

ORDINANCE NO. 612

AN ORDINANCE OF THE CITY OF WILSONVILLE APPROVING A ZONE MAP AMENDMENT FROM THE PUBLIC FACILITY (PF) ZONE TO VILLAGE (V) ZONE ON APPROXIMATELY 16.48 ACRES IN CENTRAL PORTION OF VILLEBOIS VILLAGE, ADOPTING ZONING ORDER DB06-0006 AND APPROVING SPECIFIC AREA PLAN-CENTRAL, PLACEMENT OF CURB EXTENSIONS WITHIN SAP-CENTRAL AS A MINOR ALTERNATION TO THE TRANSPORTATION SYSTEMS PLAN, SAP-CENTRAL ARCHITECTURAL PATTERN BOOK, VILLAGE CENTER ARCHITECTURAL STANDARDS, MASTER SIGNAGE AND WAYFINDING PLAN, COMMUNITY ELEMENTS BOOK, RAINWATER MANAGEMENT PROGRAM AND PLAN, PRELIMINARY DEVELOPMENT PLAN-PHASE I, TYPE 'C' TREE PRESERVATION AND REMOVAL PLAN, TENTATIVE SUBDIVISION PLAT (SMALL LOTS), FINAL DEVELOPMENT PLANS FOR THE ALEXAN AT VILLEBOIS APARTMENTS AND BUILDING 1F, FINAL DEVELOPMENT PLAN FOR THE SEVILLE ROW AND LES BOIS ROWHOMES, AND FINAL DEVELOPMENT PLANS FOR THE CARVALHO CONDOMINIUMS AND VILLAGE CENTER PROMINADE ON TAX LOTS 2900 AND 2990, SECTION 15, T3S-R1W, CLACKAMAS COUNTY, OREGON. COSTA PACIFIC COMMUNITIES - VILLEBOIS, LLC, AND TRAMMEL CROW RESIDENTIAL APPLICANTS.

WHEREAS, On May 15, 2006, Panel B of the Development Review Board reviewed proposed Zone Map Amendment (File No. DB06-0006), and other land use applications, including;

DB06-0005 (Requests A through F):

- A. Specific Area Plan (SAP) – Central. (Volumes I and II)
- B. Placement of curb extensions within SAP-Central, as a Minor Alternative to the Transportation Systems Plan
- C. C1. SAP-Central Architectural Pattern Book. (Vol. VII)
C2. Village Center Architectural Standards. (Vol. III)
- D. Master Signage and Wayfinding Plan. (Vol. IV)
- E. Community Elements Book (Vol. V)
- F. Rainwater Management Program and Plan. (Vol. VI)

DB06-0006 (Requests G through J):

- G. Zone Map Amendment
- H. Preliminary Development Plan for Phase I
- I. Type 'C' Tree Plan

- J. Tentative Subdivision Plat (Small Lot)
- K. DB06-0010-Final Development Plan for The Alexan at Villebois Apartments and Building 1F
- L. DB06-0011-Final Development Plan for The Seville Row and Les Bois Rowhomes.
- M. DB06-0012 - Tentative Subdivision Plat (Large Lot). The DRB approved this case-file.

DB06-0024 – Carvalho Condominiums and Village Center Promenade, and,

WHEREAS, on April 24, 2006 and May 15, 2006, the DRB Panel B conducted public hearings to review the applications, and, upon taking testimony, reviewing the materials submitted by the applicant and staff, deliberated and adopted Resolution Numbers 62, 68 and 69, approving the SAP-related applications and recommending approval, with conditions, of the Zone change application, and

WHEREAS, the City Council called the SAP-related matters up and scheduled a public hearing for all the applications, and

WHEREAS, Council conducted a public hearing on the applications on June 5, 2006, took testimony and evidence from interested parties on the above-referenced applications, continued the hearing to June 19, 2006 for further testimony, and upon consideration of the entire record herein, determines that the applications conditionally meet applicable approval criteria.

NOW, THEREFORE, THE CITY OF WILSONVILLE ORDAINS AS FOLLOWS:

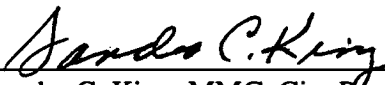
Section 1. Findings. The City Council adopts as findings and conclusions the forgoing recitals and the staff reports in this matter dated May 15, 2006, and June 19, 2006 including the DRB resolutions attached thereto, which reports are labeled Exhibit A and Exhibit B, and which are attached hereto and incorporated herein as if fully set forth.

