



DESIGN REVIEW COMMITTEE
WELCHES 40-UNIT MULTI-FAMILY DEVELOPMENT

Z0323-18-D

October 9, 2018



PROPOSAL

- The applicant proposes the following:
 - *Clearance of the site with retention of mature trees, as possible.*
 - *Development of 40 units of multi-family housing. Unit mix is to be entirely of one bedroom and studio apartments.*
 - *Construction of tenant amenity areas, parking, circulation, landscaping, and other site improvements.*
 - *Construction of a highway approach to US 26 along with a segment of the multi-use path, as identified in The Village at Mt. Hood Pedestrian and Bikeway Implemental Plan.*

BACKGROUND

- The subject property of approximately 2 acres is located on the south side of US 26 in Welches, approximately 450 feet west of E Woodsey Way.
- The site is currently vacant and heavily vegetated with a range of both native and invasive plants.
- The development area is set within the context of a scenic highway corridor with a which has developed incrementally over time. As such, patterns of land development and existing architectural character vary somewhat significantly.
- The property is zoned Mountain Recreational Residential, a zoning designation it shares with the existing single family neighborhood immediately to the south.
- To the east the property is adjacent to an electrical substation facility and to the west it is adjacent to a single-family neighborhood, both of these properties carry HR Hoodland Residential (HR) zoning.
- To the north, across US 26, is a single family neighborhood zoned Recreational Residential (RR). posed parking exceeds, albeit slightly, the minimum parking required by Section 1015 of the ZDO.
- Though the subject site is near the Barlow Road Historic Corridor, staff has determined that none of the property is within the corridor and that off-site improvements do not trigger a review by the Historic Review Board.

