



Planned Residential Development Staff Report and Recommendation

Community Development Department, Planning Division

REPORT DATE: June 5, 2020

HEARING DATE: June 15, 2020

LAND USE REQUEST: A Planned Residential Development consisting of 20 attached homes, open space, parking, and a water quality tract

FILE NUMBER: 311-20-000010-PLNG

FILE NAME: Kingwood Commons Planned Residential Development

PROPERTY LOCATION: 2354 Kingwood Street
Washington County Tax Lot 1N331DA07500

OWNERS/APPLICANT(S): Property Owners: Roberta Reynolds and Linda Eshraghi, PO Box 431, Banks, Oregon 97106
Applicant: Heritage Pacific LLC (Scott Smith and Randy Reeve), 13750 SW Wilsonville Road, Wilsonville, Oregon 97070
Applicant's Representative: Technical Engineering (John DeJong), PO Box 80483, Portland, Oregon 97280

ZONING AND PLAN DESIGNATIONS: Comprehensive Plan Map Designation:
High Density Residential (HDR)

Base Zone Designation:
Residential Multi-Family High Density (RMH)

APPLICABLE STANDARDS AND CRITERIA: City of Forest Grove Development Code:
§17.3.100 et. seq. *Residential Zones*
§17.4.200 et. seq. *Planned Developments*
§17.6.095 et. seq. *Subdivisions*
§17.7.040 *Fences*
§17.7.205 *Solid Waste and Recycling*
§17.8.600 et. seq. *Public Improvements*
§17.8.900 et. seq. *Land Division Standards*

REVIEWING STAFF: James Reitz (AICP), Senior Planner

RECOMMENDATION: Staff recommends approval with conditions

I. LAND USE HISTORY

Kingwood Commons planned residential development is proposed for a vacant lot located at 2354 Kingwood Street.

In May 2019, this parcel and 2355 Kingwood Street were re-zoned from General Industrial (GI) to Residential Multi-Family High Density (RMH). The properties located to the east, south, and west of 2354 and 2355 Kingwood Street remain designated as General Industrial.

Public notice was mailed to property owners and residents within 300 feet of the site on May 22, 2020, as required by Development Code (DC) §17.1.617. Notice of this request was also published in the *News-Times* on June 11, 2020. Copies of the application materials were also provided to the Plans Review Board. As of the writing of this report, one letter has been received, in support of the project; it is included in Exhibit G.

Pursuant to Development Code (DC) §17.4.215(A), "The development standards of the base zone apply, unless they are superseded by the standards of this section or the PD approval. Exceptions from the standards of the underlying zoning district must be warranted based on the unique design and amenities incorporated into the development plan, and shall have a beneficial effect which could not be achieved using the standards of the underlying zoning district."

The City Attorney has advised that the planned development process cannot be used to achieve waivers or exceptions from other sections of the Development Code. Those code standards and specifications, as well as those noted by the Plans Review Board, are listed in Exhibits C through F.

II. ANALYSIS

A. DESCRIPTION OF PROPOSAL:

The applicant is proposing to develop a 20-lot subdivision in a single phase. All homes would be single-family attached or duplex homes, although from all outward appearances, the project would look like 5 buildings each consisting of 4 townhouse-style apartments. The units would all have 2 bedrooms, although half the units would also have a "study" that could be used as a bedroom due to their integral closets and attached full baths. The project would also include open space, a water quality facility, and two car parks. Kingwood Street is proposed to be extended south from 25th Avenue, along the site's east property line. It could then be extended further south to the planned 23rd Avenue / 24th Avenue Collector street extension.

A planned development is being requested in order to allow for the flexible application of the base zone standards of DC §17.3.130, specifically: the lots would all be interior, i.e., none would have frontage onto a public street; and the lot areas and dimensions would be smaller than the RMH zoning district minimums. To "compensate" for the smaller individual lots, large areas of common open space would be provided.

Lot areas would range from 749 square feet (lots 2-3 and 6-7) to 1,605 square feet (lots 13-16, which would be developed with duplex units). Lot depths would

vary but would generally be about 53 feet deep with a width of between 14 feet (for the single units) and 30 feet (for the duplex units).

B. SITE EXAMINATION:

The site consists of a single parcel and has a gross area of 1.36 acres. There are no improvements. A few trees remain, one of which is proposed to be retained.

The existing “Kingwood Street” address is a bit misleading: before 25th Avenue was constructed, access was exclusively via a private access easement that extended from the site over the railroad tracks to the 22nd Avenue/Kingwood Street intersection. With the construction of 25th Avenue in 2013 (part of the Casey Meadows subdivision) this private easement became unnecessary. However, it remains in place along both the south and east property lines, rendering these areas unbuildable (see application materials Sheet 3).

Aside from this parcel and the home located at 2355 Kingwood Street, the area east and south of the project site is located in the General Industrial zoning district. Woodfold-Marco Manufacturing acquired these properties intending to relocate the plant site from its current location on 19th Avenue in downtown. Woodfold-Marco is now reconsidering those plans and has approached the City to consider a different designation.

Coincidentally, the City has already initiated a study of that same area. Completing the Oak Street Area Refinement Plan is a City Council objective for 2020. Its purpose will be to create a land use refinement plan for the Oak Street area generally east of Kingwood Street, west of Highway 47 and north of the railroad tracks. The study area is largely vacant and devoid of water, sewer and streets needed to serve development. Objectives of the project include positioning the area for future development considering property owner interest, site advantages and infrastructure costs. The project will also answer the question of whether the area should be “land-banked” for long-term industrial needs or re-designated for other uses. The study is expected to begin by July with substantial completion in early 2021.

C. COMPREHENSIVE PLAN DESIGNATION & ZONING OF SITE & AREA:

LOCATION	COMPREHENSIVE PLAN DESIGNATION	ZONING DISTRICT	LAND USE
Project Site	High Density Residential (HDR)	Residential Multi-Family High Density (RMH)	Vacant Land
North	High Density Residential (HDR)	Residential Multi-Family High Density (RMH)	Single-Family Residential (Casey Meadows PRD)
South	General Industrial (GI)	General Industrial (GI)	Agriculture
East	High Density Residential (HDR) & General Industrial (GI)	Residential Multi-Family High Density (RMH) & General Industrial (GI)	Single-Family Residential & Agriculture
West	General Industrial (GI)	General Industrial (GI)	Rural Residential & Industrial

Two future Collector streets are also projected for the area: the 23rd Avenue/24th Avenue extension that would eventually connect to Hwy 47 at Martin Road; and the Laurel Street extension that would connect to 26th Avenue. Both alignments would be nearby – but not immediately adjacent to – the project site.

D. DENSITY & LOT DIMENSIONS:

The project would include 20 single-family attached units on 1.36 gross acres of land. Net area (gross area less the Kingwood Street right-of-way dedication) would be 1.16 acres.

Development is required to achieve 80% of the target density. The RMH zoning district has a target density of 20.28 units per net acre, which calculates to 24 units ($1.16 \times 20.28 = 23.52$). The minimum required to comply with the 80% standard would be 19 units ($22.92 \times 0.80 = 18.82$).

With 20 units, the project exceeds the minimum density required and does not exceed the maximum allowed by the Development Code.

In the RMH zoning district, the minimum lot size is 2,000 square feet. Minimum lot widths and depths are 20 feet and 70 feet respectively. Proposed dimensions are lot widths of 14-16 feet and lot depths of about 53 feet. Further, lots are required to have at least 15 feet of frontage onto a public street. However, these specifications can be modified in a planned development.

E. SITE DESIGN:

General: Individual lots would be clustered with 2 to 4 lots per cluster. The clusters would be scattered across the site. The site would abut two public streets, with vehicular access taken from both. The storm water quality facility and a trash and recycling facility would both be located at the northeast corner of the site. One of the car parks would also be located here, which would provide access to three of the buildings (serving 12 of the units). None of the units would take direct access from the street.

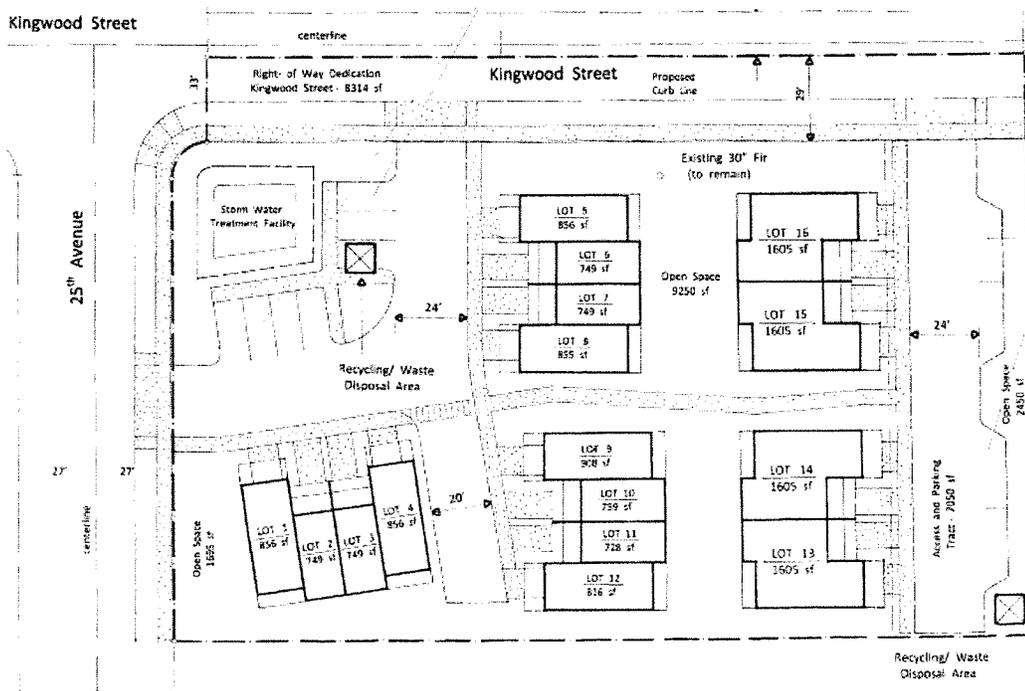
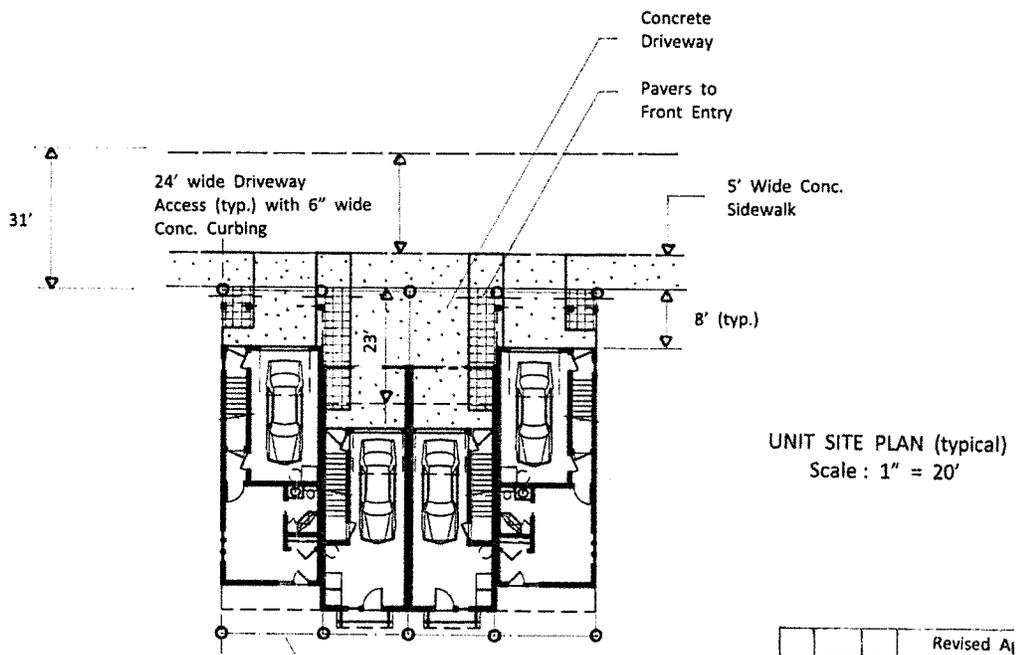
A second driveway would take access from Kingwood Street, which would provide access to two buildings (serving 8 units). The two car parks would not be connected. A second trash and recycling facility would be accessed via this driveway.

