

NARRATIVE – Shady Hollow Village

Project Description: Construction of thirteen duplex buildings as a PUD on a 2.08 acre site with base zoning of R4.5, including conditions of approval from previous land use action that changed zoning to R4.5 from R10.

PART A: Compliance with qualifications for and requirements of a PUD as stipulated in Chapter 24 of the Community Development Code

1. Compliance with 24.010 Purpose

The purpose of the Planned Unit Development overlay zone is to provide a means for creating planned environments:

A. To produce a development which would be as good or better than that resulting from traditional lot-by-lot development.

Findings: Compared with a lot-by-lot development, the proposed PUD will create a true village neighborhood with opportunities for social interaction, separation of pedestrian and vehicular uses, and design themes that provide for both individuality and cohesiveness.

B. To preserve, to the greatest extent possible, the existing landscape features and amenities through the use of a plan that relates the type and design of the development to a particular site.

Findings: The general slope of the site is maintained and provides for a variety of building types to suit a range of housing types and pricing.

C. To correlate comprehensively the provisions of this title and all applicable plans; to encourage developments which will provide a desirable, attractive, and stable environment in harmony with that of the surrounding area.

Findings: The proposal is intended to create a transition from the environment of the Highway 43 corridor to the lower density of the existing residential development to the east. The proposal is an attractive and stable addition to the area with design features that create a sense of place that recalls the traditional existing neighborhood surrounding the site.

D. To allow flexibility in design, placement of buildings, use of open spaces, circulation facilities, off-street parking areas, and to best utilize the potentials of sites characterized by special features of geography, topography, size, and shape.

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Findings: The proposal creates a unique environment that integrates a variety of open spaces, separates pedestrian and vehicle circulation, and blends with the existing topography on an odd-shaped site.

E. To allow a mixture of densities between zoning districts and plan designations when more than one district or designation is included in the development.

Findings: There is only one zoning district included in this development

F. To develop projects that are compatible with neighboring development in terms of architecture, massing, and scale. Where that cannot be accomplished, appropriate transitions should be provided that are deferential or sympathetic to existing development.

Findings: The proposal is compatible in scale and architectural character while acting as a transition from the existing single family residential area to the more intense uses along Highway 43.

G.To carry out the goals of West Linn's Vision, Imagine West Linn, especially goals relating to housing, commercial, and public facilities.

Findings: The proposal promotes the goals of Imagine West Linn in terms of creating a sense of community, including active/passive recreational opportunities, providing transitional infill development and providing a network of paths and meeting places on a small scale.

2. Compliance with 24.060 Area of Application

Findings: The proposal complies with these requirements because it is a residential development with more than 20% of the dwelling units being attached.

3. Compliance with 24.080(B)(E) Density – narrative and table

Findings: Number of duplexes allowed is based on the gross existing site area, less area of dedications for public right of way along Shady Hollow Way, less area dedicated to water resource area per table:

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DENSITY CALCULATION TABLE

Existing gross site area	90,375 square feet
Less public right of way dedications	1,132 square feet
Less water resource area	1,098 square feet
Net site area available for development	88,150 square feet
Basic number of duplexes @ 8,000 sf ea	11.02
Density bonus for design excellence @ 15%	1.65
Density allowed	12.67
Density proposed (rounding up)	13 duplexes

Note: Existing site is Type I land except for a small area of Type II and Type III land located substantially coincidental with the area designated as water resource area – see existing conditions plan.

- 4. Compliance with 24.100 Approval Criteria
 - A. Compliance with Chapter 55-Design Review and Chapter 43-Side Yards

Findings: See discussion in Part C Design Review

- B. Compliance with specific PUD criteria:
 - 1. Preserve existing amenities by coordination with topography and other features on the site

Findings: The general slope of the site is maintained and existing trees are preserved to the greatest extent possible.

2. Provide a desirable and stable environment in harmony with the surrounding area.

Findings: The proposal is intended to create a neighborhood in a well organized arrangement of dwellings, pedestrian paths, vehicle areas and amenities that encourage social interaction; the buildings and outdoor spaces are similarly scaled to surrounding homes.