LOCATION MAP



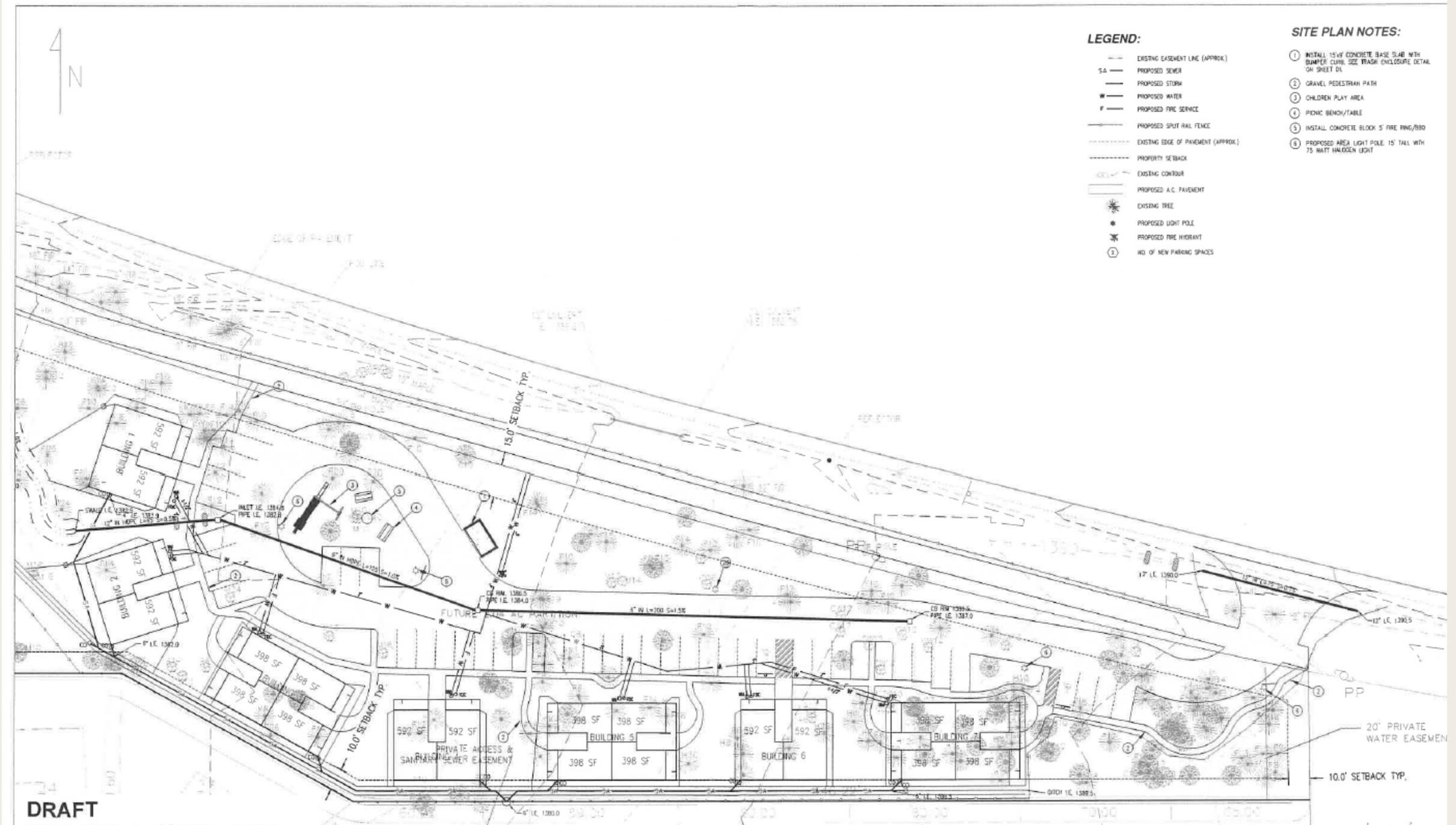
Existing Condition – US 26



Existing Condition – Adjacent Development



SITE PLAN



LANDSCAPE PLAN

Landscape Notes

1. Stock pile existing top soil to reuse in planting. Keep building material clear of topsoil.
2. Excavate tree pit 2 ft. greater in diameter than root ball. Planting base to be native friable loam topsoil free of stones and debris. Backfill with top soil mix 6" beneath ball or roots
3. Use Complete fertilizer
Rhododendron 5-10-10
PlantFood 10-10-10
4. Stake and tie all trees
5. Extend ground cover under trees
6. Irrigate using hoses up to 100 feet from building hoar bibs

