



Site Plan and Design Review Staff Report and Recommendation

Community Development Department, Planning Division

REPORT DATE: December 6, 2019

HEARING DATE: December 16, 2019

LAND USE REQUEST: Site plan approval and design review of a proposed 18-unit apartment complex

FILE NUMBER: 311-19-000030-PLNG

PROPERTY LOCATION: 2560 Hawthorne Street

LEGAL DESCRIPTION: Washington County Tax Lot 1N331DB18300

OWNER/APPLICANT(S): Property Owner: Creekwood Homes (Evan Scesa)
PO Box 1785, North Plains, Oregon 97133

Consultant: AKS Engineering & Forestry
12965 SW Herman Road, Suite 100
Tualatin, Oregon 97062

**COMPREHENSIVE PLAN
MAP AND ZONING MAP
DESIGNATIONS:** High Density Residential (HDR)
Residential Multi-Family High Density (RMH)

**APPLICABLE
STANDARDS
AND CRITERIA:** City of Forest Grove Development Code
§17.3.100 - .140 *Residential Zones*
§17.8.000 et. seq. *General Development Standards*

City of Forest Grove Design Guideline Handbook
 Focus Area III *Multi-Unit Residential Focus Area*

REVIEWING STAFF: James Reitz (AICP), Senior Planner

RECOMMENDATION: Staff recommends approval with conditions

I. LAND USE HISTORY

The project site is located on Lot 30 of Hawthorne Gardens; this subdivision was platted in 2018. While a majority of the subdivision was platted for single-family homes, Lot 30 was reserved for apartment development.

Development Code (DC) §17.2.300 et. seq. *Design Review* requires review of new multi-family housing (defined as three or more units). That same section also requires that the Planning Commission review all projects with more than five units. Because the proposed project would include 18 units, it is subject to Commission review. The Commission can act on a request for design review after holding a public hearing pursuant to DC §17.1.600 et. seq. Type III Process.

Prior to submittal, the applicant hosted a neighborhood meeting on October 30, 2019. Invitations were mailed to property owners and residents within 300 feet of the site on October 18, 2019. Only one neighbor attended the meeting.

The application was submitted on November 6, 2019. It was deemed complete on November 25, 2019.

Public notice for this application was mailed to property owners and residents within 300 feet of the site on November 25, 2019 as required by DC §17.1.610. Notice of this request was also provided to the Plans Review Board, and published in the *News Times*.

Comments received from the Plans Review Board pertain to complying with various standard building and fire code requirements that will be addressed through the building permit review process. No additional staff review comments were submitted.

As of the writing of this report, no comments have been received from the public.

Note: This report addresses two concurrent review processes: site review and design review. Staff has examined the proposed site plan for compliance with the standards and specifications of Development Code Article 3 *Zoning Districts* and Article 8 *General Development Standards*. While the Commission's primary responsibility is to review the building and determine how well it complies with the provisions of Design Guideline Handbook *Multi-Unit Residential Focus Area*, it will also need to approve the site plan. Staff's analysis of how the application addresses the design guidelines is below, in Section II (O).

II. PROJECT DESCRIPTION AND ANALYSIS

1. Description of Proposal: The proposal would result in the construction of 18 apartment units in two buildings. One one-bedroom and seventeen two-bedroom units are proposed, along with open space and surface parking. The site would be completely built-out with this project. The applicant intends to construct the project in a single phase.
2. Site Examination: The project site is rectangular, vacant and flat. There is no significant landscaping. The applicant has constructed a new 6-foot-tall wood fence along the north, south and west property lines. There are no other improvements on-site.

Existing Comprehensive Plan Designation and Zoning of Site and Area

LOCATION	COMPREHENSIVE PLAN DESIGNATION	ZONE DISTRICT	LAND USE
Site	High Density Residential (HDR)	Residential Multi-Family High Density (RMH)	Proposed Apartment Complex
North	High Density Residential (HDR)	Residential Multi-Family High Density (RMH)	Single-Family Homes
South	High Density Residential (HDR)	Residential Multi-Family High Density (RMH)	Single-Family Homes
East	High Density Residential (HDR)	Residential Multi-Family High Density (RMH)	Single-Family Homes
West	High Density Residential (HDR)	Residential Multi-Family High Density (RMH)	Single-Family Homes

3. Site Design: The site plan consists of two apartment buildings, surface parking and open space. Surface parking would be accessed by a driveway from Hawthorne Street. The units would have walkway connections to the street and to the car park. Landscaping is proposed in the yard areas and along the street.

4. Setbacks and Height Requirements:

- The site is located in the RMH zoning district. Minimum front, side, and rear setbacks in the RMH zoning district are 14, 5 and 15 feet respectively. The proposed setbacks are 18 feet (front), 10 feet (side) and 18.75 feet (rear).
- The height limit in the RMH zoning district is 3 stories or 45 feet, whichever is less. The buildings would be 3 stories tall. The height of the proposed apartment buildings would be 39 ½ feet at the roof peak.

Staff concludes that as the building setbacks exceed the minimum requirements and building heights would be below the maximum allowed, these provisions have been met.

5. Density: Site area of Lot 30 is 0.60 acres (25,641 square feet). In the RMH zoning district, the minimum and maximum density is 16.22 to 20.28 DUA respectively. With 0.60 acres, the target density would be 12 units.

However, density for the Hawthorne Gardens subdivision was calculated in total, i.e., across the entire subdivision site. The net area of the subdivision is 2.70 acres. The minimum density required (at 16.22 dwelling units per acre) is 44 units, while the maximum density would be 55 units (at 20.28 DUA). As 29 units have been developed, at least 15 units are required on Lot 30 to comply with minimum density requirements. This application proposes 18 units, which would exceed the minimum required and would not exceed the maximum allowed. This criterion is satisfied.

6. Compatibility: The neighborhood is in a state of transition. Many of the single-family homes in the vicinity were constructed before the area was annexed to the city. The Comprehensive Plan designation of High Density Residential (HDR) has been in place since 1980. Since annexation the area has been developing at a greater density, as intended by the HDR designation.

- The site is surrounded by single-family homes on three sides. The homes to the south and west were built by the applicant in 2018. The two homes to the north (fronting 26th Avenue) were built in 1960 and 1973, before the area was annexed

to the city. A six-foot-tall wood fence constructed by the applicant separates the site from the abutting properties. The apartment buildings would be located at least 10 feet from the side property lines, in excess of the required setback distance, thus minimizing their impact on the neighboring properties.

- The three homes located across Hawthorne Street from the site were constructed in 1940, 1946 and 1949, before the area was annexed to the city. The front apartment building would be located 18 feet from the front property line, and the street frontage improved with street trees and other landscaping, thus minimizing the impact on the properties across the street.
- The site is devoid of landscaping. Further discussion of the proposed landscaping follows in the *Open Space and Landscaping* section below.
- Development of a vacant site with an apartment complex might result in off-site noise impacts. However, if any noise issues did arise, Forest Grove Code (FGC) §91.030 et. seq. *Noise Regulations* would regulate the intensity of allowable noise in both daytime and evening hours. FGC §91.034 *Maximum Permissible Sound Levels* caps the allowable volume in Noise Sensitive Areas (i.e., areas within residential and institutional zones) at 60 db during the daytime (7 a.m. to 10 p.m.) and 50 db at night (10 p.m. to 7 a.m.) Because the City has an existing ordinance in place to respond to potential noise complaints, staff concludes that there should be no significant neighborhood noise compatibility issues.
- Only on-building lights are proposed. Staff is proposing a **condition** that lighting complies with the provisions of DC §17.8.755 *Lighting Standards for Multi-Unit Development*. Compliance with this condition may necessitate the installation of additional pedestrian-level lighting, particularly along the walkways and near the trash enclosure.

Summary and conclusion: With the condition noted above, the new apartment buildings would be compatible with the surrounding development.

7. Traffic and Circulation: The site would be served by a single driveway, taking access from Hawthorne Street. DC §17.8.120(C) regulates minimum driveway width for multi-family dwellings. The minimum width required is 20 feet for two-way traffic, while the maximum width at the right-of-way line is 24 feet. The proposed drive approach would be 24 feet wide, in compliance with both the minimum and maximum driveway widths.

The east/west segment of the driveway is proposed to have an on-site width of 26 feet, while the north/south segment would be 20 feet wide. Staff has confirmed with the Fire Marshal that the extra width of the east/west segment is not required for emergency vehicle access, as the buildings will be equipped with sprinkler systems. Staff is therefore proposing a **condition** to reduce the width of both the drive approach and drive aisle to 20 feet.

According to the ITE *Trip Generation Manual 9th Edition*, each apartment unit would be expected to generate 6.65 Average Daily Trips (ADT). With 18 units, 119.7 trips per day would be expected.

Summary and Conclusion: The site would take access from a designated Collector street (Hawthorne Street), and would be an infill project whose traffic generation has already been anticipated in the most recent Transportation System Plan (TSP) update. Because the site is located on a Collector street and the anticipated traffic generation has already been accounted for in the TSP, no approval conditions appear necessary.

8. Sidewalks and Pedestrian Walkways:

- Construction of the sidewalk along Hawthorne Street will be required as a condition of the building permit.
- Concrete pedestrian walkways are proposed to connect all the units with the car park and the street. DC §17.8.115(4) requires a minimum walkway width of four feet. The proposed walkways would be five feet wide.

Summary and Conclusion: Pedestrian access requirements would be met.

9. Parking: DC §17.8.515 Table 8-5 *Parking Requirements* regulates the minimum number of parking stalls required (there are no maximums for residential uses). For multi-family housing, 1.25 spaces are required for each 1-bedroom unit, and 1.50 spaces for each 2-bedroom unit. Proposed are one 1-bedroom unit and seventeen 2-bedroom units.

01 1-bedroom unit	1.25 spaces/unit	1.25 spaces required
<u>17 2-bedroom units</u>	1.50 spaces/unit	<u>25.50 spaces required</u>
18 units total		26.75 spaces required.

There are 23 parking spaces proposed on-site. At least 4 on-street spaces would be available adjacent to the site (an additional space would be available if the drive approach is narrowed to 20 feet, as recommended above). DC §17.8.510(H) states that "Parking spaces available along the public street frontage or alleys are eligible in fulfilling parking requirements, except for single-family dwellings and duplexes." Including the on-street spaces, at least 27 parking stalls would be available overall, which would comply with the minimum number of spaces required.

10. Environmental Quality: There is no City record of any prominent environmental conditions. Runoff from new impervious surfaces would be treated in the water quality facility constructed to serve the entire Hawthorne Gardens subdivision. Additional landscaping is proposed to be installed (see below) that may improve air quality and reduce glare and heat.

11. Open Space and Landscaping: DC §17.8.205 requires that all multi-family dwellings with 20 or more units provide a children's play area, surrounded by a fence at least 30 inches high. Because this complex would have only 18 units, these provisions do not apply.

Stites Park is located about 1,400 feet (or 1/4-mile) distant. It has not yet been improved. The Parks and Recreation Department is currently developing design concepts which will be incorporated into the Parks Master Plan. A construction schedule for the improvements has not been developed.

Proposed on-site landscaping would include turf, groundcover, and deciduous trees including European beech, katsura and vine maple, as well as several cedars. Street trees would be ginkgo biloba. Various shrubs including rhododendron, privet and arborvitae are also proposed.

An opportunity exists to somewhat enlarge the landscaping area and provide more separation between the car park and the abutting homes to the south. If the standard length stalls were reduced from 18 feet to 16 ½ feet, with the curb serving as the wheel stop, the landscaped area could be enlarged accordingly. Staff has included this as a proposed **condition** of approval.