Section 2. Zoning Order. The official City of Wilsonville Zone Map is hereby amended in Zoning Order DB06-0006, attached hereto, from *Public Facility (PF)* zone to *Village (V)* zone

on Tax Lot 2900, Section 15, T3S-R1W, Clackamas County, Oregon, as depicted on the attached map (Attachment 1), Clackamas County, Wilsonville, Oregon and described in attached legal description (Attachment 2).

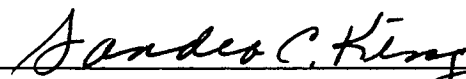
Section 3. Order. The City Council hereby approves the above-referenced Specific Area Plan-Central, Placement of curb extensions within SAP-Central as a Minor Alternative to the Transportation Systems Plan, SAP-Central Architectural Pattern Book, Village Center Architectural Standards, Master Signage and Wayfinding Plan, Community Elements Book, Rainwater Management Program and Plan, Preliminary Development Plan for Phase I, Type 'C' Tree Plan, Tentative Subdivision Plat (Small Lot), Final Development Plan for The Alexan at Villebois Apartments and Building 1F, Final Development Plan for The Seville Row and Les Bois Rowhomes, and Carvalho Condominiums and Village Center Promenade subject to those conditions, as amended on the record by Council, specified in the Attached Staff reports and DRB resolutions.

SUBMITTED to the Wilsonville City Council and read for the first time at a regular meeting thereof on the 5th day of June 2006, and scheduled for second reading at a regular meeting thereof on the on 19th of June, 2006 commencing at the hour of 7 P.M. at the Wilsonville Community Center.

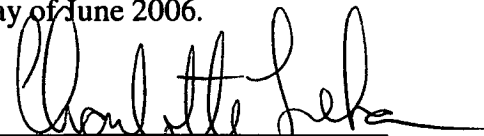

Sandra C. King, MMC, City Recorder

ENACTED by the City Council on the 19th day of June, 2006, by the following votes:

Yes:-4- No:-0-


Sandra C. King, MMC, City Recorder

DATED and signed by the Mayor this 21st day of June 2006.


CHARLOTTE LEHAN, MAYOR

SUMMARY OF VOTES:

Mayor Lehan Yes
Councilor Kirk Yes
Councilor Ripple Yes
Councilor Knapp Excused
Councilor Holt Yes

Attachments:

Zoning Order DB06-0006
Attachment 1: Map depicting zone change
Attachment 2: Legal Description
Exhibit A - DRB Panel B Staff Report
Exhibit B – June 19, 2006 Planning Division Staff Report to Council

**BEFORE THE CITY COUNCIL OF
CITY OF WILSONVILLE, OREGON**

In the Matter of the Application of
Costa Pacific Communities -Villebois LLC
for a Rezoning of Land
and Amendment of the City of Wilsonville
Zoning Map incorporated in Section
4.102 Wilsonville Code.

ZONING ORDER DB06-0006

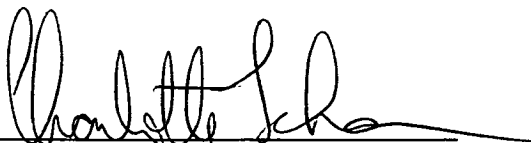
The above-entitled matter is before the Council to consider the application of Costa Pacific Communities -Villebois LLC, for a Zone Map Amendment and an order amending the official Zoning Map as incorporated in Section 4.102 of the Wilsonville Code.

It appears to the Council that the property, which is the subject of this application, is described as follows: The southeast portion of Tax Lot 2900 in Section 15, T3S-R1W, Clackamas County, Wilsonville, Oregon, and such property has heretofore appeared on the Clackamas County Zoning Map as *Public Facility (PF)*.

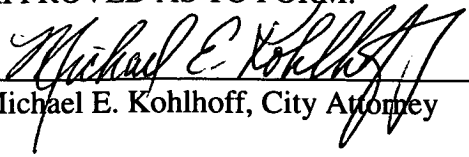
The Council having heard and considered all matters relevant to the application, including the Development Review Board record and recommendation, finds that the application should be approved, and it is therefore,

ORDERED that approximately 16.48 acres of Tax Lot 2900, in Section 15, T3S-R1W, Wilsonville, Clackamas County, Oregon, more particularly shown in proposed zone map amendment map, Attachment 1 and described in Attachment 2 to this order, is hereby rezoned *to Village (V)*, and such rezoning is hereby declared an amendment to the Wilsonville Zoning Map (Section 4.102 WC) and shall appear as such from and after entry of this Order.

Dated: This 21st day of June, 2006.


