



Waverly Woods Planned Development

10145 SE Waverly Ct

Master File #PD-2020-001

Planning Commission

October 27, 2020

Vera Kolas, Senior Planner

&

Dalton Vodden, Associate Engineer

Project Location & Vicinity



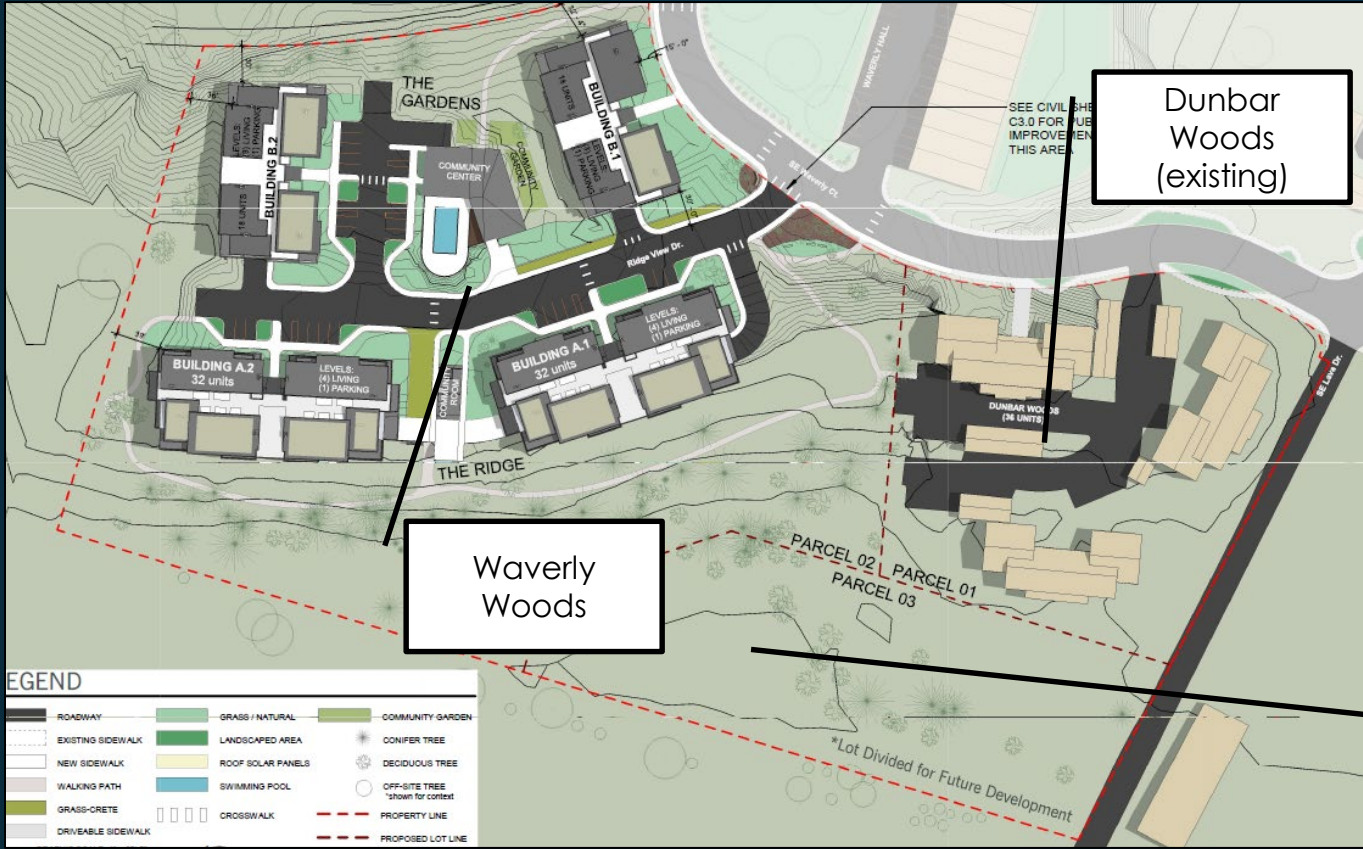
Zoning



Proposal

❖ Apartment community:

- 3 phases on 6.77 acres
- 100 units
- Access from Waverly Ct



Phasing Plan



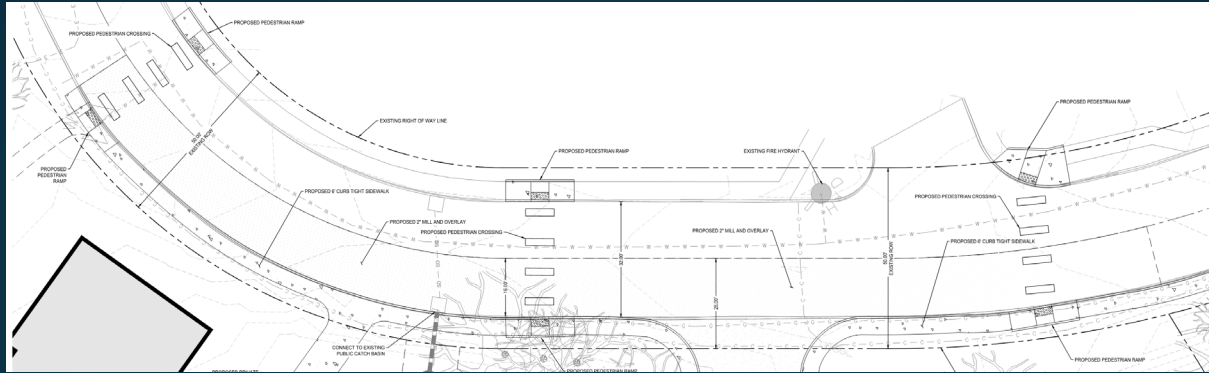
Application Details

- Planned Development
- Zoning Map Amendment
- Willamette Greenway Review
- Property Line Adjustment
- Transportation Facilities Review

Key Issues

1. Have the project's impacts on traffic been thoroughly evaluated?
2. Does the project design adequately address the approval criteria for review of a development in the Willamette Greenway?
3. Does the project provide enough "exceptional advantages..." to warrant the additional proposed density and building height as allowed by MMC Subsection 19.311.3?

1. Transportation Impact Review



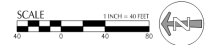
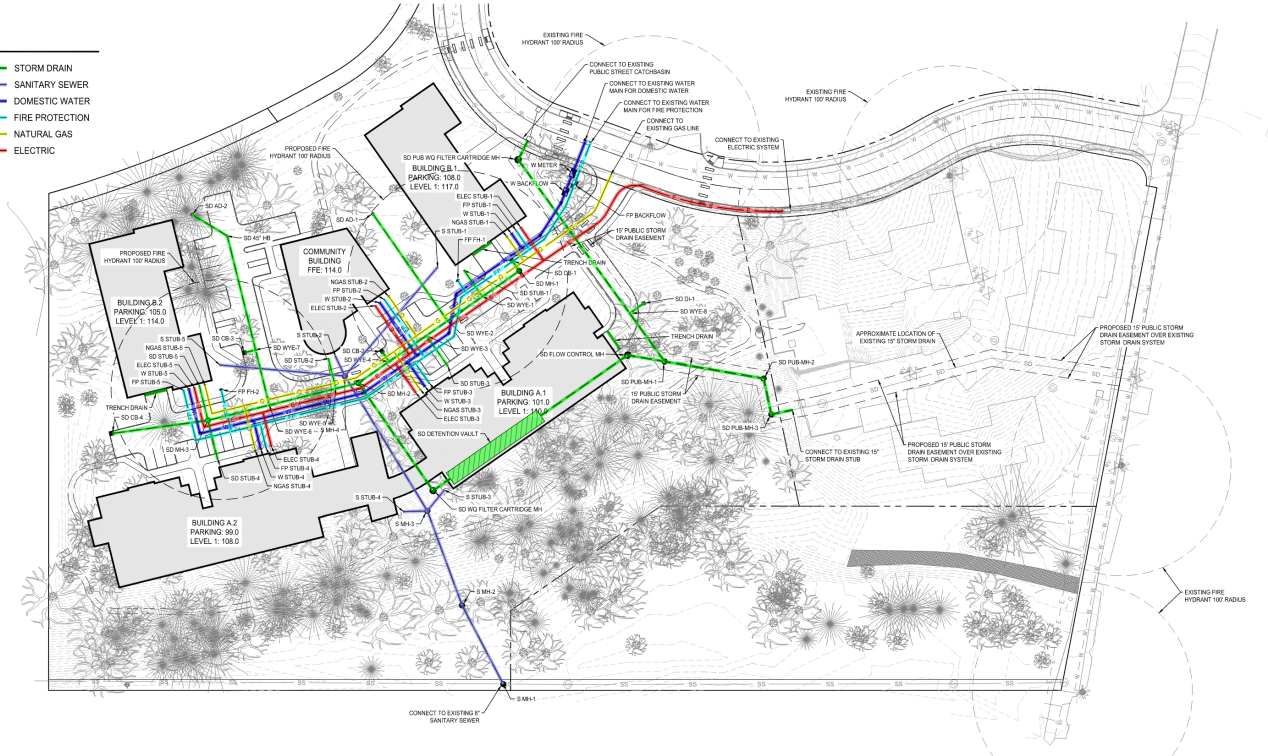
Level of Service (pre)post AM/PM peak

1. 17th and Harrison (C/D) D/D
2. 17th and Lava (C/C) C/D
3. 17 and OR-224 (C/B) C/B
4. Lava and Waverly (A/A) A/A
5. Proposed Access A/A
6. Future Access A/A

Stormwater/Drainage

LEGEND

- STORM DRAIN
- SANITARY SEWER
- DOMESTIC WATER
- FIRE PROTECTION
- NATURAL GAS
- ELECTRIC



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2. Willamette Greenway Review

- Compatibility with the river; minimal impact on surrounding uses
- Mitigation of impacts
- Protection of views
- Conform to comp plan policies
- Landscaping, aesthetic enhancement, open space & vegetation



