

BROWN'S FARM MUPD

311-23-000022-PLNG, 311-23-000023-PLNG, 311-23-000024-PLNG, 311-23-000025-PLNG



SITE LOCATION

**LOCATED
WITHIN
A MILE
OF:**

PACIFIC UNIVERSITY

FOREST GROVE HIGH SCHOOL

HARVEY CLARK ELEMENTARY SCHOOL

HAZEL HILLS PARK

LINCOLN PARK

FOREST GROVE TOWN CENTER



Source: US Census, Johnson Economics

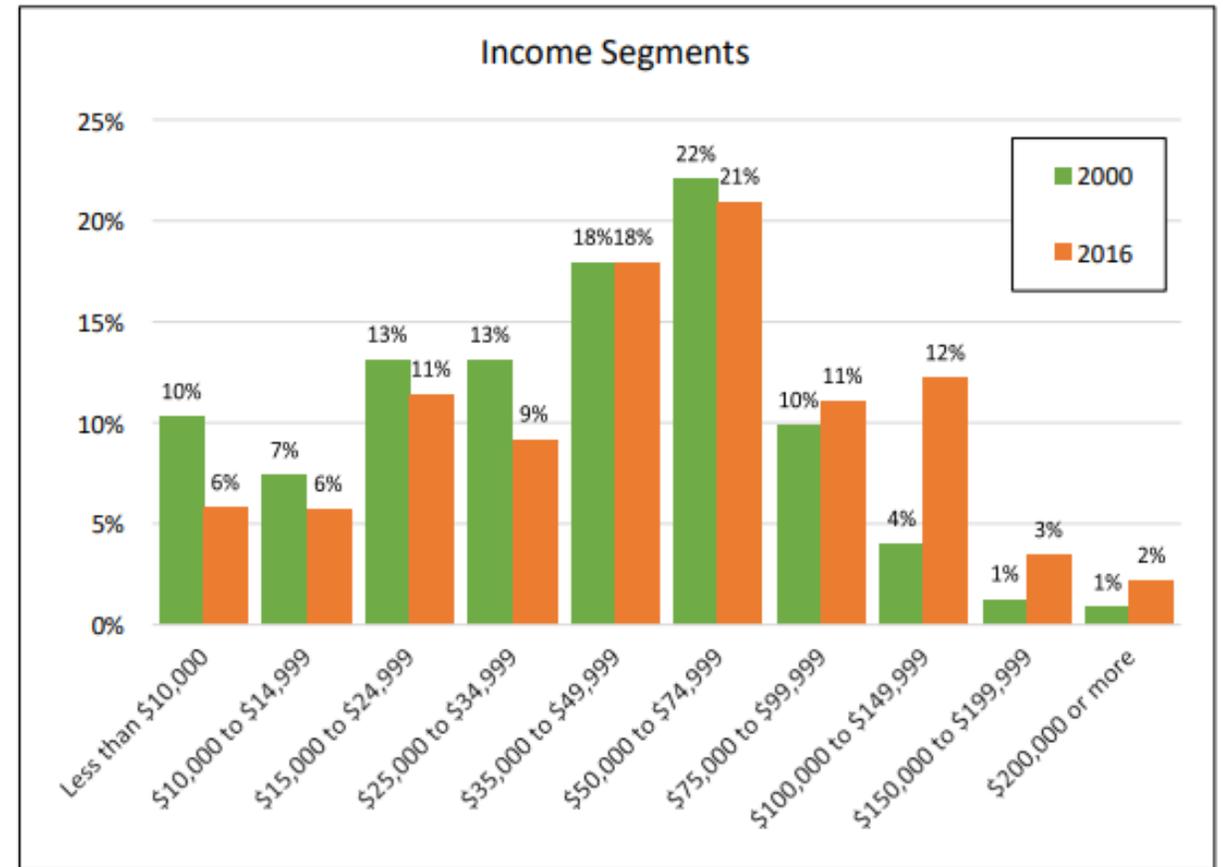
REGIONAL NEED FOR HOUSING

- HOUSING NEEDS ANALYSIS:** MARKET RATE AND OWNER RENTAL UNITS

- OFF-CAMPUS STUDENT HOUSING

- WORKFORCE HOUSING

- RENTAL UNITS IN EMPLOYMENT AREAS



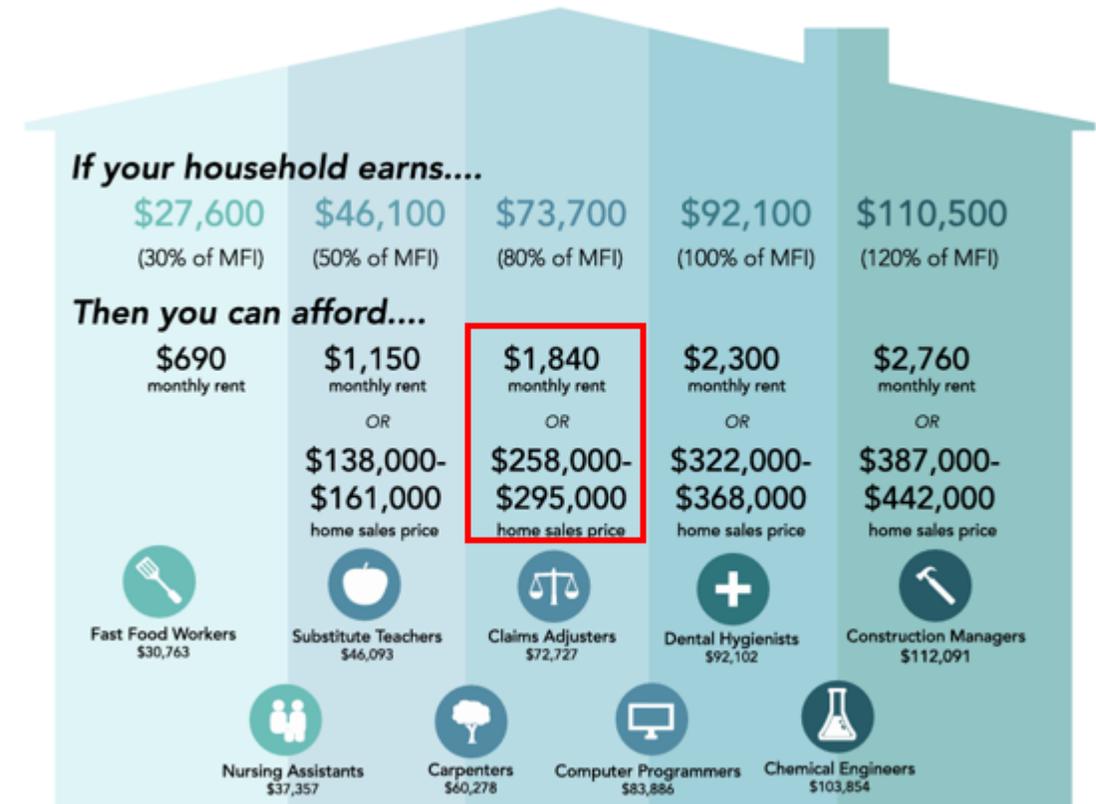
Source: US Census, American Community Survey, Johnson Economics

