Room and Flex Rooms. This provides a larger, more useful space for a wider range of uses and gathering sizes, with proximity to indoor support spaces such as the Kitchenette.</p> <p>Current design meets code intent.</p>
f. Align buildings to surrounding streets.	Satisfied. AS-101	Buildings are aligned to the surrounding streets.		Current design meets code requirement
17.11.090(D)(2) Large Site Design Requirements. (NOT APPLICABLE)				
17.11.090(D)(3) Pedestrian Access. (NOT APPLICABLE/SATISFIED)				

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Code	Applicability	Proposal	Considerations	Resolution
17.11.090(D)(4) Parking Lot Location and Design				
a. Characteristics				
1) A parking lot is a storage space for cars and should provide secure storage.	Satisfied.	Parking is provided on-site and will be signed for residents and church use only.		Current design meets code intent.
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.	Satisfied.	The parking area is broken into smaller sections within easy distance of an accessible walkway or ramp. Accessible parking is located close to main entrances (for the housing, the practical main entrance is expected to be the from the parking area, while the formal entrance is on 2 nd Street) with accessible path marked.		Current design meets code intent.
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.	NOT APPLICABLE - The project's site/block is too small for a network of walkways. However, sidewalks are provided which separate buildings from the parking area and allow access to public sidewalks. Transit can be accessed within 2 blocks of the site via these on-site walkways to city sidewalks.			N/A
4) Design parking lots and garages so that vehicles are not the dominant feature	Satisfied. AS-101, A-201	<p>With a combination of open parking lot and tuck-under parking, we are approaching this in two ways:</p> <ol style="list-style-type: none"> 1. The open parking lot areas resulting from the site's configuration are small and lined with walkways and landscaped buffers, both at ROW and at the building, including landscaped areas at the Common Open Space. Parking areas are further divided by landscaped islands at greater frequency than the 6,000 SF maximum allowed by code. 2. The tuck-under parking is located at the ROW and is screened from view with decorative metal panels in a random layout which provides varied width openings into the parking area and beyond. In some bays, the openings reinforce the building articulation above, allowing that articulation to be realized at the sidewalk level. At the south side of the tuck-under parking, both a landscaped buffer and the housing's pet 		Current design meets code intent.

LIST OF ITEMS FOR MCMINNVILLE PROJECT

Code	Applicability	Proposal	Considerations	Resolution
5) To encourage bicycling as a mode choice, bike parking areas should include bike repair, maintenance, and cleaning stations.	Satisfied. A-101	area shield the interior of the block from the tuck-under parking. Bicycle parking for residents is provided in a secure space within the ground floor amenity spaces of the building. It is accessed directly from the ROW and is large enough to allow for repairs and maintenance. A hose bib and drain are provided near the pet area which can be used for bicycle cleaning. Bicycle parking for visitors is provided at the 2 nd Street building entrance.		Current design meets code intent.
b. Universal Design Standards for Nine Parking Spaces or More				
1) Parking lot pathways should be designed as part of the seamless accessibility network described in Apartment Standards, particularly the required Through Connection.	Satisfied. AS-101	Access to buildings from the parking areas is provided with parking adjacent to entries and accessible pathways identified, including a ramp to access the Ministry Building's main entrance. Accessible walks and pathways around and through the parking area are also provided and connect to ROWs. Through Connection does not apply to this development.		Current design meets code intent.
2) Driveways to shared parking areas are: i. Limited to one driveway per street frontage. ii. Parallel parking is permitted on a driveway that crosses a front, side or rear yard abutting a street, but not within the required yard setback.	i. Satisfied. AS-101 ii. NOT APPLICABLE – no parallel parking on driveways proposed.	i. Maintaining existing condition at 1 st Street with the two driveways which serve the existing parking area. One parking area driveway added on Ford Street. Used together, these provide more efficient circulation through parking area. The existing driveway on Ford Street does not access a shared parking area.		Current design meets code intent.
c. Parking Lots For Small Multi-Dwelling Sites - Containing More Than Nine Parking Spaces but Fewer Than 16 Parking Spaces.	NOT APPLICABLE – due to size of lot.			N/A
d. Parking Lots For Medium-to-Large Multi-Dwelling Sites – Containing More Than 16 Parking Spaces.				

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Code	Applicability	Proposal	Considerations	Resolution
1) Interior landscaping, minimum area				
2) Interior landscaping shall be required for off-street parking areas 5,000 square feet or greater in size.	Satisfied. AS-101, L202	Parking area is greater than 5,000 sf, Interior landscaping is provided.		Current design meets code intent.
3) For parking lots less than 50,000 square feet, the minimum landscaped area is 5 percent.	Satisfied. L202	Interior landscaping is over 5%.		Current design exceeds code requirement.
4) For parking lots 50,000 square feet and greater, the minimum landscaped area is 8 percent.	NOT APPLICABLE – due to size of lot.			N/A
5) Planted areas may take the form of landscape areas and planter bays.	Satisfied. L202	Landscape areas and planter bays provided.		Current design meets code intent.
6) Landscaped areas along a through connection count toward required interior landscaping.	NOT APPLICABLE – due to no required through connection.			N/A
7) Landscaped islands and peninsulas shall be evenly distributed throughout all parking areas and separated no more than 60 feet from another. Such islands shall be provided with raised curbs, be a minimum of five feet in width, and shall each contain at least one deciduous tree. To achieve the maximum canopy coverage, all trees shall be non-columnar and have root systems that form deep before spreading to decrease the episodes of buckled pavement.	Applicable. Prevails over 17.57.070, =B,3,b due greater restriction. AS-101, L202	Landscape Plan review was completed and Conditional Approval issued on 02/19/2026. Condition of Approval #10(a) requested associated with aligning landscape islands to comply with 17.57.070,B,3; this shifted the length of one area to 68'-6".		Need confirmation from staff that 17.57.070,B,3 applies in this case.
8) Trees may line the required Through Connection, and/or be clustered within landscape islands or planter bays, and/or shall be distributed throughout the off-street parking area to create a canopy effect and to break up expanses of paving and long rows of parking spaces.	NOT APPLICABLE – due to no required Through Connection			N/A

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Code	Applicability	Proposal	Considerations	Resolution
9) When a parking area abuts property in a residential zone, a site obscuring fence or wall, either permanent or of living material, shall be placed along the affected property line.	NOT APPLICABLE – Parking area does not abut residential zone.			N/A
e. Parking Lot Setbacks Adjacent to Buildings and Structures. Where an off-street parking or vehicular use area is located adjacent to a building or structure, the off-street parking or vehicular use area shall be set back from the exterior wall of the building or structure by a minimum five-foot wide landscape strip, or by a minimum five-foot-wide paved pedestrian walkway	Satisfied. AS-101, aligns with 17.57.070, B, 3, f.	Setback from building is maintained and buffered with 5’ minimum walkway.		Current design meets code requirement.
f. Parking Lot Location. Off-street parking spaces and vehicle maneuvering areas shall not be located:				
1) Within of 20 feet from any street property line, except alley property lines;	NOT APPLICABLE – due to prevailing specific requirements of 17.50.060,C for 5’ buffers at the street property lines in the specificity of the Downtown District. Also aligns with 17.57.070, B, 3, e, 1.			N/A
2) Between a street property line and the front façade of cottages located closest to the street property line. This standard does not apply to alleys.	NOT APPLICABLE – due to housing type.			N/A
3) Off-street parking spaces shall not be located within 10 feet of any other property line, except alley property lines. Driveways and drive aisles are permitted within 10 feet of other property lines.	NOT APPLICABLE – no other property lines within the site.			N/A
4) Landscaping, fencing, or walls at least three feet tall shall separate clustered parking areas and parking structures from common courtyards and public streets.	NOT APPLICABLE – due to small size of development			N/A

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Code	Applicability	Proposal	Considerations	Resolution
5) Garages and carports (whether shared or individual) must not abut common courtyards.	NOT APPLICABLE – tuck-under-parking garage does not abut the Common Open Space.			N/A
6) Individual attached garages up to 200 square feet shall be exempted from the calculation of maximum building footprint for cottages.	NOT APPLICABLE – no individual garages			N/A
7) Individual detached garages must not exceed 400 square feet in floor area.	NOT APPLICABLE – no detached garages			N/A
8) Garage doors for attached and detached individual garages must not exceed 20 feet in width	NOT APPLICABLE – no garage doors			N/A
17.11.090(D)(5) Common Open Space				
a. Characteristics 1) Provide opportunities for formal and informal recreational use by residents of all ages. This could be a shared recreational facility including sports fields, play structures, bike tracks, courts, swimming pool, or other options.	NOT APPLICABLE – due to the size of the block, and existing adjacent building			N/A
2) Provide tall deciduous trees for summer shade and winter solar access. When possible, preserve and incorporate large existing trees at least 9 inches in diameter as a focal point of open spaces.	Satisfied. L202, A-205	Flame Eastern Redbud trees are proposed at Common Open Space which is partly covered on the north half by the building's overhang. The trees are planted along the south edge of the uncovered portion of the space – their smaller stature (~18') provides shade, while still allowing sunlight to enter the space, while the building overhang can provide additional shade during the summer months.	Trees have not been placed south of the garden bed area to ensure better access to sunlight.	Current design meets code intent.
3) Enhance the usability of the space through the inclusion of elements including seating, outdoor lighting, weather protection and/or shade structures, and art, among other features.	Satisfied. AS-102	These elements are included in the common open space, as shown on the site plan.		Current design meets code intent.
4) Incorporate landscaping that receives at least 50 percent of its irrigation from harvested rainwater.			This was submitted in our questions for our second pre-application meeting, but it wasn't addressed in that meeting or in the comments we received.	

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Code	Applicability	Proposal	Considerations	Resolution
5) Provide opportunities for food cultivation including a community garden and/or incorporating cultivated species into the landscaping.	Satisfied. AS-101, L202	Garden beds are provided for resident use.		Current design meets code intent.
6) A maximum of 50 percent of common open space may be provided in a rooftop deck that includes shared amenities, weather protection, and landscaping, and is accessible to all residents.	NOT APPLICABLE – Common Open space is located at the ground floor only.			N/A
7) A shared outdoor courtyard or shared street/woonerf that is fronted by individual entrances, windows, and balconies There should be a combination of hardscape and landscaped space and/or planters.	NOT APPLICABLE – Project does not incorporate a woonerf.			N/A
b. Required Elements, General. 1) A common open space shall be provided that is centrally located and designed with a clear function that enhances the livability of residents. These functions shall include passive and active uses. The open space shall be accessible to all residents and if possible be fronted by clearly defined unit entrances. The common open space shall serve as the focus of surrounding buildings. Entries and windows shall face the common open space to provide informal surveillance. Common open spaces shall be accessible to all residents.	Satisfied. AS-101	Single building development, with common open space directly adjacent to south façade.	As there is only one building, the Common Open Space is situated similarly to a back patio with dining, seating, and gardening areas, and is served by interior common amenities which can be used in tandem. The spaces are accessible to all residents with access directly to and from the building either through the main entry into the space or the Community Room, when being used for events. Unit entries cannot directly front the Common Open Space due to the adjacent interior common amenities and the location of residential units all on elevated floors.	Current design meets code intent.
2) Common open space shall be a minimum of 15 percent of the site.	Satisfied. AS-101	Required area = 3,915 sf (as adjusted by SB 1537(4)(b)) Provided area = 4,231 sf		Current design exceeds minimum allowed area allowed with full adjustment.
12.Wall and Roof Design				
4) Detailed Design. a. For multi-dwelling buildings with up to 30 feet or more of street frontage, a minimum of two of the elements shall be provided along the street-facing façade or façades.	NOT APPLICABLE – due to single building			N/A

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Code	Applicability	Proposal	Considerations	Resolution
b. For buildings with over 30 feet of street frontage, at least one element shall be provided for every 30 feet of street frontage. Elements shall be distributed along the length of the façade so that there are no more than 30 feet between two elements.	Satisfied. A-201, A-205; adjusted by SB 1537 (5)(b)	Articulation elements (recesses) are provided at intervals averaging 37'-5" long.		Current design allowed with adjustment.
1. Covered porch at least 5 feet deep, as measured horizontally from the face of the main building façade to the edge of the deck, and at least 5 feet wide.	NOT APPLICABLE – 17.59.050,B,4 prevails, due to zero lot line position on site.			N/A
2. Recessed entry area at least 2 feet deep, as measured horizontally from the face of the main building façade, and at least 5 feet wide.	Satisfied. A-101 Prevails over 17.59.050, B, 1 for specificity.	Entry is recessed more than 2' from building face and is more than 5' wide.		Current design exceeds code requirement.
3. Offset on the building face of at least 16 inches from one exterior wall surface to the other.	Satisfied. A-102 – A-104	Offsets are greater than 16 inches from one exterior wall surface to the other.		Current design exceeds code requirement.
4. Dormer that is at least 4 feet wide and integrated into the roof form.	NOT APPLICABLE – 17.59.050,B,4 prevails, due to specificity that residential roof forms are discouraged.			N/A
5. Roof eaves with a minimum projection of 12 inches from the intersection of the roof and the exterior walls.	NOT APPLICABLE – 17.59.050,B,4 prevails, due to specificity that residential roof forms are discouraged.			N/A
6. Roofline offsets of at least 2 feet from the top surface of one roof to the top surface of the other.	NOT APPLICABLE – 17.59.050,B,4 prevails, due to specificity that residential roof forms are discouraged.			N/A
7. Horizontal lap siding between 3 to 7 inches wide (the visible portion once installed). The siding material may be wood, fiber-cement, or vinyl.	NOT APPLICABLE – lap siding not being proposed.			N/A
8. Brick, cedar shingles, stucco, or other similar decorative materials	NOT APPLICABLE – 17.59.050, C, prevails due to greater	SB 1537 (5)(a) applied to 17.59.050, C		N/A

