The Hub at Corvallis

Modification to a Portion of the Timberhill Conceptual Plan
and
A Detailed Development Plan Application

Submitted to

CORVALLIS
ENHANCING COMMUNITY LIVABILITY

The City of Corvallis

Submitted by

DEVCO engineering inc.

245 NE Conifer Boulevard, P.O. Box 1211
Corvallis, Oregon 97339-1211

ANTUNOVICH ASSOCIATES

224 West Huron Street
Chicago, Illinois 60654

for

CORE CAMPUS

2234 West North Avenue
Chicago, IL 60647

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NARRATIVE

- INTRODUCTION

Visioning Statement

Market and Location Selection

Core Campus is excited for the opportunity to be involved in developing a high quality student housing community at the Oregon State University and in the city of Corvallis. The 29.5-acre site is approximately 2.5 miles northeast of the OSU campus and is zoned for medium-density housing. The lack of modern, purpose-built student housing supply, combined with the difficulty of developing in Corvallis and the rapid enrollment growth of the University, creates an excellent opportunity for OSU, Corvallis and Core Campus.

The lack of modern student built housing in Corvallis combined with OSU's rapid enrollment growth has created a very large demand which is currently unmet. At the time of the project delivery in fall 2016, the University will be able to accommodate 4,679 students including Tebeau Hall (opening fall 2014). Despite OSU's first-year on-campus living requirement, OSU's 2013 freshman enrollment of 4,895 exceeds the 4,679 residents the University can accommodate for the foreseeable future.

The project is in a beautiful setting and adjacent to abundant retail and services, creating the opportunity for a unique neighborhood feel. The city has limited multi-family zoning, most of which is located in the area of this development. The proposed use is consistent with the city's comprehensive plan and zoning. It represents an excellent opportunity to help address a growing housing shortage in an area that has been envisioned for the use.

Project Design Intent

The Hub at Corvallis is a concentrated, 240-unit, 836-bed student housing community aimed at providing a state-of-the-art student residential housing complex for students attending Oregon State University, enabling students to explore living arrangements in a community other than those currently available immediately adjacent to the university. The proposed development offers a variety of building types - cottages, townhomes and multi-unit walk-up buildings - containing a creative mix of one, two, three, four and five bedroom student apartments to allow a flexible and diverse range of living options.

Preserving protected areas and respecting the site conditions, the site design provides clusters of buildings and units within the buildable areas for an energy efficient, compact development with a minimal footprint. The 29.5 acre site is buffered from existing neighborhood communities, with a minimum distance of 400 feet to the nearest neighboring building.

Careful attention was paid to making the layout as pedestrian friendly as possible to cut down on car u....se, with abundant paths and sidewalks to promote walking. Every unit is furnished with a terrace or balcony, to provide direct access to and connection with the outdoors. The buildings are designed using a limited palette of cladding materials that are contemporary and consistent throughout the project while also referring to the region's vernacular styles. Bike parking is plentiful and adjacent to all builldings; automobile parking will be available in a combination of

surface lots and two-level parking structures, which management will prioritize parking arrangements based on need.

The project is designed to create a well-rounded space catering to both the academic and social needs of the tenants. We have a range of amenities that encourage students to study to the best of their capabilities. This includes solid bedroom doors to minimize noise, study rooms, conference rooms and a business center. There are also outdoor study areas with Wi-Fi access so students can take a break from being indoors and study in the fresh air.

The residential buildings are grouped around the central amenity are···as in order to promote the communal gathering spaces that students seek and appreciate. The centrally located amenity building and its adjoining areas feature student amenities that far exceed those provided at any other similar student housing development in the area. These features included an expansive hot tub and swimming pool with trellis-shaded lounging areas, fire pit, barbecue grill areas, a bocce ball court, basketball and sand volleyball courts, and a large exterior screen for sports and entertainment broadcasts. The amenity
Building itself contains a fully-appointed fitness center, steam room, sauna, tanning rooms, and large, two-story central "living" room with kitchen and game areas for group gatherings and meetings.

Corporate Ownership and Management Commitment

Core Campus, LLC is a full service student housing company completing acquisition, development, and in-house management of Core Campus buildings. Our goal with the HUB brand is to develop a truly unique campus property: great location, exceptional amenities, and an unparalleled living experience. We create a home that students want to live in, and parents want to send them to. What differentiates Core Campus from other owners, operators and developers is not simply our ability to target the right opportunities, but the ability to maximize asset value through a comprehensive property management and leasing/marketing plan.

Core Campus Development, LLC is the in-house development arm of Core Campus, LLC. Our development Project Managers work directly the selected General Contractor for each project to ensure scheduling of all building aspects are being completed on time and any questions and clarifications are handled quickly. Core Campus Development also works hand in hand with architects, interior designers, as well as an elite group of mechanical, electrical, and plumbing engineers to ensure all building systems are designed and installed correctly. We also employ any needed specialists for each property we build including but not limited to: low voltage / internet, elevator, and audio controls consultants along with any other select specialists needed to assist us in providing the premium quality and support necessary when building a top tier property. With a continued focus on resort-style, world-class amenities Core Campus Development makes sure to always keep in mind Core Campus' desire for a well-balanced lifestyle for our residents; both through our amenity design and our ability to deliver on the academic mission of the University as well as the parents who send their students to live with us. Keeping this promise in mind Core Campus Development delivers on well-appointed study spaces where our students can be successful in their academic endeavors as well. Although the students are in awe of our state-of-the-art fitness center, sauna, or resort style pool they place a smaller value on well-lit parking garages, staffed concierge desks, courtesy patrol officers, and other personal safety features that are added to every Core Campus property. These design details along with access control doors,

video surveillance systems, quiet study areas, and professionally managed on-site offices allow our tenant's parents to rest easy when they send their students to a Core Campus property.

Core Campus Management, LLC us a full service property management company, highly capable in all areas of management including: budgeting, maintenance, accounting, marketing and leasing as well as many other aspects.

Having an in-house development and management team allows Core Campus to design the property management plan into the building. The coordination between Core Campus Management and Core Campus Development starts early in the planning process long before construction begins. From the development of the unit mix, overall amenity offering, security access door/video surveillance schematics, to the location of storage areas and maintenance shops Core Campus Management and Core Campus Development work hand in hand to ensure the operating feasibility of the overall project. This double layered approach ensures when the doors open the systems work hand in hand with Core Campus' operating approach and will provide the tenants with the living experience they have come to expect from all Core Campus projects. Our Management success continues with staffing at the site level to build a brand through highly targeted marketing resulting in a strong lease up during construction. As a development nears completion, local staff works with Core Campus Development on punch list items and lead the push to bring the job to a positive close. All the above help ensure a seamless transition from construction to operations.

Core Campus Management has a robust infrastructure that matches centralized systems and management expertise with decentralized local operational expertise. The key to a successful decentralized management operation is the staffing at the site. We select a Property Manager (PM) with the right level of experience and skills to run the project with a high level of autonomy. The PM is empowered to hire the balance of their staff to build ownership in the management plan. The back of the house facilities staff is hired based upon relevant experience with the property's mechanical, plumbing, HVAC, and other technical operations and work closely with the sub-contractors from construction to ensure our facilities are always running smoothly and our tenants are comfortable. The front of the house positions are filled with energetic, professional employees that can relate to the student target College students and residents are often utilized to fill the part-time positions. The on-site staff is intently trained on all of Core Campus' operations and above all are trained in customer service. We always want our tenants to have a positive experience in our properties and that starts with a customer service centered management plan that can address any/all needs for our tenants before, during, and after their tenancy in one of our Core Campus properties.

Vicinity and Site Description

The 30.97-acre Hub at Corvallis project site is included as part of the approved Timberhill Conceptual Plan (PLD00-00005, Order 2000-067). The entire undeveloped Timberhill Conceptual Plan Site is comprised of 237 acres and 3 parcels. The parcels are identified on Benton County Assessor's map as Tax Lots 100, 600, and 3500; the 31.93 acre project site that is the subject of this application is a portion of Tax Lot 3500. It is located immediately north of NW Walnut Boulevard and immediately east of NW Kings Boulevard. The site is bounded on the north, east and south by

undeveloped property included in the Timberhill Conceptual Plan, and on the west by the Meadows at Timberhill subdivision.

The site generally has a west facing slope. The slope over the majority of the site contains grades that are between 10% and 25%, with a small amount of slope at grades of 25% to 35% and a small area designed as landslide hazard. The site contains a significant area of high protection riparian corridor and locally protected wetlands, with small quantities of protected vegetation.

Previous Reviews and Approvals

In 2000, as part of PLD00-00014 Timberhill Conceptual Plan, conceptual locations of roadways, accessways, and associated utilities were laid out on the project site. It is the tentative location of these improvements approved by the City under this Land Use Case that this application wishes to modify; the modifications are limited in scope to the subject site, Tax Lot 100 on Map 11-5-22.

Application Description

This Land Use application involves two separate, though related, applications. The first application is for a Major Modification to the Conceptual Development Plan for the remnant Timberhill Site that was approved in 2000. The approved Conceptual Plan includes a street and trail network and also the conceptual layout of major utilities in the portion of the Timberhill Site that includes Tax Lot 3500. It also contains several Conditions of Approval that pertain directly to this area, some of which the applicant proposes to modify. As the proposed development and the construction of new arterial and local streets on Tax Lot 3500 would alter off-site traffic, the application qualifies as a Major Modification; see Section I of the Narrative for a detailed discussion of the proposed modification to the approved Conceptual Plan. The second application involves a Detailed Development Plan for a portion of Tax Lot 3500. See Narrative Section II for a detailed discussion of this application. The subdivision application which will create the parcel for The Hub at Corvallis will be submitted as a separate application.

The intent of this Land Use Action is to facilitate the continued orderly and efficient development of the remaining undeveloped portion of the Timberhill Site. The Conceptual Development Plan is proposed to be modified with new local streets, trails, and utilities on Tax Lot 3500 which will allow for that area to be developed with a compact, efficient use of land, while adequately protecting high protection natural features and minimizing conflicts with neighboring low-density residential properties. The new streets, trails and utility networks are also designed to maximize flexibility in terms of future development to the remainder of Tax Lot 3500, as NW Kings Blvd continues to be extended.

The Detailed Development Plan for Tax Lot 3500 balances compact, efficient development with Natural Feature and Natural Hazard protection. The development is proposed to be made up of a mixture of detached cottages, townhouses, and apartments in three-story configurations. The majority of off-street parking spaces are to be in structures at the northerly and southerly ends of the site.

The Planned Development process allows the applicant to exercise flexibility in altering design standards in such a way as to do a better job of meeting the intentions set forth by Comprehensive Plan Policies. Specifically, the applicant wishes to vary from the maximum cut and fill standards

required on steep slopes; given that the geotechnical report indicates that the soils in this area support deeper cuts and fills than what the LDC would normally allow, varying from this Standard will allow the applicant to meet minimum density and more efficiently use the available amount of land. Similarly, constructing the structured vehicle parking spaces to meet ITE standards in lieu of City standards will allow the land to be developed to a greater efficiency, while still meeting a nationally recognized professional design standard for parking. The development otherwise meets the majority of development standards pertaining to the underlying zone, including pedestrian oriented design standards and Natural Features protection standards.

- **REQUESTED ACTION**

This application requests the following:

- Approval to modify the Conceptual Development Plan from Timberhill Conceptual Plan (PLD00-00005)). The modification will be to the roads, trails and utilities plans.

- Approval of a Detailed Development Plan for the 30.97 acre "Hub" development.

CONCEPTUAL DEVELOPMENT PLAN MODIFICATION

LIST OF ATTACHMENTS

Attachment CDP-1 ..... Conceptual Street and Utility Phasing Plan/Phase 1 Sanitary Sewer
Attachment CDP-2 ..... Conceptual Street and Utility Phasing Plan/Phase 1 Water
Attachment CDP-3 ..... Conceptual Street and Utility Phasing Plan/Phase 1 Streets
Attachment CDP-4 ..... Conceptual Street and Utility Phasing Plan/Phase 2 Sanitary Sewer
Attachment CDP-5 ..... Conceptual Street and Utility Phasing Plan/Phase 2 Water
Attachment CDP-6 ..... Conceptual Street and Utility Phasing Plan/Phase 2 Streets
Attachment CDP-7 ..... Conceptual Street and Utility Phasing Plan/Future Phases Sanitary Sewer
Attachment CDP-8 ..... Conceptual Street and Utility Phasing Plan/Future Phases Water
Attachment CDP-9 ..... Conceptual Street and Utility Phasing Plan/Future Phases Streets
Attachment CDP-10 ..... Comparison of Existing and Proposed Streets
Attachment CDP-11 ..... Comparison of Existing and Proposed Trails

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Figure 1A ..... 0.2 Floodway Protection by Zone
Figure 2 ..... Landslide Runout
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Figure 4 ..... High Protection Riparian Corridor
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Figure 5 ..... Delineated Locally Protected Wetlands
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Figure 11 ..... Encroachments into Partially Protected Significant Vegetation (PPSV-1)
Figure 12 ..... Encroachments into Delineated Proximate Wetlands
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DETAILED DEVELOPMENT PLAN LIST OF TABLES

Table 1 – Summary of Requested Variances and Compensating Benefits

DETAILED DEVELOPMENT PLAN LIST OF ATTACHMENTS

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Attachment "B" – Existing Zoning Designations
Attachment "C" – Existing Comprehensive Plan Designations
Attachment "D" – Surrounding Uses
Attachment "E" – Natural Features – Significant Vegetation
Attachment "F" – Natural Features – Protected Riparian Corridors
Attachment "G" – Natural Features – 0.2 Floodway
Attachment "H" – Natural Features – Wetlands
Attachment "I" – Natural Features – Steep Slopes
Attachment "J" – Landslide Runout Hazard
Attachment "K" – Fault Lines
Attachment "L" – Existing Conditions
Attachment "L-1" – Existing Conditions with Existing City of Corvallis Mapped Hazards
Attachment "L-1A" – Existing Condition with Existing City of Corvallis Mapped Hazard Areas
Attachment "L-2" – Existing Conditions with Existing Vegetation
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Attachment "L-3" – Existing Conditions with Highly Protected Natural Features
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Attachment "M" – Tentative Subdivision Plat (Reference Only)
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Attachment "N" – Site Plan
Attachment "O" – Block Perimeter Plan
Attachment "P" – Building Entrance Orientation
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Attachment "T-6" – Street Plan and Profile, NW Kings Blvd., Sta. 25+80 to Sta. 38+00
Attachment "T-7" – Street Plan and Profile, NW Kings Blvd., Sta. 12+00 to Sta. 26+00
Attachment "T-8" –Street Plan and Profile, Local HUB NS-2-North, Sta. 109+60 to Sta. 116+00 and Sta. 115+60 to Sta. 120+00
Attachment "T-9" – Street Plan and Profile, Local HUB NS-2-South, Sta. 100+00 to Sta. 110+00
Attachment "T-10" – Street Plan and Profile, Local HUB WE-3, Sta. 120+00 to Sta. 124+00 and Century Drive Sta. 10+80 to Sta. 13+20
Attachment "T-11" – Street Plan and Profile, NW Shooting Star Dr., Sat. 40+00 to Sta. 50+00
Attachment "T-12" – Street Plan and Profile, NW Shooting Dr., Sta. 49+60 to Sta. 58+00

Attachment "U" – Utility Plan, Storm Water Management - Public
Attachment "U-1" – Utility Plan, Storm Water Management - Private
Attachment "V" – Site Lighting Plan
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Attachment "W" – Landscape Plan
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Attachment "Y" – Solar Study, 12:00pm, November 21st
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Attachment "Y-2" – Solar Study, 02:00pm, November 21st
Attachment "Y-3" – Solar Study, 03:00pm, November 21st
Attachment "Z" – Architectural Z-1 through Z-48, including Parking Structure
Attachment "Z" – Architectural renderings, Z-49 through Z-55

Appendix

Arborist's Preliminary Reports and Tree Inventory
Traffic Impact Study
Wetlands Delineation
Corvallis Natural Features Inventory Data Sheets
Geotechnical Report and Site Assessment
Preliminary Utility Calculations (Submitted Separately)
Preliminary Stormwater Management Report

PART I CONCEPTUAL DEVELOPMENT PLAN MODIFICATION

- CONCEPTUAL DEVELOPMENT PLAN MODIFICATION REVIEW PROCEDURES

LDC 2.5.60.02 -Thresholds that Separate a Minor Planned Development Modification from a Major Planned Development Modification

a. The factors identified here describe the thresholds that separate a Minor Planned Development Modification from a Major Planned Development Modification.

1. Change in Use Type, with the exception that for a valid (still active) Planned Development that existed or was approved before December 31, 2006, a Modification request shall be considered as follows:

a)A request to add Uses permitted by the underlying zone to up to 25 percent of the total acreage within the Planned Development site shall be considered a Minor Planned Development Modification; and

b)A request to add Uses permitted by the underlying zone to greater than 25 percent of the total acreage within the Planned Development site shall be considered a Major Planned Development Modification;

Response: Not applicable. The Use proposed (Residential) is the same as previously approved.

2. Change in dwelling unit density of five percent, except as noted in "3," below;

Response: Not applicable. As no dwelling unit density was previously approved, there is no established quantity from which to deviate.

3. Decrease in dwelling unit density by more than three units for development sites one acre or smaller in size; or decrease in dwelling unit density by more than five units or by more than 10 percent, whichever is less, for development sites larger than one acre;

Response: Not applicable; See response to 2 above.

4. Change in the ratio of different types of dwelling units.

Response: Not applicable. As no dwelling types or quantities were previously approved, there is no ratio of types from which to deviate.

5. Change in the type or location of commercial or industrial structures that would result in a less pedestrian-friendly environment (e.g., a pedestrian walk is eliminated, a parking lot is placed to separate, or further separate, a building from pedestrian facilities, etc.);

Response: Not applicable. No commercial or industrial structures are proposed on the project site.

6. **Change in the type and location of accessways and parking areas where off-site traffic would be affected or which result in a less pedestrian-friendly environment;**

Response: The application meets this threshold. As no accessways or parking areas were approved east of NW Kings Blvd in the original Conceptual Development Plan, the addition of a local street network will therefore have an effect on off-site traffic. The application is being processed as a Conceptual Development Plan Major Modification.

7. **Increase in the number of parking spaces where such increase adversely affects Significant Natural Features or pedestrian amenities, or is inconsistent with a Condition of Approval or an applicable development standard of this Code, such as required Green Area;**

Response: Not applicable. As no parking spaces were included in the previously approved Conceptual Development Plan, there is no established quantity from which to vary.

8. **Increase in the floor area proposed for nonresidential Use by more than 10 percent;**

Response: Not applicable. No nonresidential Uses are proposed.

9. **Decrease in the common and/or usable Green Area by more than 10 percent;**

Response: Not applicable. As no Green Area was included in the previously approved Conceptual Development Plan, there is no established quantity from which to vary.

10. **Increase in the total ground area proposed to be covered by structures by more than 10 percent;**

Response: Not applicable. As no structures were proposed in the previously approved Conceptual Development Plan, there is no established quantity from which to vary.

11. **Decrease in specific setback requirements by more than 25 percent;**

Response: Not applicable. See response to 10 above.

12. **Decrease in project amenities for pedestrians or bicycles, recreational facilities, screening, and/or landscaping provisions by more than 10 percent; and**

Response: Not applicable. As no amenities, recreational facilities, screening or landscaping were proposed in the previously approved Conceptual Development Plan, there are no established quantities from which to vary.

13. **Modification of architectural building elevations where any of the following occurs:**

    a) **Percentage of window coverage per elevation is decreased by more than 20 percent (may affect the number and/or shape of windows); or windows are installed on a previously specified blank wall on the perimeter of the site**

b) Building materials for the main walls of the facades are changed;

c) Any architectural feature is reduced by more than 20 percent. Architectural features include such items as the number of windows with trim, the number of dormers, the number of columns, the number of shutters, the square footage of porches, the number of window boxes, the linear footage of porch or deck railings, and/or the linear footage and/or height of parapets, reveals, and/or cornices, etc.;

d) Roof pitch is reduced by more than 20 percent;

e) Building off-sets or recesses are reduced by more than 20 percent; or

f) Garages or carports are eliminated.

Response: Not applicable. As no structures were proposed in the previously approved Conceptual Development Plan, there are no established quantities or materials from which to vary.

14. Change to any aspects of the Plan involving Natural Resources and/or Natural Hazards governed by Chapter 2.11 - Floodplain Development Permit, Chapter 4.5 - Floodplain Provisions, Chapter 4.11 - Minimum Assured Development Area, Chapter 4.12 - Significant Vegetation, Chapter 4.13 - Riparian Corridors and Wetlands, and Chapter 4.14 - Landslide Hazard and Hillside Development Provisions.

Response: The application meets this threshold. The above referenced LDC chapters were not applicable at the time of the adoption of the approved Conceptual Development Plan, and by their adoption along with the addition of new zoning standards and Comprehensive Plan amendments supersede any natural resources and/or natural hazards protections included in the Conceptual Development Plan approval.

b. A modification that equals or exceeds the thresholds identified in Section 2.5.60.02.a shall be processed as Major Planned Development Modification.

Response: Complies. The application meets the threshold identified in 2.5.60.02.a.6 and 14 and is being processed as a Conceptual Development Plan Major Modification.

c. A modification that falls below the thresholds identified in Section 2.5.60.02.a or that decreases the amount of variation from a standard that was previously approved shall be processed as a Minor Planned Development Modification.

Response: The application meets the threshold identified in 2.5.60.02.a.6 and 14 and is being processed as a Conceptual Development Plan Major Modification.

d. In addition, only three such Minor Planned Development Modifications may be processed within one calendar year for any approved Conceptual or Detailed Development Plan. If more than three such modifications are proposed within a calendar year, the modifications, or any single such modification proposed following the third, shall be processed as a Major Planned Development Modification and

shall follow the procedures contained in Section 2.5.60.03.

Response: Not applicable. Application qualifies as a Major Planned Development Modification; see below for more information.

e. **A modification to specific requirements established at the time of Planned Development approval, including Conditions of Approval, this Code's requirements, and all aspects of the Planned Development proposal, may be considered as a Minor Planned Development Modification only if it falls within the definition of a Minor Planned Development Modification described in Section 2.5.60.02.c.**

Response: The application qualifies as a Major Planned Development; see below for an annotated discussion of all applicable Conditions of Approval, which are relevant to this approval, from the original Conceptual Development Plan and from subsequent Land Use Approvals.

Order 2000-101 Timberhill Conceptual Plan Modification (PLDOO-00014)

2. **Traffic Study Updates - Each future Detailed Development Plan proposal for the site shall provide an update to the traffic study that addresses trip generation and the need for mitigative measures listed in Attachment `0' (the Recommendations and Conclusions section of the June 2000 Traffic Impact Analysis for the Timberhill Mixed-Use Development). The updated studies shall also provide further analysis to determine the timing and need for lengthening of the southbound left-turn lane at the intersection of 29th Street and Walnut Boulevard (by up to an additional 100 feet). The updated studies shall also include the Walnut Boulevard / Aspen Street intersection.**

Response: An updated traffic study is included in the Appendix to this application.

4. **Kings Boulevard Improvements - Future detailed development proposals for the site shall address the timing of improvement to the intersection of Kings and Walnut Boulevards. The intersection improvements shall be constructed in accordance with the study's recommendation, as generally indicated in Attachment 'O'.**

Response: Not applicable. The improvements to the intersection of Kings and Walnut Boulevards have been constructed; this Condition of Approval was satisfied under a previous Land Use Approval.

6. **Internal Street Network - Future Detailed Development Plan proposals for the site shall illustrate that internal streets comply with all street requirements listed in Land Development Code Section 4.0.70 and are consistent with the requirements of the Transportation Plan.**

Response: Complies. The proposed internal streets either comply outright with all applicable standards from LDC 4.0.70 or offer adequate compensating benefits where variances are requested. See Section II, Detailed Development Plan Narrative, for a thorough discussion of the manner by which the application satisfactorily meets the standards.

7. Geotech Study and Project Soils Report - As part of future Detailed Development Plans for roads, the applicant shall submit geotech studies and soils reports. Concurrent with the public improvement plans that may precede building permits, submittals shall include a project soils report that determines whether the on-site soils are supportive of the City's street standard sections.

Response: A project specific Geotech Study and Soils Report is included in the Appendix of this application.

8. Local Trails - Concurrent with Detailed Development Plan review, anticipated additional trails will be required to tie into the proposed backbone trails in order to complete a comprehensive trail network. Future Detailed Development Plans shall identify which trails are to be developed as hard and soft-surfaced trails, how trails minimize impact on protected natural resource areas, and how they link with the off-site trail system and with parks.

Response: Attachments CDP-11 show the trails the Applicant proposes on the Applicant's property and how those trails relate to PLD00-00014, as well as to the June 2000 Parks and Recreation Plan and the 2013 Future (not yet adopted) Trails Plan. To minimize natural resources impacts on the Applicant's property the Applicant proposes trails and trail connections at locations which also meet or approach meeting block perimeter standards.

12. Transit Facilities - Future Detailed Development Plan proposals for the site shall address the need for transit facilities, such as pull-outs and shelters. The proposals shall comply with Land Development Code criteria related to the provision of transit facilities.

Response: The required transit facilities are addressed in narrative Section II, Detailed Development Plan.

19. Natural Resource Inventory Submittals - The deadline for these materials shall be the same as for other application materials. The inventory shall contain an identification of vegetation which includes isolated trees, forest areas, and other plant communities, and their relationship to the functioning of other natural resources, including wildlife, slope stability, streams, and wetlands. The plant inventory shall make use of, but not be limited to, species and plant communities identified in the Oregon Natural Heritage Plan. Wildlife inventories shall not be limited to threatened or endangered species, but shall also identify indicators of common species on the site, describe their habitat, and identify corridors between on and off-site habitat areas. The hillside inventory shall identify the forested areas proposed to be set aside to provide for maintenance of the Timberhill tree line and canopy, including the Timberhill Ridge. Inventories need to be clearly visible and understandable on an 8-1/2 x 11" map(s) of the site and at least one sheet needs to illustrate the inventory in conjunction with the proposed site Plan. The inventory should be an on-site inventory in addition to including any applicable research data. Any application submitted 24 months after the date of this Conceptual Plan approval shall include an all season resource inventory for the area to be developed for applications within Phase I, or for the entire area addressed by this plan for applications outside of Phase I. Any application for an area outside Phase I that is submitted prior to 24 months from this Conceptual Plan approval shall submit a detailed inventory and preservation plan for the site to be developed, and a general inventory and conceptual preservation plan for the entire area addressed by this Plan. Inventories and preservation plans for areas outside the site of the new application shall be evaluated

as modifications to this Conceptual Plan.

Response: Not applicable. The requisite Natural Features Inventory was submitted in 2001 as part of the Meadowridge at Timberhill project (CPA00-00012/ZDC00-00018/PLD00-00032/PLD00-00030/SUB00-00009) and then updated in 2003 as part of the Timberhill Meadows/Extension of Kings Blvd. project (PLD02-00020/SUB02-00005); therefore this Condition of Approval was satisfied under a previous Land Use Approval.

21. Compatibility & Buffering - **If the proposal does not propose single family detached homes on the north side of Arrowood Circle, at its east end, and/or single family homes are not proposed adjacent to the rear yards of the homes on Rolling Green Drive, then the future Detailed Development Plan shall demonstrate how compatibility is achieved through design or buffering.**

Response: Compatibility and buffering is achieved by the location and protection of the riparian corridor along the western boundary of the Applicant's property. This riparian corridor has a comprehensive plan designation of open space and for those portions of the Applicant's property with the open space Comprehensive Plan designation, the Applicant is concurrently submitting a zone change request to also designate these areas as conservation open space. The nearest rear yard to rear yard distance between the existing Timberhill development to the west and the Applicant's development is over 400 feet.

Compatibility was affirmed by previous decisions and actions that established the development site zoning designation as RS-12. Section II, Detailed Development Plan narrative, for more information.

23. Phasing of Streets & Public Facilities - **Each individual development phase shall extend public streets and utilities to and through the phase boundaries. If, during review of detailed development proposals, it is determined that public street and/or utility extensions beyond a particular phase boundary are necessary to provide overall system benefits, then the "off-site" extensions shall be made concurrent with development of the particular phase. Any development east of the boundary line identified in Figure 1 shall have a corresponding road connection with a northward extension of Kings.**

Response: The project proposes internal public streets and utilities to meet LDC 4.0 standards. It also shows the extension of Kings Boulevard to the northern boundary of the development site, and shows the extension of Shooting Star to intersect with the Kings Boulevard extension. Due to the responsibilities of different applicants to provide certain public facilities, the Kings Boulevard and Shooting Star extensions will be more fully dealt with in the subdivision application submitted concurrently with this application.

24. Detention Facilities - **Future detailed development proposals for the site shall include detention facilities. All detention facilities that are part of the public storm drainage system shall be dedicated to the public and subject to a maintenance agreement requiring the developer to maintain the facility for one year after build-out of all portions of the site that drain to the facility. As part of the plans for public improvements the applicant shall provide engineered calculations for pre-development and post-development peak storm water run-off flows, and demonstrate that the storm drainage facilities are designed to not increase post-development run-off consistent with current City policies.**

Response: Complies. The requisite detention facilities are to be provided for the development site. See Section II, Detailed Development Plan Narrative, for more information.

25. **Road System East of Kings Boulevard - The road system east of Kings Boulevard is not approved as part of this Conceptual Development Plan. Future Detailed Development Plans that involve lands east of Kings Boulevard shall also submit a Conceptual Development Plan Modification for this area that includes a natural resource inventory and preservation plan consistent with Condition 19, and outlines a road system that is integrated with that preservation plan.**

Response: Not applicable. This applications does not involve any lands east of Kings Boulevard.

26. **Rolling Green & Garryanna: No Street Connection to Timberhill - Future Conceptual Plans dealing with areas east of Kings shall exclude road connection from the Garryanna/Rolling Green neighborhood area to the Timberhill site.**

Response: Not applicable. This applications does not involve any lands east of Kings Boulevard.

27. **Phase I Boundary & Resource Inventories Outside Phase I - Phase 1 of this Conceptual Plan is generally located west of the future extension of Kings Boulevard and south of Roads 2 and 3. Phase I is identified on Figure 2 and shall include the area necessary to construct Kings Boulevard. Prior to developing outside of Phase 1, natural resources inventories shall be provided as specified in Condition 19.**

Response: This Condition of Approval was satisfied under a previous Land Use Approval; see response to Condition of Approval 19 above.

28. **Future Phasing - Any development outside Phase I shall also include a phasing plan for the entire area outside Phase I.**

Response: The Phasing Plan is indicated on Attachments "CD-1" through "CDP-9".

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9. **Kings/Walnut Intersection & Future Traffic Impact Analyses - The developer shall install the traffic signal and lane configuration indicated in Attachment A- concurrent with development of the site. The developer shall provide financial security for construction of the right turn lane on the east leg of the intersection concurrent with development of the site. The terms of the security shall include provisions for construction of the right turn lane by December 31, 2007, or sooner if required by future development proposals. The need for the right turn lane on the east leg of the intersection, as well as the additional lanes on the north leg shall be analyzed with each future development proposal. Plans for the signal and lane configuration indicated in Attachment A-13 shall be included with the plans for public improvements.**

Response: This Condition was satisfied with the completion and acceptance of the present Kings Boulevard extension north of Walnut Boulevard.

DRC i. Future Kings Blvd. Issues - Future development proposals for Lot 4, including the PAO site, will need to include the extension of Kings Boulevard to and through the boundaries of the development site. The current proposal depicts extension of a center turn lane beyond the section of Kings Boulevard being built as part of the current proposal. The need for this center turn lane will be reviewed with future development proposals and balanced with criteria that limit access to arterial streets and minimize cuts and fills.

Response: Complies. The updated traffic study is included in the Appendix to this application.

DRC A. The final alignment of and financing for NW Kings Blvd. and NW 29th St. will be determined through a public hearing process in conjunction with a Detailed Development Plan for any of the three properties.

Response: Not applicable; as this is a Development Related Concern and not a Condition of Approval, it has no legal bearing on the approval of this application,

LDC 2.5.60.03 - Procedures for a Major Planned Development Modification

If a modification is proposed that equals or exceeds the thresholds described in Section 2.5.60.02, or if modifications to more than three factors that fall below the thresholds identified in Section 2.5.60.02 are proposed within a single calendar year, the changes shall be processed as a Major Planned Development Modification.

d. In reviewing the proposed Modification, the Planning Commission shall follow the procedures herein required for Detailed Development Plan submittal and review. The Commission shall consider the review criteria in Section 2.5.50.04 to determine whether to authorize a Major Planned Development Modification.

2.5.40.01 - Application Requirements

When the Director deems any requirement below unnecessary for proper evaluation of a proposed application, it may be waived.

Prior to formal submittal of an application, the applicant is encouraged to participate in an informal pre-application conference with Community Development Department staff to discuss the proposal, the applicant's requirements, and the applicant's materials developed in response to this Code's applicable requirements.

Applications shall be made on forms provided by the Director and shall be accompanied by:

a. Location and description of the subject property(ies), including all of the following, as relevant: address; tax assessor map and tax lot number; parcel number; written description of the boundaries of the proposal; and one set of assessor's maps of the subject site and surrounding area, with the subject site outlined in red;

b. Signed consent by the subject property's owner(s) and/or the owner's legal representative(s). If a legal representative is used as a signatory, written proof of ability to be a signatory shall be furnished

to the City. The owner's name(s) and address(es), and the applicant's name, address, and signature shall also be provided;

c. Fifteen copies of the narrative, on 8.5 by 11 in. sheets, and 15 copies of graphics at an 8.5 by 11 in. size. The Director may request additional copies of the narrative and/or graphics for routing purposes, if needed. Related names/numbers must be legible on the graphics. The Director may also require some or all graphics at an 11 by 17 in. size if, for legibility purposes, such a size would be helpful;

d. Six sets of full-scaled black line or blueprint drawings of the graphic(s), with sheet size not to exceed 24 by 36 in. Where necessary, an overall plan with additional detail sheets may be submitted;

e. An electronic version of these documents (both text and graphics, as applicable) if an applicant has produced part or all of an application in an electronic format. The applicant shall coordinate with the City regarding compatible electronic formats, to the greatest extent practicable.

Response: The application form (signed by the owners of the property) and appropriate copies of the graphics are being submitted with this Narrative.

f. Graphic Requirements Graphics shall include the following information where applicable:

1. Public Notice Map - Typically a street map at one in. = 800 ft. as per the City's public notice format;

Response: Attachment "A," Public Notice Map / Vicinity Map.

2. Zoning Map - Typically one in. = 400 ft., but up to one in. = 800 ft., depending on the size of the site, with a key that identifies each zone on the site and within 1,000 ft. of the site as per City format;

Response: Attachment "B," Existing Zoning Designations.

3. Comprehensive Plan Map - Typically one in. = 800 ft. with a key that identifies each and use designation on the site and within 1,000 ft. of the site as per City format;

Response: Attachment "C," Existing Comprehensive Plan Designations.

4. Existing Land Use Map - Typically a topographic map that extends at least 1,000 ft. beyond the site. The map shall include building footprints and distinguish between single-family, multi-family, Commercial, and Industrial Uses, as well as other significant features such as roads, parks, schools, and Significant Natural Features identified by Chapter 2.11 – Floodplain Development Permit, Chapter 4.2 - Landscaping, Buffering, Screening, and Lighting, Chapter 4.5 – Floodplain Provisions, Chapter 4.12 - Significant Vegetation Protection Provisions, and Chapter 4.13 - Riparian Corridor and Wetland Provisions, and Chapter 4.14 - Landslide Hazard and Hillside Development Provisions;

Response: Attachment "D," Surrounding Uses.

5. Significant Natural Features Map(s) - Maps shall identify Significant Natural Features of the site, including but not limited to:

a) All information and preservation plans required by Chapter 2.11 – Floodplain Development Permit, Chapter 4.2 - Landscaping, Buffering, Screening, and Lighting, Chapter 4.5 – Floodplain Provisions, Chapter 4.12 - Significant Vegetation Protection Provisions, and Chapter 4.13 - Riparian Corridor and Wetland Provisions, and Chapter 4.14 - Landslide Hazard and Hillside Development Provisions, as applicable;

Response: Attachments E through J. The site contains areas of steep slopes, wetlands, riparian corridors, 0.2 floodway and protected significant vegetation.

b) All Jurisdictional Wetlands not already shown as part of "a," above. While not all Jurisdictional Wetlands are locally regulated by Chapter 4.13 - Riparian Corridor and Wetland Provisions, they need to be shown so that the City can route the application to the appropriate state and federal agencies for comment; and

Response: All jurisdictional wetlands are shown in the delineation prepared by Pacific Habitat Services and included in the Appendix of this application.

c) Archaeological sites recorded by the State Historic Preservation Office (SHPO).

Response: Research at SHPO indicates no recorded archeological sites on the applicant's property.

6. Site Plan(s) and Other Graphics -

a) Site plan(s) and other graphics shall be drawn to scale and shall contain a sheet title, date, north arrow, and legend placed in the same location on each sheet and contain the information listed in this Section and "b," below.

Graphics shall include features within a minimum 150-ft. radius of the site, such as existing streets and parcel boundaries; existing structures; driveways; utilities; Significant Natural Features regulated by Chapter 2.11 – Floodplain Development Permit, Chapter 4.2 - Landscaping, Buffering, Screening, and Lighting, Chapter 4.5 – Floodplain Provisions, Chapter 4.12 - Significant Vegetation Protection Provisions, and Chapter 4.13 - Riparian Corridor and Wetland Provisions, and Chapter 4.14 - Landslide Hazard and Hillside Development Provisions; Minimum Assured Development Area information from Chapter 4.11 - Minimum Assured Development Area (MADA), if applicable; and any other information that, in the Director's opinion, would assist in providing a context for the proposed development. The Director may require that an applicant's graphics include information on lands in excess of 150 ft. from a development site (e.g., such as in cases where an adjacent property is large and a view of the whole parcel would be helpful, or when existing infrastructure is far away from the site).

b) The site plan and related graphics shall also include:

1) **Boundary of the proposed development site and any interior boundaries related to proposed development phases or Land Divisions;**

Response: Attachments "M" and "M-1", Tentative Plat.

2) **Number of lots and their dimensions, including frontage, depth, and area in sq. ft., as applicable;**

Response: Attachments "M" and "M-1", Tentative Plat.

3) **General location and floor area of existing and proposed structures and other improvements, including maximum building heights, Building Types, and gross density per acre for residential developments; and location of fire hydrants, overhead lines in the abutting right-of-way, easements, fences, walls, parking calculations, and walkways; and any proposed Use restrictions. Where required by the applicable zone, lot coverage and Green Area calculations shall be provided. An indication of approximate building envelopes may be required to evaluate building relationships;**

Response: All required quantitative data is included in Section II, Detailed Development Plan narrative. There are no existing buildings or improvements of any kind on the Applicant's property.

4) **General location and dimensions of areas to be conveyed, dedicated, or reserved as common open spaces, common Green Area, public parks, recreational areas, school sites, and similar public and semi-public uses;**

Response: Attachments "M" and "M-1", Tentative Plat.

5) **Existing and proposed circulation system plan and dimensions including streets, driveways, bikeways, sidewalks, multi-use paths, off-street parking areas, service areas (including refuse), loading areas, direction of traffic flow, and major points of access to public rights-of-way. Illustrative cross-sections of streets shall be provided. Notations of proposed ownership (public or private) should be included where appropriate;**

Response: Attachments "R", R-2" and "R-3".

6) **Existing and proposed general pedestrian circulation system, including its interrelationship and connectivity with the existing and proposed vehicular, bicycle, and pedestrian circulation systems, and indicating proposed treatments for points of conflict;**

Response: Attachment "R-2".

7) **Utilities plan indicating existing and proposed utility systems and their function, including sanitary sewer, storm sewer, and drainage and water systems;**

Response: Attachments "U", "U-1" and "U-2".

8) **Identification of Significant Natural Features that were included on the Significant Natural Features map(s) required in Section 2.4.30.01.f.5, above, to indicate the relationship of the proposal to the site's Significant Natural Features;**

Response: Attachments "E" through "J", Natural Features Maps.

9) **Existing and proposed topographic contours at two-ft. intervals. Where the grade of any part of the development site exceeds 10 percent and where the development site abuts existing developed lots, a conceptual grading plan shall be required. The grading plan shall contain adequate information to evaluate impacts to the site and adjacent areas, consistent with Chapter 4.5 - Natural Hazard and Hillside Development Provisions. If a grading plan is required, it shall indicate how these objectives are met, how runoff or surface water from the development will be managed, and how the development's surface waters will be disposed;**

Response: Existing topographic contours are shown on Attachment "L", Existing Conditions. New finish contours are shown on Attachment "T", Grading Plan.

10) **Conceptual landscape plan drawn to scale and showing the location of existing trees and vegetation proposed to be removed from or to be retained on the site, the location and conceptual design for landscaped areas (types of plant materials as basic as trees, shrubs, and groundcover/lawn areas), and other conceptual landscape features including walls and fences;**

Response: Attachments "W" and "W-1".

11) **Exterior lighting plan indicating the location, size, height, typical design, material, color, method, and direction of illumination; and;**

Response: Attachment "V".

12) **Typical elevations and floor plans of buildings and structures sufficient to indicate the architectural intent and character of the proposed development, indicate the entrance and exit points, and permit computations of parking, design, and yard requirements. The elevations shall specify building materials to be used, specifications as to type, color, and texture of proposed exterior surfaces, and information demonstrating compliance with Chapter 4.10 - Pedestrian Oriented Design Standards;**

Response: Attachments "Z".

g. **Narrative Requirements**

A written statement shall include the following information:

1. **Statement of planning objectives to be achieved by the Detailed Development Plan. This statement shall include a description of the proposed development, the rationale behind the assumptions and choices made, and a discussion of how the application meets the review criteria in 2.5.40.04 below, including the development standards required by this Code;**

Response: The Hub at Corvallis is a 240-unit, 836-bed development aimed at providing a state-of-the-art student residential housing complex for students attending the nearby Oregon State University. The proposed development offers a variety of building types – cottages, townhomes and multi-unit walk-up buildings – containing a creative mix of one, two, three, four and five bedroom student apartments to allow a flexible and diverse range of living options. Preserving protected areas and respecting the site conditions, the site design provides clusters of buildings and units within the buildable areas for an energy efficient, compact development with a minimal footprint. The residential buildings are grouped around the central amenity areas in order to promote the communal gathering spaces that students seek and appreciate. Careful attention was paid to making the layout as pedestrian friendly as possible to cut down on car use, with abundant paths and sidewalks to promote walking. Every unit is provided a terrace for outdoor access. The buildings are designed using a limited palette of cladding materials that are contemporary and consistent throughout the project while also referring to the region's vernacular styles.

d) Proposed lot coverage of buildings and structures, where known;

Response: The proposed lot coverage of buildings and parking structures is 241,515 sf, or 17.4%.

e) Gross densities per acre;

Response: The project proposed 240 units for a gross density of 7.75 du/acre.

f) Total square footage of Green Area; and

Response: 960,707 square feet.

g) Total number of parking spaces (compact, standard, handicapped, bicycle) and a breakdown of how parking is consistent with this Code's requirements; and

Response: As indicated on Attachment "S" Parking Plan and Attachment "S-1" Bicycle Parking Plan, the total number of vehicular parking spaces proposed is 728 minimum (291 compact, 421 standard, 16 handicapped, 640 minimum bicycle). Parking is discussed in greater detail under LDC Section 4.1 below.

h) **Total square footage of nonresidential construction;**

Response: The total square footage of nonresidential construction is 11,669 square feet.

3) **General statement outlining timing, responsibilities, and financial assurances for all public and non-public improvements such as irrigation, private roads and drives, landscape and maintenance.**

Response: All public and private improvements will be constructed in a single phase, at the Applicant's expense.

4) **Statement describing phase of project, if proposed. Phases shall be:**

a) **Substantially and functionally self-contained and self-sustaining with regard to access, parking, utilities, green areas, and similar physical features; and capable of substantial occupancy, operation, and maintenance upon completion of construction and development.**

Response: The project will be constructed in a single phase.

b) **Arranged to avoid conflicts between higher and lower density development;**

Response: Not applicable.

c) **Properly related to other services of the community as a whole and to those facilities and services yet to be provided; and**

Response: Not applicable.

d) **Provided with such temporary or permanent transitional features, buffers, or protective areas as may be required to prevent damage or detriment to any completed phases and to adjoining properties not in the Planned Development;**

Response: Not applicable. The nearest development on adjoining property is over 400 feet away.

5. **Traffic impact study, if required by the City Engineer. The City Engineer shall define the scope of the traffic impact study based on established procedures. See Section 4.0.60.a; and**

Response: The required Traffic Impact Study is included in the Appendix to this narrative.

6. **For residential development, a statement or map describing existing and proposed buildings with protected Solar Access consistent with Chapter 4.6 - Solar Access.**

Response: There are no existing or proposed buildings on or adjacent to the site with protected solar access.

7. **Information required by Chapter 4.5 – Natural Hazard and Hillside Development Provisions, Chapter 4.11 – Minimum Assured Development Area (MADA), Chapter 4.12 – Significant**

Vegetation Protection Provisions, and Chapter 4.13 – Riparian Corridor and Wetland Provisions, as applicable.

Response: As indicated on Figures "1" through "11", Natural Features Maps, the development site contains 0.2 floodway, wetlands, riparian corridors, partially protected significant wetlands, and steeply sloped areas. The site contains no landslide hazard area, or floodplain.

1. Review Criteria

LDC 2.5.40.04 – Review Criteria

Requests for the approval of a Conceptual Development Plan shall be reviewed to ensure consistency with the policies and density requirements of the Comprehensive Plan, and any other applicable policies and standards adopted by the City Council. The application shall demonstrate compatibility in the areas in "a," below, as applicable, and shall meet the Natural Resource and Natural Hazard criteria in "b," below:

a. Compatibility Factors

1. Approval Criterion

1 **Compensating benefits for the variations being requested;**

Response: See Table 1 included with Section II,

2. Approval Criterion

2. **Basic site design (the organization of Uses on a site and the Uses' relationships to neighboring properties);**

Response: Part II of this Narrative, Detailed Development Plan, addresses this criteria in detail.

3. Approval Criterion

3. **Visual elements (scale, structural design and form, materials, etc.);**

Response: Part II of this Narrative, Detailed Development Plan, addresses this criteria in detail.

4. Approval Criterion

4. **Noise attenuation;**

Response: Part II of this Narrative, Detailed Development Plan, addresses this criteria in detail.

5. Approval Criterion

5. **Odors and emissions;**

Response: Part II of this Narrative, Detailed Development Plan, addresses this criteria in detail.

6. Approval Criterion

6. **Lighting;**

Response: Part II of this Narrative, Detailed Development Plan, addresses this criteria in detail.

7. Approval Criterion

7. **Signage;**

Response: Part II of this Narrative, Detailed Development Plan, addresses this criteria in detail.

8. Approval Criterion

8. **Landscaping for buffering and screening;**

Response: Part II of this Narrative, Detailed Development Plan, addresses this criteria in detail.

9. Approval Criterion

9. **Transportation facilities;**

Response: Part II of this Narrative, Detailed Development Plan, addresses this criteria in detail.

10. Approval Criterion

10. **Traffic and off-site parking impacts;**

Response: Part II of this Narrative, Detailed Development Plan, addresses this criteria in detail.

11. Approval Criterion

11. Utility infrastructure;

Response: Part II of this Narrative, Detailed Development Plan, addresses this criteria in detail.

12. Approval Criterion

12. Effects on air and water quality (note: a DEQ permit is not sufficient to meet this criterion);

Response: Part II of this Narrative, Detailed Development Plan, addresses this criteria in detail.

13. Approval Criterion

13. Design equal to or in excess of the types of improvements required by the standards in Chapter 4.10 - Pedestrian Oriented Design Standards; and

Response: Part II of this Narrative, Detailed Development Plan, addresses this criteria in detail.

14. Approval Criterion

14. Preservation and/or protection of Significant Natural Features, consistent with Chapter 2.11 - Floodplain Development Permit, Chapter 4.2 - Landscaping, Buffering, Screening, and Lighting, Chapter 4.5 - Floodplain Provisions, Chapter 4.11 - Minimum Assured Development Area (MADA), Chapter 4.12 - Significant Vegetation Protection Provisions, Chapter 4.13 - Riparian Corridor and Wetland Provisions, and Chapter 4.14 - Landslide Hazard and Hillside Development Provisions. Streets shall also be designed along contours, and structures shall be designed to fit the topography of the site to ensure compliance with these Code standards.

Response: Part II of this Narrative, Detailed Development Plan, addresses this criteria in detail.

15. Approval Criterion

1. Any proposed variation from a standard within Chapter 2.11 Floodplain Development Permit, Chapter 4.5 - Floodplain Provisions, Chapter 4.11 - Minimum Assured Development Area (MADA), Chapter 4.12 - Significant Vegetation Protection Provisions, Chapter 4.13 - Riparian Corridor and Wetland Provisions, or Chapter 4.14 - Landslide Hazard and Hillside Development Provisions shall provide protections equal to or better than the specific standard requested for variation; and

Response: Part II of this Narrative, Detailed Development Plan, addresses this criteria in detail.

16. Approval Criterion

2. Any proposed variation from a standard within Chapter 2.11 Floodplain Development Permit, Chapter 4.5 - Floodplain Provisions, Chapter 4.11 - Minimum Assured Development Area (MADA), Chapter 4.12 - Significant Vegetation Protection Provisions, Chapter 4.13 - Riparian Corridor and Wetland Provisions, or Chapter 4.14 - Landslide Hazard and Hillside Development Provisions shall involve an alternative located on the same development site where the specific standard applies.

Response: Part II of this Narrative, Detailed Development Plan, addresses this criteria in detail.

17. Approval Criterion

3. Any proposed Floodplain Development Permit variation that exceeds the scope of Section 2.11.60.01.a shall also meet the Floodplain Development Permit Variance review criteria in Section 2.11.60.06 and, to the extent feasible, the base Floodplain Development Permit review criteria in Section 2.11.50.04.

Response: Part II of this Narrative, Detailed Development Plan, addresses this criteria in detail.

LDC 2.5.50.04 -Review Criteria for Determining Compliance with Conceptual Development Plan

18. Approval Criterion

Request for approval of a Detailed Development Plan shall be reviewed to determine whether it is in compliance with the Conceptual Development Plan. The Detailed Development Plan shall be deemed to be in conformance with the Conceptual Development Plan and may be approved provided it is consistent with the review criteria in Section 2.5.40.04 above, provides a clear and objective set of development standards for residential Detailed Development Plans (considering the Detailed Development Plan proposal, required adherence to this Code, and Conditions of Approval), and does not involve any of the factors that constitute a major change in the Planned Development. See Section 2.5.60.02 - Thresholds that Separate a Minor Planned Development Modification from a Major Planned Development Modification.

Response: Part II of this Narrative, Detailed Development Plan, addresses this criteria in detail.

END OF SECTION

PART II DETAILED DEVELOPMENT PLAN

- DETAILED DEVELOPMENT PLAN REVIEW PROCEDURES

1. Submission Requirements

2.5.40.01 - Application Requirements

When the Director deems any requirement below unnecessary for proper evaluation of a proposed application, it may be waived.

Prior to formal submittal of an application, the applicant is encouraged to participate in an informal pre-application conference with Community Development Department staff to discuss the proposal, the applicant's requirements, and the applicant's materials developed in response to this Code's applicable requirements.

Applications shall be made on forms provided by the Director and shall be accompanied by:

a. Location and description of the subject property(ies), including all of the following, as relevant: address; tax assessor map and tax lot number; parcel number; written description of the boundaries of the proposal; and one set of assessor's maps of the subject site and surrounding area, with the subject site outlined in red;

b. Signed consent by the subject property's owner(s) and/or the owner's legal representative(s). If a legal representative is used as a signatory, written proof of ability to be a signatory shall be furnished to the City. The owner's name(s) and address(es), and the applicant's name, address, and signature shall also be provided;

c. Fifteen copies of the narrative, on 8.5 by 11 in. sheets, and 15 copies of graphics at an 8.5 by 11 in. size. The Director may request additional copies of the narrative and/or graphics for routing purposes, if needed. Related names/numbers must be legible on the graphics. The Director may also require some or all graphics at an 11 by 17 in. size if, for legibility purposes, such a size would be helpful;

d. Six sets of full-scaled black line or blueprint drawings of the graphic(s), with sheet size not to exceed 24 by 36 in. Where necessary, an overall plan with additional detail sheets may be submitted;

e. An electronic version of these documents (both text and graphics, as applicable) if an applicant has produced part or all of an application in an electronic format. The applicant shall coordinate with the City regarding compatible electronic formats, to the greatest extent practicable.

Response: *The application form (signed by the owners of the property) and appropriate copies of the graphics are being submitted with this Narrative.*

f. Graphic Requirements Graphics shall include the following information where applicable:

1. Public Notice Map - Typically a street map at one in. = 800 ft. as per the City's public notice format;

Response: *Attachment "A," Public Notice Map / Vicinity Map.*

2. Zoning Map - Typically one in. = 400 ft., but up to one in. = 800 ft., depending on the size of the site, with a key that identifies each zone on the site and within 1,000 ft. of the site as per City format;

Response: *Attachment "B," Existing Zoning Designations.*

3. Comprehensive Plan Map - Typically one in. = 800 ft. with a key that identifies each and use designation on the site and within 1,000 ft. of the site as per City format;

Response: *Attachment "C," Existing Comprehensive Plan Designations.*

4. Existing Land Use Map - Typically a topographic map that extends at least 1,000 ft. beyond the site. The map shall include building footprints and distinguish between single-family, multi-family, Commercial, and Industrial Uses, as well as other significant features such as roads, parks, schools, and Significant Natural Features identified by Chapter 2.11 – Floodplain Development Permit, Chapter 4.2 - Landscaping, Buffering, Screening, and Lighting, Chapter 4.5 – Floodplain Provisions, Chapter 4.12 - Significant Vegetation Protection Provisions, and Chapter 4.13 - Riparian Corridor and Wetland Provisions, and Chapter 4.14 - Landslide Hazard and Hillside Development Provisions;

Response: *Attachment "D," Surrounding Uses.*

5. Significant Natural Features Map(s) - Maps shall identify Significant Natural Features of the site, including but not limited to:

a) All information and preservation plans required by Chapter 2.11 – Floodplain Development Permit, Chapter 4.2 - Landscaping, Buffering, Screening, and Lighting, Chapter 4.5 – Floodplain Provisions, Chapter 4.12 - Significant Vegetation Protection Provisions, and Chapter 4.13 - Riparian Corridor and Wetland Provisions, and Chapter 4.14 - Landslide Hazard and Hillside Development Provisions, as applicable;

Response: *Attachments "E" through "K". The site contains areas of steep slope, riparian corridors, wetlands, significant vegetation, landslide hazard, and 0.2 floodway. All are discussed later in the application.*

b) All Jurisdictional Wetlands not already shown as part of "a," above. While not all Jurisdictional Wetlands are locally regulated by Chapter 4.13 - Riparian Corridor and Wetland Provisions, they need to be shown so that the City can route the application to the appropriate state and federal agencies for comment; and

Response: *There are Jurisdictional Wetlands on the applicant's property. The DSL delineation file number is 2014-0015.*

c) Archaeological sites recorded by the State Historic Preservation Office (SHPO).

Response: *There are no recorded archeological sites on the applicant's property.*

6. Site Plan(s) and Other Graphics -

a) Site plan(s) and other graphics shall be drawn to scale and shall contain a sheet title, date, north arrow, and legend placed in the same location on each sheet and contain the information listed in this Section and "b," below.

Graphics shall include features within a minimum 150-ft. radius of the site, such as existing streets and parcel boundaries; existing structures; driveways; utilities; Significant Natural Features regulated by Chapter 2.11 – Floodplain Development Permit, Chapter 4.2 - Landscaping, Buffering, Screening, and Lighting, Chapter 4.5 – Floodplain Provisions, Chapter 4.12 - Significant Vegetation Protection Provisions, and Chapter 4.13 - Riparian Corridor and Wetland Provisions, and Chapter 4.14 - Landslide Hazard and Hillside Development Provisions; Minimum Assured Development Area information from Chapter 4.11 - Minimum Assured Development Area (MADA), if applicable; and any other information that, in the Director's opinion, would assist in providing a context for the proposed development. The Director may require that an applicant's graphics include information on lands in excess of 150 ft. from a development site (e.g., such as in cases where an adjacent property is large and a view of the whole parcel would be helpful, or when existing infrastructure is far away from the site).

b) The site plan and related graphics shall also include:

1) Boundary of the proposed development site and any interior boundaries related to proposed development phases or Land Divisions;

Response: *Attachments "M" and "M-1", Tentative Plat.*

2) Number of lots and their dimensions, including frontage, depth, and area in sq. ft., as applicable;

Response: *Attachments "M" and "M-1", Tentative Plat.*

3) General location and floor area of existing and proposed structures and other improvements, including maximum building heights, Building Types, and gross density per acre for residential developments; and location of fire hydrants, overhead lines in the abutting right-of-way, easements, fences, walls, parking calculations, and walkways; and any proposed Use restrictions. Where required by the applicable zone, lot coverage and Green Area calculations shall be provided. An indication of approximate building envelopes may be required to evaluate building relationships;

Response: *Attachment "N", Site Plan, Attachment "S", Vehicular Parking Plan, and Attachment "S-1", Bicycle Parking Plan.*

4) General location and dimensions of areas to be conveyed, dedicated, or reserved as common open spaces, common Green Area, public parks, recreational areas, school sites, and similar public and semi-public uses;

Response: *Attachment "N", Site Plan.*

5) Existing and proposed circulation system plan and dimensions including streets, driveways, bikeways, sidewalks, multi-use paths, off-street parking areas, service areas (including refuse), loading areas, direction of traffic flow, and major points of access to public rights-of-way. Illustrative cross-sections of streets shall be provided. Notations of proposed ownership (public or private) should be included where appropriate;

Response: *Attachment "R", Vehicular Circulation Plan, Attachment "R-2", Pedestrian Circulation Plan, Attachment "S", Vehicle Parking Plan, and Attachment "S-1", Bicycle Parking Plan.*

6) Existing and proposed general pedestrian circulation system, including its interrelationship and connectivity with the existing and proposed vehicular, bicycle, and pedestrian circulation systems, and indicating proposed treatments for points of conflict;

Response: *Attachment "R-2", Pedestrian Circulation Plan.*

7) Utilities plan indicating existing and proposed utility systems and their function, including sanitary sewer, storm sewer, and drainage and water systems;

Response: *Attachment "V", "V-1" and "V-2", Utility Plan.*

8) Identification of Significant Natural Features that were included on the Significant Natural Features map(s) required in Section 2.4.30.01.f.5, above, to indicate the relationship of the proposal to the site's Significant Natural Features;

Response: *Attachments "F" through "K", Natural Features Maps, and Attachments "L" through "L-3A", Existing Conditions with Existing Natural Features.*

9) Existing and proposed topographic contours at two-ft. intervals. Where the grade of any part of the development site exceeds 10 percent and where the development site abuts existing developed lots, a conceptual grading plan shall be required. The grading plan shall contain adequate information to evaluate impacts to the site and adjacent areas, consistent with Chapter 4.5 - Natural Hazard and Hillside Development Provisions. If a grading plan is required, it shall indicate how these objectives are met, how runoff or surface water from the development will be managed, and how the development's surface waters will be disposed;

Response: *Attachment "T", Grading Plan and Attachment "L", Existing Conditions.*

10) Conceptual landscape plan drawn to scale and showing the location of existing trees and vegetation proposed to be removed from or to be retained on the site, the location and conceptual design for landscaped areas (types of plant materials as basic as trees, shrubs, and groundcover/lawn areas), and other conceptual landscape features including walls and fences;

Response: *Attachment s "W" and "W-1", Landscape Plan.*

11) Exterior lighting plan indicating the location, size, height, typical design, material, color, method, and direction of illumination; and;

Response: *Attachment "V", Site Lighting Plan.*

12) Typical elevations and floor plans of buildings and structures sufficient to indicate the architectural intent and character of the proposed development, indicate the entrance and exit points, and permit computations of parking, design, and yard requirements. The elevations shall specify building materials to be used, specifications as to type, color, and texture of proposed exterior surfaces, and information demonstrating compliance with Chapter 4.10 - Pedestrian Oriented Design Standards;

Response: *Attachment "Z".*

g. Narrative Requirements

A written statement shall include the following information:

1. Statement of planning objectives to be achieved by the Detailed Development Plan. This statement shall include a description of the proposed development, the rationale behind the assumptions and choices made, and a discussion of how the application meets the review criteria in 2.5.40.04 below, including the development standards required by this Code;

Response: *The Hub at Corvallis is a 240-unit, 836-bed development aimed at providing a state-of-the-art student residential housing complex for students attending the nearby Oregon State University. The proposed development offers a variety of building types – cottages, townhomes and multi-unit walk-up buildings – containing a creative mix of one, two, three, four and five bedroom student apartments to allow a flexible and diverse range of living options. Preserving protected areas and respecting the site conditions, the site design provides clusters of buildings and units within the buildable areas for an energy efficient, compact development with a minimal footprint. The residential buildings are grouped around the central amenity areas in order to promote the communal gathering spaces that students seek and appreciate. Careful attention was paid to making the layout as pedestrian friendly as possible to cut down on car use, with abundant paths and sidewalks to promote walking. Every unit is provided a terrace for outdoor access. The buildings are designed using a limited palette of cladding materials that are contemporary and consistent throughout the project while also referring to the region's vernacular styles.*

2. Quantitative data for the following where appropriate:

a) Total number and type of dwelling units;

Response: *The development will comprise 240 dwelling units, in the form of 19 detached dwelling units (cottages), 44 townhouses and 6 apartment buildings (175 apartment units).*

b) Square footages of all structures;

Response: *The square footage floor area of all habitable structures will be 378,032 sf.*

c) Parcel sizes;

Response: *The development site is comprised of a single 30.97 acre (1,349,053 square feet) parcel.*

d) Proposed lot coverage of buildings and structures, where known;

Response: *The proposed lot coverage of buildings, parking structures and access (including new public streets) is 393,518 sf, or 29.1%.*

e) Gross densities per acre;

Response: *The project proposes 240 units, for a gross density of 7.75 du/acre.*

f) Total square footage of Green Area; and

Response: *956.535 square feet*

g) Total number of parking spaces (compact, standard, handicapped, bicycle) and breakdown of how parking is consistent with this Code's requirements; and

Response: *As indicated on Attachment "S," Vehicular Parking Plan and Attachment "S-1," Bicycle Parking Plan, the total number of vehicular parking spaces proposed is 728 (291compact, 421 standard, 16 handicapped, 640 minimum bicycle). Parking is discussed in greater detail under LDC Section 4.1 below.*

h) Total square footage of nonresidential construction;

Response: *The total square footage of nonresidential construction will be 11,669 sf.*

3. General statement outlining timing, responsibilities, and financial assurances for all public and non-public improvements such as irrigation, private roads and drives, landscape, and maintenance.