12. Public Services: The application has been reviewed by the Engineering, Fire, Light and Power, Police, and Public Works departments. All departments have indicated that existing public utilities to serve the site are adequate and do not need to be upgraded, as upgrades were installed concurrent with the construction of the Hawthorne Gardens subdivision.
- Storm Drainage: The water quality facility located at the 25th Avenue / Hawthorne Street intersection was sized to accommodate the runoff from Lot 30. No further improvements are necessary.
 - Fire Department Review: The department noted three approval conditions -
 - Provide a PDF of the site plan including all utility controls, fire protection equipment rooms, and unit numbers.
 - Label all fire equipment rooms as approved by the Fire Marshal.
 - All unit numbers need to be at least six inches in height and contrast with their background. The address shall also be posted on the entry sign.

All conditions will be attached to the building permit.

- Light and Power Department Review: Provide electrical requirements (service size, required voltage, single or three phase, HVAC loading). Developer to work the L&P directly for electrical design and installation requirements.
 - Other Public Services – The remaining City departments did not register any comments.
13. Site Development Approval Criteria: DC §17.2.450 *Site Development Review Criteria* are as follows:

The Planning Commission shall review and approve, conditionally approve, or deny the site development plan based on the following criteria:

- A. The site development plan complies with all applicable standards of the base zoning district, any overlay district, and the applicable general development standards of Article 8.

Finding: The site is located in the RMH zoning district. Minimum front, side, and rear setbacks in the RMH zoning district are 14, 5 and 15 feet respectively. The proposed setbacks are 18 feet (front), 10 feet (side) and 18.75 feet (rear).

Finding: The height limit in the RMH zoning district is 3 stories or 45 feet. The proposed buildings would be 3 stories and their height would be 39 ½ feet at the roof peak.

Finding: Site area of Lot 30 is 0.60 acres (25,641 square feet). In the RMH zoning district, the minimum and target density is 16.22 and 20.28 dwelling units per acre (DUA) respectively. With 0.60 acres, the target density would be 12 units.

However, density for the Hawthorne Gardens subdivision was calculated in total, i.e., across the entire subdivision site. The net area of the subdivision is 2.70 acres. The minimum density required (at 16.22 dwelling units per acre) is 44 units, while the maximum density would be 55 units (at 20.28 DUA). As 29 units

have been developed, at least 15 units are required on Lot 30 to comply with minimum density requirements. This application proposes 18 units, which would exceed the minimum required and would not exceed the maximum allowed.

Finding: The site would be served by a single driveway, taking access from Hawthorne Street. DC §17.8.120(C) regulates minimum driveway width for multi-family dwellings. The minimum width required is 20 feet for two-way traffic. The proposed drive approach would be 24 feet wide, in compliance with both the minimum and maximum driveway widths.

The east/west segment of the driveway is proposed to have a width of 26 feet, while the north/south segment would be 20 feet wide. Staff has confirmed with the Fire Marshal that the extra width of the east/west segment is not required, as the buildings will be equipped with sprinkler systems. Staff is therefore proposing a condition to reduce the width of both the drive approach and drive aisle to 20 feet.

Finding: According to the ITE *Trip Generation Manual 9th Edition*, each apartment unit would be expected to generate 6.65 Average Daily Trips (ADT). With 18 units, 119.7 trips per day would be expected.

The site would take access from a designated Collector street (Hawthorne Street), and would be an infill project whose traffic generation has already been anticipated in the most recent Transportation System Plan (TSP) update. Because the site is located on a Collector street and the anticipated traffic generation has already been accounted for in the TSP, no approval conditions appear necessary.

Finding: DC §17.8.515 Table 8-5 *Parking Requirements* regulates the minimum number of parking stalls required (there are no maximums for residential uses). For multi-family housing, 1.25 spaces are required for each 1-bedroom unit, and 1.50 spaces for each 2-bedroom unit. Proposed are one 1-bedroom unit and seventeen 2-bedroom units.

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There are 23 parking spaces proposed on-site, along with 4 and possibly 5 on-street spaces adjacent to the site. DC §17.8.510(H) states that "Parking spaces available along the public street frontage or alleys are eligible in fulfilling parking requirements, except for single-family dwellings and duplexes." Including the on-street spaces, at least 27 parking stalls would be available overall, which would comply with the minimum number of spaces required.

Finding: Construction of the sidewalk along Hawthorne Street will be required as a condition of the building permit.

Finding: Concrete pedestrian walkways are proposed to connect all the units with the car park and the street. DC §17.8.115(4) requires a minimum walkway width of four feet. The proposed walkways would be five feet wide.

Summary and Conclusion: As the proposed density, setbacks, building heights, access and parking would all meet or exceed Development Code standards, staff concludes that these provisions have been met.

B. The site development plan ensures reasonable compatibility with surrounding uses as it relates to the following factors:

1. Building mass and scale do not result in substantial visual and privacy impacts to nearby residential properties; and

Finding: The site is located in the RMH zoning district, as are all abutting properties.

Finding: Minimum front, side, and rear setbacks in the RMH zoning district are 14, 5 and 15 feet respectively. The proposed setbacks are 18 feet (front), 10 feet (side) and 18.75 feet (rear). The proposed setbacks exceed the minimum setbacks required.

Finding: The height limit in the RMH zoning district is 45 feet. The height of the proposed apartment buildings would be 39 ½ feet at the roof peak. Adjacent residential buildings do not exceed two stories in height.

Finding: The rear yards of adjacent homes would be visible from both apartment buildings. The applicant has already constructed a six-foot-tall wood fence along the common property lines. Within the 10-to-18-foot-wide setback areas, the applicant proposes to install a variety of shrubs and trees. This landscaping would obscure views into the rear yards of the adjacent homes.

Finding: The proposed trash and recycling enclosure would be located at the southwest corner of the car park. At its closest point, it would be located 10 feet from the property line. The design of this single-story enclosure appears to comply with the provisions of DC §17.7.205 et. seq. *Solid Waste Recycling and Storage*. It would be screened by shrubs and three trees. Because the trash enclosure would be setback 10 feet from the property line, would be constructed to comply with the provisions of DC §17.7.205, and would be screened by landscaping, no conditions of approval to ensure compatibility appear necessary.

Summary and Conclusion: While the proposed apartment buildings would be taller than the adjoining residential uses, they would be setback from the common property lines by a greater distance than the Development Code requires, and would be further obscured by a six-foot-tall wood fence; landscaping would also be installed to provide additional visual screening. Thus, there should not be substantial visual or privacy impacts on nearby residential properties.

2. Proposed structures, parking lots, outdoor use areas or other site improvements that could cause substantial off-site impacts such as noise, glare and odors are oriented away from nearby residential uses and/or adequately mitigated through other design techniques.

Finding: As a residential project, off-site noise impacts are not anticipated. However, should noise become a complaint issue, the City does have in place a noise control ordinance that could be used to abate the nuisance.

Finding: The proposed trash and recycling enclosure would be located between at the southwest corner of the car park. At its closest point, it would be located 10 feet from the property line. The design of this single-story enclosure appears to comply with the provisions of DC §17.7.205 et. seq. *Solid Waste Recycling and Storage*. It would be screened by shrubs and three trees. Because the trash enclosure would be set back 10 feet from the property line, would be constructed to comply with the provisions of DC §17.7.205, and would be screened by landscaping, no conditions of approval to ensure compatibility appear necessary.

Finding: Only on-building lights are proposed. To ensure adequate lighting is installed, staff has proposed a condition that lighting complies with the provisions of DC §17.8.755(C) and §17.8.755(D).

Summary and Conclusion: No visual, privacy, noise, glare or odor impacts are anticipated as a result of this project.

- C. The site development plan preserves or adequately mitigates impacts to unique or distinctive natural features including, but not limited to:
1. Significant on-site vegetation and trees;
 2. Prominent topographic features; and
 3. Sensitive natural resource areas such as wetlands, creek corridors and riparian areas.

Finding: No sensitive natural resource areas or prominent topographic features exist on the site. This criterion does not apply.

- D. The site development plan preserves or adequately mitigates impacts to designated historic resources.

Finding: No designated historic resources are present on or adjacent to the site. This criterion does not apply.

- E. The site development plan provides adequate right-of-way and improvements to abutting streets to meet the street standards of the City. This may include, but not be limited to, improvements to the right-of-way, sidewalks, bikeways, and other facilities needed because of anticipated vehicular and pedestrian traffic generation.

Finding: Construction of the sidewalk and the installation of street trees along Hawthorne Street will be required as a condition of the building permit.

- F. The site development plan promotes safe, attractive and usable pedestrian facilities that connect building entrances, public sidewalks, bicycle and auto parking spaces, transit facilities, and other parts of a site or abutting properties that may attract pedestrians.

Finding: Concrete pedestrian walkways would connect all the units with the car park and the street. DC §17.8.115(4) requires a minimum walkway width of four feet. The proposed walkways would be five feet wide. This criterion is met.

- G. Design Review Criteria: Projects subject to design review by the Director (Type II) or the Design Review Commission (Type III) shall be evaluated based on the following:
- A. The development standards of the applicable zoning district and any overlay district;
 - B. The general development standards of Article 8.
 - C. Departures from code requirements may be permitted as part of a Track 2 Design Review Process, when the following criteria are met:
 - 1. The design guidelines contained in the applicable section of the "Design Guideline Handbook" are adequately addressed.
 - 2. The applicant demonstrates that the overall development would result in a development that better meets the intent of the design guidelines than a design that simply meets the Code.

The Design Guideline Handbook Section III *Multi-Unit Residential Design Guidelines* has two options for design review: Track 1 *Development Standards* and Track 2 *Design Guidelines*. The following analyzes the application compared to Track 1 standards unless otherwise noted.

Site – Circulation

- *Continuous pedestrian connections required* – Complies. Pathways are proposed that would connect the buildings, car park, bicycle parking areas, and the public sidewalk.
- *Pathways at least 10 feet from dwellings* – Mostly complies. Due to the required building offset, part of the west building is located only 7 feet from the pathway.
- *The minimum pathway width of 5 feet* – Complies. All proposed pathways would be at least five in width.

Site – Parking

- *Include 18-foot-wide landscape planter bays in parking areas > 10,000 square feet* – The proposed car park and aisles would be less than 10,000 square feet in area, therefore, this provision does not apply.
- *Sidewalk system shall connect all front doors to the car park* – Complies. Walkways are provided throughout the site with multiple connections to the car park.

Site – Pedestrian Environment

- *Residential front doors shall be setback at least 2 feet from the public sidewalk* – Complies. The buildings would all be located 18 feet from the public sidewalk.
- *Primary entrance doors shall not be sliding glass, or solid metal without glazing* – Complies. Entry doors will be standard doors.
- *Residential porch height < 4 feet* – Complies, as no porches are proposed.
- *Residences with entry porches: porches shall be not be less than 40 square feet* – Complies. Entry areas are at least 48 square feet in area.
- *Residences shall not be < 4 feet below grade* – Complies, as the new buildings will be erected at grade.

Site – Screening / Service Areas

- *All mechanical equipment shall be screened* – Complies. The apartment units will have standard residential-sized appliances located inside. Additional mechanical equipment may be located in the building attics.
- *Service / refuse collection areas shall be not < 20 feet from the right-of-way* – Complies. The refuse collection area would be located about 100 feet from the Hawthorne Street right-of-way.
- *Refuse collection area to be screened from above* – Complies. The refuse collection area would be roofed, and screened with landscaping including 3 trees.
- *All rooftop mechanical equipment shall be screened* – None proposed; not applicable.

Site – Landscaping

- At least 75% of required landscaped areas shall be planted; at most 25% of required landscaped areas shall be hardscaped* – Complies. The site totals 0.60 acres (25,641 square feet). DC §17.8.205(D)(1) requires that 20% (5,128 square feet) of the lot – excluding the car park and driveways – be maintained as open space. The applicant proposes to set aside about 37% of the site (about 9,500 square feet) as yard and open space. This area would be nearly double what is required. Landscaping would include deciduous and conifer trees, shrubs, groundcover, and turf.
- *Buffering and Screening* – Not required, as both the development site and all adjoining properties are located in the same (RMH) zoning district.