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covering at least 40 percent of the street-facing façade.	restriction (not limiting the percentage coverage)			
Code	Applicability	Proposal	Considerations	Resolution
9. Gable roof, hip roof, or gambrel roof design.	NOT APPLICABLE – 17.59.050,B,4 prevails, due to specificity that residential roof forms are discouraged.			N/A
10. Window trim around all windows at least 3 inches wide and 5/8 inches deep.	Applicable. Full adjustment per SB 1537 (5)(a).	SB 1537 is applied here to eliminate this material so the project maintains a more urban facade design. Applied window trim is not typical in the Downtown District.		Current design allowed with full adjustment.
11. Window recesses, in all windows, of at least 3 inches as measured horizontally from the face of the building façade.	Satisfied. A-201, A-202, prevails over 17.59.050, B, 6 due to more specificity.	Windows are inset from the face of the facade ~2.5”.		Current design meets code intent.
12. Balcony that is at least 3 feet deep, 5 feet wide, and accessible from an interior room.	Applicable. Full adjustment per SB 1537 38(5)(h)(C)	SB 1537 is applied here to eliminate this requirement.		Current design allowed with full adjustment.
13. Bay window at least 2 feet deep and 5 feet long.	Applicable. Adjustment per SB 1537 38(5)(b)	SB 1537 is applied here to eliminate this glazing projection, so the project maintains a more urban facade design. Bay windows are not a typical articulation in the Downtown District.		Current design meets code intent with full adjustment.
14. One roof pitch of at least 500 square feet in area that is sloped to face the southern sky and has its eave line-oriented within 30 degrees of the true north/ south axis	NOT APPLICABLE – 17.59.050,B,4 prevails, due to specificity that residential roof forms are discouraged.			N/A
17.60 Off-Street Parking and Loading				
17.60.060, A Spaces. Number Required – Residential Land Use Category				
3.Multiple dwelling: One and one-half spaces per dwelling with less than three bedrooms, two spaces per dwelling unit with three or more bedrooms, and one space per dwelling unit which is expressly reserved for senior or handicapped persons.	Satisfied. Refer to 17.60.100, B; adjusted with SB 1537 (4)(c) AS-101	Only 3-bedroom units apply, but reduced by requirements for certain areas (17.60.100, B) Total number of spaces per criteria: 3 units (1 spaces/unit) = 3 spaces SB 1537 full adjustment = 0 spaces required		Current design meets code intent with full adjustment.

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Code	Applicability	Proposal	Considerations	Resolution
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.	Satisfied. AS-101; Adjusted with SB 1537(4)(c) AS-101	Total number of spaces per criteria: 69 units (0.5 spaces) = 34.5 spaces. SB 1537 full adjustment = 0 spaces required		Current design meets code intent with full adjustment.
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.	Applicable, to determine number of parking spaces required for the Ministry Building which dictates the parking requirement for the multi-use lot.	There is no fixed seating the auditorium of the Ministry Building, for the purposes of establishing the total number of required spaces for this block, we are using the 1 parking space per 75 sf of auditorium area calculation. 2,850 sf / 75 sf / space = 38 spaces.		Current design exceeds code requirement.
17.60.070 Off-street loading requirements	NOT APPLICABLE – project will not receive or distribute materials and merchandise by trucks.			N/A
17.60.080 Design Requirement				
A. All parking lots and driving aisles shall be asphaltic cement concrete or Portland cement concrete with driving aisles, maneuvering aisle and parking spaces clearly marked, except that in an industrial zone, parking spaces which are in addition to those required by this chapter, may be surfaced with a minimum of treated gravel and maintained dust free	Satisfied. AS-101	Parking lot is proposed to be asphaltic cement concrete; tuck-under parking is proposed to be portland cement concrete		Current design meets code requirement.

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Code	Applicability	Proposal	Considerations	Resolution
B. In a residential zone, a required front yard or a required side yard adjacent to the street shall not be used for any purpose except for off-street parking of motor vehicles, unless otherwise allowed by this ordinance, and such parking space shall not be less than twenty feet in depth from the property line	NOT APPLICABLE – project is in commercial zone C-3.			N/A
C. Safe access shall be provided as follows: 1. Access aisles shall be of sufficient width for all vehicular turning and maneuvering.	Satisfied. AS-101	Access aisle meet minimum requirements of Parking Maneuvering Table.		Current design meets code requirement.
2. Groups of more than four parking spaces shall be so located and served by a driveway that their use will require no backing movements or other maneuvering within a street right-of-way other than an alley.	Satisfied. AS-101	No maneuvering in right-of-way is required.		Current design meets code requirement.
3. Driveways to off-street parking areas shall be designed and constructed to facilitate the flow of traffic and to provide for maximum safety of pedestrians and vehicular traffic on the site.	Satisfied. AS-101	Driveways are design to minimum widths to accommodate 2-way traffic and work together to facilitate traffic flow through the site to two streets.		Current design meets code requirement.
4. Clear vision areas shall be provided at driveway exits for all uses except single-detached dwellings and plexes, shall have minimum dimensions of ten feet measured along the street right-of-way and the edge of the driveway. In commercial and industrial zones, buildings and signs may be constructed with cantilevers which extend out over the clear vision area at a height greater than eight feet when measured from the top of the curb, or where no curb exists, from the established centerline grade. Except for Ordinance 3380 Page 294 of 360 existing permanent buildings and structures (other than signs), nonconformities shall be made to comply with the provisions of this section within seven years from the date of its adoption	Satisfied. AS-101	Clear vision areas maintained.		Current design meets code requirement.

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Code	Applicability	Proposal	Considerations	Resolution
5. Driveway cuts shall be a minimum of twenty feet from a street intersection	Satisfied. AS-101	Driveway cuts are more than twenty feet from intersections.		Current design meets code requirement.
D. Parking areas shall be made compatible with surrounding uses as follows: 1. Parking spaces along the outer boundaries of a parking area shall be contained by a curb or a bumper rail so placed to prevent a motor vehicle from extending over an adjacent property, sidewalk, or street.	Satisfied. AS-101	Curbs are provided at all sidewalk facing parking spaces.		Current design meets code requirement.
2. When a parking area in a commercial or industrial zone abuts a property in a residential zone, a site-obscuring fence or wall, either permanent or of living material, shall be placed along the affected property line. The responsibility for placement of the fence or wall lies with the commercial or industrial property.	NOT APPLICABLE – parking area does not abut a residential zone.			N/A
3. Artificial lighting which may be provided shall be so deflected as not to shine or create glare in any residential zone or on any adjacent dwelling.	Satisfied. AS-101	Lighting is designed to prevent trespass beyond the property line.		Current design meets code requirement.
E. Space size minimum shall be as follows: 1. Handicap parking spaces shall be a minimum of twelve feet wide and 19 feet in length.	Satisfied. AS-101	Handicap Parking spaces, including their portions of a shared access aisle is a minimum 13' wide and 19' long.		Current design exceeds code requirement.
2. Compact and subcompact parking spaces shall be a minimum of eight feet by sixteen feet.	Satisfied. AS-101	Compact spaces are minimum 8'-6" wide and 16'-6" long.		Current design meets code requirement.
3. Standard parking spaces shall be a minimum of eight feet six inches by nineteen feet.	Satisfied. AS-101	Compact spaces are minimum 8'-6" wide and 19'-0" long.		Current design meets code requirement.
F. The type of space shall be set as follows: 1. Handicap spaces shall be required and designated as per current federal, state, and local regulations.	Satisfied. AS-101	Accessible parking spaces counts are based on the total number of parking spaces. 3 accessible spaces are required for 51 – 70 total parking spaces. This project is providing 4 accessible parking spaces, including 1 van accessible space.		Current design exceeds code requirement.
2. Standard spaces shall comprise not less than sixty-five percent of all newly constructed lot spaces.	Satisfied. AS-101	Calculated at: 9 compact spaces / 59 standard spaces = 15%. Total number of standard spaces = 85%		Current design exceeds code requirement.

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Code	Applicability	Proposal	Considerations	Resolution
G. Except as varied for good cause by the Building Official or Planning Director, maneuvering room shall be required and parking stalls measured according to the following table:	Satisfied. AS-101	Parking Maneuvering Table for 90 degree, two-way aisle used along with parking space requirements.		Current design meets code requirement.
17.60.090 Requirements for Uses not Listed				
The parking space requirements for buildings and uses not set forth herein shall be determined by the Planning Director, and such determination shall be based upon the requirements for the most comparable building or use specified herein. All decisions made by the Planning Director may be appealed to the Planning Commission. (Ord. 4128 (part), 1981; Ord. 3380 (part), 1968).				
17.60.100 Reduced Requirements for Certain Area.				
A. In the area bounded by Adams Street, Ford Street, Fourth Street, and Seventh Street, required off-street parking spaces for commercial establishments may be one-half of the number stated for the particular use in Section 17.60.060 (see special parking requirements map below).	NOT APPLICABLE – project site is not within this area.			N/A
B. Except as provided in Subsection (C), within the City Center Housing Overlay Zone designated in Chapter 17.66, minimum required off-street parking spaces for residential uses shall be one space per dwelling unit.	Applicable – this site is within the City Center Housing Overlay Zone. Full adjustment per SB 1537 (4)(c)	Provision allows for 1 space per dwelling unit. This is applied to the 3-bedroom units as the Affordable Housing Use dictates 0.5 spaces per unit.		Current design allowed with full adjustment.
C. Within the areas described in Section 17.60.060 and 17.60.100 and depicted in the “Reduced Parking Requirements” map, minimum required off-street parking spaces for multi-dwelling residential uses shall be 0.5 space per dwelling unit for studio and 1-bedroom dwellings. (Ord 5105 §2, 2021)	NOT APPLICABLE – project is not within these areas.			N/A
17.60.110 More than one use per structure				

LIST OF ITEMS FOR MCMINNVILLE PROJECT

<p>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. (Ord. 4128 (part), 1981; Ord. 3380 (part), 1968).</p>	<p>Satisfied. AS-101</p>	<p>Housing parking requirement is .5 spaces per unit up to 2-bedrooms, and 1 spaces per unit for 3-bedrooms (per 17.060.100, B. Total required parking spaces = 38.</p> <p>Church parking requirement is 1 space per 75 sf in main auditorium where no permanent seats or benches are maintained. 2,850 sf / 75 sf = 38 spaces.</p> <p>SB 1537(4)(c) is applied for full adjustment of housing parking. Total number of required spaces: 38 Total provided spaces: 59.</p>		<p>Current design exceeds minimum required parking spaces with full adjustment.</p>
Code	Applicability	Proposal	Considerations	Resolution
<p>17.60.120 Joint use of space permitted.</p>				
<p>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. (Ord. 4128 (part), 1981; Ord. 3380 (part), 1968)</p>	<p>NOT APPLICABLE – no joint use of parking spaces.</p>			<p>N/A</p>
<p>17.60.125 Shared access: Shared access.</p>				
<p>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. Except where otherwise provided in this ordinance, a shared driveway to access parking spaces shall not replace the requirements for street frontage or other provisions of this code. The Planning Director may require that a shared driveway be located on the common property line between properties in certain circumstances, such as a</p>	<p>NOT APPLICABLE – no shared access agreements or easements control use.</p>			<p>N/A</p>

LIST OF ITEMS FOR MCMINNVILLE PROJECT

situation where access is shared, but parking is not. (Ord 5105 §2, 2021)				
Code	Applicability	Proposal	Considerations	Resolution
17.60.130 Transitional parking areas.				
Property located in a commercial or industrial zone may utilize a lot or portion of a lot in a residential zone for parking spaces which are in addition to those required by the commercial or industrial zone. The applicant shall meet all of the off-street parking and loading requirements contained in this chapter in addition to those set forth in this section unless said property is a preexisting, nonconforming use and the granting of transitional parking will be in the best interests of the city and surrounding environs. The following criteria are established:	NOT APPLICABLE – No transitional parking areas provided.			N/A
17.60.140 Bicycle parking				
A. 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.	Satisfied. A-101	Total number of automobile parking spaces = 59. Total number of bicycle parking spaces required = 6. Project provides 15 long-term parking spaces and 2 short-term parking spaces.		Current design exceeds code requirement.
2. The uses exempted from bicycle parking requirements include: residential uses, drive-in theaters, mortuaries, motels, hotels, and automobile service stations.	Satisfied. A-101	Project is choosing to provide bicycle parking.		Current design exceeds code requirement.
3. In all zones, for each fifteen automobile parking spaces required, a required automobile parking space may be eliminated if five bicycle parking spaces are provided.	NOT APPLICABLE – Project is not choosing to reduce number of required automobile parking spaces.			N/A