3. Placement and design of buildings, use of open spaces, circulation facilities, parking and landscaping best utilize the potential of the site.

Findings: See response to #2 above



4. The PUD shall be compatible with neighboring development in terms of architecture, massing and scale.

Findings: See response to #2 above

C. Densities, density transfers, transitions, density bonuses and proposed setbacks shall conform with provisions of PUD and base zones.

Findings: See #5 below and other responses as appropriate

5. Compliance with 24.110 thru 24.160 density and density bonuses

Finding	gs: (See	e Density	Calculation	Table o	n page 3	above)
Density	y bonus	is earned	d based on t	the follow	wing:	

<u>Requirement</u>	Proposed
Retain slopes/trees	Site layout to minimize impact on topography; maximize trees kept on Hwy 43 frontage
Minimize impervious	Impervious areas are approx. 60% of the site area; pervious paving is not recommended by geotech
Garages off alleys	Residents provided with two-car garages at rear alleys separated from pedestrian pathways
De-emphasize auto	Visitor parking is restricted to the portion of the site nearest the entry and compatible with the noisy Burgerville all hours drive thru, parking lot and driveway to ShadyHollow, keeping the dwelling units away from this noise/ congestion source.
Maximize open/rec space	Landscape/rec areas total 39% Recreation areas are unique and in scale with the overall development, blending into landscapes well suited to each activity. Activity area #1:

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Requirement

Proposed

A chess/checkers board inlaid into a concrete table with concrete benches, located under a finely detailed gazebo near the intersection of Highway 43 and Shady Hollow Way, that also serves as the main sign for the village; the area is surrounded with colorful landscaping to create a serene setting for mental recreation, and is placed to be welcoming to the entire community, not just the village. Activity area #2: A golf putting and chipping green near the eastern edge of the property and also available for use by neighbors as well as residents. Activity area #3: A pair of basketball half courts that are located within the paved area designated for emergency vehicle use only – a creative way to put an otherwise desolate uninviting area to positive use. Activity area #4: a bocce court that makes use of a narrow strip of the property perimeter; also adaptable for horseshoes. All of the activities near the perimeter of the site are generally quiet, low key and involve small groups. The one noisier activity is located away from the perimeter.

Superior landscape plan Landscape design integrates all recreational and pedestrian elements into a palette of plant

elements into a palette of plant materials that offer a variety of color, texture and scale that complement the architecture while being low maintenance. Pedestrian pathways are lined with plantings

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<u>Requirement</u>	Proposed
	and connect nodes with unique features such as a gazebo, benches, water feature with mail boxes, a putting green and opportunities for residents to have social encounters.
High quality materials/finishes	Materials proposed are selected for durability and long-term low maintenance. Cement fiber siding with solid cedar or pressure treated fir trim is the primary exterior finish, with variations in texture/design including lap, board/batten and similar configurations. A limited amount of corrugated metal siding is also proposed for a little variety. Unit entry patios are surrounded with low stone walls and accented with metal trellises. Rear balconies at "B" units are integrated with metal trellises above the garage doors, with metal and glass railing systems unlike wood systems used at apartments. Front doors are carved wood with stained glass rather than stamped metal common to apartments. Outside lighting to have up and down effects to avoid glare for neighbors and create pleasant ambiance.

Roofing is architectural 80 similar to slate with multiple color options. Windows will have a variety of mullioning options to provide differentiation between units. The variations between town houses will differentiate this village atmosphere



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<u>Requirement</u>

Complexity/richness of detail

Proposed

from typical multi-family complexes, and promote individual home ownership and encourage maintenance and improvements.