Site – Crime Prevention Through Environmental Design

- *Plant materials by entries shall be < 5 feet in height by the entry* - Complies. Building entries would be located off central alcoves, where no plant materials would be located.
- *Window areas facing common spaces, paths, and parking areas shall be at least 25 square feet each* – Window units facing the common areas, paths and car park would be 25 square feet in area. Additional windows with 22 ½ square feet of area would also be installed. This criterion is satisfied.
- *Entries shall be lighted* – Complies; all entries would be illuminated.
- *Gated residential areas are prohibited* – None proposed; complies.
- *Motion-activated lighting by the street is prohibited* – None proposed; complies.

Site – Open Space

- *At least 25% of the lot (excluding parking areas) shall be landscaped* – Complies. The site totals 0.60 acres (25,641 square feet); 20% would equal 6,410 square feet. The applicant proposes to set aside about 37% of the site (about 9,500 square feet) as yard and open space. This area would be about one-third greater than what is required. Landscaping would include deciduous and conifer trees, shrubs, groundcover, and turf.
- *Apartment complexes with six units or more shall provide 100 square feet of recreation space per unit* – No specific Development Code section includes this provision. With 18 units, 1,800 square feet of play area would be necessary. The proposed yards and open space would total about 9,500 square feet and would be available for passive recreation, which would comply with this guideline.
- *Apartment complexes with 21 or more units shall have a children's play area* – Not applicable, as only 18 units are proposed.

- *At least 50 square feet of private open space shall be provided per unit –* Complies; each unit would have a patio or deck of at least 50 square feet.
- *Private open space shall be separated from common open space with landscaping, fencing, or grade changes (including balconies) –* Complies. The patios and decks would be separated from the common areas by railings.

Building – Massing and Form

- *Building dimensions > 150 feet shall have a minimum 3-foot off-set –* As neither building has a dimension of more than 100 feet, this guideline does not apply. However, the west building does have a 4-foot off-set.
- *Every two dwelling units shall be off-set from the next by at least 4 feet –* Complies. As noted above, the west building has a 4-foot off-set. The other building does not have multiple dwelling units along a single plane.
- *All habitable rooms shall have a window facing the car park and common areas –* Complies. Windows would face both the car park and the common areas.

Building – Compatibility

- *All buildings shall have a defined entry space of at least 16 square feet –* Complies. Entry spaces would be at least 50 square feet.

Building – Safety

- *Line-of-sight shall be maintained between the building entries and the sidewalk or car park –* Complies.

Building – Privacy

- *Building entries shall be at least 3 feet from sidewalks and walkways –* Complies. The distance from all entries to any sidewalk or walkway would be at least 7 feet.
- *Bedroom and bathroom windows shall be off-set at least 4 feet from windows on adjacent buildings (unless privacy glazing is used) –* Complies. None of the bathrooms would be situated to align with adjacent unit windows.

Site – Lighting

- *All unit entries and walkways shall be lighted –* Complies; all entry areas will be lit.
- *Light poles shall not exceed 18 feet in height –* required by DC Section 17.8.750(D) *Lighting Standards for Multi-Unit Development*. Only on-building lighting is proposed. Staff has proposed a condition to require that site lighting comply with the provisions of DC §§17.8.755(C) and (D), which would include the light standard height limit.
- *Concrete bases shall not exceed 8 inches in height –* required by DC §17.8.755(D). As above, staff is proposing a condition to require compliance with this section.
- *Cut-off shields shall be installed –* required by DC §17.8.755(D). As above, staff is proposing a condition to require compliance with this section.
- *Plastic interior-lighted signs are prohibited –* Complies, as none are proposed.

Signs –

- *Residential nameplates allowed –* None proposed.

Summary and Conclusions: The design guidelines have been addressed by the application as follows:

- 1) The facades of the new buildings include building overhangs, balconies and gables, all of which will serve to provide relief and shadow patterns.
- 2) The buildings would be three stories in height with hipped roofs. Building projections and recesses are incorporated.
- 3) Exterior building materials would include lap and board-and-batten siding, along with trim boards.
- 4) Proposed window designs would be coordinated with the building's architecture and would be sufficient in number to ensure ample visibility of the common areas.

Staff concludes that the overall intent of this section has been met.

III. ALTERNATIVES

The Planning Commission may approve as submitted, approve with conditions, continue deliberations to a date certain, or deny this request.

IV. RECOMMENDATION

Based on the information provided in the application and the findings above, staff recommends approval of the application for site design and design review for the proposed Hawthorne Garden Apartments, with the following conditions:

GENERAL

1. The applicant is bound to the project description and all representations made by the applicant during the application and decision-making proceeding.
2. The applicant must comply with all applicable City building and development standards, including all dimensional standards and public works specifications.
3. All utility connections shall be underground (DC §17.8.645(A) *Underground Utilities*).

ACCESS AND CIRCULATION

4. Reduce the width of both the drive approach and drive aisle to 20 feet in compliance with DC §17.8.120(C).
5. Reduce the parking stall length of those spaces abutting the south property line to 16 ½ feet to the curb (no wheel stop required), and enlarge the landscape area accordingly.

LIGHTING

6. The lighting plan shall comply with the provisions of DC §17.8.755(C) *Pedestrian Lighting Standards* and §17.8.755(D) *Lighting Standards for Multi-Unit Development*. Compliance with this condition may necessitate the installation of additional pedestrian-scale lighting, particularly along the walkways and near the trash enclosure.

V. LIST OF EXHIBITS

The following exhibits were received, marked, and entered into the record as evidence for this application at the time this staff report was written. Exhibits received after the date of this report will be marked beginning with the next consecutive letter and will be entered into the record at the time the public hearing is opened, prior to oral testimony.

Exhibit A Site Plan and Design Review application materials, submitted by the applicant

Exhibit B PowerPoint

EXHIBIT A

Application Materials

Prepared and Submitted by the Applicant

Hawthorne Gardens Apartments Design Review Application

Submitted to: City of Forest Grove
1924 Council Street
Forest Grove, OR 97116

Applicant/Owner: Creekwood Homes Inc.
PO Box 1785
North Plains, OR 97133

Applicant's Consultant: AKS Engineering & Forestry, LLC
12965 SW Herman Road, Suite 100
Tualatin, OR 97062
Contact(s): Mimi Doukas, AICP, RLA
Email: mimid@aks-eng.com
Phone: (503) 563-6151

Site Location: 2560 Hawthorne Street

Assessor's Map: 1N 3 31DB Tax Lot 18300

Site Size: ±25,641 square feet

Land Use Districts: Residential Multifamily High (RMH)



I. Executive Summary

On behalf of Creekwood Homes (Applicant) AKS Engineering & Forestry is submitting this design review application for an 18-unit multi-family apartment project in the City of Forest Grove. The project includes two three-story buildings with associated parking, landscaping, and open space areas.

This apartment project is a “needed housing” application under Oregon Revised Statute (ORS) 197.303(1)(a) as it provides housing within an urban growth boundary. ORS 197.307(4) states that a local government may apply only clear and objective standards, conditions, and procedures regulating the development of needed housing, and such standards, conditions, and procedures cannot have the effect, either in themselves or cumulatively, of discouraging needed housing through unreasonable cost or delay.

Oregon Courts and the Land Use Board of Appeals (LUBA), have generally held that an approval standard is not clear and objective if it imposes on an applicant “subjective, value-laden analyses that are designed to balance or mitigate impacts of the development.” *Rogue Valley Association of Realtors v. City of Ashland*, 35 Or LUBA 139, 158 (1998) *aff’d*, 158 Or App 1 (1999). ORS 197.831 places the burden on local governments to demonstrate that the standards and conditions placed on needed housing applications can be imposed only in a clear and objective manner. While this application addresses all standards and conditions, the Applicant reserves the right to object to the enforcement of standards or conditions that are not clear and objective and does not waive its right to assert that the needed housing statutes apply to this application. The exceptions in ORS 197.307(4)(a) and 197.307(5) do not apply to this application. ORS 197.307(7)(a) is controlled by ORS 197.307(4). The City has not taken an exception under 197.303(3).

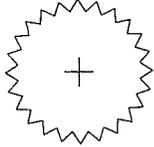
This Application is also a “limited land use application” as that term is defined in ORS 197.015 (12). ORS 197.195 (1) describes how certain standards can be applied to a limited land use application.

This written narrative, together with preliminary plans and other documentation included in the application materials, establishes that the application is in compliance with all applicable approval criteria. This documentation represents substantial evidence and provides the basis for the Planning Commission to approve of the application.

II. Site Description/Setting

The subject property is approximately 25,641 square feet in area and located at 2560 Hawthorne Street. The site is Lot 30 of the previously approved Hawthorne Gardens Subdivision. Improvements to the right-of-way, including a curb and gutter along the frontage of the property were completed with the subdivision improvements. The remainder of the site is unimproved. The property is located approximately 160 feet south of the 26th Avenue and Hawthorne Street intersection and is zoned Residential Multifamily High (RMH). Water, sewer, and franchise utilities are available to the project within the Hawthorne Street right-of-way. A stormwater facility (Tract A), located 130 feet south of the site, was constructed with the subdivision to treat the stormwater from the entire subdivision, including this site. Surrounding properties include existing residential lots and light industrial (Pacific Air Switch Corporation) is located south of the Hawthorne Gardens Subdivision.

PRELIMINARY PLANT SCHEDULE

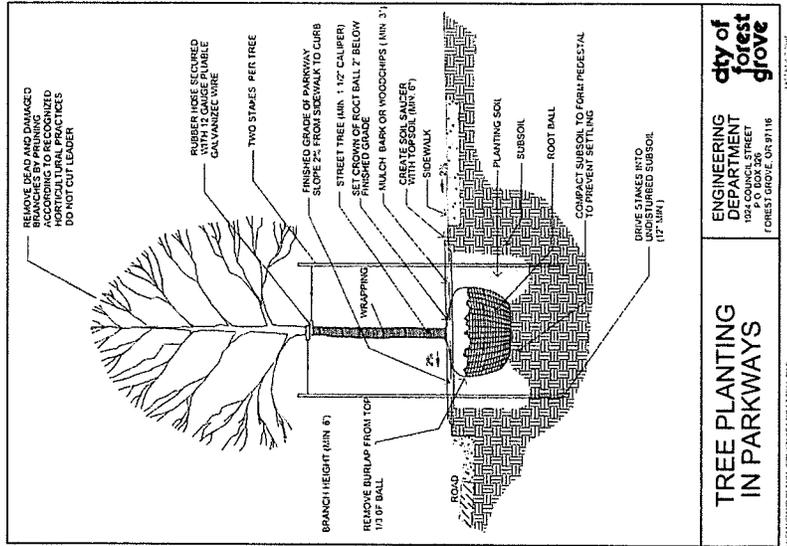
TREES	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
	ACER GRONOVIANUM	WINE MAPLE	1.5" CAL., MULTI-STEM	AS SHOWN
	CERIS ATLANTICA 'CLAUCA'	BLUE ATLAS CEDAR	10-12" HT. BAB	AS SHOWN
	CERCOPHYLLUM JAPONICUM	KATSURBA TREE	2" CAL. BAB	AS SHOWN
	FAGUS SILVATICA 'ASPENFOLIA'	FERNLEAF EUROPEAN BEECH	2" CAL. BAB	AS SHOWN
	QUERCUS BELGICA 'AUTUMN GOLD'	AUTUMN GOLD MAIDENHAIR TREE	2" CAL. BAB	AS SHOWN

BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
LIODRUM JAPONICUM	JAPANESE PRIVET	5 CAL. CONT.	48" o.c.
PENISTEM ALPEAQUIDES 'HANGLY'	HANGLY FOUNTAIN GRASS	1 CAL. CONT.	30" o.c.
RHOODOENDRON X 'FLAM'	FLAM RHOODOENDRON	2 CAL. CONT.	36" o.c.
RUBROCOA HIRTA	BLACK-EYED SUSAN	1 CAL. CONT.	24" o.c.
TRIALIA OCCIDENTALIS 'SUNRAGE'	EMERALD GREEN ABBERSWITTE	4-5" HT. BAB	36" o.c.
VERBENUM DAVIDI	DAVID VERBURNUM	1 CAL. CONT.	36" o.c.
RUBUS CALYCOIDES 'EMERALD CARPET'	CREeping RASPBERRY	1 CAL. CONT.	30" o.c.