LIST OF ITEMS FOR MCMINNVILLE PROJECT

Code	Applicability	Proposal	Considerations	Resolution
B. Bicycle parking facilities shall be provided pursuant to the following design standards. (as modified by the Bicycle Parking Administrative Rule of September 14, 1984): 1. At a minimum, a bicycle parking facility shall consist of a stationary object to which the user can lock the frame and both wheels with a user-provided six-foot cable or chain and lock.	Satisfied.	Both long-term and short-term parking spaces are lockable.		Current design meets code intent.
2. Fixed objects which are intended to serve as bicycle parking facilities but not obviously designed for such purposes shall be clearly labeled as available for bicycle parking.	NOT APPLICABLE – Only specific bicycle parking products will be used to secure bicycles.			N/A
3. Bicycle parking facilities shall provide a least an eighteen-inch clearance between adjacent bicycles.	Satisfied. A-101	Wall mounted vertical racks are staggered to allow for greater storage in a smaller area; 14” clearance provided.		Current design meets code intent.
4. Aisles between bicycle parking facilities shall be at least five feet in width.	Satisfied. A-101	5’ aisle provided.		Current design exceeds code requirement.
5. Paving is not required for bicycle parking areas, but the outside ground surface shall be finished or planted in such a way that the surface will remain free from mud or dust. Bicycle parking may be provided within a required landscape area.	NOT APPLICABLE – Short-term bicycle parking is provided on paved surface. No bicycle parking will be provided within landscape areas			N/A
6. Bicycle parking should be situated at least as conveniently as the most convenient car parking area. Bicycle and automobile parking areas shall be separated by a physical barrier or sufficient distance to protect parked bicycles from damage by automobile	Satisfied. A-101	Long-term parking is located at building entrance on 2 nd Street. Access to interior short-term parking spaces is also adjacent to the entrance on 2 nd Street.		Current design exceeds code requirement.
17.60.150 Parking Variances for Historic Structures	NOT APPLICABLE – project is not an historic structure.			

Overview of SB 1537 Mandatory Adjustment Request

Note: these findings were previously included in the narrative submitted with the application but have been included alongside the table Staff requested that detailed the McMinnville Code sections that are subject to Mandatory Adjustments for the project. Additionally, explicit requests for mandatory adjustments to materials have been added.

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 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 six (6) 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 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 Under SB 1537

McMinnville Title 17: ZONING

§ 38	Development or Design Standard	Required Eligible Adjustment Amount	
(4)(a)	Side or rear setbacks	Must allow an adjustment up to 10% of required setback distance.	
(4)(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	Must allow a reduction up to 25%	17.11.90 Apartments Standard 5: Common Open Space
(4)(c)	Parking minimums	Must be eligible for a full adjustment	17.60.060 Spaces. Number Required
(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)*	<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</i>	<i>Must be eligible for a full adjustment</i>	
(4)(g) (D)(ii)*	<i>Prohibitions on ground floors of mixed use buildings against nonresidential active uses that support the residential uses of the building</i>	<i>Must be eligible for a full adjustment</i>	
(5)(a)	Facade materials, color or pattern	Must be eligible for a full adjustment	17.59.050(C) Building Materials
(5)(b)	Facade articulation	Must be eligible for a full adjustment	17.59.050(B) Building Design Criteria 2: Articulation
(5)(c)	<i>Roof forms and materials</i>	<i>Must be eligible for a full adjustment</i>	
(5)(d)	<i>Entry and garage door materials</i>	<i>Must be eligible for a full adjustment</i>	
(5)(e)	<i>Garage door orientation unless adjacent to or across from school/public park</i>	<i>Must be eligible for a full adjustment</i>	
(5)(f)	<i>Window materials except bird-safe glazing requirements</i>	<i>Must be eligible for a full adjustment</i>	
(5)(g)	Total window area	Must allow up to 30% adjustment if application includes at least 12% of total façade as window area	17.59.050(B) Building Design Criteria 3c: Glazing
(5)(h)(A)*	<i>Building orientation requirements, not including transit street orientation requirements</i>	<i>Must be eligible for a full adjustment</i>	
(5)(h)(B)*	<i>Building height transition requirements</i>	<i>Must allow up to 50% adjustment from the base zone</i>	
(5)(h)(C)*	Requirements for balconies and porches	Must be eligible for a full adjustment	17.11.90 Apartments Standard 6: Private Open Space
(5)(h)(D)*	<i>Requirements for recesses and offsets</i>	<i>Must be eligible for a full adjustment</i>	
*Only applicable to manufactured dwelling parks, middle housing, multi-unit, and mixed use residential.			



BIENESTAR MCMINNVILLE HOUSING

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DOWNTOWN DESIGN REVIEW RESUBMITTAL

04/09/2026

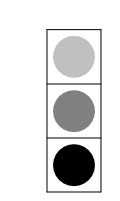
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DRAWINGS TO BE PRINTED IN GRayscale. IF 3 DISTINCT GRAYSHADES OF DOTS ARE NOT VISIBLE, INFORMATION MAY BE MISSING.



MARK	DATE	DESCRIPTION
APPROVED:		Approver
DRAWN:		Author
DATE:	04/09/2026	
PROJECT NO.	042501	

GENERAL SHEETS

SHEET NOTES

1. SEE LANDSCAPE PLAN APPLICATION DRAWINGS FOR TREE REMOVAL AND TREE PROTECTION.
2. DEMOLISH ALL CONSTRUCTION WITHIN THE AREA OF DEMOLITION WORK. REMOVE PAVING SECTION WITHIN AREA OF DEMOLITION WORK.
3. REFER TO DEMOLITION APPLICATION FOR CONDITION OF BUILDING TO BE DEMOLISHED.

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A1 DEMOLITION PLAN
1" = 10'-0"

MARK	DATE	DESCRIPTION
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EXISTING
CONDITIONS - DEMO

AD-100
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SHEET NOTES AND LEGEND

- SEE LANDSCAPE PLAN APPLICATION FOR PLANTING INFORMATION AND HARDSCAPE MATERIALS.
- PARKING PROVIDED PER REQUIRED PARKING BASED ON CHURCH SANCTUARY SIZE - 17 60.066, B, 1
 - 1 PARKING SPACE PER 75 SQUARE FEET OF SANCTUARY AREA
 - SANCTUARY AREA - 2,850 SF / 75 SF = 38 PARKING SPACES
 - AFFORDABLE HOUSING PARKING - 0.5 SPACES PER UNIT UP TO 2 BEDROOMS, AND 1 SPACE PER UNIT FOR 3 BEDROOMS
 - STUDIOS (12) - 6 PARKING SPACES
 - ONE-BEDROOM (45) - 22.5 PARKING SPACES
 - TWO-BEDROOM (12) - 6 PARKING SPACES
 - THREE-BEDROOM (3) - 3 PARKING SPACES
 - TOTAL: 38 PARKING SPACES
- HOUSING PARKING IS FULLY ADJUSTED PER SB 1537, SECTION 38(4)(c)
 - TOTAL PARKING REQUIRED - 38 PARKING SPACES
 - ADA PARKING REQUIREMENTS - 38 PARKING SPACES
 - ADA PARKING REQUIREMENTS BETWEEN 51-71 TOTAL PARKING SPACES 3 ADA PARKING SPACES ARE REQUIRED WITH ONE BEING VAN ACCESSIBLE.

PARKING MATRIX:

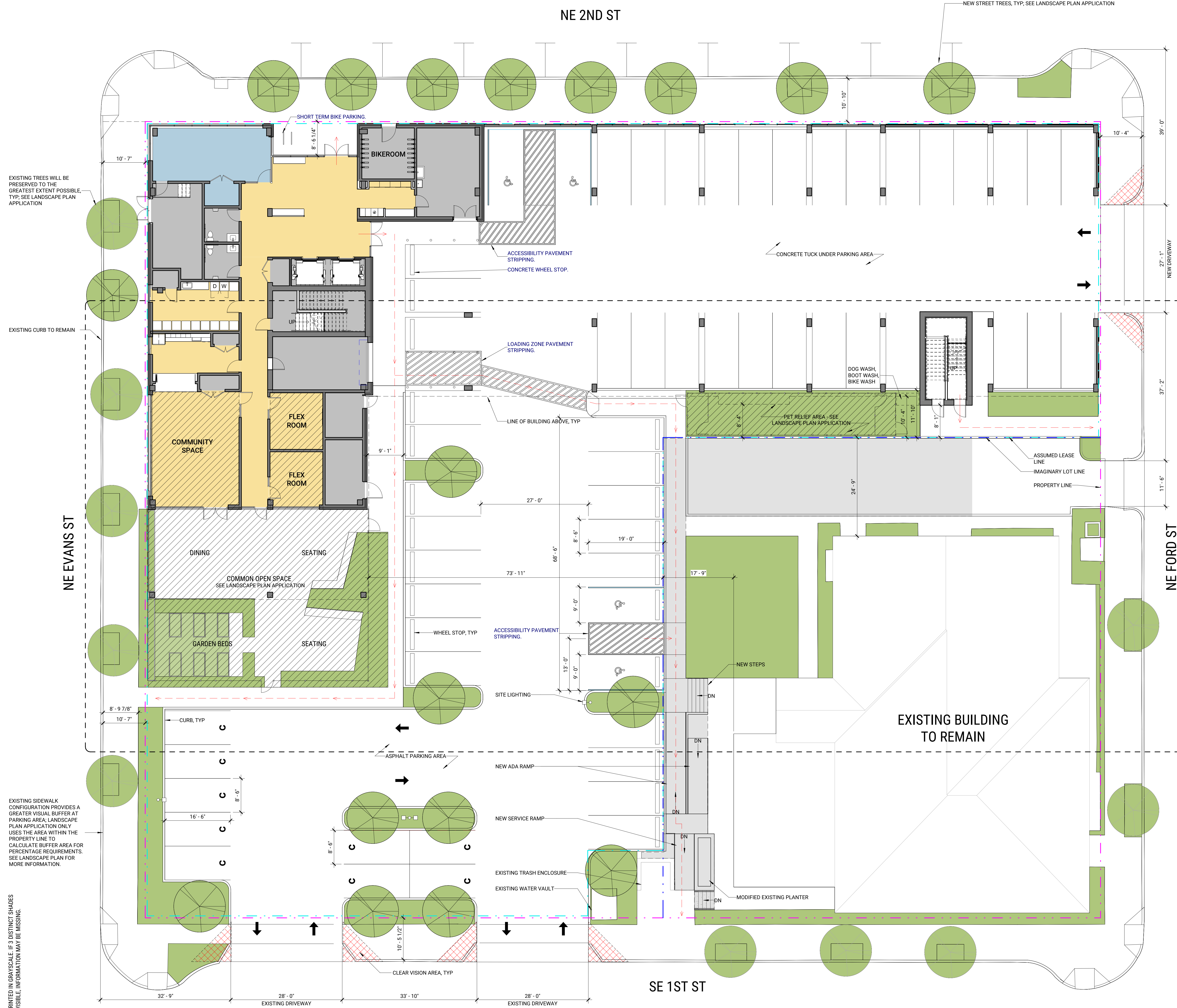
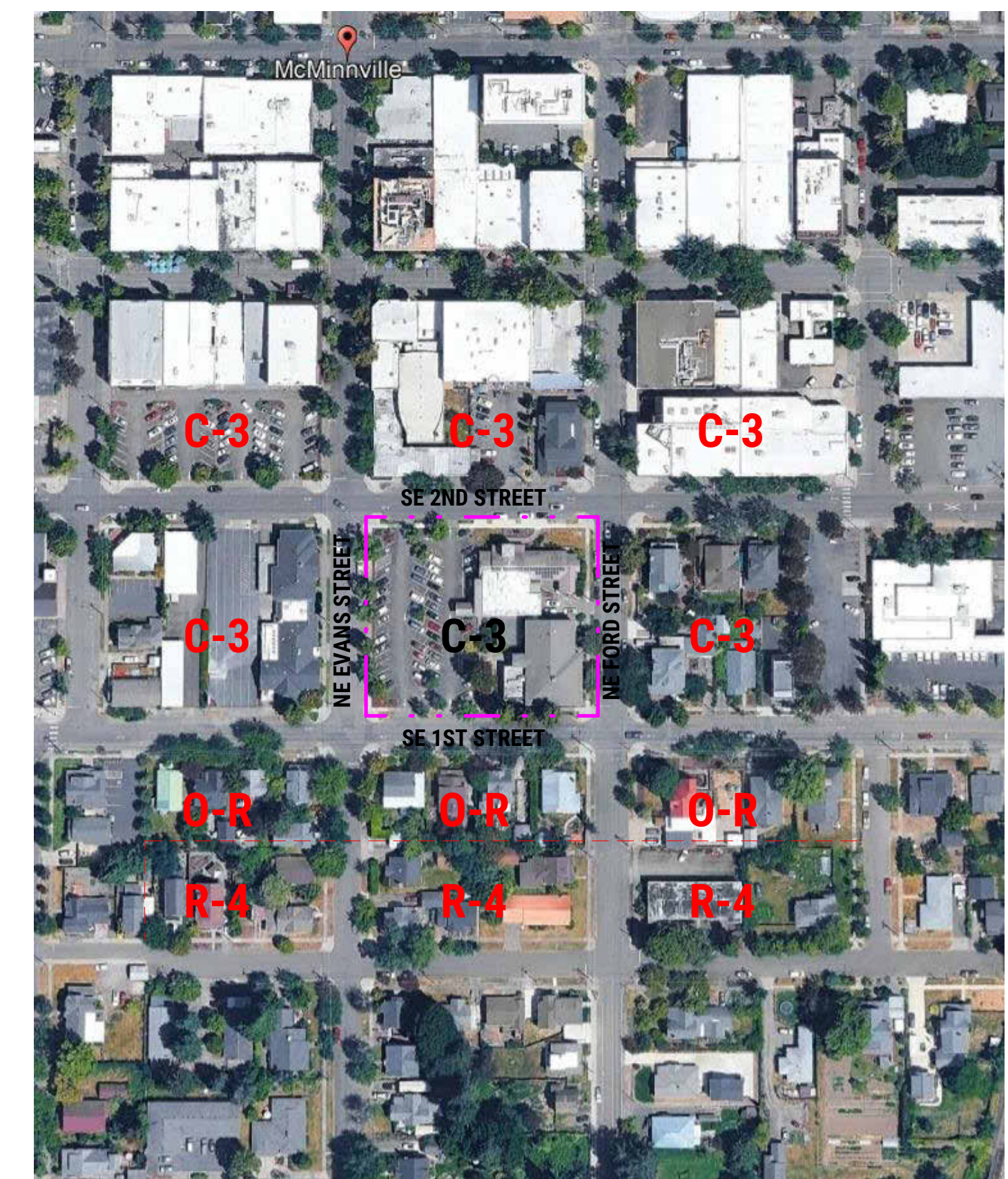
ADA PARKING STALLS:	4
COMPACT PARKING STALLS:	9
TYPICAL PARKING STALLS:	46
TOTAL:	59
FUTURE EV DESIGNATED PARKING:	12 (FINAL LOCATIONS TO BE DETERMINED)