The proposal offers a subtle balance between individuality and a common theme for the Village as a whole. While a lot-by-lot development allows complete design individuality and variety, the Village is intended to provide subtle variations within the context of a unified theme. The trade off is gaining a sense of place for all while allowing each resident to have a sense of identity for himself. While there are only four basic floor plans, the various combinations of siding, window, front door, lighting and color options generate more than twentysix unique building appearances, which are further distinguished by variations in the adjacent landscaping, Typical multi-family complexes are monotonous repetitions of one or two basic design concepts, better suited to rentals, and not concerned about long term pride of ownership. With the added landscaping, perimeter ornamental fence/gate, and unique building design, we represent the Village as a place to invest and raise a family while enjoying the benefits of your property.

The complexity and richness is achieved by having consistent detailing of major elements, such as windows/doors/trims, against a

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<u>Requirement</u>	Proposed
	backdrop of siding materials that vary in type, configuration and color such that no two adjacent buildings are the same – this is further explained in the matrix on the color/material board.
Draw from local design character	The Robinwood neighborhood is mix of original ranch, split entry and newer northwest contemporary style single family homes. Also, you see retail and office uses along Highway 43, such as medical/professional office building, fast food restaurants. This complexity of uses have influenced our design to set back from fast food restaurant and follow the simplicity of the traditional Robinwood two-story home. Our location is a natural transitional site between the traditional Robinwood neighborhood and the character along Highway 43. We have avoided overpowering the neighborhood by having traditional or contemporary design to the greatest extent possible, while promoting a village concept with amenities. We have avoided locating our parking next to our neighbors and have designed homes that blend into the overall existing character.
Human scale elements	The human scale begins with using the slope of the site to terrace the buildings and avoid having them appear too tall. The human scale is further enhanced by use of familiar residential building materials for



siding, windows, doors and other features. The landscape materials also tend to be smaller in proximity to pedestrian paths. This eyeappealing village concept is focused on the comfort of its residents.

Break up facades horiz/vert Areas of the facades on all four sides of the buildings are "bumped out" in combination with material changes. These also create variations in the roof line resembling dormers. With this feature, siding materials are easily abutted. The configurations of "bump-outs" vary between buildings to provide unique appearances.

6. Compliance with 24.170 Usable Open Space

Findings: There are four distinct usable opens spaces provided as part of this proposal, with a total of 8646 sf, or 332 sf per unit; these are not all traditional recreational areas – some are more suited to mental relaxation than physical activity:

Area 1 – A gazebo with concrete table and benches; table to have integral chess/checkers board – 2231 sf

Area 2 – A putting and chipping green for golfers – 2707 sf

Area 3 – Two basketball backboards with courts integrated into the emergency vehicle turning area

Area 4 – A bocce court; this area could also become a community garden with small plots for the residents – 1908 sf

These further provide four unique opportunities for social activity in different parts of the site, encouraging residents to be involved. These common areas will remain the responsibility of the developer until such time as a home owner association can be formed according to state law. Common areas do abut the perimeter, however none that do would be considered "active" in the same sense as examples provided in the code that typically generate considerable noise – all proposed perimeter activities are relatively quiet and engaged in by one to four persons at a time.



7. Compliance with 24.180 Base Zone Provisions

Findings:

- a. Lot coverage maximum allowed is 50%, proposed is 25.5%
- b. Building height maximum allowed by underlying zoning is 35'; proposed is 27'-4"
- c. Setbacks minimum per base zone are 20' at front (Hwy 43), 15' at side street (Shady Hollow), 20' at rear, and 5' at interior sides; these are met or exceeded in all locations; within the development, there are no formal front, rear or side yards, so the proposed setbacks are alternatives to those stipulated based on the general character of the development designed, and approval is requested based on these as proposed.
- d. Floor Area Ratio maximum allowed is 45%; proposed FAR is 44.6%

PART B: Compliance with Water Resource requirements (Chapter 32)

1. Compliance with 32.040(G) – Description of water resource area

Findings: The water resource area located on this site is about 1093 sf located at the northeast corner of the site, uphill from the point of discharge from a pipe daylighting on an adjoining property. The area on this site exhibits no characteristics of wetland vegetation that might be associated with a water source – trees and other vegetation are similar in character to that found elsewhere on the subject property. There is one 6" hawthorn within the defined water resource area, and one 40" cedar several feet upslope from the edge of the water resource area. While there is no distinction to the vegetation within the water resource area, it will be kept in its current condition in compliance with code requirements.

