

**Wilsonville City Hall
29799 SW Town Center Loop E
Wilsonville, Oregon 97070**

**Development Review Board – Panel B
Minutes–March 25, 2013 6:30 PM**

Approved April 22, 2013

I. Call to Order:

Chair Andrew Karr called the DRB-Panel B meeting to order at 6:30 p.m.

II. Chairman's Remarks:

The Conduct of Hearing and Statement of Public Notice were read into the record.

III. Roll Call:

Present for roll call were: Andrew Karr, Dianne Knight, Cheryl Dorman, and Aaron Woods. Jhuma Chaudhuri and City Council Liaison Susie Stevens were absent.

Staff present were: Blaise Edmonds, Barbara Jacobson and Daniel Pauly.

IV. Citizens' Input: This is an opportunity for visitors to address the Development Review Board on items not on the agenda. There was none.

V. City Council Liaison Report:

No City Council liaison report was given due to Councilor Stevens absence.

VI. Consent Agenda:

A. Approval of minutes of February 25, 2013 meeting

Chair Karr moved to approve the February 25, 2013 DRB-Panel B meeting minutes as presented.

Aaron Woods seconded the motion, which passed 3 to 0 to 1 with Cheryl Dorman abstaining.

VII. Public Hearing:

A. **Resolution No. 245. Les Bois Row Homes: Polygon Northwest Company – applicant.**

The applicant is requesting approval of Final Development Plan (FDP) for PDP - 1 Central (Les Bois Row Homes) for detached row houses and duplexes. The site includes Tax Lots 14300 – 14440 and 14600 – 15200 in Section 15DB, T3S, R1W, Clackamas County, Oregon.
Staff: Blaise Edmonds

Case File: DB12-0083 – Final Development Plan

This item was continued to this date and time certain at the February 25, 2013 DRB Panel B meeting.

The Applicant is requesting that the review of this application be set over to April 22, 2013.

Chair Karr opened the public hearing at 6:31 p.m.

Chair Karr moved to continue the hearing for Resolution No. 245 to April 22, 2013 date and time certain as requested by the Applicant. The motion was seconded by Cheryl Dorman and passed unanimously.

B. Resolution No. 251. Villebois Neighborhood Park 6: Pacific Community Design for Polygon Northwest Company – applicant. The applicant is requesting approval of a Final

Development Plan (FDP) and Preliminary Development Plan (PDP) Refinements for a 1.66 acre private neighborhood park in Villebois. The site is located on a portion of Tax Lot 301 in Section 15, T3S-R1W, Clackamas County, Oregon. Staff: Daniel Pauly

Case Files: DB13-0001 - Final Development Plan and Refinements

Chair Karr called the public hearing to order at 6:32 p.m. and read the conduct of hearing format into the record. Dianne Knight disclosed that she is a resident of Villebois. All Board members declared for the record that they had visited the site. No board member, however, declared a conflict of interest, bias, or conclusion from a site visit. No board member participation was challenged by any member of the audience.

Daniel Pauly, Associate Planner, announced that the criteria applicable to the application were stated on Page 2 of the Staff report, which was entered into the record. Copies of the report were made available to the side of the room.

Mr. Pauly presented the Staff report via PowerPoint with these key additional comments:

- Neighborhood Park 6 would be located north of Lowrie Primary School and near Community Park 1. Last fall, DRB Panel A and City Council approved a 93-lot single-family subdivision directly north and west of the school for Polygon Northwest, and the proposed park was a major component of that planned subdivision; however, additional design work was desired, so the park was delayed. The City met with the Applicant several times and took the proposal to the Parks Board, who also provided some recommendations.
- He briefly reviewed a map of the hierarchy of park types designated in the Villebois Village Master Plan to be constructed throughout Villebois. The Master Plan and documents like the Community Elements Book are used to review parks. Neighborhood parks including those under construction were shown as outlined in red.
- In 2010, amenities in the east neighborhood were significantly increased when the primary school was relocated from northern Villebois to its current location. The Master Plan was changed to allow that relocation to happen, however, no changes were made to the surrounding parks because at that time, the builder and designer of the parks was not known. It was anticipated that changes based on overlapping amenities available in the Community Park would likely be made when the surrounding parks came forward for final review, which was the subject of tonight's application.
- The Master Plan identified certain features of the subject park in the overall urban design of Villebois.
 - One important feature was the corridor that extended from the Piazza east toward Mt. Hood, so SW Mont Blanc Ln was designed to be aligned with a Mt. Hood view with the end of the corridor being Neighborhood Park-6.
 - A list of specific park amenities from the Master Plan was noted and a conceptual design from the Master Plan appendix was displayed that showed how all the planned amenities could fit. Staff supported not including the child play structure, half-court basketball court, multi-purpose court, and transit stop, which were exceptions allowed through the refinement process in the Villebois Code.
 - Maps showing a 1/8-mile radii around the child play structures and radii sports courts throughout Villebois was displayed and reviewed. The Applicant proposed removing the child play structure and sports courts because a number of similar structures are provided in the surrounding neighborhood.
 - The bus stop, originally proposed in front of the school, was now proposed on the opposite side of the park so riders could board on the right side due to circulation on SW Carinthia Circle and because school preferred not to have it on their front door step.

- The Conceptual Plan identified a fountain. A fountain is not proposed, but a minor water feature would be provided that would drain rain water from the roof of the proposed shelter, similar to the feature draining water from the play cover at Lowrie School.
- A specimen Giant Sequoia tree and a pad for art would provide visual amenities at the end of the view corridor.
- He described the various features and amenities proposed for the park, including the sheltered plaza designed to be community gathering spot; a plaza around the Giant Sequoia; a sloped area with a rock climbing feature, "wood ribbon" structure and sand box as creative play features; pedestrian pathways and an informal lawn play area.
 - The Parks Board expressed concerns about safety with regard to the rock climbing feature, but Staff would carefully review the final design and work with the design team to ensure it was safe.
 - The Parks Board was also concerned about the lack of pet waste facilities and recommended the DRB require pet waste stations. Should the DRB support requiring those waste stations, Staff drafted new Condition PDA6 stating, "The Applicant/Owner shall provide at least two pet waste stations providing bags for disposal of pet waste. The Operations and Maintenance agreement shall ensure such stations keep stocked with bags."
 - No specific location were given for the pet waste stations, however, initial thoughts were where near the path intersects the Giant Sequoia plaza and on the east side of the park.
- He noted the Natural Resources Conditions were inadvertently left out of the Staff report. He entered the memorandum distributed to the Board dated March 21, 2013 that incorporated those conditions into the Staff report into the record as Exhibit A5.
- He briefly reviewed landscape areas, including landscape beds around the edges of the park and a landscape berm in the southeast corner, which would be planted with materials consistent with the Community Elements Book adopted for Villebois.

Cheryl Dorman asked if the park would abut the backside of the school's property.

Mr. Pauly replied that right now the front of the school seems to face Barber St, but the school's main entry plaza was designed to be on the north side and that would become the front of the school as those homes are built out; essentially, there would be two front entrances.

Ms. Dorman asked if children could use the park during the day, was it close enough and would there be a fence.

Mr. Pauly imagined the school would have a closed campus, but being across the street, the park would be easy to walk to after school.

Chair Karr asked if a condition of approval was necessary for the neighborhood HOA to maintain the park.

Mr. Pauly answered that condition was a part of the previous PDP approval and would carry forward because that condition also covered all the smaller pocket parks and linear greens throughout Villebois.

Dianne Knight asked if restroom facilities were located nearby or planned for the park or on the east side of the neighborhood.