- SITE IMPROVEMENTS AT EXISTING MINISTRY BUILDING
- COMMON OPEN SPACE
- LANDSCAPE AREA
- GRAVEL WALKING PATH
- ASSUMED LEASE LINE
- PROPERTY LINE
- IMAGINARY LOT LINE
- PATH OF EGRESS

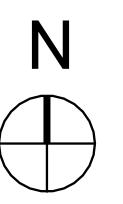
SB 1537 SECTION 38 MANDATORY ADJUSTMENTS TO BE USED:

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

VICINITY MAP



A1 SITE PLAN
1" = 10'-0"



AS-101
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SITE PLAN

MARK	DATE	DESCRIPTION
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COMMON OPEN SPACE CALCULATIONS

SITE AREA			34,796 SF
COMMON OPEN SPACE	17.11.090.D.5.B.2 COMMON OPEN SPACE SHALL BE A MINIMUM OF 15 PERCENT OF THE SITE.		5,219.40 SF
	SB 1527, SECTION 38 (4)(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	MUST ALLOW A REDUCTION UP TO 25%	(1,304.85) SF
	TOTAL REQUIRED COMMON OPEN SPACE		3,914.44 SF
	TOTAL PROVIDED COMMON OPEN SPACE		4,231 SF

SHEET NOTES AND LEGEND

- SEE LANDSCAPE PLAN APPLICATION FOR PLANTING INFORMATION AND HARDSCAPE MATERIALS.
- PARKING PROVIDED PER REQUIRED PARKING BASED ON CHURCH SANCTUARY SIZE - 17,60,060, B, 1
 - PARKING SPACE PER 75 SQUARE FEET OF SANCTUARY AREA
 - SANCTUARY AREA - 2,850 SF / 75 SF = 38 PARKING SPACES
 - AFFORDABLE HOUSING PARKING - 0.5 SPACES PER UNIT UP TO 2 BEDROOMS, AND 1 SPACE PER UNIT FOR 3 BEDROOMS
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 - ADA PARKING REQUIREMENTS - BETWEEN 51-71 TOTAL PARKING SPACES 3 ADA PARKING SPACES ARE REQUIRED WITH ONE BEING VAN ACCESSIBLE.

PARKING MATRIX:

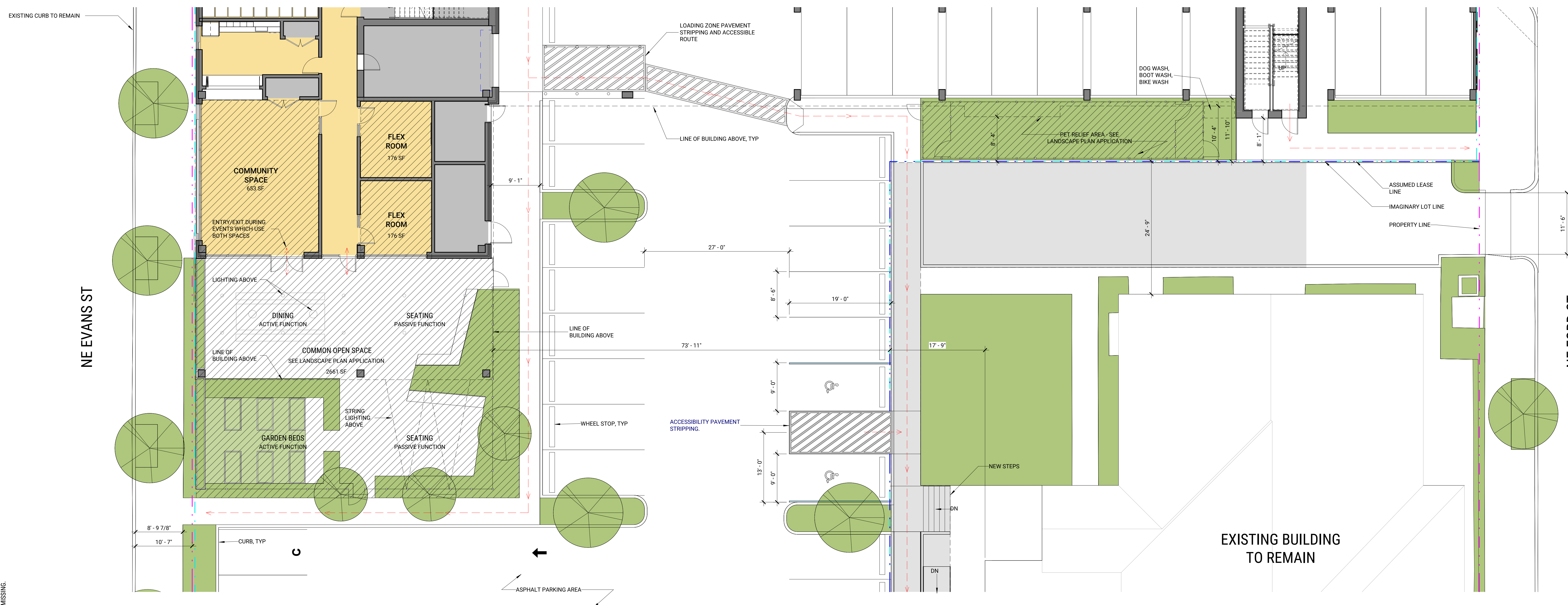
ADA PARKING STALLS:	4
COMPACT PARKING STALLS:	9
TYPICAL PARKING STALLS:	46
TOTAL:	59

FUTURE EV DESIGNATED PARKING: 12 (FINAL LOCATIONS TO BE DETERMINED)

- SITE IMPROVEMENTS AT EXISTING MINISTRY BUILDING
- COMMON OPEN SPACE
- LANDSCAPE AREA
- GRAVEL WALKING PATH
- ASSUMED LEASE LINE
- PROPERTY LINE
- IMAGINARY LOT LINE
- PATH OF EGRESS

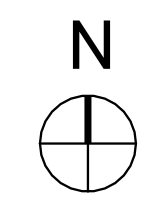
SB 1537 SECTION 38 MANDATORY ADJUSTMENTS TO BE USED:

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



DRAWINGS TO BE PRINTED IN GRAYSCALE IF 3 DISTINCT GRAYSHADES OF DOTS ARE NOT VISIBLE. INFORMATION MAY BE MISSING.

A1 SITE PLAN - ENLARGED
1/8" = 1'-0"



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SITE PLAN

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SHEET NOTES

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

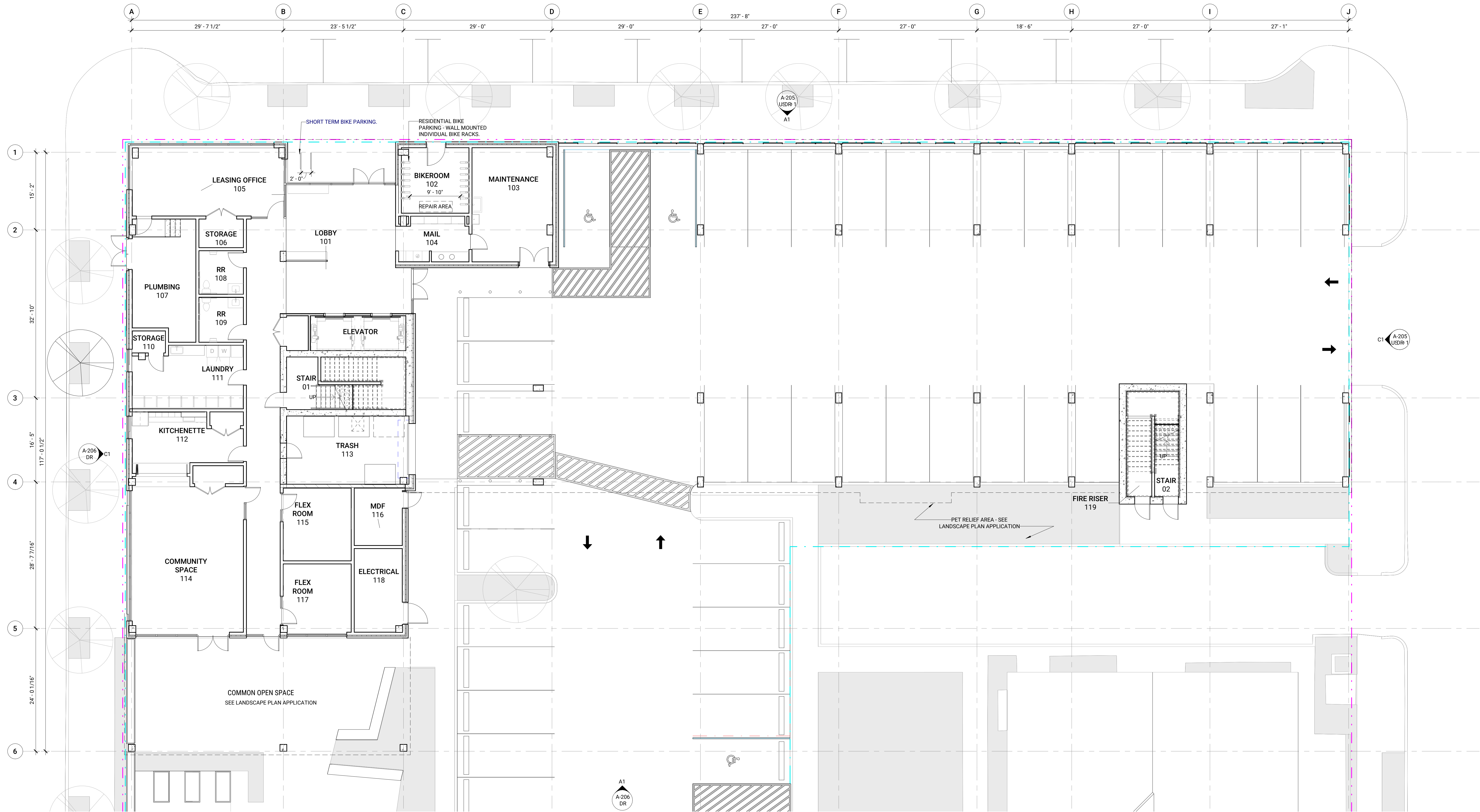
SB 1537 SECTION 38 MANDATORY ADJUSTMENTS TO BE USED:

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

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CONSTRUCTION

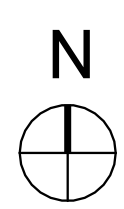
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DRAWINGS TO BE PRINTED IN GRayscale. IF 3 DISTINCT GRAYSHADES OF DOTS ARE NOT VISIBLE, INFORMATION MAY BE MISSING.