The buildings would be at least 20 feet apart. Walkways would connect all the units and provide pedestrian access to the public sidewalks and to the trash and recycling enclosures. The site perimeter would be landscaped as would the area between the buildings.

Each unit would have an integral garage, thus providing 1 parking space each. As the garages for the center units of each building would be set back farther than the end unit garages, those ten units would each have an additional on-site parking space. The car parks would provide an additional 10 spaces. Because both 25th Avenue and Kingwood Street are Local streets, on-street parking would also be available.

Walkways are required from the front door of each unit to a public sidewalk. The applicant proposes to differentiate the walkways with pavers (see below). These

walkways would connect with the internal walkway network, which in turn would connect to the public sidewalks.



Walkway Network

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 units would be zero lot line, with 4 units per building. Attached single-family and duplex units are permitted in the RMH zoning district.
- No units would front a public street. This is permissible in a planned development.

- The buildings would be setback 21 feet from the 25th Avenue right-of-way and 18.5 feet on the Kingwood Street right-of-way, greater than the minimum requirement of 14 feet.
- The side yard setback abutting the west property line would be 11 feet, greater than the minimum requirement of 5 feet.
- The rear yard setback abutting the south property line would be 48 feet, greater than the minimum requirement of 15 feet.
- 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 30-feet 9-inches 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.

Open Space – The buildings would be scattered over the site, with expansive yard areas located to their rear and sides. The open space area adjacent to the buildings would total about 11,000 square feet (about one-quarter of an acre) or nearly 23% of the site. This would exceed the 20% open space requirement of DC §17.4.215(K).

Another open space area would be located along the south property line. This area would function almost exclusively as perimeter landscaping, but would also be the site of one of the waste storage buildings.

Another area would be set aside for the water quality facility. While it would be “open” and landscaped, it would not be available for any recreational use.

The open spaces would be landscaped with a variety of trees, shrubs, and lawn. A six-foot-tall wood fence would be installed along the west property line. The water quality facility will be landscaped in compliance with CWS standards and specifications.

Bard Park is the nearest public park; at its northern extremity it would be about 2/3 of a mile away from Kingwood Commons’ southwest corner, as the crow flies. However, this site would have no direct access to Bard Park, although it could be anticipated that pedestrians might walk or drive south down the access easement to get there. The other neighborhood park in the general vicinity is Stites Park, which is an even greater distance from Kingwood Commons, and is presently unimproved.

Due to the lack of nearby recreational facilities, especially for those future residents with small children, staff is recommending a **condition** to include a tot lot and play structure on the site. This recommendation would be consistent with other planned developments located at distance from any City park, including Casey Meadows, Casey West and Silverstone. Older children and adults could traverse the distance to Bard Park and make use of those recreational facilities.

F. OFF-STREET PARKING:

DC §17.8.515 Table 8-5 *Parking Requirements* regulates the parking for single-family attached homes in the same manner as multi-family units. For multi-family units, the parking required is based on the number of bedrooms per unit.

Kingwood Commons would consist of 20 2-bedroom units. At the required 1.50 spaces per unit, a total of 30 spaces would be required. As noted above, half the units would have a study that could be used as a bedroom. Applying the 1.75 parking space standard to those units would result in a total requirement of 33 spaces.

Each unit would have a garage, for a total of 20 spaces. The center 2 units of each building would be setback such that a parking space would be available in front of the garage. With those 10 units/spaces, the 30 required spaces would be provided.

In addition, 6 parking stalls would be provided adjacent to the water quality facility, and 4 more (parallel) spaces provided along the south driveway, for a total of 40 spaces. Overall, 40 on-site spaces would be provided for 20 units. On-street parking would also be available.

Even if half of the units are considered 3-bedroom homes, more than the minimum number of off-street parking spaces would be provided; therefore, no conditions of approval pertaining to parking appear to be necessary.

G. ARCHITECTURE:

The applicant has proposed to construct 3-story townhomes with integral one-car garages. Front façade siding materials would include shingles, lap, and board and batten. Front doors would be paneled and would have windows. Garage doors would also have windows, in two patterns. The end units would be further differentiated with columns.

Lap siding would be installed on the other three elevations, with shingles on the third floor and shingles or board-and-batten trim in the gables. Windows on the front elevations appear to be double-hung, while those in the remaining elevations would be sliders.

The proposed elevations appear to comply with the provisions of DC §17.8.710(A) *Building Design Standards for Multi-Unit Development*. No approval conditions appear necessary.

H. CITY SERVICES:

All City services are available for extension into the development site.

Local Streets would include 25th Avenue and Kingwood Street.

- a. 25th Avenue is already constructed, lacking only a sidewalk and street trees.
- b. Kingwood Street – The applicant proposes to dedicate half of the right-of-way (r.o.w.) needed to eventually construct a 28-foot-wide street, in compliance with DC §17.8.610(E) Table 8-8. The applicant would be responsible for construction of a “half-street” improvement adjacent to the development site. The balance of street improvements would be completed upon development of the adjoining parcels.
- c. Just to the south of the project site is a planned extension of 23rd/24th Avenue. The site would have access to this proposed Collector street via the existing private access easement.
- d. Just to the east of the project site is a planned extension of Laurel Street, which at present terminates on the south side of the railroad tracks. This

Collector street extension would connect all the way to Pacific Avenue. It would be located about 120 feet east of the Kingwood Street extension.

DC §17.8.610(G)(2) requires that Local street intersections be at least 125 feet apart. While Kingwood Street could be designed to comply with this standard, the larger question is whether this Local street connection is necessary to provide adequate neighborhood circulation.

Extending all four of the planned streets near the project site (25th Avenue, Kingwood and Laurel streets, and the 23rd/24th Avenue extension) would create a small block that would measure only about 120 feet by 330 feet, making it one of the smallest blocks in the city. In addition to the expense this applicant would incur, additional right-of-way and construction expense would be imposed on 2355 Kingwood Street that would render its redevelopment potential less likely, given the cost of improvements versus the unit yield.

Because two Collector streets would be located nearby, staff has concluded that the construction of Kingwood Street is unnecessary for access, circulation, or utility connectivity. Instead, staff is recommending a **condition** that Kingwood Street be constructed as a cul-de-sac (perhaps a hammerhead) that would provide access only to the project site and 2355 Kingwood Street, which at present has no deeded access to a public street. Public utility easements may also be required for any utility extensions necessary to serve the project site that would have otherwise been located in a street right-of-way.

Utilities - New utilities were constructed in 25th Avenue to serve the Casey Meadows project across the street from the Kingwood Commons site. City-standard water, sanitary sewerage and storm drainage lines are all available and capacity is adequate to serve the proposed project. The applicant would be responsible for construction of all utility lines into the project site in compliance with the various master plans. Additional standard specifications to be met for this project are listed in Exhibit D.

Electrical Service - The project would be served by underground utilities. This coincides with Light and Power policies for new residential subdivisions. No encroachments into the standard 10-foot-wide front public utility easement would be permitted. Additional standard specifications for this project are listed in Exhibit E.

Fire Protection - The project will be required to comply with Forest Grove Code (FGC) §153.07 *Fire Hydrant Locations and Distribution*. Additional standard specifications to be met for this project are listed in Exhibit F.

III. REQUIRED APPROVALS AND FINDINGS

DC §17.4.220(C) *Approval Criteria* authorizes the Planning Commission to approve a Planned Development if it finds that all of the following approval criteria are met.

1. The plan fulfills the purpose for PDs stated in DC §17.4.200 (as follows);

The purpose of the Planned Development (PD) provisions is to provide greater flexibility in the development of land for residential, commercial or

industrial purposes than allowed by the conventional standards of the Development Code. The PD provisions are intended to:

- A. *Promote flexibility and innovation in site design and permit diversity in the location of structures in order to preserve natural features and view corridors;*

Finding: The site has no significant natural features or view corridors, except for one conifer tree, which will be preserved. While the site could be developed with a single building, 5 buildings of 4 units each would be scattered over the site.

- B. *Promote innovative and creative design by providing a variety and mixture of building types and architectural styles;*

Finding: The project would include both single-family attached and duplex homes, thus providing a variety of building types.

Finding: The project would exhibit a single architectural style but with a variety of exterior materials and detailing.

- C. *Promote efficient use of land and facilitate a more economical arrangement of buildings, circulation systems, land uses, and utilities when compared with conventional development patterns;*

Finding: The most economical approach would be to construct a single building. Absent that approach, a group of buildings with a robust circulation system would be the most economical, which is what has been proposed.

- D. *Preserve to the greatest extent possible existing landscape features and amenities such as trees, creeks, ponds, floodplains, hills and similar natural assets, and incorporate such features into the design of the PD;*

Finding: The only existing landscape features are a few scattered trees, only one of which is significant; it will be retained and incorporated into the landscape.

- E. *To encourage the provision of open space and recreational facilities in a generally central location and within reasonable walking distance of all living units in residential planned developments.*

Finding: Open space would be provided both in a central location and around the perimeter of the site. The open space would be readily accessible to the residents via a walkway network.

Finding: No recreational facilities are proposed, and no City park is located within a reasonable walking distance, especially for families with small children. For that reason, a tot lot and play structure will be required, as a condition of approval.

F. *Combine and coordinate architectural styles, building forms and building relationships within the PD; and*

Finding: The project would exhibit a single architectural style but with a variety of exterior materials and detailing.

G. *Provide the applicant with reasonable assurance of ultimate approval before requiring detailed design and engineering, while providing the City with assurances that the project will retain the character envisioned at the time of approval.*

Finding: With Planning Commission approval of this project, the applicant would be provided reasonable assurance of the ultimate approval of detailed designs and engineering. The City would be assured that the project would retain the character envisioned at the time of approval by the Planning Commission's adoption of the conditions listed below.

2. The plan meets the submittal requirements of DC §17.4.220(B) *Preliminary Plan Review*:

Finding: The application was reviewed and deemed complete on May 1, 2020. This criterion has been satisfied.

3. Adequate public services exist or can be provided to serve the proposed PD; and

Finding: All public services are adequate and can be extended into the project site. All public utilities would be constructed to City standards. This criterion is met.

4. Where a tentative subdivision plat is requested, the requirements of DC Article 8 *Land Division Standards* are met.

Finding: The application was reviewed and determined to be in complete and in compliance with these Development Code standards on May 1, 2020. This criterion has been satisfied.

IV. ALTERNATIVES

The Planning Commission has the following alternatives:

1. Approve the PRD as proposed.
2. Approve the PRD with conditions.
3. Deny the application, stating the reasons for doing so.
4. Continue the matter to a date certain for further consideration.

V. SUMMARY AND RECOMMENDATION

Staff finds that the application has adequately demonstrated compliance with the applicable provisions of the Development Code. Based on the above, staff recommends that the Planning Commission approve the application for the Kingwood Commons Planned Development, subject to the following conditions.

VI. PROPOSED CONDITIONS OF APPROVAL

1. Install a play structure within a fenced enclosure. At least two benches shall be located nearby.
2. Kingwood Street shall terminate in a cul-de-sac in the vicinity of the north property line of 2355 Kingwood Street. Pursuant to DC §17.8.610(K)(1) *Cul-de-sacs*, "Use of turnaround configurations other than circular (*e.g. a hammerhead*) shall be approved by the City Engineer."
3. Pursuant to DC §17.8.615 *Easements*, easements shall be provided for all public utilities not located in a street right-of-way.

In addition to the above, the project will be subject to the code requirements listed in Exhibits C through F. These are standards and specifications required by Code; they are included here for informational purposes only.

VII. LIST OF ATTACHMENTS

The following attachments were received, marked, and entered into the record as evidence for this application at the time this staff report was written. Attachments of evidence 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 | Application Materials, prepared and submitted by the applicant |
| Exhibit B | PowerPoint |
| Exhibit C | Development Code Standards and Specifications |
| Exhibit D | Engineering Department Special Conditions |
| Exhibit E | Light and Power Department Conditions |
| Exhibit F | Fire Department Conditions |
| Exhibit G | Correspondence Received |

EXHIBIT A

APPLICATION MATERIALS

INDEX TO DRAWINGS

Sheet No.	Sheet Description
Sheet 1 of 7	General Information and Vicinity Map
Sheet 2 of 7	Aerial Photo and Existing Conditions
Sheet 2A of 7	Existing Conditions and Topography Map
Sheet 3 of 7	Boundary Survey
Sheet 4 of 7	Preliminary Plat
Sheet 5 of 7	Master Plan with Required Open Space Areas
Sheet 5A of 7	Unit Site Plan (typical)
Sheet 6 of 7	Grading Plan
Sheet 7 of 7	Utilities Plan
Sheets A1 - A7	Building Plans with Elevation Views and Floor Plans
Sheets L1 - L3	Landscape Plans including Open Space Areas and Street Trees
Sheet E1	Lighting Design

" Kingwood Commons "

Proposed 20 Unit Townhouse Planned Unit Development (PUD) at 25th Avenue and Kingwood Street in Forest Grove, Oregon.