Response: *All public and private improvements will be constructed in a single phase, at the applicant's expense.*

4. Statement describing phases of project, if proposed. Phases shall be:

   a) Substantially and functionally self-contained and self-sustaining with regard to access, parking, utilities, Green Areas, and similar physical features; and capable of substantial occupancy, operation, and maintenance upon completion of construction and development;

Response: *The project will be constructed in a single phase.*

   b) Arranged to avoid conflicts between higher and lower density development;

Response: *Not applicable.*

   c) Properly related to other services of the community as a whole and to those facilities and services yet to be provided; and

Response: *Not applicable.*

   d) Provided with such temporary or permanent transitional features, buffers, or protective areas as may be required to prevent damage or detriment to any completed phases and to adjoining properties not in the Planned Development;

Response: *Not applicable. The nearest development on adjoining property is over 400 feet away.*

5. Traffic impact study, if required by the City Engineer. The City Engineer shall define the scope of the traffic impact study based on established procedures. See Section 4.0.60.a; and

Response: *The required Traffic Impact Study is included in the Appendix to this Narrative.*

6. For residential development, a statement or map describing existing and proposed buildings with protected Solar Access consistent with Chapter 4.6 - Solar Access.

Response: *There are no existing or proposed buildings on or adjacent to the site with protected Solar Access.*

7. Information required by Chapter 4.5 – Natural Hazard and Hillside Development Provisions, Chapter 4.11 – Minimum Assured Development Area (MADA), Chapter 4.12 – Significant Vegetation Protection Provisions, and Chapter 4.13 – Riparian Corridor and Wetland Provisions, as applicable.

Response: *As indicated on Attachments "E" through "K", Natural Features Maps, and Attachment "L", Existing Conditions with Existing Natural Features, the development site contains 0.2 floodway, wetlands, riparian corridors, partially protected significant vegetation and steeply sloped areas. The site contains no landslide hazard area or floodplain.*

2. Review Criteria

LDC 2.5.40.04 – Review Criteria

Requests for the approval of a Conceptual Development Plan shall be reviewed to ensure consistency with the policies and density requirements of the Comprehensive Plan, and any other applicable policies and standards adopted by the City Council. The application shall demonstrate compatibility in the areas in "a," below, as applicable, and shall meet the Natural Resource and Natural Hazard criteria in "b," below:

a. Compatibility Factors

1. Approval Criterion

1. Compensating benefits for the variations being requested;

Response: *See Table 1.*

2. Approval Criterion

2. Basic site design (the organization of Uses on a site and the Uses' relationships to neighboring properties);

Response: *Basic site design is organized to minimize encroachments on high protection natural features and provide a functional student housing facility that complies with the majority of LDC standards.*

The site layout and design is defined by certain existing constraints which include:

- *The north-south direction of existing Kings Boulevard right-of-way which is the easterly boundary of the Applicant's property. The Kings Boulevard extension is included in the City's Transportation Plan and is part of the street system in the approved Timberhill Conceptual Development Plan.*

- *40% of Applicant's property covered by a combination of natural features, natural and conservation-open space Comprehensive Plan designation.*

- *Meeting the minimum density of the RS-12 zone based upon the unconstrained area. Minimum required 12 units/acre x 18.68 acres = 223 units. Applicants proposes 240 units.*

- *The easterly extension of Shooting Star Drive to Kings Boulevard, which becomes the southerly boundary of the property. The Shooting Star Drive extension is part of the street system in the approved Timberhill Conceptual Development Plan.*

- *Bisecting the property with additional local streets and trails required to meet block perimeter standards.*

- *Existing ground contours create a general east to west down slope that varies from 5% to 25%.*

- *To meet minimum parking requirements, the Applicant proposes two parking structures, one each at the northerly and southerly ends of the property, to supplement the surface parking areas.*

Following is a detailed discussion of the applicable development standards from the LDC:

Section 3.1.30 – RS-3.5 Development Standards		
Table 3.1-1		
	Standard	Proposed
a. Minimum Density	2 units per acre.	Not applicable; no dwelling units proposed in RS-3.5 portion of site.
b. Maximum Density	6 units per acre.	Not applicable; no dwelling units proposed in RS-3.5 portion of site.
c. Minimum Lot Area	8,000 sq. ft. per dwelling unit	Not applicable; no dwelling units proposed in RS-3.5 portion of site.
d. Minimum Average Lot Width	65 ft.	Complies: 662'
e. Minimum Setbacks		
1 Front Yard	15 feet; Also, unenclosed porches may encroach into front yards up to a maximum of 6'.	Not applicable; no development is proposed in the RS-3.5 portion of the site.
2 Rear yard	25 ft.	
3 Side Yard	8 ft.	
4 Exterior Side Yard See also "k," and "l," below.	20 ft. minimum and vision clearance areas in accordance with Section 4.1.40.c. of Chapter 4.1 – Parking, Loading and Access Requirements.	

Section 3.1.30 – RS-3.5 Development Standards		
Table 3.1-1		
	Standard	Proposed
f. Minimum Garage/Carport Setbacks		
1 Garage/carport entrance facing/parallel to the street	19 foot	Not applicable; no development is proposed in the RS-3.5 portion of the site.
2 Garage/carport entrance sideways/perpendicular to street	15 foot	
	Setbacks from alleys in accordance with Section 4.0.60.j of Chapter 4.0 – Improvements Required with Development.	
See also "k" and "l" below	Garages/carports are also subject to the provisions in Chapter 4.10 – Pedestrian Oriented Design Standards	
g. Minimum Setbacks from Properties Zoned Agricultural-Open Space (AG-OS) See also "k" and "l" below.	When residential development is proposed next to land zoned AG-OS, a minimum 50 foot-wide continuous plant or plant/berm buffer is required. Additionally, the minimum setback adjacent to land zoned AG-OS is 100 feet. It is the applicant's responsibility to provide the buffer. The minimum setback for lands adjacently to Actively Farmed OS-AG Land is 100 ft. Any intervening right-of-way may be included in the 100-ft. setback measurement. Structures that existed on December 31, 2006, and that would fall within the 100-ft setback from Actively farmed OS-AG Land shall not be considered as non-conforming structures and no additional buffering is required to maintain the existing development.	Not applicable; no development is proposed in the RS-3.5 portion of the site.

Section 3.1.30 – RS-3.5 Development Standards		
Table 3.1-1		
	Standard	Proposed
h. Maximum Structure Height	30 ft., not to exceed a solar envelope approved under Chapter 2.18- Solar Access Permits or Chapter 4.6 – Solar Access.	Not applicable; no development is proposed in the RS-3.5 portion of the site.
i. Maximum Building Site Coverage	None.	Not applicable; no development is proposed in the RS-3.5 portion of the site.
j. Off-street Parking	See Chapter 4.1 – Parking, Loading, and Access Requirements.	Not applicable; no development is proposed in the RS-3.5 portion of the site.
k. Outdoor Components Associated with Heat Pumps and Similar Equipment for Residential Structures	Shall not be placed within required front yard setback area. When located ten feet of a property line, or within a front yard and outside of the setback area, such equipment shall be screen on all sides with a solid fence or wall at least one foot higher than the equipment. When located outside a setback area, but greater than 10 feet from a property line, such equipment requires no screening.	Not applicable; no development is proposed in the RS-3.5 portion of the site.
l. Outdoor Components Associated with Heat Pumps or Similar Equipment for Non-Residential Structures	Shall be in accordance with chapter 4.2- Landscaping, Buffering, Screening and Lighting.	Not applicable; no development is proposed in the RS-3.5 portion of the site.
m. Minimum Assured Development Area (MADA)	See Chapter 4.11 - Minimum Assured Development Area (MADA)	Not applicable; no development is proposed in the RS-3.5 portion of the site.
n. Special Flood Hazard Areas	See Chapter 2.11 – Floodplain Development Permit and Chapter 4.5 – Floodplain Provisions	Not applicable; no development is proposed in the RS-3.5 portion of the site.
		Not applicable; no development is

Section 3.1.30 – RS-3.5 Development Standards		
Table 3.1-1		
	Standard	Proposed
o. Significant Vegetation	See Chapter 4.2 – Landscaping, Buffering, Screening, and Lighting and Chapter 4.12 – Significant Vegetation Protection Provisions	proposed in the RS-3.5 portion of the site.
p. Riparian Corridors and Locally Protected Wetlands	See Chapter 4.13 - Riparian Corridors and Locally Protected Wetlands	Not applicable; no development is proposed in the RS-3.5 portion of the site.
q. Landscaping	See Section 3.4.40, below and Chapter 4.2 – Landscaping, Buffering, Screening, and Lightening	Not applicable; no development is proposed in the RS-3.5 portion of the site.
r. Required Green Area and Private Outdoor Space	See Section 3.1.40, below	Not applicable; no development is proposed in the RS-3.5 portion of the site.
s. Landslide Hazards and Hillsides	See Chapter 4.14 – Landslide Hazard and Steep Slope Development Provisions	Not applicable; no development is proposed in the RS-3.5 portion of the site.

Section 3.6.30 – RS-12 Development Standards		
Table 3.6-1		
	Standard	Proposed
a. Minimum Density	12 units per acre. Applies to the creation of Land Divisions.	Gross: 240 ÷ 30.97 ac = 7.75 du/ac Net: 240 ÷ 13.57 ac = 17.69 du/ac
b. Maximum Density	20 units per acre. Applies to the creation of Land Divisions.	Not applicable.
c. Minimum Lot Area	2,200 sq. ft. per dwelling unit	Lot area greatly exceeds 2,200 square feet

Section 3.6.30 – RS-12 Development Standards		
Table 3.6-1		
	Standard	Proposed
d. Minimum Lot Width	25 ft.	Complies; minimum lot width is approximately 662'.
e. Setbacks		
1. Front Yard	10 feet minimum; 25 ft. maximum. Also, unenclosed porches may encroach into front yards, provided that a minimum front yard of 5 ft. is maintained.	See Attachment "Q"
2. Rear yard and Side Yards Interior attached townhouses exempt from interior side yard setbacks. a) Single Detached b) Single Attached and Zero Lot Line Detached c) Duplex, Triplex and Fourplex d) Abutting a more restrictive zone	5 ft. minimum. Additionally, the setbacks listed below for side yards not being used as the usable yard described above. 5 ft. minimum each side yard 0 ft. one side; 8 ft. minimum on opposite side[1] 10 ft. minimum each side 10 ft. minimum	Not applicable.
3. Exterior Side Yard and Rear Yard abutting a Street See also "k," and "l," below.	10 ft. minimum on side abutting the street. Vision clearance areas in accordance with Section 4.1.40.c. of Chapter 4.1 – Parking, Loading and Access Requirements.	Minimums are met or exceeded for all buildings.

[1] For detached Zero Lot Line dwelling units, prior to Building Permit approval the applicant shall submit a recorded easement between the subject property and abutting lot next to the yard having the zero setback. This easement shall be sufficient to guarantee rights for maintenance purposes of structures and yard, but in no case shall it be less than five ft. in width.

Section 3.6.30 – RS-12 Development Standards		
Table 3.6-1		
	Standard	Proposed
f. Minimum Garage/Carport Setbacks		
1. Garage/carport entrance facing/parallel to the street 2. Garage/carport entrance sideways/perpendicular to street See also "k" and "l" below	19 foot minimum 10 foot minimum Setbacks from alleys in accordance with Section 4.0.60.j of Chapter 4.0 – Improvements Required with Development. Garages/carports are also subject to the provisions in Chapter 4.10 – Pedestrian Oriented Design Standards	Not applicable; no garages or carports are proposed.
g. Minimum Setbacks from Properties Zoned Agricultural-Open Space (AG-OS) See also "k" and "l" below.	When residential development is proposed next to land zoned AG-OS, a minimum 50 foot-wide continuous plant or plant/berm buffer is required. Additionally, the minimum setback adjacent to land zoned AG-OS is 100 feet. It is the applicant's responsibility to provide the buffer. The minimum setback for lands adjacently to Actively Farmed OS-AG Land is 100 ft. Any intervening right-of-way may be included in the 100-ft. setback measurement. Structures that existed on December 31, 2006, and that would fall within the 100-ft setback from Actively farmed OS-AG Land shall not be considered as non-conforming structures and no additional buffering is required to maintain the existing development.	Not applicable.

Section 3.6.30 – RS-12 Development Standards			
Table 3.6-1			
	Standard	Proposed	
h. Maximum Structure Height	35 ft., not to exceed a solar envelope approved under Chapter 2.18- Solar Access Permits or Chapter 4.6 – Solar Access.	Building(s)	Building Heights
		Buildings 1 and 7 (Identical) apartments	Height: 34'-10"
		Buildings 2, 8, and 9 Cottages, Typical	Height: 22'-1"
		Buildings 3 and 4, Town Homes	Height 10'-0"
		Buildings 5, 6, 14, and 18, Town Homes	Height: 35'-0"
		Buildings 15, 16, 17, and 19, Town Homes	Height: 35'-0"
		Building 10 Apartments	Height: 34'-5"
		Building 11 Apartments	Height: 34'-5"
		Building 12 Apartments	Height: 34'-5"
		Building 13 Apartments	Height: 34'-5"
		Amenities Building	Height: 34'-10"
		Leasing Office	Height: 22'-1"
		Maintenance Shed	Height: 10'-0"
		Per LDC 4.11.50.03, the Applicant has the right to use the RS-20 development standards. The Applicant, at the time of permit application may choose to use the height standard of the RS-20 zone so that any slight variation in building height is not a variance under this application.	

Section 3.6.30 – RS-12 Development Standards		
Table 3.6-1		
	Standard	Proposed
i. Maximum Lot Coverage	70 percent of lot area maximum; interior attached townhouses exempt from this provision. Green Areas is calculated per lot.	Complies. Percentage of lot area covered by structures and impervious paving = 321.003 sq.ft. ÷ 1,390,870 sq.ft. x 100 = 23.1%
j. Off-street Parking	See Chapter 4.1 – Parking, Loading, and Access Requirements.	Discussion later in the Narrative.
k. Outdoor Components Associated with Heat Pumps and Similar Equipment for Residential Structures	Shall not be placed within required front yard setback area. When located ten feet of a property line, or within a front yard and outside of the setback area, such equipment shall be screen on all sides with a solid fence or wall at least one foot higher than the equipment. When located outside a setback area, but greater than 10 feet from a property line, such equipment requires no screening.	The approval of this application is expected to be conditioned to require compliance with this standard at the time of development.
l. Outdoor Components Associated with Heat Pumps or Similar Equipment for Non-Residential Structures	Shall be in accordance with chapter 4.2-Landscaping, Buffering, Screening and Lighting.	The approval of this application is expected to be conditioned to require compliance with this standard at the time of development.
m. Minimum Assured Development Area (MADA)	See Chapter 4.11 - Minimum Assured Development Area (MADA)	Discussion later in the Narrative.
n. Special Flood Hazard Areas	See Chapter 2.11 – Floodplain Development Permit and Chapter 4.5 – Floodplain Provisions	Discussion later in the Narrative.
o. Significant Vegetation	See Chapter 4.2 – Landscaping, Buffering, Screening, and Lighting and Chapter 4.12 – Significant Vegetation Protection Provisions	Discussion later in the Narrative.

Section 3.6.30 – RS-12 Development Standards		
Table 3.6-1		
	Standard	Proposed
p. Riparian Corridors and Locally Protected Wetlands	See Chapter 4.13 - Riparian Corridors and Locally Protected Wetlands	N/A
q. Landscaping	See Section 3.6.50, below and Chapter 4.2 – Landscaping, Buffering, Screening, and Lightening	The approval of this proposal is expected to be conditioned to require compliance with this standard at the time of development.
r. Required Green Area and Private Outdoor Space	See Section 3.6.50, below	Complies; see discussion below.
s. Landslide Hazards and Hillsides	See Chapter 4.14 – Landslide Hazard and Steep Slope Development Provisions	Discussion later in the Narrative.

LDC 3.6.40 – MULTIPLE RESIDENTIAL STRUCTURES ON ONE LOT OR PARCEL

To provide privacy, light, air, and access to the dwellings within the development, the following minimum standards shall apply to multiple residential buildings on a single lot or site in the RS-12 Zone:

a. Buildings with opposing windowed walls shall be separated by 20 ft.

Response: Site plan and building architectural elevations comply, however the approval of this proposal is expected to be conditioned to require compliance with this standard at the time of development.

b. Buildings with windowed walls facing buildings with blank walls shall be separated by 15 ft. However, no blank walls are allowed to face streets, sidewalks, or multi-use paths. See Chapter 4.10 - Pedestrian Oriented Design Standards.

Response: This condition is not proposed, however, the approval of this proposal is expected to be conditioned to require compliance with this standard at the time of development.

c. Buildings with opposing blank walls shall be separated by 10 ft. As stated in "b," above, no blank walls are allowed to face streets, sidewalks, or multi-use paths. See Chapter 4.10 - Pedestrian Oriented Design Standards.

Response: Site plan and building architectural elevations comply (e.g., between buildings 14 and 15), however the approval of this proposal is expected to be conditioned to require compliance with this standard at the time of development.

d. Building separation shall also apply to building projections such as balconies, bay windows, and room projections.

Response: Site plan and building architectural elevations comply, however, the approval of this proposal is expected to be conditioned to require compliance with this standard at the time of development.

e. Buildings with courtyards shall maintain separation of opposing walls as listed in "a," through "c," above.

Response: Site plan and building architectural elevations comply, however, the approval of this proposal is expected to be conditioned to require compliance with this standard at the time of development.

f. Where buildings exceed a length of 60 ft. or exceed a height of 30 ft., the minimum wall separation shall be increased. The rate of increased wall separation shall be one ft. for each 15 ft. of building length over 60 ft., and two ft. for each 10 ft. of building height over 30 ft.

Response: Site plan and building architectural elevations comply, however, the approval of this proposal is expected to be conditioned to require compliance with this standard at the time of development.

g. Driveways, parking lots, and common or public sidewalks or multi-use paths shall maintain the following separation from dwelling units built within eight ft. of ground level.

1. Driveways and parking lots shall be separated from windowed walls by at least eight ft.; sidewalks and multi-use paths shall be separated by at least five ft.

Response: Site plan complies.

2. Driveways and parking lots shall be separated from living room windows by at least 10 ft.; sidewalks and multi-use paths shall be separated by at least seven ft.

Response: Site plan complies.

3. Driveways and uncovered parking spaces shall be separated from doorways by at least five ft.

Response: Site plan complies.

LDC 3.6.50 - GREEN AREA, OUTDOOR SPACE, LANDSCAPING, AND SCREENING

LDC 3.6.50.01 - Green Area

a. A minimum of 30 percent of the gross lot area and a minimum of 20 percent for center-unit townhouses on interior lots, shall be retained and improved or maintained as permanent Green Area to ensure that the 70 percent maximum lot/site coverage standard of Section 3.4.30 is met. A minimum of 15 percent of the gross lot area and a minimum of 10 percent for center-unit townhouses on interior lots shall consist of vegetation consisting of landscaping or naturally preserved vegetation.

Response:

Green Area: 956,535 sq.ft. ÷ 1,349,053 sq.ft. x 100 = 70.1% > 30%

Landscape: plus preserved vegetation

[340,593 sq.ft. + (11.64 ac) 507,038 sq.ft.] ÷ 1,349,053 sq.ft. x 100 = 62% > 15%

b. Landscaping within the required Green Area shall be permanently maintained in accordance with Chapter 4.2 – Landscaping, Buffering, Screening, and Lighting. Landscaping shall primarily consist of ground cover, ferns, trees, shrubs, or other living plants and with sufficient irrigation to properly maintain all vegetation. Drought-tolerant plant materials are encouraged. Design elements such as internal sidewalks, pedestrian seating areas, fountains, pools, sculptures, planters, and similar amenities may also be placed within the permanent Green Area.

Response: The landscaping for the project will be permanently maintained and irrigated as required by the Owner.

c. The required Green Area shall be designed and arranged to offer the maximum benefits to the occupants of the development and provide visual appeal and building separation. These provisions shall apply to all new development sites and to an addition or remodeling of existing structures that creates new dwelling units.

Response: The site plan groups buildings to have significant quantities of green space between them.

LDC 3.6.50.02 - Private Outdoor Space per Dwelling Unit

a. Private Outdoor Space shall be required at a ratio of 48 sq. ft. per dwelling unit. This Private Outdoor Space requirement may be met by providing patios and balconies for some or all dwelling units, or by combining Private Outdoor Space and Common Outdoor Space as allowed by Section 3.6.50.04.

Response:

Typical Proposed Patio, Terrace or Balcony Area by Building Type

Townhomes – 102 sq.ft./unit
Cottages – 230 sq.ft./unit minimum
Apartments – 73 sq.ft./unit minimum

b. Private Outdoor Space, such as a patio or balcony, shall have minimum dimensions of six-by-eight ft.

Response: Minimum dimensions are met or exceed in all instances.

c. Private Outdoor Space shall be directly accessible by door from the interior of the individual dwelling unit served by the space.

Response: Access requirement is met in all instances.

d. Private Outdoor Space shall be screened or designed to provide privacy for the users of the space.

Response: The approval of this application is expected to be conditioned to require compliance with this standard at the time of development.

e. Private Outdoor Space may be considered as part of the 30 percent Green Area required under Section 3.6.50.01, if it is located on the ground. Upper story balconies cannot be counted.

Response: Previous green space calculation complies with this Standard.

LDC 3.6.50.03 - Common Outdoor Space per Dwelling Unit

a. In addition to the Private Outdoor Space requirements of Section 3.6.50.02, Common Outdoor Space shall be provided in developments of 20 or more dwelling units, for use by all residents of the development, in the following amounts:

1. Studio, one- and two-bedroom units: 200 sq. ft. per unit

Response: 62 units x 200 sq.ft./unit = 12,400 sq.ft. required.

2. Three or more bedroom units: 300 sq. ft. per unit

Response: 178 units x 300 sq.ft./unit = 53,400 sq.ft. required.

Active area around Amenity Building	=	*25,251 sq.ft.*
Basketball Court	=	*4,464 sq.ft.*
Preserved natural areas (11.64 ac)	=	*507,038 sq.ft.*
Total common outdoor space provided	=	*536,753 sq.ft.*

b. The minimum size of any Common Outdoor Space shall be 400 sq. ft., with minimum dimensions of 20-by-20 ft.

Response: *All minimums exceeded.*

c. A Common Outdoor Space may include any of the following, provided that they are outdoor areas: recreational facilities such as tennis, racquetball, and basketball courts, swimming pool and spas; gathering spaces such as gazebos, picnic, and barbecue areas; gardens; preserved natural areas where public access is allowed; and children's tot lots.

Response: *Complies as noted above.*

d. The Common Outdoor Space may be considered as part of the 30 percent Green Area required under Section 3.6.50.01. The Common Outdoor Space shall not be located within any buffer or perimeter yard setback area.

Response: *Complies, no proposed encroachments into any perimeter yard or setback area.*

e. A children's tot lot or community garden shall be provided for each 20 units. The minimum dimensions for any tot lot or community garden shall be 20-by20 ft., with a minimum size of 400 sq. ft. Any required tot lot shall include a minimum of three items of play equipment such as slides, swings, towers, and jungle gyms. Any one or a combination of the following shall enclose the tot lot: a 2.5 to 3 ft.-high wall, fence, or planter; or benches or seats. Any required community garden shall include irrigation and prepared planting beds.

Response:

Tot Lot or Community Garden Space required for each 20 units

1 and 2 bedroom units = *200 sq.ft./unit*
(62/20 units) 3.1 x 200 sq.ft. = 620 sq.ft.

3+ bedroom units = *300 sq.ft./unit*
(178/20 units) 9 x 300 sq.ft. = 2,700 sq.ft. [Need 3,320 sq.ft.]

Proposed:

One tot lot = 400 sq.ft.
Community Garden Space = 5,253 sq.ft. [5,653 sq.ft.]

f. Where more than one tot lot or community garden is required, the developer may provide individual tot lots and / or community gardens, or combine them into larger playground or gardening areas.

Response: *Applicant proposes one tot lot and one community garden, see Attachment "N".*

g. Housing complexes that include 20 or more dwelling units reserved for older persons (as defined in ORS 659A) do not require tot lots. However, Common Outdoor Space shall be provided as specified in "a," through "d" above.

Response: *Not applicable; development will not contain dwelling units reserved for older persons.*

LDC 3.6.50.04 - Option to Combine Private and Common Outdoor Space

a. The private and Common Outdoor Space requirements may be met by combining them into areas for active or passive recreational use. Examples include courtyards and roof-top gardens with pedestrian amenities. However, where larger Common Outdoor Spaces are proposed to satisfy Private Outdoor Space requirements, they shall include pedestrian amenities such as benches or other types of seating areas.

Response: *Option not used.*

b. The combined outdoor space may be covered, but it shall not be fully enclosed.

Response: *Application complies.*

LDC 3.6.50.05 - Outdoor Space Credits

When a development site zoned RS-12 is connected by public sidewalks to an improved public park located immediately adjacent to or directly across the street from the site, a developer may request an Outdoor Space Credit, not to exceed 25 percent of the total outdoor space requirement pertaining to both Private and Common Outdoor Space. Additionally, for sites located within the Downtown Residential Neighborhood as defined in Chapter 1.6 - Definitions, a developer may request an Outdoor Space Credit that reduces or eliminates the Common Outdoor Space requirements and/or reduces required Private Outdoor Space by a maximum of 25 percent.

Response: *Not applicable; development site not adjacent to or across the street from an improved public park.*

LDC 3.6.50.06 - Location of Green Area

In determining where Green Areas should be placed on a development site, consideration shall be given to the following:

a. Preserving otherwise unprotected natural resources and wildlife habitat on the site, especially as large areas rather than as isolated smaller areas, where there is an opportunity to provide a recreational or relaxation use in conjunction with the natural resource site;

Response: *The site design has been oriented to maximize the protection and preservation of natural features areas.*

b. Protecting lands where development more intensive than a Green Area use may have a downstream impact on the ecosystem of the vicinity. The ecosystem in the vicinity could include stands of mixed species and conifer trees, natural hydrological features, wildlife feeding areas, etc.;

Response: *The proposed development intensity is much less than the zoning minimum, based up gross lot area, in order to minimize downstream impacts.*

c. Enhancing park sites adjacent to the convergence of sidewalks and/or multiuse paths;

Response: *Not applicable.*

d. Enhancing recreational opportunities near neighborhood commercial activity centers; and

Response: *Not applicable.*

e. Enhancing opportunities for passive relaxation and recreation for residents, employees, and/or visitors within a development site.

Response: *See Attachment "R-3" for proposed trails.*

LDC 4.0.30 PEDESTRIAN REQUIREMENTS

a. Sidewalks shall be required along both sides of all streets, as follows:

1. Sidewalks on Local, Local Connector, and Cul-de-sac Streets - Sidewalks shall be a minimum of five ft. wide on Local, Local Connector, and Cul-de-sac Streets. The sidewalks shall be separated from curbs by a tree planting area that provides at least six ft. of separation between the sidewalk and curb, except that this separated tree planting area shall not be provided adjacent to sidewalks where they are allowed to be located within Natural Resource areas governed by Chapter 4.12 - Significant Vegetation Protection Provisions and Chapter 4.13 - Riparian Corridor and Wetland Provisions. This separated tree planting area shall also not be provided adjacent to sidewalks where they are allowed to be located within drainageway areas governed by regulations in Chapter 2.11 - Floodplain Development Permit and Chapter 4.5 - Floodplain Provisions.

Response: *Complies. All new public Local Streets will be provided with sidewalks. The sidewalks will be separated from the street by a 6' planter strip, except in those locations where the Street crosses Protected Riparian Corridors and/or Protected Wetlands.*

2. Sidewalks on Arterial, Collector, and Neighborhood Collector Streets - Sidewalks along Arterial, Collector, and Neighborhood Collector Streets shall be separated from curbs by a planted area. The planted area shall be a minimum of 12 ft. wide and landscaped with trees and plant materials approved by the City. The sidewalks shall be a minimum of five ft. wide. An exception to these provisions is that this separated tree planting area shall not be provided adjacent to sidewalks where they are allowed to be located within Natural Resource areas governed by Chapter 4.12 - Significant Vegetation Protection Provisions and Chapter 4.13 - Riparian Corridor and Wetland Provisions. This

separated tree planting area shall also not be provided adjacent to sidewalks where they are allowed to be located within drainageway areas governed by regulations in Chapter 2.11 - Floodplain Development Permit and Chapter 4.5 - Floodplain Provisions.

Response: *Complies. NW Kings Blvd. will be provided with sidewalks. The sidewalks will be separated from the street by a 12' planter strip, except in those locations where it crosses Protected Riparian Corridors and/or Protected Wetlands.*

b. Safe and Convenient Pedestrian Facilities - Safe and convenient pedestrian facilities that minimize travel distance to the greatest extent practicable shall be provided in conjunction with new development within and between new Subdivisions, Planned Developments, commercial developments, industrial areas, residential areas, transit stops, and neighborhood activity centers such as schools and parks, as follows:

1. For the purposes of this Section, safe and convenient means pedestrian facilities that are free from hazards and that provide a direct route of travel between destinations.

Response: *Complies. All pedestrian facilities are free from hazards and provide direct routes of travel.*

2. The following types of pedestrian walkways shall have a minimum 5-ft. paved width, and five ft. of landscaping provided on both sides of the facility, consistent with Chapter 4.2 - Landscaping, Buffering, Screening, and Lighting. Pedestrian walkways that are either more than 220 ft. long or serve more than 10 dwelling units shall have a wider paved width as specified in Section 4.0.40.c.

a. Pedestrian walkway required to comply with the block perimeter requirements in Section 4.0.60.o.; and

Response: *The 5' minimum width is met.*

b. Other pedestrian walkways connecting two public rights-of-way, including multi-use paths and trails.

Response: *The 5' minimum width is met.*

c. Where a development site is traversed by or adjacent to a future trail linkage identified within either the Corvallis Transportation Plan or the Trails Master Plan, improvement of the trail linkage shall occur concurrently with development. Dedication of the trail to the City shall be provided in accordance with Section 4.0.100.d.

Response: *The site is presently traversed along its westerly boundary by an existing City trail. See Attachment "R-3" for proposed trail connections.*

d. To provide for orderly development of an effective pedestrian network, pedestrian facilities installed concurrently with development of a site shall be extended through the site to the edge of adjacent property(ies).

Response: *Complies. Pedestrian facilities adjacent to all new public streets are to be extended to the edge of the adjacent property.*

LDC 4.0.40 - BICYCLE REQUIREMENTS

a. On-street Bike Lanes - On-street bike lanes shall be required on all Arterial, Collector, and Neighborhood Collector Streets and constructed at the time of street improvements.

Response: *Complies. NW Kings Blvd. will be constructed with On-street Bike Lanes.*

b. Safe and Convenient Bicycle Facilities - Safe and convenient bicycle facilities that minimize travel distance to the greatest extent practicable shall be provided in conjunction with new development within and between new Subdivisions, Planned Developments, commercial developments, industrial areas, residential areas, transit stops, and neighborhood activity centers such as schools and parks, as follows:

1. For the purposes of this Section, safe and convenient means bicycle facilities that are free from hazards and provide a direct route of travel between destinations.

Response: *Complies; all bicycle facilities are free from hazards and provide direct routes of travel.*

2. Bicycle/pedestrian rights-of-way connecting Cul-de-sacs or passing through unusually long or oddly shaped blocks shall be a minimum of 15 ft. wide. Maintenance of the paved improvement shall be the responsibility of adjacent property owners. Additionally, a minimum of five ft. of landscaping shall be provided on either side of these bicycle/pedestrian facilities, in accordance with Chapter 4.2 - Landscaping, Buffering, Screening, and Lighting. Maintenance of the landscaping shall also be the responsibility of adjacent property owners.

Response: *Not applicable.*

c. Widths for Pedestrian/Bicycle Facilities - Adequate widths for pedestrian/bicycle facilities shall be provided in accordance with the following standards:

1. Where long term bicycle and pedestrian usage is expected to be relatively low, such as in a neighborhood rather than a community-wide facility, multiuse paths shall be eight ft. wide and aligned to ensure adequate sight distance.

Response: *This is expected to be a neighborhood facility with 8' wide paths.*

2. The standard width for two-way multi-use paths shall be 10 ft.

Response: *Proposed as low volume paths with little opportunity for two way traffic.*

3. In areas with projected high bicycle volumes or multiple use by bicyclists, pedestrians, and joggers, multi-use paths shall be 12 ft. wide.

Response: *Not applicable.*

d. To provide for orderly development of an effective bicycle network, bicycle facilities installed concurrently with development of a site shall be extended through the site to the edge of adjacent property(ies).

Response: *Complies; all bicycle facilities will be extended through the site to the edge of adjacent properties, or to existing trail facilities. See Attachment "R-3", Proposed Trail System.*

e. Natural Hazards, Minimum Assured Development Area (MADA), and Natural Resources shall be addressed in accordance with Chapter 2.11 - Floodplain Development Permit, Chapter 4.2 - Landscaping, Buffering, Screening, and Lighting, Chapter 4.5 - Floodplain Provisions, Chapter 4.11 - Minimum Assured Development Area (MADA), Chapter 4.12 - Significant Vegetation Protection Provisions, Chapter 4.13 - Riparian Corridor and Wetland Provisions, and Chapter 4.14 - Landslide Hazard and Hillside Development Provisions.

Response: *Complies. See detailed discussion under Approval Criterion #14 below.*

LDC 4.0.50 - TRANSIT REQUIREMENTS

a. Development sites located along existing or planned transit routes shall, where appropriate, incorporate transit stops and shelters into the site design. These improvements shall be installed in accordance with the guidelines and standards of the Corvallis Transit System.

Response: *Applicant has initiated a dialogue with Corvallis Transit in an effort to facilitate the expansion of the existing transit routes to and through the Hub property.*

b. Development sites at or near existing or planned transit stops shall provide safe, convenient access to the transit system, as follows:

1. All Commercial and Civic Use developments shall provide a prominent entrance oriented toward Arterial, Collector, and Neighborhood Collector Streets, with front setbacks reduced as much as possible to provide access for pedestrians, bicycles, and transit.

Response: *Not applicable. Principal is neither Commercial nor Civic Use.*

2. All developments shall provide safe, convenient pedestrian walkways between the buildings and the transit stop, in accordance with the provisions of Section 4.0.30.b.

Response: *To be determined based upon outcome of dialogue with Corvallis Transit.*

c. Natural Hazards, Minimum Assured Development Area (MADA), and Natural Resources shall be addressed in accordance with Chapter 2.11 - Floodplain Development Permit, Chapter 4.2 - Landscaping, Buffering, Screening, and Lighting, Chapter 4.5 - Floodplain Provisions, Chapter 4.11 - Minimum Assured Development Area (MADA), Chapter 4.12 - Significant Vegetation Protection Provisions, Chapter 4.13 - Riparian Corridor and Wetland Provisions, and Chapter 4.14 - Landslide Hazard and Hillside Development Provisions.

Response: Complies. See detailed discussion under Approval Criterion #14 below.

LDC 4.0.60 - PUBLIC AND PRIVATE STREET REQUIREMENTS

a. Traffic evaluations shall be required of all development proposals in accordance with the following:

1. Any proposal generating 30 or more trips per hour shall include Level of Service (LOS) analyses for the affected intersections. A Traffic Impact Analysis (TIA) is required, if required by the City Engineer. The TIA shall be prepared by a registered professional engineer. The City Engineer shall define the scope of the traffic impact study based on established procedures. The TIA shall be submitted for review to the City Engineer. The proposed TIA shall reflect the magnitude of the project in accordance with accepted traffic engineering practices. The applicant shall complete the evaluation and present the results with an overall site development proposal.

Response: Complies. A Traffic Impact Analysis (TIA) was performed for the project and is included in the Appendix of this application.

2. If the traffic evaluation identifies Level of Service (LOS) conditions less than the minimum standard established in the Corvallis Transportation Plan, improvements and funding strategies mitigating the problem shall be considered concurrently with a development proposal.

Response: To be determined.

b. Location of new Arterial, Collector, and Neighborhood Collector Streets shall conform to the Corvallis Transportation Plan.

Response: Complies. The location of NW Kings Blvd was established per the Corvallis Transportation Master Plan.

c. Although through-traffic movement on new Local Connector and Local Streets usually is discouraged, this may not be practical for particular neighborhoods. Local Connector or Local Street designations shall be applied in newly developing areas based on review of a street network plan and, in some cases, a traffic study provided with the development application. The decision regarding which of these designations will be applied is based on a number of factors, including density of development, anticipated traffic volumes, and the potential for through traffic.

Street network plans must provide for connectivity within the transportation system to the extent that, generally, both Local Connector and Local Streets will be created within a development. Identified traffic calming techniques, such as bulbed intersections, etc., can reduce traffic speeds and, where included, are to be constructed at the time of development. To further address traffic speeds and volumes on Local Connector and Local Streets, the following street designs, along with other designs intended to reduce traffic speeds and volumes, shall be considered:

1. Straight segments of Local Connector and Local Streets should be less than .25 mile in length, and include design features such as curves and T intersections.

2. Cul-de-sacs should not exceed 600 ft. nor serve more than 18 dwelling units.

3. Street designs that include traffic calming, where appropriate, are encouraged.

Response: *Not applicable; no straight section of any new Local Street exceeds 0.25 miles. No Cul-de-sacs are proposed.*

d. Private streets, though discouraged in conjunction with Land Divisions, may be considered within a development site provided all the following conditions are met:

Response: *Not applicable; no private streets are proposed.*

e. Development sites shall be provided with access from a public street or a private street that meets the criteria in "d," above, both improved to City standards in accordance with the following:

1. Where a development site abuts an existing public street not improved to City standards, the abutting street shall be improved to City standards along the full frontage of the property concurrently with development. Where a development site abuts an existing private street not improved to City standards, and the private street is allowed per the criteria in "d", above, the abutting street shall meet all the criteria in "d", above and be improved to City standards along the full frontage of the property concurrently with development.

Response: *Not applicable; development site does not abut an existing public street not improved to City standards.*

2. Half-width street improvements, as opposed to full-width improvements, are generally not acceptable. However, these may be approved by the Planning Commission or Director where essential to the reasonable development of the property. Approval for half-width street improvements may be allowed when other standards required for street improvements are met and when the Planning Commission or the Director finds that it will be possible to obtain the dedication and/or improvement of the remainder of the street when property on the other side of the half-width street is developed.

Response: *Not applicable; no half-wit street improvements are proposed.*

f. To provide for orderly development of adjacent properties, public streets and private streets that meet all the criteria in "d", above, shall be installed concurrently with development of a site and shall be extended through the site to the edge of the adjacent property(ies) in accordance with the following:

1. Temporary dead-ends created by this requirement may be installed without turn-arounds, subject to the approval of the Fire Marshal.

2. Drainage facilities shall be provided to properly manage storm water run-off from temporary dead-ends.

Response: *Complies; all new public streets will be installed concurrently with development and extended through the site to the edge of the adjacent properties.*

g. The Planning Commission or Director may require the extension of public and private street improvements through a development site to provide for the logical extension of an existing street network or to connect a site with a nearby neighborhood activity center, such as a school or park. Where this creates a Land Division incidental to the development, a land partition shall be completed concurrently with the development, in accordance with Chapter 2.14 - Partitions, Minor Replats, and Property Line Adjustments.

Response: *Not applicable. No additional street extensions ares necessary.*

h. Names for new streets shall not duplicate or create confusion with names of existing streets. Street names and numbers shall conform to the established pattern in the surrounding area and are subject to approval of the Director.

Response: *The project is intended to be in compliance with this requirement. Street names and numbers to be determined at time of building permit application.*

k. Location, grades, alignments, and widths for all public and private streets shall be considered in relation to existing and planned streets, topographical conditions, public convenience and safety, and proposed land use. Where topographical conditions present special circumstances, exceptions to these standards may be granted by the City Engineer provided that the safety and capacity of the street network is not adversely effected. The following standards shall apply:

1. Grading plans are required and shall demonstrate that the proposal does not contain any grade changes (cuts or fills) that are inconsistent with the provisions of Chapter 4.14 - Landslide Hazard and Hillside Development Provisions. Cut and fill is measured vertically from natural grade. The grading plan shall identify all proposed cuts and fills and the associated grade changes in ft. to demonstrate adherence to this provision. Streets shall be designed along natural contours.

Response: *Complies. As indicated on the "T" Attachments, grade changes are in compliance with the provisions of Chapter 4.14, except where variances have been requested, see Table 1.*

2. Location of streets in a development shall not preclude development of adjacent properties. Streets shall conform to planned street extensions identified in the Corvallis Transportation Plan and/or provide for continuation of the existing street network in the surrounding area.

Response: *Complies. NW Kings Blvd and NW Shooting Star Street are to be extended to the edge of the adjacent properties, which will allow those properties to develop. As the site is bounded on the west by Significant Natural Features, no development is anticipated and the new public streets constructed at the interior of the site need not accommodate that area.*

3. Grades shall not exceed six percent on Arterial Streets, 10 percent on Collector and Neighborhood Collector Streets, and 15 percent on Local, Local Connector, and Cul-de-sac Streets.

Response: *City Engineer has approved an arterial street grade maximum of 8%. Proposed local street grades do not exceed 15%. See Attachments "T-5" through "T-10".*

4. As far as practicable, Arterial, Collector, and Neighborhood Collector Streets shall be extended in alignment with existing streets by continuation of the street centerline. When staggered street alignments resulting in T intersections are unavoidable, they shall leave a minimum of 200 ft. between the nearest edges of the two rights-of-way.

Response: *Complies. No staggered street alignments are proposed.*

5. Local street intersections shall be located a minimum of 125 ft. from any other street intersection.

Response: *Proposed street layout complies.*

6. Centerline radii of curves shall not be less than 500 ft. on Arterial Streets; 300 ft. on Collector and Neighborhood Collector Streets; and 100 ft. on Local, Local Connector, and Cul-de-sac Streets.

Response: *Proposed street layout complies, radiuses used met or are greater than the standard.*

7. Streets shall be designed to intersect at angles as near as practicable to right angles and shall comply with the following:

   a) The intersection of an Arterial, Collector, or Neighborhood Collector Street with another Arterial, Collector, or Neighborhood Collector Street shall have a minimum of 100 ft. of straight (tangent) alignment perpendicular to the intersection;

Response: *Not applicable; NW Kings Blvd is not proposed to intersect with any other Arterial, Collector, or Neighborhood Collector Street.*

   b) The intersection of a Local, Local Connector, or Cul-de-sac Street with another street shall have a minimum of 50 ft. of straight (tangent) alignment perpendicular to the intersection;

Response: *Complies; all intersections involving Local Streets have minimum 50' straight sections perpendicular to the intersections.*

   c) Where right-angle intersections are not possible, exceptions may be granted by the City Engineer provided that intersections have a minimum corner radius of 20 ft. along the right-of-way lines of the acute angle; and

Response: *Not applicable; all proposed intersections are at right angles.*

   d) All intersections shall have a minimum curb corner radius of 20 ft.

Response: *Complies.*

8. Right-of-way and improvement widths shall be as specified in the Transportation Plan and Table 4.0-1 – Street Functional Classification System.

Table 4.0-1- Street Functional Classification System[1]

	Arterial Highway	Arterial	Collector	Neighborhood Collector	Local Connector	Local
Auto amenities (lane	2-5 Lanes (11 - 14 ft.)	2-5 Lanes (12 ft.)	2-3 Lanes (11 ft.)	2 Lanes (10 ft.)	2 Lanes (10 ft.)	Shared Surface
Bike amenities[3]	2 Lanes (6 ft.)	2 Lanes (6 ft.)	2 Lanes (6 ft.)	2 Lanes (6 ft.)	Shared Surface	Shared Surface
Pedestrian amenities	2 Sidewalks (6 ft.) Ped. Islands	2 Sidewalks (5 ft.) Ped. Islands	2 Sidewalks (5 ft.)	2 Sidewalks (5 ft.)	2 Sidewalks (5 ft.)	2 Sidewalks (5 ft.)
Transit	Typical	Typical	Typical	Typical	Permissible/not	Permissible/not typical
Managed speed[4]	20 mph - 55 mph	25 mph - 45 mph	25 mph - 35 mph	25 mph	25 mph	15-20 mph
Curb-to-curb width[5]						
No on-street	34 ft - 84 ft.*	34 ft.-72 ft.	34 ft.-45 ft.	32 ft.	20 ft.*	20 ft.*
Parking one	42 ft. - 84 ft.	NA	NA	40 ft.	28 ft.	25 ft.*
Parking both	50 ft. - 84 ft.	NA	NA	48 ft.	28-34 ft.	28 ft.
Traffic calming[6]		No	Permissible/ not	Typical	Permissible	Permissible
Preferred adjacent	High Intensity	High Intensity	Med. to High	Medium Intensity	Med. to Low	Low Intensity
Access control	Yes	Yes	Some	No	No	No
Turn lanes		Continuous and/or medians with pedestrian islands	Typical at intersections with Arterials or Collectors	Not typical	Not typical	Not typical
Planting strips [7&8]	Two - 12 ft. Except across areas of Natural Features	Two - 12 ft. Except across areas of Natural Features	Two - 12 ft. Except across areas of Natural	Two - 12 ft. Except across areas of Natural Features	Two - 6 ft. Except across areas of Natural Features	Two - 6 ft.[7] Except across areas of Natural Features[7&8]
Through-traffic		Primary function	Typical function	Typical function	Permissible	Permissible function

1. These standards do not preclude the flexibility currently allowed through the Planned Development process in Chapter 2.5 - Planned Development.

2. Lane widths shown are the preferred construction standards that apply to existing routes adjacent to areas of new development, and to newly constructed routes. On Arterial and Collector roadways, an absolute minim um for safety concerns is 10 ft. Such minim um s are expected to occur only in locations where existing development along an established sub-standard route or other severe physical constraints preclude construction of the preferred facility width.

3. An absolute minim um width for safety concerns is five ft., which is expected to occur only in locations where existing development along an established sub-standard route or other severe physical constraints preclude construction of the preferred facility width. Parallel multi-use paths in lieu of bike lanes are not appropriate along the Arterial-Collector system due to the multiple conflicts created for bicycles at driveway and sidewalk intersections. In rare instances, separated (but not adjacent) facilities may provide a proper function.

4. Arterial Highway speeds in the Central Business or other Commercial zones in urban areas m may be 20-25 m ph. Traffic calming techniques, signal timing, and other efforts will be used to keep traffic within the desired managed speed ranges. Design of a corridor's vertical and horizontal alignment will focus on providing an enhanced degree of safety for the managed speed.

5. Street design for each development shall provide for emergency and fire vehicle access. Street widths of less than 28 ft. shall be applied as a development condition through the Subdivision process in Chapter 2.4 - Subdivisions and Major Replats and/or the Planned Development process in Chapter 2.5 - Planned Development. The condition may require the developer to choose between improving the street to the 28-ft. standard or constructing the narrower streets with parking bays placed intermittently along the street length. The condition m ay require fire-suppressive sprinkler system s for any dwelling unit more than 150 ft. from a secondary access point. * To be applied in RS-9 and lesser zones.

6. Traffic calming includes such measures as bulbed intersections, speed hum ps, raised planted medians, m id-block curb extensions, traffic circles, signage, and varied paving materials and is addressed in the Transportation Plan.

7. Through the Planned Development Review Process, the planting strip along Local Streets and around the bulbs of Cul-de-sacs may be reduced or eliminated.

8. W here streets must cross protected Natural Features, street widths shall be minimized by providing no on-street parking and no planting strips between the curb and the sidewalk on either side of the street.

Response: *The proposed local and arterial streets comply with the functional classification criteria as stated above.*

9. Where streets must cross protected Natural Resources or Natural Hazards, street widths shall be minimized by providing no on-street parking and no planting strips between the curb and the sidewalk on either side of the street. Parking bays may be allowed, provided they do not exceed one space per dwelling unit and provided they do not cause the development to exceed the amount of development allowed by the provisions of Chapter 2.11 Floodplain Development Permit, Chapter 4.2 - Landscaping, Buffering, Screening, and Lighting, Chapter 4.5 - Floodplain Provisions, Chapter 4.11 - Minimum Assured Development Area (MADA), Chapter 4.12 - Significant Vegetation Protection Provisions, Chapter 4.13 - Riparian Corridor and Wetland Provisions, and Chapter 4.14 - Landslide Hazard and Hillside Development Provisions.

Response: *Complies. Where new streets cross protected Natural Resources, no on-street parking or planting strips are proposed.*

o. Block Perimeter Standards - The following Block Perimeter requirements apply to all development projects. Exceptions to these requirements may be approved for development that is smaller than one acre and situated in areas where the street patterns are established and do not require connections to the development.

1. Residential Standards –

a) Complete Blocks - Developments shall create a series of complete blocks bound by a connecting network of public or private streets with sidewalks.

Response: *Complies. Development creates a series of complete blocks bound by public streets and/or public walkways, as allowed by Section "c" below.*

b) Maximum Block Perimeter - The maximum block perimeter shall be 1,200 ft. Block faces greater than 300 ft. shall have a through-block pedestrian connection.

Response: *Not applicable; development site qualifies for variations allowed outright in Section "d" below.*

c) Multi-dwelling Development of 20 or More Units on a Single Parcel of Land - Multi-dwelling development projects on a single parcel of land, and which have at least 20 dwelling units, shall create a series of complete blocks bound by either streets with sidewalks or by walkways. For blocks bound only by walkways, the walkways shall be contained within a public access easement and maintained by the adjacent property owner.

Response: *Complies. Development creates more than twenty dwelling units and thus qualifies.*

d) Variations Allowed Outright - The distances specified in "b," above, may be varied by up to 50 percent to minimize impacts to: slopes greater than 15 percent, public parks, Significant Natural Features, existing street and/or development patterns, and/or access management considerations, as determined by the City Engineer.

Response: *With 11.64 acres of high protection natural features and 6.29 acres of 15% to 35% slope, this standard applies. See Attachment "O" for proposed block perimeters.*

2. Commercial, Industrial, and Civic Standards –

Response: *Not applicable.*

r. Development shall include underground electric services, light standards, wiring and lamps for streetlights according to the specifications and standards of the City Engineer. The developer shall be responsible for installation of underground conduit for street lighting along all public streets improved in conjunction with such development in accordance with the following:

1. The developer shall coordinate with the City Engineer to determine the location of future street light poles.

2. The streetlight plan shall be designed to provide illumination meeting standards set by the City Engineer.

3. The standard street light installation is a wood pole.

The developer shall install such facilities and make the necessary arrangements with the serving electric utility for the City-owned and operated street lighting system to be served at the lowest applicable rate available to the City. Upon City's acceptance of such development improvements, the street lighting system, exclusive of utility-owned service lines, shall be and become the property of the City.

Response: *The project is intended to be in compliance with these requirements; see Attachment "T", Site Lighting Plan. Detailed design information for all aspects of the streetlight system installation will be submitted as part of the PIPC process.*

LDC 4.0.70 - PUBLIC UTILITY REQUIREMENTS (OR INSTALLATIONS)

a. All development sites shall be provided with public water, sanitary sewer, storm drainage, and street lights.

Response: *Complies. Per Attachments "U", "U-1", and "U-2" Utility Plan, public water, sanitary sewer, storm drainage and street lights are to be provided per City Standards.*

b. Where necessary to serve property as specified in "a" above, required public utility installations shall be constructed concurrently with development.

Response: Complies. Utilities are to be constructed concurrently with development.

c. Off-site public utility extensions necessary to fully serve a development site and adjacent properties shall be constructed concurrently with development.

Response: Attachments "CDP-1" thru "CDP-9" show off-site public utility extensions proposed with this application.

d. To provide for orderly development of adjacent properties, public utilities installed concurrently with development of a site shall be extended through the site to the edge of adjacent property(ies).

Response: Complies. Public utilities are to be extended with the local street network to the edge of the adjacent property.

e. All required public utility installations shall conform to the City's adopted facilities master plans.

Response: Proposed utility layouts comply.

f. Private on-site sanitary sewer and storm drainage facilities may be allowed, provided all the following conditions exist:

Response: Other than typical building connections to public services, no on-site sanitary sewer or storm drainage facilities are proposed.

1. Extension of a public facility through the site is not necessary for the future orderly development of adjacent properties;

Response: Not applicable.

2. The development site remains in one ownership and Land Division does not occur, with the exception of Land Divisions that may occur under the provisions of Section 4.0.60.d, above; and

Response: Not applicable.

3. The facilities are designed and constructed in accordance with the Uniform Plumbing Code and other applicable codes, and permits are obtained from the Development Assistance Center prior to commencement of work.

Response: Not applicable.

LDC 4.0.90 - FRANCHISE UTILITY INSTALLATIONS

These standards are intended to supplement, not replace or supersede, requirements contained within individual franchise agreements that the City has with providers of electrical power, telecommunication, cable television, and natural gas services, hereafter referred to as Franchise Utilities.

a. Where a Land Division is proposed, the developer shall provide Franchise Utilities to the development site. Each lot in a Subdivision shall have an individual service available or secured prior to approval of the Final Plat, in accordance with Section 2.4.40 of Chapter 2.4 - Subdivisions and Major Replats.

Response: *While not a land division application, this application is still intended to be in compliance with this requirement. It is anticipated that the application will be conditioned to meet the requirement prior to approval of the Final Plat.*

b. Where necessary and in the judgment of the Director, Franchise Utilities shall be extended through the site to the edge of adjacent property(ies) to provide for orderly development of adjacent properties.

Response: *Complies. Franchise utilities can be extended to the north edge of the development site via a proposed 7' franchise utility easement located on each side of NW Kings Blvd and a new 7' wide franchise utility easement on each side of the new public Local Streets. See Attachments "M" and "M-1" Tentative Plat.*

c. The developer shall have the option of choosing whether to provide natural gas or cable television service to the development site, provided that all of the following conditions exist:

1. Extension of Franchise Utilities through the site is not necessary for the future orderly development of adjacent property(ies);

2. The development site remains in one ownership and Land Division does not occur, with the exception of Land Divisions that may occur under the provisions of Section 4.0.60.d, above; and

3. The development is nonresidential.

Response: *Complies. The developer will provide natural gas and cable television service to all lots in the development site.*

d. Where a Land Division is not proposed, the site shall be provided with Franchise Utilities prior to occupancy of structures as required by this Section and in accordance with the provisions of Section 2.4.40.12 of Chapter 2.4 - Subdivisions and Major Replats.

Response: *Not applicable, per above.*

e. All Franchise Utility distribution facilities installed to serve new development shall be placed underground except as provided below.

1. Poles for traffic signals, pedestals for police and fire system communications and alarms, pad-mounted transformers, pedestals, pedestal-mounted terminal boxes and meter cabinets, concealed ducts, substations, or facilities used to carry voltage higher than 35,000 volts; and

2. Overhead utility distribution lines may be permitted upon approval of the City Engineer when unusual terrain, soil, or other conditions make underground installation impracticable. Location of such overhead utilities shall follow rear or side lot lines wherever feasible.

Response: *Complies. All franchise utilities will be constructed underground.*

f. The developer shall be responsible for making necessary arrangements with Franchise Utility providers for provision of plans, timing of installation, and payment for services installed. Plans for Franchise Utility installations and plans for public improvements shall be submitted together to facilitate review by the City Engineer.

Response: *Complies. The developer will make all arrangements with serving utilities for the provision of all franchise utilities.*

g. Natural Hazards, Minimum Assured Development Area (MADA), and Natural Resources shall be addressed in accordance with Chapter 2.11 - Floodplain Development Permit, Chapter 4.2 - Landscaping, Buffering, Screening, and Lighting, Chapter 4.5 - Floodplain Provisions, Chapter 4.11 - Minimum Assured Development Area (MADA), Chapter 4.12 - Significant Vegetation Protection Provisions, Chapter 4.13 - Riparian Corridor and Wetland Provisions, and Chapter 4.14 - Landslide Hazard and Hillside Development Provisions.

Response: *Complies. See detailed discussion under Approval Criterion #14 below.*

LDC 4.0.100 - LAND FOR PUBLIC PURPOSES

a. Easements for public sanitary sewer, water, storm drain, streetlight, transit, pedestrian and bicycle facilities shall be provided whenever these facilities are located outside a public right-of-way. The minimum easement width for a single utility is 15 ft. The minimum easement width for two adjacent utilities is 20 ft. The easement width shall be centered on the utility to the greatest extent practicable. Wider easements may be required for unusually deep facilities.

Response: *Complies. All new public utilities and pedestrian facilities will be placed in easements where they are located outside of the public right-of-way.*

b. Utility easements with a minimum width of seven ft. shall be granted to the public adjacent to all street rights-of-way for franchise utility installations.

Response: *Complies. Seven-foot wide franchise utility easements will be provided for franchise utilities, adjacent to the new public Local Streets, and new public arterial streets.*

c. Where a development site is traversed by a drainageway or water course, improvements shall be in accordance with the Corvallis Storm Water Master Plan and the Natural Hazards, Minimum Assured Development Area (MADA), and Natural Resources provisions of Chapter 2.11 - Floodplain Development Permit, Chapter 4.2 - Landscaping, Buffering, Screening, and Lighting, Chapter 4.5 - Floodplain Provisions, Chapter 4.11 - Minimum Assured Development Area (MADA), Chapter 4.12 - Significant Vegetation Protection Provisions, Chapter 4.13 - Riparian Corridor and Wetland Provisions, and Chapter 4.14 - Landslide Hazard and Hillside Development Provisions.

Response: *Concur, see detailed discussion under Approval Criterion No. 14 below.*

d. Where a development site is traversed by, or adjacent to, a future trail linkage identified in the Corvallis Transportation Plan or the Trails Master Plan, dedications of suitable width to accommodate the trail linkage shall be provided. This width shall be determined by the City Engineer, based on the appropriate standard for the type of trail facility involved.

Response: *Concur, see Attachment "R-3".*

e. Where street, trail, utility, or other rights-of-way and/or easements in or adjacent to development sites are nonexistent or of insufficient width, dedications may be required. The need for and widths of those dedications shall be determined by the City Engineer.