Existing Trees Species

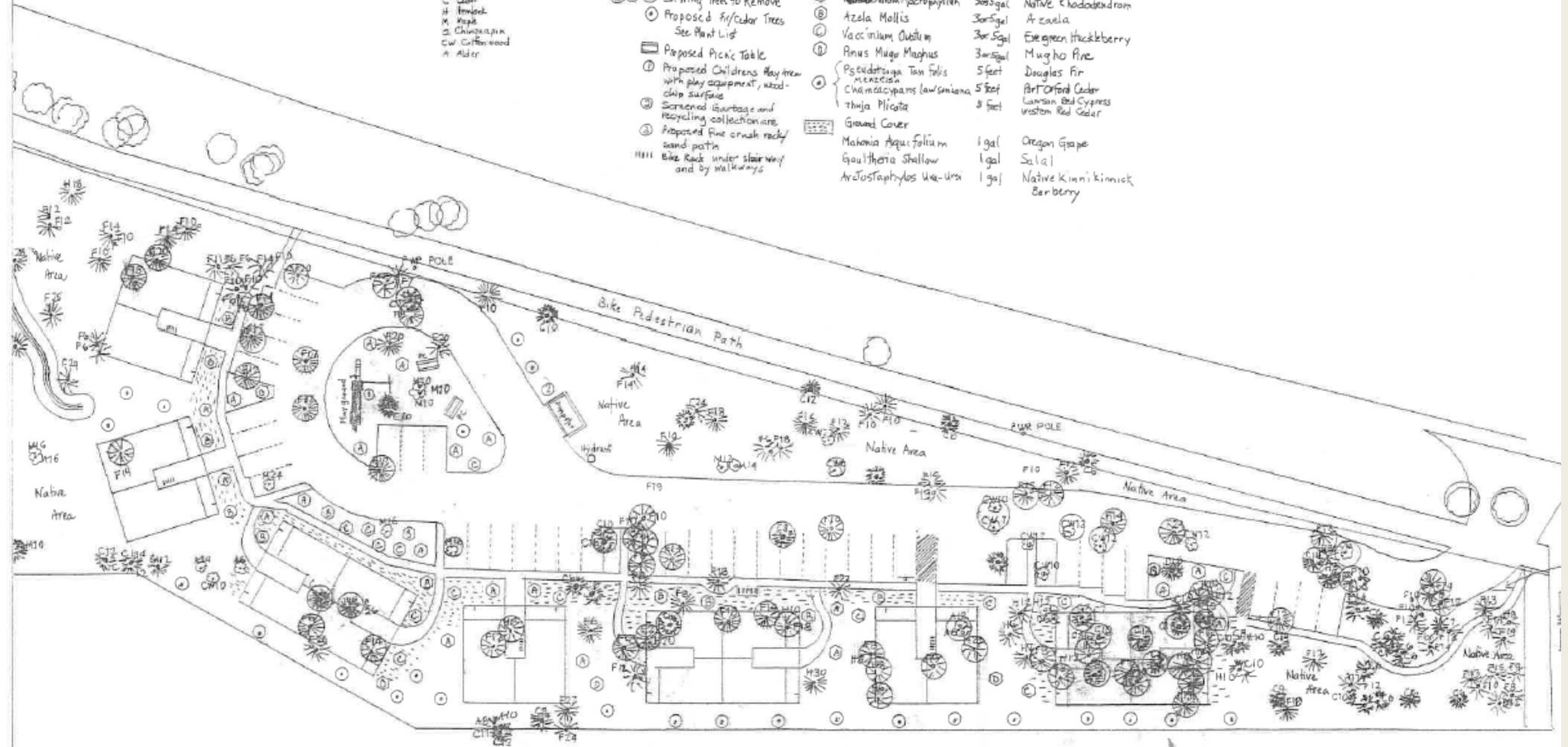
- F Fir
- C Cedar
- H Hemlock
- M Maple
- S Chinquapin
- CW Cottonwood
- A Alder

- ⊗ Existing Trees to Remain
- ⊙ Existing Trees to Remove
- ⊕ Proposed Fir/Cedar Trees
See Plant List