PRELIMINARY LANDSCAPE NOTES:

- PRELIMINARY LANDSCAPE PLAN IS INTENDED TO PORTRAY DESIGN INTENT. PLAN CHANGES, INCLUDING CHANGES TO PLANT VARIETY, SPACING, SIZES, ETC. BASED ON SITE CONDITIONS AND AVAILABILITY MAY BE MADE WITH APPROVAL PRIOR TO FINAL PLAN APPROVAL. WHERE ALLOWED BY CITY OF FOREST GROVE STANDARDS.
- ALL LANDSCAPING SHALL CONFORM TO APPLICABLE CITY OF FOREST GROVE STANDARDS (RESOLUTION CASE 178-0408) AND TO AMERICAN STANDARDS FOR NURSERY STOCK AND TO THE GOREN SYSTEM. ALL LANDSCAPING MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH RECOGNIZED BEST-PRACTICE INDUSTRY STANDARDS, SUCH AS THOSE ADOPTED BY THE GOREN LANDSCAPE CONTRACTORS BOARD (LCCB).
- CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AND PROVIDING A PERMANENT, DESIGN-BUILD, UNDERGROUND IRRIGATION SYSTEM FOR ALL LANDSCAPE AREAS, PER 17.5.4.110(C)(3).
- ALL PLANT MATERIAL SHALL BE OF HIGH GRADE, HEALTHY, EVENLY BRANCHED, TYPICAL FOR THEIR SPECIES, AND MEET THE SIZE AND GRADING OF THE AMERICAN STANDARDS FOR NURSERY STOCK. CONTAINERIZED PLANT STOCK SHALL BE FULLY ROOTED, BUT NOT ROOT-BOUND, IN THE CONTAINERS IN WHICH THEY ARE DELIVERED.
- SOIL PREPARATION: ADEQUATE TOPSOIL SHALL BE PROVIDED FOR HEALTHY PLANT ESTABLISHMENT.
- MULCH: APPLY 3" DEEP WELL-AGED MEDIUM GRIND OR SHREDED DARK HEMLOCK BARK MULCH IN PLANTING BEDS, TAKING CARE TO NOT COVER FOUAGE OR BURY ROOT GROWS. WHERE STREET TREES ARE PLANTED IN LAWN AREAS, A 3" DIAMETER MULCH RING SHALL BE APPLIED AROUND EACH TREE TO FACILITATE EASE OF MAINTENANCE AND TO RETAIN SOIL MOISTURE.

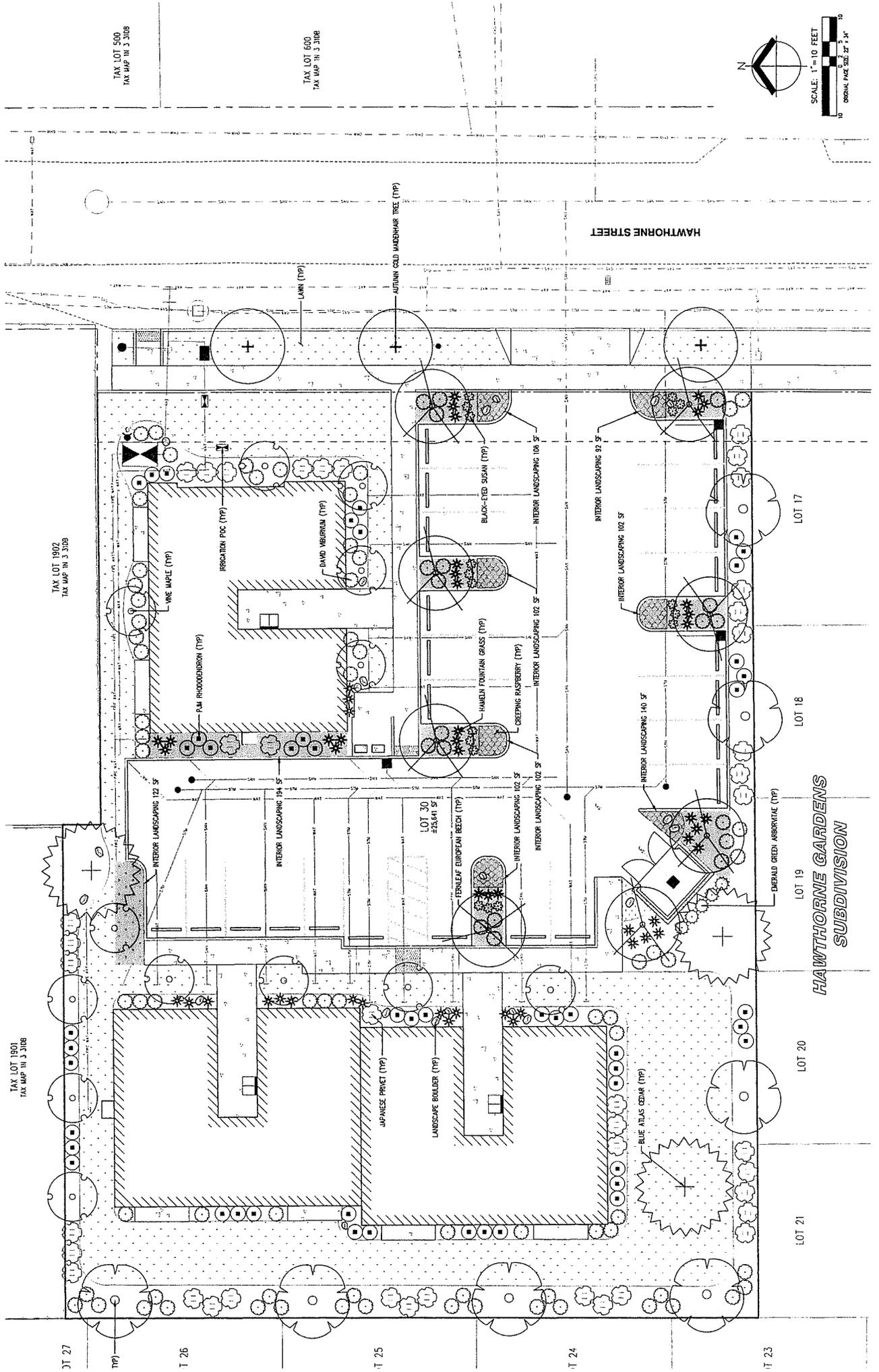


TREE PLANTING IN PARKWAYS

city of forest grove
 ENGINEERING DEPARTMENT
 100 COMAL STREET
 P.O. BOX 300
 FOREST GROVE, OR 97116

LANDSCAPE SUMMARY

TOTAL AREA	42,641 SF
PARKING AREA	48,639 SF
PARKING AREA INTERIOR LANDSCAPE REQUIRED	4,681 SF (12% OF PARKING AREA)
PARKING AREA INTERIOR LANDSCAPE PROPOSED	41,064 SF (41.2% OF PARKING AREA)
OPEN SPACE REQUIRED (ALL LANDSCAPED AREAS)	43,400 SF (20% OF 17,000 SF SITE AREA - PARKING)
OPEN SPACE PROPOSED	49,513 SF (58% OF 17,000 SF SITE AREA - PARKING)



HAWTHORNE GARDENS
SUBDIVISION

TAX LOT 500
TAX MAP IN 3 3108

TAX LOT 600
TAX MAP IN 3 3108

TAX LOT 1902
TAX MAP IN 3 3108

TAX LOT 1901
TAX MAP IN 3 3108

LOT 30
24,941 SF

T 27

T 26

T 25

T 24

T 23

LOT 21

LOT 20

LOT 19

LOT 18

LOT 17

HAWTHORNE STREET

LAWN (TYP)

AUTUMN GOLD MAIDENHAIR TREE (TYP)

IRIGATION PDC (TYP)

P.M. RHODODENDRON (TYP)

ONE MAPLE (TYP)

DAVID VIERIKUM (TYP)

BLACK-EYED SUSAN (TYP)

HAAMEL FOUNTAIN GRASS (TYP)

CREeping RASPBERRY (TYP)

TERRELF EUROPEAN BEECH (TYP)

EMERALD GREEN ARBORVITAE (TYP)

JAPANESE PRICKET (TYP)

LANDSCAPE BOLDER (TYP)

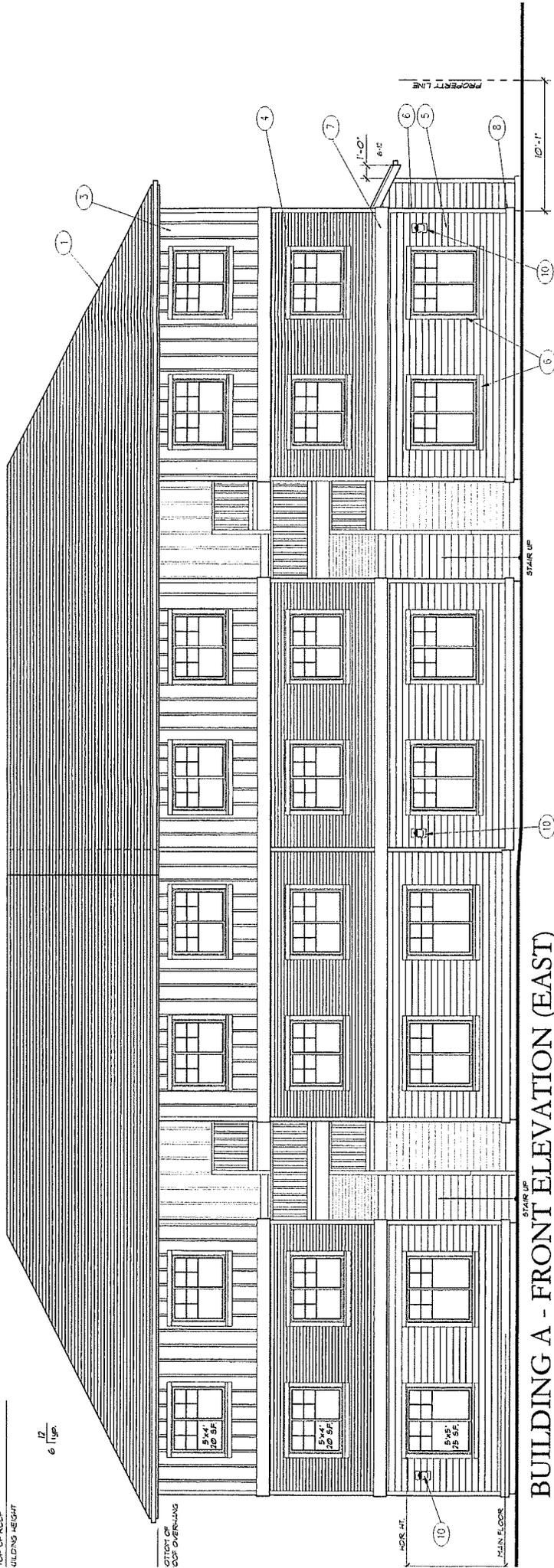
BLUE ATLAS CEDAR (TYP)