Response: *Attachments "M" and "M-1", Tentative Plat.*

f. Easements or dedications required in conjunction with Land Divisions shall be recorded on the Final Plat. For developments not involving a Land Division, easements and/or dedications shall be recorded on standard forms provided by the City Engineer.

Response: *Attachments "M" and "M-1", Tentative Plat.*

g. Environmental assessments shall be provided by the developer (grantor) for all lands to be dedicated to the public or City. An environmental assessment shall include information necessary for the City to evaluate potential liability for environmental hazards, contamination, or required waste cleanups related to the dedicated land. An environmental assessment shall be completed prior to the acceptance of dedicated lands, in accordance with the following:

1. The initial environmental assessment shall detail the history of ownership and general use of the land by past owners. Upon review of this information, as well as any site investigation by the City, the Director will determine if the risks of potential contamination warrant further investigation. If further site investigation is warranted, a Level I Environmental Assessment shall be provided by the grantor, as described in "2," below.

2. Level I Environmental Assessments shall include data collection, site reconnaissance, and report preparation. Data collection shall include review of Oregon Department of Environmental Quality records, City and County fire department records, interviews with agency personnel regarding citations or enforcement actions issued for the site or surrounding sites that may impact the site, review of available historic aerial photographs and maps, interviews with current and available past owners of the site, and other data as appropriate. Site reconnaissance shall include a walking reconnaissance of the site to check for physical evidence of potentially hazardous materials that may impact the site. Report preparation shall summarize data collection and site reconnaissance, assess existing and future potential for contamination of the site with hazardous materials, and recommend additional testing if there are indications of potential site contamination. Level I Environmental Assessment reports shall be signed by a registered professional engineer.

3. If a Level I Environmental Assessment concludes that additional environmental studies or site remediation are needed, no construction permits shall be issued until those studies are submitted and any required remediation is completed by the developer and/or owner. Additional environmental studies and/or required remediation shall be at the sole expense of the developer and/or owner. The City reserves the right to refuse acceptance of land identified for dedication to public purposes if risk of liability from previous contamination is found.

Response: *The project is intended to be in compliance with this requirement. An environmental assessment as required will be submitted at the time of permit applications.*

LDC 4.0.130 STORM WATER MANAGEMENT MEASURES

a. To reduce the risk of causing downstream properties to become flooded and to help maintain or restore the Properly Functioning Conditions of receiving waters, new development, expansions to existing development, or redevelopment shall be required to provide storm water detention and retention in accordance with "b," of this Section.

Response: *Complies. See below and reference Attachments "U" and "U-1".*

b. When Detention and/or Retention are Required – See also Section 4.2.50.04 of Chapter 4.2 – Landscaping, Buffering, Screening, and Lighting

1. New development projects that create impervious surfaces in excess of 25,000 sq. ft. are required to implement storm water detention and/or retention measures as specified in the Corvallis Design Criteria Manual. Impervious surfaces include such elements as roads, driveways, parking lots, walks, patios, and roofs, etc. Detention facilities shall be designed to maximize storm water infiltration. Detention or retention facilities shall be located outside the 10-year Floodplain or the riparian easement area, whichever is greater. The riparian easement area is identified in Section 4.13.70 of Chapter 4.13 - Riparian Corridor and Wetland Provisions, and this standard shall apply regardless of whether or not an easement has been granted.

Response: *Complies. Stormwater detention is discussed in greater detail under Approval Criterion #11, Utility Infrastructure.*

c. Use of water quality features shall be consistent with the Corvallis Design Criteria Manual. Water quality features within the regulated Riparian Corridor shall be located outside of the applicable riparian easement area. The riparian easement shall be re-vegetated consistent with Sections 4.13.50.d.1 and 4.13.50.d.2 of Chapter 4.13 - Riparian Corridor and Wetland Provisions.

Response: *Complies. Proposed water quality features are consistent with or exceed the Corvallis Design Criteria Manual. Water quality features are discussed in greater detail under Approval Criterion No. 11.*

d. Use of infiltration systems is allowed consistent with the Corvallis Design Criteria Manual.

Response: *Complies. All proposed detention systems will include groundwater infiltration capabilities.*

LDC 4.1.20 (Parking) General Provisions

c. **New Structures** – When a structure is constructed, on-site vehicle and bicycle and loading spaces shall be provided in accordance with Section 4.1.30 below.

Response: *The application complies.*

j. Location of Required Parking –

Response: *Reference Attachments "S" and "S-1".*

1. Vehicles

a) Vehicle parking shall be located consistent with Chapter 4.10 – Pedestrian Oriented Design Standards, such that it does not separate buildings from streets except for driveway parking associated with single-family development. An exception may also be granted for up to two parking spaces per dwelling unit for Duplexes and Triplexes, provided that these spaces are within driveway areas designed to serve individual units in the Duplexes and Triplexes, consistent with Figure 4.10-15 – Driveway Exception for Duplexes and Triplexes. Parking to the side of buildings is allowed in limited situations, as outlined in Chapter 4.10 – Pedestrian Oriented Design Standards.

Response: *Complies; vehicle parking does not separate buildings from streets.*

b) Vehicle parking required for Residential Uses in accordance with RS-1, RS-3.5, RS-5, RS-6, RS-9, RS-9U, RS-12, RS-12U Zone provisions shall be provided on the development site of the primary structure. Except where permitted by sections 4.1.30.g.4 and 4.1.50.02 below, required parking for all other Use Types in other zones, as well as Residential Uses developed in accordance with RS-20 and MUR provisions, shall be provided on the same site as the Use or upon abutting property. Street right-of-way shall be excepted when determining contiguity, except on Arterial, Collector, and Neighborhood Collector Streets, where a controlled intersection is not within 100 ft. of the subject property.

Response: *Complies. All vehicle parking is proposed to be located on the development site.*

2. Bicycles - Bicycle parking required for all Use Types in all zones shall be provided on the development site in accordance with Section 4.1.70, below.

Response: *Complies. All required bicycle parking is to be located on the development site.*

k. Unassigned Parking in Residential Zones –

1. Vehicles – Multi-dwelling units with more than 10 required vehicle parking spaces shall provide unassigned parking. The unassigned parking shall consist of at least 15 percent of the total required parking spaces and be located such that they are available for shared use by all occupants within the development.

Response: *Complies. 120 of the required 728 vehicle parking spaces, or 16.5%, will be unassigned. These will be located proportionately in the various parking areas.*

2. Bicycles – Multi-dwelling units with more than 10 required bicycle parking spaces shall provide bicycle shared parking. The shared parking shall consist of at least 15 percent of the total required parking spaces, to be located such that they are available for use by all occupants within the development.

Response: *Complies. 100 of the required 639 bicycle spaces, or 15.56%, are to be shared spaces. These will be located proportionately in the various parking areas.*

o. Maximum Parking Allowed - No site shall be permitted to provide more than 30 percent in excess of the minimum.

Response: *Complies. The maximum number of vehicular parking spaces allowed is 946 spaces; the project proposes 728 spaces. This Standard is met. See discussion below under LDC 4.1.30 for more information.*

LDC 4.1.30 Off-Street Parking Requirements

a. Residential Uses Per Building Type:

3. Single Detached with more than one dwelling unit on a single lot, Duplex, Attached, and Multi-dwelling -

a) Vehicles –

1) Studio or Efficiency Unit -	One space per unit					
2) One-bedroom Unit -	One space per unit	x	24 units	=	24.0
3) Two-bedroom Unit -	1.5 spaces per unit	x	38 units	=	57.0
4) Three-bedroom Unit -	2.5 spaces per unit	x	21 units	=	52.5
5) Four-bedroom Unit -	3.5 spaces per unit	x	112 units	=	3.92
6) Five-bedroom Unit -	4.5 spaces per unit	x	45 units	=	202.5
			Required Total	=	728 spaces

Response:

b) Bicycles –

1) Studio or Efficiency Unit -	One space per unit	x			
2) One-bedroom Unit -	One space per unit	x	21 units	=	24
3) Two-bedroom Unit -	1.5 spaces per unit	x	38 units	=	57
4) Three-bedroom Unit -	2 spaces per unit	x	21 units	=	42
5) Four-bedroom Unit -	3 spaces per unit	x	112 units	=	336
6) Five-bedroom Unit -	4 spaces per unit	x	45 units	=	180
			Required Total	=	639 spaces

The required bicycle parking may be located within a structure, in accordance with the provisions of Section 4.1.70.

Response: *All bicycle parking is proposed to be located outside of the structures.*

LDC 4.1.40 STANDARDS FOR OFF-STREET PARKING AND ACCESS

All off-street parking facilities, vehicle maneuvering areas, driveways, loading facilities, accessways, and private streets shall be designed, paved, curbed, drained, striped, and constructed to the standards set forth in this Section and the City's Off-street Parking and Access Standards, established by the City Engineer and as amended over time. A permit from the Development Services Division shall be required to construct parking, loading, and access facilities, except for Single Detached, Duplex, Single Attached, and Attached Building Types; and Manufactured Dwellings

Response: *Complies.*

c. Vision Clearance -

1. Except within the Central Business (CB) Zone, Vision Clearance Areas shall be provided at the intersections of all streets and at the intersections of driveways and alleys with streets to promote pedestrian, bicycle, and vehicular safety: The extent of Vision Clearance Areas shall be determined from standards adopted by the City Engineer that consider functional classification of the streets involved, type of traffic control present at the intersection, and designated speed for the streets.

Response: *Complies. All Vision Clearance Areas will be maintained per City Standards.*

2. Traffic control devices, street lights, and utility installations approved by the City Engineer are permitted within Vision Clearance Areas.

Response: *Not applicable. No traffic control devices, street lights, or utility installations are proposed within Vision Clearance Areas.*

d. Backing or Maneuvering of Vehicles - For developments requiring four or more parking spaces, vehicular backing or maneuvering movements shall not occur across public sidewalks or within any public street other than an alley, except as approved by the City Engineer. An exception to this provision may be granted for up to two parking spaces per dwelling unit for Duplexes and Triplexes, for a total of six spaces, provided that these spaces are within driveway areas designed to serve individual units within the Duplexes and Triplexes, as shown in Figure 4.10-15 - Driveway Exception for Duplexes and Triplexes. Evaluations of other requests for exceptions shall consider constraints due to lot patterns and effects on the safety and capacity of the adjacent public street and on bicycle and pedestrian facilities.

Response: *Complies. No vehicle backing or maneuvering across public sidewalks is proposed.*

e. Screening - All parking areas containing four or more spaces and all parking areas in conjunction with an off-street loading facility shall require screening in accordance with the zoning requirements and Chapter4.2 - Landscaping, Buffering, Screening, Natural Resource Protection, and Lighting. Where not otherwise specified by zoning requirements, screening along a public right-of-way shall include a minimum five-ft.-wide plant buffer adjacent to the right-of-way.

Response: *Complies. See Attachments "W' and "W-1", Landscape Plan for more information.*

f. Lighting shall be consistent with the provisions outlined in Chapter 4.2 - Landscaping, Buffering, Screening, and Lighting

Response: *Complies. Site lighting is discussed in greater detail later in this narrative, under the relevant review criterion; see also Attachment "V", Site Lighting Plan.*

g. Setbacks - Where vehicles will be backing out from a driveway to the public right-of-way, all off-street parking shall have a minimum 19 ft. setback from the sidewalk or future sidewalk to a garage or carport. Where no sidewalk location has been established, a 19-ft. setback from the right-of-way edge to the parking structure shall be used.

Nothing in this Section shall imply or permit a lesser setback than that required by any other section of this Code.

Response: *Not applicable; no vehicles will be backing out of driveways into the public right-of-way.*

h. Sidewalks - Sidewalks shall be required in accordance with the provisions of Section 4.0.40 of Chapter 4.0 - Improvements Required with Development.

Response: *Complies. See discussion above.*

LDC 4.1.50 - MODIFICATION TO PARKING REQUIREMENTS

Vehicle parking requirements may be modified as follows:

4.1.50.01 - Compact Car Spaces

Up to 40 percent of the required parking spaces may be reduced in size to accommodate compact cars. Compact car spaces should be located near the entrance to any lot or parking aisle.

Response: *The standard is used to the maximum to aid in recovering the amount of impervious surface required.*

LDC 4.1.70 - STANDARDS FOR BICYCLE ACCESS AND PARKING

All bicycle parking facilities required in conjunction with development shall conform to the standards in this Section. Bicycle parking shall be located on-site with safe, convenient access to the public right-of-way, and shall conform to the Bicycle Rack Specifications adopted by the City Engineer, as amended from time to time.

a. Location

1. Safe, convenient pedestrian access shall connect the bicycle parking area to the main entrance of the site's Primary Use.

Response: *Complies, see Attachment "S-1".*

2. If the bicycle parking area is located within the vehicle parking area, the bicycle facilities shall be separated from vehicular maneuvering areas via curbing or other barriers to prevent damage to parked bicycles.

Response: *Not applicable; bicycle parking areas are not located within any vehicle parking areas.*

3. Curb cuts shall be installed to provide safe, convenient access to bicycle parking areas.

Response: *The project is intended to comply with the above standard. Compliance will be assured at the time of permit application.*

4. Where bicycle parking facilities are not directly visible and apparent from the public right-of-way, entry and directional signs shall be used to direct bicyclists to the facility.

Response: *Generally the proposed bicycle parking facilities are visible and apparent from the public right-of-way. Signage will be provided as required.*

5. Bicycle parking facilities shall be placed in a location convenient to the main entrance of the site's Primary Use.

Response: *Complies; all bicycle parking areas are located near the main and secondary entrances of the multi-family residential buildings.*

6. For security and convenience, bicycle parking facilities shall be located in areas visible to the adjacent sidewalks and/or vehicle parking areas within the site.

Response: *Complies; all bicycle parking areas are visible to the adjacent sidewalks and/or parking areas.*

b. Dimensions

1. Bicycle parking spaces shall each be a minimum of six ft. by two ft.

2. Overhead clearance in covered areas shall be at least seven ft.

3. A minimum five ft.-wide aisle shall be provided beside or between each row of bicycle parking.

Response: *Complies. See Attachment "S-1", Bicycle Parking Plan. The dimensions used in this plan comply with the above standards.*

c. Enclosures and Racks

1. Bicycle parking facilities shall include lockable enclosures (lockers) in which the bicycle is stored, or stationary objects (racks) to which bicycles may be locked.

2. Lockers and racks shall be securely anchored to the pavement or a structure.

3. Bicycle racks and covered bicycle parking shall be designed consistent with the standards of the City Engineer.

Response: *The project's bicycle parking will consist of City Standard racks securely anchored to the pavement or structure. Compliance will be assured at the time of permit application.*

d. Covering

1. At minimum, 50 percent of the required bicycle parking shall be covered unless the facility is in a public park or the Central Business (CB) Zone.

Response: *Complies, as shown on bike parking attachment.*

2. If vehicle parking is covered, a proportionate amount of bicycle parking shall also be covered. However, the minimum amount specified in "1," above shall be provided.

Response: *The minimum of covered parking exceeds the amount of covered parking proposed.*

3. Covering for bicycle parking facilities shall be permanent and shall provide protection from precipitation.

Response: *Concur, compliance will be assured at the time of the permit application.*

4. Covering may be provided by an independent outdoor structure, a parking garage, a wide roof overhang, or a wide awning. Bicycle parking facilities may also be located within buildings, provided the other requirements of this Section are met.

Response: *Complies. 320 minimum of the total 640 provided for 50% of the required bicycle parking spaces are proposed to be covered by the methods approved above. Compliance will be assured at the time of permit application.*

e. Lighting

1. For security and convenience, lighting shall be provided in bicycle parking areas such that the facilities are thoroughly illuminated and visible from adjacent sidewalks and/or vehicle parking areas during all hours of use. Lighting shall be consistent with Chapter 4.2 - Landscaping, Buffering, Screening, and Lighting.

Response: *Concur, compliance will be assured at the time of permit application.*

Section 4.9.80 - HOUSING TYPE VARIATION REQUIREMENTS PER RESIDENTIAL ZONE

A variety of Housing Types shall be provided for residential developments, in accordance with the provisions this Section, including the provisions in Table 4.9-1 - Options A and B for Developments Five - 10 Acres, Table 4.9-2 - Options A and B for Developments Greater than 10 acres, and Table 4.9-3 - Allowed Housing Types by Zone.

a. RS-1, RS-3.5, RS-5, RS-6, RS-9, and RS-9(U) Zones - The darker shading in the columns for these zones in Table 4.9-3 - Allowed Housing Types by Zone indicates permitted Housing and Building Types.

1. Developments Less Than Five Acres - No Housing or Building Type variation is required, although Housing Type variations are encouraged.

Response: *Not applicable*

2. Developments Five - 10 Acres - At least two Housing or Building Types are required. Each required Housing or Building Type shall be at least 20 percent of the total units.

Response: *Not applicable*

3. Developments Greater Than 10 Acres - At least three Housing or Building Types are required. Each required Housing or Building Type shall be at least 20 percent of the total units.

Response: *Compliance is noted below.*

b. RS-12, RS-12(U), RS-20, and MUR Zones - The lighter shading in the columns for these zones in Table 4.9-3 - Allowed Housing Types by Zone columns for these zones indicates "Option B" discussed in "2," and "3," below.

1. Developments Less Than Five Acres - No Housing or Building Type variation is required, although Housing Type variations are encouraged.

2. Developments Five - 10 Acres - Compliance is required with either Option A or Option B in Table 4.9-1 - Options A and B for Developments Five - 10 Acres.

Table 4.9-1 - Options A and B for Developments Five - 10 Acres

Option A	Option B
Provide at least two Housing or Building Types from the lightly shaded choices in Table 4.9-3 - Allowed Housing Types by Zone.	Comply with both the apartment building and the bedroom requirements in the darkly shaded areas in Table 4.9-3 - Allowed Housing Types by Zone.
Each required Housing or Building Type shall be at least 20 percent of the total units.	

3. Developments Greater Than 10 Acres - Compliance is required with either Option A or Option B in Table 4.9-2 - Options A and B for Developments Greater Than 10 Acres.

Response: Application complies with Option B.

Table 4.9-2 - Options A and B for Developments Greater Than 10 Acres	
Option A **RS-12 & RS-12 (U)**	**Option B**
Provide at least three Housing or Building Types from the lightly shaded choices in Table 4.9-3 - Allowed Housing Types by Zone.	Comply with both apartment building and bedroom requirements in the darkly shaded areas in Table 4.9-3 - Allowed Housing Types by Zone.
Each required Housing or Building Type shall be at least 20 percent of the total units.	Additionally, add a second Housing or Building Type that is at least 20 percent of the total units and that is chosen from the lightly shaded choices areas in Table 4.9-3 – Allowed Housing by Zone.

Response: *Complies as follows:*

Second housing type required:	240 units x 20% units		= 48
Second housing type provides:		Cottages	= 19 units
		Townhomes	= 44 units
	Total:	63 units	> 48 units required

Table 4.9.3 ALLOWED HOUSING BY TYPES BY ZONE								
BUILDING TYPES PER CHAPTER 1.6 - DEFINITIONS	RS-1 & RS – 3.5	RS-5	RS-6	RS-9 & RS-9(U)	RS-12 & RS-12(U)	RS-20	MUR	HOUSING TYPE CHOICES TO SATISFY HOUSING VARIATION REQUIREMENTS
Multi-dwelling, continued								11. Apartment buildings with > four units (each unit not individual owned)
								Response: Complies
OPTION B for RS-12, RS-12(u), and RS-20 zones								Minimum of three types of apartment buildings in terms of number of units per building (must vary by at least two unit). Each type shall comprise at least 10 percent of the buildings (e.g., may have a combination of buildings with 8, 10, and 12 units/building, etc.)
								Response: Complies as follows:
			5 apartment buildings proposed, therefore 10% = 1					
			Apartments #1 and #7				=	*27 units each*
			Apartments #10, #11, & #13				=	*30 units each*
			Apartment #12				=	*33 units each*

Table 4.9.3

ALLOWED HOUSING BY TYPES BY ZONES

BUILDING TYPES PER CHAPTER 1.6 - DEFINITIONS	RS-1 & RS – 3.5	RS-5	RS-6	RS-9 & RS-9(U)	RS-12 & RS-12(U)	RS-20	MUR	HOUSING TYPE CHOICES TO SATISFY HOUSING VARIATION REQUIREMENTS
								Minimum of two types of units in terms of number of bedrooms and each type shall comprise of at least 25 percent of the totals units. Dwelling units with ≤ one bedroom Dwelling units with two bedrooms Dwelling units with ≥ three bedrooms

Dwelling units with ≤ one bedroom	=	18.6%	
Dwelling units with two bedrooms	=	*39.0%*	
Dwelling units with ≥ three bedrooms	=	*42.4%*	

Apartment Bedrooms		*1*	*2*	*3*	*4*	*5*	
	#1	*6*	*6*	*3*	*9*	*3*	
	#7	*6*	*6*	*3*	*9*	*3*	
	#10	*6*	*12*	*0*	*12*	*0*	
	#11	*6*	*24*	*0*	*0*	*0*	
	#12	*3*	*9*	*3*	*6*	*12*	
	#13	*6*	*12*	*12*	*0*	*0*	
177 Total:		*33*	*69*	*21*	*36*	*18*	

Section 4.6.20 – EXEMPTIONS (Solar Access)

Residential buildings constructed or lots developed in locations noted below are exempt from the requirements of this Chapter:

a. On north-facing slopes of 10 percent or more;

Response: *Not applicable.*

b. On portions of sites where Solar Access, as defined in Chapter 1.6 - Definitions, is unavailable due to shading from Natural Resources or Natural Hazards subject to the provisions of Chapter 2.11 - Floodplain Development Permit, Chapter 4.2 - Landscaping, Buffering, Screening, and Lighting, Chapter 4.5 - Floodplain Provisions, Chapter 4.12 - Significant Vegetation Protection Provisions, Chapter 4.13 - Riparian Corridor and Wetland Provisions, and Chapter 4.14 - Landslide Hazard and Hillside Development Provisions.

Response: *Not applicable.*

c. On sites where density is concentrated because density is being transferred from an area on the same development site that is simultaneously being rezoned to Conservation - Open Space; or

Response: *Not applicable.*

d. On sites which contain Natural Resources or Natural Hazards subject to the provisions of Chapter 2.11 - Floodplain Development Permit, Chapter 4.2 - Landscaping, Buffering, Screening, and Lighting, Chapter 4.5 - Floodplain Provisions, Chapter 4.12 - Significant Vegetation Protection Provisions, Chapter 4.13 - Riparian Corridor and Wetland Provisions, and Chapter 4.14 - Landslide Hazard and Hillside Development Provisions, and where:

1. The developed portion of the site will exceed minimum required density by at least 50 percent for properties designated as Extra-low, Low, or Medium Density Residential; and

Response: *Not applicable.*

2. The developed portion of the site will exceed minimum required density by at least 25 percent for properties designated as Medium-high or High Density Residential.

Response: *See calculations below based upon 4.11.50.01.b.*

b. **Determining Unconstrained Area** – The Unconstrained Area of a site is that portion which is not included in the Natural Resources and Natural Hazards coverage.

Response:

	Total Acreage	Less	High Protection	Less	Partial Protection	Equals	Total

RS-3.5:	4.72	-	4.11	-	0	=	0.61
RS-5:	0.14	-	0.06	-	0.01	=	0.07
RS-9:	0.00	-	-	-	-	=	-
RS-12:	26.11	-	7.47	-	0.03	=	18.61
P-AO	0.00	-	-	-	-	=	-
Totals	**30.97**		**11.64**		**0.04**		**19.29**

Minimum and maxim um residential calculations for the

	MADA Area	Minimum Density	Minimum Residential Units	Maximum Density	Maximum Residential Units
RS-3.5	0.61	2	(1)	6	(1)
RS-5	0.07	2	0	6	0
RS-9		6		12	
RS-12	18.61	12	223	20	372
P-AO		N/A		N/A	
Totals					

(1) Not included in calculation as this areas has a conservation-open space Comp Plan designation.

Proposed units in this application: 240

Ratio to minimum = 240/223 x 100 = 107.6% < 125%

∴ exemption not applicable.

Section 4.6.30 - PERFORMANCE STANDARDS

Residential Subdivisions and Planned Developments on parcels of more than one acre shall be designed so that Solar Access Protection, as defined in Chapter 1.6 - Definitions, is available consistent with the following:

a. No reduction in Solar Access at ground level of the south face of existing residential buildings adjacent to the development;

Response: Not applicable, there are no existing residential buildings adjacent to the development.

b. Within Residential Subdivisions, a minimum of 80 percent of lots contain sufficient east/west dimension to allow orientation of the following minimum ground floor lengths of a building to use solar energy:

Response: Not applicable. This is not a residential subdivision application.

- 30 lineal ft. per unit for Single-family Detached dwelling units; and
- 15 lineal ft. per ground floor unit for dwelling units other than Single-family Detached dwelling units.

c. In Planned Developments, a minimum of 80 percent of the buildings contain:

- Sufficient east/west dimension to allow the following minimum ground floor lengths of the building to use solar energy:
  - 30 lineal ft. per unit for Single-family Detached dwelling units; and
  - 15 lineal ft. per ground floor unit for dwelling units other than Single- family Detached.

Response: Due to the north-south orientation of the property and of the street infrastructure, along with the irregular shapes of the unconstrained areas due to the location of natural features and hazards, only a small percentage of the proposed structures meet this standard. See Attachments "Y" through "Y-3".

- Additionally, for Single-family Detached dwelling units, a minimum of 100 sq. ft. of roof area, for the dwelling unit and/or the garage, which could allow the utilization of solar energy.

Response: Not applicable. No single family residential structures are proposed.

Section 4.6.40 - REDUCTION OR WAIVER OF STANDARD IN SUBDIVISIONS

3. Approval Criterion

3. Visual elements (scale, structural design and form, materials, etc.);

Response: The Hub at Corvallis is a concentrated, 240-unit, 836-bed student housing community aimed at providing a state-of-the-art student residential housing complex for students attending Oregon State University, enabling students to explore living arrangements in a community setting other than those currently available immediately adjacent to the university. The proposed development offers a variety of building types – cottages, townhomes and multi-unit walk-up buildings – containing a creative mix of one, two, three, four and five bedroom student apartments to allow a flexible and diverse range of living options.

Preserving protected areas and respecting the site conditions, the site design provides clusters of buildings and units within the buildable areas for an energy efficient, compact development with a minimal footprint. The 39 acre site is buffered from existing neighborhood communities, with a minimum distance of 400 feet to the nearest neighboring building.

Careful attention was paid to making the layout as pedestrian friendly as possible to cut down on car use, with abundant paths and sidewalks to promote walking. Every unit is furnished with a terrace or balcony, to provide direct access to and connection with the outdoors. The buildings are designed using a limited palette of cladding materials that are contemporary and consistent throughout the project while also referring to the region's vernacular styles. Bike parking is plentiful and adjacent to all buildings; automobile parking will be available in a combination of surface lots and two-level parking structures, which management will prioritize parking arrangements bases on need.

The project is designed to create a well-rounded space catering to both the academic and social needs of the tenants. We have a range of amenities that encourage student to study to the best of their capabilities. This includes solid bedroom doors to minimize noise, study rooms, conference rooms and a business center. There are also outdoor study areas with Wi-Fi access so students can take a break from being indoors and study in the fresh air.

See "Z" Attachments for graphic information.

4. Approval Criterion

4. Noise attenuation;

Response: No special measures have been considered for noise attenuation, nor will this project create any noises greater than or not typical of the surrounding residential and commercial uses.

5. Approval Criterion

5. Odors and emissions;

Response: *Odors on the site are anticipated to be similar to those permitted on adjacent residential lands. Corvallis is currently in compliance with State and Federal air and water quality standards. It is anticipated that any emissions resulting from this development will be minimal. This project is not expected to affect the City's compliance with these State and Federal standards.*

6. Approval Criterion

6. Lighting;

LDC 4.2.80 – SITE AND STREET LIGHTING

Pursuant to City Council Policy 91-9.04, *"The City of Corvallis is interested in well shielded, energy efficient street lighting sources that direct the light source downward where it is needed, not up or sideways where it is wasted and causes glare, light trespass, and bright skies."*

All developers shall submit a proposed lighting plan for approval that meets the functional security needs of the proposed land use without adversely affecting adjacent properties or the community. This criteria is satisfied upon compliance with the provisions listed below and shall be substantiated by the applicant's submittal of the necessary information to demonstrate compliance, such as information including but not limited to manufacturers' specifications:

a. For safety purposes, lighting shall be provided in all areas designed to include pedestrian activities, such as streets, sidewalks, multi-use paths, parking lots, buildings, and plazas.

Response: *Complies; see Attachment "V", Site Lighting Plan.*

b. With the exception of lighting for public streets, which is maintained by the City through a contract with an electric company, all other lighting used to illuminate streets, buildings, sidewalks, multi-use paths, parking lots, plazas, or the landscape, shall be evaluated during the plan review process associated with requests for permits.

Response: *Applicant concurs.*

c. Site lighting that may be confused with warning, emergency, or traffic signals is prohibited.

Response: *Complies; no site lighting fixtures proposed to bear any resemblance to warning, emergency, or traffic signals.*

d. Light sources shall be concealed or shielded to the maximum extent feasible to minimize the potential for glare and unnecessary diffusion on adjacent property. Compliance with this provision shall be demonstrated by ensuring that, when evaluated from a point four ft. above the ground, bulbs of light fixtures are not visible from adjacent property.

Response: *Complies. All new exterior lighting for the project will be shielded so as not to produce glare onto adjacent properties. The proposed fixtures are designated as "Full Cut-Off" according to the standards issued by the Illuminating Engineering Society of North America (IESNA) and as such will meet the standard of lamp concealment outlined above. See Attachment "V", Site Lighting Plan.*

e. All new Subdivision street lights and future street-light luminaire replacements within the existing street-light system shall be flat-lens fully shielded luminaires.

Response: *Complies. Street lights are to be per City Standards, which specify flat-lens fully shielded luminaires.*

f. Standard placement of street lights shall be at intersections, in the middle of long blocks, and in dead end streets and long Cul-de-sacs.

Response: *Complies. Street light layout is per City Standards; see Attachment "V", Site Lighting Plan.*

g. Background spaces such as parking lots shall be illuminated as unobtrusively as possible to meet the functional needs of safe circulation and of protecting people and property. Foreground spaces, such as building entrances and plaza seating areas, shall use local lighting that defines the space without glare.

Response: *Complies. All site area lighting fixtures are full-cutoff and shielded where required to provide illumination unobtrusively and without glare.*

<u>7. Approval Criterion</u>

7. Signage;

Response: *The application proposes to be in full compliance with the applicable standards from LDC Chapter 4.7 as addressed below.*

LDC 4.7.90.01 - Sign Standards for all Residential Zones except MUR

a. Table 4.7-1 - Residential Zones except MUR, and its associated special instructions in "b," below, outline the sign standards for all residential zones except the Mixed Use Residential (MUR) Zone. The zones subject to this Section include:

2. RS-3.5;
7. RS-12;

Table 4.7-1 - Residential Zones Except MUR					
Sign Type	Primary Frontage Multiple	Maximum Sign Area	Maximum Sign Height	Maximum Sign Projection	Setback
Attached	0.10 sq. ft.	5 sq. ft.	16 ft.	6 in.	NA
Temporary	0.10 sq. ft.	5 sq. ft.	4 ft.	NA	NA

Response: *Not applicable; the primary frontage exceeds 100'. See LDC 4.7.90.01.b.3 below.*

b. Special Instructions –

1. Attached signs shall not extend above eaves.

Response: *Applicant concurs.*

2. Unless specified below, signs shall be limited to one frontage.

Response: *Applicant concurs.*

3. Where a primary frontage exceeds 100 ft.:

Response: *Applies to this application.*

a) Permanent monument signs are allowed - minimum setback is five ft.;

Response: *Applicant concurs.*

b) Maximum height for temporary and monument signs is six ft.;

Response: *Applicant concurs.*

c) Maximum Sign Area is 16 sq. ft.; and

Response: *Applicant concurs.*

d) Illuminated signs are permitted.

Response: *The proposed monument sign(s) may or may not be illuminated; it is anticipated that this will be determined during the process of construction permitting.*

4. Banner signs that comply with Section 4.7.80.05 shall be permitted on properties with more than 200 ft. of primary sign frontage.

Response: *Not applicable.*

LDC 4.7.90.09 - Signs in Planned Developments

A sign plan shall be required for all Planned Developments consistent with Chapter 2.5 - Planned Development, whether or not variations from the requirements of this Chapter are requested. The plan shall establish the location and allocation guidelines for signs in a way that ensures all parties in the development have an equitable opportunity to communicate through signs without creating undue negative effects on surrounding properties. The sign plan shall be reviewed as follows:

a. The sign plan shall be reviewed by the Planning Commission concurrently with the Detailed Development Plan.

Response: *Complies; see Attachment "V-1", Site Signage Plan.*

b. Before approving the sign plan, the Commission shall find that the signs in the proposed sign plan comply with this Code and/or are compatible with the types of development, existing and future, surrounding the Planned Development.

Response: *Complies; see discussion above.*

8. Approval Criterion

8. Landscaping for buffering and screening;

LDC 4.2.20 - GENERAL PROVISIONS

a. Required Landscaping –

Response: *Reference Attachments "W" and "W-1".*

1. Landscaping and Irrigation Plans - Where a landscape plan is required by this Code, by a particular proposal, and/or by Conditions of Approval, detailed planting plans, irrigation plans and other related plans shall be submitted for review and approval with Building Permit applications and/or prior to the recordation of a Final Plat, as applicable. Building Permits, including Foundation Permits; shall not be issued until the Director has determined that the plans comply with the purposes clause and specific standards in this Chapter, any specific proposal(s), and/or Conditions of Approval that apply to the particular project. On a cases by case basis, and where no Significant Natural Features would be impacted, the Director may grant an exception and allow the issuance of permits.

Required landscaping shall be reviewed and approved by the Director, and in no case shall landscaping be less than that required by this Chapter. Landscaping shall consist of ground cover, shrubbery, and trees.

2. Installation - All required landscaping and related improvements, such as irrigation, etc., shall be completed prior to the issuance of a Certificate of Occupancy. Additionally, all required landscaping and related improvements within the public right-of-way, and/or required by Conditions of Approval in conjunction with recording of the Final Plat, shall be completed or financially guaranteed prior to the recording of a Final Plat. If an applicant chooses to financially secure landscaping and related improvements in order to record a Final Plat, such financial security shall be consistent with the provisions of this Code, shall be reviewed and approved by the Director, and shall be for an amount at least equivalent to 120 percent of the cost of the installation of the landscaping and related improvements.

3. Coverage within Three Years - All required landscaping shall provide a minimum 90 percent ground coverage within three years. A financial guarantee shall be provided for new residential development, with the exception of areas within single-family or duplex lots. A financial guarantee shall also be provided for new nonresidential development, and nonresidential redevelopment that involves a 3,000 sq. ft. or 20 percent expansion, whichever is less, except that 20 percent expansions less than 500 sq. ft. are exempt. The financial guarantee shall cover maintenance for a three-year period from the date that the landscaping was installed by the applicant and accepted by the City. This guarantee shall be established prior to the issuance of a Final Certificate of Occupancy and prior to recording of a Final Plat. Additionally, this guarantee shall be consistent with the provisions of this Code, shall be reviewed and approved by the Director, and shall be for an amount that is at least equivalent to 50 percent of the cost of installation of required landscaping and related improvements, plus 20 percent of the 50 percent figure.

   To release this guarantee at the end of the three-year period, the developer shall provide a report to the Director. This report shall be prepared by a licensed arborist or licensed landscape contractor and shall verify that 90 percent ground coverage has been achieved, either by successful plantings or by the installation of replacement plantings. The Director shall approve the report prior to release of the guarantee.

Response: *The application is intended to be in compliance with this requirement. It is anticipated that the proposal will be conditioned accordingly, and that documentation of compliance of all of the above requirements will be achieved as part of the building permit, construction, and occupancy permit process undertaken with the City's Development Services and Public Works Divisions.*

b. Appropriate care and maintenance of landscaping on-site and landscaping in the adjacent right-of-way is the right and responsibility of the property owner, unless City ordinances specify otherwise for general public and safety reasons. A City permit is required to plant, remove, or prune any trees in a public right-of-way. Pruning shall be in accordance with the American National Standards Institute (ANSI) A300 standards for Tree Care Operations. Landscaping, buffering, and screening required by this Code shall be maintained. If street trees or other plant materials do not survive or are removed, materials shall be replaced in kind.

Response: *The application is intended to be in compliance with this requirement. It is anticipated that the proposal will be conditioned accordingly, and that documentation of compliance of all of the above requirements will be achieved as part of the building permit, construction, and occupancy permit process undertaken with the City's Development Services and Public Works Divisions.*

c. Protection of Shrub, Ground Cover and Tree Specimens in Inventoried Areas of the Adopted Natural Features Inventory Map dated December 20, 2004

1. For shrub, groundcover, and tree specimens within the areas inventoried as part of the Natural Features Inventory, preservation requirements shall be in accordance with the provisions of Chapter 2.11 - Floodplain Development Permit, Chapter 4.5 - Floodplain Provisions, Chapter 4.11 - Minimum Assured Development Area (MADA), Chapter 4.12 - Significant Vegetation Protection Provisions, Chapter 4.13 - Riparian Corridor and Wetland Provisions, and Chapter 4.14 - Landslide Hazard and Hillside Development Provisions. See Adopted Natural Features Inventory Map dated December 20, 2004, for information regarding areas inventoried as part of the Natural Features Inventory.

2. Plants to be preserved and methods of protection shall be indicated on the detailed planting plan submitted for approval. Existing trees and shrubs shall be considered preserved if the standards in Section 4.12.60.f are met.

Response: *For those areas to be preserved, the application is intended to be in compliance with this requirement. It is anticipated that the proposal will be conditioned accordingly, and that documentation of compliance of all of the above requirements will be achieved as part of the building permit, construction, and occupancy permit process undertaken with the City's Development Services and Public Works Divisions.*

d. Protection of Significant Tree and Significant Shrub Specimens Outside of Inventoried Areas of the Adopted Natural Features Inventory Map dated December 20, 2004 -

Response: *Not applicable.*

e. Planters and boundary areas used for required plantings shall have a minimum diameter of five ft., or 2.5 ft. radius, inside dimensions. Where the curb or the edge of these areas is used as a tire stop for parking, the planter or boundary plantings shall be a minimum width of 7.5 ft.

Response: *Complies; the minimum dimension for planter areas used for required planting is56'. No planter curbs are used as tire stops for parking. Boundary plantings meet the 7.5' minimum width. See Attachments "W" and "W-1"", Landscape Plan for more information.*

f. Irrigation Systems - With the exception of individual lots for single-family and duplex development, irrigation systems shall be required, provided, and maintained for all required landscape areas in all zones, unless waived by the Director. These irrigation systems are for the purpose of ensuring survival of plant materials in required landscape areas. The Director may waive the requirement for irrigation systems in areas containing established trees and shrubs that are more than five years old, and are retained as significant vegetation in common, open space tracts and areas. Irrigation systems needed to establish trees and shrubs in Natural Resource and Natural Hazard areas are required. Where required, a detailed irrigation system plan shall be submitted with Building Permit applications. The plan shall

indicate source of water, pipe location and size, and specifications of backflow device. The irrigation system shall utilize 100 percent sprinkler head-to-head coverage or sufficient coverage to ensure 90 percent coverage of plant materials in three years.

Response: *The application is intended to be in compliance with this requirement. It is anticipated that the proposal will be conditioned accordingly, and that documentation of compliance of all of the above requirements will be achieved as part of the building permit, construction, and occupancy permit process undertaken with the City's Development Services and Public Works Divisions.*

g. In no case shall shrubs, conifer trees, or other screening be permitted within Vision Clearance Areas of street, alley, or driveway intersections, or where the City Engineer otherwise deems such plantings would endanger pedestrians and vehicles.

Response: *Complies; no shrubs, conifer trees or other screening are proposed to be located within any Vision Clearance Areas. See Attachments "W" and "W-1", Landscape Plan for more information.*

h. Historically Significant Trees - Definitions, procedures, and review criteria to remove Historically Significant Trees are located in Chapter 1.6 - Definitions, and Sections 2.9.70.y, 2.9.90.02.a.11, 2.9.110.01.e, and 2.9.110.03.d of Chapter 2.9 - Historic Preservation Provisions.

Response: *Not applicable.*

i. Hazardous Tree Removal - Hazardous Trees are defined in Chapter 1.6 - Definitions. Except in emergency situations, removal of Hazardous Trees may only occur following the City Urban Forester's approval of a Hazard Tree Evaluation, which recommends tree removal. The Hazard Tree Evaluation shall be performed by an ISA Certified Arborist or ASCA Consulting Arborist using the 12-point hazard evaluation method, and the associated report must be submitted to the City's Urban Forester for review. The City Urban Forester will make the final determination as to whether or not the tree qualifies as a Hazardous Tree. Historically Significant Trees are also subject to the provisions in LDC Section 2.9.70.y. Protected trees that qualify as Hazardous Trees are also subject to the relevant Natural Resource protection provisions in this Code, and/or any relevant Conditions of Approval.

Response: *Not applicable.*

LDC 4.2.30 - REQUIRED TREE PLANTINGS AND MAINTENANCE

a. Tree Plantings -

Tree plantings in accordance with this Section are required for all landscape areas, including but not limited to parking lots for four or more cars, public street frontages, private streets, multi-use paths, sidewalks that are not located along streets, alleys, and along private drives more than 150 ft. long.

Response: *Reference Attachments "W" and "W-1", Landscape Plan.*

1. Street Trees –

a) Along streets, trees shall be planted in designated landscape parkway areas or within areas specified in a City-adopted street tree plan. Where there is no designated landscape parkway area, street trees shall be planted in yard areas adjacent to the street, except as allowed elsewhere by "d," below;

Response: *Complies, except at protected natural features locations. All new streets will have parkways and street trees planted within those parkways.*

b) Along all streets with planting strips in excess of six ft. wide and where power lines are located underground, a minimum of 80 percent of the street trees shall be large canopy trees. This standard shall not apply to alleys located within the Central Business (CB) and Riverfront (RF) Zones.

Response: *The application is intended to be in compliance with this requirement. It is anticipated that the proposal will be conditioned accordingly, and that documentation of compliance of all of the above requirements will be achieved as part of the building permit, construction, and occupancy permit process undertaken with the City's Development Services and Public Works Divisions.*

c) Planting strips on Local Connector and Local Streets shall be planted with medium canopy trees; and

Response: *The application is intended to be in compliance with this requirement. It is anticipated that the proposal will be conditioned accordingly, and that documentation of compliance of all of the above requirements will be achieved as part of the building permit, construction, and occupancy permit process undertaken with the City's Development Services and Public Works Divisions.*

d) If planting strips are not provided on Arterial, Collector, and Neighborhood Collector Streets, an equivalent number of the required large and required medium canopy trees shall be provided in other locations within common open space tracts on the site, or within the front yard setback areas of the parcels and lots adjacent to the street. Such plantings in-lieu-of street trees shall be in addition to the mitigation trees required in Section 4.12.60;

Response: *Not applicable.*

2. Along alleys, trees shall be planted on the sides of the alleys at a minimum of one tree per lot; and the trees shall be located within 10 ft. of the alley. This standard shall not apply to alleys located within the Central Business (CB) and Riverfront (RF) Zones;

Response: *Not applicable; no alleys are proposed.*

3. A minimum five ft. wide landscaping buffer is required on both sides of the sidewalks identified in LDC Section 4.0.30.b.2. Within these buffers, trees shall be planted at least every 30 ft., or as determined by the type of tree used. See Table 4.2-1 - Street Trees and Table 4.2-2 - Parking Lot Trees;

Response: *The application is intended to be in compliance with this requirement. It is anticipated that the proposal will be conditioned accordingly, and that documentation of compliance of all of the above requirements will be achieved as part of the building permit, construction, and occupancy permit process undertaken with the City's Development Services and Public Works Divisions.*

4. Conditions of Approval for individual development projects may require additional tree plantings to mitigate removal of other trees, or as part of landscape buffering or screening efforts;

Response: *Concur.*

5. The distance between required trees shall be determined by the type of tree used. See Table 4.2-1 - Street Trees and Table 4.2-2 - Parking Lot Trees; and

Response: *The application is intended to be in compliance with this requirement. It is anticipated that the proposal will be conditioned accordingly, and that documentation of compliance of all of the above requirements will be achieved as part of the building permit, construction, and occupancy permit process undertaken with the City's Development Services and Public Works Divisions.*

6. Trees in parking areas shall be dispersed throughout the lot to provide a canopy for shade and visual relief.

Table 4.2-1 - Street Trees

Medium- canopy trees: Trees that normally reach 30-50 ft. in height within 30 years	-	Maximum 30 ft. on-center spacing
Large-canopy trees: Trees that normally reach 30-50 ft. in height within 30 years, But exceed 50 ft. in height at Maturity	-	Maximum 50 ft. on-center spacing

Table 4.2-2 – Parking Lot Trees

Medium- canopy trees: Trees that normally reach 30-50 ft. in height within 30 years	-	Minimum one tree per eight cars
Large-canopy trees: Trees that normally reach 30-50 ft. in height within 30 years, But exceed 50 ft. in height at Maturity	-	Minimum one tree per 12 cars

Response: *The application is intended to be in compliance with this requirement. It is anticipated that the proposal will be conditioned accordingly, and that documentation of compliance of all of the above requirements will be achieved as part of the building permit, construction, and occupancy permit process undertaken with the City's Development Services and Public Works Divisions.*

b. Areas Where Trees May Not be Planted –

1. Trees may not be planted within five ft. of permanent hard surface paving or walkways, unless special planting techniques and specifications are used and particular species of trees are planted, as outlined in Section 4.2.40.c or approved by the Director. These limitations apply most frequently in areas such as landscape parkways, pedestrian walkways, and plaza areas, where there may be tree grates.

Response: *The application is intended to be in compliance with this requirement. It is anticipated that the proposal will be conditioned accordingly, and that documentation of compliance of all of the above requirements will be achieved as part of the building permit, construction, and occupancy permit process undertaken with the City's Development Services and Public Works Divisions.*

2. Unless approved otherwise by the City Engineer, trees may not be planted:

a) Within 10 ft. of fire hydrants and utility poles;

b) Within 20 ft. of street light standards;

c) Within five ft. from an existing curb face, except where required for street trees;

d) Within 10 ft. of a public sanitary sewer, storm drainage, or water line; or

e) Where the Director determines the trees may be a hazard to the public interest or general welfare.

Response: *Complies; no trees are proposed in any of the above location(s). See Attachments "W" and "W-1", Landscape Plan for more information.*

c. Tree Maintenance Near Sidewalks and Paved Surfaces - Trees shall be pruned to provide a minimum clearance of eight ft. above sidewalks and 12 ft. above street and roadway surfaces; and shall be pruned in accordance with the American National Standards Institute (ANSI) A300 standards for Tree Care Operations.

Response: *The application is intended to be in compliance with this requirement. It is anticipated that the proposal will be conditioned accordingly, and that documentation of compliance of all of the above requirements will be achieved as part of the building permit, construction, and occupancy permit process undertaken with the City's Development Services and Public Works Divisions.*

d. Trees Planted near Weather Protection - Where street trees are required in combination with weather protection features such as awnings, the trees shall be allowed to grow and their canopies shall be trimmed above the weather protection features. Such trimming shall be in accordance with the American National Standards Institute (ANSI) A300 standards for Tree Care Operations.

Response: *Not applicable. The project does not require street trees in combination with weather protection features.*

LDC 4.2.40 – BUFFER PLANTINGS

Parking, Loading, and Vehicle Maneuvering Areas –

Response: *Reference Attachments "W" and "W-1", Landscape Plan for more information.*

a. Buffering is required for parking areas containing four or more spaces, loading areas, and vehicle maneuvering areas. Boundary plantings shall be used to buffer these uses from adjacent properties and the public right-of-way. A minimum five-ft. wide perimeter landscaping buffer shall be provided around parking areas; and a minimum 10 ft.-wide perimeter landscaping buffer shall be provided around trees. Additionally, where parking abuts this perimeter landscape buffer, either parking stops shall be used or planters shall be increased in width by 2.5 ft. On-site plantings shall be used between parking bays, as well as between parking bays and vehicle maneuvering areas. Low-lying ground cover and shrubs, balanced with vertical shrubs and trees, shall be used to buffer the view of these facilities.

Decorative walls and fences may be used in conjunction with plantings, but may not be used alone to comply with buffering requirements.

Response: *The application is intended to be in compliance with this requirement. It is anticipated that the proposal will be conditioned accordingly, and that documentation of compliance of all of the above requirements will be achieved as part of the building permit, construction, and occupancy permit process undertaken with the City's Development Services and Public Works Divisions.*

b. In addition to any pedestrian refuge areas, each landscaped island within and around parking lot areas shall –

1. Include one or more shade canopy trees;

2. Be a minimum length of eight ft. at its smallest dimension;

3. Include at least 80 sq. ft. of ground area per tree to allow for root aeration; and

4. Include raised concrete curbs around the perimeter.

Response: *The application is intended to be in compliance with this requirement. It is anticipated that the proposal will be conditioned accordingly, and that documentation of compliance of all of the above requirements will be achieved as part of the building permit, construction, and occupancy permit process undertaken with the City's Development Services and Public Works Divisions.*

c. Connecting walkways through parking lots shall have one or more canopy shade tree per 40 linear ft. Driveways to or through parking lots shall have one or more canopy shade tree per 40 linear ft. on each side. These trees shall be planted in landscape areas within five ft. of the walkways and driveways, respectively.

Response: *Not applicable.*

LDC 4.2.50 - SCREENING (HEDGES, FENCES, WALLS, AND BERMS)

Screening is required where unsightly views or visual conflicts must be obscured or blocked and/or where privacy and security are desired. Fences and walls used for screening may be constructed of wood, concrete, stone, brick, wrought iron, or other commonly used fencing/wall materials. Acoustically designed fences and walls shall also be used where noise pollution requires mitigation.

Where landscaping is used for required screening, it shall be at least six ft. in height and be at least 80 percent opaque, as seen from a perpendicular line of sight, within 18 months following establishment of the primary use of the site.

A chain-link fence with slats shall qualify for screening only if a landscape buffer is provided in compliance with Section 4.2.40, above.

Response: *The application is intended to be in compliance with this requirement. It is anticipated that the proposal will be conditioned accordingly, and that documentation of compliance of all of the above requirements will be achieved as part of the building permit, construction, and occupancy permit process undertaken with the City's Development Services and Public Works Divisions.*

9. Approval Criterion

9. Transportation facilities;

Response: *No adverse impact on any transportation facility is anticipated. The application the applicant's extension of the Corvallis Transportation System Master Planned facilities. These facilities have been planned to accommodate the development anticipated in the Timberhill Conceptual Plan.*

10. Approval Criterion

p. Traffic and off-site parking impacts;

Response: *No off-site parking impacts are anticipated, as the project provides adequate off-street parking.*

The traffic impacts from the analysis in the Appendix of this application are summarized as follows:

a. A new student-housing development with 240 dwelling units and 834 bedrooms is proposed for a 29.5-acre property located immediately west of NW Kings Boulevard and immediately north of Shooting Star Drive Shooting in Corvallis. The proposed development will take access via new streets intersecting NW Kings Boulevard and Shooting Star Drive.

b. The proposed development is projected to result in 210 new trips during the morning peak hour, with 42 entering and 168 exiting the site. During the evening peak hour 300 new trips are projected, with 195 entering and 105 exiting the site.

c. Sight distance cannot be directly measured at the site access locations, since the proposed development will take access at locations where no roadways currently exist. It is recommended that the design of the future NW Kings Boulevard extension allow for a minimum of 390 feet of intersection sight distance at both site access intersections. It is also recommended that the design of the future Shooting Star Drive extension allow for a minimum of 280 feet of intersection sight distance in each direction.

d. Warrants are projected to be met for a northbound left-tum lane at the south site access on NW Kings Boulevard upon completion of the proposed development. Although a northbound left- tum lane will not be needed immediately at the north site access on NW Kings Boulevard, it is recommended that the tum lane be provided, since it will become warranted following future development within the Timberhill development area. Left-tum lane warrants are also met for the intersection of NW Kings Boulevard at NW Garfield Avenue under existing conditions.

e. Traffic signal warrants were examined for the unsignalized intersections in the site vicinity. No new traffic signals will be warranted upon completion of the proposed development. For the long-

range future, it is anticipated that traffic signal warrants will be met for the intersection of NW Kings Boulevard at NW Garfield Avenue under year 2032 traffic conditions. Signalization of this intersection will also maintain acceptable operation of the intersection in the long-range future (through year 2036). It is recommended that traffic signal warrants be re-examined in the future to determine whether and when to undertake signalization of this intersection.

f. The crash reports and crash rates for the study area intersections are not indicative of significant safety issues. No safety mitigations are recommended based on the crash history.

g. Based on the operational analysis, the study intersections are currently operating acceptably and nearly all intersections are projected to continue to operate acceptably through 2016 either with or without the addition of site trips from the proposed development. However, the intersection of NW Kings Boulevard at NW Garfield Avenue is projected to operate at level of service E during the evening peak hour upon completion of the proposed development. It is recommended that the City of Corvallis consider widening NW Kings Boulevard in the vicinity of NW Garfield Avenue to provide a center two-way left-tum lane. No other near-term mitigations are recommended.

11. Approval Criterion

11. Utility infrastructure;

Response: *Public Waterline*

The site is located within the North Hills Second and Third Level water service areas. The Corvallis Water System Distribution Facilities indicate that no Second Level distribution improvement are required on this site. However, a Third Level distribution extension is required with this project. See Attachments "U-2" and "CDP-1" through "CDP-9" for facility location and phasing.

Recently a Second Level public waterline mainline was constructed within the right-of-way limits for NW Century Drive and the future right-of-way limits for NW Kings Boulevard which was part of the NW Kings Boulevard and NW Century Drive extensions. These will be connected as part of the overall system improvements to provide redundancy in the waterline network. All domestic water and fire services for this project will be connected to the new 8-inch waterline main in the public streets.

All proposed public waterlines that are located outside of the proposed public right-of-way will be located within a 15-foot wide public utility and access easement. The proposed public waterlines will also meet the separation requirements between sanitary sewer and storm drain mainlines.

Sanitary Sewer Facilities

The site is located within the Garfield Basin of the public sanitary sewer system. Based on the information from the Corvallis Wastewater Utilities Master Plan, no improvements to the collection system are necessary downstream of the site until the City's population reaches 80,000.

New public sanitary sewer lines will be constructed within the right-of-way limits of NW Kings Boulevard, NW Shooting Star Drive, the new local street rights-of-way, and new easement areas. See Attachments "U-2" and "CDP-1" through "CDP9" for facilities location and phasing. Each of the new buildings will be served by a private sewer network system constructed to the Oregon Plumbing Specialty Code standards.

All proposed public sewer lines that are located outside of the proposed public right-of-way will be located within a 15-foot wide public utility and access easement. The proposed sanitary sewer lines will also meet the separation requirements between waterlines and storm drain mainlines.

Storm Drainage

The site is located within the Dixon Creek Basin of the public storm drainage system. All public and private storm drainage facilities shall be designed and constructed to applicable Storm Water Master Plan, Adopted King County Surface Water Design Manual Standards and Oregon Plumbing Specialty Code requirements.

New public storm drainage facilities will be installed within the proposed local street extension rights-of-way and will be connected to detention and water quality facilities as shown on Attachment "U".

The on-site private storm drainage facilities will consist of a new network of on-site private storm drainage lines that will include detention and water quality treatment facilities. The required private detention volumes will be achieved through the use of an underground detention vault system and a flow control manhole which will control storm water runoff to historic predevelopment runoff rates. Water quality will be achieved by using pervious sidewalk, and pervious access and parking pavement sections. The project will also provide rain gardens to treat building roof runoff. These detention and water quality facilities are shown on Attachment "U-1".

Franchise Utilities

All necessary franchise utility facilities are located on the west side of the existing NW Kings Boulevard right-of-way. As part of the NW Kings Boulevard Extension project, all franchise utilities will extend their utilities into the future local street extension area. The Applicant will coordinate with the appropriate franchise utility companies to ensure that these services are available to each of the proposed structures. Franchise utilities will be installed within the

proposed 7-foot Public Utility Easements (PUE) on the south sides of the proposed local street extensions.

12. Approval Criterion

1. Effects on air and water quality (note: a DEQ permit is not sufficient to meet this criterion);

Response: *This project does not create any air or water quality impacts which would be inconsistent with or in excess of the RS-9 zoning or the surrounding residential and commercial uses.*

Stormwater quantity and quality measures will be consistent with the City's adopted Master Plan and Design Standards.

13. Approval Criterion

13. Design equal to or in excess of improvements required by the standards in Chapter 4.10 - Pedestrian Oriented Design Standards; and

Response: *See below.*

LDC 4.10.50 -STANDARDS FOR DETACHED SINGLE-FAMILY, TWO-UNIT ATTACHED SINGLEFAMILY, AND DUPLEX RESIDENTIAL BUILDING TYPES

Response: *Applies to cottages, see Attachments Z-1, Z-2, Z-3, Z-24, Z-25 and Z-26.*

4.10. 50.01 -Building Orientation, Privacy, and Facades Adjacent to Pedestrian Areas

a. Orientation of Dwellings - All dwellings shall be oriented to existing or proposed public or private streets, as outlined in this provision and in Chapter 4.4 - Land Division Standards, with the exception that Accessory Dwelling Units constructed in accordance with Chapter 4.9 –Additional Provisions may be accessed from an alley. Private streets used to meet this standard must include the elements in Chapter 4.0 -Improvements Required with Development. See Chapter 4.0 for public and the orientation standard of this Section is satisfied when the provisions in "1," or "2," below, are met See Figure 4.10-1 - Allowed Access to Single-family Development When Lots Do Not Front Directly on a Street.

1. Primary building entrances face the streets or are directly accessed from a public street right-of -way or private street tract by a sidewalk or multi-use path less than 100 ~ long (distance measured along the centerline of the path from a public street right-of-way or private street tract), and primary dwelling unit entrances open directly to the outside and do not require passage through a garage or carport to gain access to the dwelling; or

Cottages Detached SFR)	Building Group Number	Unit Number	Access distance to primary entrance	Variance Requested
	2	A	7'	
		B	7'	
		C	7'	
		D	93'	
		E	32'	
		G	28'	
		H	10'	
	8	A	114'	
		B	191'	
		C	251'	Yes
		D	304'	Yes
		E	237'	Yes
		F	233'	Yes
		G	173'	
	9	A	39'	
		B	106'	
		C	53'	
		D	121'	
		E	103'	

2. Exceptions:

a. For a Flag Lot, as defined in Chapter 1.6 – Definitions (or a flag parcel), the primary building entrance is located within 100 ft. of the lot's (or parcel's) accessway.

Response: *Not applicable.*

b. Privacy - If the side wall of a dwelling or accessory dwelling is on or within three ft. of the property line, ground floor windows or other openings that allow for visibility into the side yard of the adjacent lot shall not be allowed. Windows that do not allow visibility into the side yard of the adjacent lot, such as a clerestory window or a translucent window, are allowed.

Response: *Not applicable; no side walls of any dwelling is on or within 3' of a property line.*

c. Windows and Doors - Any facade facing streets, sidewalks, and multi-use paths shall contain a minimum area of 15 percent windows and/or doors. Facades referenced in this provision include garage facades. Cabled areas need not be included in the base wall calculation when determining this minimum 15 percent requirement.

Response: *This standard is met and noted on the Z attachments.*

d. Grading (Cuts and Fills) - Structures and on-site improvements shall be designed to fit the natural contours of the site and be consistent with the Natural Hazards and Natural Resource Provisions of Chapter 2 .11 Floodplain Development Permit, Chapter 4.2 - Landscaping, Buffering, Screening, and Lighting, Chapter 4.5 - Floodplain Provisions, Chapter 4.11 Minimum Assured Development Area (MADA), Chapter 4. 12 - Significant Vegetation Protection Provisions, Chapter 4.13 - Riparian Corridor and Wetland Provisions, and Chapter 4.14 - Landslide Hazard and Hillside Development Provisions.

Response: *Grading is discussed in detail under Review Criterion #14 below.*

4.10.50.02 Maximum Widths of Street-facing Garages/Carports, Placement, and Materials

Response: *Not applicable; no garages or carports are proposed.*

4.10.50.03 -Menus for Pedestrian Features and Design Variety

a. Pedestrian Features Menu - Each home shall incorporate a minimum of one of the following three pedestrian features. The applicant shall indicate the proposed options on plans submitted for building permits. While not all of the pedestrian features are required, the inclusion of as many as possible is strongly encouraged.