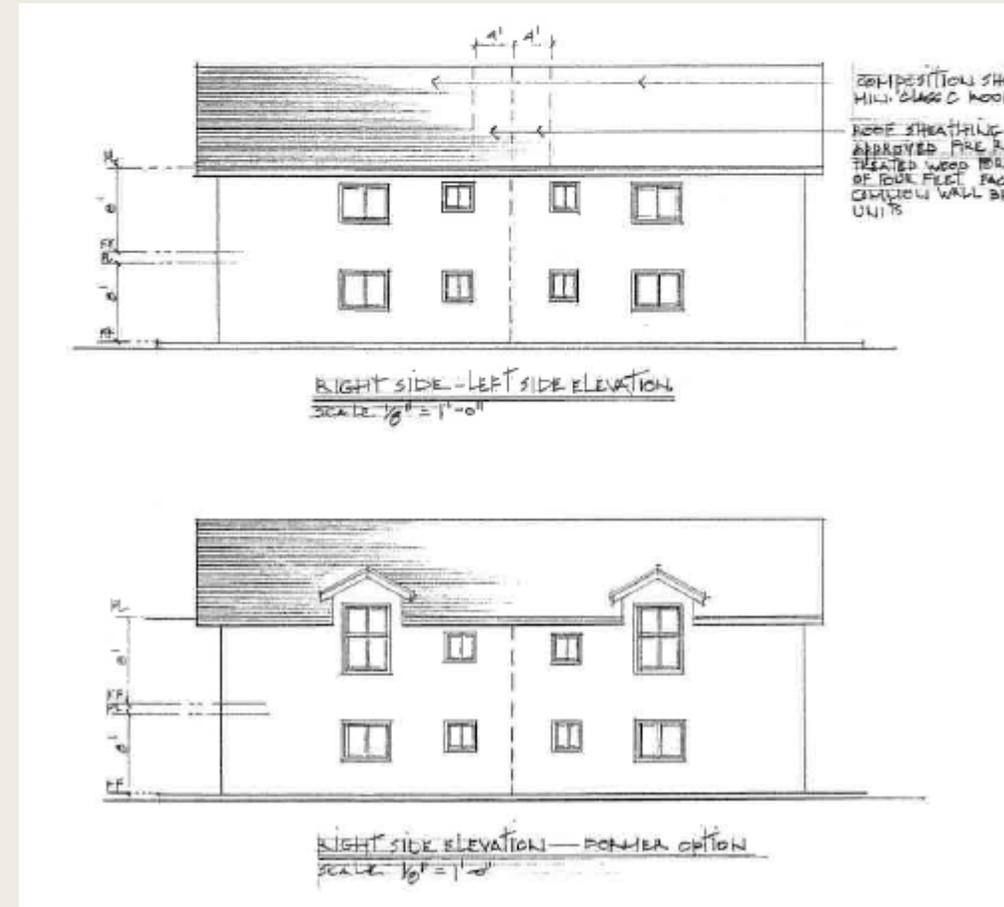
- ▭ Proposed Picnic Table
- ① Proposed Childrens Play area with play equipment, wood-chip surface
- ② Screened Garbage and Recycling collection area
- ③ Proposed fine crush rock sand path
- ||||| Bike Rack under stairway and by walkways

Plant List

Symbol	Botanical Name	Size	Common Name
⊗	Rhododendron Macrophyllum	30x5gal	Native Rhododendron
⊙	Azela Mollis	30x5gal	Azalea
⊕	Vaccinium Ostinum	30x5gal	Evergreen Huckleberry
⊕	Pinus Mugo Maghus	30x5gal	Mugo Pine
⊕	Pseudotsuga Taxifolia menziesii	5 feet	Douglas Fir
⊕	Chamaecyparis lawsoniana	5 feet	Port Orford Cedar
⊕	Thuja Placata	5 feet	Lambton Red Cypress western Red Cedar
▭	Ground Cover		
▭	Mahonia Aquifolium	1gal	Oregon Grape
▭	Gaultheria Shallow	1gal	Salaal
▭	Arctostaphylos Uva-Ursi	1gal	Native Kinnikinnick Bearberry