CHARLOTTE LEHAN, MAYOR

APPROVED AS TO FORM:



Michael E. Kohlhoff, City Attorney

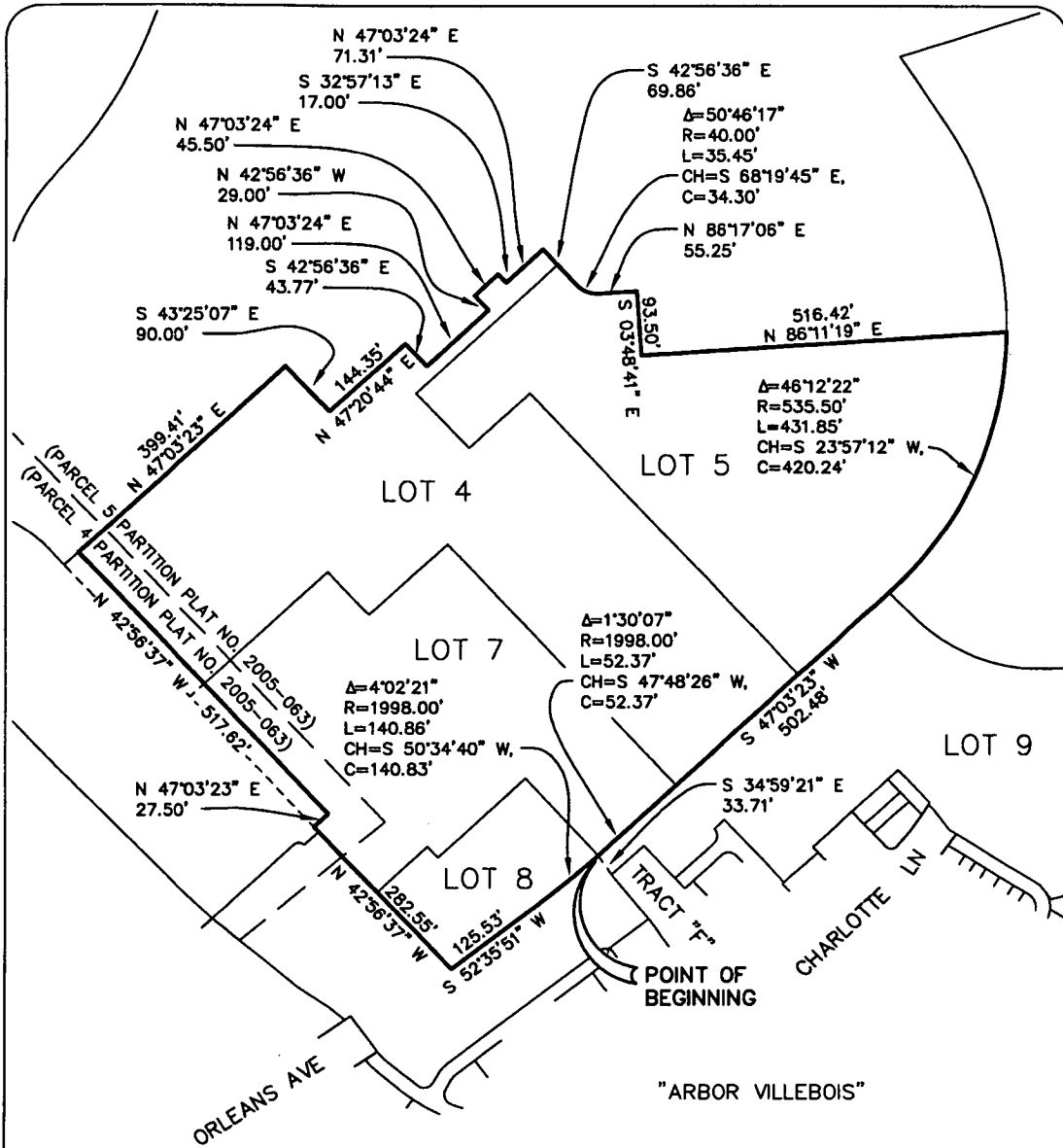
ATTEST:



Sandra C. King, MMC, City Recorder

Attachment 1: Map depicting zone change
Attachment 2: Legal Description

N:\proj\398-027\dwg\Survey\398027EXH1.dwg - SHEET: Layout 1 May 24, 2006 - 3:15pm bja