Owner :

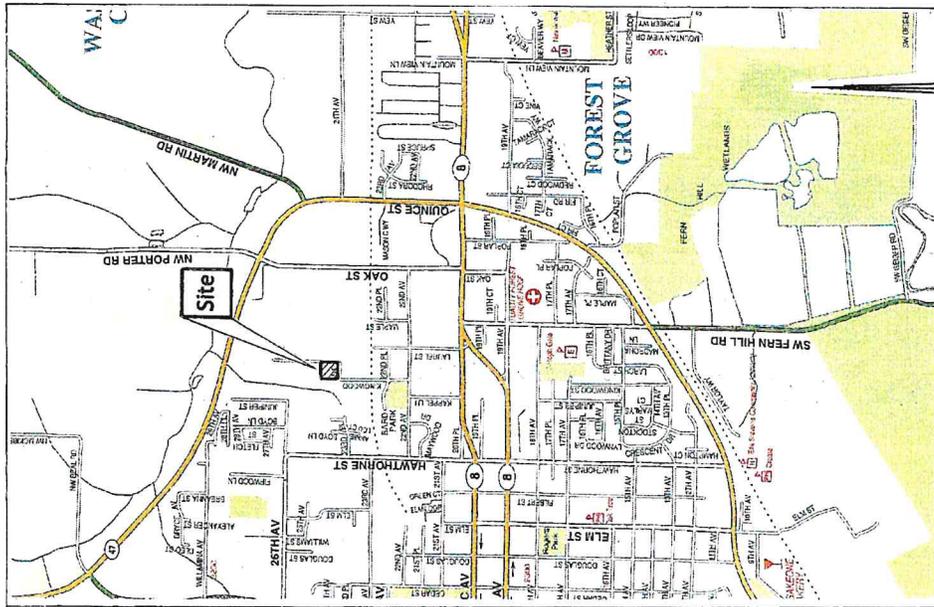
Heritage Pacific LLC
 13750 SW Wilsonville Road
 Wilsonville, Oregon 97070
 Phone 1(541) 408-7221 (Scott Smith)
 (503) 740-7113 (Randy Reeve)

Planning Consultant/ Engineer :

Tech. Engineering
 PO Box 80483
 Portland, Oregon 97280
 Phone (503) 819 - 6494 (John)

Legal Description :

Tax Lot # 7500 on Tax Map 1N3 31DA
 City of Forest Grove, Washington County,
 Oregon, containing 1.35 Acres

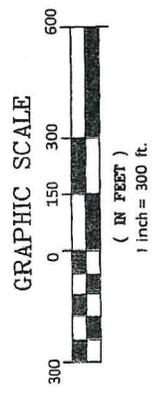


Vicinity Map
 Not to Scale

	Revised April, 2020 TECH. ENGINEERING PO Box 80483 Portland, Oregon 97280 Phone (503) 819-6494
Heritage Pacific LLC 13750 SW Wilsonville Road Wilsonville, Oregon 97070 " Kingwood Commons "	
General Information and Vicinity Map	
Drawn By : JDJ Checked By : TLA Date : January, 2020 Project No. : 2019-0045	
Sheet 1 of 7	



Revised April, 2020	
	TECH. ENGINEERING PO Box 80483 Portland, Oregon 97280 Phone (503) 819-6494
	Heritage Pacific LLC 13750 SW Wilsonville Road Wilsonville, Oregon 97070 * Kingwood Commons *
Aerial Photo and Existing Conditions	
Drawn By: JDI	
Checked By: TLA	
Date: January, 2020	
Project No.: 2019-4045	
Sheet 2 of 7	



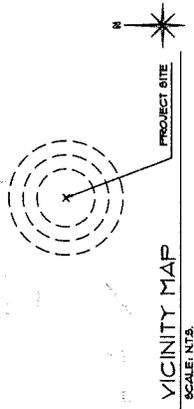
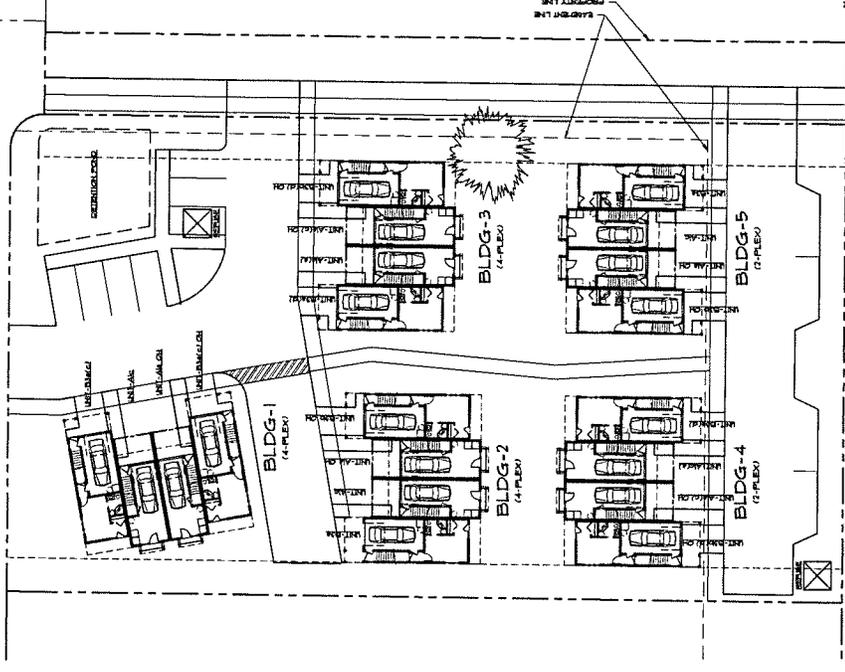
THE KINGWOOD TOWNHOMES

NEW TOWNHOMES/ DUPLEX UNITS

FOREST GROVE, OREGON

DRAWING INDEX:

- ARCHITECTURAL
- AI COVER SHEET, SITE BUILDING KEY PLAN
 - AA SITE & FLOOR PLANS
 - AA EXTERIOR ELEVATIONS BUILDINGS 1 & 2
 - AA EXTERIOR ELEVATIONS BUILDINGS 3 & 4
 - AA EXTERIOR ELEVATIONS, LANDSCAPE AND SCHEDULE



SITE BUILDING KEY PLAN
SCALE: 1" = 10'-0"

THIS IS A KEY PLAN FOR REFERENCE ONLY. ALL DIMENSIONS AND INFORMATION ARE ON DRAWING.

SHEET NO. AI
OF 7
PROJECT # 15-40
© 2010 FOR DESIGN

NEW TOWNHOMES:
25th AVE. & KINGWOOD ST.
FOREST GROVE - OREGON

DATE:	DESIGNER:	CHECKER:	DATE:
PROJECT:	PROJECT:	PROJECT:	PROJECT:
NO.:	DATE:	NO.:	DATE:

POOR Designs
505-458-4175 (ext. 100)
505-458-4075 (fax)
1800-458-4175
POOR 2468
Forest Grove, Oregon
POOR Designs, Inc.
www.poor-designs.com

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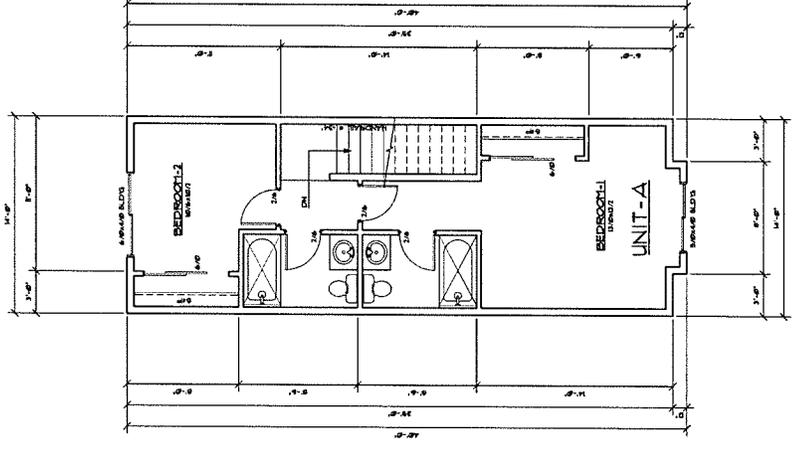
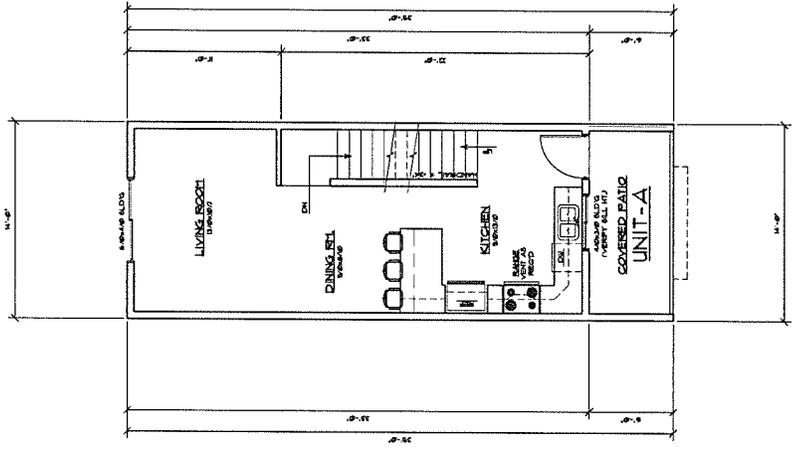
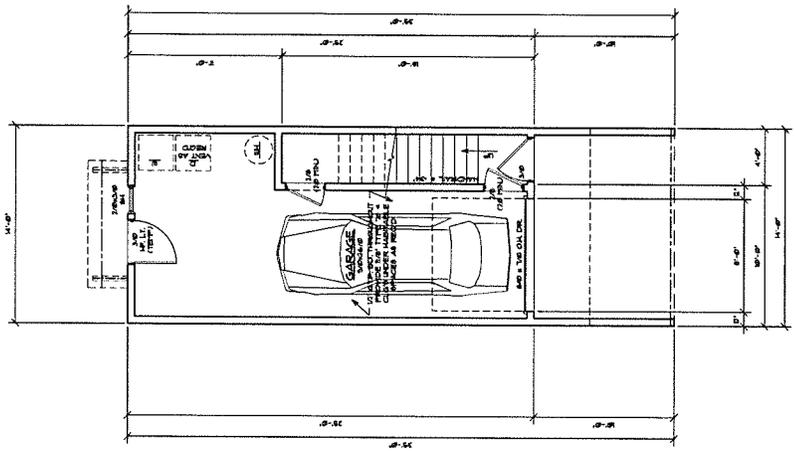
PRELIMINARY ONLY
NOT FOR CONSTRUCTION

PDR Designs
 Planning, Design, Drafting, & Consulting
 + Commercial + Residential
 10000 NE 24th
 Portland, OR 97228
 503-688-8775 (cell)
 503-688-8774 (fax)
 info@pdrdesigns.com

NO.	DATE	DESCRIPTION

DATE: 02-20-2020
 DRAWING TITLE: NEW TOWNHOMES
 PROJECT NO.: 25-000
 25th AVE. & KINGWOOD ST.
 FOREST GROVE - OREGON

SHEET NO.: **A2**
 OF: 1
 PROJECT: 25-000
 DESIGN FOR: 25-000



LOWER LEVEL FLOOR PLAN (UNIT-A)
 SCALE: 1/4" = 1'-0"

MAIN LEVEL FLOOR PLAN (UNIT-A)
 SCALE: 1/4" = 1'-0"

UPPER LEVEL FLOOR PLAN (UNIT-A)
 SCALE: 1/4" = 1'-0"