Mr. Pauly responded no restroom facilities were planned for this Neighborhood Park. In the interim, there would be a fenced-in enclosure for port-a-potties in the Community Park next to the school. The idea was that eventually school restrooms might be available. Restrooms for the East Neighborhood Park were planned to be made available across street in Community Park 1, which was addressed through the DRB process. He asked Mr. Edmonds about the status of the port-a-potties installation.

Blaise Edmonds, Manager of Current Planning, stated the port-a-potties were to be in a caged area because building a full facility was not in the budget when the estimates were provided. The port-a-potties were temporary until the school had the money to build a full restroom facility.

Mr. Pauly explained that with the hierarchy of parks, community parks and regional parks were designed to draw people from outside Villebois that would need to look for a restroom; whereas neighborhood parks and smaller parks were for the neighbors, so the idea was that they would be able to walk home to use the restroom. This park was designed for the surrounding neighborhood rather than the broader community.

Ms. Knight added her concern was about the bus stop being there as well.

Ms. Dorman asked if the school was responsible to build the public bathrooms.

Mr. Edmonds answered yes, next to their extra playground. The public restrooms would be open for use during school hours and for special events, such as baseball tournaments or soccer games. Arrangements would be made with the school to have it open for those days. The school would not want to leave the restrooms open all the time because of vandalism.

Aaron Woods asked if the trash receptacles also had receptacles for cigarette butts.

Mr. Pauly responded that the Community Elements Book contains designs that show some trash receptacles with ashtrays. He deferred to the Applicant's design team, and agreed that cigarette receptacles would help keep the park cleaner.

Chair Karr asked if tables and benches would be primarily wood or composite.

Mr. Pauly noted these were specific requirements in the Community Elements Book. The table would be composed of a recycled material made to look like wood, which was slightly different than the recycled old growth timber the Community Elements Book required. The table would have the same required design, just different material. The benches would be composed of the material required in the Community Elements Book.

Chair Karr called for the Applicant's presentation.

Stacey Connery, Pacific Community Design, PO Box 519, 13500 SW Pacific Hwy, Suite 58, Tigard, OR, 97223, introduced Erin Holsonback, representing Otten Landscape Architects, to provide an overview of the park's design. After which, she and Ms. Connery would respond to questions.

Erin Holsenback, Otten Landscape Architects, 3933 SW Kelly Ave, Portland, OR 97239, provided a general overview of the design considerations that drove the layout of the park, referencing PowerPoint slides. The major objectives included providing programming consistent with the Villebois Master Plan and creating a functional park that connected to the major pedestrian circulation routes in the area, as well as to the school and the Piazza to help unify the neighborhood. Providing more of a connection between the Piazza and the park was important because of the major view corridor to see Mt. Hood.

- The view corridor would run west to east through the middle of the park. The Applicant wanted to leave the view corridor open and not have much of anything obstruct the view, which was why the plaza was placed in the corner and not more centralized as originally proposed in the conceptual plan in the Master Plan appendix. The plaza connected to the major pedestrian routes, including one that goes in front of school and another where the transit stop would be located across the street.