DRAWN BY: BJA DATE: 05/24/06
 REVIEWED BY: MRG DATE: 05/24/06
 PROJECT NO.: 0398-0027
 SCALE: 1" = 200'
EXHIBIT MAP



MAY 24, 2006
LEGAL DESCRIPTION
JOB NO. 0398-0027



A TRACT OF LAND BEING A PORTION OF PARCELS 4 AND 5 OF PARTITION PLAT NO. 2005-063 LOCATED IN SECTION 15, TOWNSHIP 3 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FROM WHICH THE MOST WESTERLY CORNER OF TRACT "F" OF THE PLAT OF ARBOR VILLEBOIS BEARS SOUTH 34°59'21" EAST A DISTANCE OF 33.71 FEET; THENCE ALONG THE ARC OF A 1998.00 FOOT CURVE TO THE RIGHT, BEING CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 04° 02' 21" A DISTANCE OF 140.86 FEET (THE CHORD BEARS SOUTH 50°34'40" WEST A DISTANCE OF 140.83 FEET); THENCE SOUTH 52° 35' 51" WEST A DISTANCE OF 125.53 FEET; THENCE NORTH 42° 56' 37" WEST A DISTANCE OF 282.55 FEET; THENCE NORTH 47° 03' 23" EAST A DISTANCE OF 27.50 FEET; THENCE NORTH 42° 56' 37" WEST A DISTANCE OF 517.62 FEET; THENCE NORTH 47° 03' 23" EAST A DISTANCE OF 399.41 FEET; THENCE SOUTH 43° 25' 07" EAST A DISTANCE OF 90.00 FEET; THENCE NORTH 47° 20' 44" EAST A DISTANCE OF 144.35 FEET; THENCE SOUTH 42° 56' 36" EAST A DISTANCE OF 43.77 FEET; THENCE NORTH 47° 03' 24" EAST A DISTANCE OF 119.00 FEET; THENCE NORTH 42° 56' 36" WEST A DISTANCE OF 29.00 FEET; THENCE NORTH 47° 03' 24" EAST A DISTANCE OF 45.50 FEET; THENCE SOUTH 32° 57' 13" EAST A DISTANCE OF 17.00 FEET; THENCE NORTH 47° 03' 24" EAST A DISTANCE OF 71.31 FEET; THENCE SOUTH 42° 56' 36" EAST A DISTANCE OF 69.86 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 40.00 FOOT RADIUS CURVE TO THE LEFT, BEING CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 50° 46' 17" A DISTANCE OF 35.45 FEET (THE LONG CHORD BEARS SOUTH 68° 19' 45" EAST A DISTANCE OF 34.30 FEET); THENCE NORTH 86° 17' 06" EAST A DISTANCE OF 55.25 FEET; THENCE SOUTH 03° 48' 42" EAST A DISTANCE OF 93.50 FEET; THENCE NORTH 86° 11' 19" EAST A DISTANCE OF 516.42 FEET TO A POINT ON A CURVE; THENCE ALONG THE ARC OF A 535.50 FOOT RADIUS CURVE TO THE RIGHT, BEING CONCAVE WESTERLY, THE RADIUS POINT OF WHICH BEARS NORTH 89° 08' 59" WEST, THROUGH A CENTRAL ANGLE OF 46° 12' 22" A DISTANCE OF 431.85 FEET (THE LONG CHORD BEARS SOUTH 23° 57'126" WEST A DISTANCE OF 420.24 FEET); THENCE SOUTH 47° 03' 23" WEST A DISTANCE OF 502.48 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 1998.00 FOOT CURVE TO THE RIGHT, BEING CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 01° 30' 07" A DISTANCE OF 52.37 FEET (THE CHORD BEARS SOUTH 47° 48' 26" WEST A DISTANCE OF 52.37 FEET TO THE POINT OF BEGINNING.

CONTAINING 718,634 SQUARE FEET OR 16.498 ACRES.

THE BASIS OF BEARINGS BEING SURVEY NUMBER 2005-063, CLACKAMAS COUNTY SURVEY RECORDS.

www.alphacommunity.com

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Plaza West, Suite 230, 9600 SW Oak, Portland, Oregon 97223
[T] 503-452-8003 [F] 503-452-8043

**PLANNING DIVISION
STAFF REPORT & RECOMMENDATION
Quasi-Judicial Public Hearing**

DATE: June 5, 2006
TO: Honorable Mayor and City Councilors
FROM: Blaise Edmonds, Manager of Current Planning

RE: Costa Pacific Communities – Villebois LLC, (Master Planner and developer) and Trammel Crow Residential (Developer), Villebois Village – Central. The Applicants are seeking approval of five (5) applications involving fourteen (14) requests for the development of Phase I of Specific Area Plan (SAP) Central.

BACKGROUND:

On April 24 (regular meeting) and May 15 (special meeting), 2006, the Development Review Board - Panel B, considered the following applications.