INTERIOR LANDSCAPING 108 SF

INTERIOR LANDSCAPING 102 SF

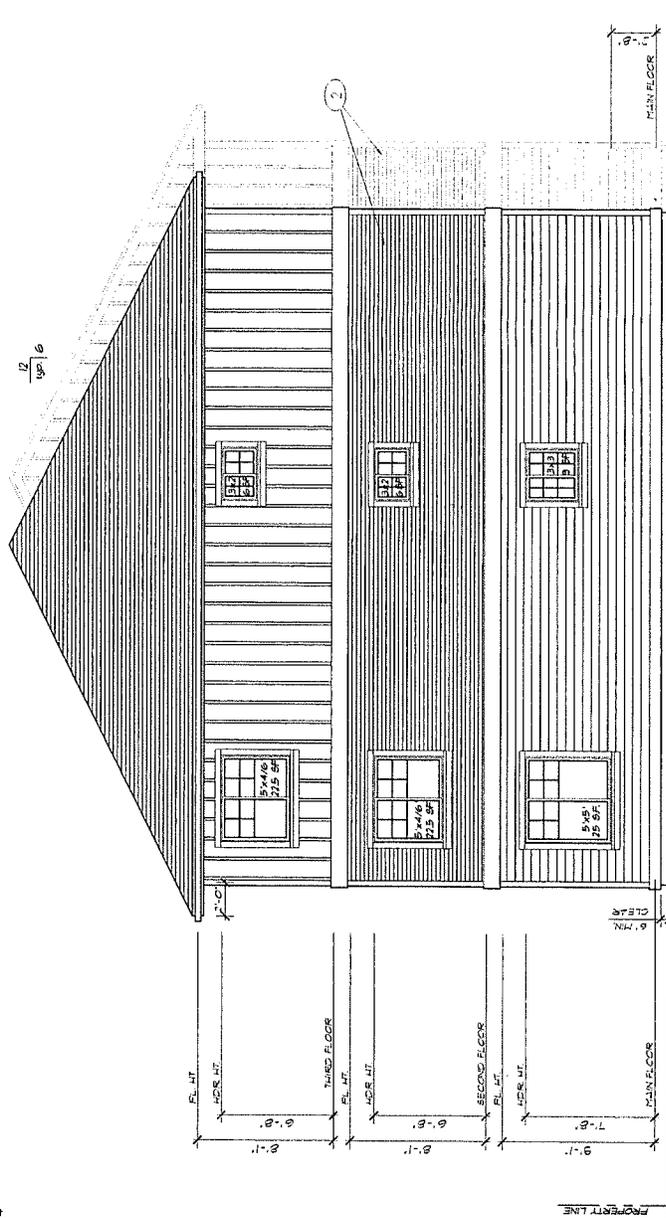
TOP OF ROOF
BUILDING HEIGHT

12
6 (1/2)



BUILDING A - FRONT ELEVATION (EAST)

SC: 1/4"



BUILDING A - LEFT-SIDE ELEVATION (SOUTH)

SC: 1/4"

- KEY NOTES:**
- 1 MAIN ROOFING: ARCH 80" COMPOSITION SHINGLES TYPICAL
 - 2 MATCH SIDING AT BUILDING CORNER
 - 3 THIRD FLOOR SIDING: BOARD 1 BATT (HARDIPANEL OR EQ)
 - 4 SECOND FLOOR SIDING: LAP SIDING WITH 4" REVEAL (HARDIPANEL OR EQ)
 - 5 MAIN FLOOR SIDING: LAP SIDING WITH 6" TRIMMIT REVEAL (HARDIPANEL OR EQ)
 - 6 TRIM: OUTSIDE CORNER DOORS + WINDOWS - 5/4" X 3 1/2" ROUGH SAUN CEDAR
 - 7 TRIM: HORIZONTAL BELLY BAND - 5/4" X 1" ROUGH SAUN CEDAR
 - 8 TRIM: HORIZONTAL GROUND FLOOR LEVEL - 5/4" X 8" ROUGH SAUN CEDAR
 - 9 RAILINGS SHALL BE DESIGNED AS TO NOT ALLOW A 4" SPHERE TO PASS THROUGH PICKETS OR OTHER RAILING MEMBERS.
 - 10 NIGHT FLECT FRIENDLY LIGHT FIXTURES. VERIFY FINISH HEIGHT AND SPACING AGAIN TO GROSS STYLE AND COLOR ETC.

GENERAL NOTES:

EXTEND ALL FLUES 4 MIN OR 7'-0" ABOVE ANY PART OF THE BUILDING WITHIN A 10'-0" HORIZONTAL RADIUS

ALL GRADES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL VERIFY ALL FINISH GRADES AND ELEVATIONS. ALL GRADES BY THE TRUSS MANUFACTURER, BUILDER OR OWNER IS RESPONSIBLE TO OBTAIN CALCULATIONS, LOAD DIAGRAMS, AND TRUSS MANUFACTURER'S REPORTS

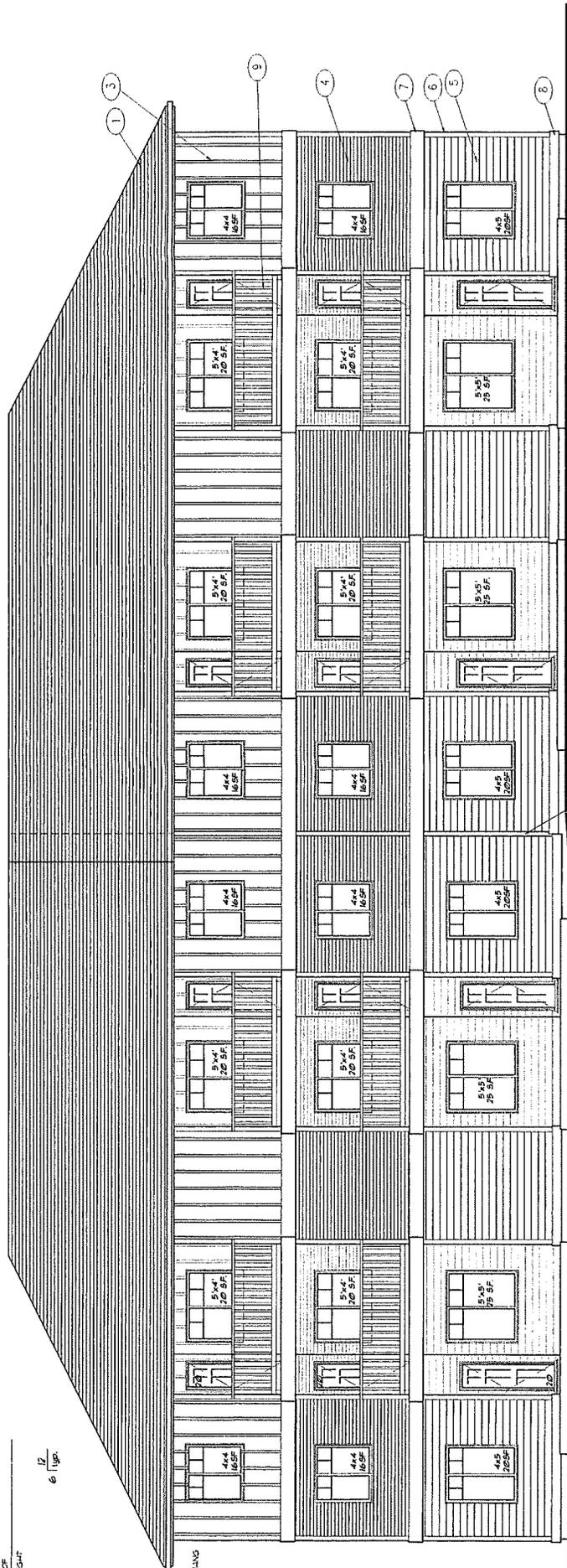
FOUNDATION CRANS ARE TO BE INSTALLED BY OWNER. EXTENT AND LOCATION TO BE DETERMINED BY CONTRACTOR BASED ON SPECIFIC SITE CONDITIONS, GRADES, ETC

APARTMENT BUILDING ROOFING SHALL BE A FINISH GLASS B ROOFING. ARCH 80" COMPOSITION SHINGLES SHALL BE INSTALLED ON FIVE SECOND STORIES AT ALL CONDITIONS RECORDED BY MANUFACTURER

ALL WINDOW SILLS SHALL BE A MINIMUM OF 3" ABOVE FINISH FLOOR RAILING SHALL BE DESIGNED AS TO NOT ALLOW A 4" SPHERE TO PASS THROUGH PICKETS OR OTHER RAILING MEMBERS

TOP OF ROOF
BUILDING HEIGHT

6' 1 1/2"



BOTTOM OF
ROOF OVERHANG

10' - 1 1/2"

OPTIONAL TRIM BOARD

BUILDING A - REAR ELEVATION (WEST)

SC: 1/4"

6' 1 1/2"

KEY NOTES:

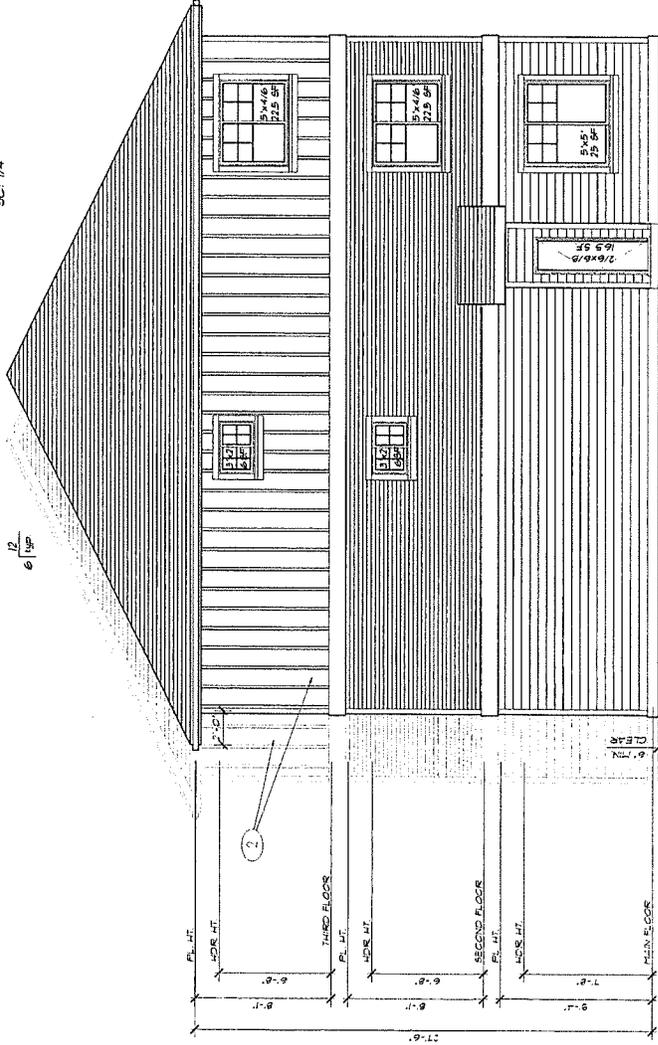
- 1 MAIN ROOFING - ARCH 80° COMPOSITION SHINGLES, TYPICAL
- 2 MATCH SIDING AT BUILDING OFFSET
- 3 THIRD FLOOR SIDING - BOARD / BATT (HARDIPANEL OR EQ.)
- 4 SECOND FLOOR SIDING - LAP SIDING WITH 4" REVEAL (HARDIPANEL OR EQ.)
- 5 MAIN FLOOR SIDING - LAP SIDING WITH 6" MAXIMUM REVEAL (HARDIPANEL OR EQ.)
- 6 ROUGH SAWN CEDAR
- 7 TRIM - HORIZONTAL BELLY BAND - 5/4" X 8" ROUGH SAWN CEDAR
- 8 TRIM - HORIZONTAL GROUND FLOOR LEVEL - 5/4" X 8" ROUGH SAWN CEDAR
- 9 RAILINGS SHALL BE DESIGNED AS TO NOT ALLOW 4" SPANERS TO PASS THROUGH PICKETS OR OTHER RAILING PICKETS
- 10 NIGHT SKY FRIENDLY LIGHT FIXTURES. VERIFY FIXTURE HEIGHT AND SPACING. OWNER TO CHOOSE STYLE AND COLOR, ETC.