HOUSING AFFORDABILITY

**A HOUSEHOLD
MAKING 80%
OF THE MFI:**

CAN AFFORD A 2-BEDROOM
APARTMENT

CANNOT AFFORD THE LEAST
EXPENSIVE SINGLE-FAMILY HOME
CURRENTLY FOR SALE IN FOREST
GROVE (\$430,000)



TEXT AMENDMENT

DENSITY RANGE:

- MAX ALLOWED: 13.80 U/A
- PROPOSED: 15.50 U/A
- INCREASE: 1.70 U/A

SITE CAN SUPPORT INCREASE:

- 42 ADDITIONAL NEEDED HOUSING UNITS
- 11.09 ACRES OF OPEN SPACE
- 564 RESIDENTIAL PARKING SPACES
- CONSISTENT WITH MULTI-FAMILY ZONE

Zone	Multi-family Permitted	Max. Density (units/acre)
Residential Multifamily Low (RML)	P	12.0
Residential Multifamily High (RMH)	P	20.28
Neighborhood Mixed Use	P	15.50 (proposed)
Neighborhood Commercial	P	8.71
Community Commercial	P	30
Town Center Core	P	40
Town Center Transition	P	40

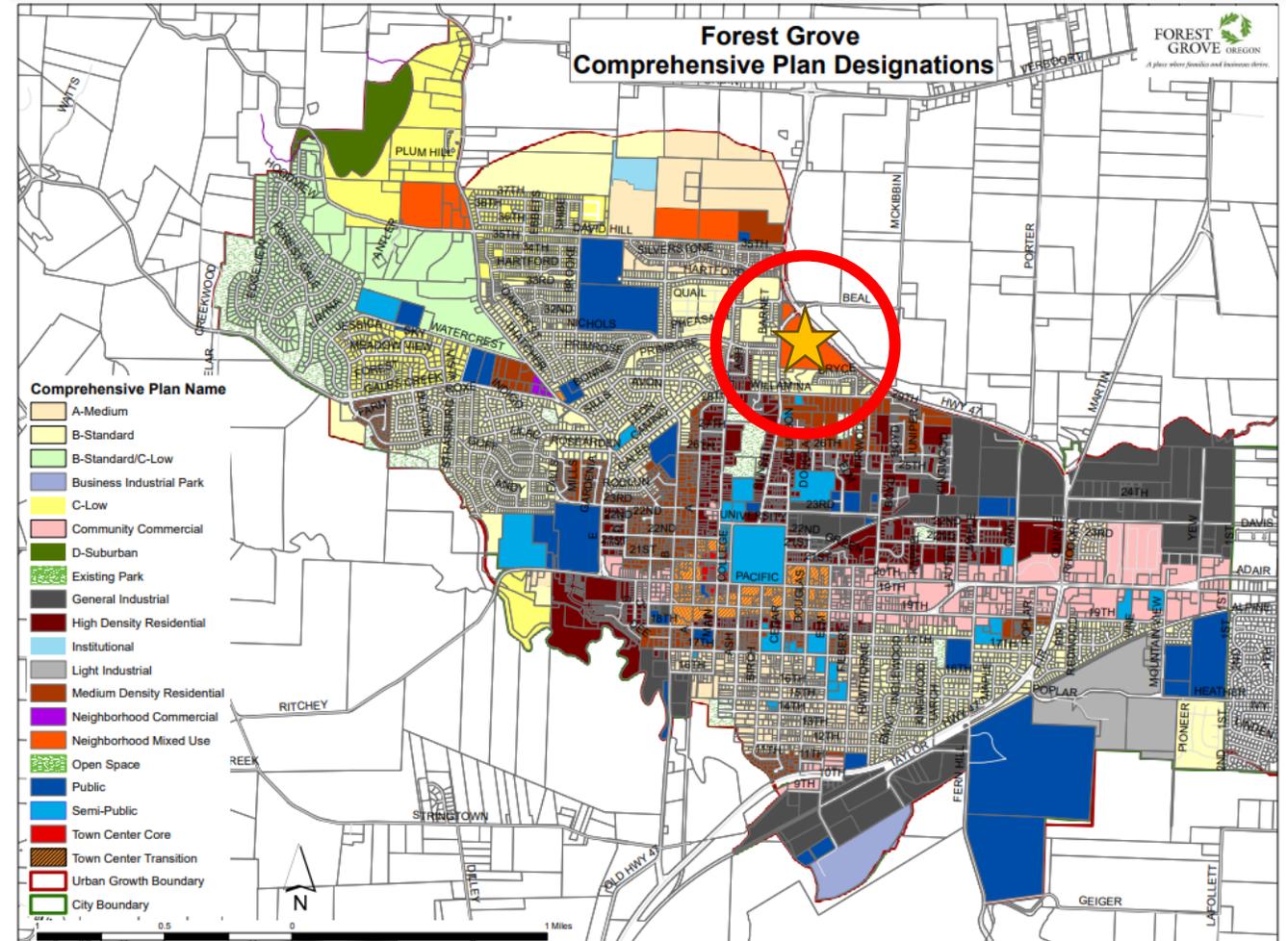
NMU Zoned Area	Minimum Density	Target Density	Maximum Density
Area 1 - David Hill	9.60 units/net acre	12 units/net acre	13.80 units/net acre
Area 2 - Davidson	9.60 units/net acre	12 units/net acre	13.80 units/net acre 15.50 units/net acre
Area 3 - East David Hill Road	9.60 units/net acre	12 units/net acre	13.80 units/net acre

MIXED USE PLANNED DEVELOPMENTS

Area 1 - David Hill is an area that is significantly constrained by steep slopes and that has been identified as requiring costly infrastructure improvements to support any future development.

Area 2 - Davidson is the subject site of this proposed development. The site is relatively flat and can be readily served by economical extensions of existing infrastructure.

Area 3 - East David Hill Road has been annexed into the City and has an approved 221-unit PUD and Subdivision including a mix of single family attached and detached dwellings (“Davis Estates PUD”). The site has a proposed density of 12.8 units per acre. As approved, multi-family development is not proposed in this area.