DB06-0005 (Requests A through F):

- A. Specific Area Plan (SAP) – Central. (Volumes I and II)
- B. Placement of curb extensions within SAP-Central, as a Minor Alternative to the Transportation Systems Plan
- C. C1. SAP-Central Architectural Pattern Book. (Vol. VII)
C2. Village Center Architectural Standards. (Vol. III)
- D. Master Signage and Wayfinding Plan. (Vol. IV)
- E. Community Elements Book (Vol. V)
- F. Rainwater Management Program and Plan. (Vol. VI)

DB06-0006 (Requests G through J):

- G. Zone Map Amendment
- H. Preliminary Development Plan for Phase I
- I. Type 'C' Tree Plan
- J. Tentative Subdivision Plat (Small Lot)

- K. DB06-0010 (K): Final Development Plan for The Alexan at Villebois Apartments and Building 1F)
- L. DB06-0011 (L): Final Development Plan for The Seville Row and Les Bois Rowhomes)
- M. DB06-0012 (M): Tentative Subdivision Plat (Large Lot). This request was approved by the DRB under the consent agenda and is allowed to move forward to the final plat.
- N. DB06-0024 – Final development Plan for the Carvalho Condominiums and Village Center Promenade

The DRB is recommending approval to the City Council of the proposed Zone Map Amendment (File No. DB06-0006) to change the City *Public Facility (PF)* zone on approximately 16.48 acres within Villebois Village to the *Village (V)* zone. The findings and conclusions in Exhibit 'A' support the Development Review Board decision for approval.

Note: Applications DB06-0005, DB06-0006, DB06-0010, DB06-0011 and DB06-0024 are contingent upon City Council approval of the Zone Map Amendment.

SUMMARY:

The applicants are requesting **approval of Specific Area Plan (SAP-Central)** within Villebois Village as prescribed by the Villebois Village Master Plan (approved by the City as part of their Comprehensive Plan). This also involves Requests A through L, and N listed in the 'Background'. SAP-Central envisions a residential development of 1,010 housing units on 55.2-acres with a Village Center and with 4.51 acres of parks and open space. Ordinance No. 594 increased the total units in the Villebois Village Master Plan from 2,390 dwelling units to 2,473 dwelling units resulting in an increase of 83 dwelling units. Thus SAP-Central constitutes 41% of the total housing units in Villebois. Development is required to be integrated with surrounding existing neighborhoods while retaining the vision of a European-inspired complete community. Among the elements the Master Plan for Villebois addresses are: connectivity within the Village as well as with surrounding areas of the City; diversity in housing styles and levels of affordability; and a sustainable environment through efficient design, protection of natural resources, rainwater management, and energy conservation, and a method of directing and controlling architectural standards for the development. The staff reports evaluate whether the proposed SAP-Central retains and/or advances these established guiding principles.

The applicants are seeking a **Zone Map Amendment** to change the City Public Facility (PF) zone on 16.48 acres within Villebois Village to the Village (V) zone for Phase I of SAP-Central. Proposed uses are those permitted under Wilsonville Code 4.125. A Zoning Map Amendment would initiate the development permitting process for this area of Villebois. **The proposed Zone Map Amendment involves the proposed Preliminary Development Plan for Phase I of SAP-Central.**

The proposed **Village Center Architectural Standards (VCAS)** is a book of pattern language rather than detailed illustrations of appropriate architectural styles and details. It is applicable to the appearance of row houses, mixed use and multi-family development within the Villebois Village Center Boundary. The proposed buildings exceed the VCAS.

Architecture: Multi-Use Building 1F proposed next to the Plaza and The Alexan Apartments: Responding to staff concerns that the architectural style of The Alexan Apartments were too average and not European inspired architecture, the applicant, Trammel Crow Residential redesigned the apartment buildings. The revised architecture now shows three residential building types; American-Frank Lloyd Wright, English and

International. All are superior design revisions. Costa Pacific Communities developing the Carvalho condominiums show classic European architecture. The proposed Seville and Les Bois Rowhomes are for-sale units with excellent design.

Included is the proposed **Community Elements Book (CEB)** of Specific Area Plan-Central as required by the Village zone. The application includes include scaled drawings (large black line prints) and reduced drawings of the project amenities, street trees, etc., which "planning tools".

Street and Sidewalk Surfaces: The Village Center Plaza, Villebois Drive and SW Mont Blanc will consist of pavers differentiated from typical street pavement. Surfaces of concrete, asphalt, hard-fired architectural paving bricks, or artificially concocted mixes/pavers for sidewalks and pathways are not finally specified other than pavers shown on page 16 of Volume V (Rainwater Plan). There are issues related to long-term maintenance of non-traditional road, parking and sidewalk surfaces. Ultimately the Community Elements Book will need to be revised to contain details of street and sidewalk surfaces and curbless streets.

The applicants have provided a **Master Signage and Wayfinding Plan**, which the DRB is recommending approval.