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



MARK	DATE	DESCRIPTION
APPROVED:		Approver
DRAWN:		Author
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FIRST FLOOR PLAN

A-101
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SHEET NOTES

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

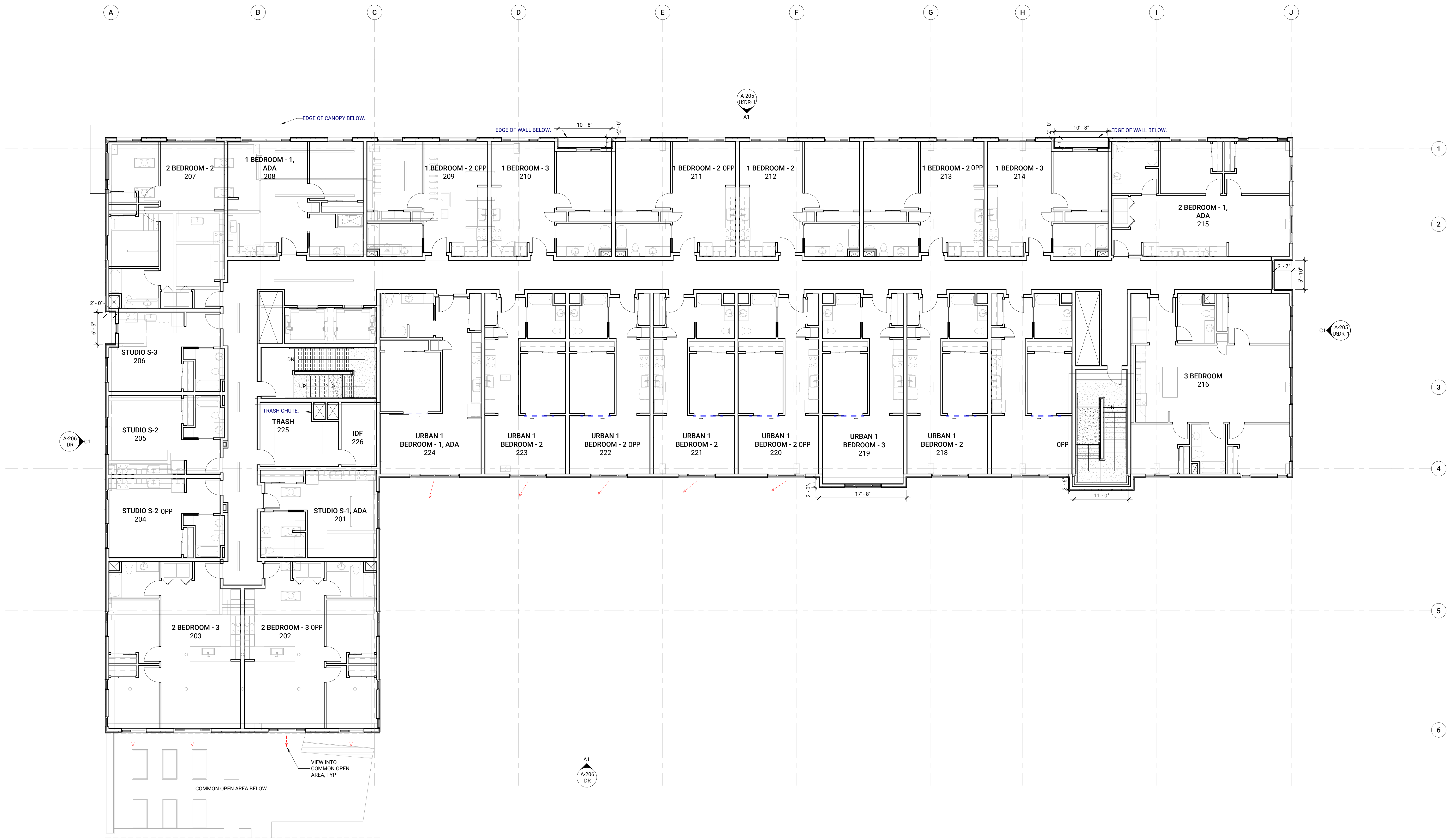
SB 1537 SECTION 38 MANDATORY ADJUSTMENTS TO BE USED:

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

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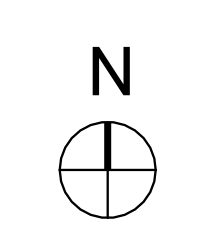
DRAWINGS TO BE PRINTED IN GRayscale. IF 3 DISTINCT GRAYSHADES OF DOTS ARE NOT VISIBLE, INFORMATION MAY BE MISSING.

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

MARK	DATE	DESCRIPTION
APPROVED:		Approver
DRAWN:		Author
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PROJECT NO.	042501	

SECOND FLOOR
PLAN

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DR



SHEET NOTES

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

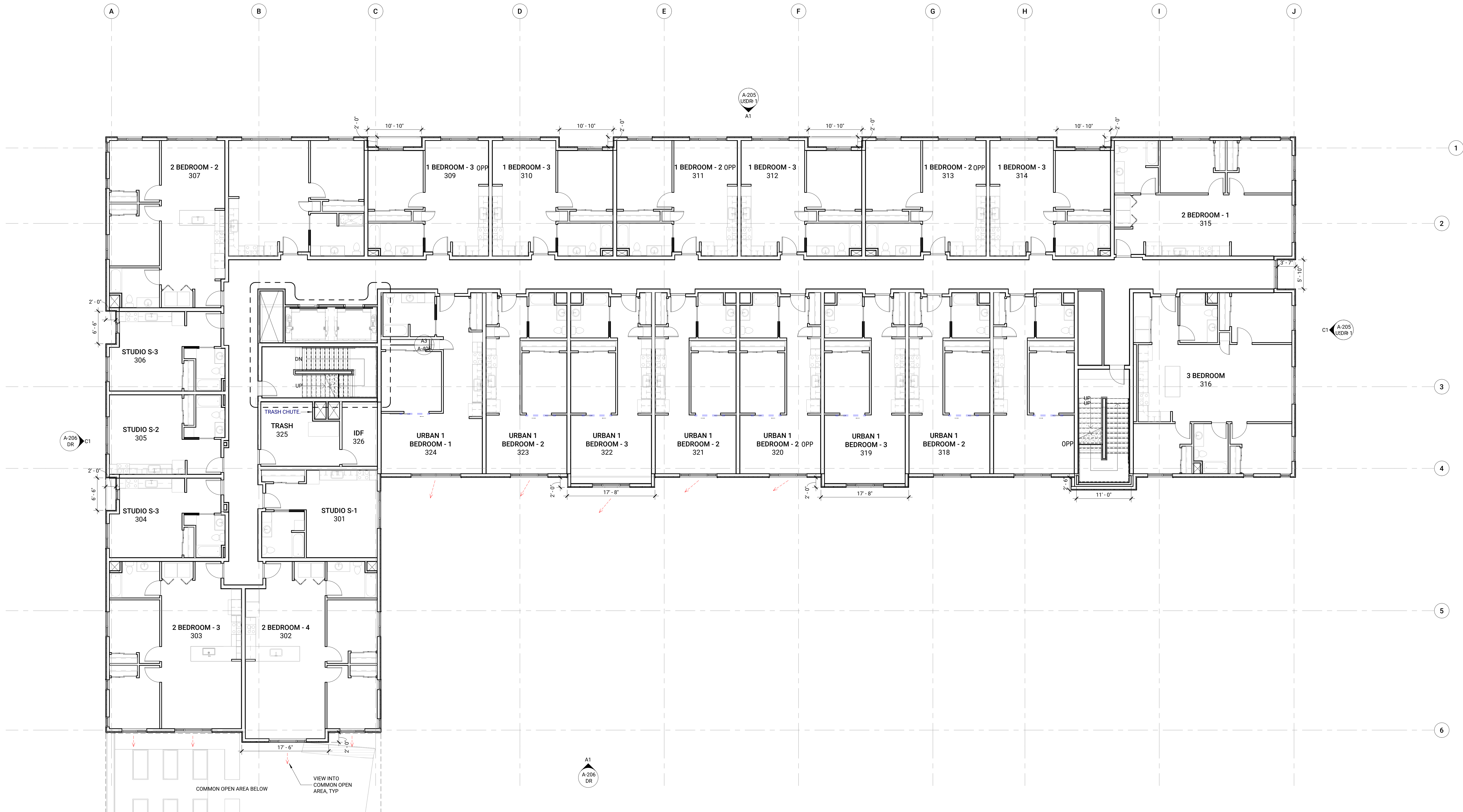
SB 1537 SECTION 38 MANDATORY ADJUSTMENTS TO BE USED:

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

NOT FOR
CONSTRUCTION

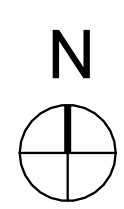
BIENESTAR
MCMINNVILLE
HOUSING
AMORIA
544 NE 2ND ST
MCMINNVILLE, OREGON 97128

BIENESTAR
544 NE 2ND ST
MCMINNVILLE, OREGON 97128



DRAWINGS TO BE PRINTED IN GRAYSCALE IF 3-DISTINCT COLORS OF PLOTS ARE NOT VISIBLE. INFORMATION MAY BE MISSING.

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



MARK	DATE	DESCRIPTION
APPROVED:		Approver
DRAWN:		Author
DATE:	04/09/2026	
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.

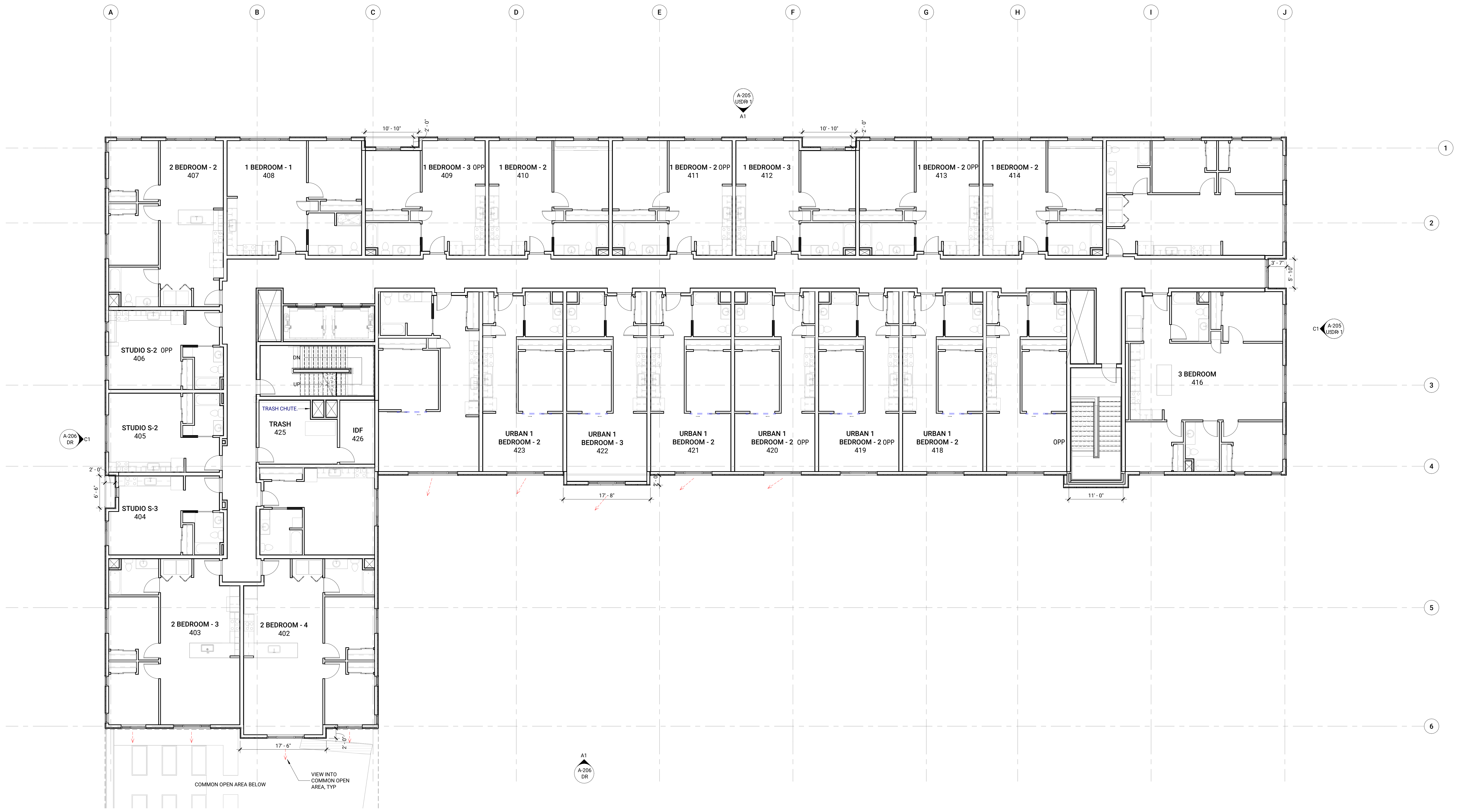
SB 1537 SECTION 38 MANDATORY ADJUSTMENTS TO BE USED:

- | | |
|-----------|--|
| (4)(e) | PARKING MINIMUMS |
| (4)(b) | COMMON OPEN SPACE - 25% REDUCTION |
| (5)(a) | FACADE MATERIALS, COLOR, OR PATTERN |
| (5)(b) | FACADE ARTICULATION |
| (5)(f) | TOTAL WINDOW AREA |
| (5)(h)(C) | REQUIREMENTS FOR BALCONIES AND PORCHES |

NOT FOR
CONSTRUCTION

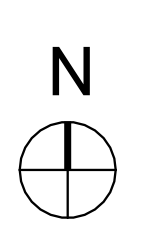
BIENESTAR
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AMORIA
544 NE 2ND ST
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DRAWINGS TO BE PRINTED IN GRAYSCALE IF 3 DISTINCT GRAYSHADES OF TONES ARE NOT VISIBLE. INFORMATION MAY BE MISSING.