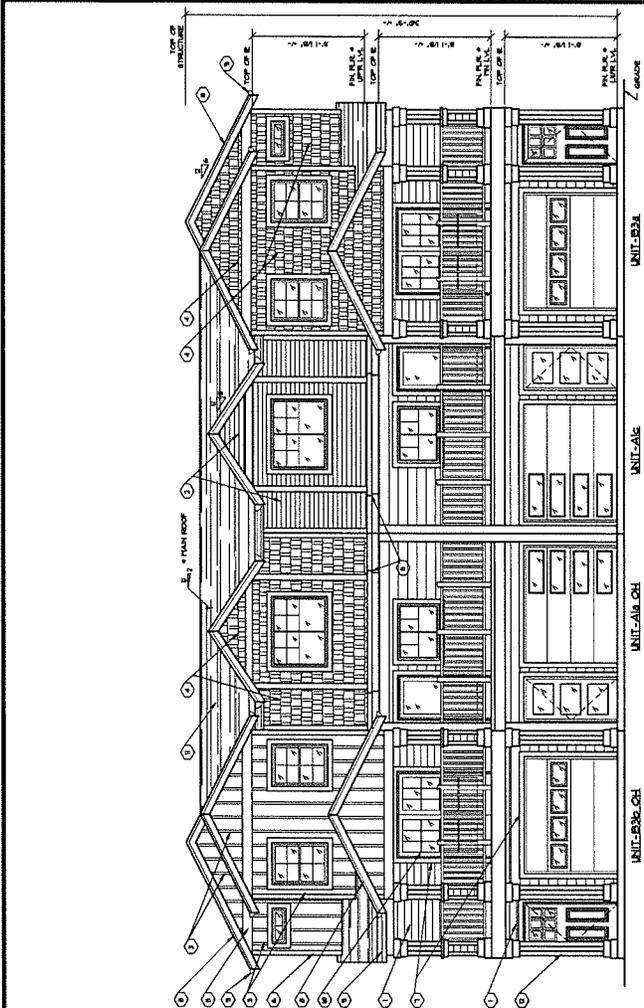
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PDR Designs
Planning, Design & Consulting
1800 N. 97th St.
PO BOX 2044
503-684-9119 (fax)
pdrdesigns.com

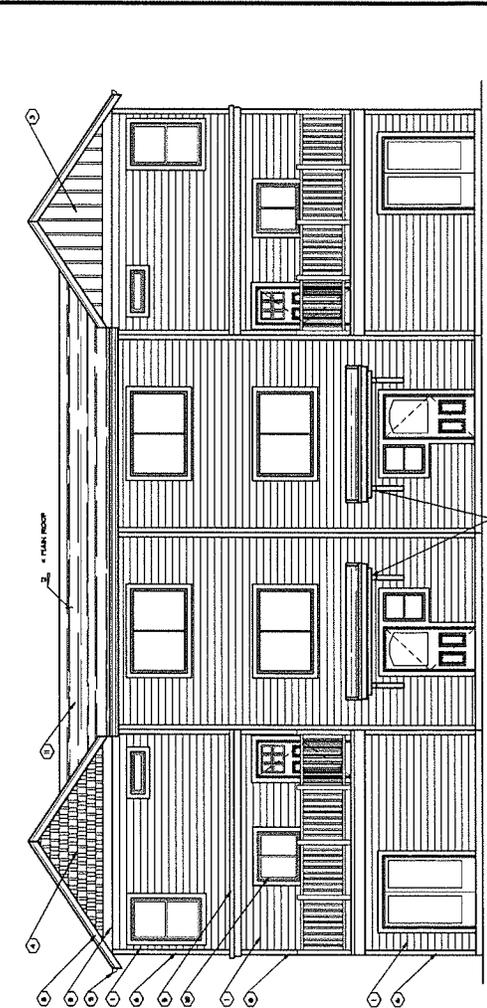
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NO. DATE:	DECKING:	
LEAVING TITLE:		
SCALE:	FOR:	1/8" = 1'-0"

NEW TOWNHOMES:
25th AVE. & KINGWOOD ST.
FOREST GROVE - OREGON

SHEET NO. **A5**
PROJECT # 18-01
DATE FOR ISSUANCE



BACK EXTERIOR ELEVATIONS - BUILDING-2 & 5
SCALE: 1/4" = 1'-0"

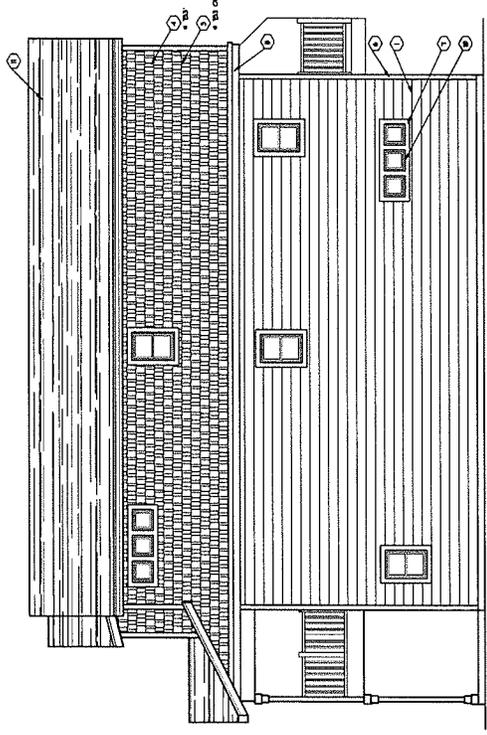


BACK EXTERIOR ELEVATIONS - BUILDING-2 & 5
SCALE: 1/4" = 1'-0"

UNIT TYPE DESIGNATION:
UPPER CASE LETTERS -
OFFICE PLAN
LOWER CASE LETTERS -
ROOF SCHEME
UNIT-CLASS
NUMERICAL ACCENT
NUMBER

EXTERIOR ELEVATION SCHEDULE:

1	LAP SIDING - #1 LAP
2	LAP SIDING - #1 LAP
3	SHAKE SIDING
4	SHAKE SIDING
5	BAND BOARD
6	CORNER BOARD
7	AND DOORS & WINDOWS
8	FACIA BOARD
9	METAL LETTERS UPPER CASE LETTERS LOWER CASE LETTERS CORPORATION LETTERS NUMERICAL ACCENT UPPER CASE LETTERS LOWER CASE LETTERS CORPORATION LETTERS NUMERICAL ACCENT
10	UNPAINTED ROOF SYSTEM



SIDE EXTERIOR ELEVATION - BUILDING-2 & 5
SCALE: 1/4" = 1'-0"

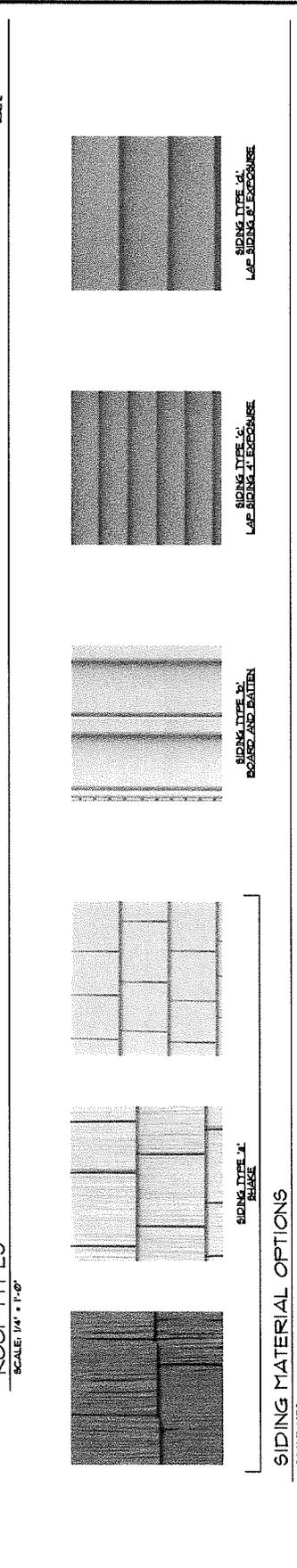
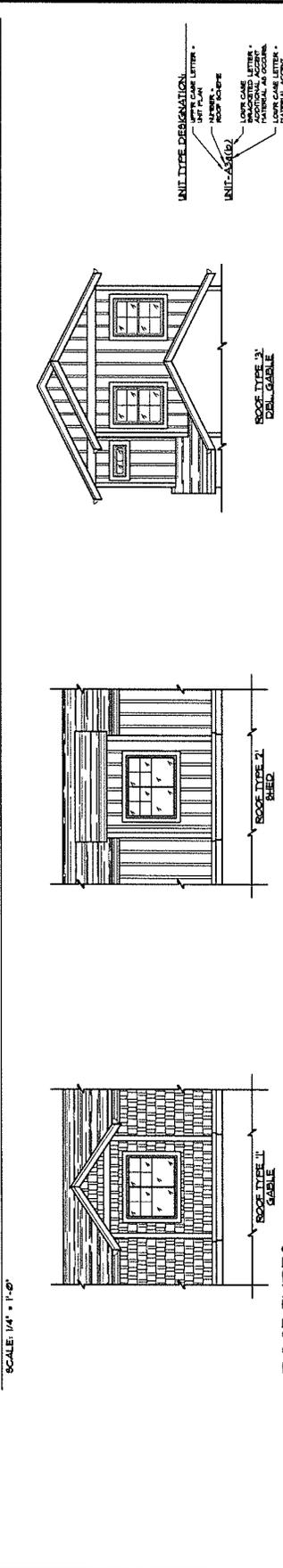
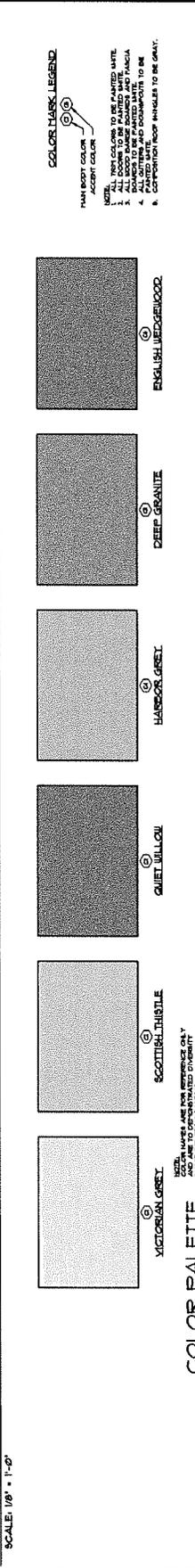
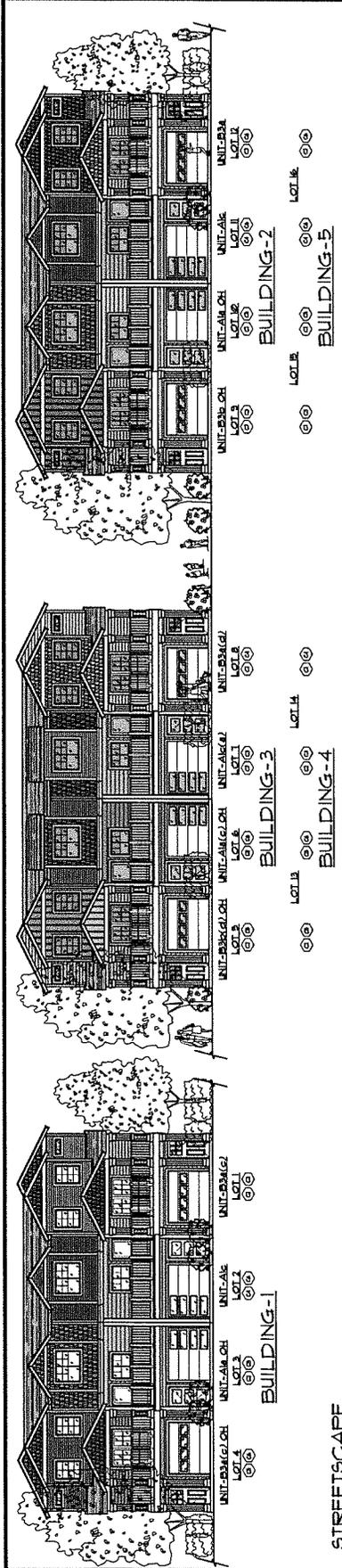
NOT FOR CONSTRUCTION
PRELIMINARY ONLY

POOR Designs
2000 SW 24th
Portland, OR 97205
503-886-8978 (fax)
503-886-8978 (cell)
2 - 1000 S. Riverside
Building Group, Building & Consulting

DATE:	2-2-2009
DESIGNER:	POOR
DRAWN BY:	LAURENCE BRYAN
PROJECT TITLE:	
NO. DATE:	
DESCRIPTION:	