1. Elevated Finished Floor - An elevated finished floor a minimum of two feet above the grade of the nearest street sidewalk or street side multiuse path.

Response: *Not used. Accessibility requirements preclude using or incorporating this item.*

2. Front Porches/Patios - A front porch or front patio a minimum size of six ft. deep by 10 ft. wide (60 sq. ft.), and covered by a minimum of 60 percent to provide weather protection.

Response: *All ground floor units have a patio/terrace space of at least 6'-0" by 10'-0".*

3. Sidewalk/Walkway to Front Door - A minimum three-ft.-wide walkway constructed of a permanent hard surface that is not gravel and that is located directly between the street sidewalk and the front door. This walkway shall not be part of the driveway area.

Response: *Complies.*

b. Design Variety Menu - Each home shall incorporate a minimum of four of the following seven building design features. The applicant shall indicate proposed options on plans submitted for building permits. While not all of the design features are required, the inclusion of as many as possible is strongly encouraged.

Response: *As noted below, a minimum of four of the seven design features will be incorporated into permit application plans.*

2. Eaves - Eaves with a minimum 18-in. overhang.

Response: *Eave overhands >18" on multi-unit walk-up buildings and cottages; townhomes have >18" eave overhangs in some locations.*

3. Building Materials -At least two different types of building materials including but not limited to stucco and wood, brick and stone, etc. Alternatively, a minimum of two different patterns of the same building material, such as scalloped wood and lap siding, etc., on facades facing streets. These requirements are exclusive of foundations and roofs and pertain only to the walls of a structure.

Response: *Complies, see the Z attachments.*

4. Trim -A minimum of 2.25-in. trim or recess around windows and doors that face the street. Although not required, wider trim is strongly encouraged.

Response: *Complies, see the Z attachments.*

5. Increased Windows - A minimum area of 20 percent windows and/or dwelling doors on facades facing streets, sidewalks, and multi-use paths. This provision includes garage facades. Gabled areas need not be included in the base wall calculation when determining this minimum 20 percent calculation.

Response: *Complies, window area calculations are shown on the Z attachments.*

6. Architectural Features - At least one architectural feature included on dwelling facades that face the street Architectural features are defined as bay windows, covered porches greater than 60 sq. ft. in size, balconies above the 1st floor, dormers related to living space, or habitable cupolas. If a dwelling is oriented such that its front facade, which contains the front door, is oriented to a sidewalk and no facades of the dwelling face a street, then the architectural feature may be counted if it is located on the front facade.

Response: *Complies, see the Z attachments.*

7. Architectural Details - Architectural details used consistently on dwelling facades. Architectural details are defined as exposed rafter or beam ends, eave brackets, windows with grids or divided lights, or pergolas/trellis work integrated into building facades. If a dwelling is oriented such that its front facade, which contains the front door, is oriented to a sidewalk and no facades of the dwelling face a street, then the architectural feature may be counted if it is located on the front facade.

Response: *Complies, see the Z attachments.*

LDC 4.10.60 -STANDARDS FOR ATTACHED SINGLE-FAMILY DWELLINGS THREE UNITS OR GREATER, TOWNHOME, TRIPLEX, FOURPLEX, AND APARTMENT RESIDENTIAL BUILDING TYPES

4.10.60.01 - Building Orientation, Entrances, and Facades Adjacent to Pedestrian Areas

All building orientations, facades, and entrances shall comply with the following standards.

a. Orientation of Buildings - All dwellings shall be oriented to existing or proposed public or private streets, as outlined in this provision and in Chapter 4.4 - Land Division Standards, with the exception that Accessory Dwelling Units constructed in accordance with Chapter 4.9 -Additional Provisions may be accessed from an alley. Private streets used to meet this standard must include the elements in Chapter 4.0 -Improvements Required with Development. See Chapter 4.0 for public and private street standards.

1. Primary building entrances shall face the streets or be directly accessed from a public street right-of-way or private street tract by a sidewalk or multi-use path less than 200 ft. long (distance measured along the centerline of the path from a public street right-of-way or private street tract), as shown in Figure 4.10-13 - Primary Building Entrances Within 200 Ft. of the Street, below. Primary entrances may provide access to individual units, clusters of units, courtyard dwellings, or common lobbies. Entrances shall open directly to the outside and shall not require passage through a garage or carport to gain access to the doorway. This provision shall apply to development of attached single-family dwelling units (three or more) and to development of three or more units on a single lot in any configuration of building types as allowed by the associated zone.

Response: *See Attachment "P", variance requested, see Table 1.*

2. Open courtyard space may increase up to 50 percent of the building front beyond the maximum setback, as shown in Figure 4.10-14 Open Courtyards, below. Open courtyard space is usable space that shall include pedestrian amenities such as benches, seating walls, or similar furnishings, and shall include landscaping. For example, an apartment building in a Mixed Use Residential Zone is required to have a front yard setback of no more than 15 ft. If a developer desires to construct a u-shaped building with a pedestrian courtyard in the center, then one half the width of the building, based upon the lineal footage of the building's street frontage, could be located farther back than the maximum setback of 15 ft.

Response: *To be determined.*

Townhomes (4 or 6 Units)	Building Group Number	Unit Number	Access distance to primary entrance	Variance Requested *See Table 1*
	3	A	84'	
		B	62'	
		C	32'	
		D	57'	
		E	88'	
		F	108'	
	4	A	92'	

Townhomes (4 or 6 Units)	Building Group Number	Unit Number	Access distance to primary entrance	Variance Requested *See Table 1*
		B	50'	
		C	41'	
		D	42'	
		E	51'	
		F	93'	
	5	A	184'	
		B	125'	
		C	151'	
		D	171'	
	6	A	146'	
		B	124'	
		C	129'	
		D	151'	
	14	A	138'	
		B	157'	
		C	167'	
		D	151'	
	15	A	72'	
		B	102'	
		C	120'	
		D	98'	
	16	A	17'	
		B	141'	
		C	122'	
		D	18'	
	17	A	14'	
		B	106'	
		C	137'	
		D	15'	
	18	A	12'	
		B	12'	
		C	132'	
		D	123'	
	19	A	15'	
		B	13'	
		C	66'	

Townhomes (4 or 6 Units)	Building Group Number	Unit Number	Access distance to primary entrance	Variance Requested *See Table 1*
		D	36'	
Apartments	**Building Group Number**	**Entry Designation**	**Access distance to primary entrance (feet)**	**Variance Requested**
	1	Primary	65'	
		Secondary	157'	
		Secondary	186'	
	7	Primary	200'	
		Secondary	224'	
		Secondary	193'	
	10	Primary	110'	
		Secondary	87'	
		Secondary	87'	
	11	Primary	18'	
		Secondary	164'	
		Secondary	164'	
	12	Primary	251'	Yes
		Secondary	251'	
		Secondary	176'	
	13	Primary	21'	
		Secondary	156'	
		Secondary	156'	

3. Off-street parking and vehicular circulation shall not be placed between buildings and the streets to which those buildings are primarily oriented, with the following exceptions:

   a) For driveway parking associated with single-family development.

Response: *Not applicable.*

   b) For up to two parking spaces per dwelling unit for Duplexes and Triplexes, provided these spaces are within driveway areas designed to serve individual units within the Duplexes or Triplexes.

Response: *Not applicable.*

   c) Where multiple buildings are located on the same site, and Section 4.10.60.01.b is met by a building(s) located within the required maximum setback, parking and vehicle circulation areas may be located between the street and additional buildings located elsewhere on the site.

Response: *No parking and circulation are proposed between the buildings and streets to which the buildings are oriented.*

4. Exception:

    a) For Flag Lots, as defined in Chapter 1.6- Definitions (or flag parcels), the primary building entrance must be within 100 feet of the lot's accessway.

Response: *Not applicable. No flag lots proposed.*

b. Percentage of Frontage - On sites with 100 ft. or more of public or private street frontage, at least 50 percent of the street frontage width shall be occupied by buildings placed within the maximum setback established for the zone, except that variations from this provision shall be allowed as outlined in Section 4.10.60.01.a.2, above. For sites with less than 100 ft. of public or private street frontage, at least 40 percent of the street frontage width shall be occupied by buildings placed within the maximum setback established for the zone, except that variations from this provision shall be allowed as outlined in Section 4.10.60.01.a.2, above.

Response: *Variance requested, see Table 1. Reference following calculations.*

Block	Street	Building No.	Street Frontage Length	Total Building Frontage	Building Frontage within Maximum Setback	Percent of Building Frontage within Maximum Setback	Building Frontage within Maximum Setback as percent of Street Frontage	Natural Features Unconstrained Street Frontage	Building Frontage within Maximum Setback as Percentage of Unconstrained Street Frontage
a	b	c	d	e	f	g (f ÷ e x 100)	h (f ÷ d x 100)	i	j (f ÷ i x 100)
9	KD	1	280	212	212	100%	75.7%	280	75.7%
8	KD	7	305	212	212	100%	69.5%	305	69.5%
8	LS-N/S	3		47.5	47.5	100%			
		4		47.5	47.5	100%			
			470		95		20.2%	275	34.6%
10	SS	2-A		47	47	100%			
		2-B		47	47	100%			
		2-C		47	47	100%			
			453		141		31.1%	327	43.1%
10	LS-N/S	2-H	420	47	47	100%	8.9%	274	17.2%
6	LS-N/S	Amenity		84	84	100%			
		Administration		71	71	100%			
			348		155		44.5%	333	46.6%
10	LS-N/S	10	219	205	138	67.3%	63.0%	219	63.0%
11	LS-N/S	11	512	247	121	49.0%	23.6%	329	36.8%
2	LS-N/S	13		226	100	44.3%			
		18		52	52	100%			
		19		52	52	100%			
			523		204		39.0%	204	39.0%

Block	Street	Building No.	Street Frontage Length	Total Building Frontage	Building Frontage within Maximum Setback	Percent of Building Frontage within Maximum Setback	Building Frontage within Maximum Setback as percent of Street Frontage	Natural Features Unconstrained Street Frontage	Building Frontage within Maximum Setback as Percentage of Unconstrained Street Frontage
a	b	c	d	e	f	g (f ÷ e x 100)	h (f ÷ d x 100)	i	j (f ÷ i x 100)
2	KB	19		52	52	100%			
		17		52	52	100%			
		16		52	52	100%			
			307		156		50.8%	234	66.7%
5	KB	9-A		24	24	100%			
		9-B		24	24	100%			
		9-E		47	47	100%			
			314		95		30.2%	279	34.1%
Combined Totals			**4151**		**1364**		**32.9%**	**3059**	**44.6%**

1. Exceptions:

a) Buildings on lots whose rear lot line length is 50 percent or less of the length of the front lot line shall not be required to comply with subsection B, above.

Response: *Not applicable.*

b) Where multiple buildings are located on the same site, and subsection b is met by a building(s) located within the required maximum setback, additional buildings located elsewhere on the site are not required to comply with subsection b, above.

Response: *Compliance is impacted by variation requested above.*

c. Windows and Doors - Any facade facing streets, sidewalks, and multi-use paths shall contain a minimum area of 15 percent windows and/or doors. This provision includes garage facades. Gabled areas need not be included in the base wall calculation when determining this minimum 15 percent requirement.

Response: *Complies, window area calculations are shown on "Z" attachments.*

d. Grading (Cuts and Fills) - Structures and on-site improvements shall be designed to fit the natural contours of the site and be consistent with the Natural Hazards and Natural Resource Provisions of Chapter 4.2 Landscaping, Buffering, Screening, and Lighting, Chapter 4.5 -Natural Hazard and Hillside Development Provisions, Chapter 4.11 - Minimum Assured Development Area (MADA), Chapter 4.12 - Significant Vegetation Protection Provisions, and Chapter 4.13 - Riparian Corridor and Wetland Provisions.

Response: *Grading is discussed in detail under Review Criterion #14 below.*

LDC 4.10.60.02 -Parking Location

a. Standards

1. Parking lots shall be placed to the rear of buildings. Ministerial exceptions to this standard allow parking to the side of a building if required parking cannot be accommodated to the rear. These ministerial exceptions may be granted in the following cases:

a) Where lot depth is less than 75 ft.;

Response: *Not applicable.*

b) Where parking on the side would preserve Natural Hazards or Natural Resources that exist to the rear of a site, and that would be disturbed by the creation of parking to the rear of structures on a site;

Response: *Parking Areas 1 and 3 are placed to side of the building groups to preserve natural resources.*

c) Where a common outdoor space at least 200 sq. ft. is proposed to the rear of a site, and

parking in the rear would prohibit the provision of this common outdoor space area for residents of a development site; and/or

Response: *Not applicable.*

d) Where parking on the side would solve proximity issues between dwelling unit entrances and parking spaces. A proximity issue in this case involves a situation where a parking lot to the rear is in excess of 100 ft. from the entrances to the dwelling units being served by the parking lot.

Response: *Not applicable.*

2. On corner lots, parking areas shall not be located within 30 ft. of a roadway intersection, as measured from the center of the curb radius to the edge of the parking area's curb or wheel stop.

Response: *Complies.*

LDC 4.10.60.03 - Ratio of Garage/Carport Facade to Street, Placement, and Materials

Provisions for the ratio of garage and carport facades to the street, placement, and materials shall be as outlined in Section 4.10.50.02.

Response: *Not applicable; no garages or carports are proposed.*

LDC 4.10.60.04 -Menus for Pedestrian Features and Design Variety

a. Pedestrian Features Menu for Triplexes, Fourplexes, and Townhomes. Each Triplex, Fourplex, or Townhome shall incorporate a minimum of one of the following three pedestrian features. The applicant shall indicate proposed options on plans submitted for Building Permits. While not all of the pedestrian features are required, the inclusion of as many as possible is strongly encouraged.

1. Elevated Finished Floor – An elevated finished floor a minimum of two feet above the grade of the nearest street sidewalk or street side multi-use path.

Response: *Complies.*

2. Front Porches/Patios – A front porch or front patio for each ground floor dwelling unit, with a minimum size of six ft. deep by 10 ft. wide (60 sq. ft.) and with a minimum of 60 percent of the porch or patio covered to provide weather protection.

Response: *Not used.*

3. Sidewalk/Walkway to Front Door – A minimum three-ft.-wide walkway constructed of a permanent hard surface that is not gravel and that is located directly between the street sidewalk and the front door.

Response: *Complies, see Attachment "N".*

b. Design Variety Menu - Each structure shall incorporate a minimum of five of the following eight building design features. The applicant shall indicate proposed options on plans submitted for building permits. While not all of the design features are required, the inclusion of as many as possible is strongly encouraged.

Response: *See "Z" attachments. As noted below, a minimum of four of the seven design features will be incorporated into permit application plans.*

1. Trim -A minimum of 2.25-in. trim or recess around windows and doors that face the street. Although not required, wider trim is strongly encouraged.

Response: *Complies, see Z attachments.*

2. Building and Roof Articulation - Exterior building elevations that incorporate design features such as off-sets, balconies, projections, window reveals, or similar elements to preclude large expanses of uninterrupted building surfaces. Along the vertical face of a structure, such features shall be designed to occur on each floor and at a minimum of every 45 ft. To satisfy this requirement, at least two of the following three choices shall be incorporated into the development:

a) Off-sets or breaks in roof elevation of three ft. or more in height, cornices two ft. or more in height, or at least two-ft. eaves;

Response: *Not used.*

b) Recesses, such as decks, patios, courtyards, entrances, etc., with a minimum depth of two ft. and minimum length of four ft.; and/or

Response: *Complies, see Z attachments.*

c) Extensions/projections, such as floor area, porches, bay windows, decks, entrances, etc., that have a minimum depth of two ft. and minimum length of four ft.

Response: *Complies, see Z attachments.*

3. Building Materials - Buildings shall have a minimum of two different types of building materials on facades facing streets, including but not limited to stucco and wood, brick and stone, etc. Alternatively, they shall have a minimum of two different patterns of the same building material, such as scalloped wood and lap siding, etc. on facades facing streets. These requirements are exclusive of foundations and roofs, and pertain only to the walls of a structure.

Response: *Complies, see Z attachments.*

4. Increased Eaves Width - Eaves with a minimum 18-in. overhang.

Response: *Complies, see Z attachments.*

5. Increased Windows - A minimum area of 20 percent windows and/or dwelling doors on facades facing streets, sidewalks, and multi-use paths. This provision includes garage facades. Gabled areas need not be included in the base wall calculation when determining this minimum 20 percent calculation.

Response: *Does not comply.*

6. Roof Pitch - A minimum 6:12 roof pitch with at least a six-in. overhang.

Response: *Does not comply.*

7. Architectural Features - At least one architectural feature included on dwelling facades that face the street. Architectural features are defined as bay windows, oriels, covered porches greater than 60 sq. ft. in size, balconies above the first floor, dormers related to living space, or habitable cupolas. If a dwelling is oriented such that its front facade, which includes the front door, is oriented to a sidewalk and no facades of the dwelling face a street, then the architectural feature may be counted if it is located on the front facade.

Response: *Complies, see Z attachments.*

8. Architectural Details - Architectural details used consistently on dwelling facades that face streets. Architectural details are defined as exposed rafter or beam ends, eave brackets, windows with grids or true divided lights, or pergolas integrated into building facades. If a dwelling is oriented such that its front facade, which includes the front door, is oriented to a sidewalk and no facades of the dwelling face a street, then the architectural feature may be counted if it is located on the front facade.

Response: *Does not comply.*

LDC 4.10.60.05 -Service Areas and Roof-Mounted Equipment

a. Service Areas - When provided, service areas such as trash receptacles shall be located to provide truck access and shall not be placed within any required setback area. When located outside a setback area, but within five 10 ft. of a property line, such service areas shall be screened on all sides with a solid fence or wall at least one ft. higher than the equipment within the service area and also screened with landscaping in accordance with landscape screening provisions of Chapter 4.2 - Landscaping, Buffering, Screening, and Lighting. When located outside a setback area, but greater than 10 ft. from a property line, such service area shall still be screened, but may be screened with landscaping only, provided it is in accordance with landscape screening provisions of Chapter 4.2 - Landscaping, Buffering, Screening, and Lighting.

Response: *Trash enclosures will be located outside of all setback, and will be screened in accordance with LDC4.2.*

Service areas for residential building types other than single-family, duplex, and triplex units shall be located a minimum of 15 ft. from habitable floor area of both on-site and off-site residential buildings. An exception to locate service areas inside buildings may be granted consistent with the Oregon Fire Code. Transformers shall also be screened with landscaping. When service areas are provided within alleys, the alleys shall be constructed in accordance with the provisions in Chapter 4.0 - Improvements Required with Development.

Response: *The proposed service shed is located more than 20' from Building 7. Power transformers will be screened per LDC 4.2. Trash enclosures will be located for access of parking areas and will be more than 15' from any habitable structure.*

b. Roof-Mounted Equipment - Roof-mounted equipment, such as heating, ventilation, air conditioning equipment, etc., shall be screened by providing screening features at least equal in height to the equipment and constructed of materials used in the building's exterior construction. Screening features include features such as a parapet, wall, or other sight-blocking feature. The roof-mounted equipment shall be painted to match the roof.

Response: *Concur, compliance will be assured at the time of building permit application.*

LDC 4.10.60.06 -Pedestrian Circulation

a. Applicability

These additional pedestrian circulation standards apply to all residential developments with eight or more units.

b. Standards

1. Continuous Internal Sidewalks - Continuous internal sidewalks shall be provided throughout the site. Discontinuous internal sidewalks shall be permitted only where stubbed to a future internal sidewalk on abutting properties, future phases on the property, or abutting recreation areas and pedestrian connections.

Response: *Complies, Attachment "R-2" for pedestrian circulation.*

2. Separation from Buildings - Internal sidewalks shall be separated a minimum of five ft. from dwellings, measured from the sidewalk edge closest to any dwelling unit. This standard does not apply to the following:

a) Sidewalks along public or private streets used to meet building orientation standard; or

b) Mixed use buildings and multi-family densities exceeding 30 units per acre.

Response: *Complies, Attachment "N", all internal sidewalks are 5' or more from any building.*

c) Connectivity - The internal sidewalk system shall connect all abutting streets to primary building entrances. The internal sidewalk system shall connect all buildings on the site and shall connect the dwelling units to parking areas, bicycle parking, storage areas, all recreational facility and common areas, and abutting public sidewalks and multi-use paths.

Response: *Complies, Attachment "R-2"*

d) Sidewalk and Multi-use Path Surface Treatment - Public internal sidewalks shall be concrete and shall be at least five ft. wide. Private internal sidewalks shall be concrete, or masonry; and shall be at least five ft. wide.

Response: *Complies, all sidewalks are a minimum of 5' wide.*

Public multi-use paths, such as paths for bicycles, pedestrians, and emergency vehicles, shall be concrete and shall be at least 12 ft. wide. Private multi-use paths shall be of the same materials as private sidewalks, or asphalt, and shall be at least 12 ft. wide. All materials used for sidewalks and multi-use paths shall meet City Engineering standards.

Response: *Applicant is willing to comply with this standard, however, City Staff may wish to evaluate proposed locations and required path widths based upon their respective impacts to natural features. For example, the recently constructed Shooting Star trail through the locally protected wetlands and high protection riparian corridor areas is only 5' wide.*

Generally path connections are made to comply with existing and future park and recreation plans, Attachment "R-3", and to meet block perimeter standards, Attachment "O".

The Applicant proposes to construct any required paths through locally protected wetlands using boardwalk construction techniques similar to those used for Shooting Star trail. This will minimize impacts to the wetlands and not interrupt established drainage patterns.

c. Crossings - Where internal sidewalks cross a vehicular circulation area or parking aisle, they shall be clearly marked with contrasting paving materials. Additional use of other measures to clearly mark a crossing, such as an elevation change, speed humps, or striping is encouraged.

Response: *Concur. All crossing will be marked with contrasting paving materials. Compliance will be assured at the time of actual building permit applications.*

d. Safety Adjacent to Vehicular Areas - Where internal sidewalks parallel and abut a vehicular circulation area, sidewalks shall be raised a minimum of six in., or shall be separated from the vehicular circulation area by a minimum six-in. raised curb. In addition to this requirement, a landscaping strip at least five ft. wide, or wheel stops with landscaping strips at least four ft. wide, shall be provided to enhance the separation of vehicular from pedestrian facilities.

Response: *No internal sidewalks abut or are parallel to a vehicle circulation area.*

e. Lighting - Lighting shall be provided consistent with the lighting provisions in Chapter 4.2 - Landscaping, Buffering, Screening, and Lighting.

Response: *Complies. Lighting is discussed in greater detail under Review Criterion "5" above.*

Section 4.10.70 - STANDARDS FOR COMMERCIAL, INDUSTRIAL, AND CIVIC DEVELOPMENT

4.10.70.01 - Applicability

a. All new commercial, industrial, and civic building types and associated features, such as parking lots, within all zones that refer to Section 4.10.70 shall comply with Sections 4.10.70.02 through 4.10.70.05. Buildings associated with stand-alone Automotive and Equipment - Car Wash, Fuel Sales, and Wholesale, Storage, and Distribution - Mini Warehouses use types are not required to comply with these Sections.

Response: *Applies to Amenities Building and Administration Building, see Attachments "Z-20" through Z-22", "Z-38" through "Z-44". The Maintenance Shed, Attachment "Z-23" is a non-habitable structure less than 14' tall and as such, is not considered a commercial or civil building under this standard.*

b. Independent or cumulative expansions of a commercial, industrial, or civic structure in existence and in compliance with this Code on December 31, 2006, or constructed after December 31, 2006, pursuant to a valid Conceptual or Detailed Development Plan approved on or before December 31, 2006, shall not be required to comply with this section provided that:

Response: *Not applicable, all construction is new.*

c. Independent or cumulative expansions of a commercial, industrial, or civic structure in existence and in compliance with the Code on December 31, 2006, or constructed after December 31, 2006, pursuant to a valid Conceptual or Detailed Development Plan approved on or before December 31, 2006, shall comply with the requirements of Sections 4.10.70.02 through 4.10.70.05, subject to the provisions in "d," below, that allow choices among some standards, provided that:

Response: *Not applicable, all construction is new.*

d. Pedestrian oriented design requirements for commercial, industrial, or civic structure expansions identified in Section 4.10.70.01.c, above, are as follows:

Response: *Not applicable, all construction is new.*

2. New parking shall comply with the Vehicle Circulation and Design Standards in Sections 4.10.70.04.a.2. 4.10.70.04.b through 4.10.70.04.d. For new drive-throughs, 4.10.70.04.e shall apply. Site improvements and expansions shall comply with the grading requirements of Section 4.10.70.02.f.

Response: *Complies, as stated in the Narrative. No drive-through facilities are proposed. No parking is proposed between buildings and street to which buildings are oriented.*

3. Applicants shall choose the option in Section 4.10.70.05.b.6.a or the option in Section 4.10.70.05.b.6.b and, if in the Neighborhood Center (NC) Zone, applicants shall also comply with Section 4.10.70.05.b.6.c.

Response: *Complies, as noted below.*

4. Applicants shall choose at least two of the five standards from Section 4.1 0.70.05.b.7.a through 4.1 0.70.05.b.7.e. If the expansion/enlargement is for space not open to customers or to the public, applicants must choose only one standard from Section 4.10.70.05.b.7.a through 4.10.70.05.b.7.e.

Response: *Complies, as stated below.*

e. The required standards applicable to expansions shall be applied either to the portion of the building being expanded, or in equal proportion to portions of the original building not in compliance with respect to the standard. For example, where windows may be required, but the security of a proposed storage room is needed, the applicant may install windows on other portions of the building not in compliance with the window provisions to satisfy the requirements.

Response: *Not applicable, all construction is new.*

f. Expansions proposed for sites containing existing parking lots not in compliance with the parking lot design standards in this Chapter and in Chapter 4.1 - Parking, Loading, and Access Requirements, and containing parking spaces in excess of the minimum required for the existing development on the site, shall first use the excess parking spaces to satisfy the parking requirements of the expansion, and shall modify those portions of the parking lot(s) associated with the proposed expansion in accordance with the design standards in this Chapter and in Chapter 4.1. The modifications shall comply with the parking lot design standards to the maximum extent that they can be accommodated by the existing site development.

Response: *Not applicable, all construction is new.*

g. Accessory Structures not open to customers or the public, and modular classroom buildings on school grounds, shall not be required to comply with this section provided that:

1. The Accessory Structure is not located between the primary building and the street to which that building is oriented; and either

Response: *Maintenance Shed complies. It is behind Building 7. Building 7 is oriented to Kings Boulevard.*

2. The building is 500 sq. ft. or less in size; or

Response: *Maintenance Shed is to be less than 500 sq.ft. see Attachment "Z-23".*

3. The building is 3,000 sq. ft. or less in size and is equivalent to 20 percent or less of the primary structure's gross floor area.

Response: *Maintenance Shed is less than 500 sq.ft. and much less than 20% of Building No. 7 floor area.*

4.10.70.02 - Building Orientation

All buildings shall be oriented, as outlined in this Section, to existing or proposed public or private streets. See Chapter 4.0 - Improvements Required with

Development for public and private street standards. Buildings on corner parcels shall be oriented to both streets bordering the property. Private streets used to meet this standard must include the elements in Chapter 4.0.

The building orientation standard is met when all of the following criteria are met:

a. Street Frontage Setback - At least 50 percent of the building's linear frontage is located within the maximum setback established for the zone for structures that have street frontage, as shown below in Figure 4.10-18 - Percent of Building Frontage within Maximum Setback Area. An exception to this requirement pertains to provisions elsewhere in this Chapter for development in the Neighborhood Center (NC) Zone. Expansion of a structure existing prior to December 31, 2006, and in conformance with the Code on that date is deemed to meet this criterion, provided the area of expansion is between the street and the existing building frontage.

Response: *Complies, see Attachment "Q". Amenity Building – 100% of frontage located within maximum setback. Administration Building 100% of frontage is located within maximum setback.*

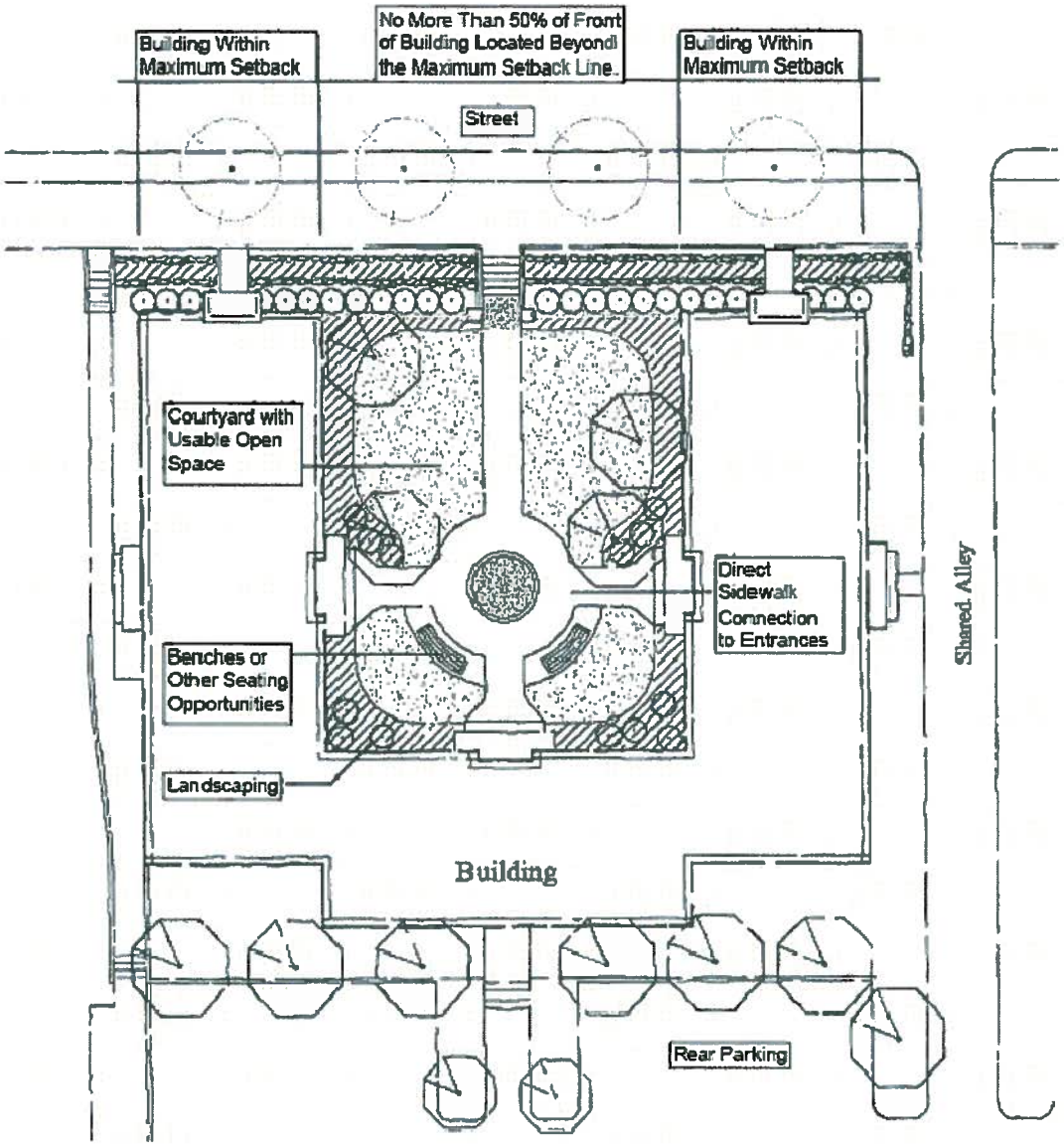


Figure 4.10-18 - Percent of Building Frontage within Maximum Setback Area

b. Entrances - All building sides that face an adjacent public or private street include at least one customer entrance. When the site is adjacent to more than one street, corner entrances at an angle of up to 45 degrees, from the largest of the two adjacent streets, may be substituted for separate entrances on adjacent streets. If the building does not have frontage along an adjacent street, direct pedestrian access to the street may be achieved by a sidewalk or courtyard connecting to a street no farther than 100 ft. from the building's pedestrian entrance (distance measured along the centerline of the sidewalk or over the "hard-surfaced" portion of the courtyard from a public street right-of-way or private street tract). Examples of these requirements are shown below in Figure 4.10-19 - Site Development Element Locations. Buildings of less than 3,000 sq. ft. fronting on only one street may provide the customer entrance on the side of the building in lieu of the front, if a sidewalk or courtyard provides a direct, "hard-surfaced" pedestrian connection of less than 50 ft. between the entrance and the street (distance measured along the centerline of the sidewalk or over the "hard-surfaced" portion of the courtyard from a public street right-of-way or private street tract).

Commercial	Building Group Number	Unit	Access distance to	Variance
	Administration Building		49'	
	Amenity Building		100'	

Response: *Complies.*

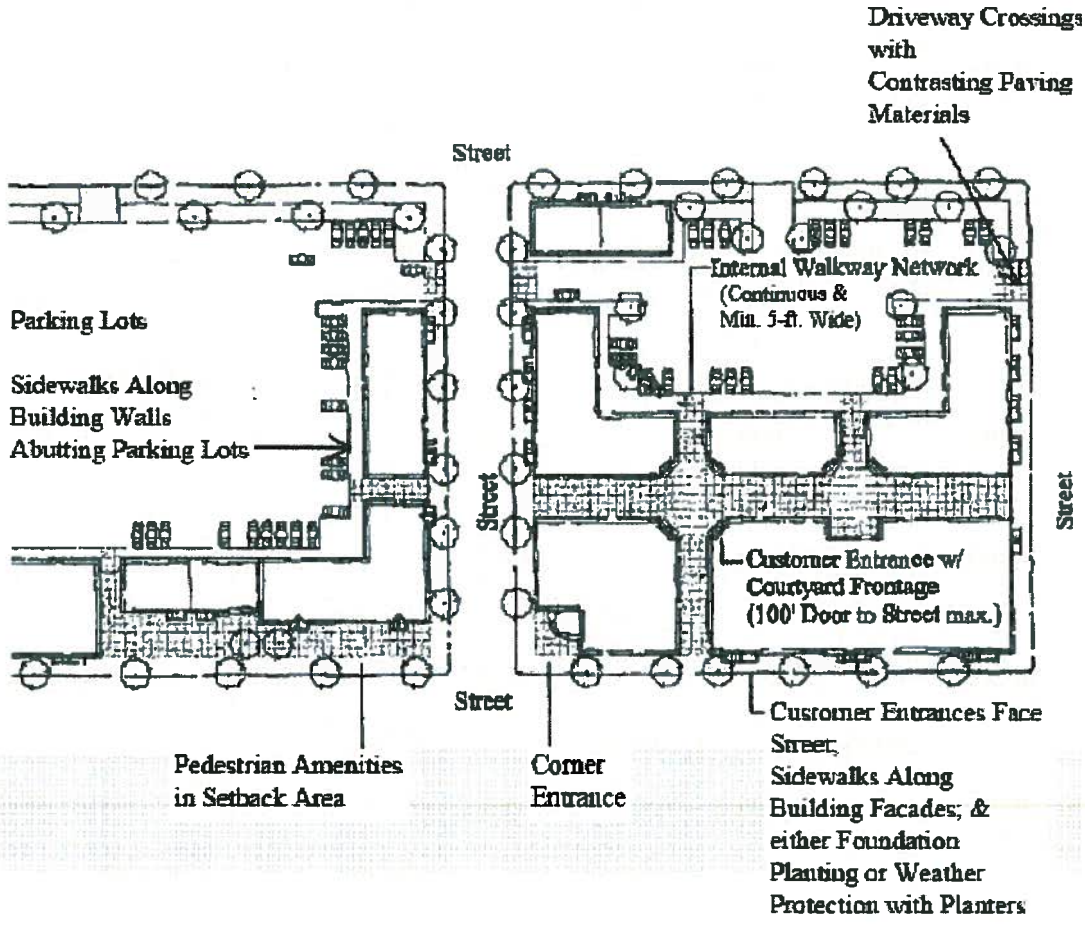


Figure 4.10-19 - Site Development Element Locations

c. Parking and Vehicle Circulation - Off-street parking or vehicular circulation shall not be placed between buildings and streets used to comply with this standard, as shown above in Figure 4.10-19 - Site Development Element Locations. Where allowed by the underlying zone, outdoor vehicle display lots for sale of autos, noncommercial trucks, motorcycles, trailers with less than 10,000 lbs. gross cargo weight, motor homes, and boats may be located adjacent to streets. The parking lot perimeter landscaping requirements of Section 4.2.40 of Chapter 4.2 - Landscaping, Buffering, Screening, and Lighting shall be met.

Response: *Complies, see Attachment "S".*

d. Neighborhood Center (NC) Zone Special Provisions - Buildings in the Neighborhood Center (NC) Zone shall comply with the following additional standards. See Figure 4.10-20 - Shopping Streets for context:

Response: *Not applicable.*

e. Exception for Enhanced Pedestrian Environment - Within a Minor Neighborhood Center, an exception to the requirement that all buildings on corner parcels front both streets may be granted through the process identified in Chapter 2.16 - Request for Interpretation if the proposed Shopping Street's design and layout can be shown to provide a pedestrian environment that is clearly superior to the environment that would result from the corner orientation. An example of a design and layout with a clearly superior pedestrian environment is one where the Shopping Street is enclosed, etc. For Major Neighborhood Centers, such exceptions may be granted, based on the same standard, through the process identified in Chapter 2.10 - Major Neighborhood Center Master Site Plan Requirements.

Response: *Not applicable.*

f. Grading (Cuts and Fills) - Structures and on-site improvements shall be designed to fit the natural contours of the site and be consistent with the Natural Hazards and Natural Resource Provisions of Chapter 2.11 - Floodplain Development Permit, Chapter 4.2 - Landscaping, Buffering, Screening, and Lighting, Chapter 4.5 - Floodplain Provisions, Chapter 4.11 - Minimum Assured Development Area (MADA), Chapter 4.12 - Significant Vegetation Protection Provisions, Chapter 4.13 - Riparian Corridor and Wetland Provisions, and Chapter 4.14 - Landslide Hazard and Hillside Development Provisions.

Response: *Grading is discussed in detail under Review Criterion No. 14 below.*

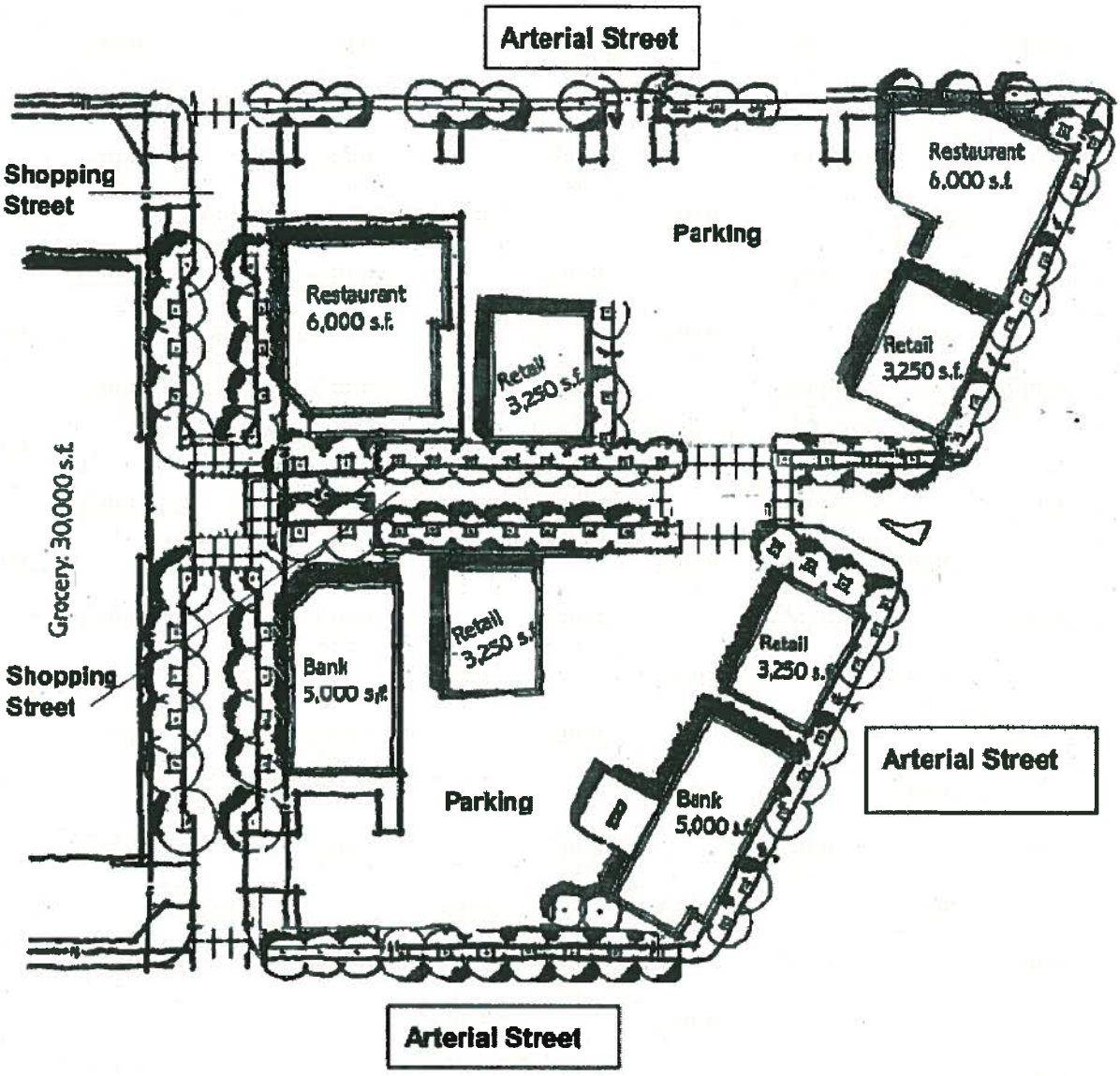


Figure 4.10-20 - Shopping Streets

4.10.70.03 - Pedestrian Circulation Standards

a. Requirements for New Development and Options for Expansions of a Commercial, Industrial, or Civic Structure, Consistent with Section 4.10.70.01.c -

1. Continuous Internal Sidewalks and Multi-use Paths - A continuous internal sidewalk, including associated necessary sidewalk crossings, no less than five ft. wide, shall be provided from public sidewalks or rights-of-way to all customer entrances, and between customer entrances of all buildings, as shown in Figure 4.10-19 - Site Development Element Locations. Sidewalks shall be direct and convenient and form a network of walking routes. Internal multi-use paths shall be no less than 12 ft. wide.

Response: *Complies, Attachment "R-2". Multi paths proposed.*

2. Sidewalks along Building Walls - Sidewalks no less than five ft. wide shall be provided along the full length of building walls featuring a customer entrance and along any wall parallel to and abutting parking areas larger than eight parking spaces, except in situations where the sidewalk would not provide connectivity between an entrance and parking area. Where sidewalks are adjacent to buildings, except along Shopping Streets, a five-ft.-wide foundation landscape strip and/or weather protection with planters shall be provided. These elements are noted in Figure 4.10-19 - Site Development Element Locations.

Response: *Complies, Attachment "N". All internal sidewalks are 5' or more from any building wall.*

3. Separation and Distinction from Driving Surfaces - Where any internal sidewalk is parallel to and abuts a vehicular circulation or parking area, the sidewalk shall be raised and separated from the vehicular circulation or parking area by a raised curb at least six in. in height. In addition to this requirement, a landscaping strip at least five ft. wide, or wheel stops with landscaping strips at least four ft. wide, are strongly encouraged to enhance the separation of vehicular from pedestrian facilities.

Response: *No internal sidewalks associated with the commercial building abut or are parallel to an access drive or parking area.*

4. Sidewalk and Multi-use Path Surface Treatment - Public internal sidewalks shall be concrete and shall be at least five ft. wide. Private internal sidewalks shall be concrete or masonry pavers, and shall be at least five ft. wide. Public multi-use paths, such as paths for bicycles, pedestrians, and emergency vehicles, shall be concrete, and shall be at least 12 ft. wide. Private multi-use paths shall be of the same materials as private sidewalks, or asphalt, and shall be at least 12 ft. wide. All materials used for public sidewalks and multi-use paths shall meet City Engineering standards.

Response: *Applicant is willing to comply with this standard, however, City Staff may wish to evaluate proposed locations and required path widths based upon their respective impacts to natural features. For example, the recently constructed Shooting Star trail through the locally protected wetlands and high protection riparian corridor areas is only 5' wide.*

Generally path connections are made to comply with existing and future park and recreation plans, Attachment "R-3", and to meet block perimeter standards, Attachment "O".

The Applicant proposes to construct any required paths through locally protected wetlands using boardwalk construction techniques similar to those used for Shooting Star trail. This will minimize impacts to the wetlands and not interrupt established drainage patterns

5. Crossings - Where any internal sidewalk crosses an internal street, driveway, or parking aisle, the sidewalk shall be clearly marked with contrasting paving materials. Additional use of other measures to clearly mark a crossing, such as an elevation change, speed humps, or striping, is encouraged.

Response: *Concur, all crossing will be marked with contrasting paving materials. Compliance will be assured at the time of actual building permit application.*

6. Connection to Adjacent Properties or Streets - In addition to the sidewalk connections required by the block development standards in Chapter 4.0 - Improvements Required with Development, sidewalk connections shall be provided between internal sidewalk networks and all adjacent planned streets, sidewalks, and multi-use paths. Multi-use paths shall be connected with adjacent multi-use paths, sidewalks, and/or bike lanes. Where appropriate, such connections shall also be provided to adjacent residential properties.

Response: *Complies, Attachment "R-2".*

7. Planting Strips - For lots abutting existing street side sidewalks, sidewalks shall be reconstructed with a planting strip consistent with the requirements in Chapter 4.0 - Improvements Required with Development.

Response: *Not applicable. This is all new construction which will be in compliance with LDC Chapter 4.0.*

b. Additional Requirement for New Development and Additional List of Options for Expansions of a Commercial, Industrial, or Civic Structure, Consistent with Section 4.10.70.01.d.1 - New development shall comply with one of the following five options. Expansions in accordance with Section 4.10.70.01.c shall add this list of choices to those presented in Section 4.10.70.03.a to obtain a larger list of options to comply with the requirements of Section 4.10.70.01.d.1.

Options:

1. Driveway Consolidation - Removal of at least one driveway through outright removal or access consolidation, such that the net number of driveways for the site is at least one less than prior existing conditions for the site.

Response: *Not applicable.*

2. Landscape Buffer - Construction or expansion of a landscape buffer between the back of a sidewalk and existing vehicle parking or circulation areas. The constructed or expanded landscape buffer shall, when completed, be a minimum of 20 ft. wide.

Response: *Not applicable.*

3. Reduced Parking - Establishment of an agreement that shares parking between the subject site and an abutting site and results in a reduction of total parking spaces for the subject site to 90 percent or less of the required minimum. Such shared parking agreements may be used, provided the applicant demonstrates an adequate supply of parking for each use. Identification of surplus parking during peak periods, or surplus capacity provided due to off-peak use, are methods of demonstrating this adequacy.

Response: *Not applicable.*

4. Covered Walkways - Installation of weather protection resulting in covered pedestrian walkways between and around all buildings and between the primary building and adjacent public pedestrian facilities.

Response: *Complies, See Attachment"R-2".*

5. Notarized Letter - Where development is proposed on property adjacent to existing five-lane arterial streets or highways, recording a signed and notarized letter with the Benton County Clerk from the owner of the development site agreeing not to oppose construction of a future median or pedestrian refuge.

Response: *Not applicable.*

4.10.70.04 - Vehicle Circulation and Design Standards

a. Parking Lots

1. Parking lots shall be placed to the rear of buildings in accordance with Section 4.10.70.02. Administrative exceptions to this standard are allowed based on the following provisions. To the extent that required parking cannot be located to the rear of the building due to other requirements of this Code or unusual site constraints, both of which are defined in the following paragraph, the amount of parking and vehicle circulation that cannot be accommodated to the rear of the building may be provided only to the side of the building.

Response: *Complies, Attachment "S".*

2. Other requirements of this Code may include, but are not necessarily limited to, significant Natural Resource and Natural Hazard provisions in Chapter 2.11 - Floodplain Development Permit, Chapter 4.2 - Landscaping, Buffering, Screening, and Lighting, Chapter 4.5 - Floodplain Provisions, Chapter 4.12 - Significant Vegetation Protection Provisions, Chapter 4.13 - Riparian Corridor and Wetland Provisions, and Chapter 4.14 - Landslide Hazard and Hillside Development Provisions; and Chapter 4.1 - Parking, Loading, and Access Requirements. Unusual site constraints may include parcels fronting more than two streets, irregular lot configuration, weak foundation soils, or other physical site factors that constrain development when considered with Building Code requirements.

Response: *Discussed in other sections of this Narrative.*

b. Corner Parcels - Parking areas shall not be located within 30 ft. Of a roadway intersection, as measured from the center of the curb radius to the edge of the parking area's curb or wheel stop.

Response: *Not applicable.*

c. Parking Lot Access - Commercial driveway approaches shall be used to access parking lots from public streets. Parking lot approaches shall be located no closer than 50 ft. from local street intersections, as measured from the intersection of two rights-of-way lines. Approaches on collector

and arterial streets shall comply with parking lot approach standards provided in Chapter 4.1 - Parking, Loading, and Access Requirements.

Response: *Complies, Attachment "S".*

d. Neighborhood Center (NC) Zone Special Provisions - Parking in the Neighborhood Center (NC) Zone shall comply with the following additional standards:

1. Off-street parking shall be located behind new buildings and building expansions for buildings constructed after adoption of this Code;

2. Exceptions to this standard for new buildings may be requested only in association with a Planned Development application in accordance with Chapter 2.5 - Planned Development;

3. Exceptions to this standard for expansion of a building in existence prior to December 31, 2006, may allow parking on the side of a building to the extent that required parking cannot be located to the rear due to other requirements of this Code or unusual site constraints, identified in Section 4.10.70.04.a above, and provided that the parking at the side of the building does not exceed 20 percent of the total minimum parking for the building.

4. On-street parking along the property's frontage may count toward minimum parking requirements in the Neighborhood Center (NC) Zone.

Response: *Not applicable.*

e. Drive-through Facilities

1. Internal driveways are prohibited between buildings and streets to which the building entrances are oriented. Examples of correct and incorrect locations of these facilities are shown on the next page in Figure 4.10-21 - Drive-through Facilities.

2. Drive-through Facilities Uses are prohibited in the Minor Neighborhood Center (NC) Zone. In other commercial zones, Drive- through Facilities are allowed provided "1," above is met. Pedestrian areas shall be buffered from drive-through vehicles in accordance with Chapter 4.2 - Landscaping, Buffering, Screening, and Lighting.

Response: *Not applicable.*

4.10.70.05 - Standards and Menus for Pedestrian Features and Design Variety

a. Pedestrian Amenities Standards

1. Weather Protection -

a) General - Except as provided in "b," and "c," below, where new commercial and civic development is constructed immediately adjacent to (abutting) street sidewalks or pedestrian plazas, a minimum six-ft.-wide, weather-protected area, protected by such elements as awnings or canopies, shall be provided and maintained along at least 60 percent of any building wall immediately adjacent to the sidewalks and/or pedestrian plazas. An additional requirement shall include a minimum eight-ft. and maximum twelve-ft. vertical clearance between the sidewalk and the lowest portion of the weather protection. The minimum vertical clearance shall be nine ft. for balconies. These requirements are shown below in Figure 4.10-22 - Weather Protection.

Response: *Not applicable. The new development is not immediately adjacent to a public street sidewalk.*

2. Pedestrian Amenity Requirements - All new development and substantial improvements shall provide pedestrian amenities as defined by this Section. The number of pedestrian amenities provided shall comply with the following sliding scale:

Size of Structure or Substantial Improvement	Number of Amenities
< 5,000 sq. ft.	1
5,001 - 10,000 sq. ft.	2
10,001 - 50,000 sq. ft.	3
> 50,000 sq. ft.	4

Response: *Number of amenities required: 3*

3. Acceptable Pedestrian Amenities - Acceptable pedestrian amenities include the items listed below, some of which are shown in Figure 4.10-23 - Pedestrian Amenities:

a) Sidewalks with ornamental treatments, such as brick pavers, or sidewalks 50 percent wider than required by this Code;

Response: *Does not comply.*

b) Sidewalk planters with benches and public outdoor seating;

Response: *Complies.*

c) Significant public art, such as sculpture, fountain, clock, mural, etc.

Response: *Does not comply.*

d) Mini parks or plazas that provide a minimum usable area of 300 sq. ft.); and

Response: *Complies, Attachment "N".*

e) Street trees of a caliper 50 percent wider than required by this Code. This approach may include preservation of healthy mature trees adjacent to the street sidewalk.

Response: *Concur, compliance will be assured at the time of building permit application.*

4. Accessibility of Pedestrian Amenities - Pedestrian amenities shall be visible and accessible to the general public from an improved street. Access to mini parks, plazas, and sidewalks shall be provided via a public right-of-way or a public access easement.

Response: *Per Attachment "R-2", pedestrian amenities area readily visible. The Applicant will provide a public access easement over the area open to the public.*

b. Design Standards and Design Variety Menus

1. Encroachments - Special architectural features, such as bay windows, decorative roofs, and entry features may, with City Council approval, project up to three ft. into public rights-of-way, provided that they are not less than nine ft. above the sidewalk. Trellises, canopies and fabric awnings may project 6.5 ft. into setbacks and public rights-of- way, provided that they are not less than eight ft. above the sidewalk. No such improvements shall encroach into alley rights-of-way.

Response: *Not applicable.*

2. Loading/Service Facilities - Loading and service areas such as trash enclosures shall be located to minimize conflicts with public pedestrian areas; screened in accordance with Chapter 4.2 - Landscaping, Buffering, Screening, and Lighting; designed to provide convenient access for trucks; and designed to minimize noise and other impacts with adjoining uses. Service areas shall be located to the back or sides of buildings, or in alleys where available. Loading dock doors are encouraged to be placed in recessed areas or between buildings to minimize impacts to the pedestrian and human- scale aspects of the development.

Response: *Trash enclosures will be located in parking areas and will not conflict with any pedestrian circulation or amenities. The proposed uses of the Amenities Building and the Administration Building to support student housing do not require any loading/dock facilities, thus none are proposed.*

3. Roof-mounted Equipment - Roof-mounted equipment, such as heating, ventilation, and air conditioning equipment, shall be screened. Screening features shall be at least equal in height to the equipment, compatible with roof lines, and constructed of materials used in the building's exterior construction. Screening features include such elements as a parapet, wall, or other sight-blocking feature, etc. The roof-mounted equipment shall be painted to match the roof.

Response: *Concur, compliance will be assured at the time of building permit application.*

4. Sign Standards

a) Pole-mounted, freestanding signs are prohibited in Neighborhood Center (NC) Zones.

b) Blade signs placed under awnings are allowed along Shopping Streets.

c) Remaining sign provisions are in accordance with Chapter 4.7- Sign Regulations.

Response: *Concur, compliance will be assured at time of building permit application.*

5. Lighting Standards - Lighting shall be provided consistent with the lighting provisions in Chapter 4.2 - Landscaping, Buffering, Screening, and Lighting.

Response: *Concur, compliance will be assured at time of building permit application. See Attachment "V" for lighting concept.*

6. Windows - The provisions in this Section shall apply to placement and type of windows. Figure 4.10-24 - Windows and Glass Doors on Street-facing Facades is provided for context.

a) Ground Floor Windows and Doors - Except for the Neighborhood Center (NC) Zone and the MUGC Zone (where other standards are required), and except for Designated Historic Resources in the Central Business and Riverfront Zones, which are addressed in "c," and "d," below, respectively, a minimum of 60 percent of the length and 25 percent of the first 12 ft. in height from the adjacent grade of any street-facing facade shall contain windows and/or glass doors. An exception may be granted if the expansion/enlargement is for space neither adjacent to a street nor open to customers or the public. Additional requirements for windows shall include the following:

Response: *Complies, calculations on "Z" Attachments.*

1) Ground floor windows shall be framed by bulkheads, piers, and sills such as are used in a recessed window, where applicable. Ground floor windows shall also have a Top Treatment such as a hood, awning, or a storefront cornice separating the ground floor from the second story. Alternatively, all ground floor windows shall provide a minimum three-in.-wide trim or recession. The Base Treatment standards under Section 4.10.70.05.b.7.d, below, and the Top Treatment standards under Section 4.10.70.05.b.7.e, below, shall be used as a guide for providing bulkheads and cornices that meet this standard.

Response: *Complies, see "Z" attachments.*

2) Window Type - Ground floor windows used to comply with "a," above, shall meet all of the following standards:

Response: *Complies, see "Z" attachments.*

a. Opacity of greater than 60 percent prohibited for any required window; and

b. Ground floor windows shall allow views from adjacent sidewalks into working areas or lobbies, pedestrian entrances, or display windows set into the wall. Display cases attached to the outside wall do not qualify. The bottom of windows shall be no more than four ft. above the adjacent exterior grade.

b) Windows on Commercial Stories above Ground Floor - Except for Designated Historic Resources in the Central Business and Riverfront Zones, which are addressed in "d," below, each facade on commercial stories above the ground floor and that faces a street or other area accessible to the public shall include at least 20 percent window coverage.

Response: *Not applicable. There are no proposed stories above the ground floor.*

7. Design Variety Menu - Each structure shall incorporate a minimum of three of the following five building design features. The applicant shall indicate proposed options on plans submitted for building permits. While not all of the design features are required, the inclusion of as many as possible is strongly encouraged.

a) Building Walls - Building walls in excess of 30 ft. in length shall not exceed a height/width ratio of 1:3 without a change in height of at least four ft., as addressed below in Figures 4.10-25A through C - Building Walls.

Response: *Complies, see "Z" attachments.*

b) Maximum Wall Segments - All building wall segments on all sides of buildings visible from public areas or adjacent uses shall be a maximum of 30 ft. in length. Building wall segments shall be distinguished by architectural features including at least one of the following: columns, reveals, ribs or pilasters, piers, recesses, or extensions. The segment length may be

increased to a maximum of 60 ft. if the segment contains integral planters, public art, or permanent seating such as a seating wall, that conform to the accessibility standards in Section 4.10.70.05.a.4.

Response: *Complies, see "Z" attachments.*

c) Entrances - Primary building entrances shall be clearly defined by recess or projection, and shall be framed by a sheltering element such as an awning, overhang, arcade, or portico.

Response: *Complies, see "Z" attachments.*

d) Base Treatments - A recognizable Base Treatment consisting of at least one of the following:

Response: *Complies as stated below, see "Z" Attachments.*

1) Thicker walls, such as a bulkhead, ledges, or sills as viewed from the exterior of the building;

2) Integrally textured materials such as stone, stucco, or other masonry;

3) Integrally colored and patterned materials such as smooth-finished stone or tile;

4) Lighter or darker colored materials, Mullions, or panels;

5) Detailing such as scoring, ribbing, moldings, or ornamentation; or

6) Planters integral to the building.

Response: *Complies with more than one of the above, see "Z" Attachments.*

e) Top Treatments - A recognizable Top Treatment consisting of at least one of the following:

1) Cornice treatments, other than colored stripes or bands that are integral to the building design. Materials such as stone, masonry, brick, wood, galvanized and painted metal, or other colored materials shall be used;

2) Sloping roof (4:12 or greater) with overhangs. Overhangs may be boxed with moldings such as Modillions, Dentils, or other moldings, as applicable; or contain brackets; or

3) Stepped parapets.

Response: *Complies with more than one of the above, see "Z" Attachments.*

Section 4.5.80 - STANDARDS IN THE 0.2-FT. FLOODWAY

4.5.80.01 - Encroachments

Except as provided in Section 4.5.80.05, no encroachments are allowed within the 0.2-ft. Floodway, with the exception of bridges, infrastructure, utilities, or Water-dependent Uses, for which it may be demonstrated, through hydrologic and hydraulic analyses certified by a registered professional civil engineer and performed in accordance with standard engineering practices, that the proposed encroachment would not result in any increase in flood levels within the community during the Base Flood discharge. Encroachments include fill, New Construction, fences, Substantial Improvements, except as provided in Section 4.5.80.03.c, below, and other Development. Development within the 0.2-ft. Floodway shall comply with all applicable state and federal requirements. Construction of these facilities must be shown to cause minimal harm to the Properly Functioning Condition of the stream. These improvements shall be subject to the City's Engineering Design Standards.