BUILDING ELEVATIONS – Studio Units

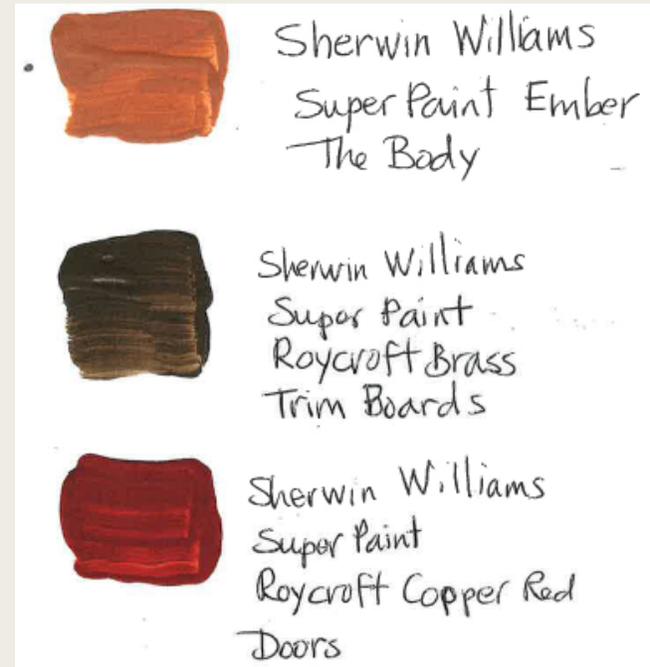


BUILDING ELEVATIONS – One Bedroom Units



BUILDING MATERIALS

- The primary façade material proposed for buildings in the development is “T1-11” siding which is a common residential building material in the region. This is the same material as another of the applicants developments, pictured below. Buildings are proposed to be painted in warm, rustic tones. Roofs are to be clad in brown architectural roofing shingles.



CRITERIA

- Section 317 – Mountain Recreational Residential (MRR) District
- Section 1002 – Protection of Natural Features
- Section 1005 – Sustainable Site and Building Design
- Section 1006 – Water Supply, Sanitary Sewer, Surface Water & Utilities Concurrency
- Section 1007 – Roads and Connectivity
- Section 1008 – Storm Drainage
- Section 1009 – Landscaping
- Section 1010 – Signs
- Section 1012 – Density
- Section 1015 – Parking and Loading
- Section 1021 – Refuse and Recycling
- Section 1102 – Design Review

DESIGN REVIEW ISSUES

- Section 317 – Mountain Recreational Residential (MRR) district
 - *The submitted drawings indicate a 10 foot rear yard setback.*
 - *However, per the table in footnote 5 of ZDO 317.04, the required rear setbacks for the proposed buildings is 15 feet, based on their height and adjacency to properties developed with single-family housing.*
 - This issue is addressed by a condition of approval.

DESIGN REVIEW ISSUES

- Section 1005 – Building and Site Design
 - Staff identified a number of issues related to the design of the buildings and the layout of the site. These included the architectural emphasis of some facades, placement of roof vents, site lighting, signage, design for security, screening of mechanical equipment, and evidence of the ‘Additional Requirements’ section of 1005.
 - These issues have been addressed through conditions of approval.

DESIGN REVIEW ISSUES

- Section 1008 – Surface Water
 - WES has provided conditions of approval to indicated that there is sufficient storm water capacity to serve the site. However, the applicant still needs to submit a Preliminary Statement of Feasibility from WES.
 - This issue is addressed by a condition of approval.

DESIGN REVIEW ISSUES

- Section 1009 – Landscape
 - Staff identified several issues related to the landscape design including a requirement for additional buffering between the development and adjacent single family homes, a guarantee of the landscape materials, use of evergreen trees that meet the dimensional standards of the ordinance, evidence that the size/spacing and ground cover requirements will be met, and additional information related to irrigation of landscape.
 - These issues are addressed by conditions of approval.

DESIGN REVIEW ISSUES

- Section 1015 – Parking

- The site plan did not indicate tire stops at the parking spaces adjacent to landscaped areas, as required by 1015.04(B)(10).
- The application indicated in narrative form the intention to provide a sufficient number of bicycle racks to satisfy the numeric requirements of this section. However, no specific information as to the location or design of the bicycle parking were provided to substantiate compliance with the location and design requirements.
 - These issues are addressed by conditions of approval.

DESIGN REVIEW ISSUES

- Section 1021 – Refuse and Recycling Standards
 - Included on the site plan were the location and dimensions of the recycling and refuse collection area, however no information was provided as to level of service for the site, whether the proposed site for the refuse and recycling area could be easily accessed by the waste service provider, the nature of the required enclosure, or the inclusion of required signage on the refuse and recycling area.
 - These issues are addressed by conditions of approval.

STAFF RECCOMENDATION

- Planning staff recommends approval of proposal, with conditions to ensure compliance with ordinance standards.