NEW TOWNHOMES
25th AVE. & KINGWOOD ST.
FOREST GROVE - OREGON
KINGWOOD TOWNHOMES

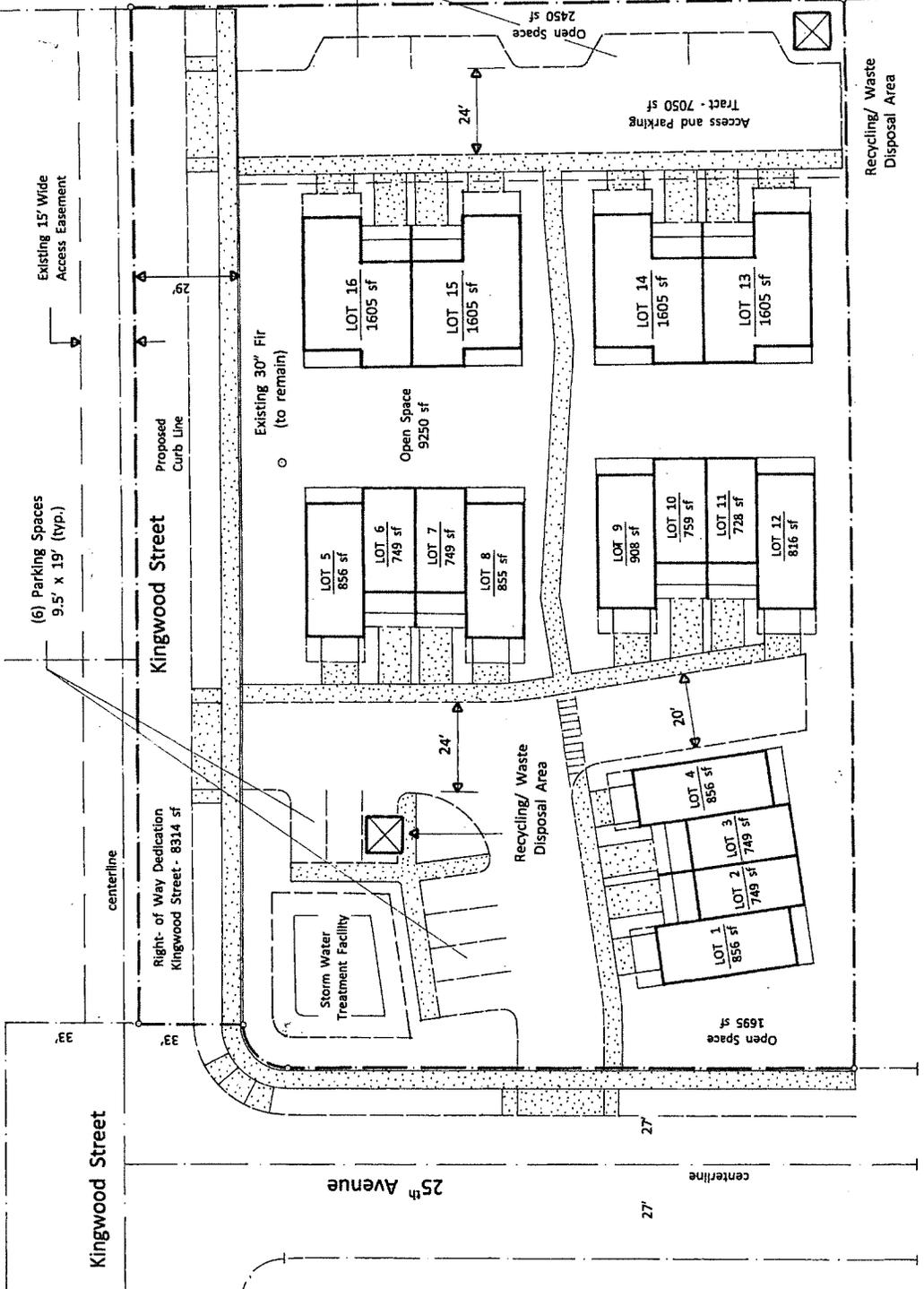
SHEET NO. A7
SCALE: 1/4" = 1'-0"
PROJECT # 05091
© 2009 POOR DESIGNS



" Kingwood Commons "

Proposed 20 Unit Residential Single Family Attached/ Duplex Development at
25th Avenue and Kingwood Street in Forest Grove, Oregon

Lots 1 thru 12 are proposed for Single Family Attached (Townhouse Style) and Lots 13 thru 16 are Proposed as Duplex Units (Attached)



(4) Parallel Parking Spaces
8' x 24' (typ.)

Revised April, 2020	
	TECH. ENGINEERING PO Box 80483 Portland, Oregon 97280 Phone (503) 819-6494
	Heritage Pacific LLC 13750 SW Wilsonville Road Wilsonville, Oregon 97070
"Kingwood Commons" 20 Unit Planned Unit Development	
Master Plan with Required Open Space Areas	
Drawn By : IDJ	Checked By : TLA
Date : January, 2020	Project No. : 2019-4045
Sheet 5 of 7	

WOODFOLD-MARCO MFG. INC.

DOCUMENT NO. 2001-002265

PAGE
DOCUMENT
NO. 2019-035479

Kingwood Street

D=89°58'14"
R=12.00'
A=18.84'
CH=S 44°33'12" E
LC=16.97'

Existing 15' Wide
Access Easement

S 89°28'44" E 29.00'

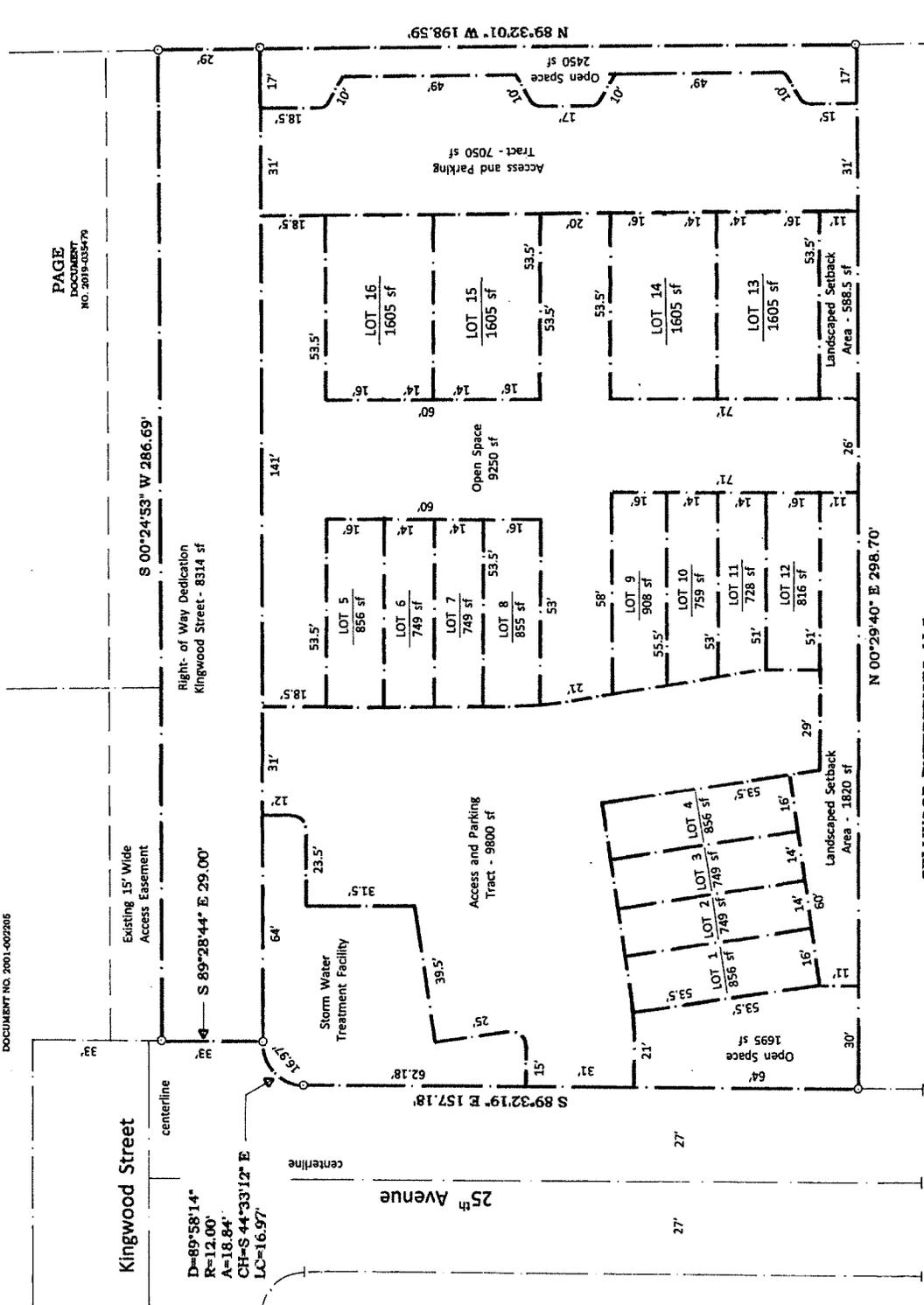
Right-of-Way Dedication
Kingwood Street - 8314 sf

S 00°24'53" W 286.69'

25th Avenue

S 89°32'19" E 137.18'

N 89°32'01" W 198.59'



GRAPHIC SCALE



(IN FEET)

1 inch = 30 ft.

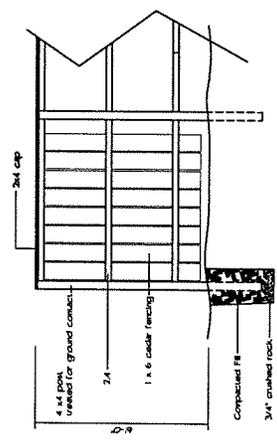
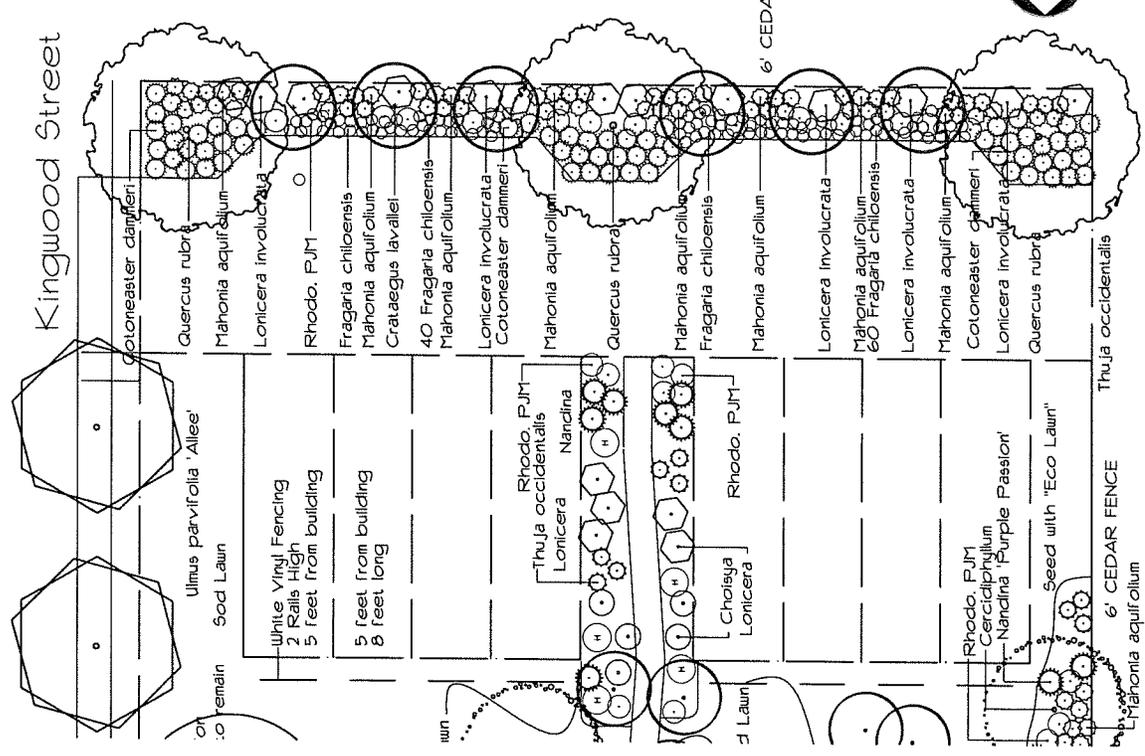
Revised April, 2020
TECH. ENGINEERING PO Box 80483 Portland, Oregon 97280 Phone (503) 819-6494
Heritage Pacific, LLC 13750 SW Wilsonville Road Wilsonville, Oregon 97070 * Kingwood Commons *
Preliminary Plat
Drawn By: JDJ
Checked By: TLA
Date: January, 2020
Project No.: 2019-4045
Sheet 4 of 7