- Having the plaza oriented on a diagonal would anchor the school, helping to show people where the front of the school was on the north side, while also providing an extra space where teachers could bring students for a class, or also a place where families with young children could go when their other kids were in school. The intent was to not repeat elements at the school, but provide additional play areas for children.
 - The proposed plaza shelter would be 16 ft by 32 ft with three picnic tables and a barbecue and was designed as a place to have birthday parties or other informal gatherings.
 - Another picnic table would be located on the other side of the park to have an additional facility for a small gathering separate from the shelter.
- The intermediate circular seating space and nearby play areas was an important part of the park. The slope would be graded to create a slight bowl effect so the area would also be slightly sunken down below the plaza, which would help provide some privacy for people at the plaza and also provide additional protection for children at play.
 - A 10 ft to 12 ft Giant Sequoia tree was proposed to be planted in the middle of circular seating area. Because Giant Sequoias get rather large over time, the Applicant believed the tree would be a great focal point that would be able to be seen from multiple locations within Villebois as it grew to become a beautiful specimen tree over time.
 - Four benches would encompass the tree area, with additional trees proposed to delineate and separate the area from the rest of the park. The same type of trees would also be repeated in the plaza on the eastern side to help unify the different elements in the park.
 - A pedestrian pathway, graded at appropriate slopes to provide ADA accessibility, would lead to the seating and play areas.
- The piazza would feature pavers in different designs, but the circular seating area would have stamped concrete using a similar pattern as the piazza to provide some connection between both areas. The Applicant wanted to repeat the plaza's material in the circular seating area but there was no budget for pavers.
- Landscaping and oriental scrubs shrubs were proposed in areas around the park's perimeter with openings within the lawn area and around the park for visibility into the park for safety monitoring. Some street trees were also removed to better provide a visual entrance into the park.
- As mentioned, some concerns were expressed at the Parks Board meeting about the rock play feature. She clarified there would only be a 2 ft to 3 ft drop from the plaza down to the middle area, and the slope would not be very big. More kids would probably injure themselves on a traditional, elevated play structure than on the rock play feature. If the rocks needed to be removed, the slope could just be a grass area for kids to roll down. The rock play feature needed further discussion to figure out how to make it as safe as possible.
- She presented the proposed landscaping, displaying the shrubs and trees that would be used from the Villebois Community Elements Books. Italian Cypress was not included on the list but was proposed in different areas around the upper plaza and lower plaza because it would be used at the Piazza. Using Italian Cypress would provide additional connection between this park and the Piazza. Most plants would be flowering and ornamental to provide a good seasonal variety of color.
 - She also reviewed which trees were proposed for the park. Yellow ginkgo was proposed as the big tree within the lawn area. Crimson sentry was an option for around the play area and lower plaza. The Giant Sequoia, which would be limbed up as the tree grew in size to provide people could have access around the bottom. Pictures of the two different street trees proposed around the park were also displayed.
- The proposed water feature would be a rainwater discharge feature. Both features currently used at the school were displayed. One option extended down from the gutter and water flows over as a wavy metal, wheel-type feature as it comes off the roof. The second option was used on the playground shelter where the water drains off the roof and flows into a series of cups, which was a playful way to show the water draining off the roof. The Applicant would work with a local artist to develop a similar, budget-friendly option that would be interesting and unique. This feature would count for the

minor water feature required at the park.

- Originally, a colorful sculpture was proposed in the park to match some of the school's colors, but there was no money in the budget. Instead, a pad would be constructed to provide the option of displaying future artwork, which would also be a nice focal point coming down the hill from the Piazza.
- She clarified that ashtrays were not currently proposed, however, getting a different lid for the trash receptacles would be an option.
- The picnic table was the only amenity that strayed from the Community Elements Book because the Applicant did not feel the recycled old growth wood table was proper for this park. They wanted the table to be more user-friendly and a bit more urban; therefore they chose the recycled plastic-type material that resembles wood.

Mr. Edmonds confirmed the proposed park was private and noted that City Council passed an ordinance prohibiting smoking in public parks.

Ms. Holsenback noted that one displayed trash receptacle photo had an ashtray in the top and she would add that to the final set of plans. She was not sure how many receptacle there would be, probably one on each end of the park.

Mr. Woods asked if the Applicant had looked at rock structure to try to minimize potential injury, such as using rocks with rounded edges versus sharp edges, etc.

Ms. Holsenback replied the final set of plans detailing how everything would be built had not been completed, but she envisioned a small staircase of larger, flat stones placed a little off-center from each other that are as smooth as possible; there would not be any jagged edges. There might be a way to fashion the rock feature to help minimize risk, but there would be no way to guarantee a child would not get injured.

Chair Karr asked the reason behind having the rock play feature.