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

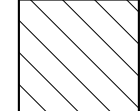


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DATE:	04/09/2026	
PROJECT NO.	042501	

FOURTH FLOOR PLAN

A-104 DR

SHEET NOTES AND LEGEND

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

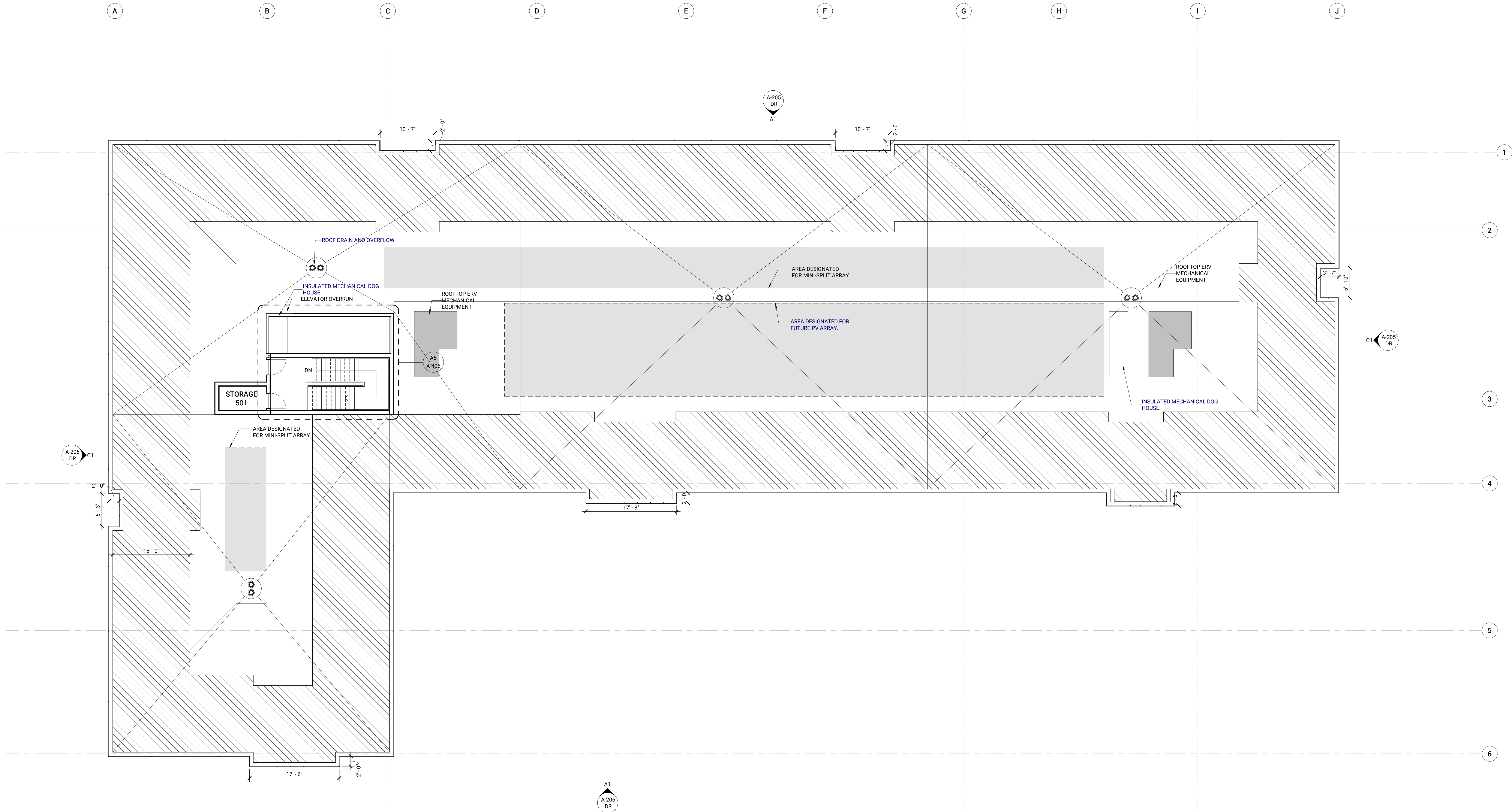
SB 1537 SECTION 38 MANDATORY ADJUSTMENTS TO BE USED:

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

NOT FOR
CONSTRUCTION

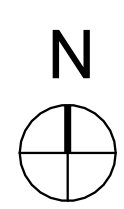
**BIENESTAR
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HOUSING**
AMORIA
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MCMINNVILLE, OREGON 97128

BIENESTAR
544 NE 2ND ST
MCMINNVILLE, OREGON 97128



DRAWINGS TO BE PRINTED IN GRayscale. IF 3-DISTINCT GRAYSHADES OF TONS ARE NOT VISIBLE, INFORMATION MAY BE MISSING.

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



MARK	DATE	DESCRIPTION
APPROVED:		Approver
DRAWN:		Author
DATE:	04/09/2026	
PROJECT NO.	042501	

ROOF PLANS - LUR

**A-105
DR**

NOT FOR
CONSTRUCTION

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BIENESTAR
544 NE 2ND ST
MCMINNVILLE, OREGON 97128



LEGEND - BUILDING ELEVATIONS

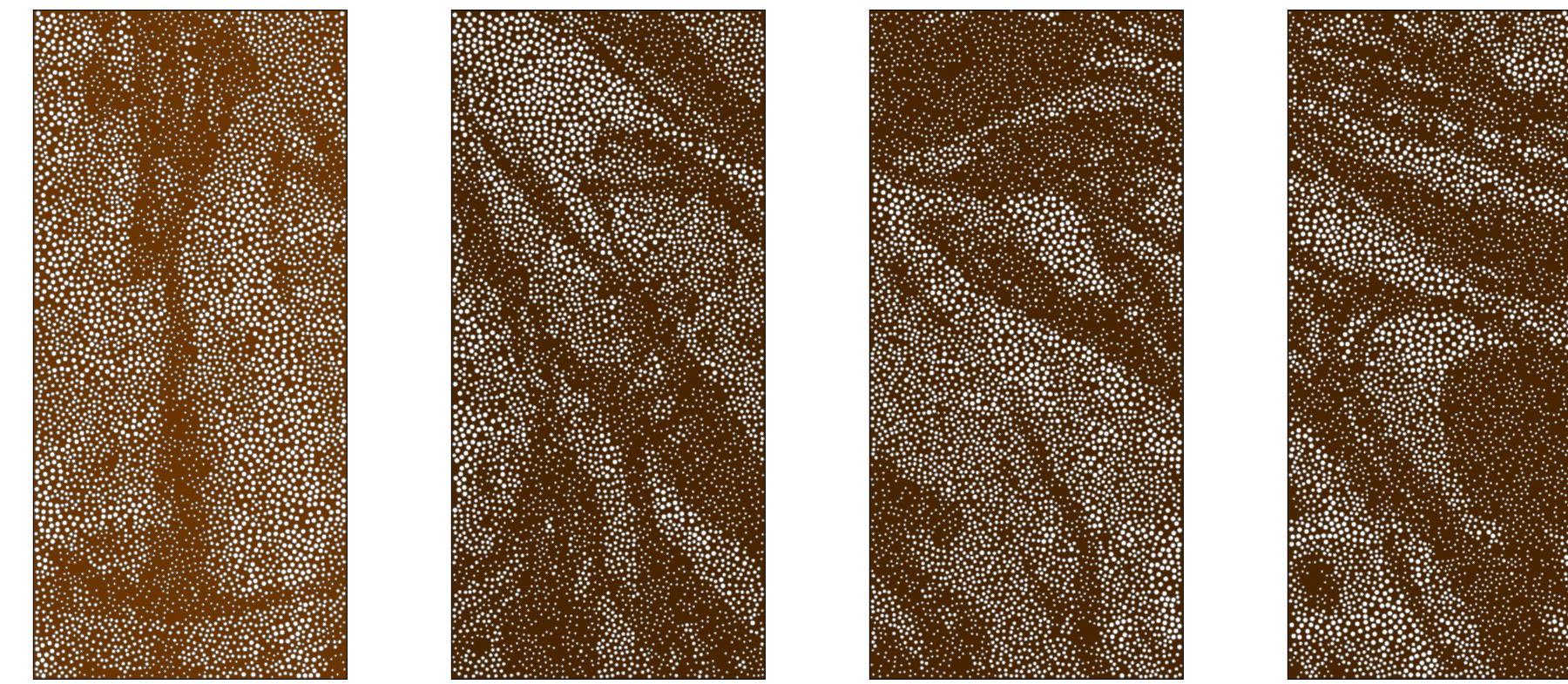
- FIBER CEMENT PANEL PAINTED SB 1537 (5)(a)
- BRICK
- CAST IN PLACE CONCRETE
- PERFORATED METAL SCREEN
- FIBER CEMENT SHINGLE PAINTED WITH ALUMINUM REVEALS SB 1537 (5)(a)
- COMPOSITE METAL PANEL

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
- SB 1537 SECTION 38 MANDATORY ADJUSTMENTS TO BE USED.
- (4)(c) PARKING MINIMUMS
(4)(b) COMMON OPEN SPACE - 25% REDUCTION
(5)(a) FACADE MATERIALS, COLOR, OR PATTERN
(5)(b) FACADE ARTICULATION
(5)(f) TOTAL WINDOW AREA
(5)(v)(c) REQUIREMENTS FOR BALCONIES AND PORCHES

PERFORATED SCREEN PANEL

1/2" = 1'-0"

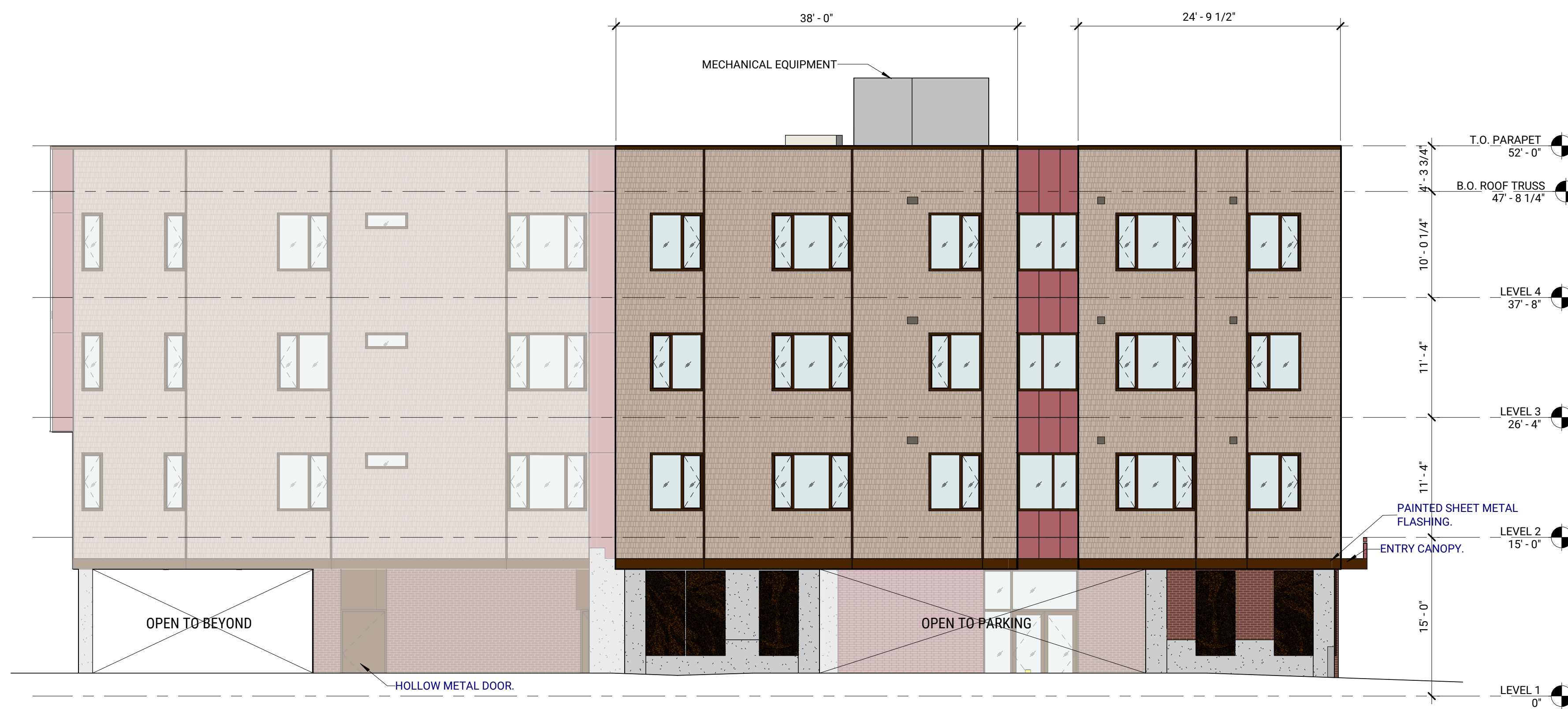


PANEL 'A'