SELLWOOD ENTERPRISES, LLC

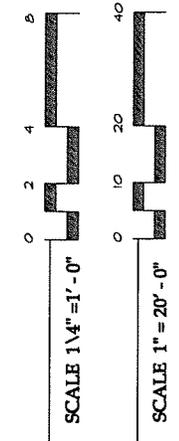
DOCUMENT NO. 2004-18025

STREET TREES

SYMBOL	(QUANTITY) SIZE	SCIENTIFIC NAME COMMON NAME
	(4) 2" caliper	<i>Fraxinus 'Autumn Applause'</i> 'A.A.' Ash
	(6) 2" caliper	<i>Ulmus parvifolia 'Allee'</i> 'Allee' Chinese Elm



Fence Elevation



PLANTING

April 22, 2020

KINGWOOD COMMONS

forest grove, oregon

Heritage Pacific LLC
13750 SW Montgomery Rd
Wilsonville, Oregon 97070
503.740.7221

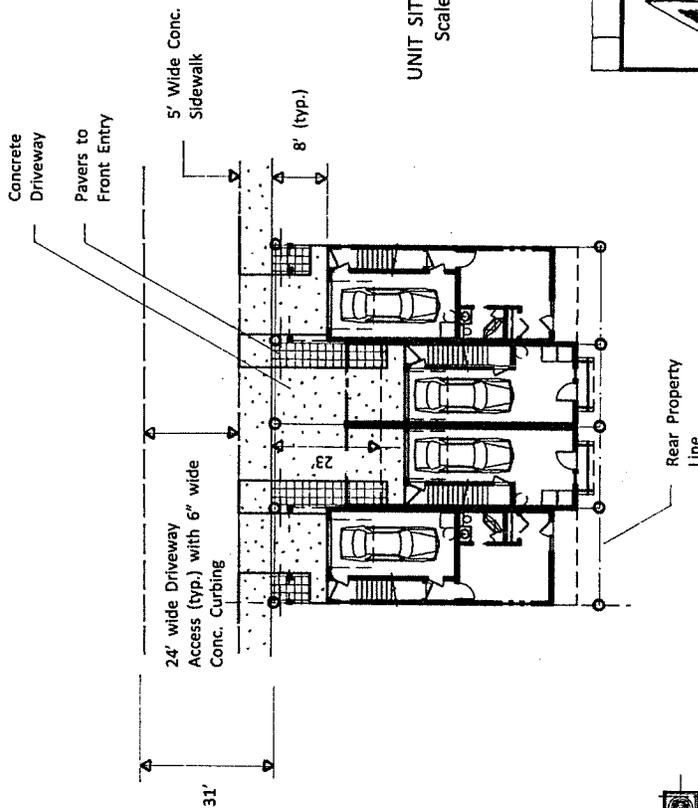
- for -

PLANTING, STREET TREES

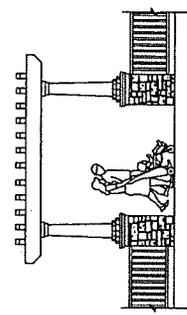
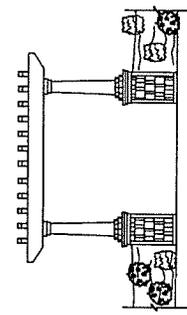
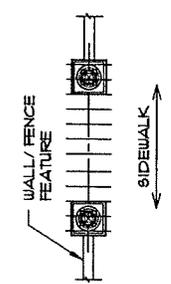
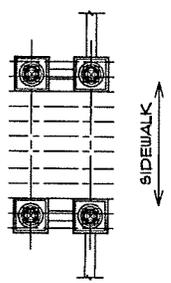
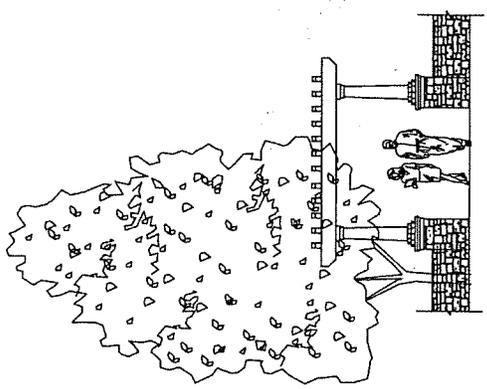
project no: 688 date: 2/10/2020
drawn by: cv checked by: CV

L2

of 3 sheets

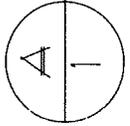


UNIT SITE PLAN (typical)
Scale : 1" = 20'



ARBOR OPTIONS

SCALE: 1/8" = 1'-0"



Revised April, 2020
 TECH. ENGINEERING PO Box 80483 Portland, Oregon 97280 Phone (503) 819-6494
Heritage Pacific, LLC 13750 SW Wisconsin Road Wilsonville, Oregon 97070 * Kingwood Commons *
Unit Site Plan (typical)
Drawn By : JDU Checked By : TLA Date : January, 2020 Project No. : 2019-4045
Sheet 5A of 7