BROWN'S FARM MUPD

SITE SIZE: 24.91 ACRES

- COMMERCIAL: 4.00 ACRES
- RESIDENTIAL: 15.44 ACRES
- HABITAT: 5.08 ACRES

OPEN SPACE: 11.09 ACRES

- COMMUNITY PARK: 0.96 ACRES
- HABITAT: 5.08 ACRES

RESIDENTIAL UNITS: 386

- MULTIFAMILY: 362
- QUADPLEX: 24



ALVIN CLARK BROWN HOUSE

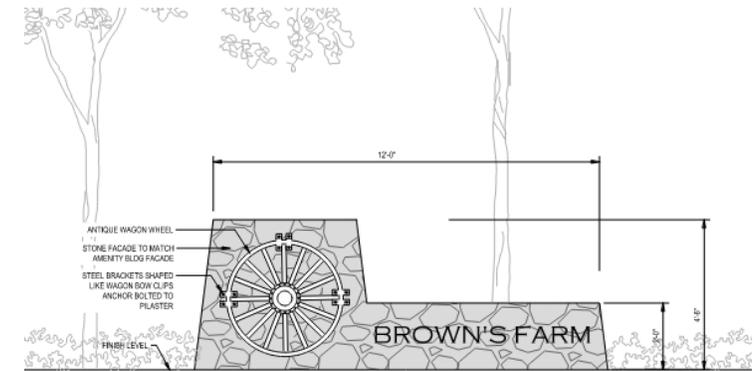
HISTORIC HOME BUILT IN 1862

GRANDSON OF TABITHA MOFFAT BROWN

- "MOTHER OF OREGON"
- FOUNDER OF TUALATIN ACADEMY AND PACIFIC UNIVERSITY

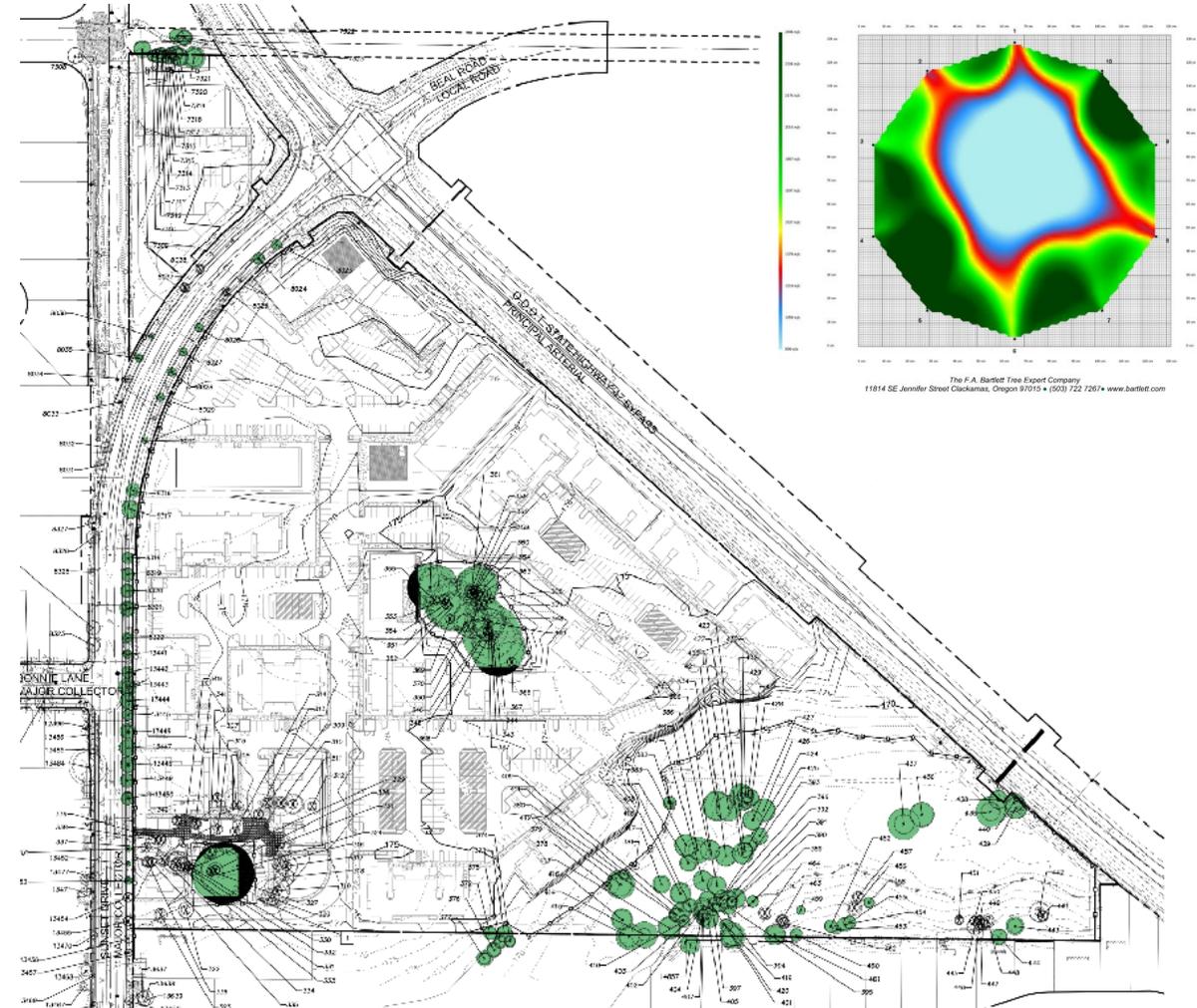
FRIENDS OF HISTORIC FOREST GROVE

- WORKING IN PARTNERSHIP TO RELOCATE TO SITE OF ALVIN T. SMITH HOUSE



TREE PRESERVATION

Treatment	Number of Trees
On-Site Trees	198
Retained	130 (66%)
Removed (Development)	39
Removed (Invasive)	24
Removed (Poor Condition)	5
Removed (ROW)	5