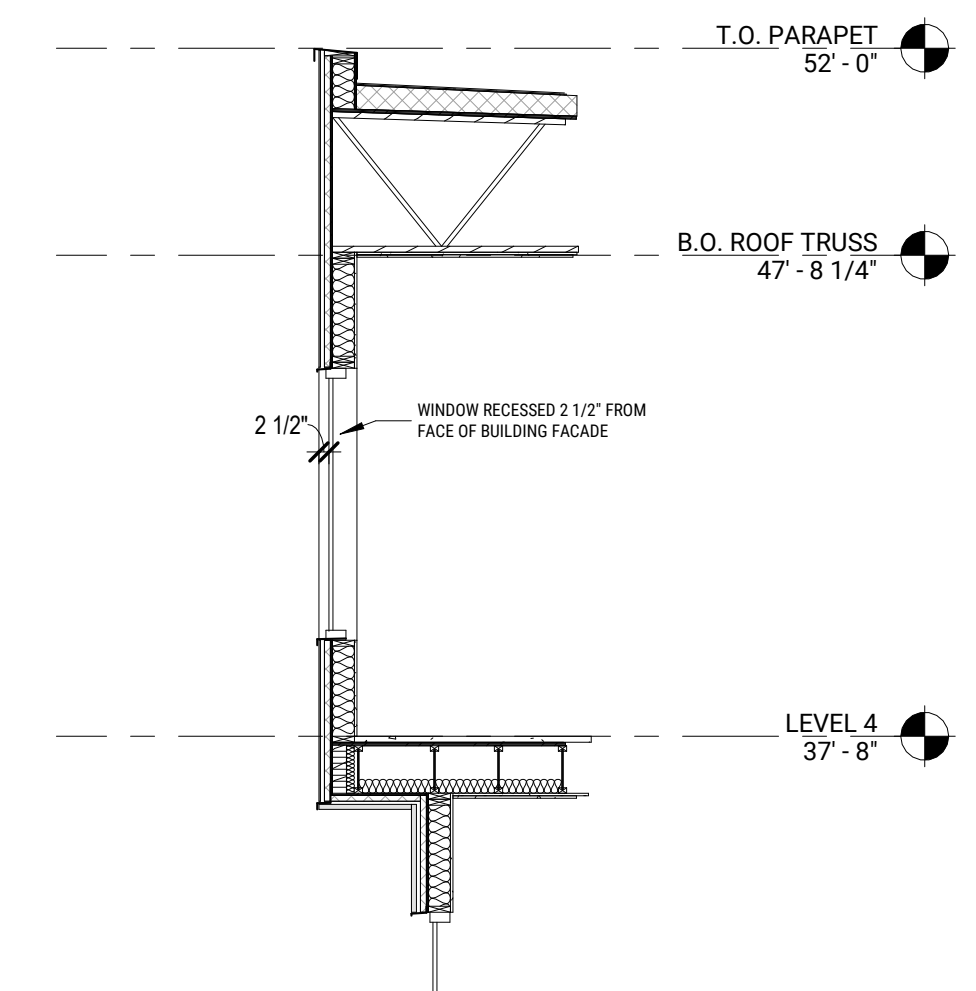
PANEL 'B'

PANEL 'C'

PANEL 'D'



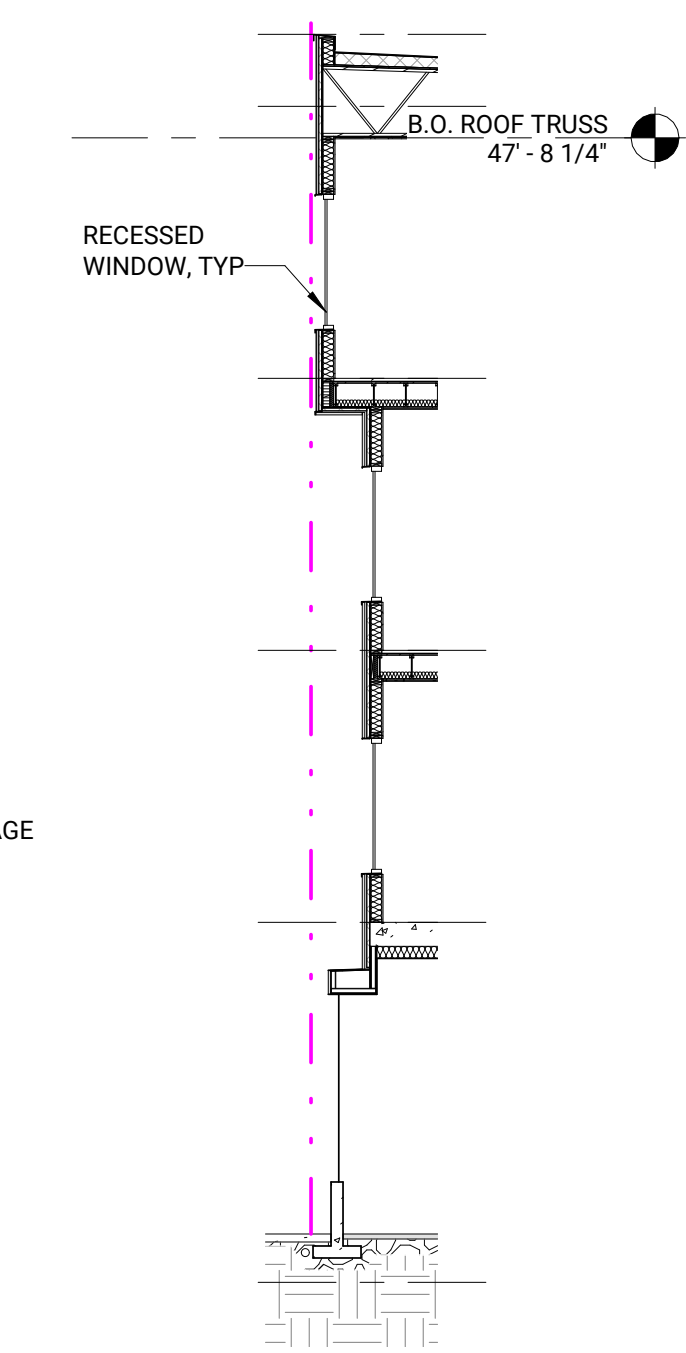
C1 EXTERIOR ELEVATION - EAST
1/8" = 1'-0"



B5 BUMP-OUT ENLARGED
1/4" = 1'-0"



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



A5 EXAMPLE UNIT WALL SECTION
1/8" = 1'-0"

DRAWINGS TO BE PRINTED IN GRAYSCALE IF 3-DISTINCT COLORS OF DOTS ARE NOT VISIBLE. INFORMATION MAY BE MISSING.

MARK	DATE	DESCRIPTION
APPROVED:		Approver
DRAWN:		Author
DATE:	04/09/2026	
PROJECT NO.	042501	

EXTERIOR
ELEVATIONS

A-201
DR

NOT FOR
CONSTRUCTION

BIENESTAR
MCMINNVILLE
HOUSING
AMORIA
544 NE 2ND ST
MCMINNVILLE, OREGON 97128
BIENESTAR
544 NE 2ND ST
MCMINNVILLE, OREGON 97128



NE CORNER



NORTH FACADE

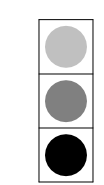


NORTH FACADE



NORTH FACADE

DRAWINGS TO BE PRINTED IN GENERAL SCALE. IF DISTINCT GRAYSHADES OF DOTS ARE NOT VISIBLE, INFORMATION MAY BE MISSING.



MARK	DATE	DESCRIPTION
APPROVED:		Approver
DRAWN:		Author
DATE:	04/09/2026	
PROJECT NO.	042501	

EXTERIOR
RENDERED
ELEVATIONS

NOT FOR
CONSTRUCTION

BIENESTAR
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AMORIA
544 NE 2ND ST
MCMINNVILLE, OREGON 97128

BIENESTAR
544 NE 2ND ST
MCMINNVILLE, OREGON 97128



LEGEND - BUILDING ELEVATIONS

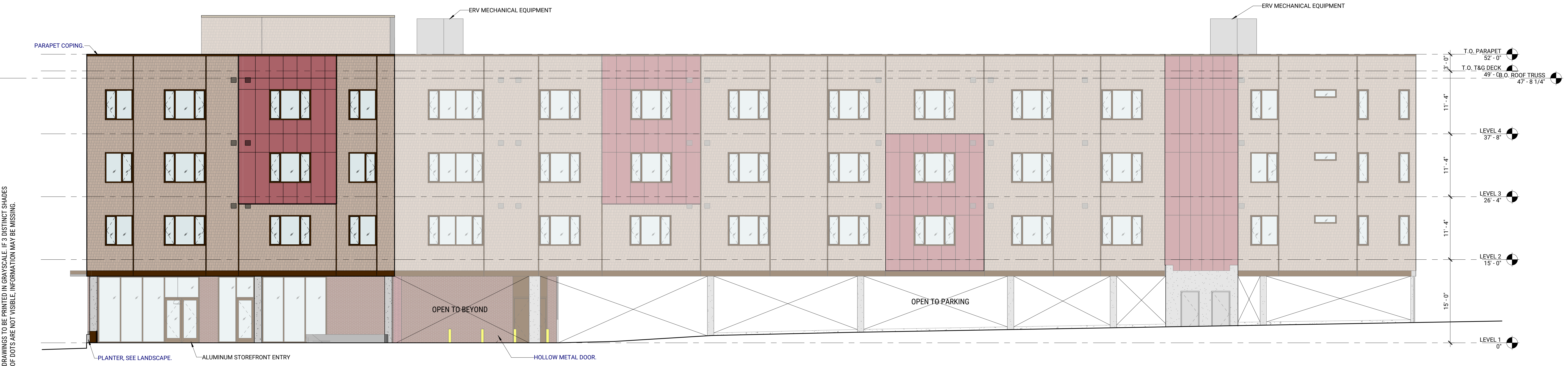
- FIBER CEMENT PANEL PAINTED SB 1537 (5)(a)
- BRICK
- FIBER CEMENT SHINGLE PAINTED WITH ALUMINUM REVEALS SB 1537 (5)(a)
- PERFORATED METAL SCREEN
- COMPOSITE METAL PANEL
- CAST IN PLACE CONCRETE

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
- SB 1537 SECTION 38 MANDATORY ADJUSTMENTS TO BE USED:
- (4)(c) PARKING MINIMUMS
 - (4)(b) COMMON OPEN SPACE - 25% REDUCTION
 - (5)(a) FACADE MATERIALS, COLOR, OR PATTERN
 - (5)(b) FACADE ARTICULATION
 - (5)(f) TOTAL WINDOW AREA
 - (5)(v)(c) REQUIREMENTS FOR BALCONIES AND PORCHES



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



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

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

MARK	DATE	DESCRIPTION
APPROVED:		Approver
DRAWN:		Author
DATE:	04/09/2026	
PROJECT NO.	042501	

EXTERIOR
ELEVATIONS

A-203
DR

NOT FOR
CONSTRUCTION

BIENESTAR
MCMINNVILLE
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544 NE 2ND ST
MCMINNVILLE, OREGON 97128

BIENESTAR
544 NE 2ND ST
MCMINNVILLE, OREGON 97128



NW CORNER



SW CORNER

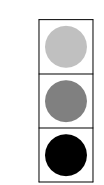


VIEW FROM COMMON OPEN SPACE LOOKING WEST



VIEW FROM COMMON OPEN SPACE LOOKING EAST

DRAWINGS TO BE PRINTED IN GENERAL SCALE. IF DISTINCT GRAY SHADES OF DOTS ARE NOT VISIBLE, INFORMATION MAY BE MISSING.