EXHIBIT B

POWERPOINT



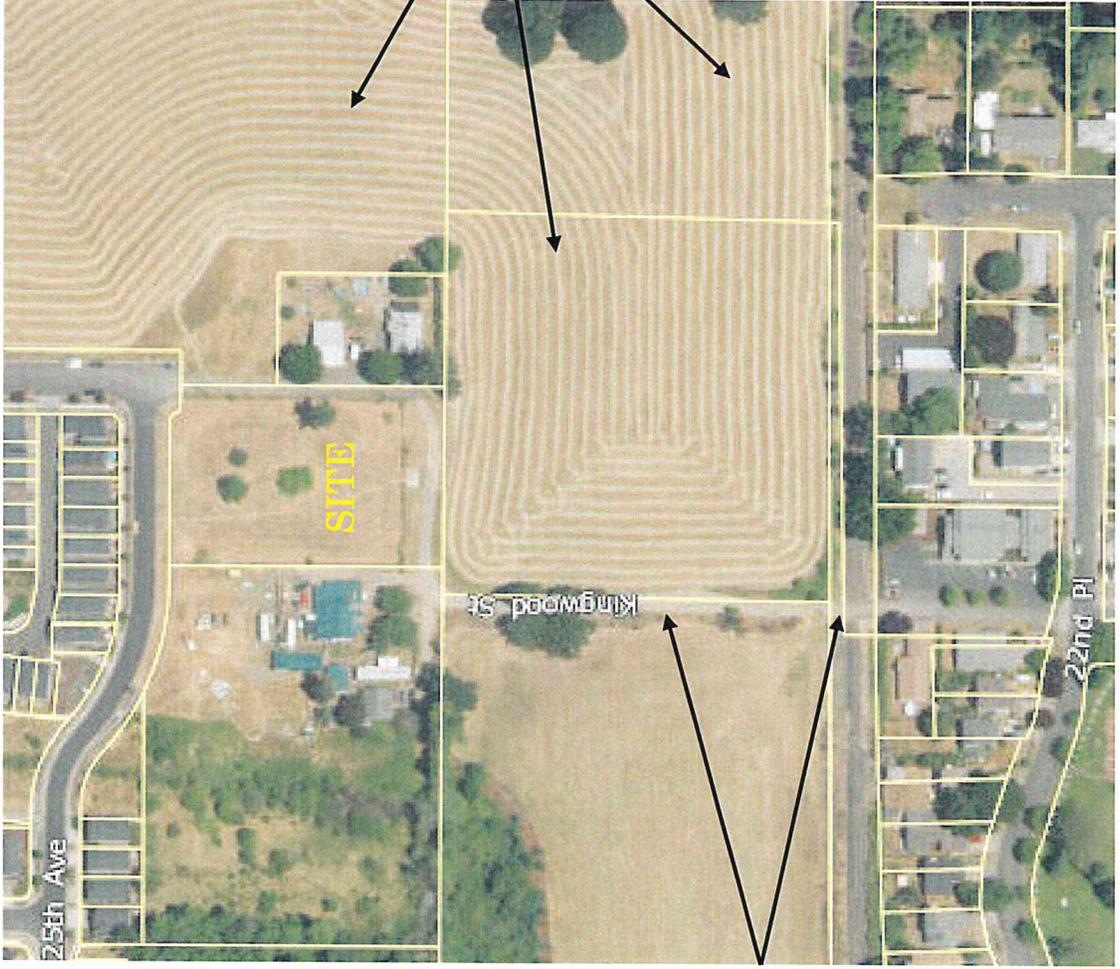
Kingwood Commons Planned Development

James Reitz, AICP
Senior Planner



06/15/20

Aerial View – Site & Vicinity

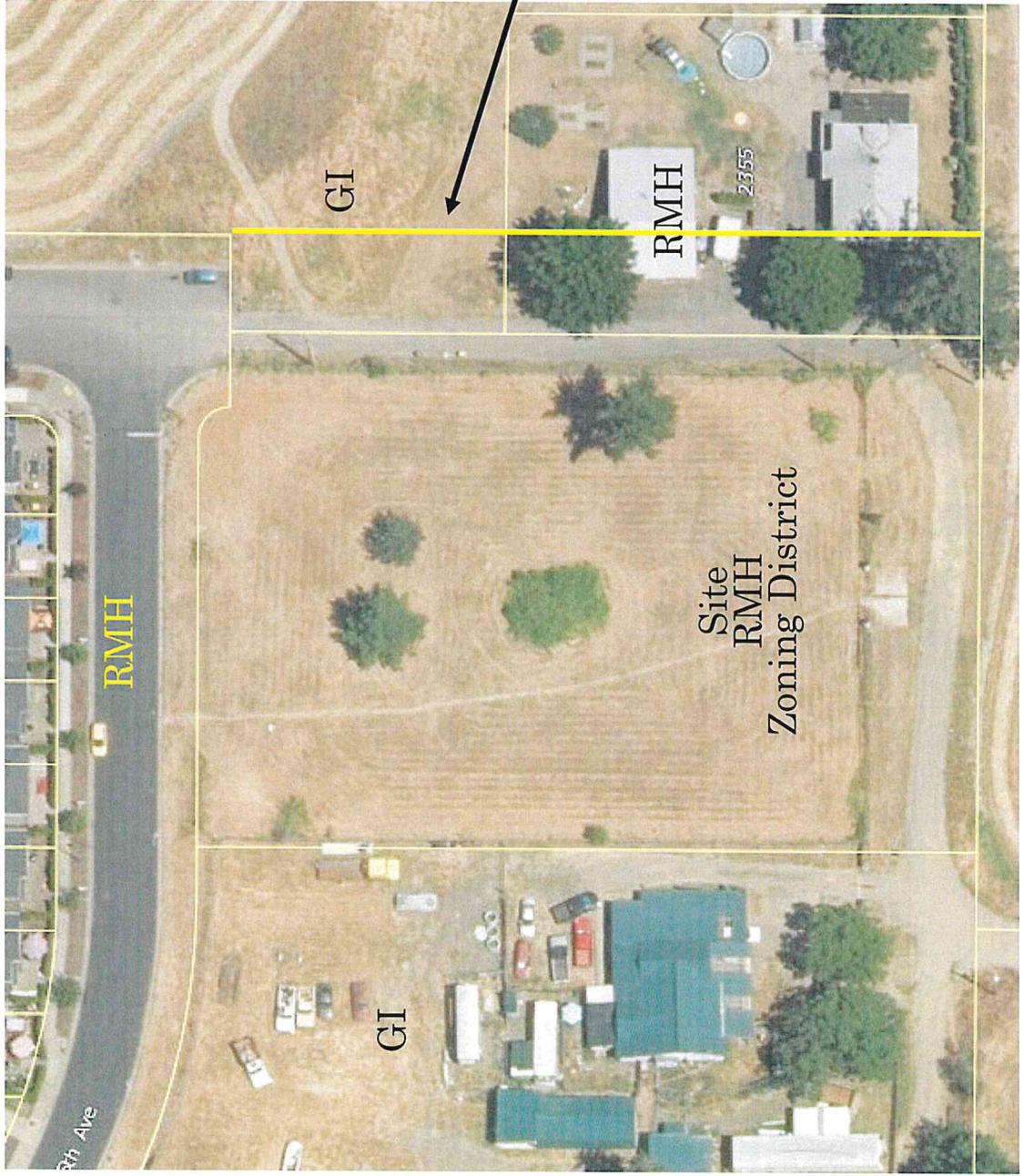


Lands Owned by
Woodfold-Marco
General Industrial
Zoning District

Private Drive and
Private RR Crossing

Bard Park

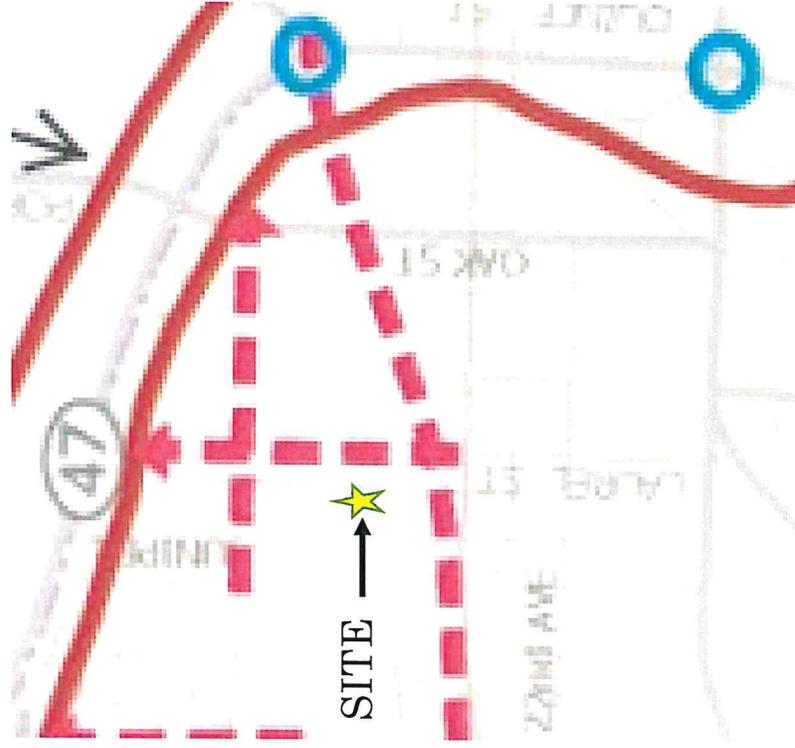
Aerial View - Site



Potential
Future
R.O.W.
Line

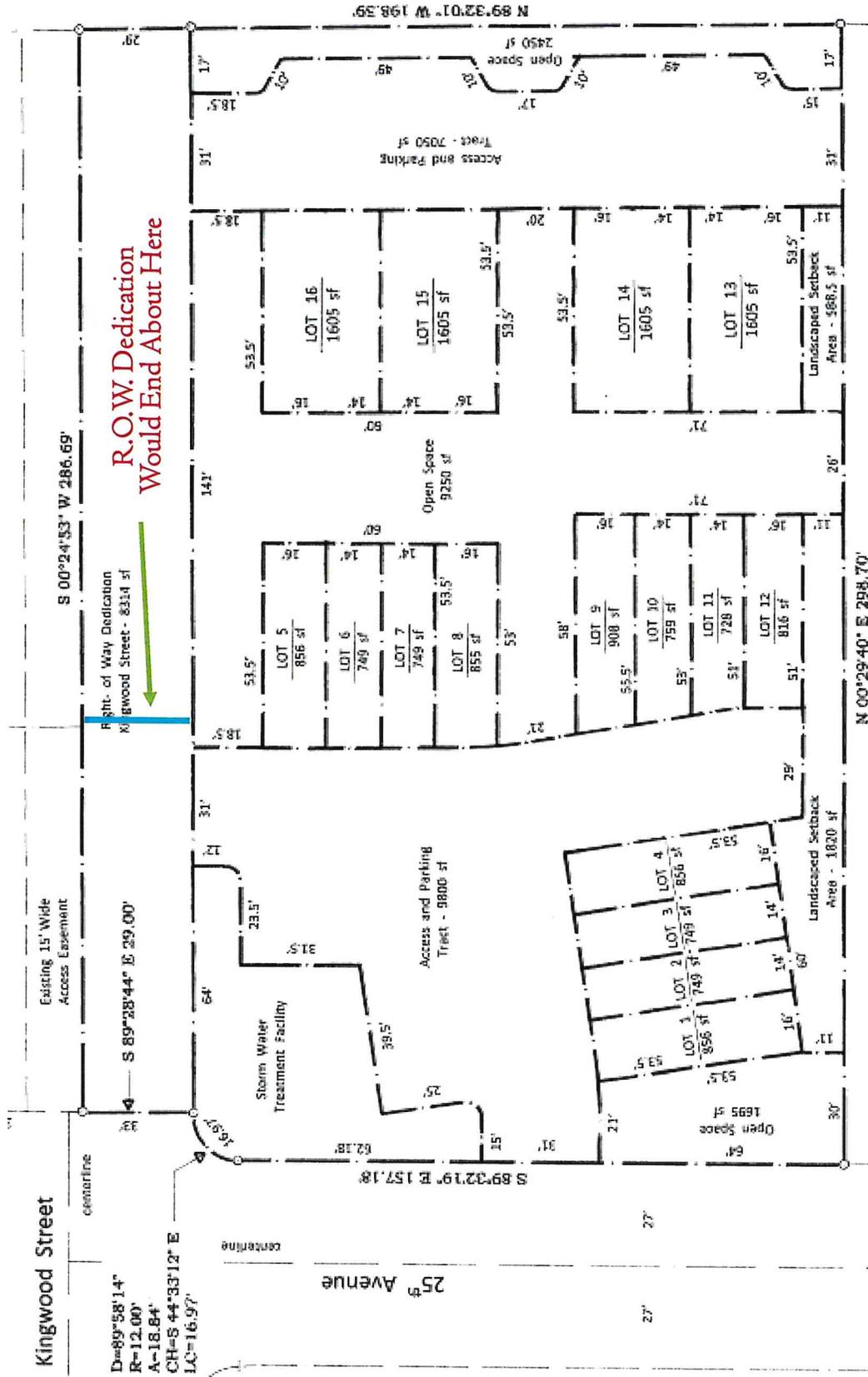
Transportation System Plan

Proposed Collector Streets

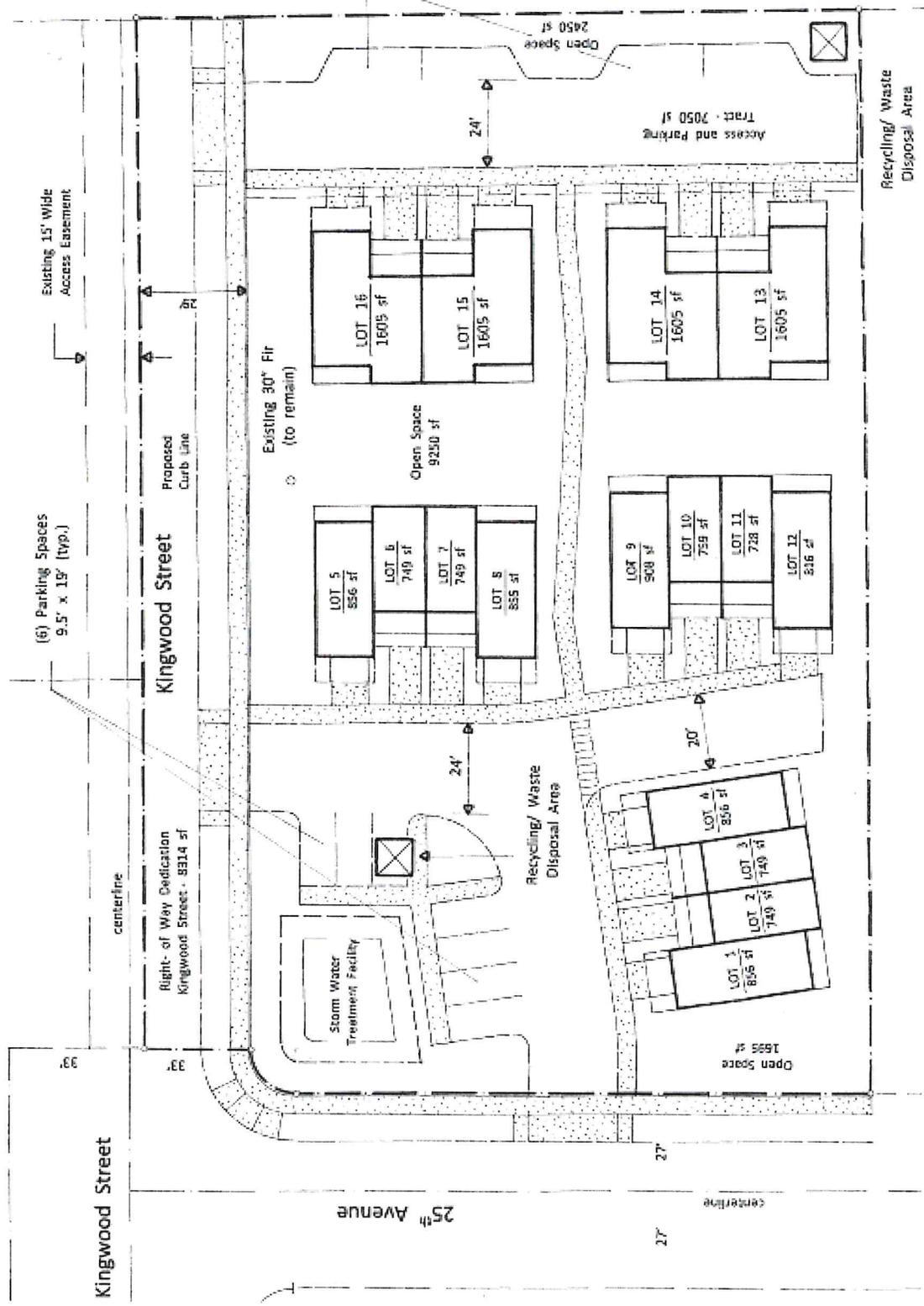


Subdivision Plan

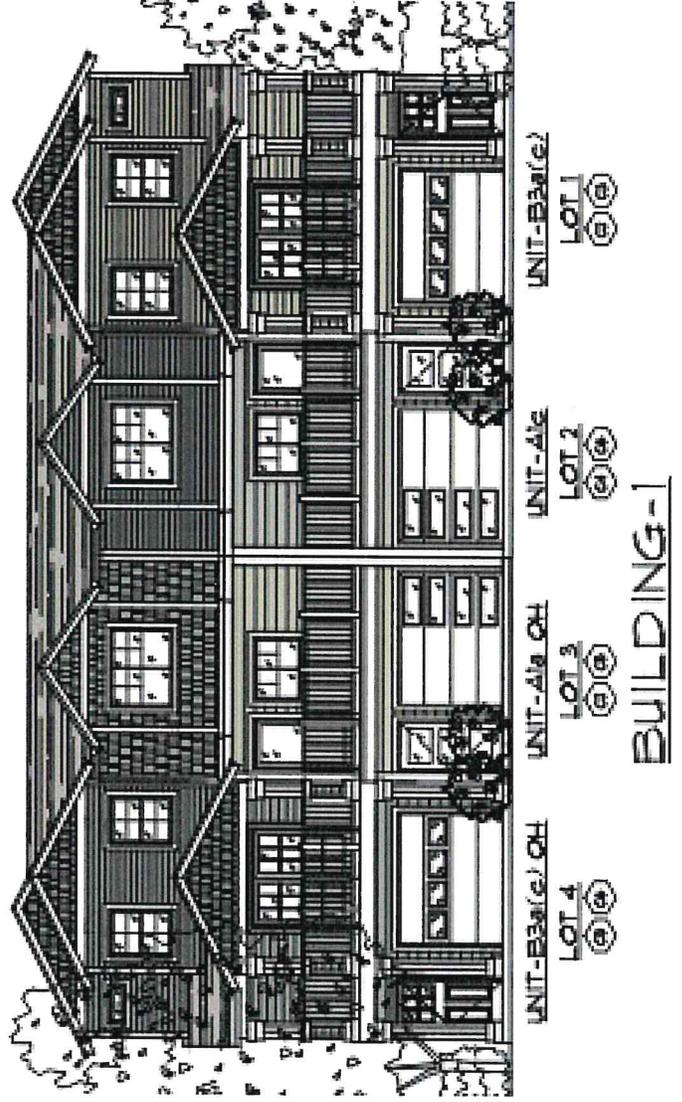
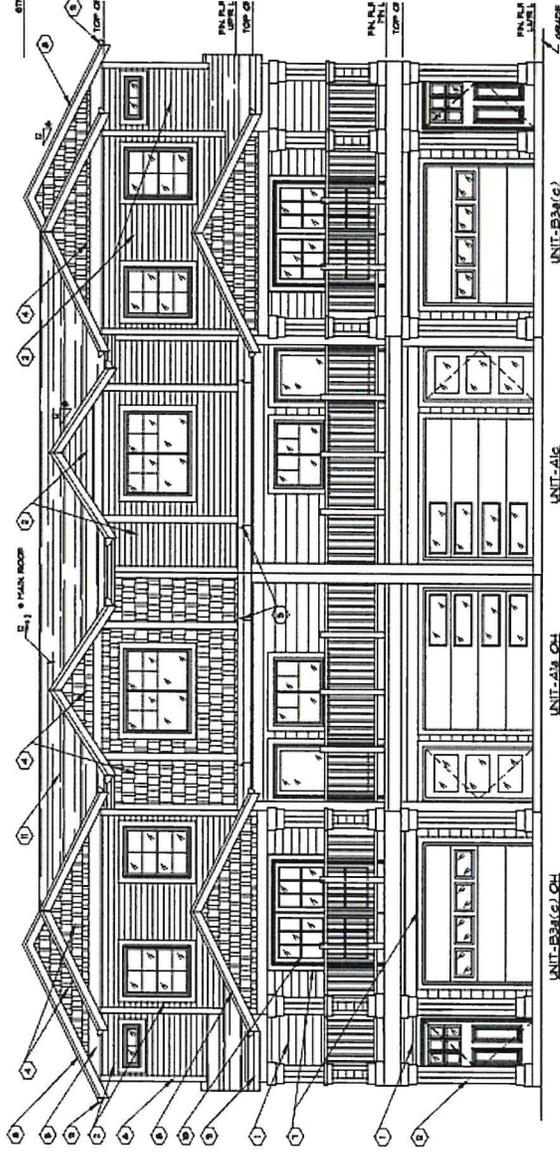
North