GENERAL NOTES:

EXTEND ALL FINES A MIN. OF 2'-0" ABOVE ANY PART OF THE BUILDING WITHIN A 10'-0" HORIZONTAL RADIUS.
ALL GRADES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL VERIFY ALL EXISTING AND FINISH GRADES.
BY TRUSS MANUFACTURER. BUILDER OR OWNER IS RESPONSIBLE TO OBTAIN CALCULATIONS, LOAD DIAGRAMS, AND PILING PLANS AS REQUIRED FOR PERMITS.
CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECT EXIST AND LOCATION TO BE DETERMINED BY CONTRACTOR BASED ON SPECIFIC SITE CONDITIONS, GRADES, ETC.
APARTMENT BUILDING ROOFING SHALL BE A MINIMUM CLASS B GRADE SELF-ADHERING ICE / WATER SHIELD. VERIFY FIXTURE HEIGHT AND SPACING AT ALL CONDITIONS RECORDED BY MANUFACTURER.
ALL WINDOW SILLS SHALL BE A MINIMUM OF 3" ABOVE FINISH FLOOR RAILINGS SHALL BE DESIGNED AS TO NOT ALLOW 4" SPANERS TO PASS THROUGH PICKETS OR OTHER RAILING PICKETS.

BUILDING A - RIGHT-SIDE ELEVATION (NORTH)

SC: 1/4"

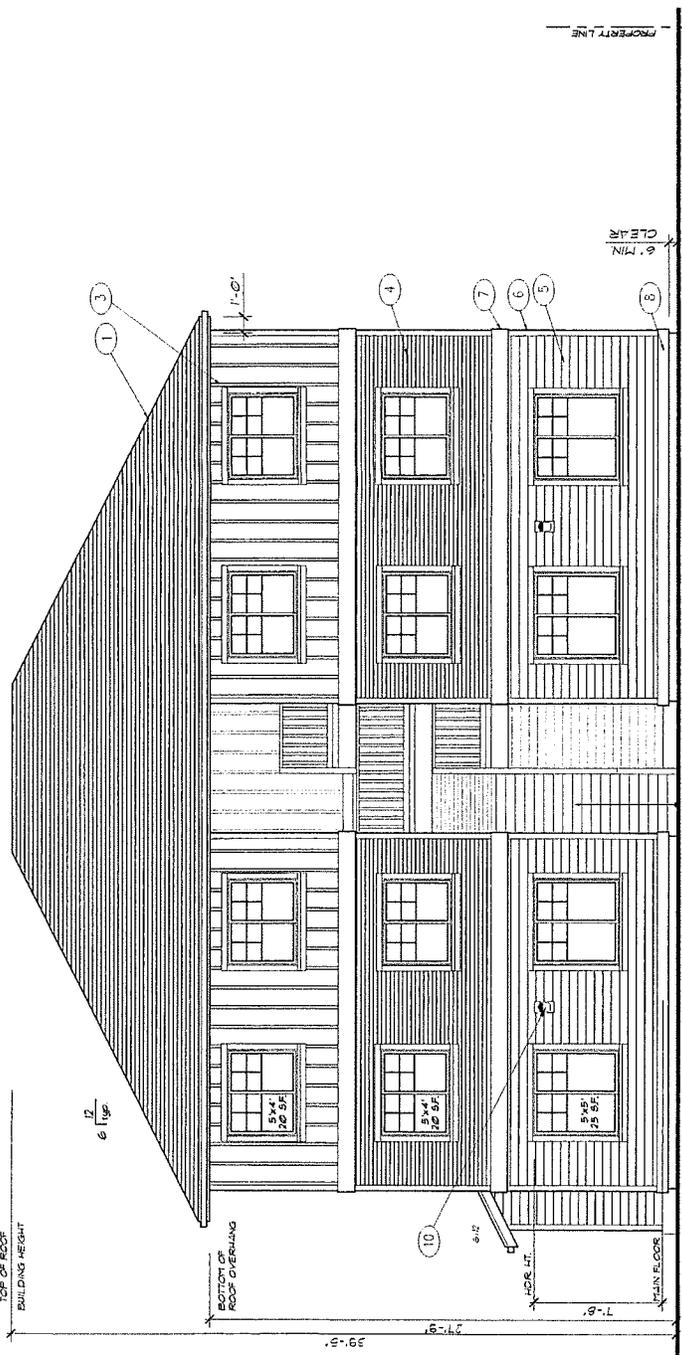


KEY NOTES:

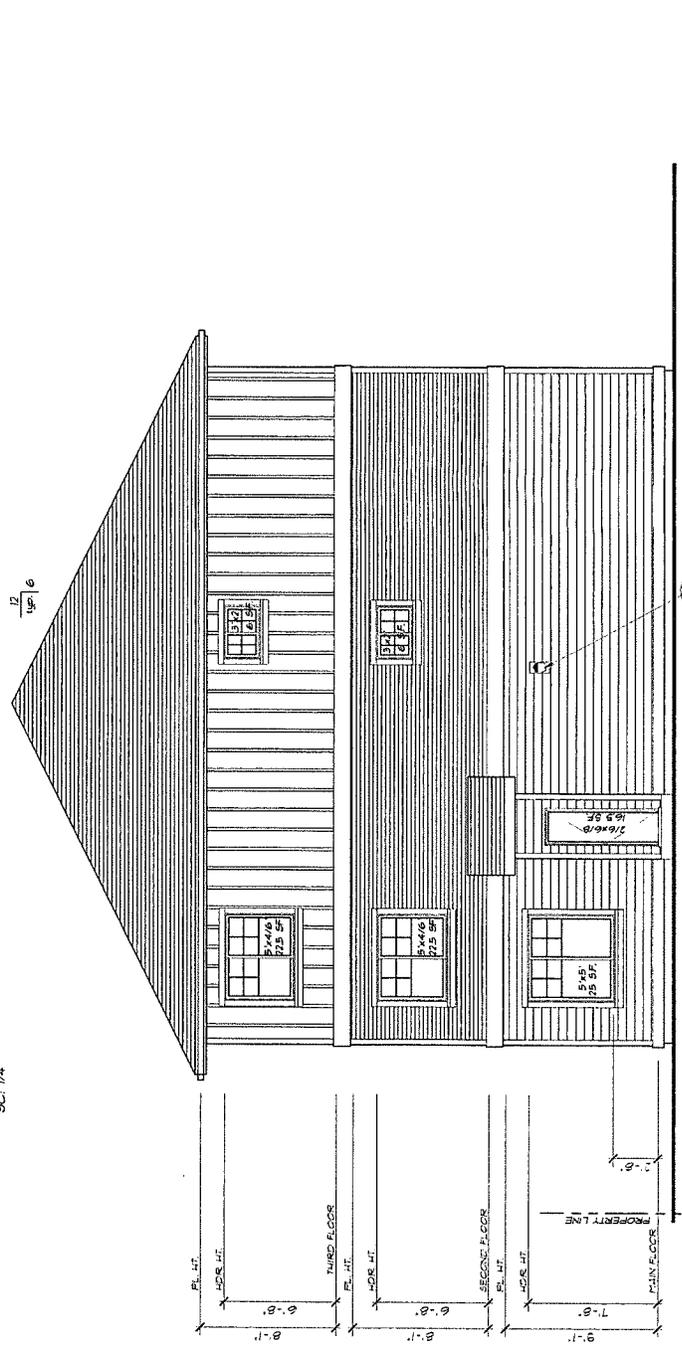
- 1 MAIN ROOFING: ARCH 80° COMPOSITION SHINGLES, TYPICAL
- 2 TEXT
- 3 THIRD FLOOR SIDING: BOARD & BATT (HARDIPANEL OR ECU)
- 4 SECOND FLOOR SIDING: LAP SIDING WITH 4" REVEAL
- 5 FIRST FLOOR SIDING: LAP SIDING WITH 6" TRIMMIT REVEAL
- 6 MAIN ROOF SIDING: ARCH 80° COMPOSITION SHINGLES, TYPICAL (HARDIPANEL OR ECU)
- 7 TRIM: OUTSIDE CORNERS, DOORS & WINDOWS - 5/4" X 3 1/2" ROUGH SAUN CEDAR
- 8 TRIM: HORIZONTAL BELLY BAND - 5/4" X 1" ROUGH SAUN CEDAR
- 9 TRIM: HORIZONTAL GROUND FLOOR LEVEL - 5/4" X 1" ROUGH SAUN CEDAR
- 10 RAILING SHALL BE DESIGNED AS TO NOT ALLOW 4" SPHERE TO PASS THROUGH PICKETS OR OTHER RAILING MEMBERS. VERIFY ANY FREQUENTLY LIGHT FIXTURES, VERIFY FINISHES, HEIGHT AND REQUIRED SPACING. OWNER TO CHOOSE STYLE AND COLOR, ETC.

GENERAL NOTES:

EXTEND ALL FLUES A MIN OF 2'-0" ABOVE ANY PART OF THE BUILDING WITHIN A 10'-0" HORIZONTAL RADIUS
 VERIFY ALL EXISTING AND FINISH GRADES
 CONTRACTOR SHALL VERIFY ALL EXISTING AND FINISH GRADES
 ALL MANUFACTURED TRUSSES SHOWN ARE TO BE ENGINEERED BY TRUSS MANUFACTURER. BUILDER OR OWNER IS RESPONSIBLE FOR VERIFYING ALL TRUSS MANUFACTURER'S AND PRINTING PLANS AS REQUIRED FOR PERMITS
 FOUNDATION DRAINS ARE TO BE INSTALLED PER CODE
 EXTENT AND LOCATION TO BE DETERMINED BY CONTRACTOR BASED ON SPECIFIC SITE CONDITIONS, GRADES, ETC
 APARTMENT BUILDING ROOFING SHALL BE A TRIMMIT CLASS B ROOFING, ARCH 80° COMPOSITION SHINGLES SHALL BE INSTALLED ON FLT WOOD SHEATHING AT ALL CONDITIONS RECOMMENDED BY MANUFACTURER
 ALL WINDOW SILLS SHALL BE A TRIMMIT OF 3" ABOVE FINISH FLOOR RAILING SHALL BE DESIGNED AS TO NOT ALLOW 4" SPHERE TO PASS THROUGH PICKETS OR OTHER RAILING MEMBERS



BUILDING B - FRONT ELEVATION (SOUTH)
 SC: 1/4"



BUILDING B - LEFT-SIDE ELEVATION (WEST)
 SC: 1/4"

KEY NOTES:

- 1 MAIN ROOFING: ARCH 80 COMPOSITION SHINGLES, TYPICAL
- 2 TEXT
- 3 THIRD FLOOR SIDING: BOARD / BATT (HARD/PANEL OR ECI)
- 4 SECOND FLOOR SIDING: LAP SIDING WITH 4" REVEAL (HARD/PLANK OR ECI)
- 5 MAIN FLOOR SIDING: LAP SIDING WITH 6" TRIMMIT REVEAL (HARD/PLANK OR ECI)
- 6 ROOFING TRIMMERS: DOORS / WINDOWS - 5/4" X 3 1/2" ROUGH SAUN CEDAR
- 7 TRIM: HORIZONTAL BELLY BAND - 5/4" X 3 1/2" ROUGH SAUN CEDAR
- 8 TRIM: HORIZONTAL GROUND FLOOR LEVEL - 5/4" X 3 1/2" ROUGH SAUN CEDAR
- 9 RAILING SHALL BE DESIGNED AS TO NOT ALLOW A 4" SPHERE TO PASS THROUGH PICKETS OR OTHER RAILING MEMBERS
- 10 NIGHT SKY FRIENDLY LIGHT FIXTURES. VERIFY FIXTURE HEIGHT AND REQUIRED SPACING. OWNER TO CHOOSE STYLE AND COLOR ETC.

GENERAL NOTES:

EXTEND ALL FLUES A MIN. OF 2'-0" ABOVE ANY PART OF THE BUILDING WITHIN A 10'-0" HORIZONTAL RADIUS

ALL GRADES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL VERIFY ALL EXISTING AND FINISH GRADES.