TABITHA MOFFAT BROWN PIONEER PARK

0.96 ACRE
PARK
INCLUDES:

OREGON WHITE OAK GROVE

WALKING TRAILS

PICNIC AREAS

GATHERING AREAS

PLAY STRUCTURES

SPORTS COURTS



COMMUNITY ENTRY

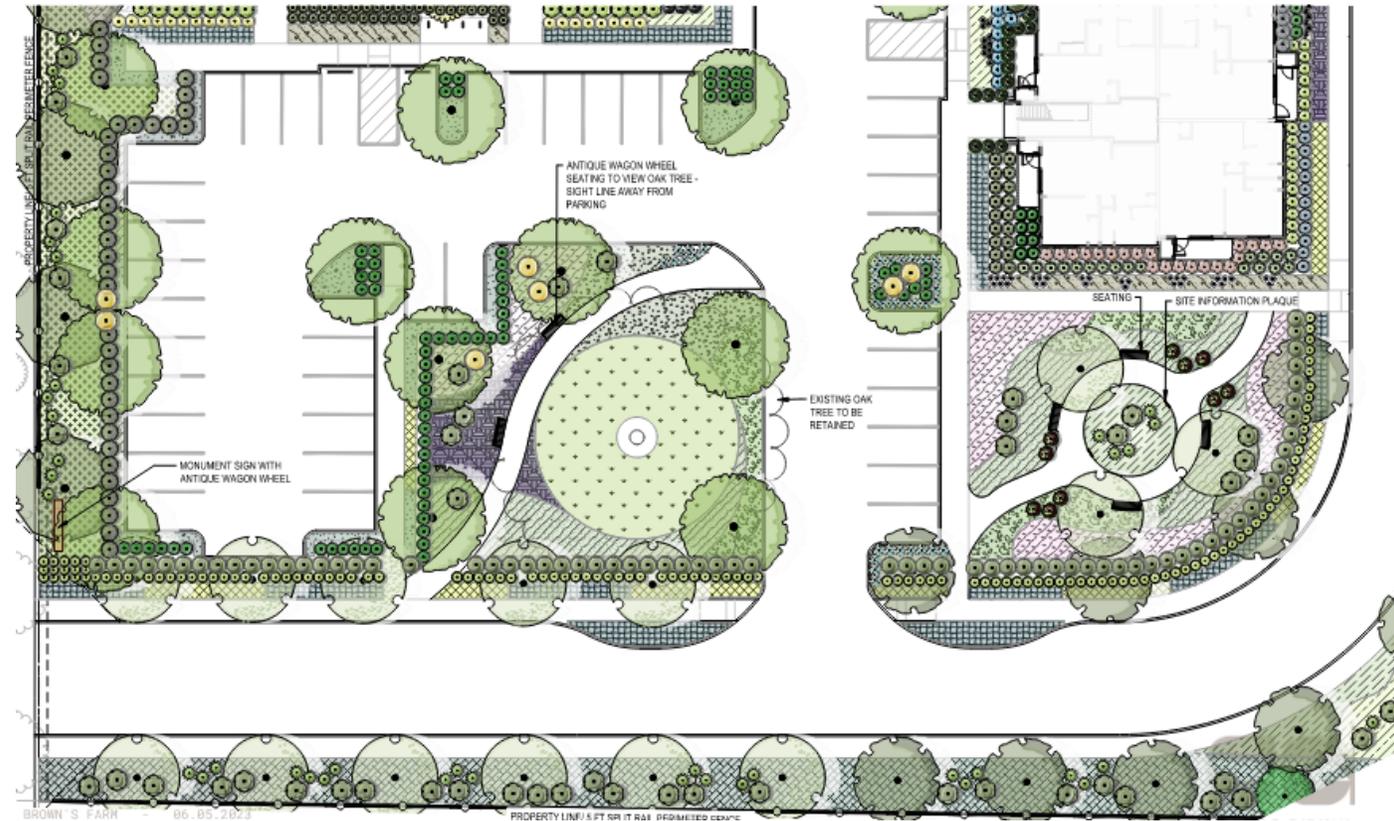
PRESERVED HERITAGE TREE

ENHANCED BUFFERING

SITE INFORMATION

MAILBOXES

WALKING TRAILS



HABITAT PRESERVATION

3.36 ACRE WETLAND

1.72 ACRE VEGETATIVE CORRIDOR

ENHANCED TO GOOD CONDITION

REMOVAL OF INVASIVES



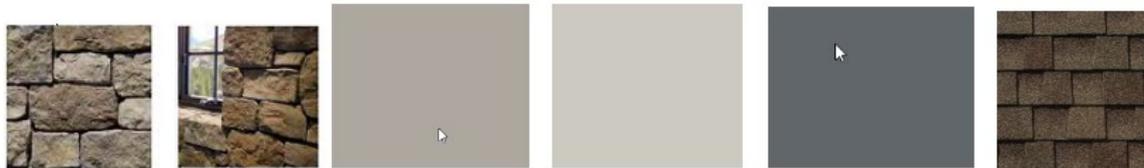
QUADPLEX DEVELOPMENT



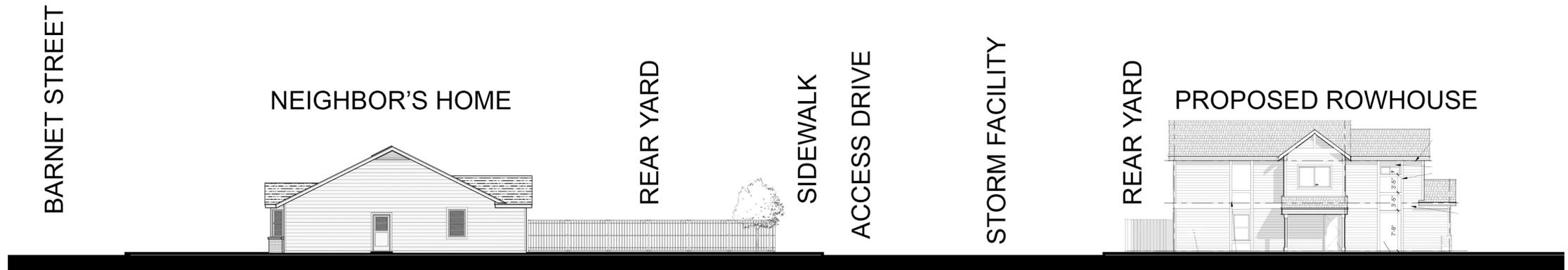
Front Elevation (Internal Facing)



Rear Elevation (Neighbor Facing)