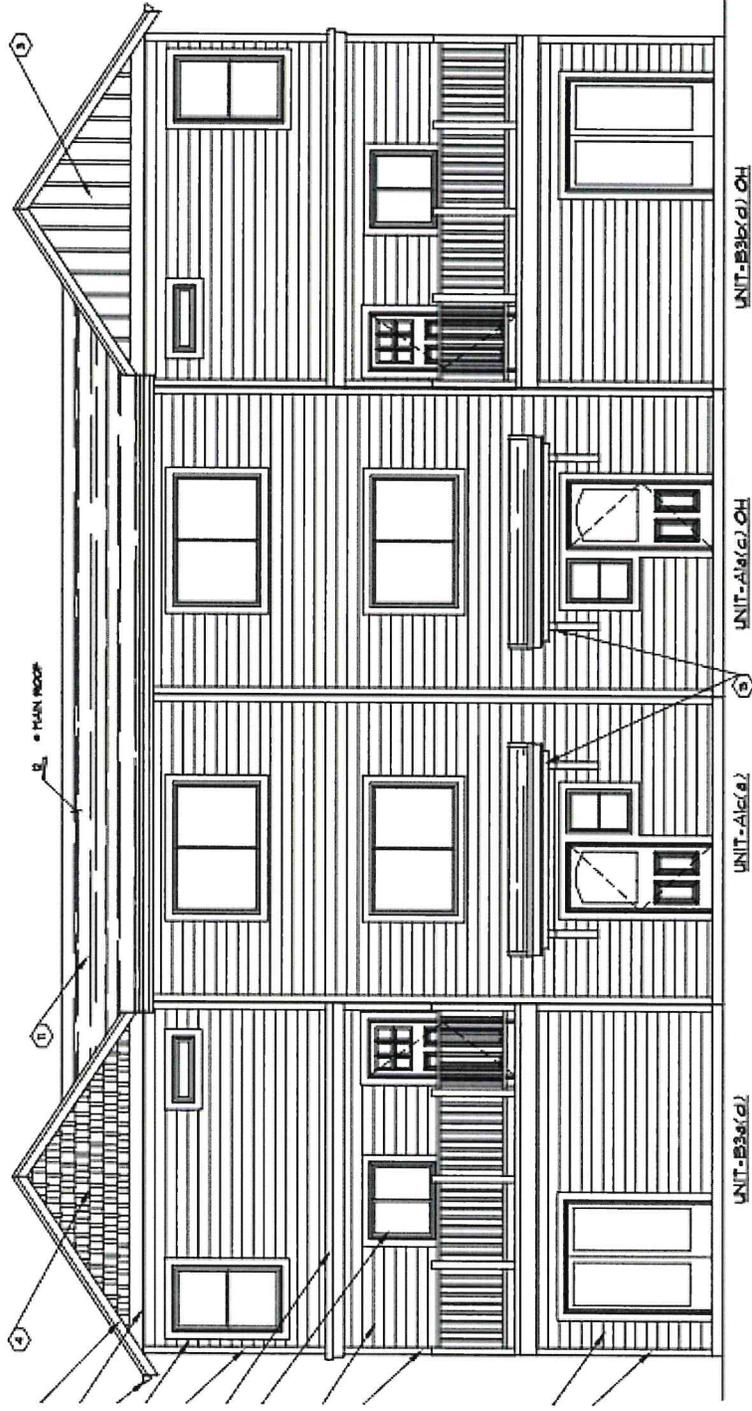
Site Plan



Building 1 Front Elevation



Rear Building Elevation



Recommendation

Staff recommends approval of the Kingwood Commons Planned Residential Development with these 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 shall comply with all applicable City building and development standards, including all dimensional standards and public works specifications.
3. Kingwood Street shall be designed as a cul-de-sac, terminating in the vicinity 2355 Kingwood Street, as approved by the Engineering Department.
4. Install a play structure within a fenced enclosure. At least two benches shall be located nearby.

EXHIBIT C

DEVELOPMENT CODE STANDARDS AND SPECIFICATIONS

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. All plans submitted to date are considered conceptual only. Detailed plans and specifications must be submitted that demonstrate compliance with standards and regulations adopted by the City of Forest Grove and/or all other agencies that have jurisdiction.
3. Submit a geo-tech report of the site conditions. All foundations must incorporate geo-tech requirements.

FINAL PLAT REQUIREMENTS

4. Half-street right-of-way shall be dedicated along Kingwood Street adjacent to the project site to a southern terminus abutting 2355 Kingwood Street.
5. A 10-foot-wide public utility easement shall be denoted along the front lines of all lots, parcels, and tracts abutting 25th Avenue and Kingwood Street. Additional easements may be required for the installation of electrical distribution facilities (transformers, junction boxes, etc. DC §17.8.900(E))
6. Easements to the City of Forest Grove shall be provided over the water quality tract for maintenance of the facility and conveyance system (DC §17.8.615(B), §17.8.635(B) and §17.8.905(E)(2)).
7. Public utility easements shall be provided as necessary for those utilities not located within a street right-of-way (DC §17.8.615)
8. Submit a copy of the proposed final deed restrictions concurrent with the final plat. The CC&Rs shall provide adequate provisions including but not limited to funding for the maintenance of all privately maintained open space and recreation areas, water quality tracts, and access ways. To ensure the funding mechanism is adequate, provide an estimate of the total anticipated maintenance expenses for a ten-year period, and describe how those expenses will be met (DC §17.8.1000 *Conditions, Covenants, and Requirements*).
9. The final plat shall be submitted within two years of tentative plat approval, pursuant to DC §17.6.115 *Effective Period of Tentative Plat Approval*. Upon satisfactory completion, a Mylar copy of the recorded plat shall be provided to the Community Development Department.

OTHER

10. Mailboxes and newspaper receptacles are required; locking mailboxes are recommended. These facilities shall be located in the vicinity of streetlights. Locations and specifications should be confirmed with the Forest Grove Post Office prior to installation. Installation shall occur prior to occupancy of the first home.
11. Install a six-foot-tall fence along the west property line. Installation shall be concurrent with the construction of the public improvements (DC §17.7.040(B) *Residential Fences*).
12. The recycling / waste storage facilities shall be roofed (DC §17.7.205(C) *Design Standards*).
13. All utility connections shall be underground (DC §17.8.645(A) *Underground Utilities*).
14. All lighting 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*.

EXHIBIT D ENGINEERING DEPARTMENT SPECIAL CONDITIONS

15. All required permits shall be secured by developer prior to start of construction (i.e., both on-site and off-site construction permits).
16. Required public facilities shall be in place and accepted by the City Engineer prior to developer's receipt of final building approvals and/or certificate of occupancy for development.
17. Extend water, sanitary sewer and storm sewer in Kingwood Street.
18. Right-of-way shall be dedicated and half-street improvements required
19. No public infrastructure shall be located in landscaped areas. To ensure maintenance access, public infrastructure shall be located in the car park areas.

EXHIBIT E LIGHT AND POWER DEPARTMENT CONDITIONS

20. Submit a CAD file of the site plan showing all wet utilities.
21. Meter equipment and locations shall be confirmed with FGL&PD prior to the start of the electrical design.
22. All lighting within the complex shall be customer-owned and designed by the developer.
23. The developer shall be responsible for providing and installing all vault and conduits.
24. A separate work order shall be created to remove existing poles from the property. The developer shall be responsible for associated expenses plus \$2,050, the per-lot charge applied to the subdivision.
25. A minimum distance of 8 feet shall be maintained between electrical transformers and any combustible structure, overhang, window or door. Consult FGL&PD *Electric Service Requirements & Guidelines* §1.09 Clearances from Utility Equipment for additional clearances and information and also National Electric Safety Code (NESC) Rule 012C.

EXHIBIT F FIRE DEPARTMENT CONDITIONS

26. Fire hydrants shall be installed in compliance with Forest Grove Code (FGC) §153.07. Hydrants shall be equipped with two 2 ½-inch ports and one 4-inch Storz fitting with a cap on the steamer port. Locations shall be identified with blue reflective pavement markers at the street centerline (FGC §153.07).
27. Install an identification sign at the 25th Avenue driveway. This sign shall include the address of the site. The address digits shall be at least six inches tall (FGC §150.098).
28. Install a site map near the 25th Avenue driveway indicating the location of each building and the units within. The location and design of the site map shall be reviewed and approved by the Fire Marshal prior to installation (FGC §150.098).
29. Individual unit numbers shall be at least 4 inches in height and contrast with the background (FGC §150.098).

EXHIBIT G

CORRESPONDENCE

June 5, 2020

Dick & Roberta Reynolds
PO Box 431
Banks, OR 97106

James Reitz, Senior Planner
PO Box 326
1924 Council Street
Forest Grove, OR 97116

RE: Kingwood Commons Planned Residential Development (File # 311-20-000010-PLNG)

Dear City of Forest Grove,

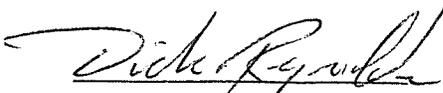
Please accept our letter in support for the approval of the Kingwood Commons Planned Residential Development. The Kingwood Commons Planned Development has been designed and engineered to be as good or better than a twenty dwelling unit development produced under the standard base zone requirements. The Kingwood Commons proposal is compliant with the City Comprehensive Plan and Zoning Map. The Planned Development application packet addresses the applicable criteria and demonstrates compliance with the City Development Code for the Residential Multi-Family High Density Zone (RMH). The Target number of dwelling units per net acre in this zone is 20.28. In Kingwood Commons there are twenty (20) dwelling units proposed with twelve (12) single-family dwellings on twelve (12) lots and eight (8) duplex dwellings located on four (4) lots, which also addresses the mixture of housing types standard.

The Open Space requirement of 20% has been addressed with over 10,885 square feet of dedicated open area. The dwelling units and open space are also complemented with an aesthetically pleasing landscape plan with a variety of plant material to help add texture and buffering. The infrastructure and utilities are designed in coordination with the City Engineering Department and in compliance with City and Regional standards.

The Site Plan includes a safe, connective and efficient vehicle, bicycle, pedestrian and emergency vehicle circulation system that complies with City standards. The traffic analysis demonstrates that at both target and maximum dwelling density the transportation system is not compromised. The existing system with the proposed transportation improvements will safely support the vehicle trip generation without negative impacts or failure.

In conclusion the Kingwood Commons development will help address the need for multi-family residential housing in the City with twenty new dwelling units that are compatible, safe and complementary with the abutting neighborhood. Kingwood Commons is a quality and important addition to the existing neighborhood and to the City. Thank you for the opportunity to participate.

Sincerely,


Dick Reynolds


Roberta Reynolds, Property Owner