2. Compliance with 32.050 – Approval Criteria

Findings:

a. The water resource area shown on drawings submitted is based on investigation by Martin Schott, a wetland biologist, who determined the source of the water to be the discharge from a pipe located approximately 25' from the northeast corner of the subject property and draining generally to the northeast following the existing slope of the ground.

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- b. The proposed development has identified the required buffer from the point of discharge and there are no alterations proposed for this area – it is to remain intact exactly as found.
- c. Development adjacent to the defined water resource area will consist of walkways and minor recreational features having minimum impact of existing ground conditions.
- d. Only a small portion of the water resource area is within the subject property; silt fencing is proposed during construction at the uphill perimeter of the area on the subject property, and a 4' high demarcation fence is proposed for installation as a permanent deterrent to disturbance of this area; what happens on adjoining properties is beyond our control.
- e. Land adjacent to the point of discharge is believed to be in the range of 0% to 25% - not being on the subject property, we can only project from survey data available from our property. We have established a 57'-6" buffer distance from the discharge point to any constructed improvements on our property.
- f. No construction of any kind is proposed for the water resource area.
- g. A 6' high chain link fence will be installed at the perimeter of the water resource area on this property during construction.
- h. All paving is located outside the perimeter of the water resource area on this property.
- i. Since actual drainage occurs on adjoining property, this criterion is not applicable.
- j. See finding 'd' above regarding erosion control measures.
- k. Since the water resource area on this property is uphill from the actual discharge point of the water, enhanced vegetation is not believed to improve conditions for the water course.
- I. See finding 'e' above regarding distance to structural work.
- m. There are no storm water facilities within the defined water resource area.
- n. There are no piped drains on the subject property to be openend.
- o. There are no adjustments to setbacks required or sought.
- p. The drain pipe shown on the submitted drawings is the only water resource area determinant for this property.

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PART C: Compliance with Design Review requirements (Chapter 55)

1. Compliance with prerequisite Pre-Ap and neighborhood meetings

Findings: Documentation related to these meetings is attached

- 2. Compliance with 55.100 approval standards for Class II Design Review
 - A. Compliance with other code chapters
 - 1. Chapter 33 Stormwater Management

Findings: A preliminary design for storm water management is shown on drawing DRS4 based on calculations attached herewith; detention is proposed by soils report due to conditions that are not conducive to infiltration.

2. Chapter 34 Accessory Structures

Findings: The only accessory structure provided is the small gazebo in activity area #1, which also serves as signage for the project

3. Chapter 38 Additional Yard Requirements

Findings: The provisions of this chapter are not applicable to this proposal

4. Chapter 41 Building Height (replaces repealed Chapter 40)

Findings: "A" and "C" buildings 35' max; "B" and "D" buildings 45' max based on 10' site slope accommodated.

5. Chapter 42 Vision Clearance

Findings: The only place this is an issue is at the intersection of Hwy 43 and Shady Hollow Way; the required 30' each way at intersection has been used to determine the allowable location of the gazebo

6. Chapter 44 Fences

Findings: A 3' high non-sight-obscuring fence with stone-clad piers and metal pergolas at entry points is proposed for the west and south public frontages of the site, and is shown on drawing DRS5. This is intended to define, connect and welcome. Additionally at each unit, the entry court/patio is surrounded by a stone



clad wall that extends approximately 3' above the patio surface with metal gates. Together, these provide a hierarchy of transition between public and private space. Other site perimeters rely on landscape to define.

7. Chapter 46 Parking

Findings: There are two-car garages provided for all "A", "B" and "D" units and one-car garages are provided for the "C" units; in addition, there are 23 visitor parking spaces near the site entry; bike parking is available in all garages, plus there are 8 bike parking racks for visitors.