Tree Preservation and Removal: The City is particularly concerned about retaining mature trees wherever possible. Existing trees 6" DBH or more must be preserved when healthy and compatible with the project design. Native species of trees and trees with historical importance must be given special consideration for retention. The proposed tree removal (264 trees removed out of 367 trees or 72%) may seem excessive; however, the issue here is tree removal for housing density, streets and alleys that are not found in typical residential development. The applicant has given careful consideration to retaining Important (I) and Good (G) trees. Wherever possible, the city prefers "big trees" to reduce the reliance on ornamentals to create a leafy canopy for the future residents of Villebois. Tree mitigation should comprise of primarily native coniferous and deciduous trees that will grow to large size.

Corner Retail: The multi-use buildings that will surround the Plaza should reserve corners for shops and gathering places; individual owned shops; grocery, etc., and not for banks and professional offices unless they have complementary uses to achieve a vibrant place making space.

Affordable Housing: The data provided by the applicants show that SAP Central is providing their fair share of affordable units. However, there is no method identified to verify that the units will actually be offered at the rates proposed, nor any proposal to maintain affordability of the rental units beyond the first occupancy. State law prohibits inclusionary housing conditions, so maintenance of affordability must be a negotiated agreement or the result of local tax abatement programs such as the Vertical Housing program or the state and federal tax credit program. Provision of community housing is a condition of the sale of the property by the State to Costa Pacific Communities. See Finding A13 of Exhibit A.

Bike Paths: Bike lanes are proposed on Costa Circle and Barber Street, At the Woonerf, on Villebois Drive adjacent to the Plaza, and at the Linear Green, bicyclists would share the vehicle travel lanes (similar to local streets throughout the city) as they would enter the much denser urban Village Center. The City Council has amended the Villebois Master Plan allowing the shared travel lanes in order to keep the roadways within the Village Center as narrow as possible.

Transit: Transit issues arising from SMART's review of the SAP-Central submittal that the applicant and Smart is agreeing to:

- Bus pullouts/stops. *At the May 15th DRB public hearing, the City Engineer provided a memo addressing this issue. See revised Condition PF67.*
- SMART will provide all bus stop signs and the developer will provide shelters at their discretion.
- Bus service is expected to begin in the autumn of 2007.
- The likely route is shown in Appendix D of the Master Plan.
- Service may be adjusted as needed.
- Smart will work with the developer to identify bus stop locations, including one adjacent to, but not in the Plaza.

Refinements: The applicants are proposing several minor refinements to the land uses shown in the Villebois Village Master Plan. The refinements are located in PDP-Phase 1, SAP - Central, Village Center. See Finding A110.

Parks & Open Space: SAP-Central poses new challenges on how open space would be provided because SAP-Central is an urban high density residential center unlike the other SAPs that comprise primarily lower density single-family houses. WC 4.125(08) requires that in all residential developments, and in mixed use developments where the majority of the developed square footage is to be in residential use, at least 25% of the area shall be in open space, excluding street pavement and surface parking. In multi-phased development, individual phases are not required to meet the 25% standard as long as an approved SAP demonstrates that the overall development shall provide a minimum of 25% open space. Table B: Open Space on page 34 of Section IIA, Volume I shows that 8.7 minimum acres are needed to meet 25% open space in SAP-Central. [34.9 acres (approximate SAP Central net acreage x 25%)]

In addition, SAP-Central must comply with the Villebois Village Master Plan, Chapter 3-Parks and Open Space. SAP Central includes 4.51 acres of parks. The park locations and acreage are consistent with the recently revised Villebois Village Master Plan. The proposed parks of 4.51 acres, when subtracted from the overall requirement of 8.7 acres of parks and open space, leaves a remainder of 4.19 acres of open space of which the applicant claims will be provided as SAP-C develops. **The applicants are requesting that compliance with the 25% requirement be determined with the subsequent PDP and FDP applications as allowed by this code.**

Recreation Area: Ordinance No. 606 requires that 225 square feet of recreation area per residential unit be provided. The 225 square feet is composed of two parts: 225 square feet is equivalent to the parks acreage divided by the number of units, and is determined at the SAP level. The remaining 30 square feet per unit must be provided at each PDP stage. The ordinance also allows a mix of outdoor and common indoor recreational facilities to be included in the calculation. For example, the clubhouse facility in PDP # 1 can be counted as recreational space. At 1010 du x 225 SF per unit = 227, 250 SF or 5.2 acres recreation area is required for SAP-Central. Recreation area can be included in the 25% parks and open space requirement. **However, there is still a net deficiency of 3.5 acres in meeting the 25% requirement at either the SAP or the individual PDP stages.**

Bonding for Future Park Improvements (Ordinance 607): Council has recently amended Subsection 4.125(.18)(K) to require bonding of future improvements, and assures that the parks in SAP Central will be built, even if ownership changes. Hilltop Park and the Plaza would fall into this category.