Response: *There are no improvements proposed by this application in 0.2 floodway.*

4.5.80.02 - Watercourse Relocations

Watercourse relocation by artificial means is prohibited, except for emergency management purposes, the realignment of Dunawi Creek back to its natural alignment as allowed by the note on the Comprehensive Plan Map, or as mandated by state or federal actions that supersede local authority. For riverine situations, the applicant who is authorized for such a relocation must notify the Oregon Department of State Lands (DSL) and the Oregon Department of Land Conservation and Development, and submit copies of such notification to the Floodplain Administrator or designee, prior to the relocation of the Watercourse. The applicant is required to submit copies of said notification to those adjacent communities that the Floodplain Administrator or designee determines should receive such notification. The applicant shall submit to the Floodplain Administrator or designee certification provided by a registered professional engineer, assuring that the flood carrying capacity of a relocated Watercourse can and will be maintained.

Response: *Not applicable.*

4.5.80.03 - Limitations and Exceptions to Activities in the 0.2-ft. Floodway

In addition to the requirements of the underlying zone, the limitations and exceptions in "a," through "c," below, and in Sections 4.5.80.04 and 4.5.80.05 shall apply to activities within the 0.2-ft. Floodway. Where applicable state or federal regulations provide greater restrictions, such regulations shall apply. All necessary local, state, and federal approvals shall be secured prior to the commencement of earth movement or construction in these areas.

Response: *The approval of this proposal is expected to be conditioned to require compliance with this standard at the time of development.*

a. Removal of Vegetation - Removal of vegetation from the 0.2-ft. Floodway is prohibited, except for the following purposes, as approved by the Floodplain Administrator or designee:

1. Stream restoration and enhancement programs;

2. Removal of Invasive and/or Noxious Vegetation as defined in Chapter

1.6 - Definitions. If necessary in conjunction with vegetation removal, non-rip-rap erosion control measures shall be utilized;

3. For the Development of Water-related or Water-dependent Uses, provided they are designed and constructed to minimize impact on the existing Riparian Vegetation;

4. Removal of emergent in-channel vegetation and debris likely to cause flooding events that result in structural damage;

5. Mowing/cutting of vegetation and in a 20-ft. perimeter around buildings and structures for fire hazard prevention;

6. Continuation of agricultural activities occurring on a property prior to December 31, 2004, such as grazing livestock, growing crops, etc. However, the use of herbicides, or other pesticides, the application of synthetic fertilizers, and the storage of toxic materials in these areas is subject to applicable state and federal regulations and is also subject to the restrictions set forth in the Corvallis Municipal Code;

7. Removal of Hazardous Trees - Requests for removal of Hazardous Trees, except in emergency circumstances, shall be reviewed by the City Urban Forester (or another qualified arborist) and approved, conditionally approved, or denied by the Community Development Director. Any trees removed shall be replaced by like native species or alternative approved native species listed on the City of Corvallis Native Plant List; and

8. For maintenance consistent with the City of Corvallis Public Works Department Urban Stream Maintenance Guidelines. However, any maintenance conducted according to these guidelines may only be done if it is consistent with the other applicable provisions of this Chapter 4.5 - Floodplain Provisions, as well as the applicable provisions of Chapter 4.11 - Minimum Assured Development Area (MADA), Chapter 4.12 - Significant Vegetation Protection Provisions, Chapter 4.13 - Riparian Corridor and Wetland Provisions, and Chapter 4.14 - Landslide Hazard and Hillside Development Provisions.

b. Maintenance within the 0.2-ft. Floodway –

Response: *The approval of this proposal is expected to be conditioned to require compliance with this standard at the time of development.*

1. The limitations imposed by this Section do not preclude the routine maintenance of existing buildings and structures, nor the routine maintenance, repair, and replacement of infrastructure in the 0.2-ft. Floodway.

2. Maintenance of lawns, non-native riparian planted vegetation, and landscaping shall be kept to a minimum. Additionally, the application of herbicides or other pesticides, and the application of synthetic fertilizers are subject to applicable state and federal regulations and developed properties shall be subject to the restrictions set forth in the Corvallis Municipal Code;

3. Where replanting is done, native species shall be used, with the exception of continuing agricultural uses, as specified in Section 4.5.80.03.a.6;

4. Maintenance pruning of existing trees shall be kept to a minimum and shall be in accordance with the American National Standards Institute (ANSI) A300 standards for Tree Care Operations. Under no circumstances shall the maintenance pruning be so severe that it compromises the tree's health, longevity, and resource functions;

5. Vegetation within utility easements shall be kept in a natural state and replanted when necessary with native plant species. However, no trees shall be planted within utility easements;

6. Disposal of yard waste or other organic materials is prohibited within the Top-of-bank boundary of any Stream, and is regulated by restrictions in the Corvallis Municipal Code; and

7. Maintenance consistent with the City of Corvallis Public Works Department Urban Stream Maintenance Guidelines. However, any maintenance conducted according to these guidelines may only be done if it is consistent with the other applicable provisions of this Chapter 4.5 - Floodplain Provisions, as well as the applicable provisions of Chapter 4.11 - Minimum Assured Development Area (MADA), Chapter 4.12 - Significant Vegetation Protection Provisions, Chapter 4.13 - Riparian Corridor and Wetland Provisions, and Chapter 4.14 - Landslide Hazard and Hillside Development Provisions.

c. Existing Buildings and Structures Constructed Prior to December 4,

1984 - Existing buildings and structures that were constructed prior to December 4, 1984, and are located in the area between the 1.0-ft. Floodway and the 0.2-ft. Floodway shall not be considered Nonconforming Structures for the purposes of this Chapter. Additionally, Substantial Improvement or replacement within the same footprint is permitted. Such replacements shall comply with the mandatory construction standards in Sections 4.5.100.02, 4.5.100.03, and 4.5.110.

Response: *Not applicable*

4.5.80.04 - Placement of Fill within the 0.2-ft. Floodway

Any fill allowed to be placed within the 0.2-ft. Floodway, per Sections 2.11.40, 4.5.80.01, or 4.5.80.05, shall be designed to be stable under conditions of flooding, including rapid rise and rapid drawdown of floodwaters, prolonged inundation, and flood-related erosion and scour. This standard shall not be varied.

Response: *The approval of this proposal is expected to be conditioned to require compliance with this standard at the time of development.*

4.5.80.05 - Exception to the 0.2-ft. Floodway "No Rise" Standard

Notwithstanding Section 4.5.80.01, an increase in the Base Flood Elevation within the 0.2-ft. Floodway may be permitted in exceptional circumstances, if the Floodplain Administrator or designee approves the exceptional circumstances and if the applicant obtains approval of a Conditional Letter of Map Revision (CLOMR) by the Federal Emergency Management Agency. An applicant must strictly adhere to the procedures for obtaining a CLOMR, as described in Section 4.5.50.04, and provide copies of a valid CLOMR to the Floodplain Administrator or designee prior to receiving approval of a local land use request that will result in any increase in Base Flood Elevation within the 0.2-ft. Floodway.

Response: *Not applicable*

14. Approval Criterion

14. Preservation and/or protection of Significant Natural Features, consistent with 2.11 — Floodplain Development Permit, Chapter 4.2 - Landscaping, Buffering, Screening, and Lighting, Chapter 4.5 – Floodplain Provisions, Chapter 4.12 - Significant Vegetation Protection Provisions, and Chapter 4.13 - Riparian Corridor and Wetland Provisions, and Chapter 4.14 - Landslide Hazard and Hillside Development Provisions. Streets shall also be designed along contours, and structures shall be designed to fit the topography of the site to ensure compliance with these Code standards.

Response: *See discussion below.*

Section 4.11.40 - Submittal Requirements for Determining Minimum Assured Development Area

Proposals for development of properties containing Natural Resources and Natural Hazards identified in Chapter 2.11 - Floodplain Development Permit, Chapter 4.5 - Floodplain Provisions, Chapter 4.12- Significant Vegetation Provisions, Chapter 4.13 - Riparian Corridor and Wetland Provisions, and/or Chapter 4.14 - Landslide Hazard and Hillside Development Provisions, shall contain the following information:

a. Description of the land on which the proposed development is to take place, including address, lot, block, tract, Assessor's Map and Tax Lot number, or similar description;

Response: *A portion of Tax Lot 3500, Map 11-5-22*

b. Narrative - A narrative that includes:

1. A description or table identifying the allowed Minimum Assured Development Area (MADA) for the site, calculated in accordance with the provisions of this Chapter; and

Response: *The following responses and tabular information establish that the MADA minimums are met or exceed for the subject resultant property.*

2. The extent of any proposed encroachments into the protected Natural Resource and Natural Hazard areas.

Response: *Encroachment quantitative data, based upon the development as it is proposed in this application, is tabulated below.*

c. Map information and supporting data to support any Map Refinement requests being submitted in conjunction with a request to determine the MADA on a site.

Response: *The only map refinement requested is for wetlands, per LDC 4.13.90.01.c, based upon the delineation and Oregon Division of State Lands approval included in the application appendix.*

d. Site Plans - Site plans drawn to scale and showing existing conditions. The plans shall be no larger than 24 by 36 in. and shall include a copy reduced to either 8.5 by 11 in. or to 11 by 17 in. The site plan shall show:

Response: *Application attachments are submitted in the size(s) requested.*

1. Date, scale, scale bar, and north arrow;

Response: Indicated on all attachments.

2. Relationship of the site to adjoining properties, streets, alleys, structures, public utilities, and drainageways;

Response: Attachment "D".

3. Property lines and dimensions;

Response: Attachment "M".

4. Location and extent of each of the Natural Hazards identified as Highly Protected on the Natural Hazard Map, both on and within 150 ft. of the site;

Response: Attachments "E" through "K", "L" through "L-3A".

5. Location and extent of each of the Natural Hazards identified as Partially Protected on the Natural Hazard Map, both on and within 150 ft. of the site;

Response: Attachments "E" through "K", "L" through "L-3A".

6. Location and extent of each of the Natural Resources identified as Highly Protected on the Significant Vegetation Map and the Riparian Corridors and Wetlands Map, both on and within 150 ft. of the site;

Response: Attachments "E" through "K", "L" through "L-3A".

7. Location and extent of each of the Natural Resources identified as Partially Protected on the Significant Vegetation Map and the Riparian Corridors and Wetlands Map, both on and within 150 ft. of the site;

Response: Attachments "E" through "K", "L" through "L-3A".

8. Public and private roadways and driveways;

Response: Attachment "N"

9. Location and extent of required Department of State Lands and/or U.S. Army Corps of Engineers Wetland mitigation areas located on the site and/or a permit indicating any off-site mitigation acreage requirements.

Response: Prior to the issuance of any permits by the City of Corvallis, the Applicant will provide to the City copies of the wetland/fill removal permits required and issued by the Oregon Division of State Lands and the Army Corps of Engineers. These permits will specify the actual off-site mitigation acreage. No on-site mitigation is anticipated.

10. Vehicle and pedestrian access points and accessways;

Response: Attachments ""R" through "R-2".

11. Public and private easements and labels as to the purpose of the easements;

Response: *Attachments "M" and "M-1".*

12. Existing structures, including fences and walls;

Response: *There is no existing development on the subject resultant property.*

13. Existing off-street parking facilities; and

Response: *There is no existing development on the subject resultant property.*

14. Any dedications that exist on the site.

Response: *Attachment "M " and "M-1" shows the only existing dedication, Kings Boulevard right-of-way which creates the easterly property boundary.*

e. Site Plans with Preservation Information - Site plans indicating the proposed development and areas of preservation. The plans shall be no larger than 24 by 36 in. and drawn to scale, and shall include a copy of the site plan reduced to either 8.5 by 11 in. or to 11 by 17 in. The site plan shall include the information required in Section 4.11.40.d and the following:

1. Proposed development and disturbance areas;

Response: *Attachment "N".*

2. If grading is to occur, a grading plan showing existing and finished contours on the site, at two-ft. contour intervals;

Response: *Attachment "T".*

3. Location and extent of the proposed encroachment into the protected Natural Resources and Natural Hazards and area calculations of the encroachment into each specific protected Natural Resource and Natural Hazard, as listed in Section 4.11.50.04.

Response: *Figures 11, 12, and 13.*

f. **Minimum Assured Development Area (MADA) Calculations -Minimum**

Assured Development Area (MADA) calculations to include:

1. Acreage of the lot, parcel, or development site;

Response:

	Total Area
RS-3.5	4.72 acres
RS-5	0.14 acres
RS-9	- acres
RS-12	26.11 acres
P-AO	- acres
Total	30.79 acres

2. Current Zoning Map designations of the site;

Response: *Attachment "0"*

3. Acreage and Percentage Coverage of the Site for -

a) The aggregate of the Highly Protected Natural Resources and Natural Hazards; and

Response: *The aggregate areas exclude the areas of high protection features that are located in the same physical location as the high protection feature(s) preceding it in the lists below.*

RS-3.5			
0.2 Floodway		*0.04 acres*	*(0.8%)*
Landslide run out area		*0.00 acres*	*(0%)*
Steep slopes 35%+		*0.00 acres*	*(0%)*
High protection riparian corridor		*4.01 acres*	*(85.0%)*
Delineated locally protected wetlands		*0.06 acres*	*(1.3%)*
High protection significant vegetation		*0.00 acres*	*(0%)*
	Aggregate	*4.11 acres*	*(87.1%)*
RS-5			
0.2 Floodway		*0.00 acres*	*(0%)*
Landslide run out area		*0.00 acres*	*(0%)*

Steep slopes 35%+		*0.00 acres*	*(0%)*
High protection riparian corridor		*0.06 acres*	*(42.9%)*
Delineated locally protected wetlands		*0.00 acres*	*(0%)*
High protection significant vegetation		*0.00 acres*	*(0%)*
	Aggregate	***0.06 acres***	***(42.9%)***
RS-9			
0.2 Floodway		*0.00 acres*	*(0%)*
Landslide run out area		*0.00 acres*	*(0%)*
Steep slopes 35%+		*0.00 acres*	*(0%)*
High protection riparian corridor		*0.00 acres*	*(0%)*
Delineated locally protected wetlands		*0.00 acres*	*(0%)*
High protection significant vegetation		*0.00 acres*	*(0%)*
	Aggregate	***0.00 acres***	***(0%)***
RS-12			
0.2 Floodway		*0.00 acres*	*(0%)*
Landslide run out area		*0.00 acres*	*(0%)*
Steep slopes 35%+		*0.00 acres*	*(0%)*
High protection riparian corridor		*5.56 acres*	*(21.3%)*
Delineated locally protected wetlands		*1.91 acres*	*(7.3%)*
High protection significant vegetation		*0.00 acres*	*(0%)*
	Aggregate	***7.47 acres***	***(28.6%)***
P-AO			
0.2 Floodway		*0.00 acres*	*(0%)*
Landslide run out area		*0.00 acres*	*(0%)*
Steep slopes 35%+		*0.00 acres*	*(0%)*
High protection riparian corridor		*0.00 acres*	*(0%)*
Delineated locally protected wetlands		*0.00 acres*	*(0%)*
High protection significant vegetation		*0.00 acres*	*(0%)*
	Aggregate	***0.00 acres***	***(0%)***
	Totals	***11.64acres***	***(37.6%)***

b) The Net Aggregate Natural Feature Area of the Partially Protected Natural Resources and Natural Hazards. This net aggregate excludes Partially Protected Natural Resources and Natural Hazards that are located in the same physical location as Highly Protected Natural Resources and Natural Hazards. See Chapter 1.6 - Definitions for the definition of Net Aggregate Natural Feature Area;

Response: *The net aggregate areas also exclude partial protection features that are located in the same physical location as the partial protection feature(s) preceding it in the lists below.*

RS –3.5

Net partial protection significant vegetation (PPSV-1)	*0.00 acres*	*(0%)*
Net partial protection significant vegetation (PPSV-4)	*0.00 acres*	*(0%)*

Steep slopes 25%- 35%	*0.01 acres*	*(0.2%)*
Steep slopes 15% - 25%	*0.17 acres*	*(3.6%)*
Net Aggregate	***0.18 acres***	***(3.8%)***
RS –5		
Net partial protection significant vegetation (PPSV-1)	*0.02 acres*	*(14.3%)*
Net partial protection significant vegetation (PPSV-4)	*0.00 acres*	*(0%)*
Steep slopes 25%- 35%	*0.00 acres*	*(0%)*
Steep slopes 15% - 25%	*0.06 acres*	*(42.8%)*
Net Aggregate	***0.08 acres***	***(57.1%)***
RS –9		
Net partial protection significant vegetation (PPSV-1)	*0.00 acres*	*(0%)*
Net partial protection significant vegetation (PPSV-4)	*0.00 acres*	*(0%)*
Steep slopes 25%- 35%	*0.00 acres*	*(0%)*
Steep slopes 15% - 25%	*0.00 acres*	*(0%)*
Net Aggregate	***0.00 acres***	***(0%)***
RS –12		
Net partial protection significant vegetation (PPSV-1)	*0.05 acres*	*(0.2%)*
Net partial protection significant vegetation (PPSV-4)	*0.00 acres*	*(0%)*
Steep slopes 25%- 35%	*0.71 acres*	*(2.7%)*
Steep slopes 15% - 25%	*4.74 acres*	*(18.2%)*
Net Aggregate	***5.50 acres***	***(21.1%)***
P-AO		
Net partial protection significant vegetation (PPSV-1)	*0.00 acres*	*(0%)*
Net partial protection significant vegetation (PPSV-4)	*0.00 acres*	*(0%)*
Steep slopes 25%- 35%	*0.00 acres*	*(0%)*
Steep slopes 15% - 25%	*0.00 acres*	*(0%)*
Net Aggregate	***0.00 acres***	***(0%)***
TOTALS	*5.76 acres*	*(18.6%)*

4. Acreage and percent coverage of the site for areas that are inaccessible due to the location of the protected Natural Resources and Natural Hazards;

Response: *Not applicable*

5. Acreage of the portion(s) of public right-of-way dedication that is:

a) For roadways that are identified in the Corvallis Transportation Plan and are located outside of the protected Natural Resources and Natural Hazards areas; and

Response: Not applicable

	Total Area
RS-3.5	0.00 acres
RS-5	0.00 acres
RS-9	0.00 acres
RS-12	0.00 acres
P-AO	0.00 acres
Totals	**0.00 acres**

b) Limited to the acreage associated with the extra-capacity aspect of the roadways identified in "a," above. This extra- capacity aspect includes acreage in excess of that required for a Local Street;

Response: Not applicable

6. Acreage of Wetland mitigation areas required to allow construction of the publicly dedicated road improvements in "5," above, to and through the site. The Wetland mitigation area acreage is limited to that specifically needed for the extra-capacity portion of the road improvements, as described in "5," above;

Response: The cut/fill side slopes from the Kings Boulevard construction which will be located on the Applicant's property will require mitigation of the wetland areas (approximately) per the following table.

	Total Area
RS-3.5	0.00 acres
RS-5	0.00 acres
RS-9	0.00 acres
RS-12	0.05 acres
P-AO	0.00 acres
Totals	**0.05 acres**

7. Acreage of on-site and off-site Wetland mitigation areas not already covered in "6," above, and identification of where any off-site mitigation acres will be located;

Response: Not applicable

8. Acreage and percentage of the site that is not constrained by "3," through "7," above;

	Total Area	Less Aggregate of Constraints	Total Unconstrained Area
RS-3.5	4.72	4.11 + 0.18	0.43
RS-5	0.14	0.06 + 0.08	0.00
RS-9	0.00	-	-
RS-12	26.11	7.47 + 5.50	13.14
P-AO	0.00	-	-
Totals	**30.97**		**13.57**

9. Minimum and maximum residential density calculations for the site;

	Unconstrained	Minimum	Minimum	Maximum Density	Maximum
RS-3.5	0.43	2	0.9	6	2.6
RS-5		2		6	
RS-9		6		12	
RS-12	13.14	12	157.7	20	262.8
P-AO		N/A		N/A	
Totals	**13.57**		**158.6**		**265.4**

10. Allowed Minimum Assured Development Area (MADA) in accordance with Section 4.11.50, and proposed number of dwelling units for Residential Uses;

Response: Allowed MADA – 15.68 acres, proposed dwelling units – 240

	MADA	Minimum	Minimum	Maximum Density	Maximum
RS-3.5	1.91	2	3.8	6	11.5
RS-5	0.07	2	0.1	6	0.4
RS-9		6		12	
RS-12	13.70	12	164.4	20	274.0
P-AO		N/A		N/A	
Totals	**15.68**		**168.3**		**285.9**

11. Minimum Assured Development Area (MADA) in accordance with Section 4.11.50, and proposed gross square footage of the development for nonresidential Uses;

Response: Not applicable.

12. Acreage of the encroachment into each Natural Resource and Natural Hazard protected in Chapter 2.11 - Floodplain Development Permit, Chapter 4.5 - Floodplain Provisions, Chapter 4.12 - Significant Vegetation Protection Provisions, Chapter 4.13 - Riparian Corridor and Wetland Provisions, and Chapter 4.14 - Landslide Hazard and Hillside Development Provisions; and the net cumulative area of the encroachments; and

Response: *Estimated encroachment area(s) are stated in 4.11.50.04.C.2 which follows. It is expected this will be updated at the time of actual permit application based upon this application's approve site plan.*

13. Acreage remaining of each of the protected Natural Resources and Natural Hazards on the site.

Response: *See following tabulation, which is the net of: the resources areas from 4.11.40.f.3.a and b above – less- the respective proposed encroachments from 4.11.50.04.c.2.*

RS –3.5		
0.2 Floodway	*0.04 acres*	*(0.8 %)*
Landslide run out area	*0.00 acres*	*(0.0 %)*
Steep slopes 35%+	*0.00 acres*	*(0.0 %)*
High protection riparian corridor	*3.99 acres*	*(84.5 %)*
Delineated locally protected wetlands	*0.06 acres*	*(1.3 %)*
High protection significant vegetation	*0.00 acres*	*(0.0 %)*
Net partial protection significant vegetation (PPSV-1)	*0.00 acres*	*(0.0 %)*
Net partial protection significant vegetation (PPSV-4)	*0.00 acres*	*(0.0 %)*
Steep slopes 25%- 35%	*0.01 acres*	*(0.2 %)*
Steep slopes 15% - 25%	*0.17 acres*	*(3.6%)*
Net Aggregate	***4.27 acres***	***(90.4%)***
RS –5		
0.2 Floodway	*0.00 acres*	*(0.0 %)*
Landslide run out area	*0.00 acres*	*(0.0 %)*
Steep slopes 35%+	*0.00 acres*	*(0.0 %)*
High protection riparian corridor	*0.06acres*	*(42.9 %)*
Delineated locally protected wetlands	*0.00 acres*	*(0.0 %)*
High protection significant vegetation	*0.00 acres*	*(0.0 %)*
Net partial protection significant vegetation (PPSV-1)	*0.00 acres*	*(0.0 %)*
Net partial protection significant vegetation (PPSV-4)	*0.00 acres*	*(0.0 %)*
Steep slopes 25%- 35%	*0.00 acres*	*(0.0 %)*
Steep slopes 15% - 25%	*0.06acres*	*(42.9 %)*
Net Aggregate	***0.12 acres***	***(85.8%)***

RS –9		
0.2 Floodway	*0.00 acres*	*(0.0 %)*
Landslide run out area	*0.00 acres*	*(0.0 %)*
Steep slopes 35%+	*0.00 acres*	*(0.0 %)*
High protection riparian corridor	*0.00 acres*	*(0.0 %)*
Delineated locally protected wetlands	*0.00 acres*	*(0.0 %)*
High protection significant vegetation	*0.00 acres*	*(0.0 %)*
Net partial protection significant vegetation (PPSV-1)	*0.00 acres*	*(0.0 %)*
Net partial protection significant vegetation (PPSV-4)	*0.00 acres*	*(0.0 %)*
Steep slopes 25%- 35%	*0.00 acres*	*(0.0 %)*
Steep slopes 15% - 25%	*0.00 acres*	*(0.0 %)*
Net Aggregate	***0.00 acres***	***(0.0 %)***

RS –12		
0.2 Floodway	*0.00 acres*	*(0.0 %)*
Landslide run out area	*0.00 acres*	*(0.0 %)*
Steep slopes 35%+	*0.00 acres*	*(0.0 %)*
High protection riparian corridor	*4.83 acres*	*(18.5%)*
Delineated locally protected wetlands	*1.56 acres*	*(6.0%)*
High protection significant vegetation	*0.00 acres*	*(0.0 %)*
Net partial protection significant vegetation (PPSV-1)	*0.00 acres*	*(0.0 %)*
Net partial protection significant vegetation (PPSV-4)	*0.00 acres*	*(0.0 %)*
Steep slopes 25%- 35%	*0.71 acres*	*(2.7%)*
Steep slopes 15% - 25%	*4.74acres*	*(18.2%)*
Net Aggregate	***11.84 acres***	***(45.4%)***

P-AO		
0.2 Floodway	*0.00 acres*	*(0.0 %)*
Landslide run out area	*0.00 acres*	*(0.0 %)*
Steep slopes 35%+	*0.00 acres*	*(0.0 %)*
High protection riparian corridor	*0.00 acres*	*(0.0 %)*
Delineated locally protected wetlands	*0.00 acres*	*(0.0 %)*
High protection significant vegetation	*0.00 acres*	*(0.0 %)*
Net partial protection significant vegetation (PPSV-1)	*0.00 acres*	*(0.0 %)*
Net partial protection significant vegetation (PPSV-4)	*0.00 acres*	*(0.0 %)*
Steep slopes 25%- 35%	*0.00 acres*	*(0.0 %)*
Steep slopes 15% - 25%	*0.00 acres*	*(0.0 %)*
Net Aggregate	***0.00 acres***	***(0.0 %)***

Section 4.11.50 - STANDARDS FOR MINIMUM ASSURED DEVELOPMENT AREA

4.11.50.01 - Natural Resources and Natural Hazards Coverage and Unconstrained Area -

a. Determining Natural Resource and Natural Hazard Coverage - The

Natural Resources and Natural Hazards Coverage for a site is composed of:

1. The areas identified as Highly Protected Natural Resources and Natural Hazards in Chapter 2.11 - Floodplain Development Permit, Chapter 4.5 - Floodplain Provisions, Chapter 4.12 - Significant Vegetation Protection Provisions, Chapter 4.13 - Riparian Corridor and Wetland Provisions, and Chapter 4.14 - Landslide Hazard and Hillside Development Provisions;

Response: *The aggregate areas exclude the areas of high protection features that are located in the same physical location as the high protection feature(s) preceding it in the lists below.*

RS-3.5		
0.2 Floodway		*0.04 acres*
Landslide run out area		*0.00 acres*
Steep slopes 35%+		*0.00 acres*
High protection riparian corridor		*4.01 acres*
Delineated locally protected wetlands		*0.06 acres*
High protection significant vegetation		*0.00 acres*
	Aggregate	*4.11 acres*

RS-5		
0.2 Floodway		*0.00 acres*
Landslide run out area		*0.00 acres*
Steep slopes 35%+		*0.00 acres*
High protection riparian corridor		*0.00 acres*
Delineated locally protected wetlands		*0.00 acres*
High protection significant vegetation		*0.00 acres*
	Aggregate	*0.00 acres*

RS-9		
0.2 Floodway		*0.00 acres*
Landslide run out area		*0.00 acres*
Steep slopes 35%+		*0.00 acres*
High protection riparian corridor		*0.00 acres*
Delineated locally protected wetlands		*0.00 acres*
High protection significant vegetation		*0.00 acres*
	Aggregate	*0.00 acres*
RS-12		
0.2 Floodway		*0.00 acres*
Landslide run out area		*0.00 acres*
Steep slopes 35%+		*0.00 acres*
High protection riparian corridor		*5.56 acres*
Delineated locally protected wetlands		*1.91 acres*
High protection significant vegetation		*0.00 acres*
	Aggregate	*7.47 acres*
P-AO		
0.2 Floodway		*0.00 acres*
Landslide run out area		*0.00 acres*
Steep slopes 35%+		*0.00 acres*
High protection riparian corridor		*0.00 acres*
Delineated locally protected wetlands		*0.00 acres*
High protection significant vegetation		*0.00 acres*
	Aggregate	*0.00 acres*
	TOTAL	*11.64 acres*

2. The 25-ft. Setback/buffer area of Partially Protected Riparian Corridors;

Response: *Not applicable, riparian corridors are high protection.*

3. Areas of Partially Protected Significant Vegetation, consistent with Chapter 4.12 - Significant Vegetation Protection Provisions; and

Response: ***RS-3.5 Partial protection significant vegetation –***

PPSV 1 (50% x 0 acres) = 0.00 acres

PPSV 4 (25% x 0 acres) = 0.00 acres

RS-5 Partial protection significant vegetation –

PPSV 1 (50% x 0.02 acres) = 0.01 acres

PPSV 4 (25% x 0 acres) = 0.00 acres

RS-9 Partial protection significant vegetation –

PPSV 1 (50% x 0 acres) = 0.00 acres

PPSV 4 (25% x 0 acres) = 0.00 acres

RS-12 Partial protection significant vegetation –

PPSV 1 (50% x 0.05 acres) = 0.03 acres

PPSV 4 (25% x 0 acres) = 0.00 acres

P-AO Partial protection significant vegetation –

PPSV 1 (50% x 0 acres) = 0.00 acres

PPSV 4 (25% x 0 acres) = 0.00 acres

4. Areas that are not covered by Natural Resources and Natural Hazards, but that cannot be accessed or served with public utilities without encroaching into, or crossing over, protected Natural Resources and Natural Hazards.

Response: *Not applicable*

b. Determining Unconstrained Area - The Unconstrained Area of a site is that portion which is not included in the Natural Resources and Natural Hazards coverage, as determined by the provisions of "a," above.

Response:

	Total Acreage	Less	High Protection	Less	Partial Protection	Equals	Total
RS-3.5:	4.72	-	4.11	-	0	=	0.61
RS-5:	0.14	-	0.06	-	0.01	=	0.07
RS-9:	0.00	-	-	-	-	=	-
RS-12:	26.11	-	7.47	-	0.03	=	18.61
P-AO	0.00	-	-	-	-	=	-
Totals	**30.97**		**11.64**		**0.04**		**19.29**

4.11.50.02 - Calculation of the Base Minimum Assured Development Area (MADA)

a. Residential Sites -The base Minimum Assured Development Area (MADA) for a residential site shall be calculated by multiplying the acreage of the site by the Minimum Assured Development Area (MADA) per acre as shown in Table 4.11-1 - Determining Minimum Assured Development Area (MADA) for Residential Zones, below. Acreage calculations shall be rounded to two decimal points. If a site contains multiple zones, the base Minimum Assured Development Area for each zone shall be determined. The total base Minimum Assured Development Area shall be the sum of the base Minimum Assured Development Areas for all the zones.

Table 4.11-1

Determining Minimum Assured Development Area (MADA) for Residential Zones

Zone	Base MADA/Acre	Area Credits (4.11.50.02.c)	Total MADA	
RS – 1	10,000 sq. ft.			
RS - 3.5	17,500 sq. ft. 1.90	0.01	1.91	$\frac{17,500}{43,560}$ X 4.72 acres = 1.90
RS - 5	15,250 sq. ft. 0.05	0.02	0.07	$\frac{15,250}{43,560}$ X 0.14 acres = 0.05
RS - 6	13,000 sq. ft.			
RS - 9	21,800 sq. ft.			
RS - 9U	21,800 sq. ft.			
RS - 12	21,800 sq. ft. 13.07	0.05 + 0.13	13.70	$\frac{21,800}{43,560}$ X 0.26.11 acres = 13.07
RS - 12U	21,800 sq. ft.			
RS - 20	24,000 sq. ft.			
MUR	21,800 sq. ft.			

b. Nonresidential Sites -The base Minimum Assured Development Area of a nonresidential site shall be calculated by multiplying the acreage of the site by the Minimum Assured Development Area per acre, as shown in Table 4.11-2 - Determining Minimum Assured Development Area (MADA) for Nonresidential Zones, below. Acreage calculations shall be rounded to two decimal points. If a site contains multiple zones, the base Minimum Assured Development Area for each zone shall be

determined. The total base Minimum Assured Development Area shall be the sum of the base Minimum Assured Development Area shall be the sum of the base Minimum Assured Development Areas of all the zones.

Response: Not applicable

Table 4.11-2

Determining Minimum Assured Development Area (MADA)

Zone	Base MADA/Acre	Area Credits (4.11.50.02.c)	Total MADA
Professional and Administrative Office	19,600 sq. ft.		
Minor Neighborhood Center	19,600 sq. ft.		
Major Neighborhood Center	23,950 sq. ft.		
Mixed Use Community Shopping	19,600 sq. ft.		
Mixed Use General Commercial	19,600 sq. ft.		
Riverfront	34,850 sq. ft.		
Central Business Zone	34,850 sq. ft.		
Central Business Fringe	23,950 sq. ft.		
Limited Industrial - Office	28,300 sq. ft.		
Limited Industrial	26,150 sq. ft.		
Mixed Use Employment	23,950 sq. ft.		
Mixed Use Transitional	28,300 sq. ft.		
General Industrial	28,300 sq. ft.		
Intensive Industrial	28,300 sq. ft.		
Research Technology Center	26,150 sq. ft.		
Oregon State University	N/A (see Chapter 3.36)		
Agricultural- Open Space	4,350 sq. ft.		
Conservation-Open Space	2,200 sq. ft.[1]		

1 MADA determined for Conservation-Open Space (C-OS) areas may only be applied to Improvements associated with the actual C-OS property.

c. **Additional Allowances for Determining the Minimum Assured Development Area of Residential and Nonresidential Sites** -The Minimum Assured Development Area calculated in Section 4.11.50.02.a and Section 4.11.50.02.b may be increased above the base MADA by adding the areas determined by the provisions below:

1. The area of public right-of-way dedications resulting from a required width in excess of the width needed for a local street, provided the required street is identified in the Corvallis Transportation Plan;

Response: *Not applicable.*

	Total Area
RS-3.5	0.00 acres
RS-5	0.00 acres
RS-9	0.00 acres
RS-12	0.00 acres
P-AO	0.00 acres
Totals	0.00 acres

2. The area of Wetland mitigation that is required by the Department of State Lands and/or the U.S. Army Corps of Engineers when infrastructure must be extended through a Wetland. The area credited shall be based upon the written requirements of the associated permit approval of the Department of State Lands and/or the U.S. Army Corps of Engineers, whichever is greater;

Response: *The Applicant's estimate of mitigation areas for new local street construction and public utilities construction follows. It is expected this will be updated at the time of actual permit application based upon the Oregon Division of State Lands and the Army Corps of Engineers fill/removal permits.*

3. Above-ground stormwater detention facilities designed and constructed consistent with the Corvallis Design Criteria Manual; and

Response: *For the purposes of this application, the Applicant has not included the area of any potential above ground detention facility. It is expected that this will be updated at the time of permitting.*

	Total Area
RS-3.5	0.00 acres
RS-5	0.00 acres
RS-9	0.00 acres
RS-12	0.50 acres
P-AO	0.00 acres
Totals	0.50 acres

4. Trails required by the Corvallis Transportation Plan or the City of Corvallis Park and Recreation Facilities Plan, or necessary to provide public access to or through designated open space areas.

Response: *Per Attachment "R-3" the Applicant's estimate of trails/multiuse area follows. It is expected that this will be updated at the time of actual permit application based upon this application's approved site plan.*

	Total Area
RS-3.5	0.01 acres
RS-5	0.02 acres
RS-9	0.00 acres
RS-12	0.13 acres
P-AO	0.00 acres
Totals	0.16 acres

4.11.50.03 - Variations Allowed Outright to Minimize Development Encroachments -

The following standards may be used to achieve the MADA and minimize development encroachments into protected Natural Resource and Natural Hazard areas:

a. Residential Properties and Residential Uses - To avoid or minimize development on portions of sites containing Significant Natural Resources and Natural Hazards, the Building Types and development standards of the next most intensive residential zone may be used.

   Additionally, for low density residential development on lots that are 24,000 square feet in size, or less; that would otherwise have a developable area that is less than the allowed MADA; development is allowed within required front, side, and rear yard areas up to three feet from property lines. However, all such development must comply with vision clearance requirements and garage setback standards.

Response: *The Applicant reserves the right to use the RS-20 Development Standards as stated by the Standard.*

b. Nonresidential Properties and Nonresidential Uses - Nonresidential developments may use up to a 15 percent reduction in the development standards for setbacks and minimum required parking spaces required by the applicable zone where the development is located or proposed to be located.

Response: *Not applicable.*

4.11.50.04 – Priority of Encroachments into Protected Natural Resource and Natural Hazard Areas

a. Encroachments shall be allowed only to the minimum extent necessary to achieve the MADA.

Response: *Applicant concurs*

b. All unconstrained lands shall be used before encroachments can occur, with the exception of areas described in Section 4.11.50.01.b.

Response: *Applicant concurs.*

c. Order of Encroachments - Encroachments shall occur sequentially into the areas of protected Natural Resources and Protected Natural Hazards based upon the priorities presented below, with encroachments into areas identified in Section 4.11.50.04.c.1 first, and Section 4.11.50.04.c.2.l last. Encroachments into areas described in each subsection shall also occur in the order presented, starting from the top of each list.

1. Access Encroachments - Encroachments are allowed to provide access to areas that do not contain Natural Resources and Natural Hazards as defined in Chapter 2.11 - Floodplain Development Permit, Chapter 4.5 - Floodplain Provisions, Chapter 4.12 - Significant Vegetation Protection Provisions, Chapter 4.13 - Riparian Corridor and Wetland Provisions, and Chapter 4.14 - Landslide Hazard and Hillside Development Provisions, where such areas cannot be accessed and/or served with public utilities without encroaching into or crossing over the protected Natural Resources and Natural Hazards. Such access encroachments shall meet the following standards:

Response: Not applicable.

a) The access encroachment area shall be less than 25 percent of the non-constrained area being accessed via the access encroachment, unless "b," below applies;

b) The access encroachment area for an access driveway/roadway may be increased to 35 percent of the non- constrained area being accessed, if necessary to meet the maximum slope standards listed in Chapter 4.14 - Landslide Hazard and Hillside Development Provisions;

c) Access roadways/driveways shall provide shared access to the lots/parcels being developed; and

d) The access roadway serving four or more residential lots/parcels, six or more dwelling units, and/or any nonresidential sites shall use the minimum allowed street width with sidewalks on both sides, no landscape strips, and no on-street parking.

2. Development Encroachments –

Response: *Development encroachments as proposed are listed below.*

a) Partially Protected Significant Vegetation, in addition to that already allowed in Chapter 4.12 - Significant Vegetation Protection Provisions;

Proposed area: 0.07 acres (Applicant proposes 0.07 acres to be mitigated on-site).

b) Highly Protected Significant Vegetation;

Proposed area: Not applicable.

c) Highly Protected 100-yr. Floodway Fringe areas. However, all such development shall comply with Section 4.5.100 - Standards in Partial Protection Floodway Fringe Areas. See Sections 4.5.20.03, 4.5.90.05, and 4.5.100.03;

Proposed area: Not applicable.

d) Proximate Wetlands - Jurisdictional Wetlands associated with Riparian Corridors, including Wetlands not determined to be Locally Significant;

Proposed area: 0.35 acre, does not include wetlands within mapped riparian corridors, which are counted in h) below.

e) Protected Locally Significant Wetlands;

Proposed area: 0.35 acre, does not include wetlands within mapped riparian corridors, which are counted in h) below.

f) Protected Locally Significant Wetlands of Special Concern;

Proposed area: Not applicable.

g) Riparian Corridors of the Marys River and the Willamette River;

Proposed area: Not applicable.

h) Riparian Corridors of local Streams with a corridor width of 100 ft. from Top-of-bank on each side of the stream, as shown on the Riparian Corridors and Wetlands Map;

Proposed area: 0.75 acres.

i) Riparian Corridors of local Streams with a corridor width of 75 ft. from Top-of-bank on each side of the stream, as shown on the Riparian Corridors and Wetlands Map;

Proposed area: Not applicable.

j) Riparian Corridors of local Streams with a corridor width of 50 ft. from Top-of-bank on each side of the stream, as shown on the Riparian Corridors and Wetlands Map;

Proposed area: Not applicable.

k) The 25-ft. setback/buffer within Partially Protected Riparian Corridors shown on the Riparian Corridors and Wetlands Map, but not in a manner that conflicts with Section 4.11.50.05.c; and then

Proposed area: Not applicable.

l) Areas with existing landslides, consistent with the development standards contained in Chapter 4.14 - Landslide Hazard and Hillside Development Provisions.

Proposed area: Not applicable.

3. Allowance under these provisions for development to encroach into otherwise protected Natural Resources and Natural Hazards does not remove the necessity that development shall comply with all other standards of this Code.

Response: *Applicant concurs*

4.11.50.05 – Encroachments into High Risk/Impact Natural Resources and Natural Hazards

a. Some Natural Resources and Natural Hazards present such high risks to life and property, or are of such high importance to the protection of water quality, that encroachments are not appropriate for areas containing these Natural Resources and Natural Hazards, even to provide a Minimum Assured Development Area. Regardless of the area or percentage of a particular lot or parcel covered by the High Risk/Impact Natural Resources and Natural Hazards, no encroachments shall be permitted within them, except as provided in Chapter 2.11 - Floodplain Development Permit, Chapter 4.5 - Floodplain Provisions, and Chapter 4.14 - Landslide Hazard and Hillside Development Provisions.

Response: *Applicant concurs.*

b. All development in the Natural Resources and Natural Hazards listed in "c," below, shall be limited to the specific land uses, development requirements, and exceptions listed in Chapter 2.11 - Floodplain Development Permit, Chapter 4.5 - Floodplain Provisions, Chapter 4.12 - Significant Vegetation Protection Provisions, Chapter 4.13 - Riparian Corridor and Wetland Provisions, and Chapter 4.14 - Landslide Hazard and Hillside Development Provisions.

Response: *Applicant concurs*

c. High Risk/Impact Natural Resources

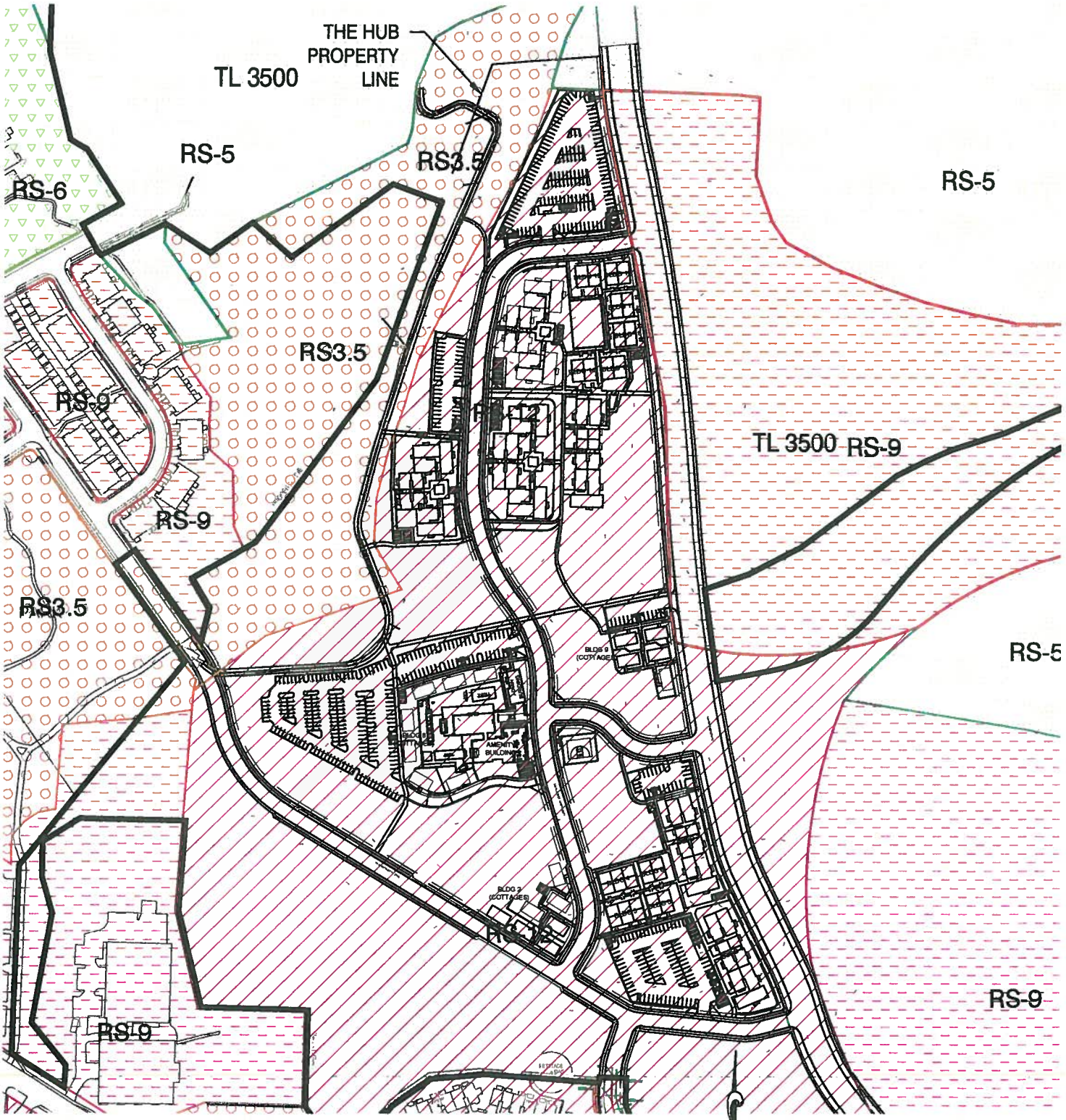
Response: *No encroachments are proposed in these areas.*

1. Slopes of 35 percent or greater, unless allowed by Chapter 4.14 - Landslide Hazard and Hillside Development Provisions;

2. Landslide Debris Runout Areas, unless allowed by Section 4.14.60;

3. 0.2-ft. Floodway; and

4. Less than five ft. from the Top-of-bank in Riparian Corridors.



LEGEND

ZONING DESIGNATIONS

RESIDENTIAL

- RS-3.5 LOW DENSITY
- RS-5 LOW DENSITY
- RS-6 LOW DENSITY
- RS-9 MEDIUM DENSITY
- RS-12 MEDIUM-HIGH DENSITY

OFFICE - COMMERCIAL

- PA-O PROFESSIONAL AND ADMINISTRATIVE OFFICE

AREA BY ZONE

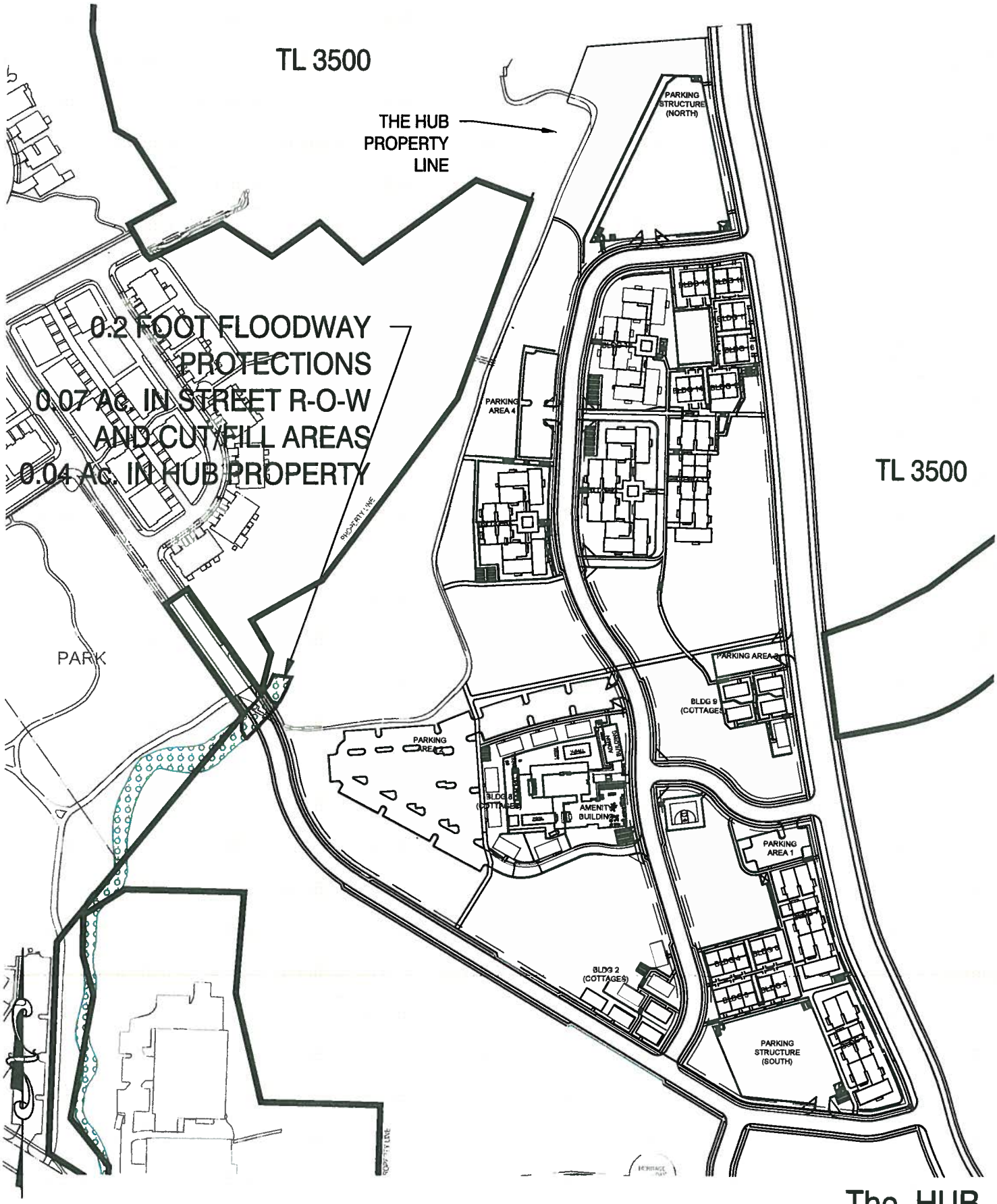
THE HUB

RS-3.5	4.72 Acres
RS-5	0.14 Acres
RS-12	26.11 Acres

0 150 300 600

SCALE: 1" = 300'

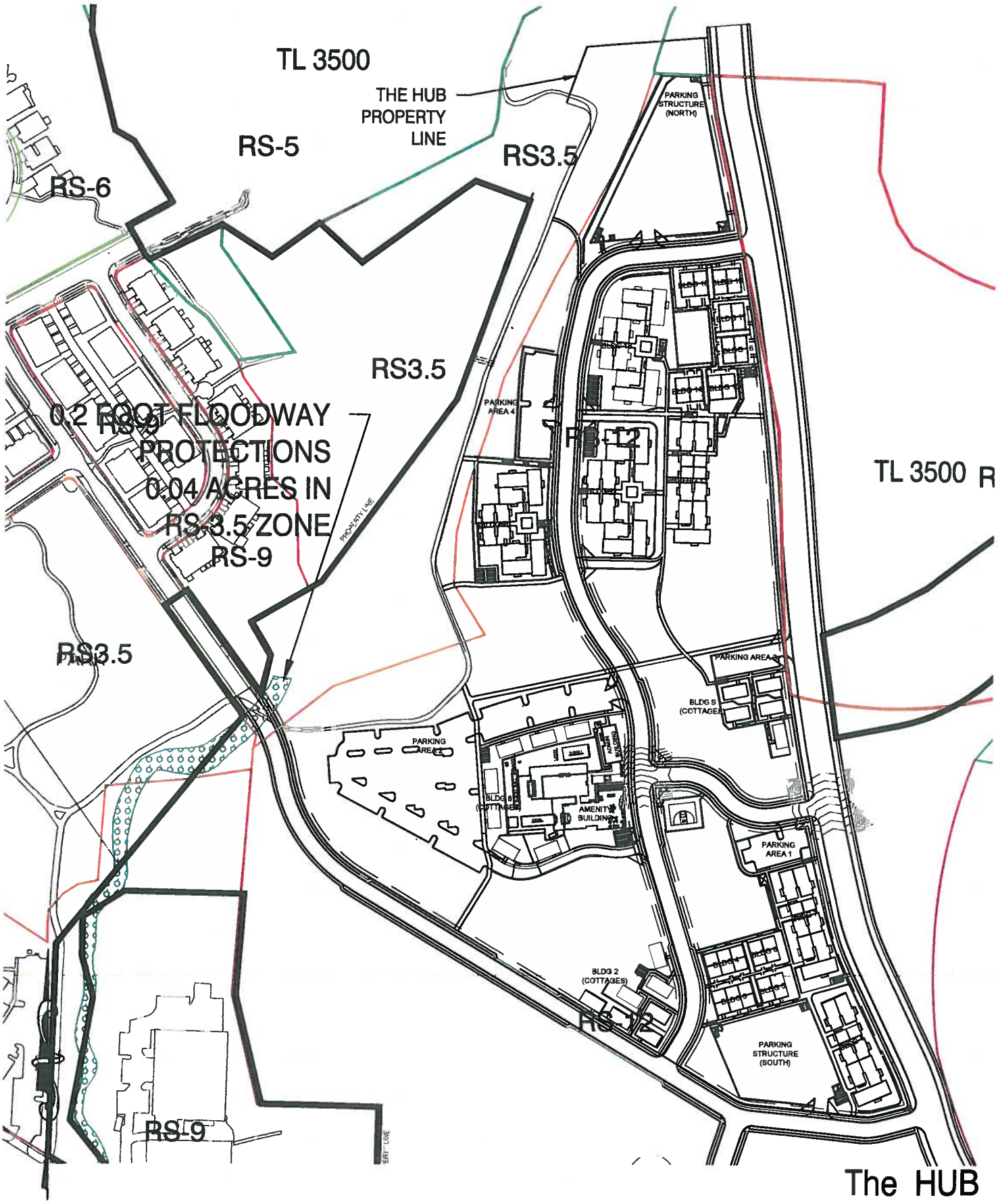
The HUB
EXISTING ZONES
FIGURE 0



The HUB
0.2 FOOT FLOODWAY PROTECTION AREA

FIGURE 1

FILE: I:\CML3D Projects\13432\Reports\13432SITECALCS_NATFEAT_LU.dwg [FIG 1 0.2FT FLOOD] 7/27/2014 11:15 AM - Linda

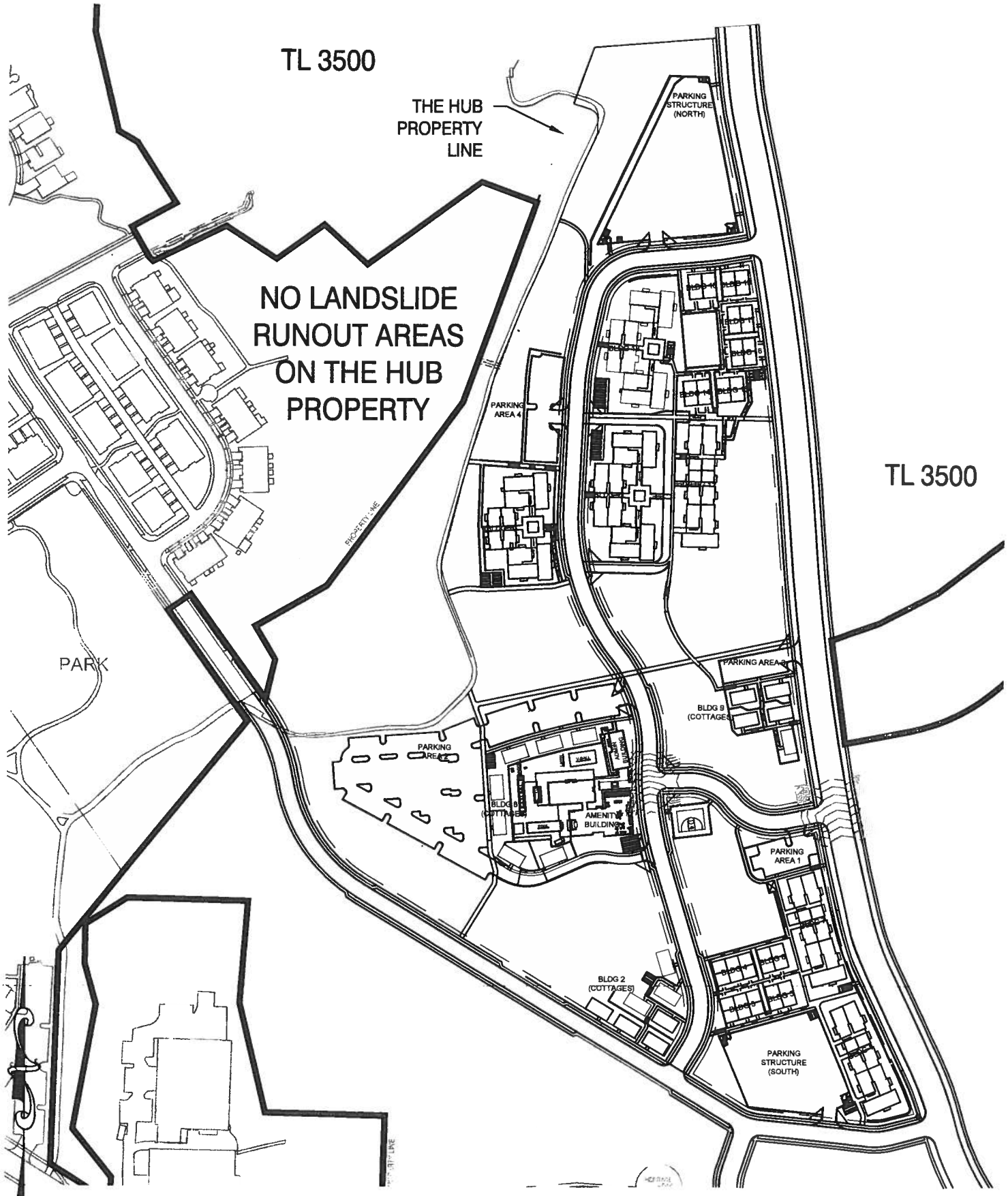


The HUB

0.2 FOOT FLOODWAY PROTECTION AREA BY ZONE

FIGURE 1A

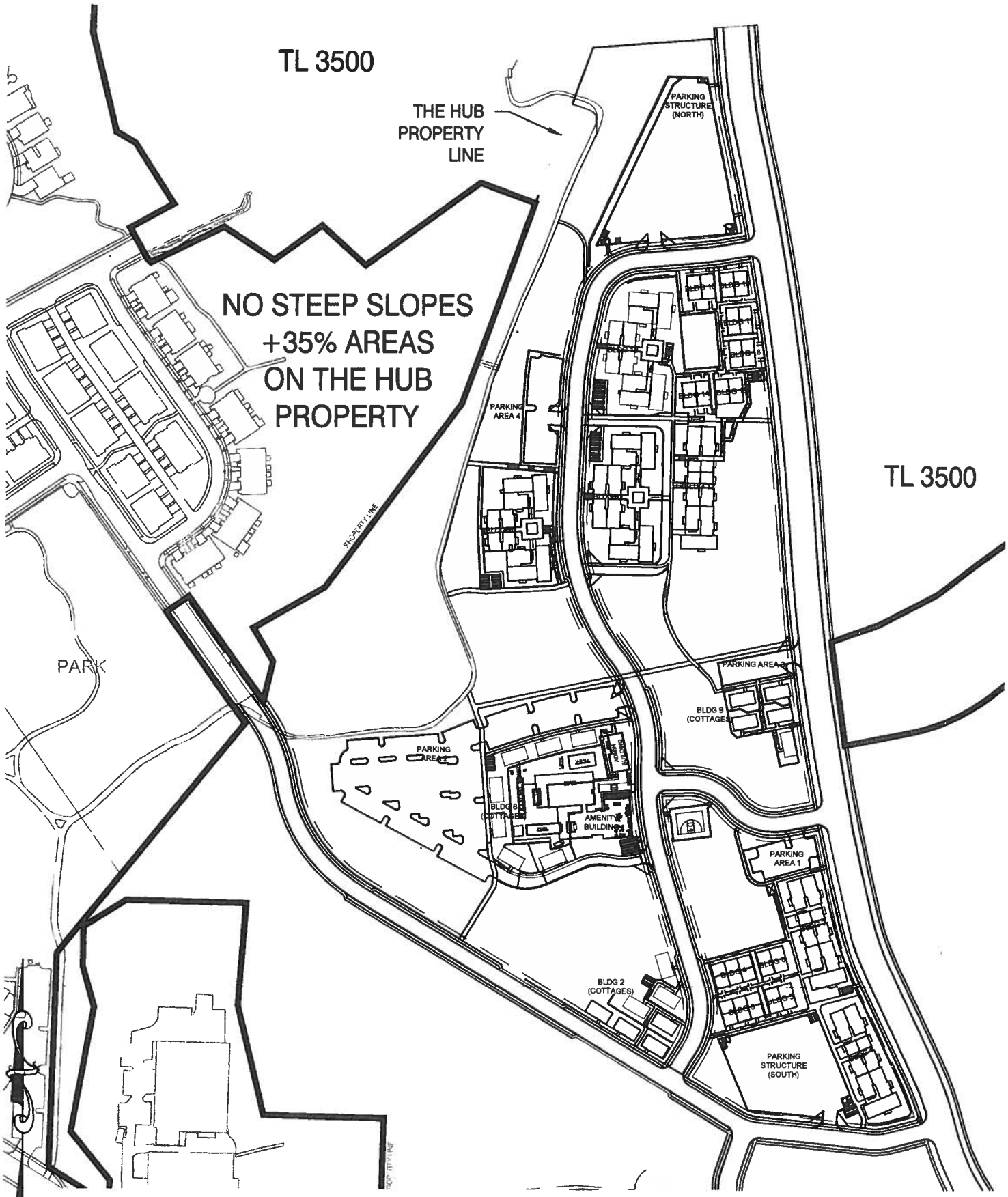
FILE: i:\CML3D Projects\13432\Reports\13432SITECALCS_NATFEAT_LU.dwg [FIG 1A 0.2FT FLOOD BY ZONE] 7/27/2014 11:17 AM - Linda