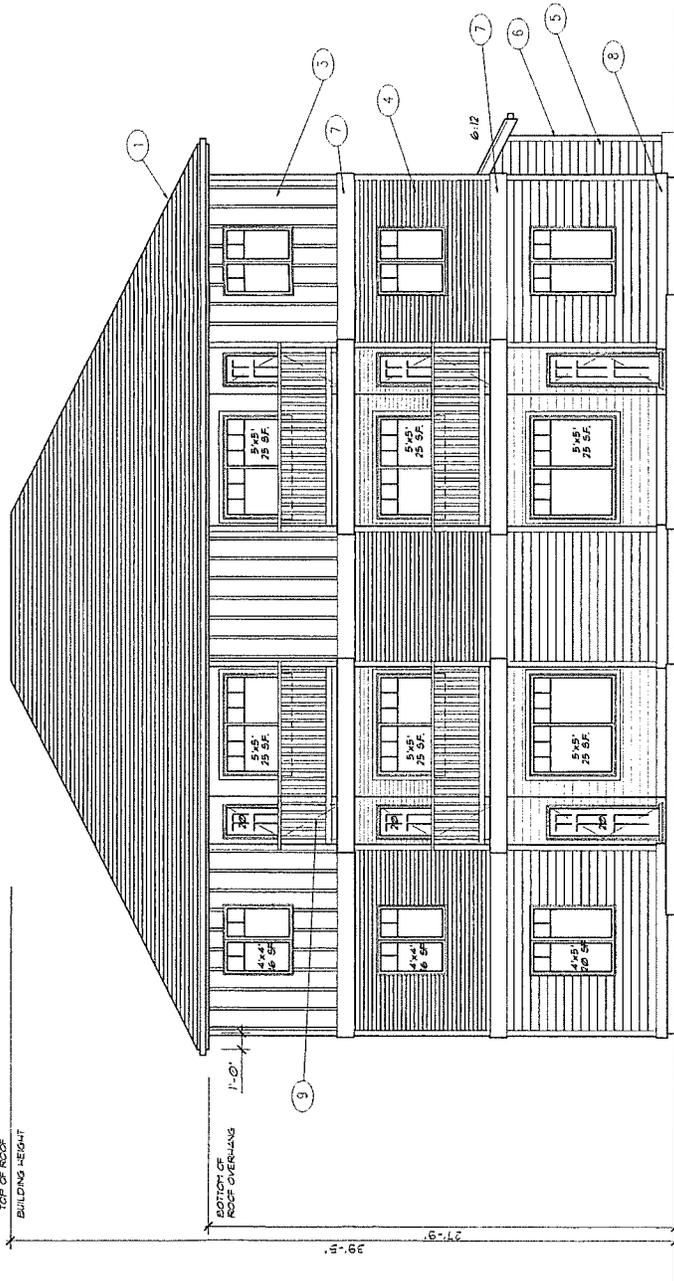
ALL MANUFACTURED TRIMMED JOINS ARE TO BE ENGINEERED

FOUNDATION DRAINS ARE TO BE INSTALLED PER CODE REQUIREMENTS AND APPROVED BY THE CONTRACTOR BASED ON SPECIFIC SITE CONDITIONS, GRADES, ETC.

APARTMENT BUILDINGS ROOMS SHALL BE A MINIMUM CLASS B GRADE SELF-ADHERING ICE & WATER SHIELD SHALL BE INSTALLED UNDER ALL ROOFING, ARCH 80 - COMPOSITION SHINGLES

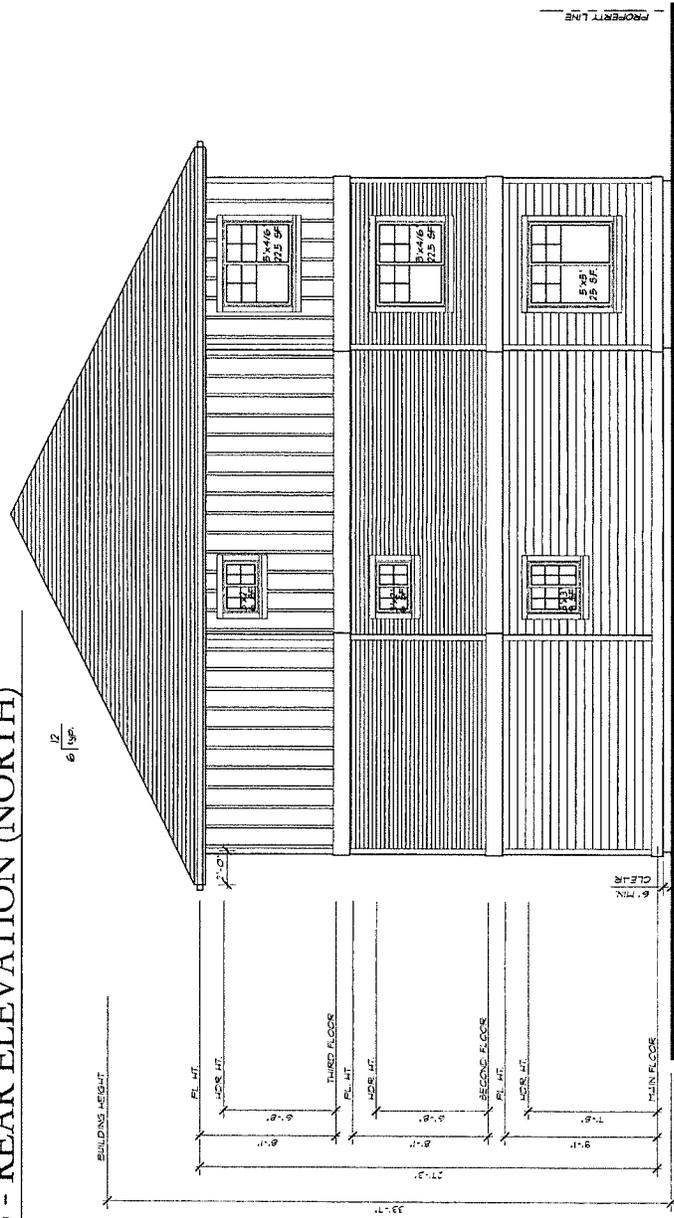
ALL WINDOW SILLS SHALL BE 4" MINIMUM OF 3" ABOVE FINISH FLOOR

RAILING SHALL BE DESIGNED AS TO NOT ALLOW A 4" SPHERE TO PASS THROUGH PICKETS OR OTHER RAILING MEMBERS



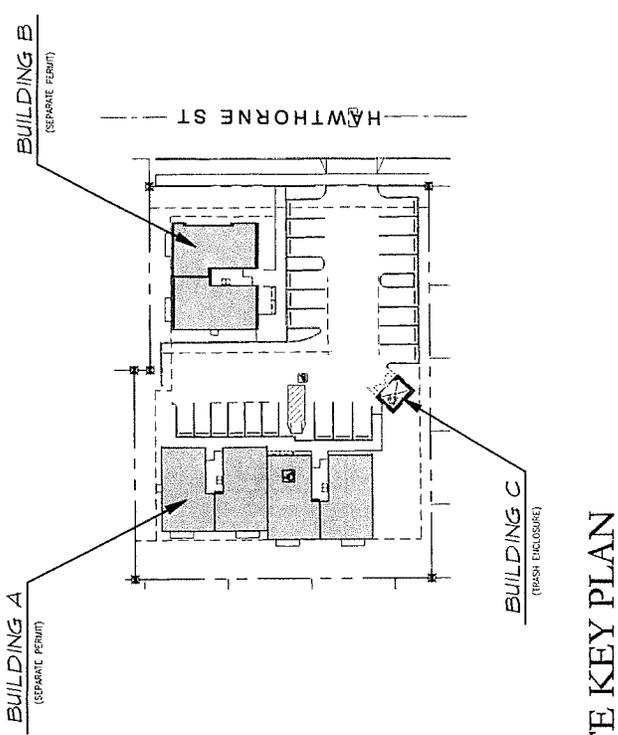
BUILDING B - REAR ELEVATION (NORTH)

SC: 1/4"

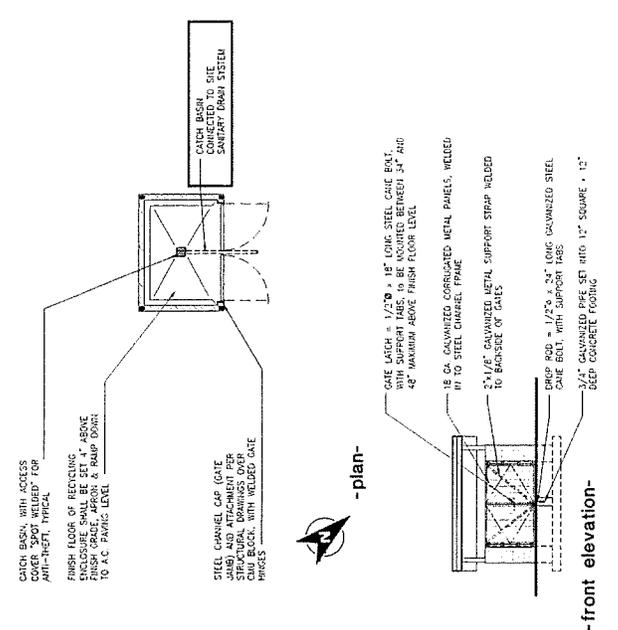


BUILDING B - RIGHT-SIDE ELEVATION (EAST)

SC: 1/4"



SITE KEY PLAN



CATCH BASIN, WITH ACCESS COVER, NOT WELDED FOR JUMP-START, W/SPA.
 FINISH FLOOR OF RECYCLING ENCLOSURE SHALL BE SET 2" ABOVE 6" TRAP DOWN TO A.C. PAVING LEVEL.
 STEEL CHANNEL CAP (GATE JAMB) AND ATTACHMENT PER DRAWING SHALL BE WELDED TO CHUB BLOCK, WITH WELDED GATE WINGS.

- plan -
 GATE LARCH = 1/2" x 18" LONG STEEL CHUB BOLT, WITH 1/2" LONG WING SPACING BETWEEN 34" AND 42" MAXIMUM ABOVE PAVING FLOOR LEVEL.
 18 GA. GALVANIZED CORRUGATED METAL PANELS, WELDED IN TO STEEL CHANNEL FRAME.
 2" x 1/4" GALVANIZED METAL SUPPORT STRAP WELDED TO BACKSIDE OF GATES.
 BRGP ROD = 1/2" x 24" LONG GALVANIZED STEEL CHUB BOLT, WITH SUPPORT TABS.
 3/4" GALVANIZED PIPE SET INTO 12" SQUARE x 12" DEEP CONCRETE FOOTING.

- front elevation -
 PREFERENTIAL 5:11 DITCHES AND DOWNSPUTS.
 RAIN COLLECTION SYSTEM SHALL BE CONNECTED TO SITE STORM DRAIN SYSTEM.

- end elevation -
 LOW SLOPE ROOF PITCH REQUIRES METAL PANELS WITH 5:12 FASTENERS, OVER 30° ROOFING FELT.
 2x4x8 PILES, WITH WELDED BRACKET, INSTALLED WITH 1/2" GAPS ABOVE. SEE STRUCTURAL DRAWINGS.
 8-GATE SMOOTH FACE CHUB, WITH 1/2" GAPS, SET TO RESIST SPRAYING PANTS AND GRAFTIN.

- rear elevation -
 6"x6" SOLID SAWN HERRL BEAMS
 2x6 PT DECKING
 4"x4" P.I. PATTERS

- framing plan -
 FINAL MEMBER SIZES, COMPLETE STRUCTURAL FRAMING, SUSPENSION AND CONNECTIONS, SHALL BE PER STRUCTURAL DRAWINGS.