8. Chapter 48 Access

Findings: The main driving aisles comply with fire department requirements for width (24') and turning radius (45' to centerline); the portion of the emergency access path north of buildings A3 and B5 is designated for fire and garbage vehicle access only – with heavy cobble paving to discourage use by most vehicles – which allows a portion of this area to be used as outdoor recreation space (see findings for usable open space on page 4 above). Three buildings are configured for accessibility: C1, C2 and D1. Accessible parking is provided in the visitor lot.

9. Chapter 52 Signs

Findings: One overall project sign is proposed to be incorporated into the design of the gazebo located in activity area #1. Method of addressing the buildings and units has not yet been determined; a site map will be incorporated into the feature that accommodates the mailboxes for the site.

10. Chapter 54 Landscaping

Findings: Proposal provides 39% landscape area compared to 25% minimum site area required. Plant materials have been selected for low maintenance while offering a variety of trees, shrubs and ground cover. Landscape plan incorporates existing trees in locations not conflicting with proposed buildings, circulation and outdoor activities; many of these are along the Hwy 43 frontage, which will help preserve the current look and feel of this thoroughfare.



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- B. Relationship to Natural and Physical Environment
 - 1. Preservation of Heritage Trees

Findings: Arborist report identified only one significant tree on the site, an oak near the southwest corner of the property. This tree is being preserved whether or not it is considered "Heritage"

2. Area of preserved trees

Findings: All existing trees to be preserved, including the significant tree noted above and others not designated as significant, shall be protected during the course of construction with chain link fencing at 10'-0" outside the dripline, which shall be verified prior to construction.

3. Existing topography and natural drainage to be preserved to maximum extent possible.

Findings: The proposed design is based on maximum possible retention of general site topography in benched terraces stepping down from west to east. Natural drainage patterns are preserved, but due to the poor percolation characteristics of the site, storm water is collected at impervious areas for treatment and detention prior to discharge into the existing creek system to the east of the site.

4. Buildings are not to be located in areas of slumping or sliding soils

Findings: The geotechnical investigation indicates that the site soils are not subject to slumping or sliding; site grade slopes are gradual enough to preclude lateral instability.

5. Buildings are to be located to provide adequate separation for light and fire protection

Findings: Buildings are located a minimum of 10'-0" apart at their closest conditions.



- 6. Architecture
 - a. Compatibility with buildings on adjoining sites

Findings: The proposed building designs are consistent with the existing wide range of residential styles, scale, materials and other features in the general vicinity. The design intent is to provide a reasonable range of variety within the development to give each building an identity in a similar manner to house-by-house development in the adjacent neighborhood.

b. Transitions to buildings on adjoining sites

Findings: The proposed building designs are similar enough to and sufficiently distant from single family residences on adjoining site to preclude the need for transitions designed into the proposed buildings.

c. Contrasting architecture

Findings: The proposed building designs, while similar to those on adjoining sites, use the vocabulary of adjacent buildings in a more sophisticated manner. This does not contrast with the existing buildings, but adds to the quality of the existing neighborhood.

d. Human scale

Findings: The proposed buildings incorporate a number of features to maintain a human scale: intimate entry ways with private outdoor patios, windows with traditional trims and proportions, varieties of siding materials to break up large wall areas, and changes in wall planes. At the units with basement garages, a trellis is introduced to moderate the higher wall plane.

e. Windows at commercial building frontages

Findings: Not applicable to this proposal

f. Variations in depth and roof line

Findings: All sides of the proposed buildings incorporate variations in wall plane (bump-outs) and roof configuration (dormers) to create a hierarchy of architectural elements and opportunities to introduce variations of siding materials.

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g. Micro-climate conditions for pedestrians

Findings: Building orientation on the site was primarily a function of the topography. Covered entries are provided at dwelling units. Introduction of awnings or similar devices is not appropriate for this residential use or consistent with what would be found in a traditional lot-by-lot development.

h. Safe and attractive pedestrian environments

Findings: The proposed design goes to great length to separate pedestrian circulation from vehicular circulation, providing nicely landscaped and well-lit pathways within the site and in connections to the public rights of way. Where pedestrian paths cross vehicular areas, the pedestrian paths are raised and marked, which also eliminates the need for wheelchair ramps, making the site more accessible. Since this is not a commercial development, pedestrian paths do not "hug" building facades, making the use of awnings irrelevant. However, entries to units do have covered porch areas.