QUADPLEX DEVELOPMENT



MULTI-FAMILY DEVELOPMENT

1 BEDROOM	131
2 BEDROOM	198
3 BEDROOM	33
TOTAL:	362



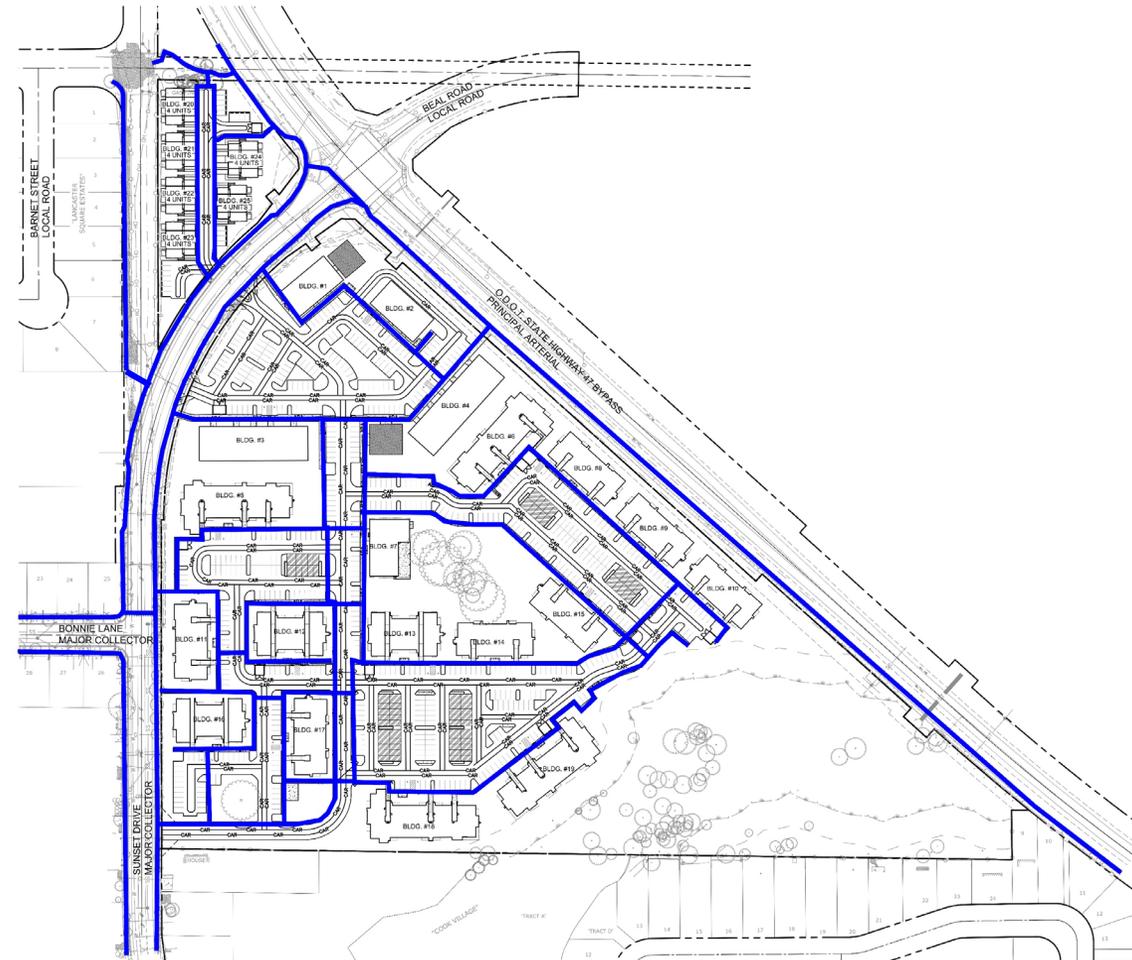
ON-SITE PARKING

	Parking Required	Parking Provided
Multifamily Units	362	516
Quadplexes	24	48
TOTAL:	386	564

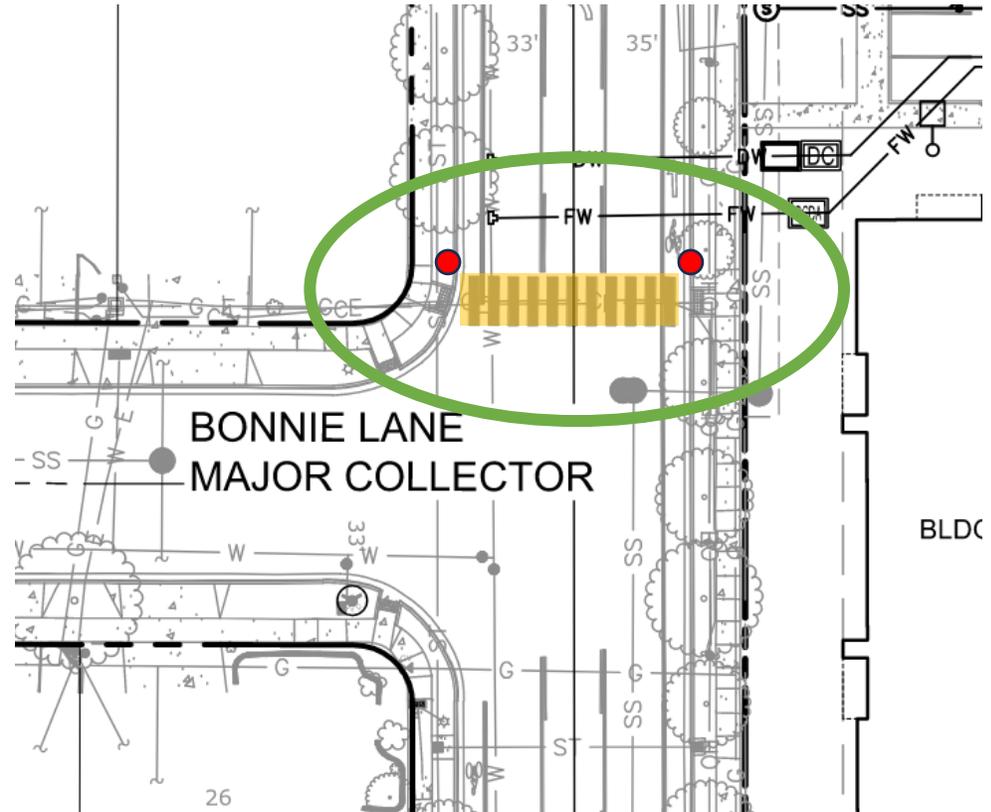
Commercial Center	Determined at Occupancy	152
-------------------	-------------------------	-----