Tentative Subdivision Plat (Small Lot). Costa Pacific Communities is proposing the subdivision of PDP-1 into 53 residential lots, Tracts A through N and associated site improvements.

Rainwater Management Program: This application proposes the Rainwater Management Program and Rainwater Management Plan for SAP-Central. The proposed Rainwater Management Program is included in Exhibit B7 (Volume VI). The proposed Rainwater Management Plan for SAP Central is found in Exhibit B2 (Section IIC – Supporting Utility & Drainage Reports). The proposed Rainwater Management Plan for PDP 1 SAP Central is found in Exhibit B8 (Section IIC – Utility & Drainage Reports).

The purposes of the Rainwater Management Program are:

- to manage rainwater through systems and programs that encourages the natural processes of evaporation, transpiration and infiltration.
- to manage the rainwater discharge from the site at pre-development levels.

Of particular interest, the applicant is proposing pervious pavers at Villebois Drive next to the Plaza.

The applicant is proposing three minor refinements to the land uses shown in the Villebois Village Master Plan. All of the refinements are located in PDP 1 Central, Village Center.

Parking: The code allows on-street parking spaces directly adjoining and on the same side of the street as the subject property to be counted towards meeting the minimum off-street parking requirements. **The applicant is proposing significant on-street parking.**

Solid Waste Collection: Allied Waste Company (United Disposal Service, Inc) has several concerns relative to solid waste collection. Their concerns are found in Exhibit

C6. The applicant has coordinated with Allied Waste Company and has indicated that they are working to mediate the issues.

Post boxes are proposed centrally located within the multi-use building (Building 1F) next to the Plaza involved with PDP-1, which will serve all of the SAP-Central residents of approximately 859 housing units.

RECOMMENDATION:

The City Council act favorably on the Development Review Board recommendation to approve the Zone Map Amendment and the compliment applications listed in the Background. Appropriate Council action would be adoption of proposed Zone Map Amendment Ordinance.

PLANNING DIVISION

STAFF REPORT

DATE: June 19, 2006
 TO: Honorable Mayor and City Councilors
 FROM: Blaise Edmonds, Manager of Current Planning
 RE: Ordinance 612, second reading issues. Costa Pacific Communities – Villebois LLC, (Master Planner and developer) and Trammel Crow Residential (Developer), Villebois Village – Central.

SUMMARY:

Council continued the public hearing following the first reading of Ordinance 612 to review several key issues relative to SAP-Central.

Issue 1 - Tree Preservation: Additional trees identified for possible preservation were noted by Council:

Tree	Type	Caliper/condition	Status
311, 321 367	Pin Oak London Plane Red Maple	19"/Good 18"/Moderate 23"/Good	Trees in Plaza area, not part of PDP-1. Reviewed in future PDP Tree outside PDP-1. Reviewed in future PDP
325	Red Maple	14"/Moderate	Remove, within rowhome construction
326	Red Maple	17"/Good	Viable, but construction impact
338	Sweetgum	11"/Good	Viable, but construction impact
339	Sweetgum	8"/Good	Viable, but construction impact
315	London Plane	20"/Good	Remove, construction
474	Oregon White Oak	6" cluster/Good	Viable, construction impact
412	Pin Oak	17"/Moderate	Viable, construction impact

Existing trees 6" DBH or more should be preserved when healthy and compatible with the project design. Native species of trees and trees with historical importance must be given special consideration for retention. The issue here is tree

removal for housing density, streets and alleys that are not found in typical residential development. Staff testified at the June 5th Council public hearing that the applicant has given careful consideration to retaining Important (I) and Good (G) trees.

RECOMMENDATION:

Amend Condition PDI1 to read:

Bold/italic = new words

~~Strikethrough~~ = deleted words

PDI1. This action approves the Type 'C' Tree Removal Plan for the removal of trees as submitted in Section VB of Volume I as modified by the DRB, *with the exception of the following: Trees 326 and 474 shall be retained unless the applicant can provide evidence that the trees are dead or hazardous or will need to be removed due to their location with buildings, street or utility construction through Type B tree permit. Trees 325, 315 338, 339, 367, and 412 can be removed for construction as part of the Type C tree permit noted in condition PDI3. All trees identified as Important or Good as "saves" on the Tree Preservation Plan (Exhibit B10-Sheet 9) shall be retained.* The Applicant/Owner shall not remove trees that are outside PDP-1 ~~and the Plaza until PDP plans are approved, and~~ unless the applicant can provide evidence that the trees are dead or hazardous or will need to be removed due to their location with street and utility construction *to facilitate the construction of PDP1 through Type B tree permit. Minor adjustments to the number of trees or specific trees can be made through a Class I Administrative review through the City's Planning Division.*

PDI3. Prior to site grading of PDP1 the Applicant/Owner shall obtain a Type C tree permit. No change to this condition.