- 7. Transportation
 - a. Orientation of commercial developments

Findings: This is not applicable to the proposed development

b. Parking for multi-family projects

Findings: This proposal is intended to strike a balance between a variety of design goals to provide an overall pleasant environment for the residents as well as for the neighborhood. We have separated vehicular and pedestrian circulation, including parking access and unit entrances, giving each unit a pleasant entry courtyard patio. Visitor parking has been consolidated in a single area along Shady Hollow Way, directly opposite the existing Burgerville restaurant, which has extensive vehicular activity, and heavily buffered with bermed landscaping. The primary site frontage along Highway 43 is only pedestrian oriented. Had the preferences described in the code been incorporated into the design, the access to visitor parking would have been through areas intended to be private for residents and would have required more paved site area.



c. Buildings fronting on rights-of-way

Findings: As described above, the buildings and their pedestrian access are located as close to the Highway 43 frontage as allowed by required setbacks.

d/e.Pedestrian access

Findings: The proposal includes an extensive network of interconnected pedestrian paths separated to the extent possible from vehicular circulation. The widths of paths vary in a hierarchal manner: primary accesses are wider and more formal; secondary accesses are narrower and less formal. Where pedestrian paths cross vehicular circulation, they are typically raised and marked.

f. Primary access

Findings: The proposal is comprised of multiple buildings and multiple access points from both Highway 43 and Shady Hollow way. The two accesses at the southwest corner could be deemed "main".

g. Access from public transit

Findings: Public transit is available on Highway 43 with the closest stop being in front of Burgerville. Riders have access to and from the site via two access points near the southwest corner of the site.

h. Height-to-width ratio

Findings: As noted in item 'c' above, buildings along the Highway 43 frontage are located as close to the right-of-way as allowed by setbacks. Because Highway 43 is very wide and the buildings are only two story, the desired proportion for streetscape design is not possible.

C. Compatibility and Buffering

Findings: While buffering is not required between single family and duplex developments, there is a condition of approval from the zone change that requires a 25' buffer between buildings on this property and the site property line. This is provided in all locations.



D/E. Privacy and Noise

Findings: All units have a front patio area for outdoor activities - this functions as an entry court, and exceeds the 48 square foot minimum in all locations. These are screened from the attached unit and since most are elevated between 2' and 4' above grade, the perimeter stone faced wall provides visual privacy from passersby and the neighbors. The primary noise concern is from Hwy 43 traffic, although at a speed of 35 mph, the noise generated will not be similar to being next to a freeway - the proposal includes 3' to 4' high berms in the landscape area between the units and the public right of way and heavy planting to help dampen the noise. With regard to orientation of outdoor spaces for sun exposure, all patios are on the east or west sides of the units to which they are attached; each will have either a morning/ afternoon exposure or an afternoon/evening exposure, allowing residents to include this in their consideration of unit selection. The extent of exposure will also be dependent on the type of landscaping adjacent to the patios. All four of the common outdoor activity areas have good exposure as well.

F. Shared Outdoor Recreation Space

Findings: This has been addressed above on page 5

G. Demarcation of public and private spaces

Findings: As noted above, the entry courts to each unit are generally raised a few feet and surrounded by a stone clad wall.

H. Public transportation

Findings: Existing bus service on Highway 43

I. Public facilities

Findings: Existing right-of-way on Shady Hollow Way is proposed to be increased by 2' dedication on south and 4' dedication on east; storm water collection, treatment and detention system is proposed on site, with metered discharge to nearby creek; existing water and sanitary sewer systems have been determined adequate to accommodate the proposed project; see "O" below for waste handling.