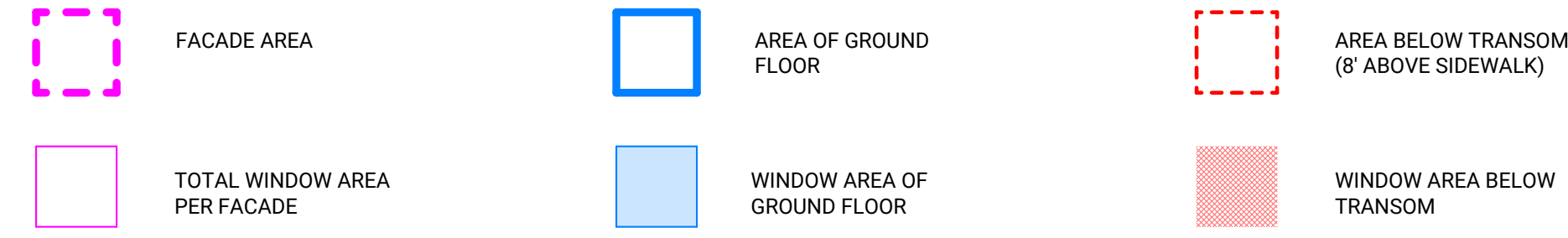


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DRAWN:		Author
DATE:	04/09/2026	
PROJECT NO.	042501	

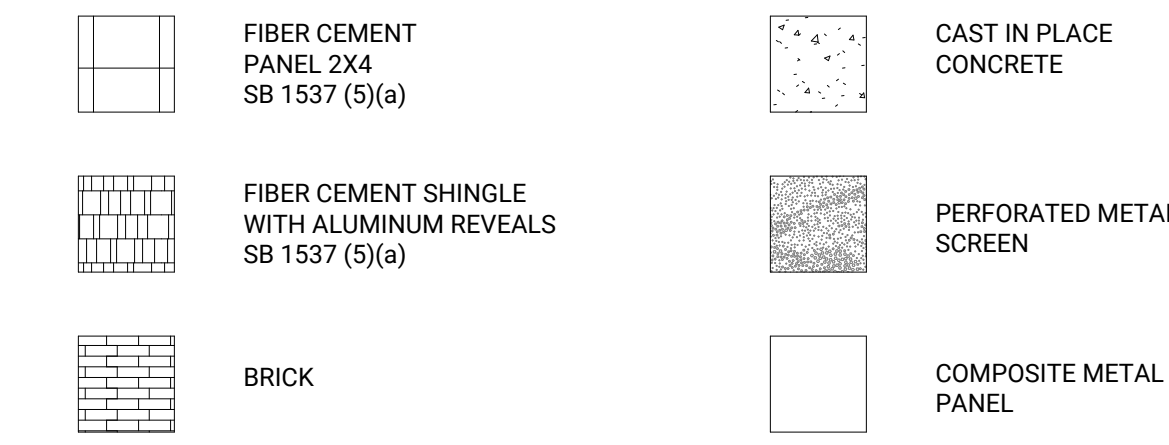
EXTERIOR RENDERS

A-204
DR

FAÇADE	WALL AREA			WINDOW AREA BELOW THE TRANSOM 8'-0"				GROUND FLOOR WINDOW AREA				TOTAL WINDOW AREA		
	BELOW THE TRANSOM	GROUND FLOOR	TOTAL FAÇADE	CODE REQUIRED - 70%	SB 1537 ADJUSTMENT - 49%	PROVIDED SF	PROVIDED %	CODE REQUIRED - 40%	SB 1537 ADJUSTMENT - 28%	PROVIDED SF	PROVIDED %	CODE REQUIRED - 12%	PROVIDED SF	PROVIDED %
NORTH	1911	2565	12135	1338	936	1092	57%	1026	718	1592	62%	1456	3532	29%
EAST	541	665	3404	379	265	382	71%	266	186	491	74%	408	1081	32%
WEST	777	1268	6102	544	381	278	36%	507	355	501	40%	732	1409	23%

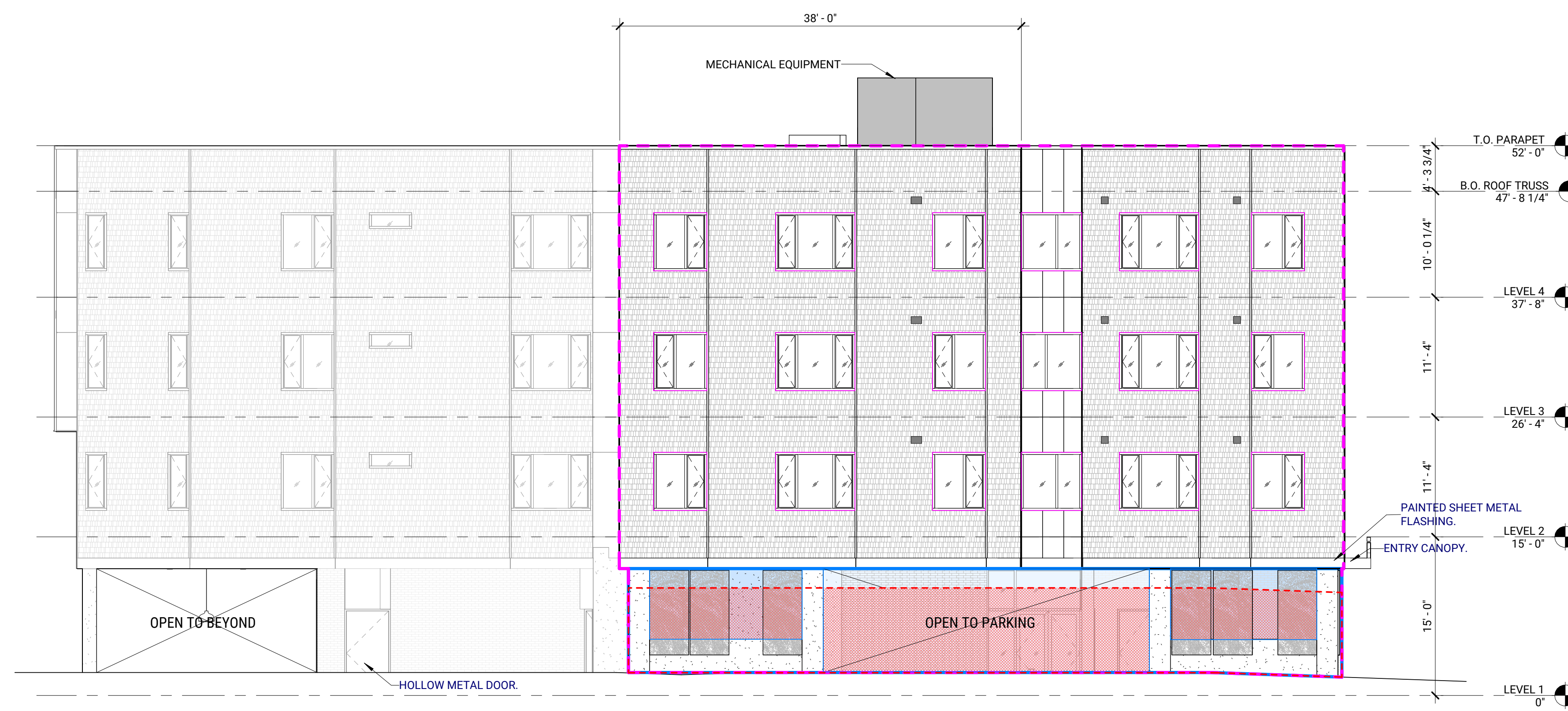


LEGEND - BUILDING ELEVATIONS



SHEET NOTES

- ALL EXTERIOR WINDOW SYSTEMS TO BE THERMALLY-BROKEN EXTERIOR ALUMINUM STOREFRONT SYSTEM AT GROUND FLOOR
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 - (5)(f)(C) REQUIREMENTS FOR BALCONIES AND PORCHES



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



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

DRAWINGS TO BE PRINTED IN GRayscale. IF 3-DISTINCT CHARACTERS OF DOTS ARE NOT VISIBLE, INFORMATION MAY BE MISSING.

NOT FOR
CONSTRUCTION

BIENESTAR
MCMINNVILLE
HOUSING
AMORIA
544 NE 2ND ST
MCMINNVILLE, OREGON 97128

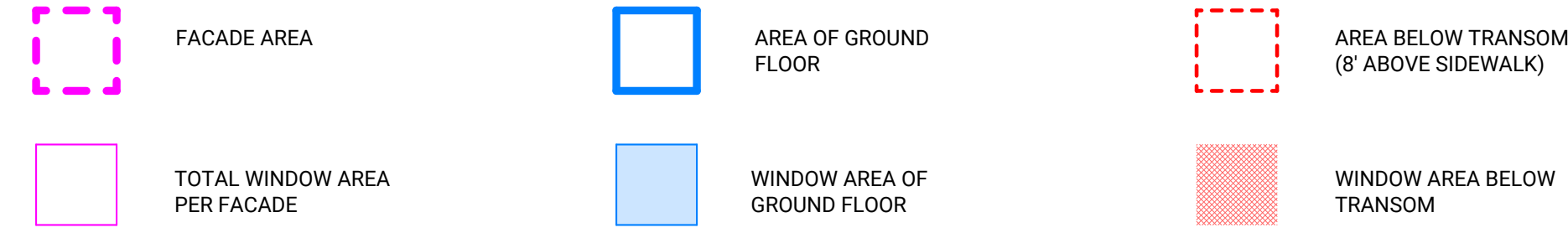
BIENESTAR
544 NE 2ND ST
MCMINNVILLE, OREGON 97128



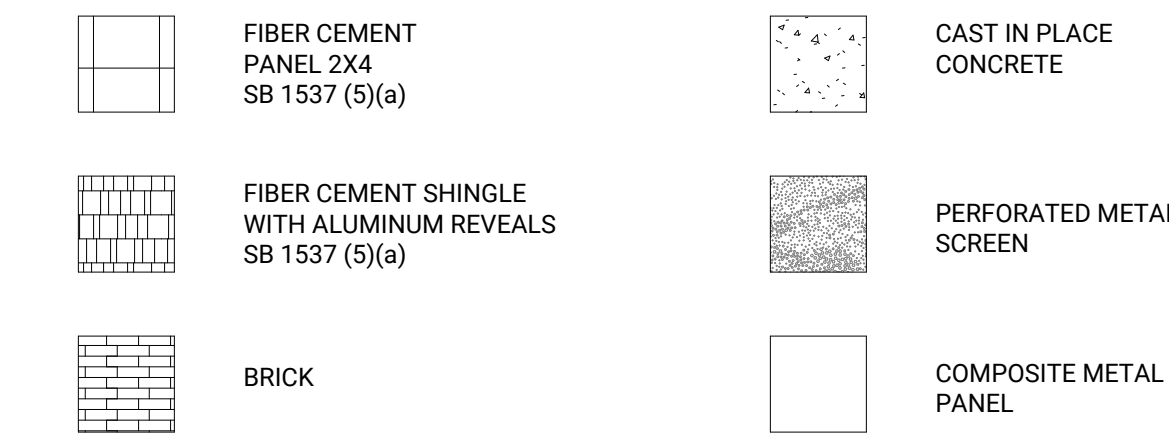
MARK	DATE	DESCRIPTION
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PROJECT NO.	042501	

GLAZING
CALCULATIONS

FAÇADE	WALL AREA			WINDOW AREA BELOW THE TRANSOM 8'-0"				GROUND FLOOR WINDOW AREA				TOTAL WINDOW AREA		
	BELOW THE TRANSOM	GROUND FLOOR	TOTAL FAÇADE	CODE REQUIRED - 70%	SB 1537 ADJUSTMENT - 49%	PROVIDED SF	PROVIDED %	CODE REQUIRED - 40%	SB 1537 ADJUSTMENT - 28%	PROVIDED SF	PROVIDED %	CODE REQUIRED - 12%	PROVIDED SF	PROVIDED %
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LEGEND - BUILDING ELEVATIONS

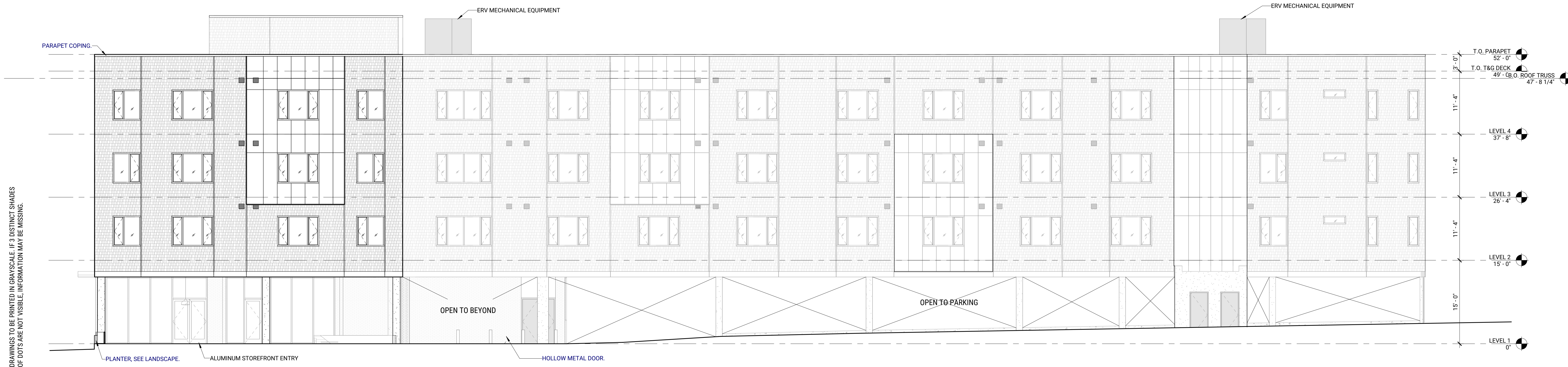


SHEET NOTES

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 - (5)(b) FAÇADE ARTICULATION
 - (5)(f) TOTAL WINDOW AREA
 - (5)(V)(C) REQUIREMENTS FOR BALCONIES AND PORCHES



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



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

DRAWINGS TO BE PRINTED IN GRayscale. IF 3-DISTINCT COLORS OF DOTS ARE NOT VISIBLE, INFORMATION MAY BE MISSING.

NOT FOR CONSTRUCTION

BIENESTAR
MCMINNVILLE HOUSING
AMORIA
544 NE 2ND ST
MCMINNVILLE, OREGON 97128



MARK	DATE	DESCRIPTION
APPROVED:		Approver
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GLAZING CALCULATIONS