PEDESTRIAN CIRCULATION

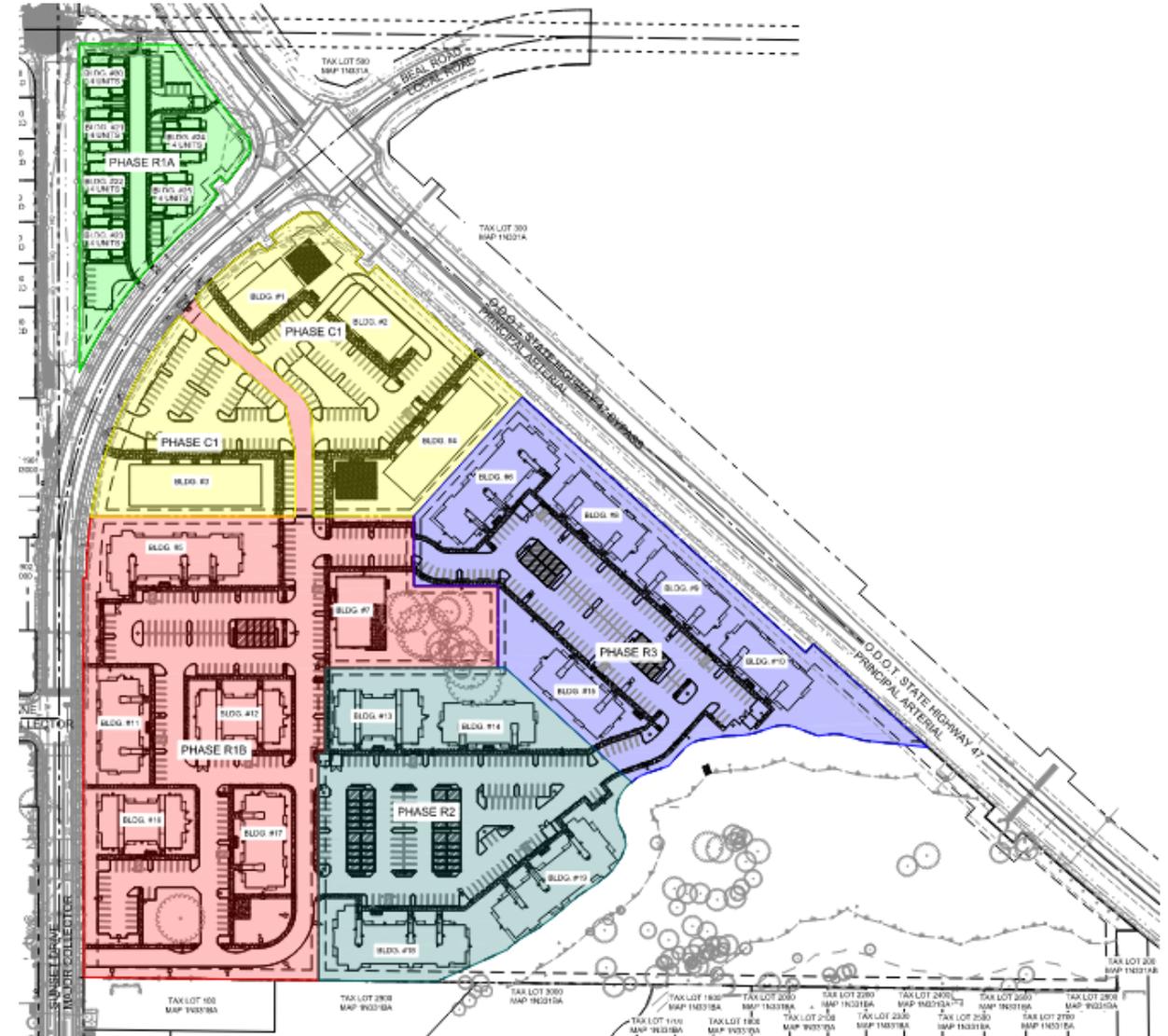


PEDESTRIAN CIRCULATION



PHASING

		TOTAL ACRES
PHASE R1A		1.54
PHASE R1B		6.45
PHASE R2		3.76
PHASE R3		3.96
PHASE C1		3.77



COMMERCIAL DESIGN GUIDE

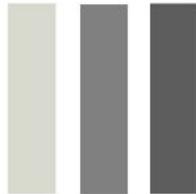


COMMERCIAL BUILDINGS NTS
STOREFRONT DOORS AND WINDOWS TYP. DARK BRONZE

1
BOARD AND BATTEN
VERTICAL SIDING 2 1/2"
BATTENS 16" O.C.



(3) COLORS



2
ARTISAN LAP SIDING
7" AND 4" EXPOSURES



(3) COLORS



3
BRICK
5/8" X 2-1/2" X 7-5/8"
DARK IRONSPOT
RUNNING BOND



4
STONE
ROUGH CUT
MOONLIGHT
CULTURED STONE



5
CONCRETE
BOARD
FORMED
CONCRETE
WITH 6"
EXPOSURE



6
FABRIC
CANOPY WITH
(3) COLORS
-TOAST TWEED
-LAPIS
-DUBONNET
TWEED



7
ROOFING
SLATE TILE
CHARCOAL



8
METAL ACCENT
7/8" X 12" PANELS
MATT BLACK
FINISH





COMMERCIAL DESIGN GUIDE



COMMERCIAL DESIGN GUIDE



RESIDENTIAL DESIGN GUIDE



MULTIFAMILY UNITS NTS



FIELD HOUSE NTS



FIBER CEMENT LAP SIDING 7" REVEAL WITH 8" CORNER TRIM AND 4" WINDOW TRIM



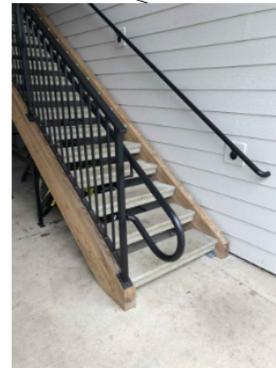
ARCHITECTURAL FIBER CEMENT SIDING



VINYL WINDOWS EXTERIOR COLOR WHITE



ROOF TILES, CHARCOAL GRAY



STAIRS SEALED WOOD STRINGERS, PRE-CAST CONCRETE TREADS, BLACK POWDER COATED HANDRAILS, GUARD RAILS AND BALUSTERS.



PORCH LIGHT



STAIR FLOOD LIGHT



STAIRWELL LIGHTS



BODY



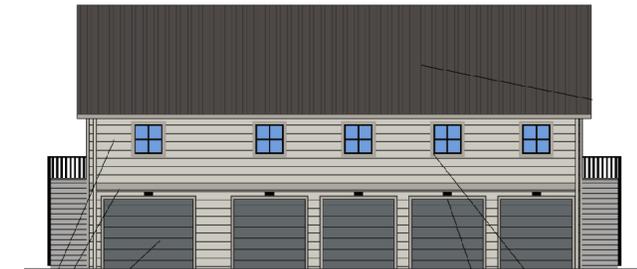
TRIM



ACCENT & FRONT DOORS



ROUGH CUT MOONLIT CULTURED STONE



GARAGE / STORAGE NTS

HEIGHT ADJUSTMENT

BUILDING HEIGHT:

- ALLOWED RESIDENTIAL: 35 FEET
- ALLOWED COMEMRCIAL: 45 FEET
- PROPOSED RESIDENTIAL: 42 FEET

SITE BENEFIT:

- MORE COMPACT
- INCREASED OPEN SPACE & PARKING
- HARMONIOUS WITH NEIGHBORHOOD
- CLIMATE APPROPRIATE
- REMOVAL OF 3RD FLOOR – LOSS OF 120 UNITS





ADJUSTMENT CRITERIA

1. The requested adjustment is from 10% to 20% height standard;
2. Consistent with the purpose of the affected zoning district or meet or exceed the purpose of the standard to be modified;
3. Will not significantly detract from the livability or appearance of the residential area.
4. If more than one adjustment is requested, the cumulative effect of the adjustments shall result in a project which is consistent with the overall purpose of the zone; and
5. Any impacts resulting from the adjustment are mitigated to the extent practical.

BUILDING HEIGHT ADJUSTMENT

MITIGATION:

LOCATED MAX. EXTENT
FROM NEIGHBORING
HOMES

LOCATED ADJACENT TO
VEGETATIVE CORRIDOR

ENHANCED LANDSCAPING
AT ENTRANCE





BUFFERING



TRAFFIC STUDY

**SCOPE
OF THE
STUDY:**

EXISTING LAND USE AND
TRANSPORTATION SYSTEM CONDITIONS

APPROVED, BUT NOT YET CONSTRUCTED
DEVELOPMENTS

YEAR 2024 AND 2026 “BACKGROUND”
TRAFFIC CONDITIONS

YEAR 2024 AND 2026 “TOTAL” TRAFFIC
CONDITIONS

ON-SITE CIRCULATION AND SITE-ACCESS
OPERATIONS



TRAFFIC STUDY

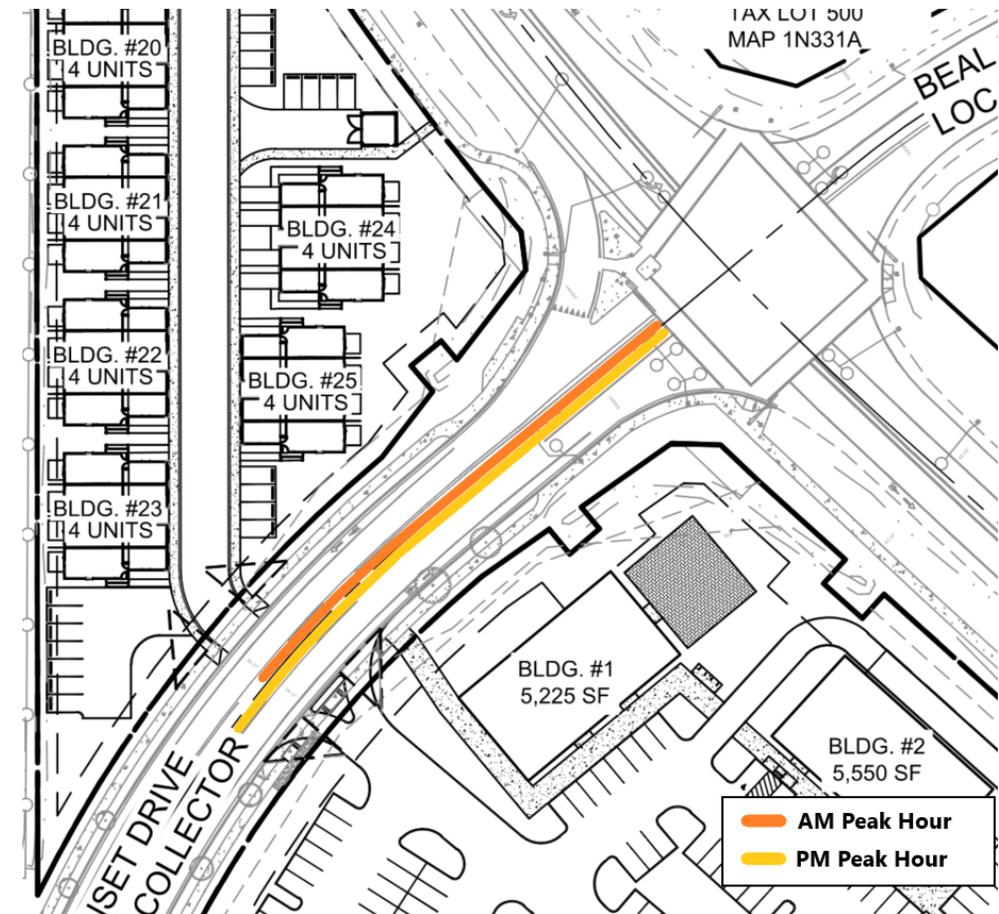
FINDINGS:

NO SIGNIFICANT TRENDS OR PATTERNS WERE IDENTIFIED IN THE CRASH DATA

ALL STUDY INTERSECTIONS ARE EXPECTED TO OPERATE ACCEPTABLY WITH THE DEVELOPMENT

- NORTHBOUND LEFT-TURN QUEUE AT OR 47/SUNSET DRIVE
- EASTBOUND APPROACH AT SUNSET DRIVE/BONNIE LANE

SITE DRIVEWAYS ARE EXPECTED TO OPERATE ACCEPTABLE WITH MINIMAL ON-SITE QUEUES



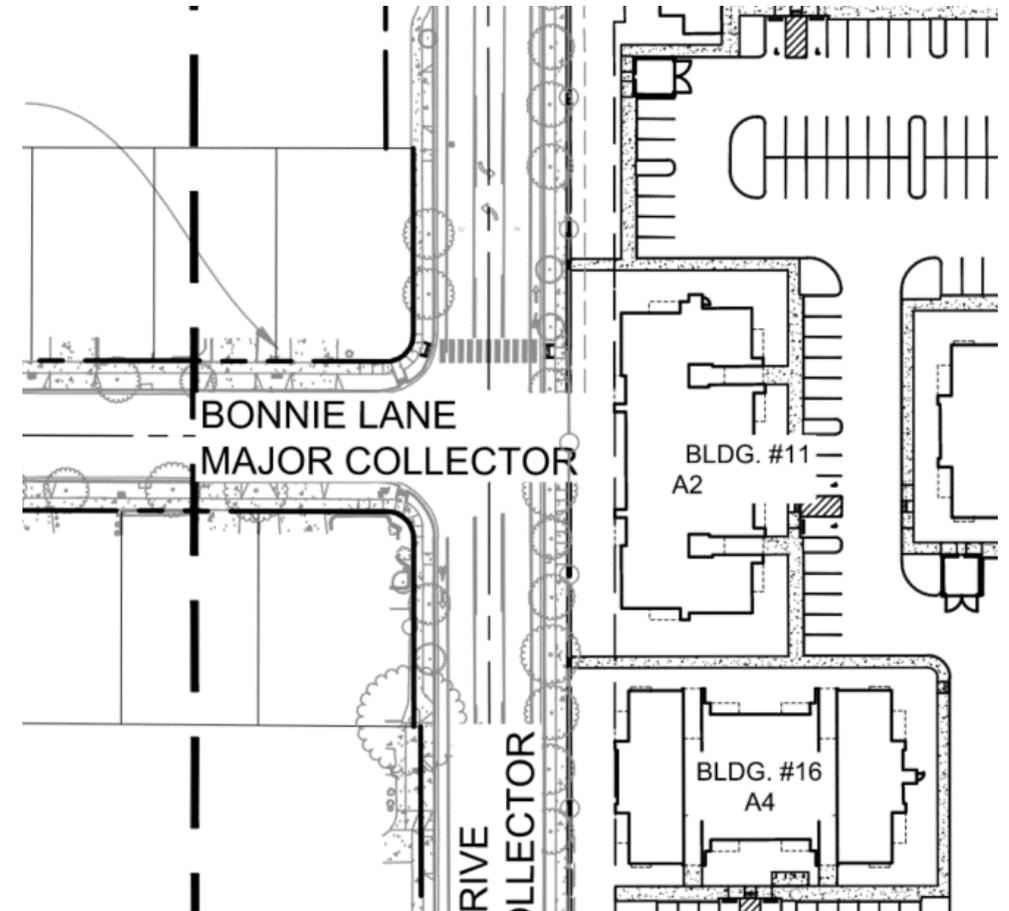
TRAFFIC STUDY

RECOMMENDATIONS:

PRESERVE INTERSECTION SITE DISTANCE PER CITY REQUIREMENTS

REVIEW AND MODIFY SIGNAL TIMING AT OR 47/SUNSET DRIVE INTERSECTION

DESIGN AND CONSTRUCT A MARKED CROSSWALK AT SUNSET DRIVE/BONNIE LANE



TRAFFIC STUDY

NEIGHBORHOOD COMMENTS:

GENERAL TRAFFIC CONCERNS

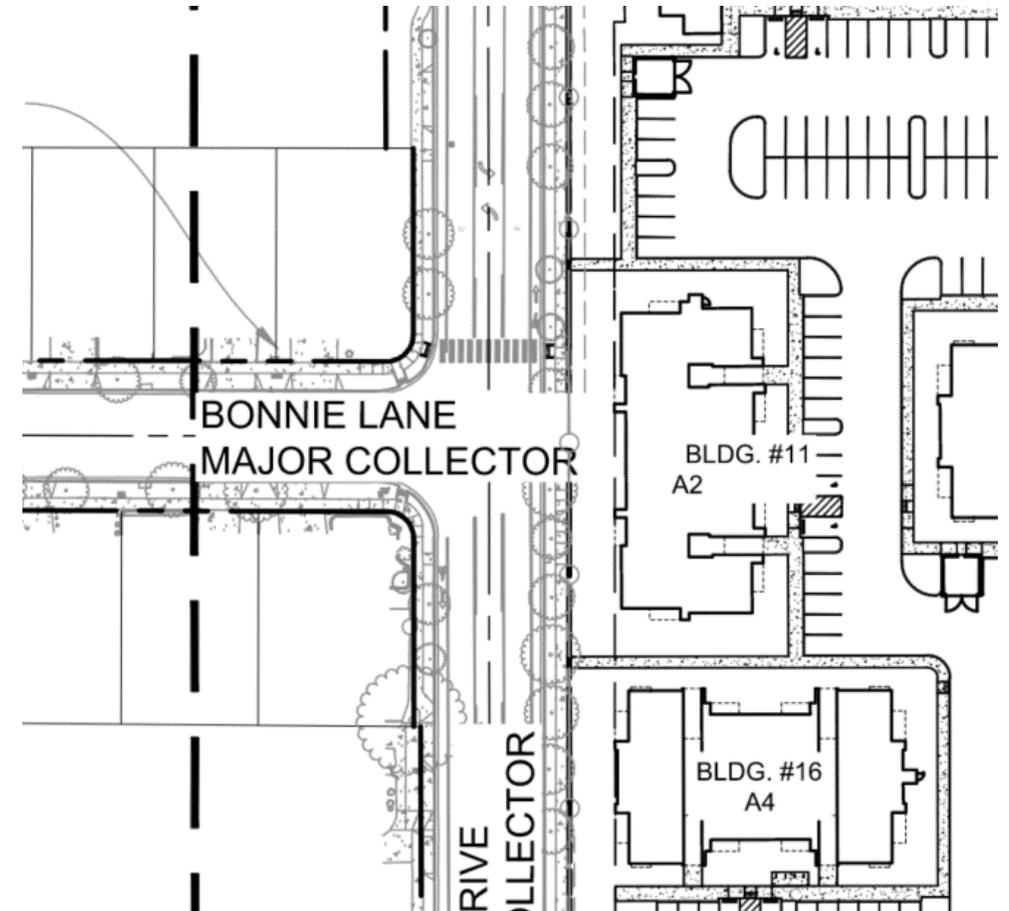
STUDY PERIODS

SCHOOL OPERATIONS

CROSSING CONCERNS

SITE-ACCESS OPERATIONS

TRIP GENERATION



CONDITIONS OF APPROVAL

MODIFY:

CONDITION 3: The Applicant shall work with the City of Forest Grove Public Works Department to determine a safe location to install a safe pedestrian crossing, to be constructed in conformance with any and all standards and specifications defined by the Public Works Department.

CONDITION 3: The Applicant shall work with the City of Forest Grove Public Works Department to determine a safe location to install a safe pedestrian crossing to the north side of the Sunset Drive/Bonnie Lane intersection, in conformance with any and all standards and specifications defined by the Public Works Department.

REMOVE:

CONDITION 4: Applicant to consult with ODOT regarding the connection from TL 600 where the Quadplexes are proposed or alternatively provide documentation from ODOT that no upgrades will be required.

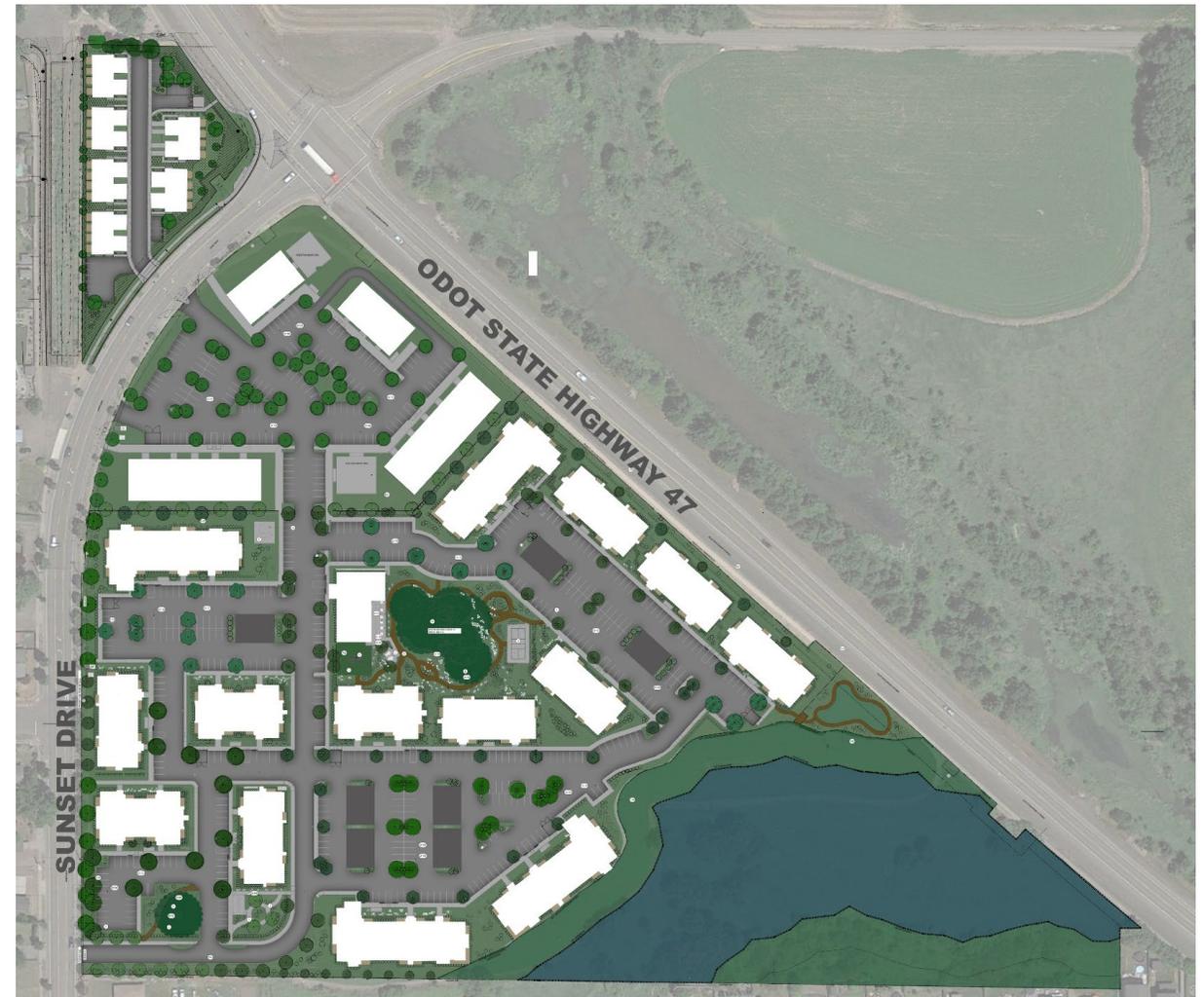
STAFF RECOMMENDATION

MUPD : APPROVAL WITH CONDITIONS

PARTITION: APPROVAL

TEXT AMENDMENT: APPROVAL

ADJUSTMENT: APPROVAL





THANK YOU

SUNSET DRIVE

ODOT STATE HIGHWAY 47