Issue 2 – Condition PF12 – Transportation Management

In response to the recognition that PF12, a Transportation Management Plan condition for SAP Central, was boilerplate language and not entirely appropriate for the businesses in the Village Center, SMART staff developed and proposes the new language to replace PF12:

RECOMMENDATION:

Replace PF12 shown with ~~strike through~~ with proposed revised language PF12 shown in *bold/italic words*:

~~PF12. The applicant shall require each business owner of commercial and retail shops to work with all other business owners to implement a transportation management program, to reduce the number of car trips to and from the central retail/commercial area. Applicant shall sign an agreement detailing the program requirements, which will run with the property.~~

The program shall contain the following basic elements:

- ~~Designation of a transportation coordinator by each tenant; a transportation coordinator is an employee who is responsible for providing information on transportation options to other employees.~~
- ~~Maintain a bulletin board (minimum size of 24" by 36") in a central location at each work site. Bulletin board must be used exclusively for transit and ridesharing information (provided by SMART).~~
- ~~Annual commuting survey of employees (provided by SMART).~~
- ~~Ensure that company cars are available for business travel.~~

~~In addition, applicant and/or tenants shall implement any combination of the following strategies to achieve a 10% reduction in automobile trips, based on DEQ's ECO checklist and subject to approval by SMART:~~

- ~~Compressed work week option (such as four 10-hour days)~~
- ~~A *Guaranteed Ride Home* program for employees who use alternatives transportation modes.~~
- ~~Incentive program for employees who use alternative transportation~~
- ~~Charge for parking (or parking cash out program)~~
- ~~Company subsidized vanpool~~
- ~~Showers/lockers for bicyclists/walkers~~
- ~~On-site services (such as cafeteria or ATM)~~
- ~~On-site rideshare matching (example: provide a dedicated computer with internet access and instructions on signing up for carpool matching on the free regional carpool database)~~
- ~~Subsidy of Tri-Met passes for employees commuting from Portland~~
- ~~A telework program.~~
- ~~Reserved carpool parking spaces~~

~~The *business* applicant/owner shall implement TDM program acceptable to City staff. Said program will need to be found acceptable by staff prior to the issuance of a certificate of occupancy for the *commercial or retail space* project.~~

New PF12. The applicant shall provide with all leases or sales documents to occupants of commercial properties with 15 or less employees information developed by SMART to inform employees about the options for trip reduction such as using transit, carpool / rideshare, bicycling, and walking, and shall require in such leases or sales documents, or by separate contemporaneous writing, that the occupant reasonably make the information available to employees at all times.

The applicant shall, with all leases or sales documents to occupants of commercial properties with more than 15 but less than 50 employees location, or in a contemporaneous writing, require that the occupant contact SMART at least 60 days prior to the first week of business to coordinate with SMART the development of a business-specific trip reduction program to be made available to employees.

The applicant shall, in CC &R's, leases, sales documents or a contemporaneous writing, require that occupants of commercial properties sponsoring a major event that is likely to generate significant traffic (that level of congestion that would cause inconvenience to a reasonable adjacent business or public user in the area) shall coordinate with SMART to provide, in advance of the event, alternative transportation options to reduce the traffic impact of the event.

Issue 3 - Vertical Façade Articulation Standards within PDP-1:

SUMMARY:

DRB proposed Condition of Approval PDC2-25 states:

“Vertical articulation standards shall be applicable to ‘All Buildings’, both within and outside Addresses and shall be added to the Village Center Architectural Standards.”

Section 2.1 Vertical Façade Articulation for All Mixed Use Buildings on page A:2 of the Village Center Architectural Standards is intended to apply to mixed use buildings.

RECOMMENDATION:

PDC2-25 should read:

Bold/italic = new words

*“Vertical **façade** articulation standards shall be applicable to ‘All **Mixed Use Buildings**’, both within and outside Addresses and shall be added to the Village Center Architectural Standards.”*

Thus, this proposed revised condition would only apply to mixed use buildings such as the proposed Alexan Building 1F (mixed use commercial/residential building facing the Plaza). This building meets the criteria of the standard.

Issue 4 – Village Center Architectural Standards (VCAS). The Changes from optional to required design standards should be done prior to second reading.

RECOMMENDATION:

Conditions of approval PDC2.1 through PDC2.29 on pages 34 through 38 of Exhibit A shall be incorporated into the Village Center Architectural Standards in the final printing of that document. Staff has requested the applicant to provide copies of the revised VCAS to Council showing the changes. However, due to the short time frame between the first and second readings, this may not be possible.