COVERED TRASH & RECYCLING ENCLOSURE

1/8" = 1'-0"

EXHIBIT B

PowerPoint



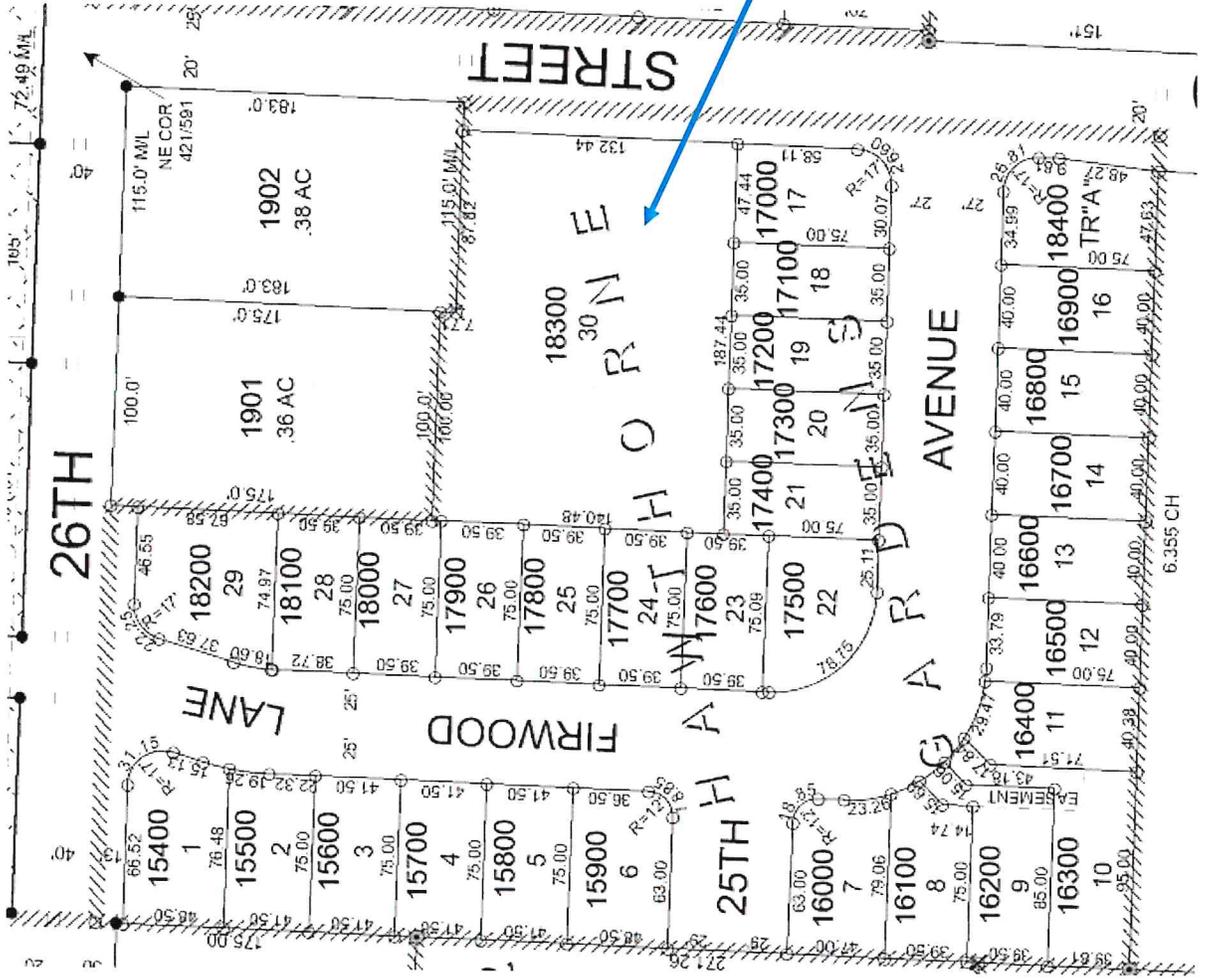
HAWTHORNE GARDENS APARTMENTS SITE & DESIGN REVIEW

James Reitz, AICP
Senior Planner



12/16/19

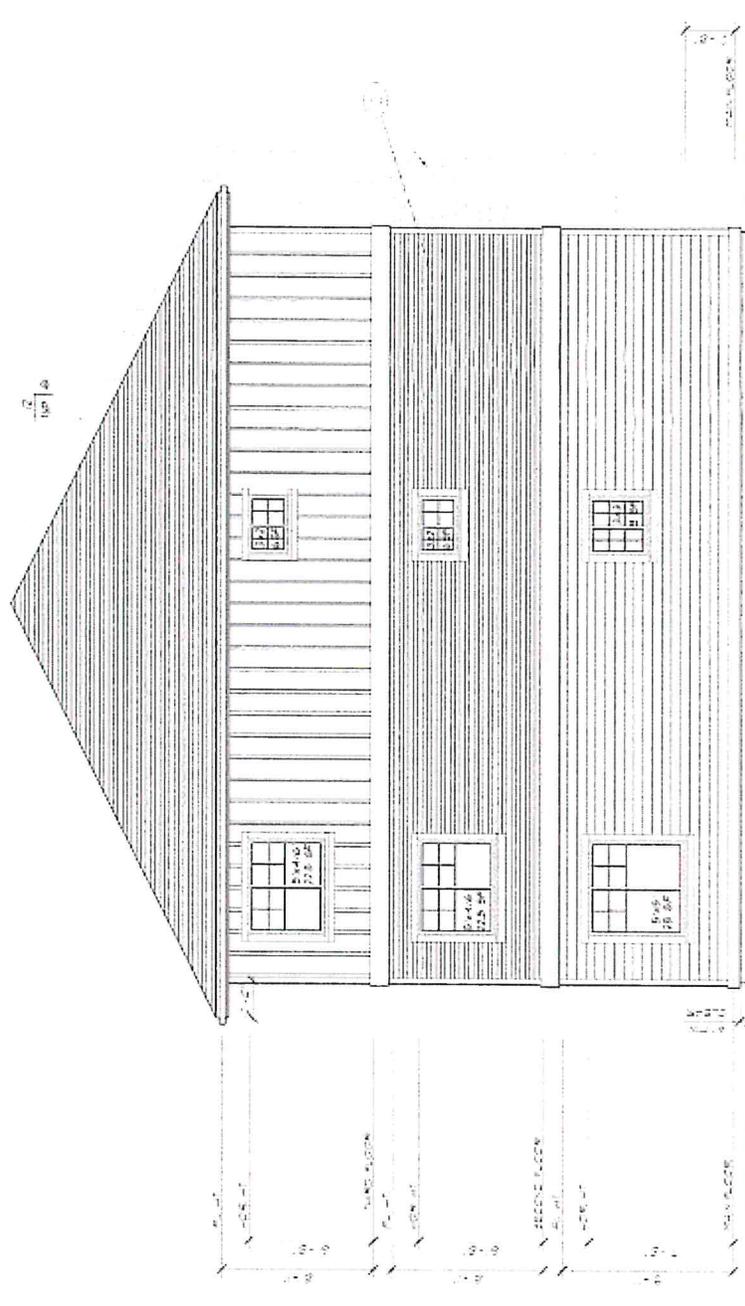
Washington County Tax Map



Aerial Photo of Site and Area

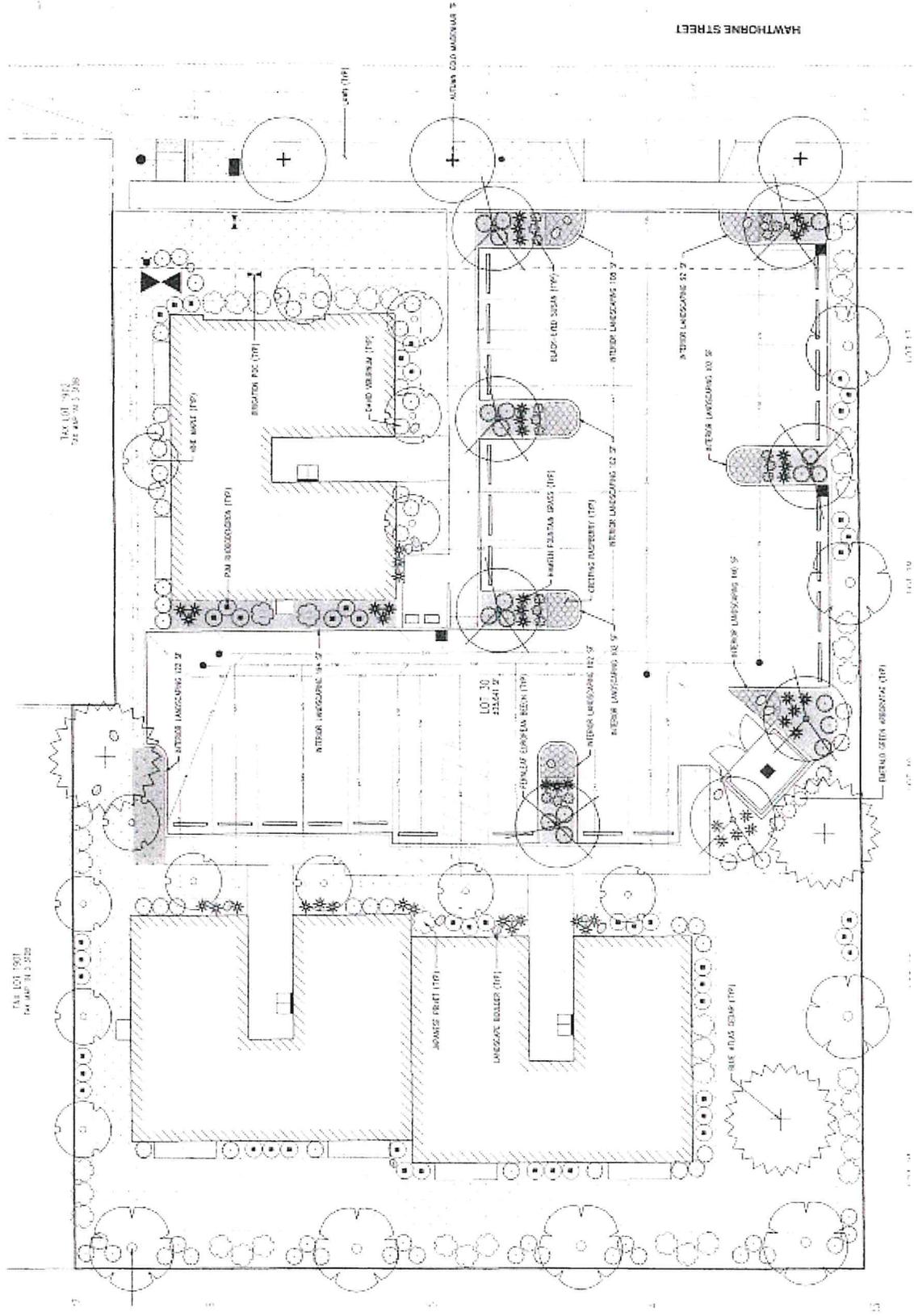


Elevations



BUILDING A - LEFT-SIDE ELEVATION (SOUTH)

Landscape Plan



Recommended Conditions

1. The applicant is bound to the project description and all representations made by the applicant during the application and decision-making proceeding.
2. The applicant must comply with all applicable City building and development standards, including all dimensional standards and public works specifications.
3. Reduce the width of both the drive approach and drive aisle to 20 feet in compliance with DC §17.8.120(C).
4. All utility connections shall be underground (DC §17.8.645(A) *Underground Utilities*).
5. Reduce the parking stall length of those spaces abutting the south property line to 16 ½ feet to the curb (no wheel stop required), and enlarge the landscape area accordingly.
6. The lighting plan shall comply with the provisions of DC §17.8.755(C) *Pedestrian Lighting Standards* and §17.8.755(D) *Lighting Standards for Multi-Unit Development*. Compliance with this condition may necessitate the installation of additional lighting, particularly along the walkways and near the trash enclosure.