The HUB
LANDSLIDE RUNOUT AREAS

FIGURE 2

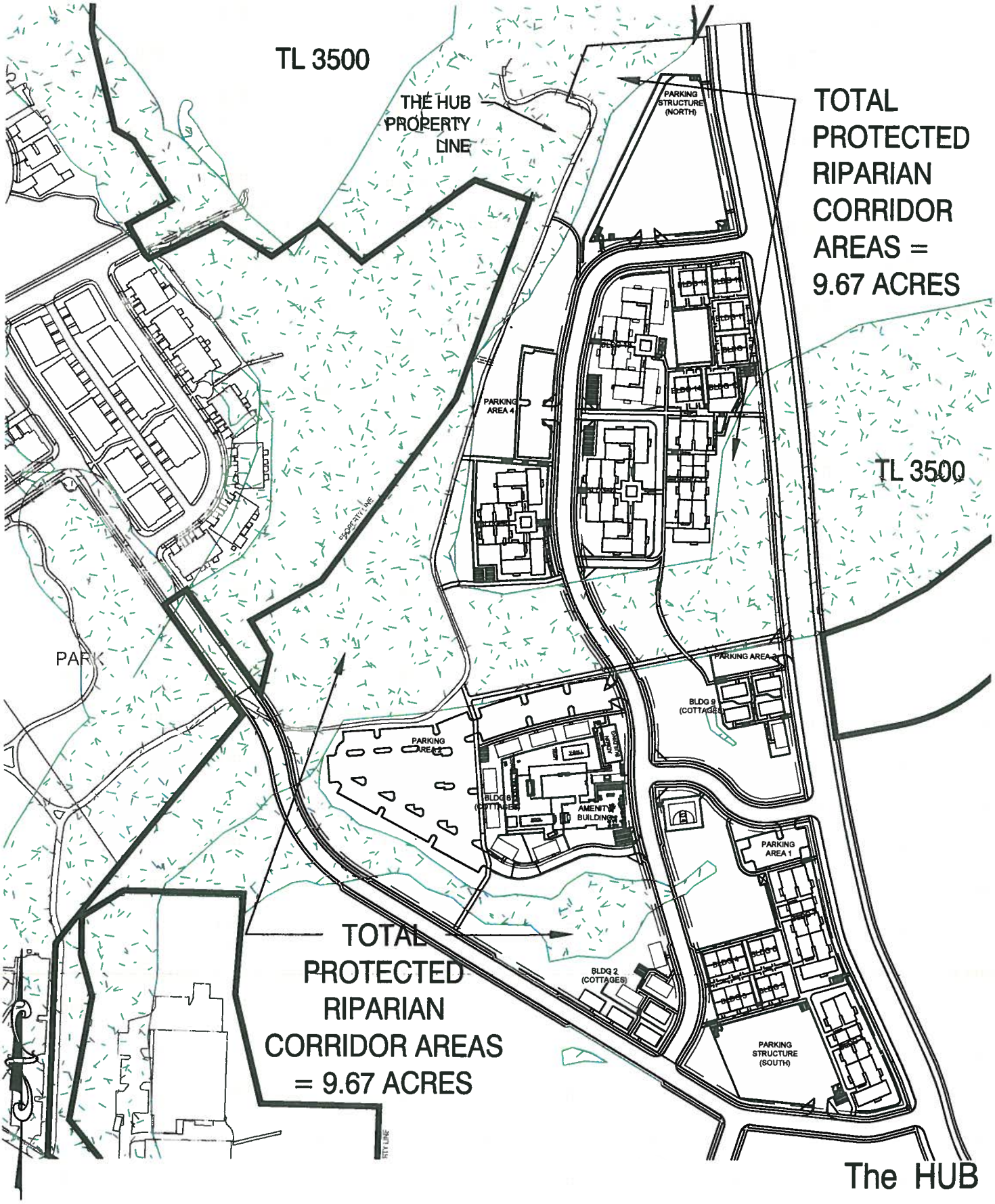
FILE: I:\CML3D Projects\13432\Reports\13432SITECALCS_NATFEAT_LU.dwg [FIG 2 LSROA] 7/27/2014 11:18 AM - Linda



The HUB
STEEP SLOPES +35% AREAS

FIGURE 3

FILE: i:\CIVIL3D Projects\13432\Reports\13432SITECALCS_NATFEAT_LU.dwg [FIG 3 +35%SLOPES] 7/27/2014 11:19 AM - Linda



The HUB

HIGHLY PROTECTED RIPARIAN CORRIDOR AREAS

FIGURE 4

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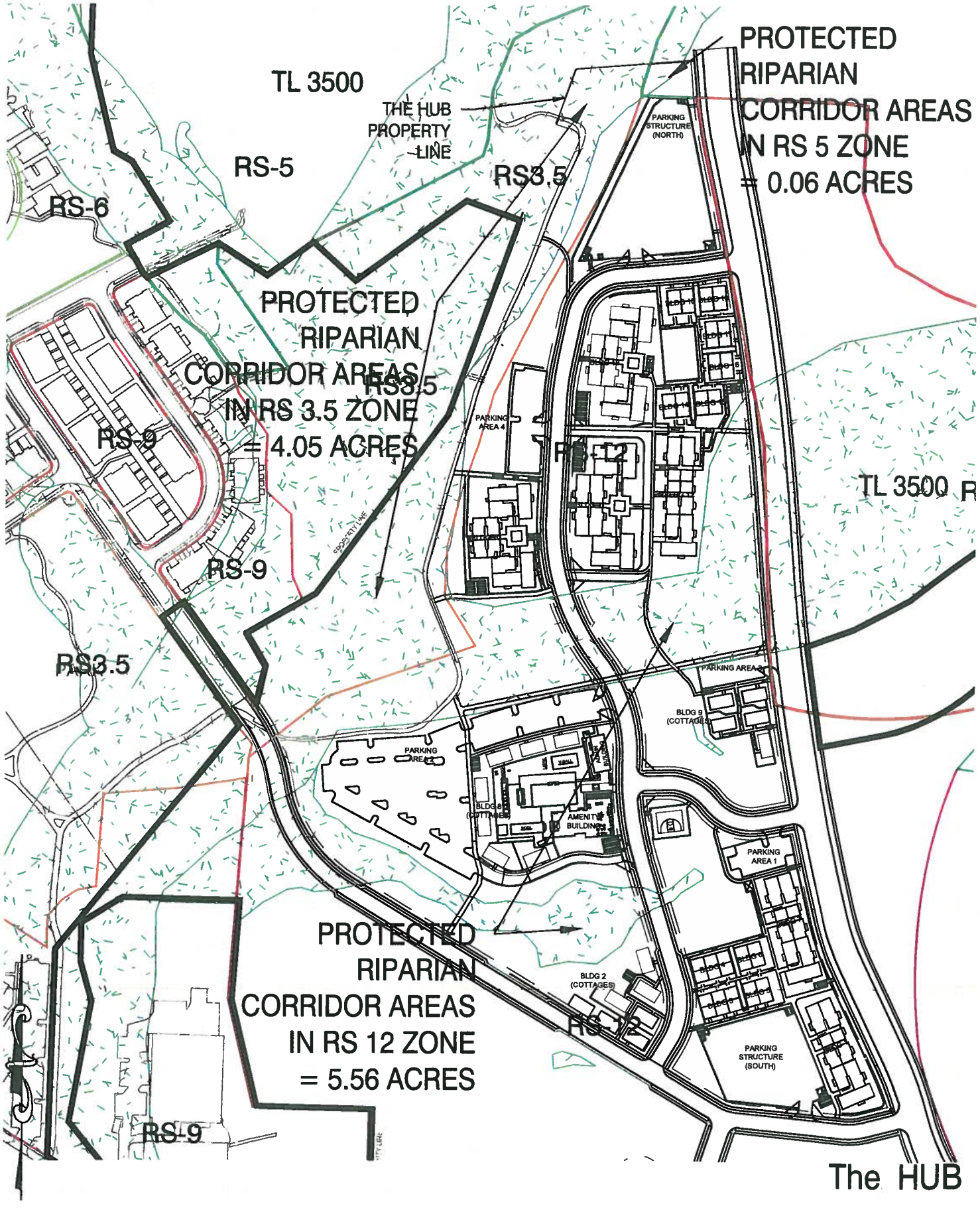

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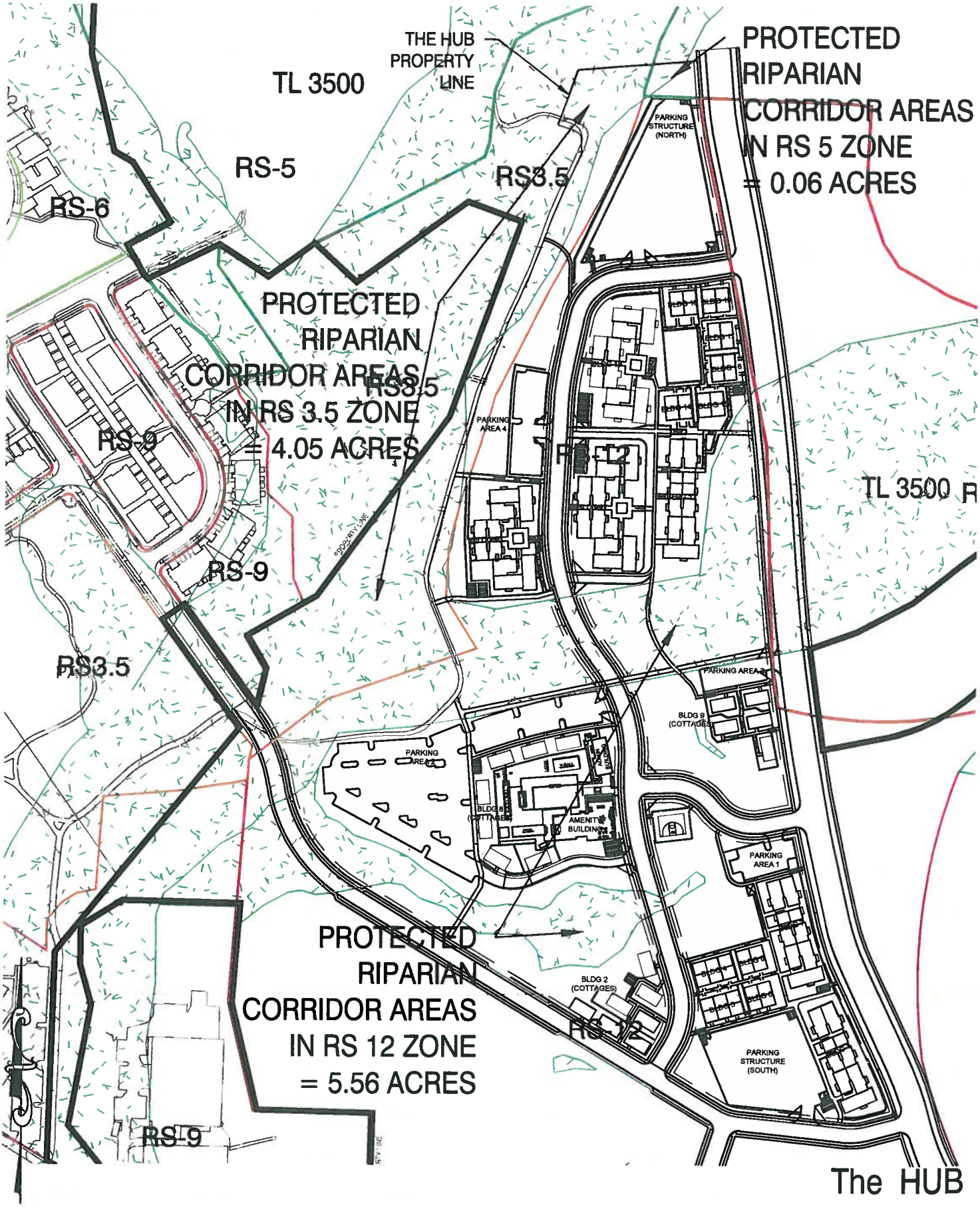
The HUB
HIGHLY PROTECTED RIPARIAN CORRIDOR AREAS BY ZONE
FIGURE 4A



The HUB

HIGHLY PROTECTED RIPARIAN CORRIDOR AREAS NET AGGREGATE BY ZONE

FIGURE 4B

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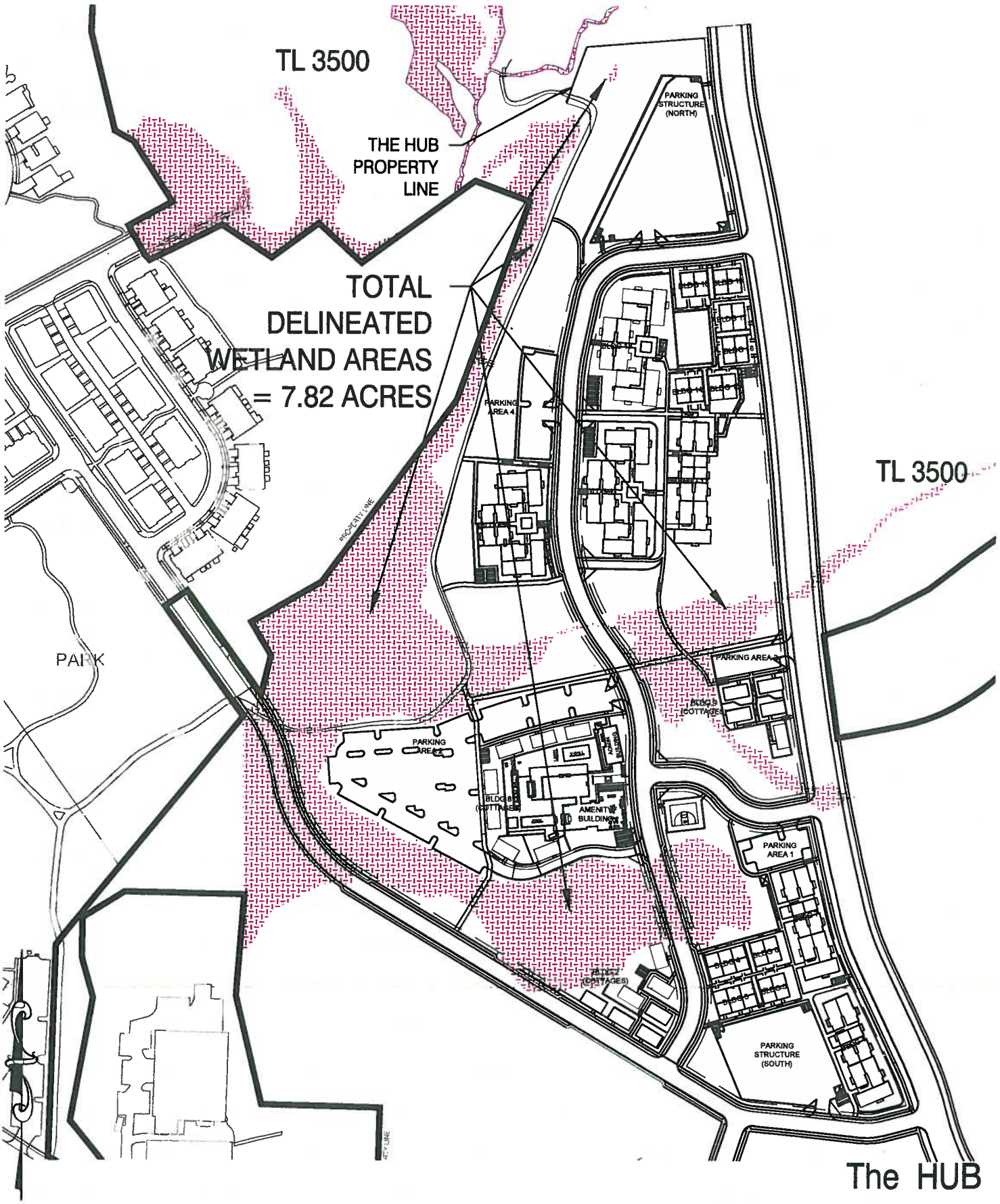

The HUB
DELINEATED LOCALLY PROTECTED WETLAND AREAS
FIGURE 5

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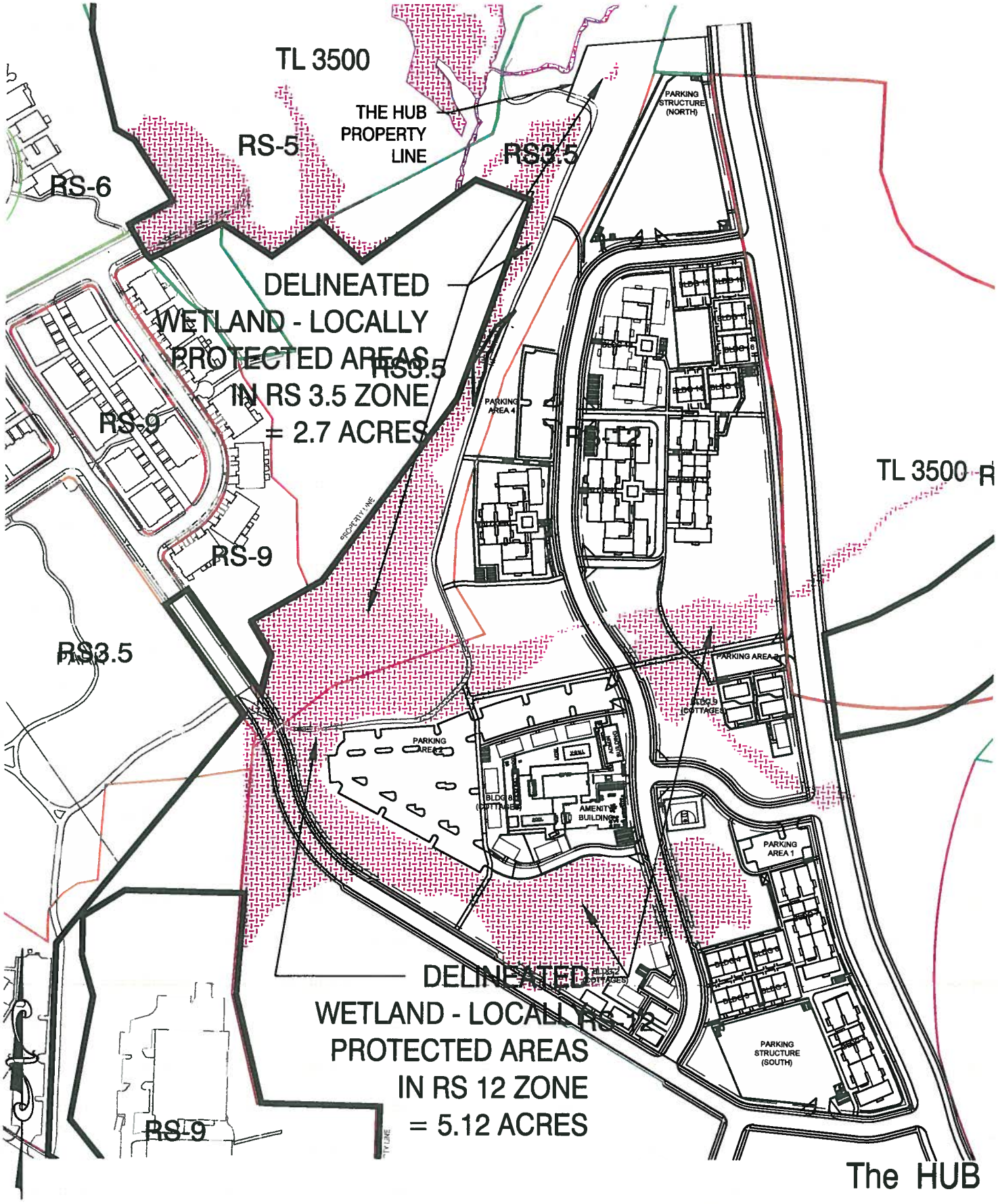
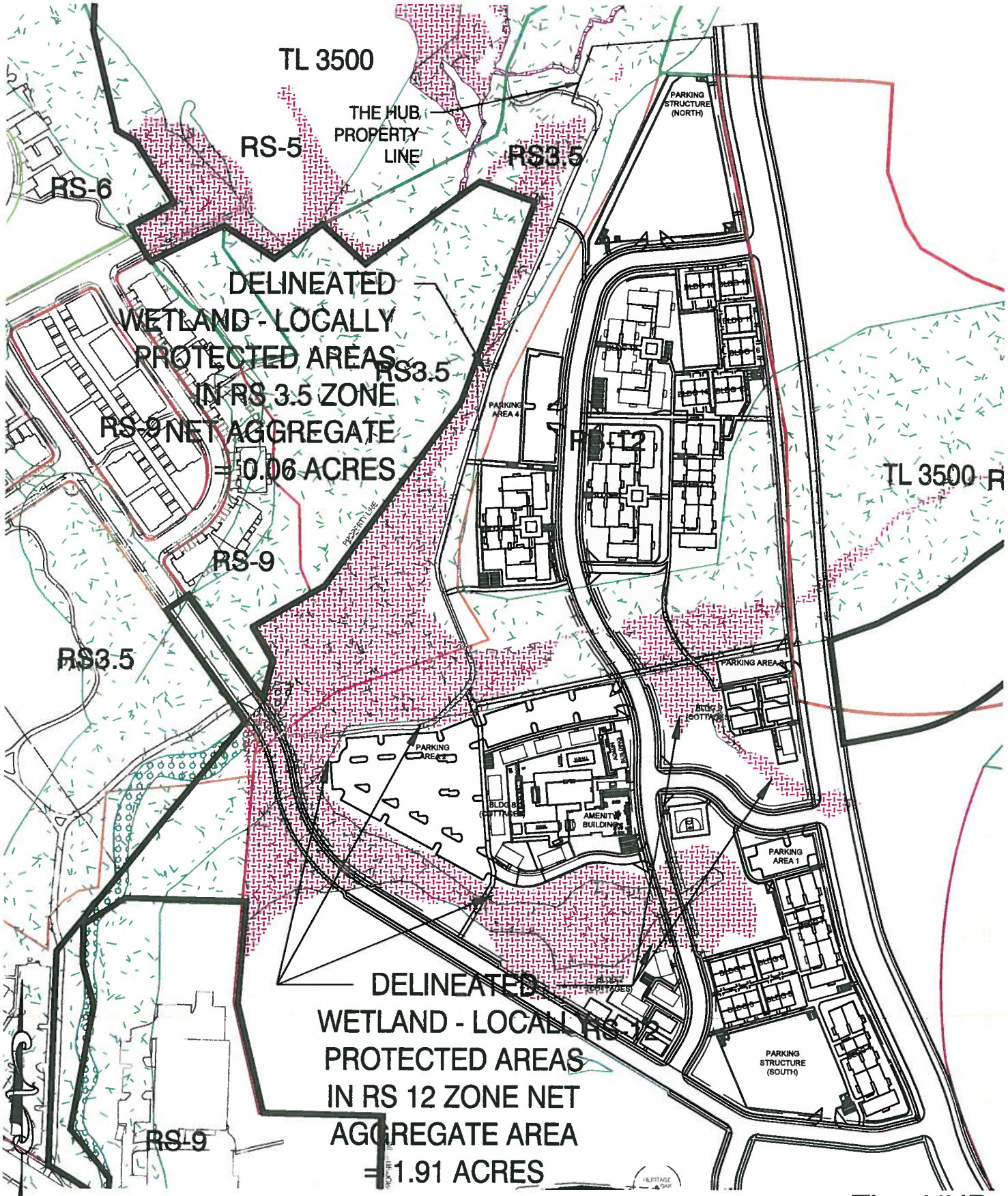


The HUB
DELINEATED LOCALLY PROTECTED WETLAND AREAS BY ZONE
FIGURE 5A

FILE: i:\CMLJD Projects\13432\Reports\13432SITECALCS_NATFEAT_LU.dwg [FIG 5A DEL WET BY ZONE] 7/27/2014 11:27 AM - Linda



0 125 250 500

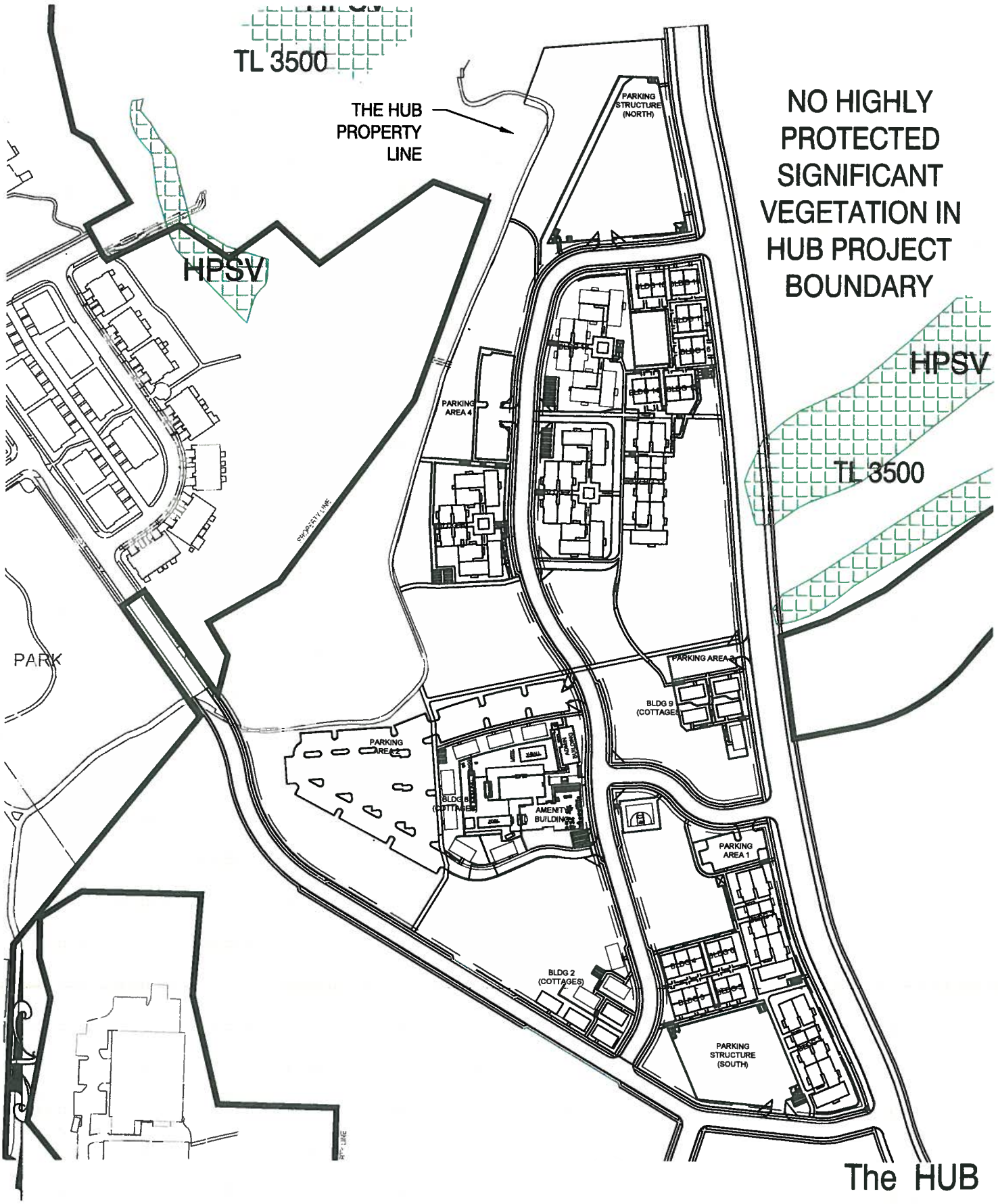
SCALE: 1" = 250'

The HUB

DELINEATED LOCALLY PROTECTED WETLAND AREAS NET AGGREGATE AREAS

FIGURE 5B

FILE: I:\CIVIL3D Projects\13432\Reports\13432SITECALCS_NATFEAT_LU.dwg [FIG 5B DEL WET NET] 7/27/2014 11:28 AM - Linda



The HUB
HIGHLY PROTECTED SIGNIFICANT VEGETATION AREAS
FIGURE 6

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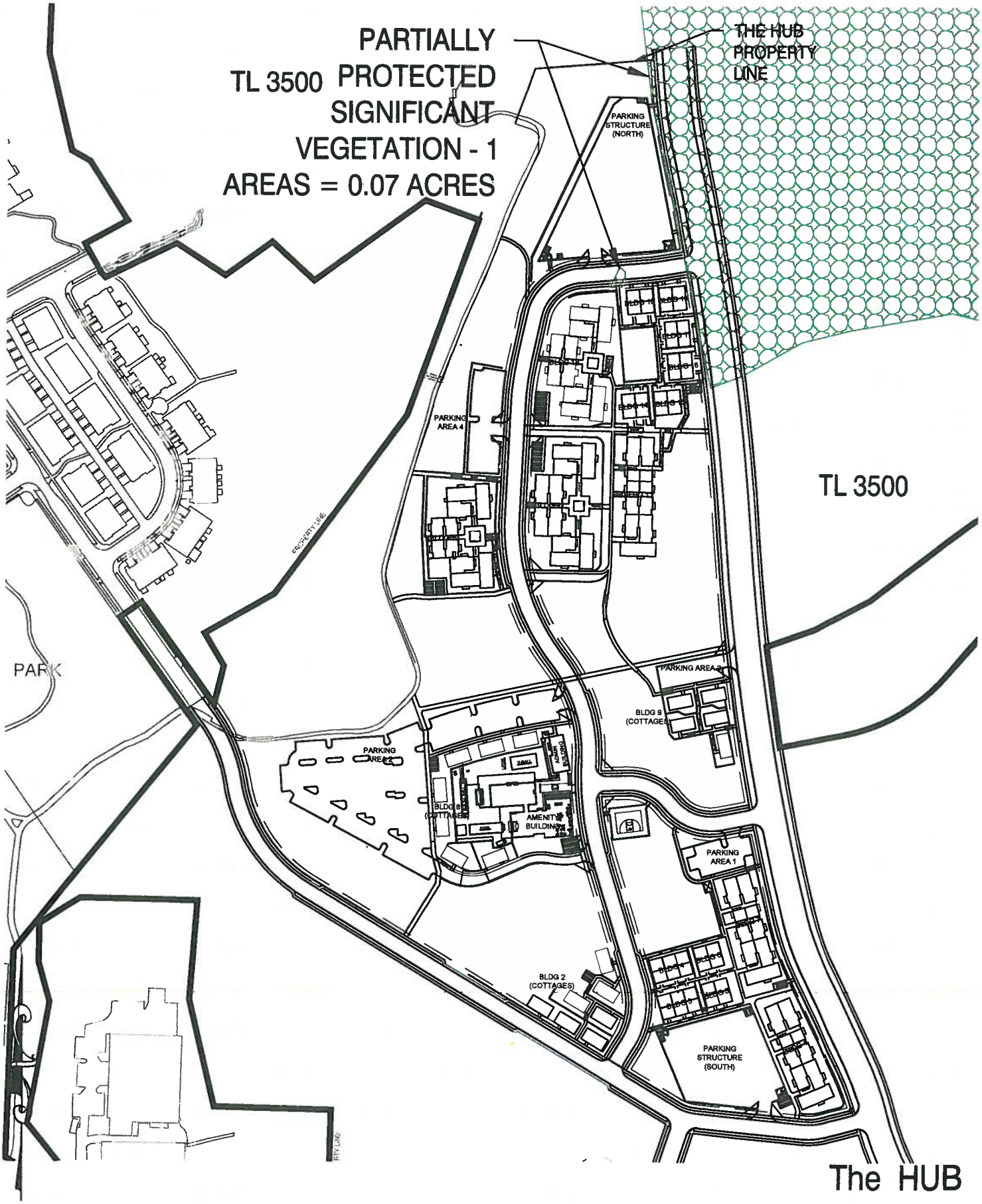

The HUB

PARTIALLY PROTECTED SIGNIFICANT VEGETATION - 1 (PPSV-1) AREAS

FIGURE 7

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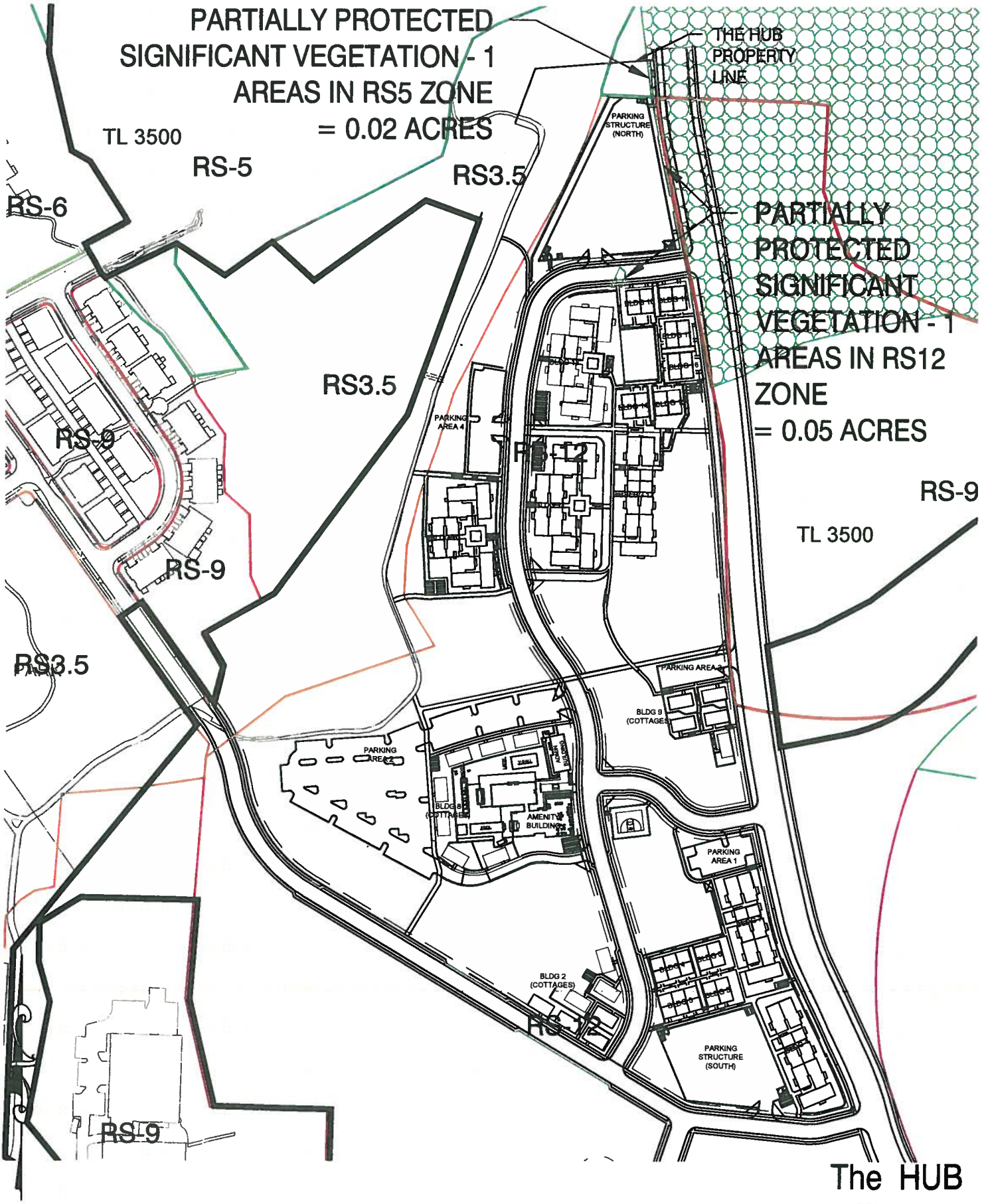

The HUB

PARTIALLY PROTECTED SIGNIFICANT VEGETATION - 1 (PPSV-1) AREAS BY ZONE

FIGURE 7A

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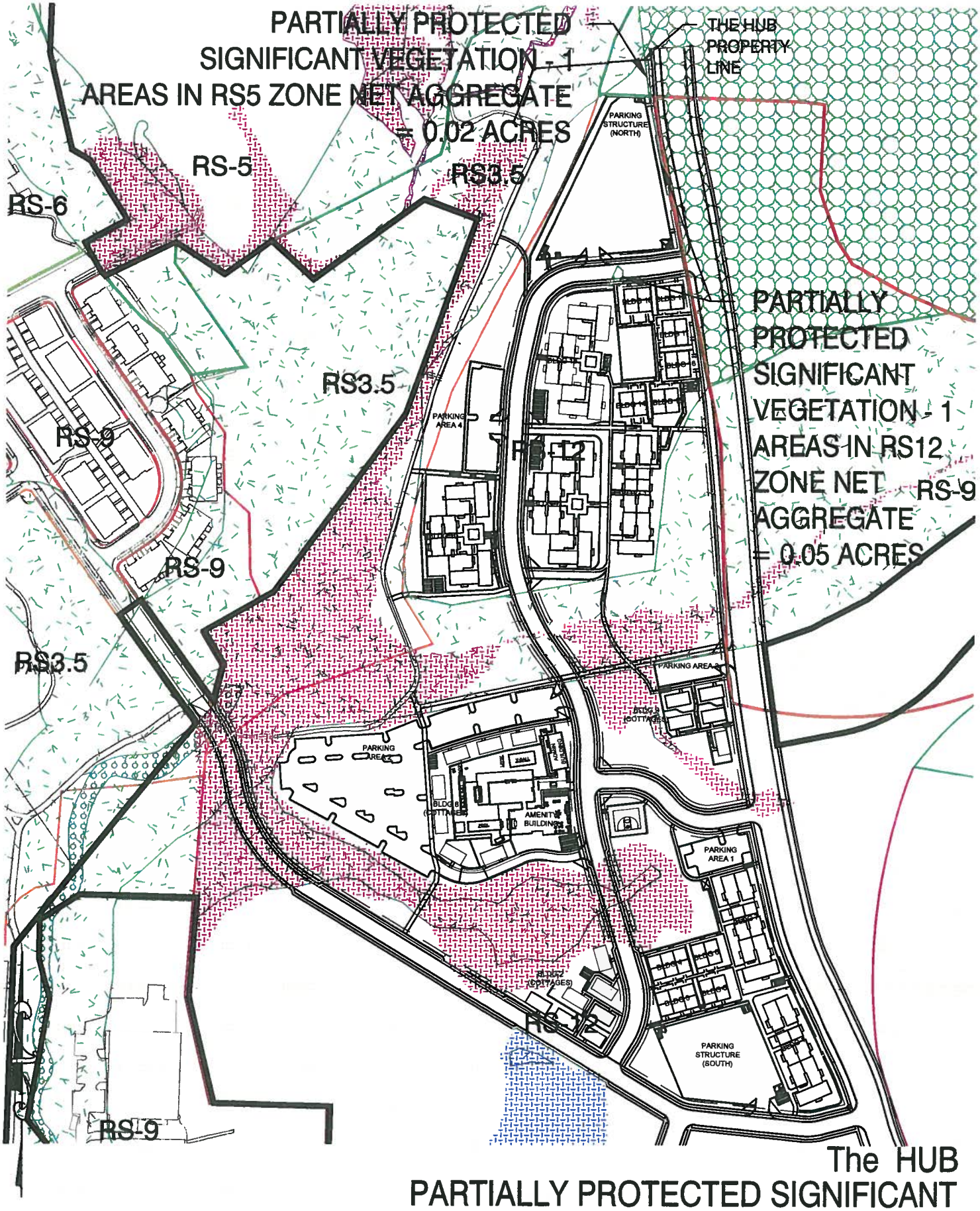
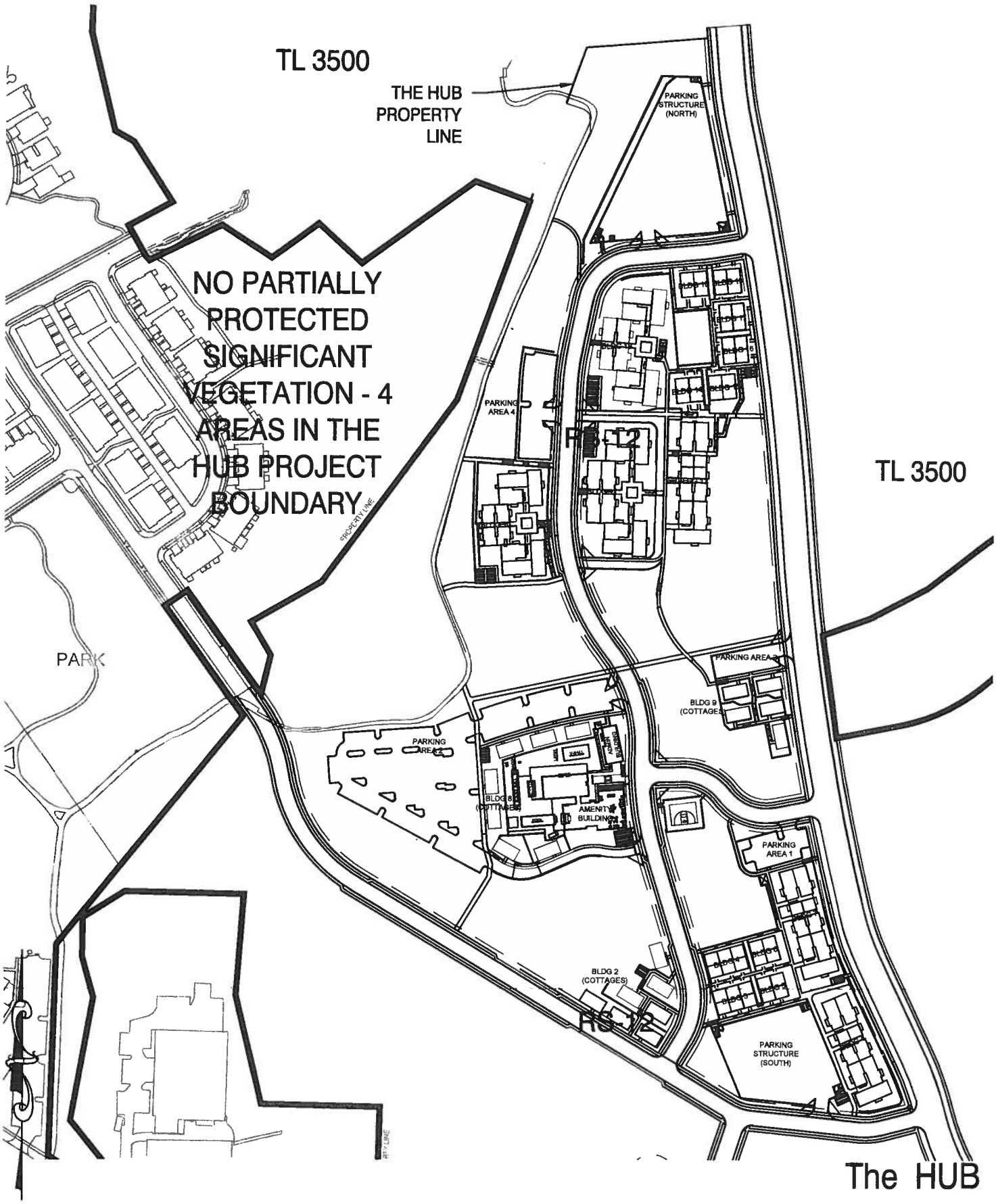


The HUB
PARTIALLY PROTECTED SIGNIFICANT VEGETATION - 1 (PPSV-1) NET AGGREGATE AREAS BY ZONE
FIGURE 7B

FILE: i:\CIVIL3D Projects\13432\Reports\13432SITECALCS_NATFEAT_LU.dwg [FIG 7B PPSV-1 NET] 7/27/2014 11:33 AM - Linda

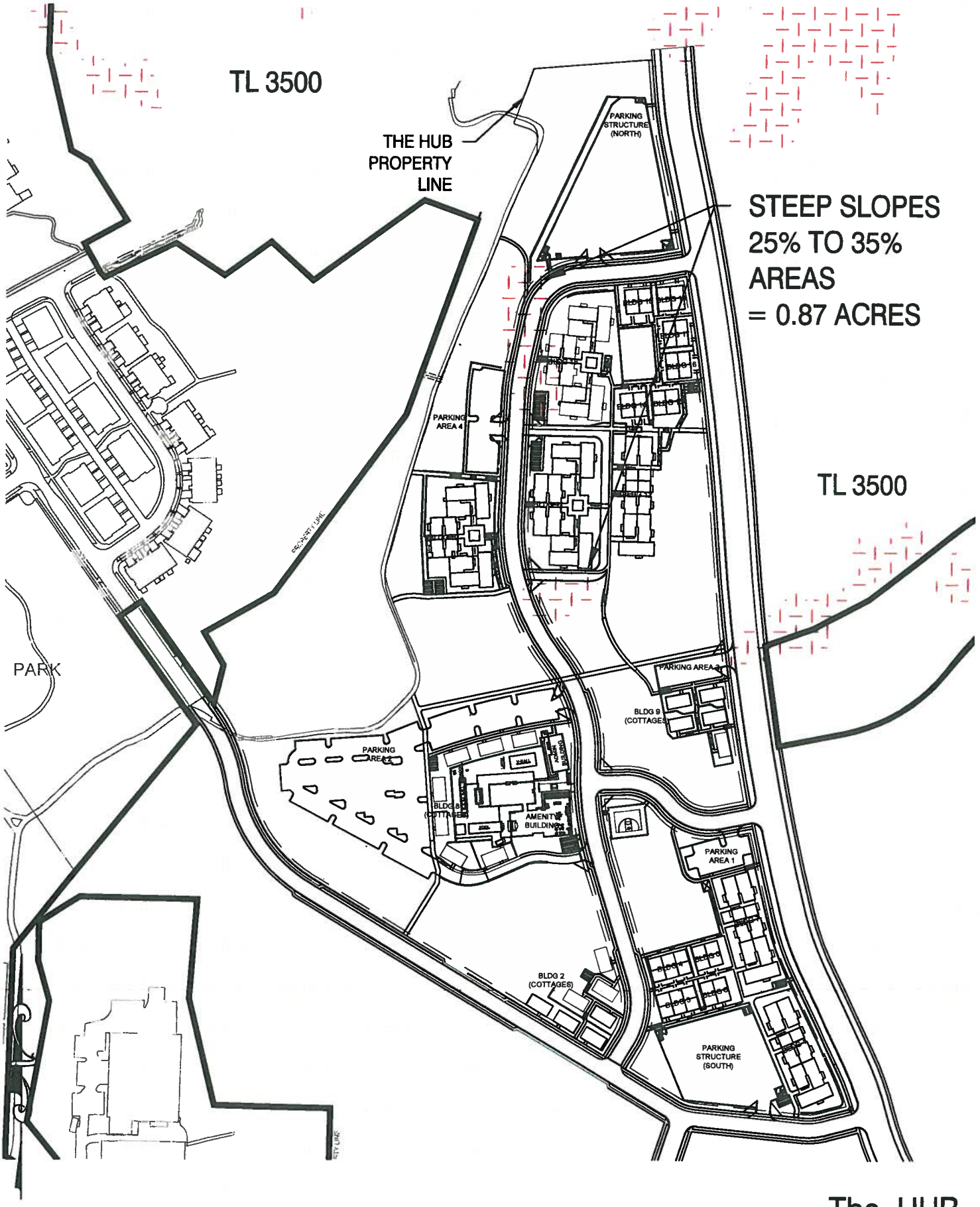


The HUB

PARTIALLY PROTECTED SIGNIFICANT VEGETATION - 4 (PPSV-4) AREAS

FIGURE 8

FILE: I:\CML3D Projects\13432\Reports\13432SITECALCS_NATFEAT_LU.dwg [FIG 8 PPSV-4] 7/27/2014 11:35 AM - Linda



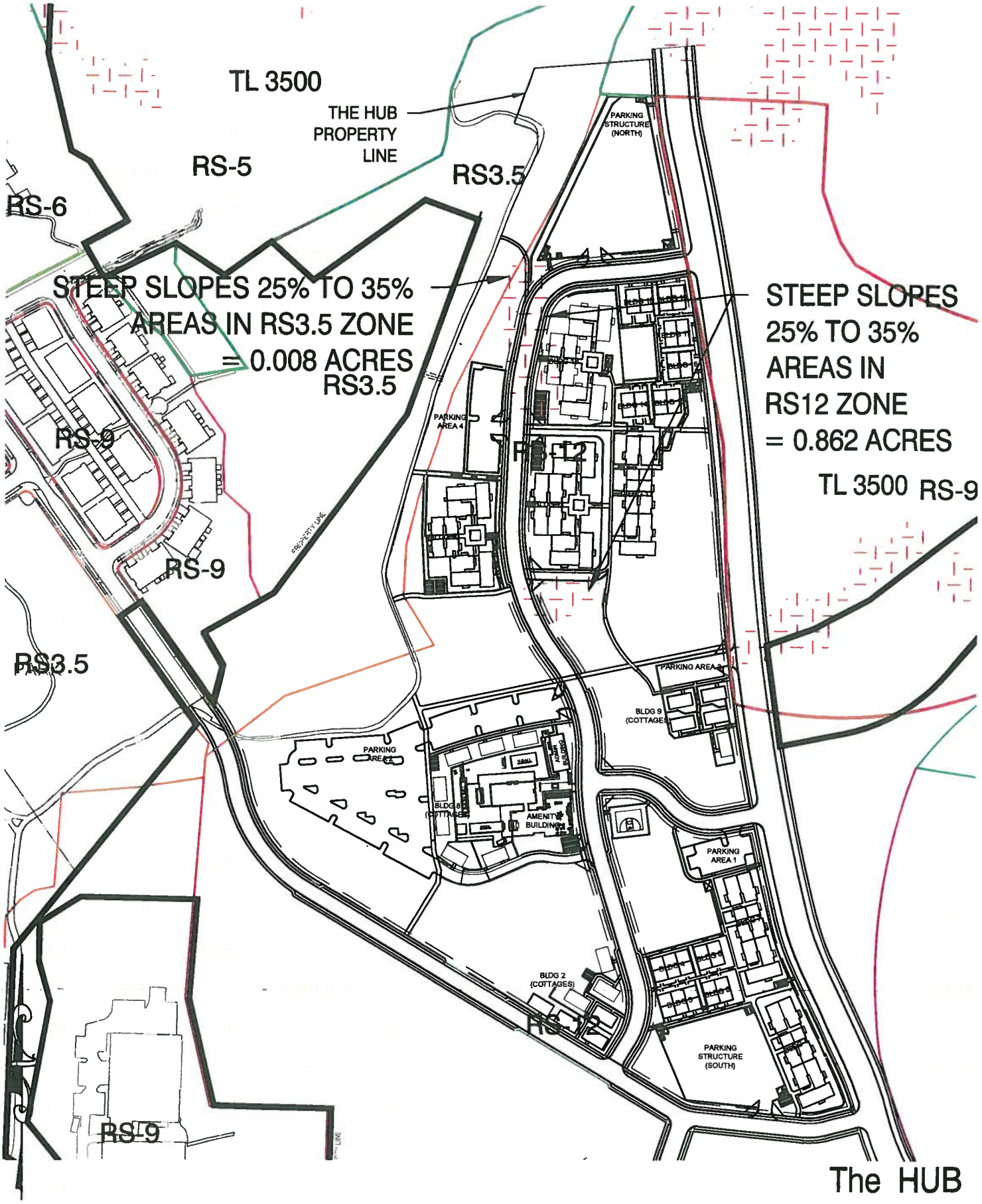
0 125 250 500

SCALE: 1" = 250'

The HUB
STEEP SLOPES 25% TO 35% AREAS

FIGURE 9

FILE: I:\CIVIL3D Projects\13432\Reports\13432SITECALCS_NATFEAT_LU.dwg [FIG 9 SLOPES 25-35] 7/27/2014 11:36 AM - Linda

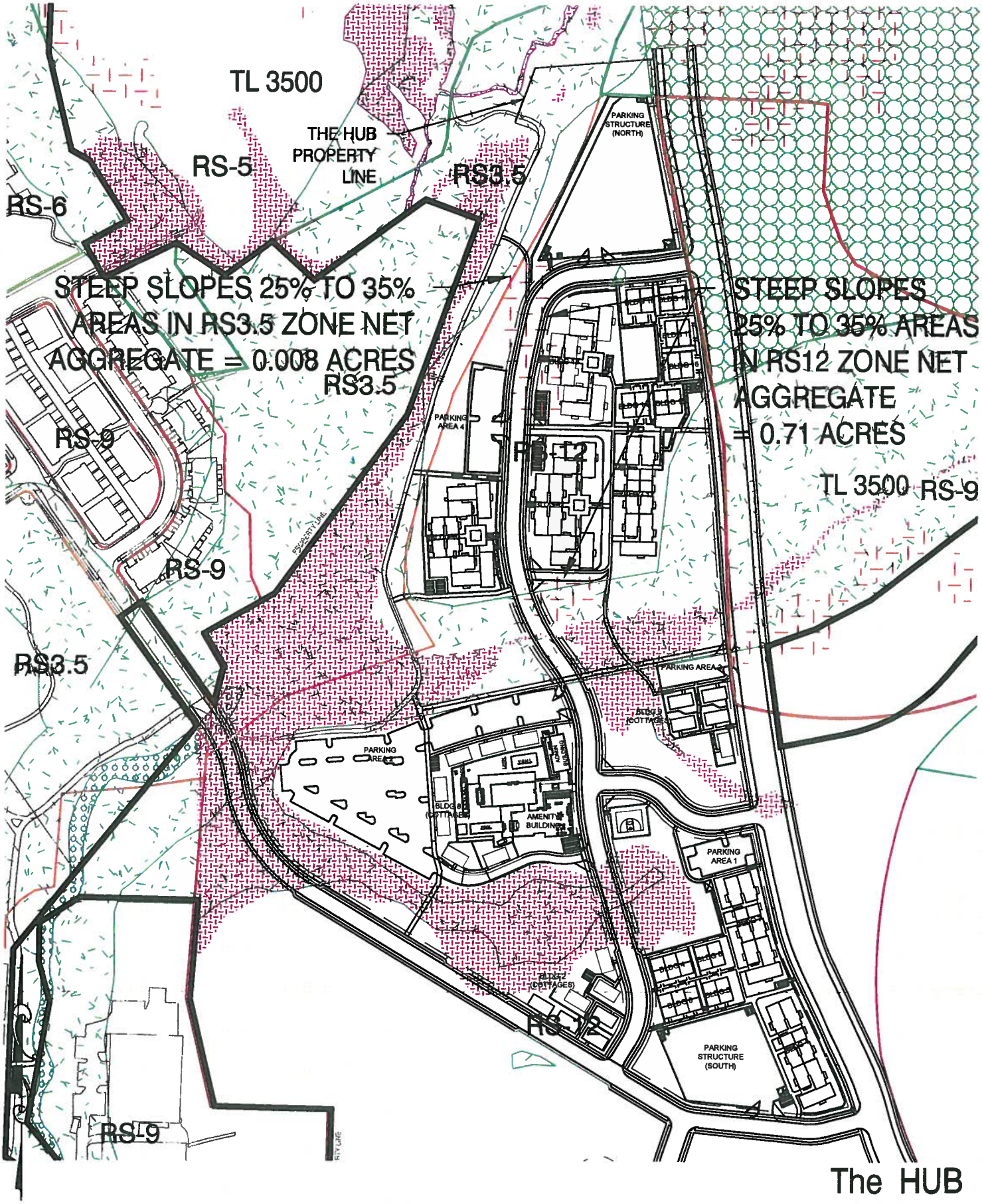


The HUB

STEEP SLOPES 25% TO 35% AREAS BY ZONE

FIGURE 9A

FILE: I:\CIVIL3D Projects\13432\Reports\13432SITECALCS_NATFEAT_LU.dwg [FIG 9A SLOPES 25-35 BY ZONE] 7/27/2014 11:37 AM - Linda



0 125 250 500

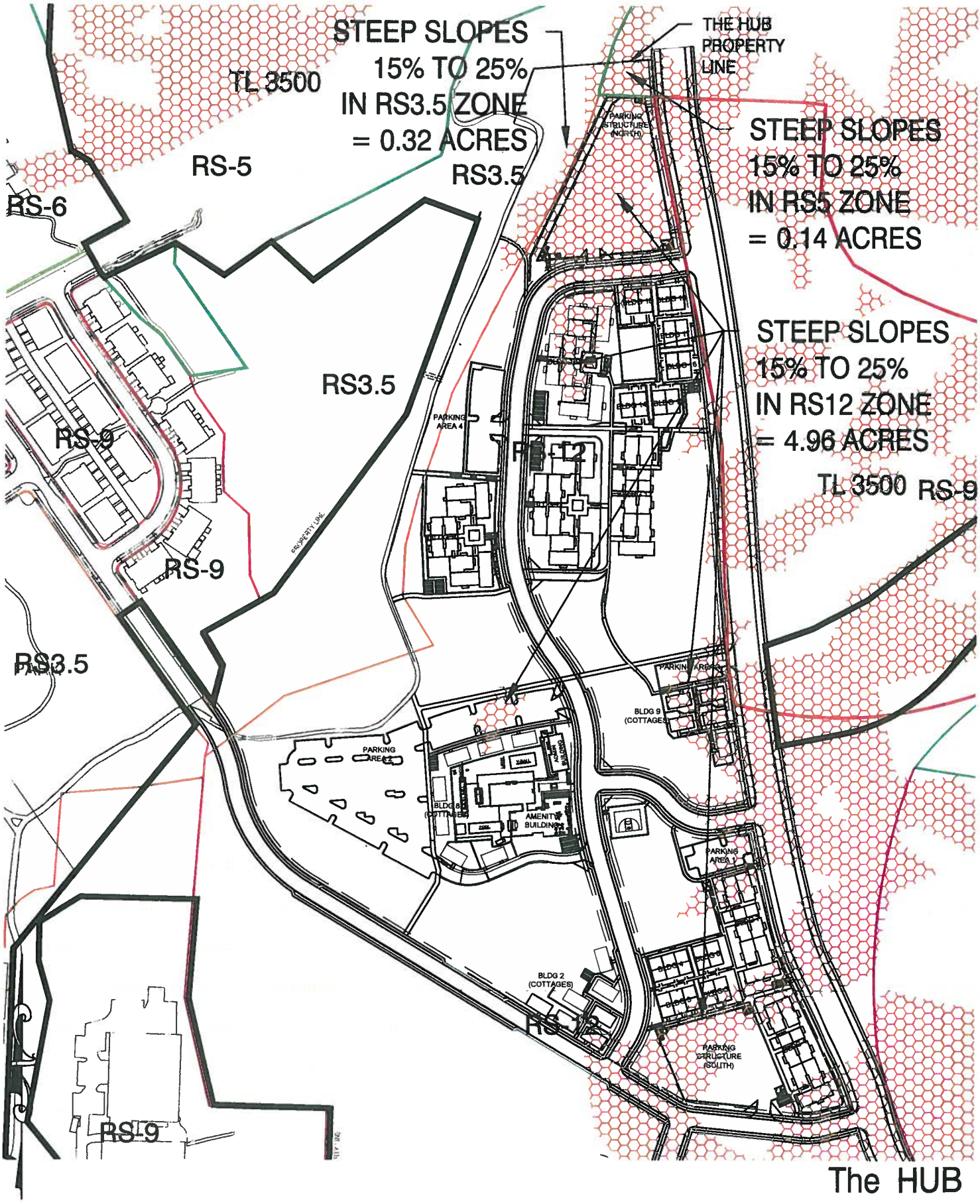
SCALE: 1" = 250'