Ms. Holsenback pointed out a photo of a conceptual creative play area that had rocks on the side of the slope that kids could run on and the Applicant mimicked that area because they liked the feel and believed it was a great space for children. The grass area around the plaza sloped down into the sand box and then down into the middle seating area, so they envisioned kids going up the rock play feature, around the lawn and circulating around the area.

Ms. Dorman stated kids love to climb on rocks.

Ms. Holsenback agreed, adding she had talked with a coworker who had designed a park with a rock play feature for her daughter's school. Her coworker said that more kids get hurt falling off the traditional play structure, which no one seems to have an issue with, than the rock play structure. She believed the rock feature needed to be removed altogether if it is a specific concern.

Ms. Dorman said she would hate to see the rock play feature remove because it flowed with the park. It was outdoorsy, and something different that kids love to do.

Ms. Holsenback agreed it provided a natural element. She reiterated the slope as currently designed would be no higher than the testimony table. There would not be that many rocks and it would not be far to go if a child were to jump off. She really liked the idea and the space, which was really what they were trying to go for while staying within the budget.

Chair Karr inquired about the Sequoia tree being placed right in line with the view of Mt. Hood. A Giant Sequoia could grow up to 60 ft tall, which would cut off the view of Mt. Hood.

Ms. Holsenback replied that the road slopes up toward the Piazza, so she did not believe the Sequoia would block the view of Mt. Hood altogether. While the tree could possibly block the view closer to the proposed park, it would not be an issue coming down the hill from the Piazza.

Mr. Pauly added the street had quite a steep drop from the intersection of 110th Ave.

Ms. Holsenback stated the Sequoia could be planted off-centered a bit but they were trying to maintain a central location. Sequoias get bigger in the wild than they would in Villebois where the roots would be constricted by pavement. Some pavers would be used directly on the inside of the circle so that as the roots grow, some pavers could be removed to allow more room for the roots to grow. Directly at the park it might block the view somewhat, but it would not make a difference up at the Piazza. She explained it would take about 10 to 15 years or longer for the tree to get 60 ft tall although it was hard to say because being in the middle of a planter was not the tree's natural environment.

Ms. Knight asked if any alcoves would exist for parking around the park or was it assumed that people would park in the neighborhood or at Lowrie Primary School.

Ms. Holsenback answered off-street parking would be available on most all the streets coming into the park. She was unsure about the availability of parking at the school which was on the other side of the school in the large parking lot.

Daniel Pauly reminded that the Board's review regarded what would be within the park. Streets and parking were previously approved in the PDP.

Chair Karr reiterated it would also be a private park.

Ms. Holsenback indicated that people parking on SW Mont Blanc Lane could access the park by using the crosswalk at the north end of the SW Mont Blanc Lane/Carinthia Circle.

Chair Karr noted no one was present in the audience for public testimony and closed the public hearing at 7:17 p.m.

Mr. Woods confirmed the Applicant addressed his concerns about cigarette butts when she discussed using the trash receptacle pictured with the ashtray.

Chair Karr moved to accept the amended Staff report with the addition of Exhibit A5 and new Condition PDA 6 stating, "The Applicant/Owner shall provide at least two pet waste stations providing bags for disposal of pet waste. The Operation and Maintenance agreement shall ensure such stations keep stocked with bags." Cheryl Dorman seconded the motion, which passed unanimously.

Dianne Knight moved to approve Resolution No. 251. Cheryl Dorman seconded the motion which passed unanimously.

Chair Karr read the rules of appeal into the record.

VIII. Board Member Concerns and Communications:

A. Results of the March 11, 2013 DRB Panel A meeting

IX. Staff Communications:

Blaise Edmonds, Manager of Current Planning, stated the Board members would receive an invitation to a training session that would be held April 8, 2013.

X. Adjournment:

The meeting adjourned at 7:22 p.m.

Respectfully submitted,

Paula Pinyerd, ABC Transcription for
Shelley White, Planning Administrative Assistant