J. Crime prevention

Findings: Lighting provided throughout the site for vehicular circulation, pedestrian circulation, key outdoor features and general monitoring of concealed areas.

K. ADA accommodation

Findings: Ramped access is available to dwelling units in buildings C1, C2 and D, with connection to mailboxes, outdoor activity areas and public right-of-way sidewalk.

L. Signs

Findings: Sign identifying "Shady Hollow Village" to be mounted on frieze of gazebo structure at southwest corner of the project site. Each dwelling unit will have an address – addressing system to be determined. Other directional signage and informational signage to be determined at a later date. All signage to utilize a common graphic design compatible with the buildings and other site features.

M. Utilities

Findings: Electrical power and communications systems, public water supply and public sanitary sewer to be provided by existing serving utility companies. All electrical wires will be placed underground per City code – impact to adjoining property owners not the responsibility of this developer.

N. Wireless communication facilities

Findings: Not applicable to this proposal

O. Refuse and recycling

Findings: Garbage and recycling containers will be kept in the garages of each unit and moved outside the garage or in an area designated adjacent to the garage on pick-up days. The access drives have been configured to accommodate garbage trucks.



3. Transportation Analysis

Findings: A copy of the transportation report completed May, 2008 is attached herewith.

4. Compliance with Robinwood Neighborhood Plan goals

Findings: As evident in multiple findings above, the proposed development is pedestrian and bike friendly, uses high quality materials, preserves natural areas where possible, and provides good lighting for security.





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DRO	COVER AND DIR
	SITE INFORMATI
DRSI	EXISTING CONDI EROSION CONTI
DRS2	DIMENSIONED S SITE AREA ANAL
DRS3	GRADING ¢ DRA
DRS4	ON SITE UTILITY
DRS5	OVERALL LANDS
DRS6	LANDSCAPE DET
DRS7	LIGHTING PLAN

TAIL

DIRECTORY

DRO

SHEET #





DRS2

SHEET #





PLANT LIST	NYLE, ENG
TREES (see AT for existing trees)	
TRACHYCARPUS FORTUNEI Windmill Palm	*
CUPRESSUS SEMPERVIRANS Italian Cypress	
TAXUS BREVIFOLIA Oregon Yew	\bigcirc
ALRBUTUS UNEDO Strawberry Tree	A.S.
QUERCUS PHILLYREOIDES Ubame Oak	
STREET TREES Verify species with jurisdictions	
SHRUBS AND ORNAMENTAL GRASSES	2
GAULTHERIA SHALON Salal	(GS
MAHONIA AQUAFOLIUM Oregon Grape	E MA
MAHONIA AQUAFOLIUM "COMPACTA" Dwarf Oregon Grape	C MAC
NANDIAN DOMESTICA Heavenly Bamboo	ND
ANDROPOGON GERARDII Big Bluestem Turkeyfoot Grass	AG
ARRHENATHERUM CLATIUS BULBOSUM "VARIEGATUM" Bulbous Oat Grass	AC
CORTADERIA SELLOANA Pampas Grass	CS
PENNISETUM ALOPECUROIDS Fountain Grass	PA
RHODODENDRON Varieties to be selected	OR
AZALEA Varieties to be selected	oA
GROUND COVERS	
ASARUM CAUDATUM Wild Ginger	
COTONEASTER DAMERII Bearberry Cotoneaster	
ARCTOSTAPHYLOS UVA URSI Kinnickinnick	



NOTES

- I. NEW TREES TO BE 2" CAL DBH AND/OR 6'-0" MIN HEIGHT
- NEW SHRUBS AND GRASSES TO BE I GAL CONTAINER MIN
- NEW GROUND COVERS TO BE 4" POT @ 18" OC TRIANGULAR
- TYPICAL GROUND COVER TO BE KINNICKINNICK UNLESS NOTED 4.
- PROVIDE 2" BARK MULCH IN ALL PLANTER BEDS 5.

CONCRETE PAVING

SALT OR BROOM, SCORED

WITH COBBLES/ROCKS (EMERGENCY ACCESS ONLY)



