The HUB

STEEP SLOPES 25% TO 35% NET AGGREGATE AREAS BY ZONE

FIGURE 9B

FILE: I:\CIVIL3D Projects\13432\Reports\13432SITECALCS_NATFEAT_LU.dwg [FIG 9B SLOPES 25-35 NET] 7/27/2014 11:38 AM - Linda

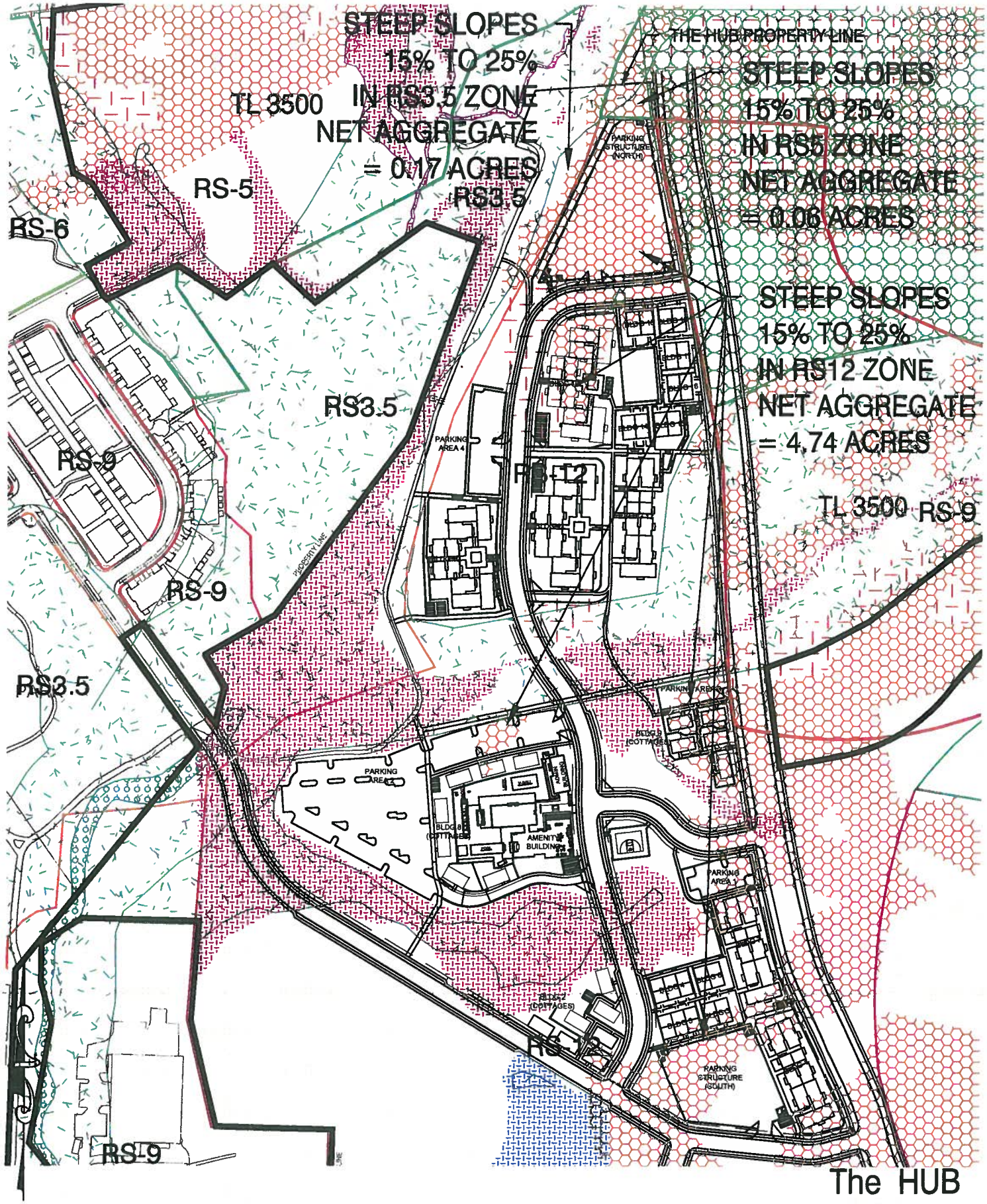


FILE: i:\GWL30 Projects\13432\Reports\13432SITECALCS_NATFEAT_LU.dwg [FIG 10A SLOPES 15-25 BY ZONE] 7/27/2014 11:42 AM - Linda

The HUB

STEEP SLOPES 15% TO 25% AREAS BY ZONE

FIGURE 10A

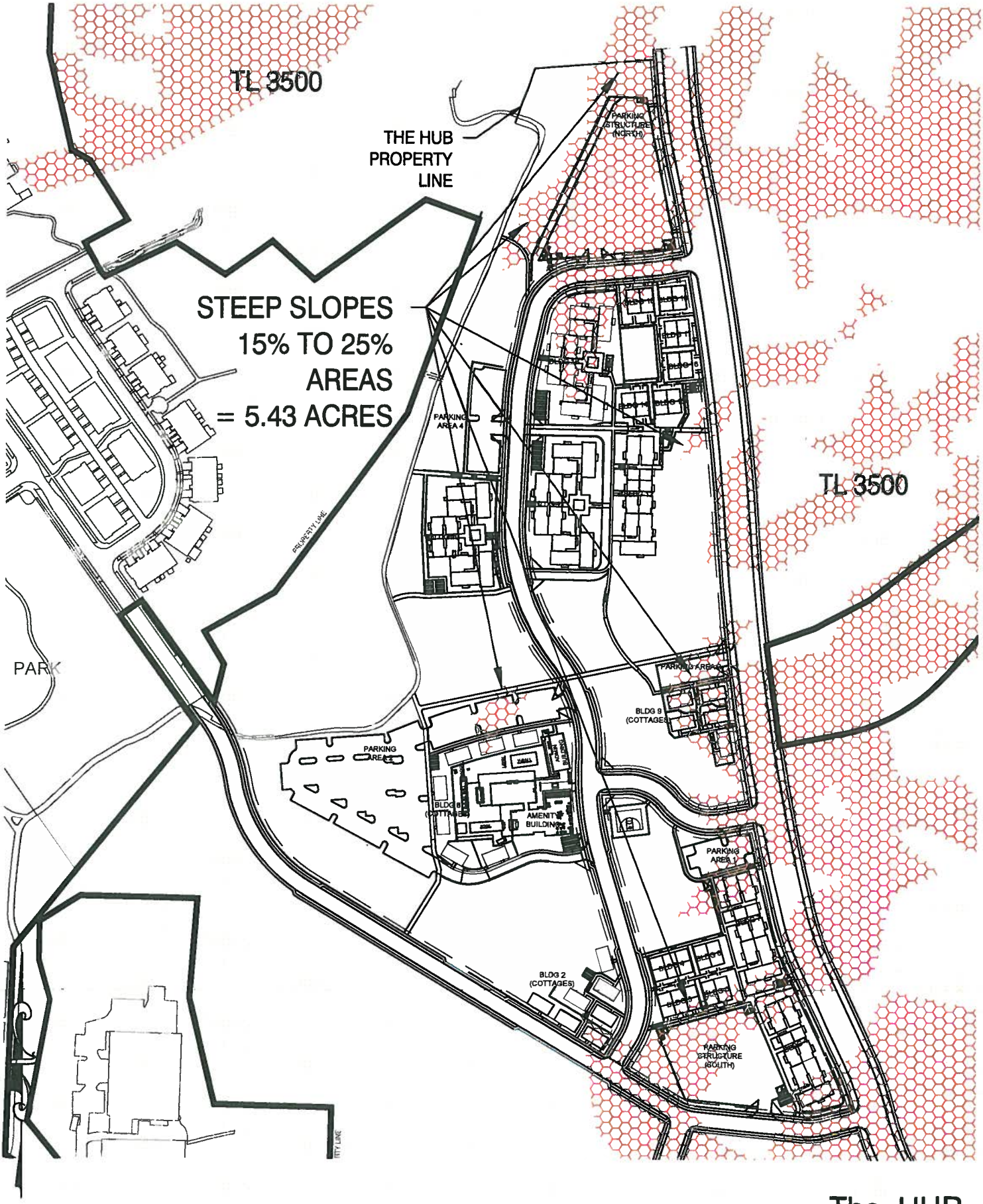


The HUB

STEEP SLOPES 15% TO 25% NET AGGREGATE BY ZONE

FIGURE 10B

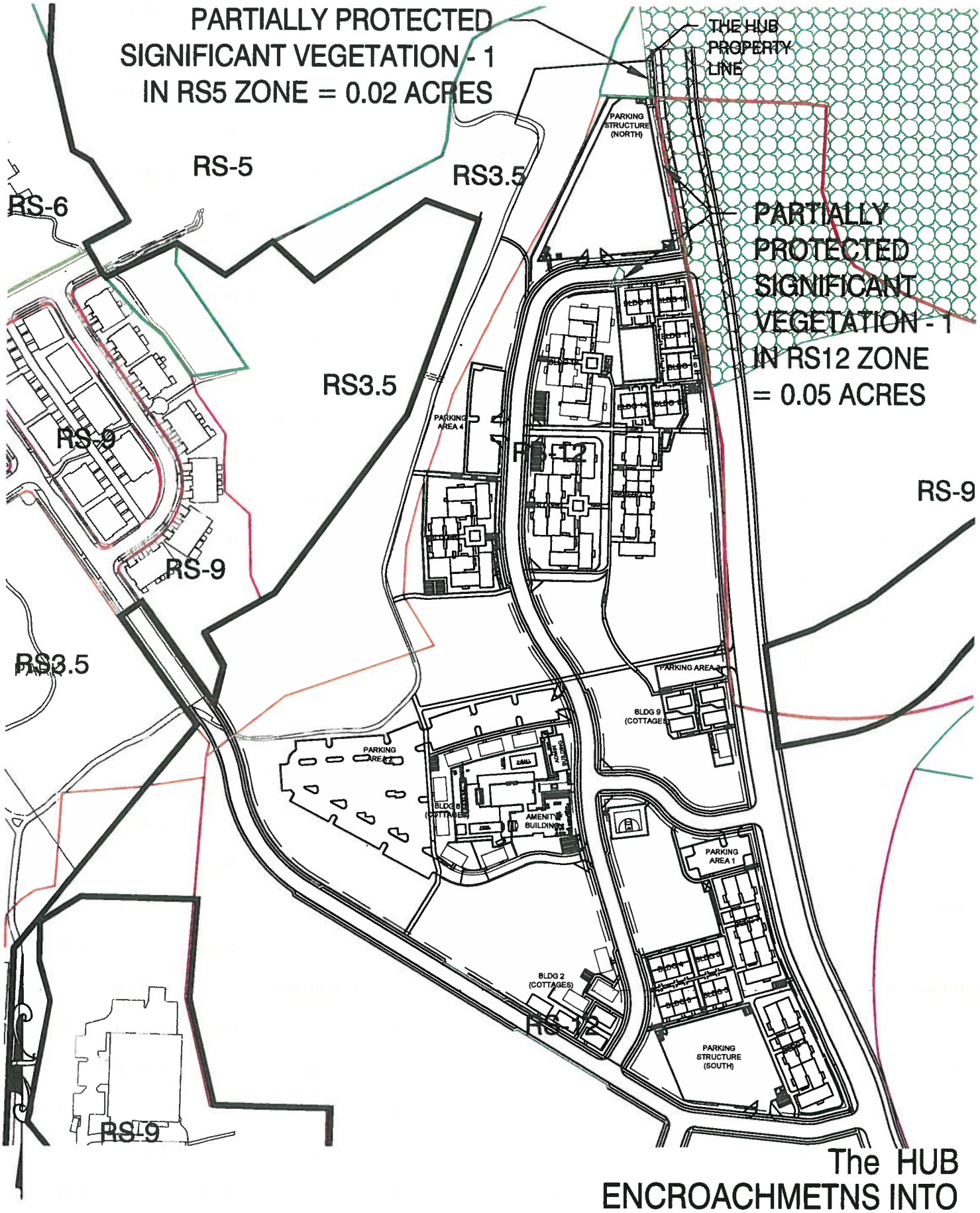
FILE: I:\CIVIL3D Projects\13432\Reports\13432SITECALCS_NATFEAT_LU.dwg [FIG 10B SLOPES 15-25 NET] 7/27/2014 11:43 AM - Linda



The HUB
STEEP SLOPES 15% TO 25% AREAS

FIGURE 10

FILE: I:\CIVIL3D Projects\13432\Reports\13432SITECALCS_NATFEAT_LU.dwg [FIG 10 SLOPES 15-25] 7/27/2014 12:02 PM - Linda



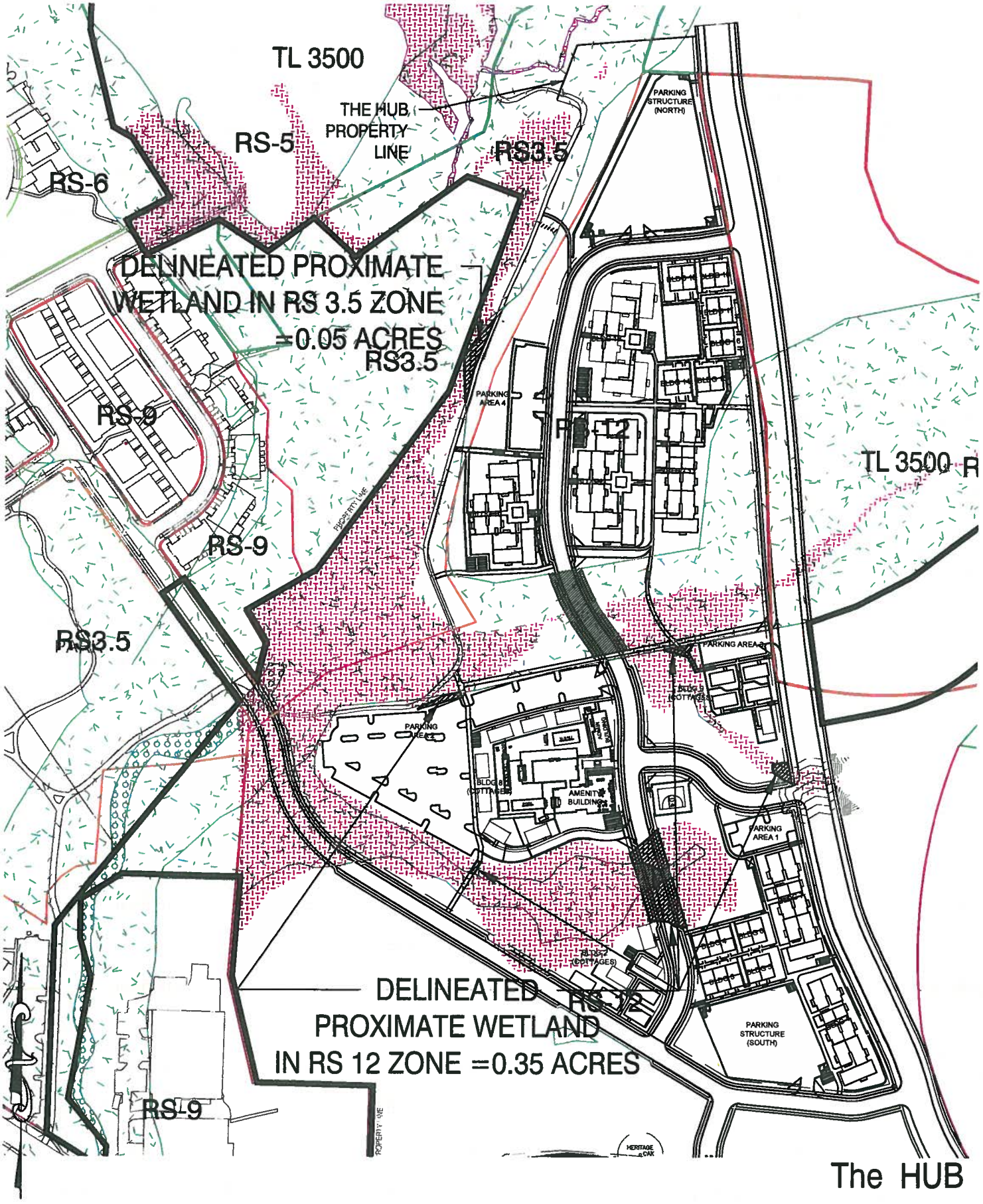
0 125 250 500

SCALE: 1" = 250'

The HUB ENCROACHMETNS INTO PARTIALLY PROTECTED SIGNIFICANT VEGETATION - 1 (PPSV-1) AREAS

FIGURE 11

FILE: I:\CIVIL3D Projects\13432\Reports\13432SITECALCS_NATFEAT_LU.dwg [FIG 11 PPSV-1 ENCHROACH] 7/27/2014 11:44 AM - Linda

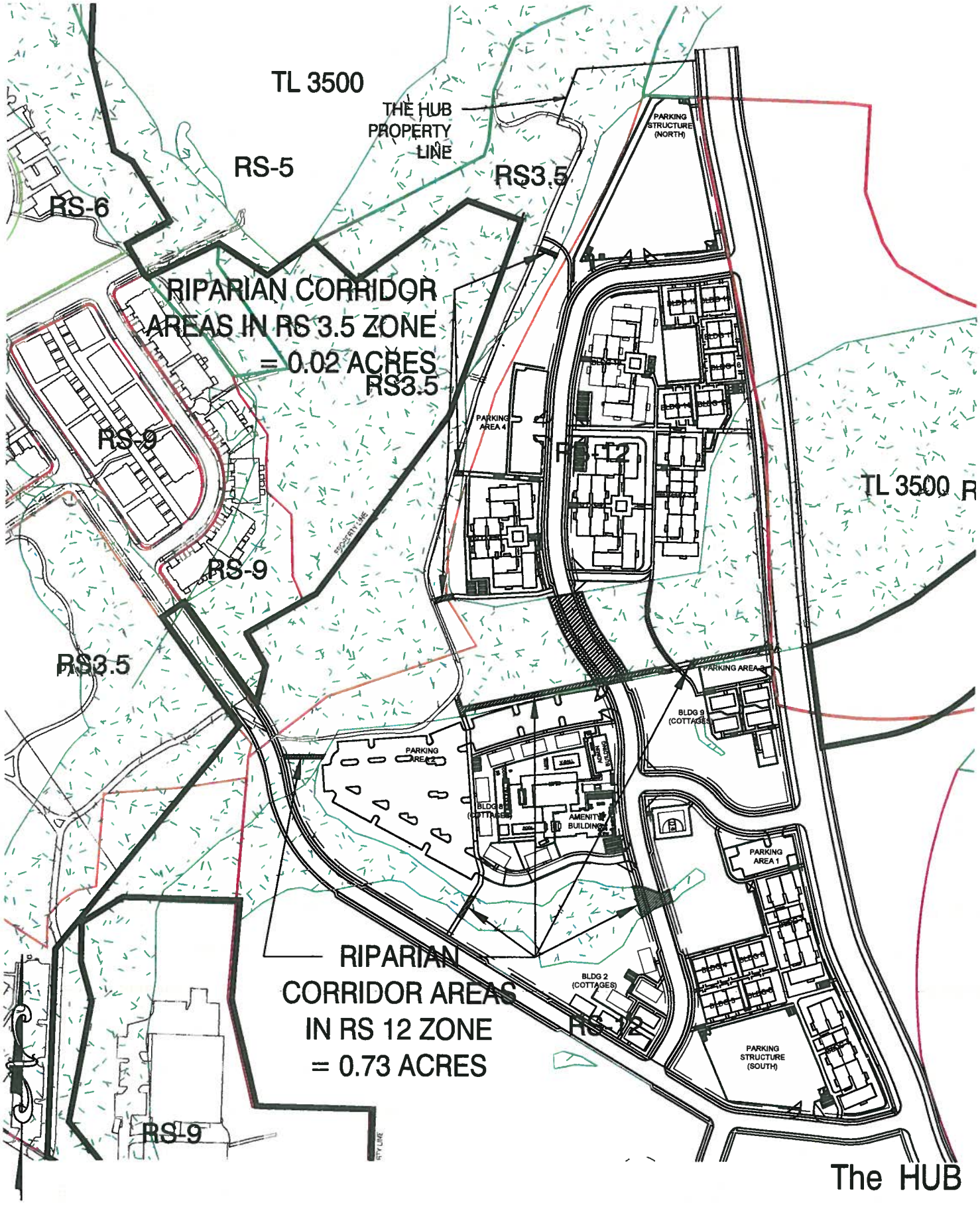


The HUB

ENCROACHMENTS INTO DELINEATED PROXIMATE WETLAND AREAS

FIGURE 12

FILE: I:\CML3D Projects\13432\Reports\13432SITECALCS_NATFEAT_LU.dwg [FIG 12 DEL WET ENCROACH] 7/27/2014 11:45 AM - Linda



The HUB
ENCROACHMENTS INTO HIGHLY PROTECTED RIPARIAN CORRIDOR AREAS
FIGURE 13

FILE: I:\CIVIL3D Projects\13432\Reports\13432SITECALCS_NATFEAT_LU.dwg [FIG 13 RIPARIAN CORR ENCROACH] 7/27/2014 11:46 AM - Linda

a. Highly Protected Significant Vegetation (HPSV); or

Response: *No HPSV on the Applicant's property.*

b. Partially Protected Significant Vegetation (PPSV). Areas designated as PPSV are further differentiated into four sub-categories:

1. PPSV-1;

Response: *0.07 acre of PPSV-1 on the Applicant's property.*

2. PPSV-2;

Response: No PPSV-2 on the Applicant's property.

3. PPSV-3; and

Response: *No PPSV-3 on the Applicant's property.*

4. PPSV-4;

Response: No PPSV-4 on the Applicant's property.

b. As a part of any development proposal or vegetation management effort on sites containing any of the Significant Vegetation areas in "c," above, four copies of the information in "1" through "9", below, shall be submitted on forms provided by the Director. The Director may waive any of the requirements below when such information is found to be unnecessary for the evaluation of a proposed plan.

- Description of the land on which the proposed development is to take place, such as address, lot, block, tract, or similar description;
- Signed consent of the owner(s) or the owner's legal representatives of the subject property(ies);
- Narrative addressing how the application meets the standards in this Chapter;
- Data sheets from the Corvallis Natural Features Inventory for each of the Natural Resources and Natural Hazards located on the site;

5. Existing Site Plan Information - Site plans indicating existing conditions. Plans shall be no larger than 24 by 36 in. and shall include a legible copy reduced to either 8.5 by 11 in. or 11 by 17 in. The site plan shall be drawn to scale and show:

a. Date, scale, scale bar, and north arrow;

b. Relationship of the site to adjoining properties, streets, alleys, structures, public utilities, drainageways, and drainage patterns, especially those that would affect adjacent Natural Resources and Natural Hazards identified as significant on the Natural Hazards Map, Riparian Corridors and Wetlands Map, or the Significant Vegetation Map;

c. Property lines and dimensions;

d. Location and extent of each of the Natural Hazards identified as Highly Protected on the Natural Hazards Map, both on and within 150 ft. of the site;

e. Location and extent of each of the Natural Hazards identified as Partially Protected on the Natural Hazards Map, both on and within 150 ft. of the site;

f. Location and extent of each of the Natural Resources identified as Highly Protected on the Significant Vegetation and Riparian Corridor and Wetlands Maps, both on and within 150 ft. of the site;

g. Location and extent of each of the Natural Resources identified as Partially Protected on the Significant Vegetation and Riparian and Wetlands Maps, both on and within 150 ft. of the site;

h. Public and private roadways and driveways;

i. Location and extent of required Department of State Lands and/or U.S. Army Corps of Engineers Wetland mitigation areas located on the site and/or a permit indicating any off-site mitigation acreage requirements.

e. Vehicle and pedestrian access points and accessways;

f. Public and private easements and labels as to the purpose of the easements;

g. Existing structures, including fences and walls;

h. Existing off-street parking facilities; and

6. Proposed Site Plan Information - Site plans indicating areas of proposed vegetation removal, vegetation preservation, vegetation planting, and development and/or areas of ground disturbance. Plans are to be no larger than 24 by 36 in. and shall include a copy of the site plan reduced to either 8.5 by 11 in. or to 11 by 17 in. Plans shall be drawn to scale and shall include the information required in "5," above, and the following:

a. Location, extent, acreage, and types of vegetation to be protected and/or enhanced;

b. Location, extent, acreage, and types of vegetation to be removed;

c. Location, extent, and net area calculations indicating any proposed encroachments into each specific protected Natural Feature or Natural Hazard area indicated on the Natural Hazards Map, Riparian Corridors and Wetlands Map, or the Significant Vegetation Map;

d. Location, development pattern plans, and drainage pattern impacts as required for associated grading and development permit reviews;

e. If grading is to occur, a grading plan showing existing and finished contours on the site, at two-ft. contour intervals;

f. Existing percentage of cover for the areas where vegetation is to be removed;

g. A reforestation/replanting plan in protection/enhancement areas that includes:

1. Location, extent, and acreage of the vegetation to be planted;

2. Types of vegetation to be planted;

3. Number of deciduous trees, conifers, and shrubs to be planted;

4. Size and spacing of the plantings;

5. Planting schedule;

6. Erosion control measures;

7. Estimated cost of replanting the trees and shrubs; and

8. Mitigation for any negative impacts resulting from changed drainage patterns.

7. All necessary permits shall be obtained from those federal, state or local governmental agencies from which approval is required, including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33
U.S.C. 1334, as amended. If obtaining such permits is a Condition of Approval for a land use application, such Condition of Approval shall be satisfied prior to issuance of any construction permit.

c. Additional Requirements for Sites Containing PPSV-4 Areas - In addition to the application requirements identified in Section 4.12.50.a through 4.12.50.d, above, development proposals on sites containing areas designated as PPSV-4 shall include the following information:

A detailed planting plan of proposed trees, shrubs, and ground covers at the same scale as the project site plan. This plan shall include:

- Location, extent, and acreage of vegetation to be preserved and/or enhanced;
- Location, extent, and acreage of vegetation to be planted;
- Number and types of deciduous trees, conifers, shrubs, and ground covers to be planted;
- Size and spacing of the plantings;
- Mature Tree Canopy Coverage on the site, based on either the anticipated canopy at 15 years of age or the canopy of the preserved existing trees, whichever is greater. See Tree Canopy Coverage in Chapter 1.6 - Definitions;
- Planting techniques/standards and schedule;
- Protection fencing location and method of installation;
- Irrigation plan;
- Maintenance plan indicating the responsibility to maintain and replace the required vegetation, including the Conditions, Covenants, and Restrictions (CC&R's) of the Homeowners' Association when a Homeowners' Association is proposed; and

10. Estimated cost of planting the trees, shrubs, and ground covers.

g. If an applicant has produced part or all of a submittal in an electronic format, an electronic version of these documents shall be provided (both text and graphics, as applicable). The applicant shall coordinate with the City regarding compatible electronic formats.

Response: *The Applicant concurs with these submittal requirements and will submit a complete SVMP with an actual construction permit application.*

Section 4.12.60 - STANDARDS FOR DEVELOPMENT ON SITES CONTAINING SIGNIFICANT VEGETATION

The location and extent of development on sites containing Significant Vegetation shall be based on the standards established below. Encroachments into areas of Significant Vegetation may be permitted based on the provisions of Chapter 4.11- Minimum Assured Development Area and the following:

b. Partially Protected Significant Vegetation-1 (PPSV-1) Areas - For properties containing areas designated as Partially Protected Significant Vegetation-1 (PPSV-the following standards shall apply:

1. Development shall be located on areas outside of the PPSV, except to the extent allowed by the provisions of Chapter 4.11- Minimum Assured Development Area;

Response: *The two distinct areas of PPSV-1 vegetation, Figure 7, 7A, and 7B, located on the Applicant's property will be completely removed by the construction of Kings Boulevard (0.05 acres) or the construction of the new local street (0.02 acres). Under the provisions of LDC 4.0 the City Engineer has determined these public improvements are required for a functional street system.*

2. The provisions for determining Minimum Assured Development Area may be applied directly to the PPSV-1 resource area, rather than applying it to the entire development site, as required in all other instances;

Response: *Please see response to No. 1 above.*

3. Vegetation that is required to be protected shall be preserved and/or enhanced in specific tracts or conservation easements (as defined in ORS 271.715), which shall be planted and/or preserved such that a minimum of a 70 percent Mature Tree Canopy Coverage is achieved within the tracts or conservation easements. The preserved and/or enhanced vegetation shall not be placed in tracts, if the creation of separate tracts will cause the remainder lot or parcel to fall below the required minimum lot area. The City of Corvallis shall be the holder of proposed conservation easements. Exceptions to this requirement shall be granted based on the following:

Response: *Applicant proposes to mitigate the 0.07 acres of PPSV-1 in a conservation easement area located in the RS-5 zoned portion of the property.*

a. Preserved existing upland prairie areas shall be credited as 100 percent Mature Tree Canopy Coverage; and

b. Preserved Oak savannas, which are identified as ARA type 13 in the Natural Features Inventory, shall be credited at 70 percent Mature Tree Canopy Coverage;

Response: *Exceptions are not applicable.*

4. Vegetation that is required to be protected, that has been damaged, destroyed, or cut shall be restored or replaced in specific tracts or conservation easements (as defined in ORS 271.715), such that a minimum of 70 percent Mature Tree Canopy Coverage is achieved in the tracts. This mitigation shall be completed consistent with Section 4.12.100- Enforcement and Mitigation Provisions; and

Response: *The proposed mitigation area will be preserved and planted to meet this standard.*

5. Portions of the site developed according to the MADA provisions contained in Chapter 4.11 - Minimum Assured Development Area, such as areas outside of preserved Significant Vegetation tracts or easements, shall be planted to achieve 35 percent Mature Tree Canopy Coverage. Street trees and other trees required by Chapter 4.2 - Landscaping, Buffering, Screening, and Lighting may be included in the determination of Tree Canopy Coverage.

Response: *Not applicable.*

d. For areas of Significant Vegetation to be Considered Preserved, They Must Be Treated as Follows –

1. Existing trees shall be considered preserved only if no cutting, filling, or compaction of the soil takes place between the trunk of the tree and the perimeter of the tree's Circle of Protection. A Circle of Protection is created by the greater of the two areas defined by the formulas below:

a. A radius in feet that equals the diameter in inches of the tree trunk at four ft. above Natural Grade. For example, a 15-in. diameter tree creates a 15 ft. radius of protected area; or

b. A perimeter located five ft. outside of the tree's drip-line.

2. Existing vegetation may be considered preserved only if no cutting, filling, or compaction of the soil takes place within the vegetation's Circle of Protection. A Circle of Protection for vegetation is created by defining a circle around the vegetation, the perimeter of which is located one ft. outside of the vegetation's drip-line or edge.

3. Temporary fencing to protect trees and vegetation shall be used to clearly mark areas to be preserved. Such fencing shall be placed outside the Circle of Protection of all trees and/or vegetation located within 50 ft. of any area where construction, ground disturbance, and/or vegetation removal is likely to occur. All such fencing shall be in place prior to vegetation removal and/or the issuance of an Excavation and Grading Permit and shall be maintained throughout the vegetation removal and/or construction period.

4. Vegetation removal and ground disturbance shall be prohibited within the Circle of Protection for all trees and vegetation areas to be preserved.

5. Irrigation shall be prohibited and no increase or decrease in either drainage volume or frequency shall occur within the Circle of Protection of preserved oak trees.

g. Mature Tree Canopy Coverage shall be based on either the anticipated 15-year Mature Tree Canopy Coverage or the canopy of the preserved existing trees, whichever is greater. See Tree Canopy Coverage and 15-year Mature Tree Canopy Coverage in Chapter 1.6 - Definitions.

Response: *Applicant concurs, mitigation area planting shall be based upon this Standard.*

h. A minimum of 30 percent of the planted mitigation trees must be Large Canopy Tree species. See Tree, Large Canopy in Chapter 1.6 - Definitions.

Response: *Applicant concurs, mitigation area planting shall be based upon this Standard.*

i. Required street trees and parking lot landscaping shall not be credited toward mitigation trees, shrubs, or ground covers.

Response: Applicant concurs.

j. Required street trees and parking lot landscaping trees shall be credited for Mature Tree Canopy Coverage in developed areas outside protected HPSV or PPSV areas.

Response: Not applicable.

k. Trees, shrubs, and ground covers required in Section 4.12.60 to be planted to achieve minimum landscape and/or Tree Canopy Coverage shall be continuously maintained in a healthy manner. Prior to the removal of any vegetation a cash deposit, bond, or other financial security allowed by Code in the amount of 125 percent of the cost of required mitigation trees, shrubs, and ground covers shall be provided. Similar financial security for maintenance and replacement of vegetation shall be provided for a minimum of five years after the plantings. Required trees, shrubs, and ground covers that die within the first five years after initial planting must be replaced in kind.

Response: Applicant concurs.

l. Required trees, shrubs, and ground covers shall be planted within 180 days of their removal and shall be irrigated as per Chapter 4.2 - Landscaping, Buffering, Screening, and Lighting, except as provided in "f.5," above .

Response: Applicant concurs.

m. In addition to the standards in this Chapter, developed areas shall be landscaped in accordance with Chapter 4.2 - Landscaping, Buffering, Screening, and Lighting.

Response: Applicant concurs.

n. Construction site activities shall be located outside of Significant Vegetation protection areas. Such construction activities include, but are not limited to parking, material storage, soil compaction, and concrete washout.

Response: Applicant concurs.

[Section 4.12.60 amended by Ordinance 2012-18, effective December 13, 2012]

Section 4.12.50- PROCEDURES (Significant Vegetation)

a. Compliance with the provisions of this Chapter shall be determined through the development review processes identified in Section 1.2.110 of Chapter 1.2 – Legal Framework and/or through the Building Permit or construction permit review processes. Applications for Building Permits, other land development permits, and/or permits for vegetation removal on sites containing Significant Vegetation shall be reviewed to ensure that existing vegetation is preserved, enhanced, and/or its removal mitigated for based on and consistent with the standards contained in this Chapter. No Building Permits, other land development permits, and/or permits for vegetation removal shall be approved for sites containing Significant Vegetation without an approved Significant Vegetation Management Plan, which may be applied for as a concurrent application. See Section 4.12.90 - Standards for Significant Vegetation Management Plans.

b. Within Significant Vegetation Areas, the activities in "1," through "5," below, are prohibited unless they are specifically exempted in Section 4.12.30, or are allowed as a result of the approval of a Significant Vegetation Management Plan, a land use development permit, or a construction permit. See Section 4.12.90 - Standards for Significant Vegetation Management Plans.

1. Removing, damaging, destroying, or cutting any tree greater than four in. caliper as measured four ft. above Natural Grade;

2. Removing, damaging, destroying, or cutting any shrub over four ft. in height;

3. Removing any ground covers or soil;

4. Preparing a site for development, such as excavating, grading, clearing, etc.

5. Constructing fences over four ft. in height or of a material that will prevent small animal passage.

Response: *Applicant will submit a complete Significant Vegetation Management Plan (SVMP) with an actual construction permit application.*

a. Submittal Requirements for Development on Sites Containing Significant Vegetation - Areas of Significant Vegetation within the community have been identified in two ways as follows:

1. All Natural Hazards and Natural Resources are depicted with overlays on the Comprehensive Plan and Official Zoning Maps. Significant Vegetation is one of the Natural Resources identified;

Response: *Attachments "E", "L-2", and "L-2A"*

2. The Significant Vegetation Map depicts the actual locations of Significant Vegetation and the specific levels to which different Significant Vegetation areas are to be protected. Standards are established in this Chapter for the protection of Significant Vegetation by designating the areas as follows:

Section 4.12.70 - PROVISIONS LIMITING EXTENSIONS OF PUBLIC AND PRIVATE ROADWAYS AND UTILITIES ON SITES CONTAINING SIGNIFICANT VEGETATION

Location and construction of streets, utilities, bridges, bicycle, and pedestrian facilities within Significant Vegetation areas must be deemed necessary to maintain a functional system by the City Engineer. This Code, City Transportation and Utility Master Plans, and other adopted City plans shall guide this determination. The design standards of Chapter 4.0 - Improvements Required with Development shall be applied to minimize the impact to the Significant Vegetation area.

Section 4.12.80- ADDITIONAL PROVISIONS

a. Location of recreational facilities on sites containing Significant Vegetation areas are limited to areas outside of Significant Vegetation except as allowed by the provisions in Chapter 4.11 - Minimum Assured Development Area. Such recreational facilities include activities such as developed camp sites, horse arenas, barns, clubhouses, etc.

Response: *Not applicable.*

b. Subdivisions, Land Partitions, and Property Line Adjustments that would create lots or parcels that cannot be developed in conformance with the standards contained in this Chapter are prohibited, with the exception of lots created for public park purposes.

Response: Not applicable.

Section 4.12.90 - STANDARDS FOR SIGNIFICANT VEGETATION MANAGEMENT PLANS

Significant Vegetation Management Plans (SVMPs) may be approved as part of or separate from development applications. They shall meet the standards outlined below and, when found to comply with these standards, the SVMPs shall be approved by the Community Development Director. The SVMP shall:

a. Provide application materials outlined in Section 4.12.50.d.2 through Section 4.12.50.d.5; Sections 4.12.50.d.6.a, 4.12.50.d.6.b, 4.12.50.d.6.f, and 4.12.50.d.6.g; and Section 4.12.50.d.7 through Section 4.12.50.d.9.

b. Allow for the removal of Douglas Fir trees and provide for the retention of non- conifer vegetative species.

c. Preserve non-conifer vegetation in HPSV areas and PPSV areas consistent with Sections 4.12.60.f, 4.12.60.g, 4.12.60.k, and 4.12.60.n.

d. Provide for erosion control measures consistent with the City of Corvallis Engineering Standards.

e. Include the vegetation management activities as recommended in the Natural Features Inventory Report and Database for enhancement of each wildlife habitat area and/or Tree Grove (sub-polygon) located within the Significant Vegetation Management Plan area; and ensure the Significant Vegetation Management Plan is consistent with those recommended activities; and

f. Remain in effect until modified or replaced with a subsequently approved SVMPs.

Response: *The Applicant will submit a complete SVMP, in accordance with the above Standards, with an actual construction permit application.*

LDC 4.13.50 - USE LIMITATIONS AND EXCEPTIONS WITHIN HIGHLY PROTECTED RIPARIAN CORRIDORS AND RIPARIAN-RELATED AREAS

Highly Protected Riparian Corridors are those which have been identified as warranting a high level of protection due to their environmental importance and Natural Resource quality. Riparian-related Areas are defined as Proximate Wetlands, drainage easements and drainage dedications under the City's jurisdiction, and open space tracts that have been created for Riparian Corridor protection purposes. Additionally, the Special Flood Hazard Area serves an important Riparian Function. This area is mapped on the City's Natural Hazards Map, and is subject to the protections outlined in Chapter 2.11 - Floodplain Development Permit and Chapter 4.5 - Floodplain Provisions.

In addition to the requirements of the underlying zone, the following limitations and exceptions shall apply to activities within Highly Protected Riparian Corridors and Riparian related Areas, as mapped on the City's Riparian Corridors and Wetlands Map.

a. Removal of Vegetation - Removal of vegetation from Riparian Corridors and Riparian-related Areas is prohibited, except for the following purposes:

1. Stream restoration and enhancement programs;

2. Removal of Invasive and/or Noxious Vegetation as defined in Chapter 1.6 - Definitions. If necessary, in conjunction with vegetation removal non-rip-rap erosion control measures shall be utilized;

3. Substitution of local source native plant species for non-native plants. Such local source native plant species shall originate from stock collected from wild plants within 75 miles of planting site;

4. Development of Water-related or Water-dependent Uses as defined in Chapter 1.6 - Definitions, provided such Uses are designed and constructed to minimize impact on existing Riparian Vegetation;

5. Removal of emergent in-channel vegetation likely to cause flooding events that result in structural damage;

6. Perimeter mowing/cutting of vegetation for fire hazard prevention/fuel reduction, provided such mowing/cutting occurs no more than 20 ft. around structures;

7. Continuation of agricultural activities occurring on a property prior to December 31, 2004, such as grazing livestock, growing crops, etc. However, the use of herbicides or other pesticides, the application of synthetic fertilizers, and the storage of toxic materials in these areas is subject to applicable state and federal regulations, as well as the restrictions set forth in the Corvallis Municipal Code.

8. Maintenance and protection of the function of City utilities and transportation facilities located within Riparian Corridors and Wetlands;

9. Allowance of activities under an Oregon Department of Fish and Wildlife approved restoration plan for improving Riparian Function. As a component of this plan, and as a means of controlling the spread of the weeds throughout the Watershed, livestock may be permitted in areas with identified Invasive and/or Noxious Vegetation; and

10. Removal of Hazardous Trees - Requests for removal of Hazardous Trees, except in emergency circumstances, shall be reviewed by the City Urban Forester (or another qualified arborist) and approved, conditionally approved, or denied by the Community Development Director. Any trees removed shall be replaced by like native species or alternative approved native species listed on the City of Corvallis Native Plant List.

Response: *Complies; no vegetation is proposed to be removed as part of this application.*

b. Building, Paving, and Grading Activities - The placement of structures or impervious surfaces, as well as grading, excavation, and the placement of fill, are prohibited. Exceptions to the drainageway restrictions may be made for the purposes identified in items 1-7 of this Section, provided they are designed and constructed to minimize adverse impacts to Riparian Corridors and Riparian-related Areas.

1. Replacement or Relocation of Existing Buildings - Replacement or relocation of existing buildings, either within the building's original footprint, or with the same or reduced square footage area elsewhere on the site. A relocation of an existing building within the same square footage area, but located elsewhere on the site, is only allowed if the relocation of the building enhances Riparian, Stormwater, and Floodplain Functions. Under no circumstances shall a relocated building be located within 15 ft. of Top-of-bank. The relocation shall be considered to enhance Stormwater, and Floodplain Function if it furthers any of the following goals without worsening any other goal:

   a) Replaces standard construction with Flow-through Design construction, if the building is within the 100-year Floodplain (Special Flood Hazard Area);

   b) Moves the structure to a higher elevation;

   c) Moves the structure further from the Top-of-bank of the adjacent water body;

   d) Reduces the amount of impervious surface area in the Riparian Corridor; and

   e) Does not negatively impact non-noxious Riparian Vegetation. Invasive and/or Noxious Vegetation is defined in Chapter 1.6 - Definitions.

Response: *Not applicable; no replacement or relocation of existing buildings is proposed.*

2. The location and construction of streets, utilities, bridges, bicycle, and pedestrian facilities within Highly Protected Riparian Corridors and Riparian related Areas must be deemed necessary to maintain a functional system by the City Engineer. This Code, City Transportation and Utility Master Plans, and other adopted City plans shall guide this determination. The design standards of Chapter 4.0 - Improvements Required with Development shall be applied to minimize the impact to the subject area;

Response: *Complies, the public facilities proposed with this application have been deemed necessary to maintain a functional system by the civil engineer. The Applicant proposes to meet the design standards of LDC 4.0 as discussed previously in this application.*

3. Redevelopment of utility operations existing as of December 31, 2004, is also permitted. Required riparian easement areas shall be re-vegetated consistent with Section 4.13.50.d.1 and Section 4.13.50.d.2;

Response: *It is anticipated in this application that existing water and sanitary sewer located in riparian corridors will have to be relocated. The Applicant will comply with the revegetation standards.*

4. Development of Water-related and Water-dependent Uses, as defined in Chapter 1.6 - Definitions, where no other viable locations exist;

Response: *Not applicable; no water-related or water-dependent uses are proposed.*

5. Erosion control or flood control measures that have been approved by the Oregon Department of State Lands (DSL), the U.S. Army Corps of Engineers, or other state or federal regulatory agency with jurisdiction in this area. Erosion control or flood control measures shall either utilize bioengineering methods other than rip-rap, or shall utilize rip-rap only to address an imminent hazard to a structure built prior to December 31, 2004. If utilized, the rip-rap installation shall be designed by a Professional Engineer Licensed by the State of Oregon and approved by the Oregon Department of Fish and Wildlife;

Response: *Erosion control measures will require a 1200-c permit from the Oregon DEQ. This will be submitted at the time of the permit application. No known flood control measures are required.*

6. Development associated with the Minimum Assured Development Area that would be allowed in accordance with Chapter 4.11 - Minimum Assured Development Area (MADA); and

Response: *Not applicable; no development associated with MADA is proposed as the unconstrained area is large enough that the provisions of MADA do not apply. See following discussion of LDC Chapter 4.11 provisions.*

c. Residential Setback Reduction –

1. When development is occurring pursuant to the provisions of Chapter 4.11 - Minimum Assured Development Area (MADA), the following setback reductions are allowed for properties with Low Density Residential zoning and containing Highly Protected Riparian Corridors. The setback reductions shall apply to:

   a) Redevelopment in which all structures are removed from the Riparian Corridor area; and

   b) New development on vacant properties in which no structures are placed within the Riparian Corridor area.

2. Under the circumstances in "1," above, front and side yard setbacks may be reduced as shown in "a," through "c," below. However, the setback for front loading garages shall remain at 19 ft.

   a) 10 ft. for the front yard;

   b) five ft. for an interior side yard; and

   c) 10 ft. for an exterior side yard.

Response: *Not applicable; no residential setback reductions are proposed.*

d. Re-vegetation of Stream banks - Commensurate with the extent of new development of structures or of impervious surface areas on development sites containing Stream or river frontage as shown on the City's Riparian Corridors and Wetlands Map, the re-vegetation of Stream banks is required.

For each 500 sq. ft. of new structure area or impervious surface area, 100 lineal ft. of the development site's Stream frontage shall be re-vegetated according to the following standards, up to the total amount of the development site's Stream frontage:

1. Stream bank vegetation, as outlined in "2," below, shall be provided within the first 30 ft. from Top-of-bank, with the exception of the Willamette River, which shall be addressed as indicated in "3," below;

Response: *Not applicable, no development is proposed within 100' of any top of drainage bank.*

2. Re-vegetation Standards –

   a) Streams that already have existing vegetation as outlined in this provision are considered to be compliant with these Stream shading standards. To be considered compliant, at minimum the vegetation within the first 30 ft. from the Top-of-bank, as described in "1" above, shall include:

      1) An existing vegetated tree canopy consisting of healthy trees at least four in. caliper, measured at four ft. above Natural Grade, and located at an average spacing of 20 ft. along the Stream bank; and

2) An existing vegetated under story consisting of healthy riparian shrubs over at least 50 percent of the area; and healthy groundcover such that the combination of shrubs and groundcover results in a coverage over at least 90 percent of the area.

Response: *Not applicable per d.1 above.*

b) Streams that do not have the required existing vegetated tree canopy and existing vegetated under story in the area to be shaded are subject to re-vegetation. Such re-vegetation shall either be that required by an Oregon Department of Fish and Wildlife-approved restoration plan for improving Riparian Function, or that required by the provisions outlined below:

1) In areas that do not meet the tree canopy requirement outlined in "a" above, large-canopy riparian trees, such as Acer Macrophyllum, with a minimum caliper size of 3/4 -1 in. shall be planted in a triple row with staggered spacing of 20 ft. on center along the length of the Stream bank. All new trees are required to be mulched with four cubic ft. of bark chips and drip irrigated for a period of five years to ensure establishment. All new trees shall be staked and protected by rodent-proof fencing, as specified by the Public Works Department;

2) In areas that do not meet the riparian shrub coverage portion of the under story requirement outlined in "a," above, riparian shrubs shall be planted and maintained to provide the required 50 percent coverage within five years. The minimum planting size for the riparian shrubs shall be one gallon or 18 in. live stakes. All new shrubs shall be mulched with three in. of bark chips, extending one ft. from the drip line of the shrub or around the live stake or live stake bundle. All new shrubs shall also be irrigated and maintained for a period of five years to ensure establishment.

3) In areas that do not meet the groundcover coverage portion of the under story requirement outlined in "a," above, groundcover shall be maintained or planted to provide a minimum of 90 percent total coverage of shrubs and ground covers within five years. The minimum planting size shall be one gallon. Ground covers shall be mulched with three in. of bark chips and irrigated for a period of five years to ensure establishment.

Response: *Not applicable per d.1 above.*

3. For properties along the Willamette River, any re-vegetation within the Willamette River Greenway (WRG) shall be determined through the WRG Conditional Development review process and shall be based upon the procedures and criteria contained in Chapter 2.3 - Conditional Development and Chapter 3.30 - Willamette River Greenway (WRG) Overlay. However, for Riparian Corridor areas of the Willamette River Greenway that are subject to the provisions of this Chapter, and are preserved as part of the Conditional Development process, such preserved portions of Riparian Corridors shall be subject to the re-vegetation standards contained in section "2.b," above.

Response: *Not applicable; property is not located along the Willamette River.*

e. Subdivisions, Land Partitions, and Property Line Adjustments - For properties with Natural Resources or Natural Hazards subject to Chapter 2.11 - Floodplain Development Permit, Chapter 4.5 - Floodplain Provisions, Chapter 4.12 - Significant Vegetation Protection Provisions, Chapter 4.13 - Riparian Corridor and Wetland Provisions, or Chapter 4.14 - Landslide Hazard and Hillside Development Provisions, no Subdivision, Partition, or Property Line Adjustment shall create new lots or parcels unless:

1. Each new and remaining lot or parcel contains an area unconstrained by Natural Resources or Natural Hazards; and

2. The unconstrained area in "1," above, is equal to or greater than the Minimum Assured Development Area for the zone or zones in which the development site falls.

Exceptions to this requirement are lots created for public park purposes and privately- or publicly-owned lots completely contained within land zoned Conservation-Open Space. New Subdivisions and Partitions may contain common open space tracts for the purpose of protecting Natural Resources and/or avoiding Natural Hazards.

Response: *The standard will be addressed in the subdivision application which will be submitted under separate cover.*

Section 4.13.70.02 - Easements, Easement Restrictions, Dedications, and Easement Widths

a. Easement - An easement shall be required when:

- Development is proposed on a vacant parcel or a partially developed parcel, and the amount of impervious surface on the parcel resulting from new development and/or redevelopment occurring after December 31, 2004, would cumulatively equal or exceed 20 percent of the total area of the parcel. The effects of new development and/or redevelopment shall be cumulative from December 31, 2004, and when the net effect of one or more changes results in 20 percent impervious coverage or more, an easement shall be required; or

- A parcel of land is divided into two or more parcels, whether by Land Partition or Subdivision.

b. Easement Restrictions - The easement shall contain sufficient restrictions on the use of the area to satisfy the purposes cited in Section 4.13.10 above. Restrictions shall apply to structural improvements, regrading, filling, and alteration of existing vegetative cover, as specified on an easement document provided by the City Engineer. Trees that fall within riparian easement areas are not to be removed, unless they are a hazard, or unless they would create flooding that would cause structural damage.

c. Dedications - The City will strongly consider accepting voluntary drainageway dedications provided:

- Public maintenance of the drainageway is anticipated or public ownership will enhance protection of the resource or maintenance of Stormwater Functions;

- Dedication of the drainageway area does not create substandard lot size, substandard building setbacks, or otherwise reduce applicable development standards to the point that would render the existing development Nonconforming;

- The methodologies for determining width described in subsection "d," are utilized; and

- The land to be dedicated is placed in a separate tract through the Land Division process.

d. Easement Widths - When an easement is required, the appropriate width shall be as described in "1," through "5," below. However, in no case shall riparian easements include areas containing existing buildings that are intended to remain, nor shall easements include development area assured under "4," below.

For areas with Riparian Corridors, as designated on the City's Riparian Corridors and Wetlands Map, the associated easement width and requirements shall be as follows:

1. Measurement and Separate Tract - Easement areas shall be measured from Top-of-bank, as indicated from a submitted topographic survey, and shall be placed in a separate tract.

2. Easement Width - When an easement is required, the appropriate width shall be as outlined in Table 4.13-2 - Easement Width, except as modified by the provisions in "3," through "5," below.

Table 4.13-2
Easement Width

Riparian Corridor Areas Mapped on the Riparian Corridors and Wetlands Map	Required Easement Area --To be Placed in Separate Tracts
All Partially Protected Stream Corridors *Response: Not applicable.*	Drainage channel + 25 ft. from Top- of-bank; or The boundary of the 0.2-ft. Floodway, whichever is greater[2]
Highly Protected Riparian Corridors along the Willamette and Mary's Rivers *Response: Not applicable.*	Drainage channel + 75 ft. from Top- of-bank; or The boundary of the 0.2- ft. Floodway, whichever is greater[2]
All other Highly Protected Riparian Corridors *Response: Applies*	Drainage channel + 50 ft. from Top- of-bank; or The boundary of the 0.2-ft. Floodway, whichever is greater[2]
Note: The area between the outer edge of the easement boundary and the outer *edge of the Riparian Corridor is regulated by sections 4.13.50 and 4.13.60.*	

[2] *Exceptions for select existing structures located between the 1.0-ft. Floodway and the 0.2-ft. Floodway are outlined in Chapter 2.11 - Floodplain Development Permit and Chapter 4.5 - Floodplain Provisions.*

3. If the 0.2-ft Floodway boundary, as determined by maps on file with the Floodplain Administrator or designee, extends beyond the required width as specified in "2," above, additional easement width shall be provided as needed to encompass the Floodway.

Response: *The existing 0.2 floodway will be wholly contained in the riparian corridor easement.*

4. If, through the provisions of Chapter 4.11 - Minimum Assured Development Area (MADA), it is determined that encroachment into a Riparian Corridor area is necessary to allow for utilization of the Minimum Assured Development Area, any associated easement requirement shall be relaxed to the extent necessary to allow for the minimum necessary encroachment into the resource area.

Response: *Not applicable.*

5. Easement widths wider than required in "2," above, may be accepted to cover the full Riparian Corridor, as determined per Section 4.13.40.a.1.

Response: *Applicant's proposes easement widths to match City mapping.*

4.13.50. A.10.

Response: *Complies; no vegetation is proposed to be removed as part of this application.*

a. Building, Paving, and Grading Activities - Within LPW areas, the placement of structures or impervious surfaces, as well as grading, excavation, and the placement of fill, is prohibited, except as outlined below. Exceptions to the LPW restrictions may be made for the purposes identified in "1," and "2," below, provided they are designed and constructed to minimize adverse impacts to Wetland Functions.

1. Replacement of existing buildings with buildings located within the original building footprint, provided replacement does not disturb additional surface area within the Wetland area. Vertical additions may be added to these structures if they do not disturb additional surface area within the Wetland area.

Response: *Not applicable; no replacement or relocation of existing buildings is proposed.*

2. Activities outlined in sections 4.13.50.b.2, 4.13.50.b.5, and 4.13.50.b.6.

Response: *For these activities wetland functions will be protected by and through the State and Federal approval process required as a condition of fill/removal in any wetland.*

d. Compliance with Some Use Limitations and Exceptions for Highly Protected Riparian Corridors and Riparian-related Areas - Compliance is required with sections 4.13.50.e through 4.13.50.g of Section 4.13.50 - Use Limitations and Exceptions for Highly Protected Riparian Corridors and Riparian-related Areas.

Response: *Complies; see discussion above.*

e. Department of State Lands and US Army Corps of Engineers Notification Required - In addition to the restrictions and requirements of this Section, all proposed development activities within any Wetland are also subject to Oregon Department of State Lands (DSL) and US Army Corps of Engineers standards and approval. Where there is a difference, the more restrictive regulation shall apply. In accordance with ORS 227.350, as amended, the applicant shall be responsible for notifying DSL and the Corps of Engineers whenever any portion of any Wetland is proposed for development.

No application for development will be accepted as complete until documentation of such notification is provided. Additionally, no site development permits, such as Grading and Excavation Permits, Public Improvements by Private Contract Permits (PIPC), and Building Permits, shall be issued until the City has received verification of DSL and Corps of Engineers approval for development on the subject site.

Response: *Applicant concurs, the required State and Federal permit applications will be submitted independently of this application. A copy of the wetlands delineation, State File No. WD14-0015, is included in the Appendix.*

LDC CHAPTER 4.14 – LANDSLIDE HAZARD AND HILLSIDE DEVELOPMENT PROVISIONS

4.14.50.02 – Applicability

Steeply sloped areas are identified on the Corvallis Natural Hazards Map. The Natural Hazards Map provides information regarding the location of steep slopes on property within the Corvallis Urban Growth Boundary.

a. The following standards regulate development on areas with slopes of 15 percent or greater, which are slopes identified as having a significant hazard potential;

b. In addition to these regulations, the Hillside Development standards in Section 4.14.70 apply to development in areas with slopes of 10 percent or greater; and

c. No portion of this Code shall preclude the Building Official's authority to require geotechnical reports and other analyses, as deemed necessary, and in compliance with the City's currently adopted Oregon Structural Specialty Code. All construction in these areas shall be subject to currently adopted Oregon Structural Specialty Code requirements.

Response: *Complies. See below.*

4.14.50.03 - Topographic Mapping Requirements

Applications for development on properties containing areas of 15 percent slope or greater, as indicated on the Natural Hazards Map, shall include a topographic map of the development site showing two-ft. contour intervals for the entire site. This information can be obtained from the Natural Hazards database, or the applicant may submit a topographic survey prepared and stamped by a licensed surveyor or civil engineer. In either case, the topographic map shall include the following information:

a. The topographic map shall differentiate between the following slope increments:

1. equal to, or greater than 35 percent;

2. equal to, or greater than 25 percent, but less than 35 percent; and

3. equal to, or greater than 15 percent, but less than 25 percent.

b. The topographic map shall also indicate the location of all existing and proposed improvements on the development site, including existing and proposed structures; driveways, parking areas, and other impervious surface areas; and proposed retaining walls. The topographic map shall also generally indicate the location of existing trees and landscaping on the development site.

Response: Complies. See Attachment "K," Existing Conditions, and Attachment "L-2", Existing Vegetation.

a. Site Assessments are required:

1. In conjunction with development proposals on areas with slopes of 15 percent or more; and

2. For development in Landslide Hazard areas, as stipulated in Section 4.14.60 of this Code;

b. The Site Assessment is an overview of site conditions, as well as a professional evaluation of whether or not additional studies are needed prior to development on a property. The Site Assessment shall be completed and stamped by either a Certified Engineering Geologist or by a Licensed Civil Engineer, licensed in the Specialty of Geotechnical Engineering. At a minimum, the Site Assessment shall include the following elements

1. A field investigation of the site and vicinity;

2. A discussion of geologic hazards, if any;

3. Suitability of the site for proposed development, from a geologic standpoint;

4. If applicable, discussion of any unusual or extreme geologic processes at work on the site, such as rapid erosion, Landslide Hazard, flood hazard, rockfall, subsidence, debris run-out, or other features;

5. A list of any geologic hazards that may affect the proposed land use, including slope stability, debris flow, flooding, topography, erosion hazard, shallow groundwater, springs, expansive soils, subsidence, fault rupture, or any other geologic hazard discovered by the investigation;

6. If applicable, an identification of any areas of the site recommended to be avoided for human-occupied structures;

7. If necessary, identification of mitigation measures needed to address any anticipated geologic problems;

8. A discussion regarding the need for follow-up studies that should be conducted, such as engineering geotechnical reports, additional subsurface exploration, or more extensive soil reports; and

9. Feasibility of the site for the proposed development.

Response: *Complies. The requisite site assessment, with all of the above information as applicable, is included in the Appendix.*

4.14.50.05 - Geotechnical (Soils Engineering) Report Requirements

a. Geotechnical Reports are required:

   1. In conjunction with development proposals in areas with slopes of 25 percent or greater;

   2. When called for by a Site Assessment Report, in conjunction with development proposals in Landslide Hazard areas as stipulated in Section 4.14.60 of this Code; or

   3. At the discretion of the Building Official.

b. A Geotechnical Report is intended to include:

   1. Data regarding the nature, distribution and strength of existing soils;

   2. Conclusions and recommendations for grading procedures;

   3. Design criteria for corrective measures, including buttress fill, when necessary; and

   4. Opinion on the adequacy of the development site for the intended use considering the proposed grading in relation to soils engineering factors, such as slope stability.

c. When a Geotechnical Report is required by this Code, it shall comply with the requirements for such reports, as prescribed in the Development Services Division's document, once developed, to be entitled "Geotechnical Report Requirements."

d. It is the responsibility of the geotechnical engineer to provide a report and appropriate design recommendations for existing site conditions and the proposed development. The Geotechnical Report shall be completed and stamped by a Licensed Civil Engineer, licensed in the Specialty of Geotechnical Engineering by the Oregon State Board of Engineering Examiners.

Response: *Complies. The requisite geotechnical report, with all of the above information as applicable, is included in the Appendix.*

LDC 4.14.50.06 – Standards for Areas with Slopes Equal to or Greater than 35 Percent

Generally, development in these areas is strongly discouraged due to concerns with safety, ground movement, slope stability, high levels of cut and fill, and hydrological and erosion impacts. However, very limited development, as described and regulated in "a," through "e," below, may occur in areas with slopes equal to or greater than 35 percent. These standards are applicable only to the specific portions of a site which contain the specified slopes, as indicated on a topographic survey. If an applicant demonstrates, by submittal of the topographic map, that development on a property can be accommodated without encroachment into the specified slope areas, then the following standards do not apply.

Response: *Not applicable. The development site does not contain any slopes greater than 35 percent.*

LDC 4.14.50.07 – Standards for Areas with Slopes Equal to or Greater than 25 Percent, but less than 35 Percent

Development in these areas should be avoided, if feasible, due to concerns with safety, ground movement, slope stability, and erosion impacts. However, the following standards shall apply for development in areas with slopes equal to or greater than 25 percent, but less than 35 percent. These standards are applicable only to the specific portions of a site which contain the specified slopes, as indicated on a topographic survey. If an applicant demonstrates, by submittal of the topographic map, that development on a property can be accommodated without encroachment into the specified slope areas, then the following standards to not apply.

Response: *Development in these areas cannot be avoided due to the protection of other high value natural features. Reference previous discussion of LDC Chapter 4.11, MADA.*

a. Site Assessment and Geotechnical Report Required – Applications for development on the specified slope areas, including land use applications, Public Improvements by Private Contract Permits (PIPC), Excavation and Grading Permits, and Building Permit submittals, shall be accompanied by a site assessment, geotechnical report, and any other report deemed necessary by the site assessment report. Reports shall meet the criteria identified in sections 4.14.50.04 and 4.14.50.05. Development shall conform with all recommendations and requirements established by these required reports.

Response: *The geotechnical report complies with the criteria identified in LDC Sections 4.14.50.04 and 4.14.50.05. Development shall conform to all recommendations and requirements established by the report.*

b. Compliance with Hillside Development Standards – Development shall comply with the Hillside Development Standards in Section 4.14.70.

Response: *See following discussion.*

LDC 4.14.50.08 – Standards for Areas with Slopes Equal to or Greater than 15 Percent, but Less than 25 Percent

Development in these areas should be carefully evaluated, due to concerns with safety, ground movement, slope stability, and erosion impacts. However, the following standards shall apply for development in areas with slopes equal to or greater than 15 percent, but less than 25 percent. These standards are applicable only to the specific portions of a site which contain the specified slopes, as indicated on a topographic survey. If an applicant demonstrates, by submittal of the topographic map, that development on a property can be accommodated without encroachment into the specified slope areas, then the following standards to not apply.

a. Site Assessment Required – Applications for development on the specified slope areas, including land use applications, Public Improvements by Private Contract Permits (PIPC), Excavation and Grading Permits, and Building Permit submittals, shall be accompanied by a site assessment, which meets the criteria identified in Sections 4.14.50.04. If the Site Assessment identifies the need for a Geotechnical Report, or other reports, those reports shall be submitted with the application for development and shall be consistent with the requirements of Section 4.14.50.05. Development shall conform with all recommendations and requirements established by these required reports.

Response: *Report complies with the criteria identified in LDC Sections 4.14.50.04 and 4.14.50.05. Development shall conform to all recommendations and requirements established by the reports.*

b. Compliance with Hillside Development Standards – Development shall comply with the Hillside Development Standards in Section 4.14.70.

Response: *See following discussion.*

LDC 4.14.70 - HILLSIDE DEVELOPMENT STANDARDS

4.14.70.04 - Grading Regulations

a. Types of Grading - The following regulations address two types of grading, both of which are defined in Section 4.14.70.03, above:

   1. Mass Grading; and

   2. Grading on Individual Lots.

Response: *Both types of grading apply to this application.*

b. These regulations prescribe grading area limitations based on zoning and lot size, as set out in Sections 4.14.70.04.c.3 and 4.14.70.04.d.2 –

1. On development sites where both Mass Grading and Individual Lot Grading are employed, Mass Grading and Individual Lot Grading must be contained within the same grading limitation areas. The amount of gradable area allowed, per lot, is the same under both standards. This means that when Mass Grading is employed, the area that is Mass Graded on an individual lot will be the area in which Individual Lot Grading is allowed, unless the Mass Graded area is less than the maximum gradable area allowed. In this case, additional area, up to the maximum allowed, can be graded at the time of Individual Lot Grading.

Response: *The mass grading area will control for this standard.*

2. The remaining provisions of this Section in 4.14.70.04.c through 4.14.70.04.e, below, are organized as follows:

a) Mass Grading Standards;

Response: *Applicable.*

b) Individual Lot Grading Standards; and

Response: *Not applicable.*

c) Terracing Requirements and Design Standards.

Response: *Not applicable.*

3. Exceptions to these standards for streets may be allowed through the Planned Development process of Chapter 2.5 - Planned Development, or through the Capital Improvements Program process.

Response: *Exceptions to these standards for streets are proposed as part of this Planned Development application, see Table 1 Variances.*

c. **Mass Grading Standards** - The following standards shall apply to development throughout the City of Corvallis:

1. Maximum Allowed Cut Depth and Fill Height - The following standards govern the maximum cut depth and fill height:

Extenuating Conditions	Maximum Cut and Fill Height
No Extenuating Conditions	Eight-ft. Standard
One Extenuating Condition	10-ft Standard only where allowed to work around extenuating condition
Two Extenuating Conditions	12-ft Standard only where allowed to work around extenuating condition

Response: *Exceptions to these standards for site grading are proposed as part of this application. See Table 1 Variances.*

2. Extenuating Conditions - Exceptions to the Eight-ft. Standard for Individual Lot Grading shall be based on the following specific extenuating conditions:

a. Street/Pedestrian Alignment - Additional Cut/Fill provides for the alignment of a necessary street or pedestrian connection. A necessary street or pedestrian connection is one which is needed to create a Block Perimeter of approximately 1,600 ft., or which is identified in an adopted City Master Plan document. A necessary street connection must comply with the slope standards in Section 4.0.60.k of Chapter 4.0 - Improvements Required with Development. Section 4.0.60.k stipulates that Arterial Streets shall not exceed a six percent grade, Collector and Neighborhood Collector Streets shall not exceed 10 percent, and Local and Local Connector Streets shall not exceed 15 percent. The width and overall extent of any street exceeding the Eight-ft. Standard shall be minimized, where feasible, to minimize grading impacts.

Response: *Applies, see Attachments "T-5" through "T-12" for required street grading.*

b. Significant Natural Feature: Additional cut/fill is necessary to protect a Significant Natural Feature, which is defined as a feature subject to a Natural Hazards (except slopes) and/or Natural Resource Overlay on the Comprehensive Plan Map; or a Significant Tree, as defined in Chapter 1.6 Definitions. In the case of a preserved tree, a Certified Arborist must find that the proposed cut/fill exception would preserve the viability of a Significant Tree that would otherwise have been damaged by the application of the Cut and Fill Standards.

Response: *Applies, reference previous discussion of LDC Chapter 4.11, MADA.*

c. Detention Facilities - To accommodate stormwater detention facilities where no other viable location exists on the site.

Response: *Not applicable.*

3. Grading Area Limitations - The following requirements apply to Mass Grading in areas with slopes equal to or greater than 10 percent, as mapped on the Natural Hazards Map:

a) Low and Medium Density Residential Development Zones

Response: Not applicable.

b) Medium-high and High Density Residential Development Zones

Medium-high and High_Density Residential Development Zones	Mass Grading Regulations
RS-12, RS-12U, RS-20, and MUR Zones	For development sites greater than 6,500 sq. ft. in size - Graded area shall not exceed 75 percent. The eight-ft. Standard shall apply, unless extenuating conditions are present. Grading must also comply with adopted Building Code standards.

Response: Complies. 75% of site area = (0.75 x 30.97 x 43,560) = 1,011,790 sf

Gradable area = unconstrained areas = 19.29 ac = 840,222 sf < 75% of site area.

Medium-high and High_Density Residential Development Zones	Mass Grading Regulations
	For development sites less than or equal to 6,500 square ft. in size - Grading of up to 100 percent of the site is allowed. The Eight-ft. Standard shall apply, unless extenuating conditions are present.

Response: Not applicable.

c) Nonresidential Development Zones

Medium-high and High_Density Residential Development Zones	Mass Grading Regulations
All Commercial and Industrial Development Zones, OSU Zone, C-OS, and AG-OS Zone	For development sites greater than 6,500 sq. ft. in size - Graded area shall not exceed 75 percent. The eight-ft. Standard shall apply, unless extenuating conditions are present. Grading must also comply with adopted Building Code standards.
	For development sites less than or equal to 6,500 square ft. in size - Grading of up to 100 percent of the site is allowed. The Eight-ft. Standard shall apply, unless extenuating conditions are present. Grading must also comply with adopted Building Code standards.

Response: *Not applicable.*

LDC 2.5.40.04.b Natural Resources and Natural Hazards Factors –

15. Approval Criterion

1. Any proposed variation from a standard within Chapter 2.11 Floodplain Development Permit, Chapter 4.5 - Floodplain Provisions, Chapter 4.11 - Minimum Assured Development Area (MADA), Chapter 4.12 - Significant Vegetation Protection Provisions, Chapter 4.13 - Riparian Corridor and Wetland Provisions, or Chapter 4.14 - Landslide Hazard and Hillside Development Provisions shall provide protections equal to or better than the specific standard requested for variation; and

Response: *See Table 1 for discussion of requested variances and compensating benefits.*

16. Approval Criterion

2. Any proposed variation from a standard within Chapter 2.11 Floodplain Development Permit, Chapter 4.5 - Floodplain Provisions, Chapter 4.11 - Minimum Assured Development Area (MADA), Chapter 4.12 - Significant Vegetation Protection Provisions, Chapter 4.13 - Riparian Corridor and Wetland Provisions, or Chapter 4.14 - Landslide Hazard and Hillside Development Provisions shall involve an alternative located on the same development site where the specific standard applies.

Response: *See Table 1 for discussion of requested variances.*

17. Approval Criterion

3. Any proposed Floodplain Development Permit variation that exceeds the scope of Section 2.11.60.01.a shall also meet the Floodplain Development Permit Variance review criteria in Section 2.11.60.06 and, to the extent feasible, the base Floodplain Development Permit review criteria in Section 2.11.50.04.

Response: *Not applicable; there are no floodplains present on the development site.*

LDC 2.5.50.01 - Application Requirements

An application filed for a Detailed Development Plan shall follow the requirements specified for a Conceptual Development Plan in Section 2.5.40 and shall also include the following:

a. Graphic Requirements

In addition to the graphic requirements specified for a Conceptual Development Plan in Section 2.5.40.01, a Detailed Development Plan shall include:

1. Location and floor area of existing and proposed structures and other improvements, including maximum heights, Building Types, and gross density per acre for residential developments; and location of fire hydrants, overhead lines in the abutting right of way, easements, fences, walls, parking calculations, and walkways. Where required by the applicable zone, Lot Coverage and Green Area calculations shall be provided. Parking calculations shall also be provided;

Response: *Attachment "N," Site Plan, Attachment "S," Vehicular Parking Plan, and Attachment "S-1," Bicycle Parking Plan.*

2. Typical elevations and floor plans of buildings and structures (which may be submitted on additional sheets) sufficient to indicate the architectural intent and character of the proposed development, indicate the entrance and exit points, and permit computations of parking, design, and yard requirements. The elevations shall specify building materials to be used, specifications as to type, color, and texture of proposed exterior surfaces, and information demonstrating compliance with Chapter 4.10 - Pedestrian Oriented Design Standards;

Response: *See Z Attachments, and previous discussion under LDC Chapter 4.10, PODs,*

3. For residential development, the Housing Types within the development that satisfy the Housing Type variation provisions within the underlying zone. When a Subdivision is processed concurrently with a Detailed Development Plan, the developer shall note, on individual lots on the Subdivision Plat, the Housing Types within the development that satisfy the Housing Type variation provisions within the underlying zone. Single-family Detached housing need not be identified;

Response: *See previous discussion under LDC 4.9.80, Housing Type Variation.*

4. Conceptual landscape plan drawn to scale and showing the location of existing trees and vegetation proposed to be removed from or to be retained on the site, the location and conceptual design for landscaped areas (types of plant materials as basic as trees, shrubs, and groundcover/lawn areas), other conceptual landscape features including walls and fences, and irrigation systems required to maintain plant materials;

Response: *Attachment "W" and "W-1," Landscape Plan.*

5. Detailed utilities plan indicating existing and proposed utility systems and their function, including sanitary sewer, storm sewer, and drainage and water systems;

Response: *Attachment "V","V-1" and "V-2", Utility Plan.*

6. Existing and proposed circulation system plan and dimensions including streets, driveways, bikeways, sidewalks, multi-use paths, off-street parking areas, service areas (including refuse), loading areas, direction of traffic flow, and major points of access to public rights-of-way. Illustrative cross-sections of streets shall be provided. Notations of proposed ownership (public or private) should be included where appropriate;

Response: *Attachment "R", Vehicular Circulation Plan, Attachment "R-2", Pedestrian Circulation Plan, Attachment "S," Vehicular Parking Plan, and Attachment "S-1," Bicycle Parking Plan.*

7. Location and dimensions of all areas to be conveyed, dedicated, or reserved as common open spaces, Green Area, public parks, recreational areas, school sites, and similar public and semi-public uses;

Response: *Attachment "N," Site Plan.*

8. Exterior lighting plan indicating the location, size, height, typical design, material, color, method, and direction of illumination;

Response: *Attachment "V", Site Lighting Plan.*

9. For residential development, location of existing and proposed structures and trees on the site that could reduce solar access to any buildable area within the development. The application shall indicate the type and location of trees to be preserved or planted, and the shadow patterns of the trees at their mature height between 9 a.m. and 3 p.m. on November 21; and

Response: *Attachments "Y" and "Y-3".*

10. For residential development, the location of solar collectors on land adjacent to the development for which Solar Access permits have been granted.

Response: *Not applicable. There are no solar collectors on land adjacent to the development site for which Solar Access permits have been granted.*

b. Narrative Requirements

In addition to the narrative requirements specified for a Conceptual Development Plan in Section 2.5.40.01 above, the Detailed Development Plan shall include:

1. Proposals for setbacks or building envelopes, lot areas where Land Division is anticipated, and number of parking spaces to be provided (per gross floor area or per number of units);

Response: *The information specified above is included previously in this narrative.*

2. Detailed statement outlining timing, responsibilities, and assurances for all public and non-public improvements such as irrigation, private roads and drives, landscape, and maintenance;

Response: *All public and private improvements will be constructed in a single phase at the Applicant's expense.*

3. Proposed methods of energy conservation; and

Response: *All buildings will be constructed to meet or exceed the requirements set forth by the Oregon Energy Efficiency Specialty Code.*

4. Statement addressing compatibility of proposed development to adjacent land uses relating to such items as architectural character, building type, and height of proposed structures.

Response: *This application is proposed in substantial conformance with the property's Comprehensive Plan designations and their respective zoning designations, and as such, is compatible with adjacent land uses. This application further addresses compatibility by keeping a minimum of 400 feet of separation between the nearest existing residential units and the nearest proposed apartment unit.*

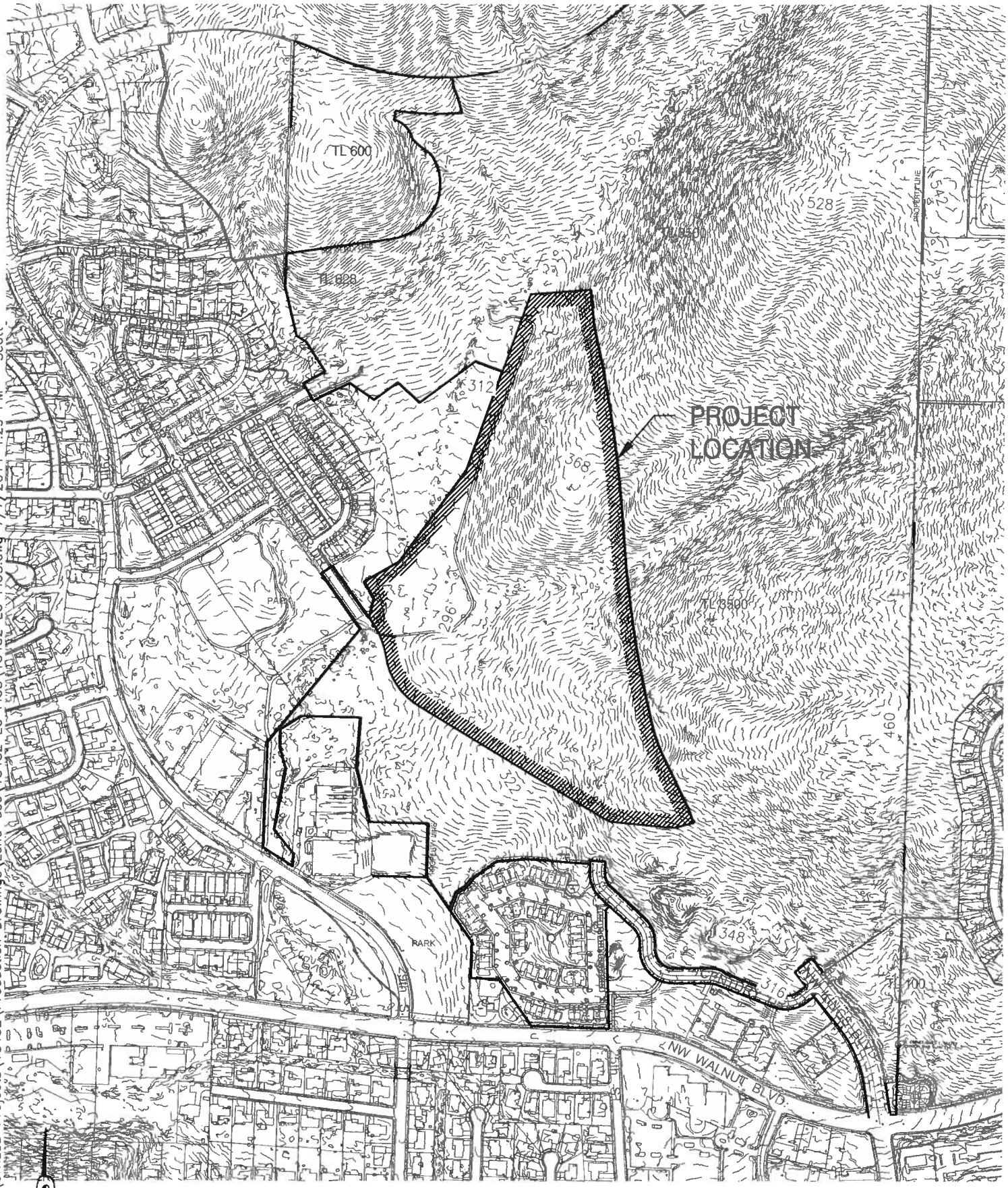
c. Tentative Plat

If a Planned Development is to be subdivided, a Tentative Subdivision Plat may also be submitted in accordance with Chapter 2.4 - Subdivisions and Major Replats to permit simultaneous review.

Response: *Attachment "M" and M-1", Tentative Plat.*

Table "1"
Summary of Requested Variances & Compensating Benefits

LDC Section	Standard	Description of Variance/Compensating Benefit
4.10.50.01.a.1	Primary building entrances shall be directly access from public right-of-way or multi=use path less than 100 ft long	**Variance requested:** Delete this standard and substitute the standard from 4.10.60.01.b. The standard as addressed under 4.10.50.a. does not contemplate the required mix of housing types and the development of multiple housing types on a single lot. **Compensating Benefits:** See below.
4.10.60.01.a.1	Primary Building entrances shall be directly access from public right-of-way or multi-use path less than 200 ft long	**Variance requested:** Allow increase in access distance standard to primary entrances for: Building 12: 251 feet Building 8C: 251 feet Building 8D: 304 feet Building 8E: 237 feet Building 8F: 233 feet **Compensating Benefit:** Proposed building orientation so the average distance to all primary or secondary entrances is 108 feet or 54% of the 200 foot standard.
4.10.60.01.b	50% of street frontage width occupied by buildings placed within maximum setback	**Variance requested:** Allow reduction in standard to 44% **Compensating Benefit:** The project will provide storm water quality measures (i.e. rain gardens) to treat roof drainage that would otherwise not be treated under the standards of the City's Storm Water Master Plan.
4.14.70.04.c.1	Maximum cut depth and fill height exceeds 12' standard	**Variance requested:** Delete this standard. The difference in elevation between Kings Boulevard and the new north-south local street across the property varies from 49 feet maximum to 11 feet minimum in distances of 370 feet to 300 feet. In order to provide street oriented building access; accessible building entrances and accessible ground floor units; and, structured parking and surface parking with slopes that by standard cannot exceed 5% it is impossible to not exceed the 12 foot maximum cut/fill standard. **Compensating Benefit:** The project will use boardwalk-type construction where all required paths or trails traverse delineated wetlands or pass perpendicular to established drainage patterns in high protection riparian corridors.



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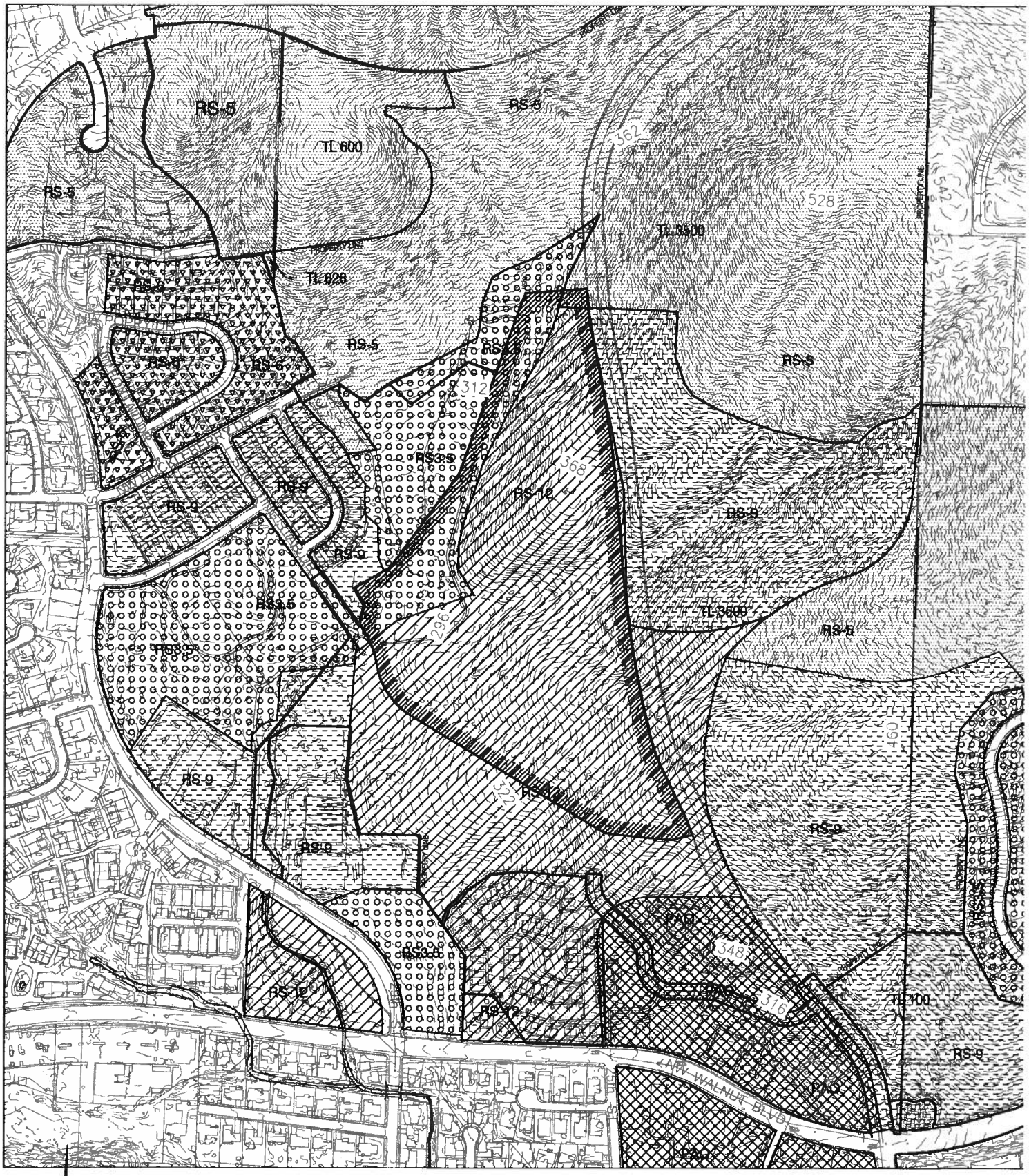
THE HUB AT CORVALLIS
PUBLIC NOTICE / VICINITY MAP
ATTACHMENT "A"

July 25, 2014



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SCALE IN FEET

THE HUB AT CORVALLIS
ZONING DESIGNATIONS

ATTACHMENT "B"

July 25, 2014

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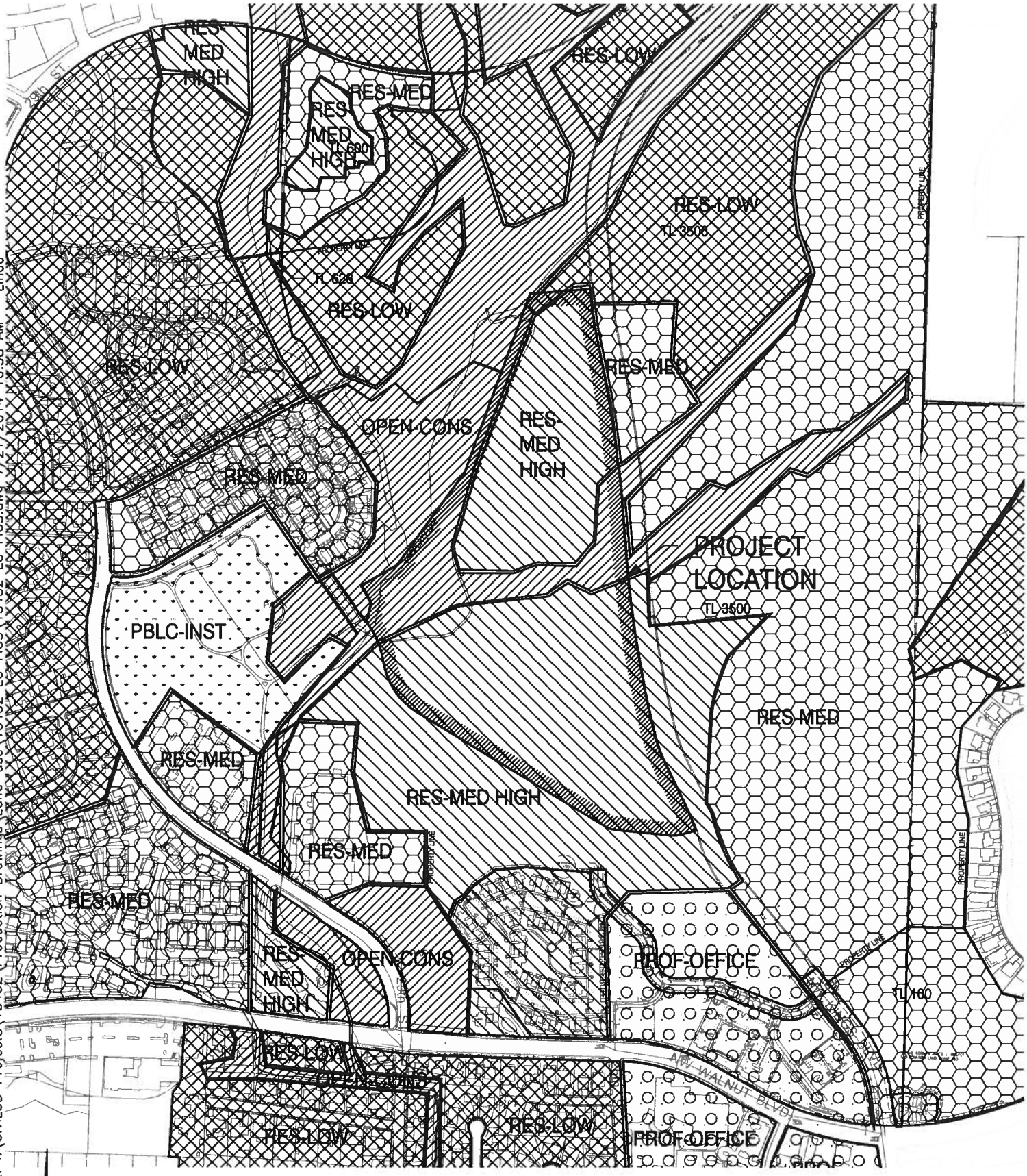

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THE HUB AT CORVALLIS
COMPREHENSIVE PLAN DESIGNATIONS

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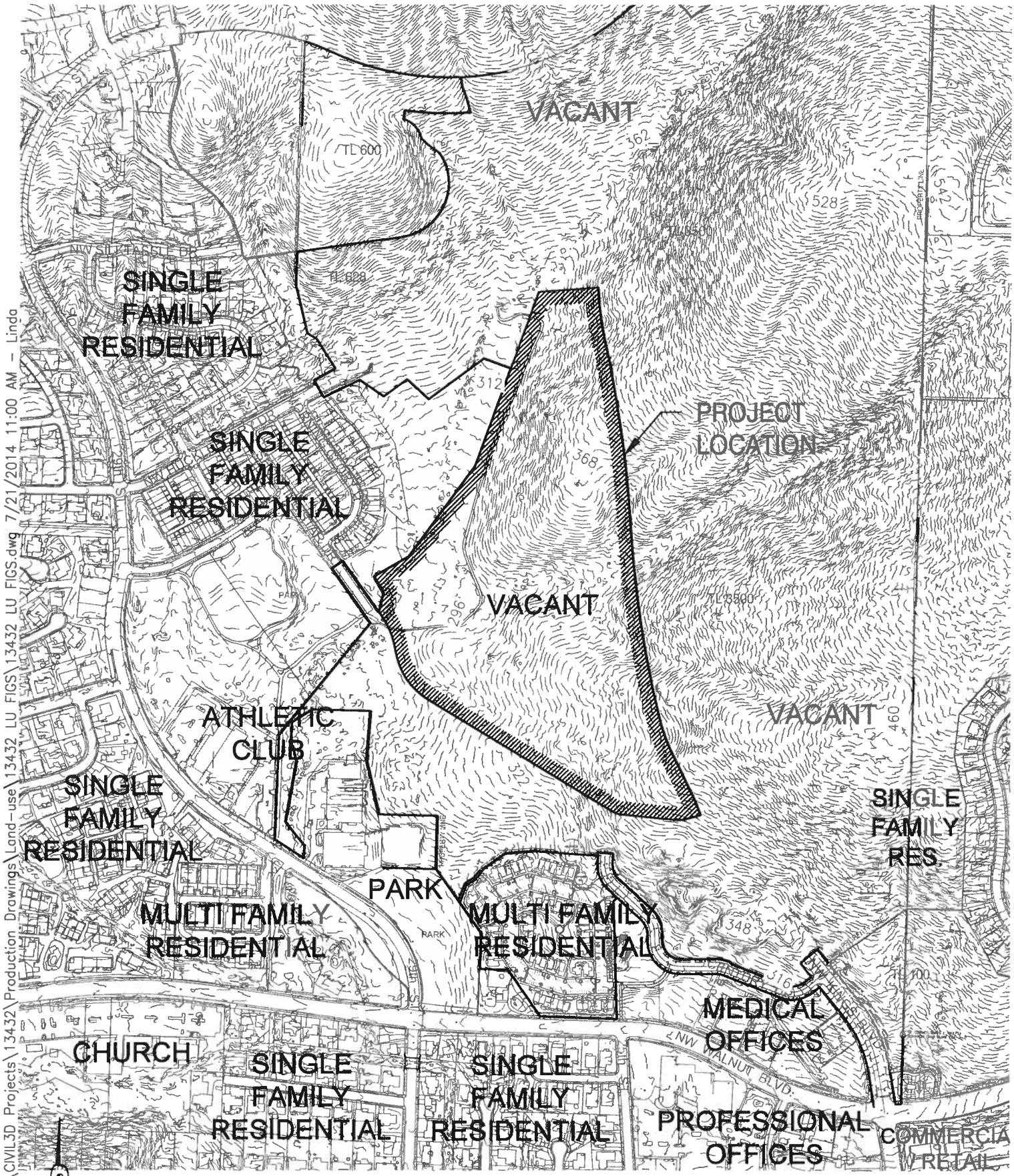
ATTACHMENT "C"

July 25, 2014



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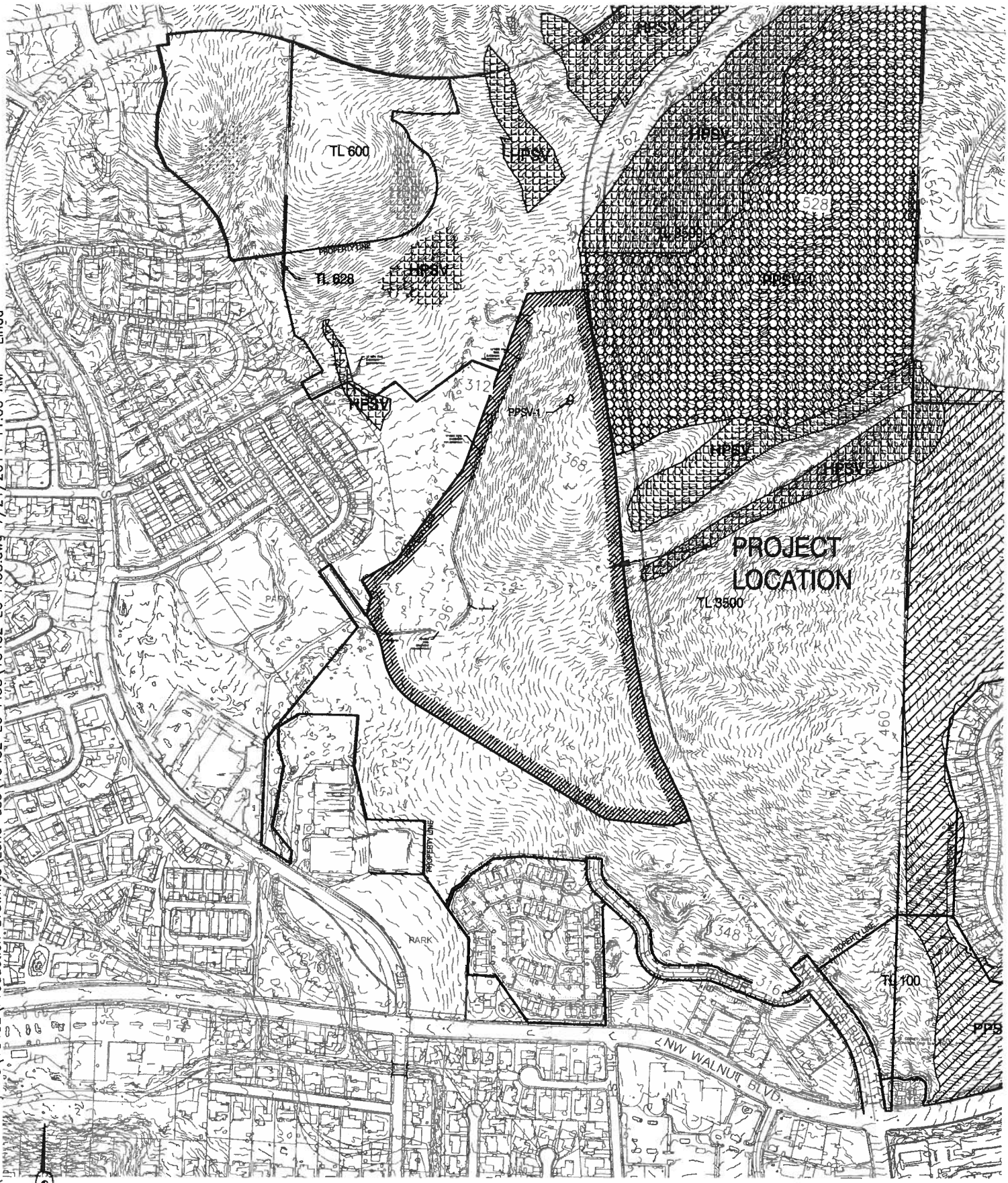
THE HUB AT CORVALLIS
SURROUNDING USES
ATTACHMENT "D"

July 25, 2014



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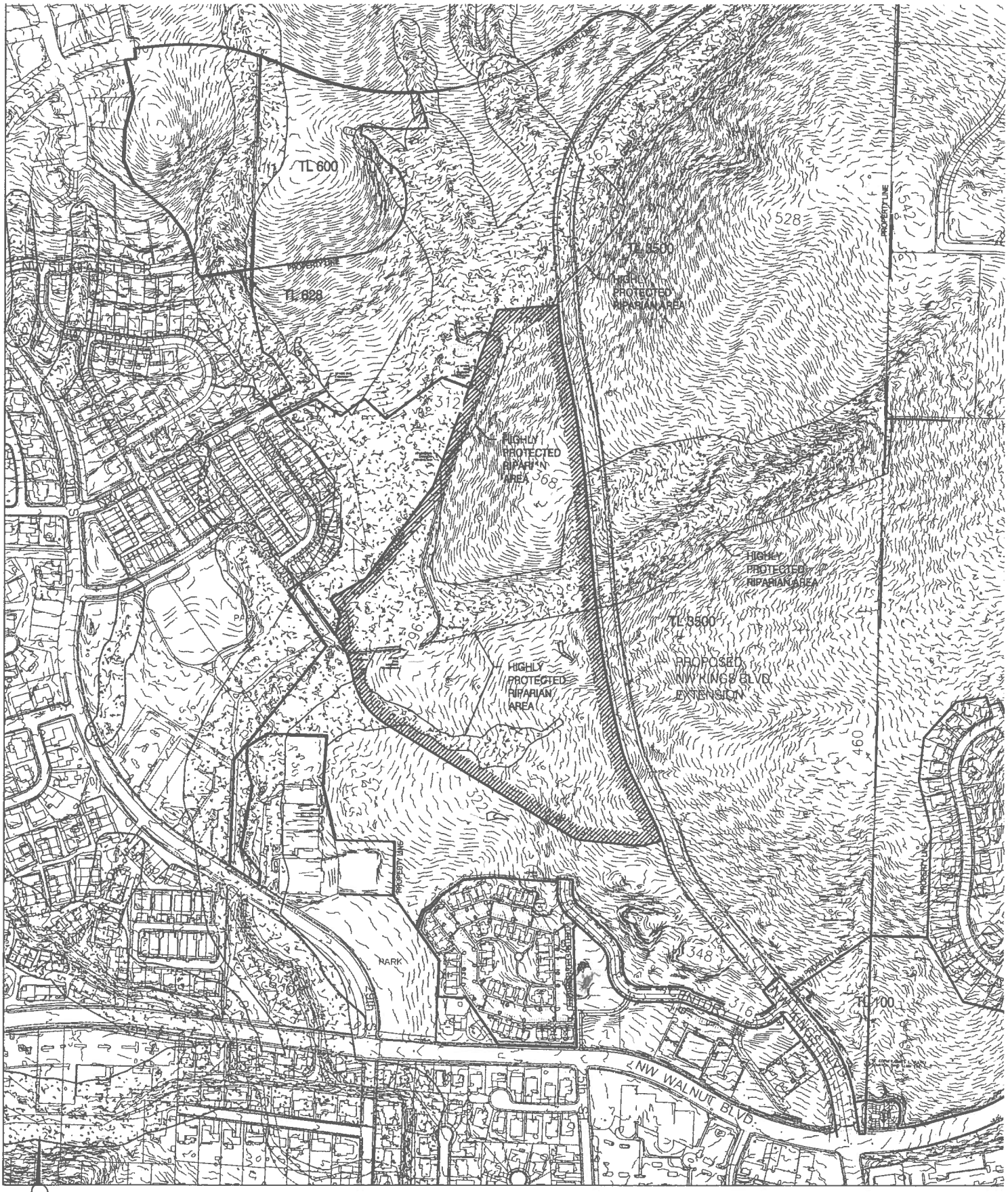
THE HUB AT CORVALLIS
SIGNIFICANT VEGETATION
ATTACHMENT "E"

July 25, 2014



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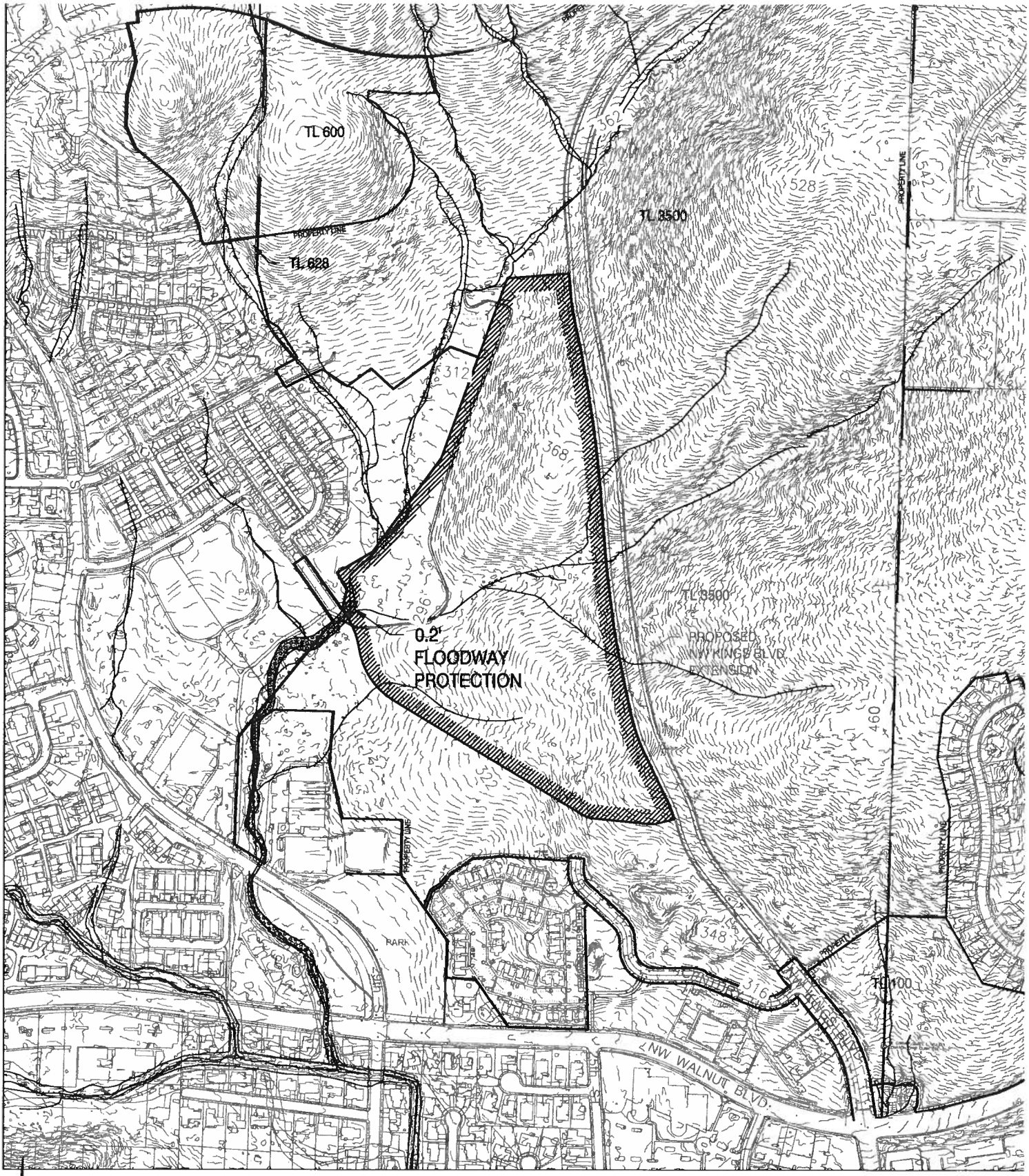
THE HUB AT CORVALLIS
RIPARIAN CORRIDORS
ATTACHMENT "F"

July 25, 2014



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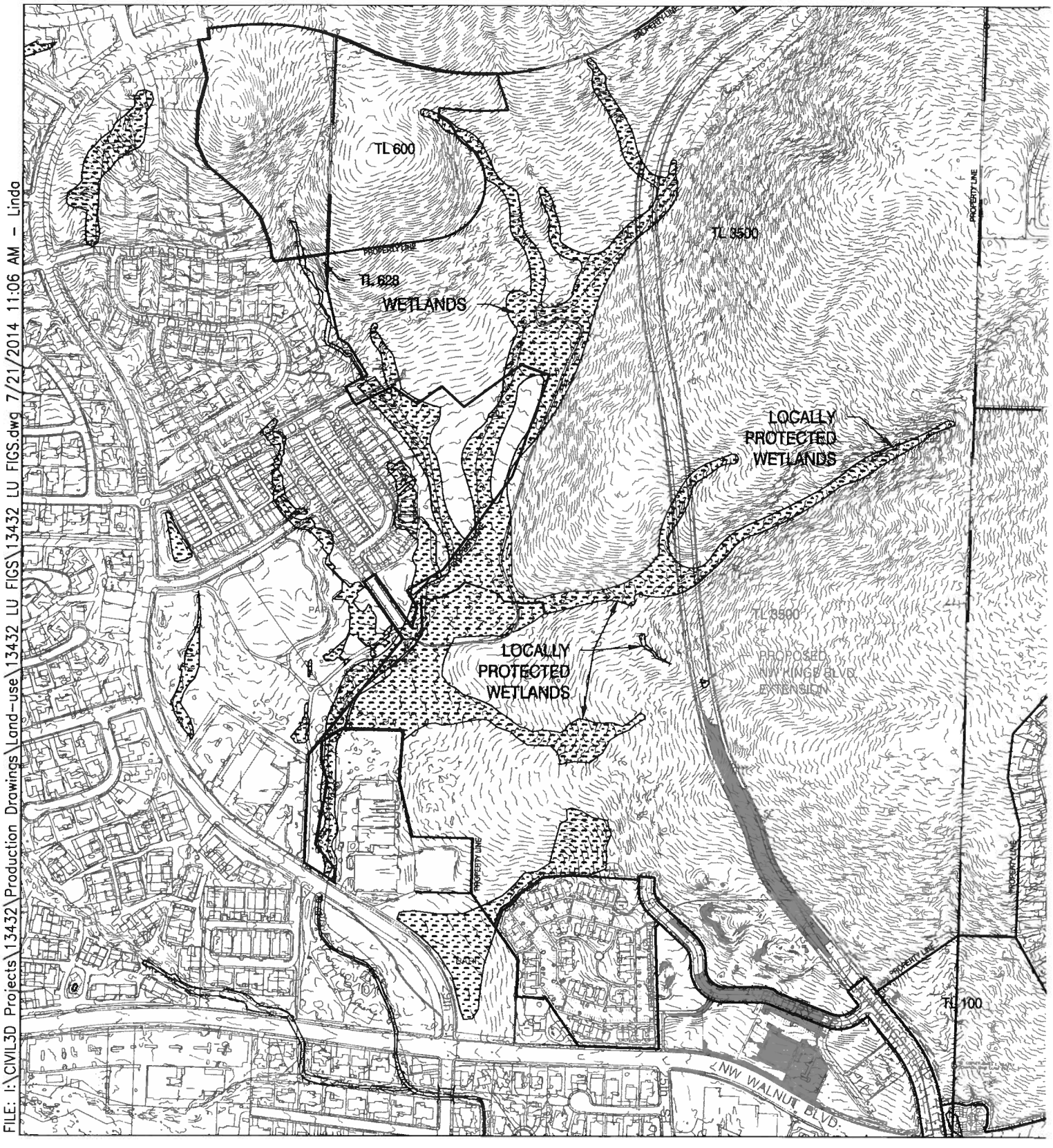
THE HUB AT CORVALLIS
0.2' FLOODWAY
ATTACHMENT "G"

July 25, 2014



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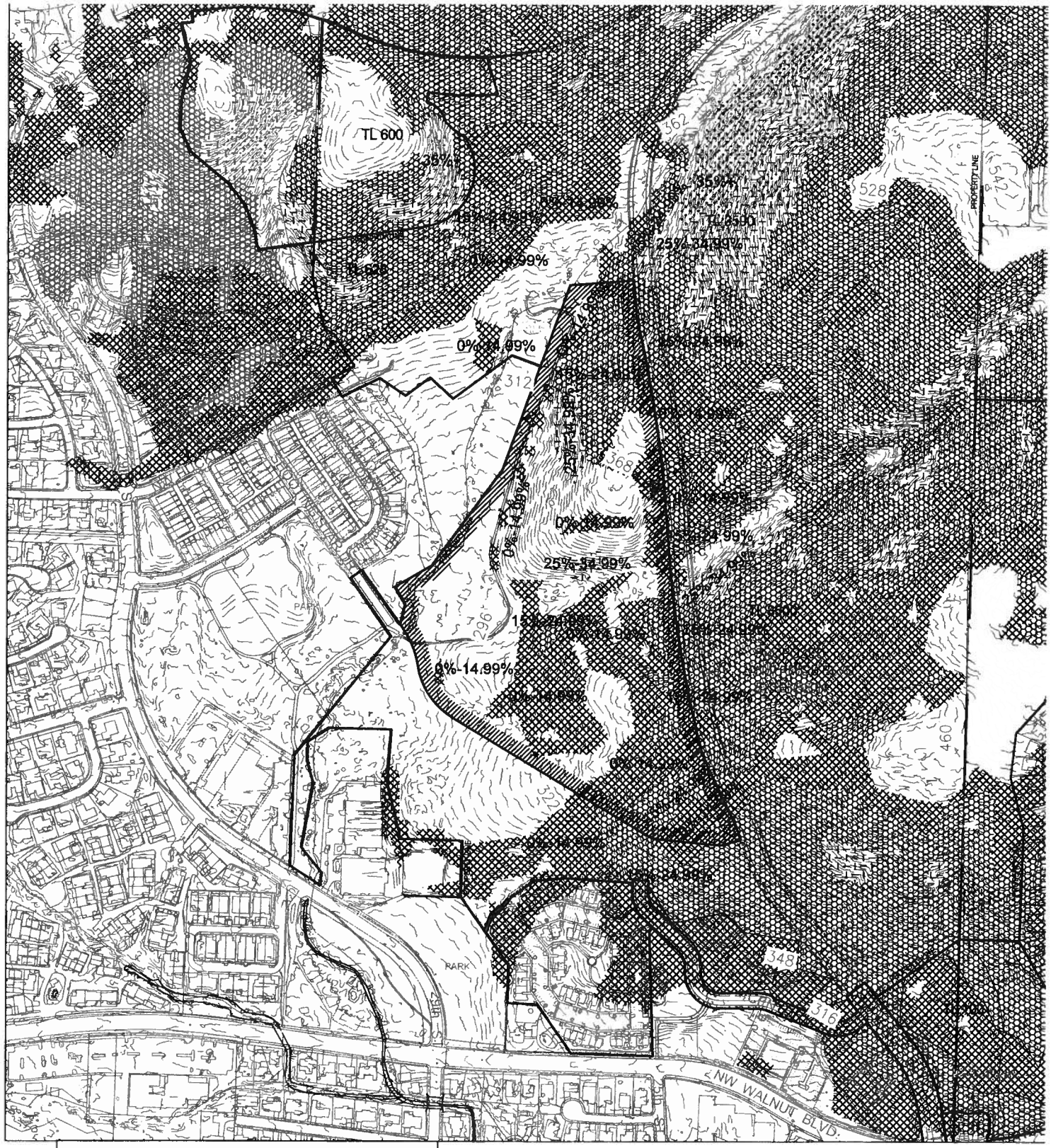
THE HUB AT CORVALLIS
LOCALLY PROTECTED WETLAND AREAS
ATTACHMENT "H"

July 25, 2014



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THE HUB AT CORVALLIS
STEEP SLOPES
ATTACHMENT "I"

July 25, 2014

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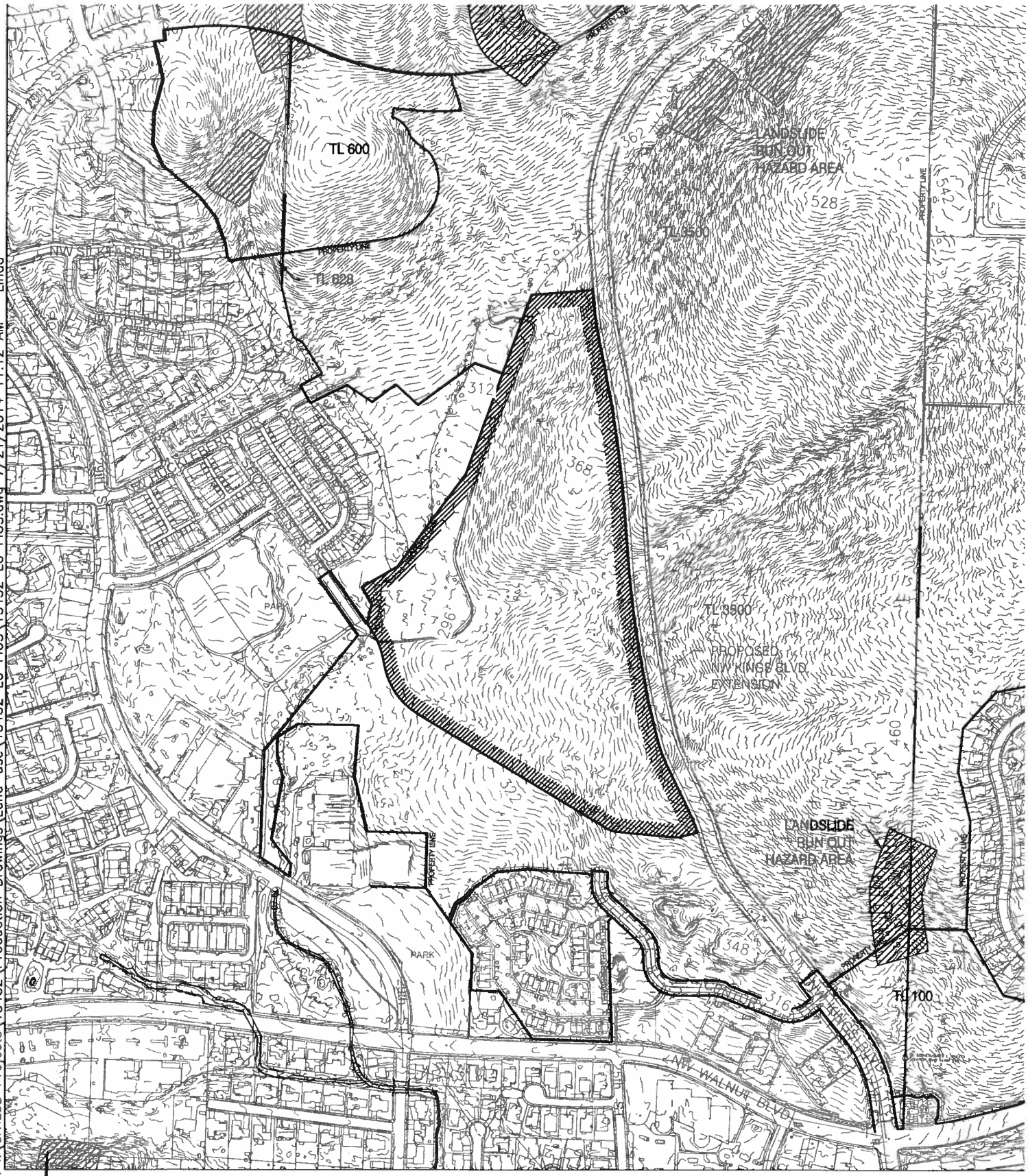

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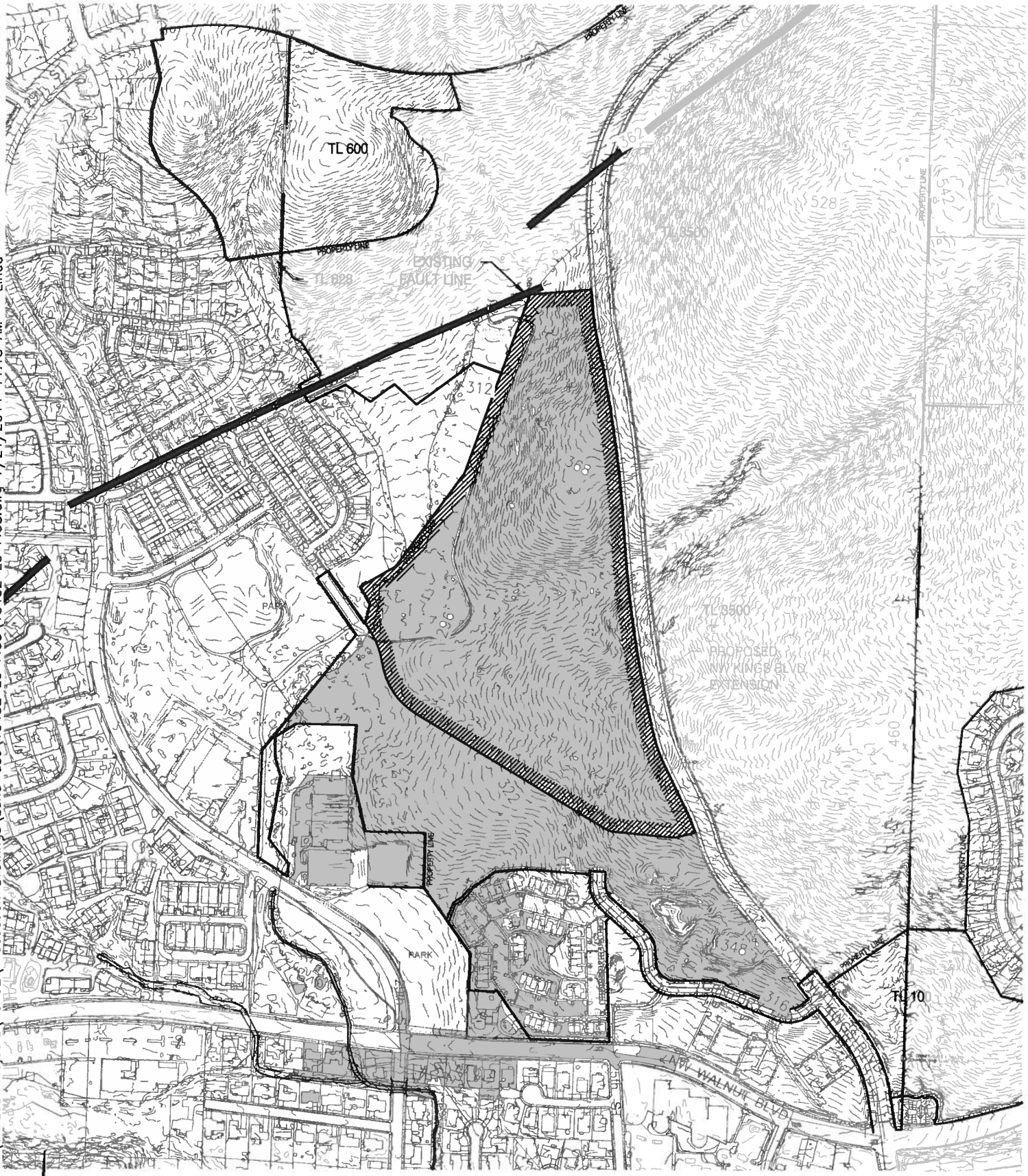
THE HUB AT CORVALLIS
LANDSLIDE RUN OUT HAZARD AREAS

ATTACHMENT "J"

July 25, 2014



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THE HUB AT CORVALLIS
FAULT LINES

ATTACHMENT "K"

July 25, 2014