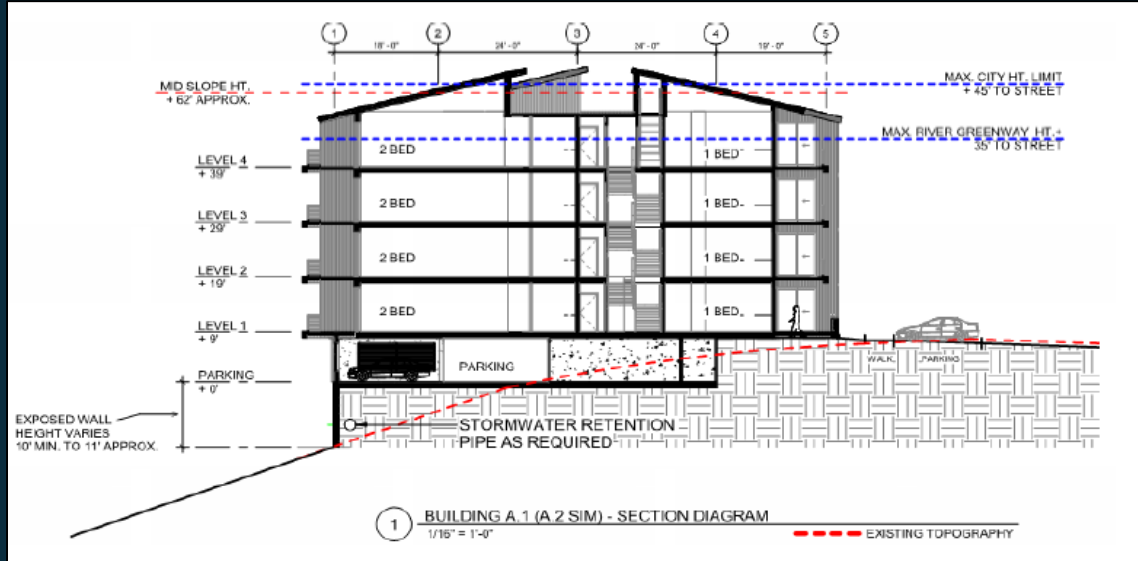
- Property is >1,000 ft from the river
- Development is set back from the river
- Existing development between site and the river
- Designed to maintain/enhance views



3. Planned Development Review

- Increase building height to 44 ft (rather than 35 ft in WG)
- 20% density bonus (100 units rather than 84)
- 200 ft building length (rather than 150 ft)

Building Height

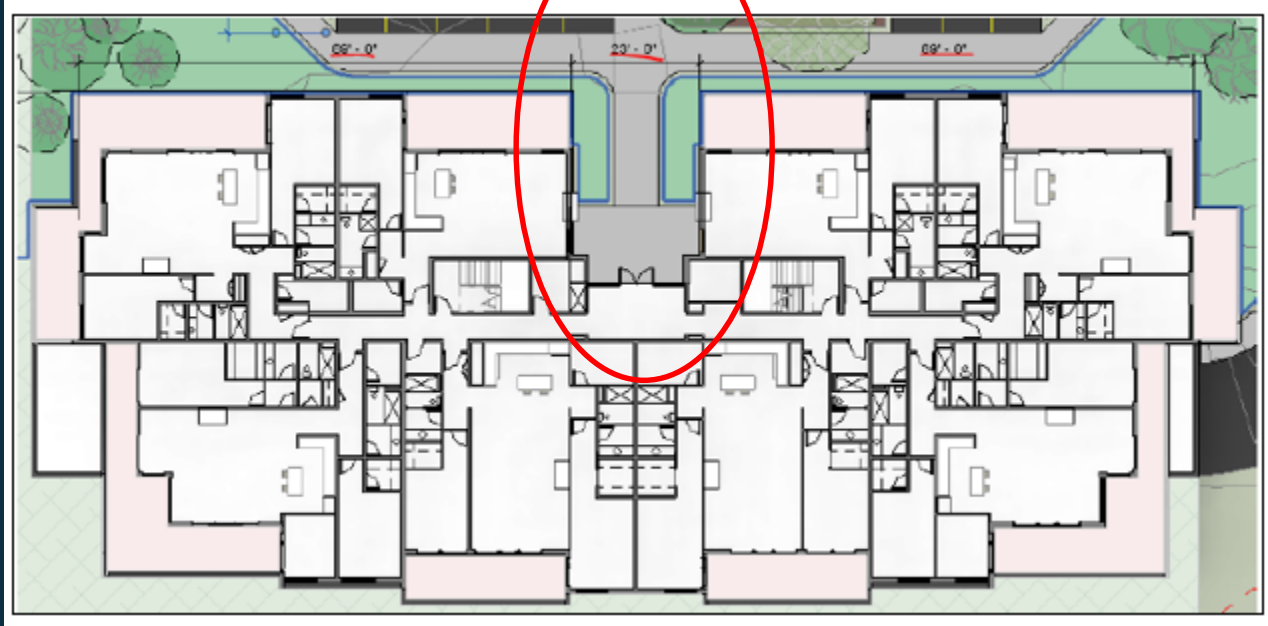


- Tuck under parking
- >53% vegetation on site
- 200 ft building length (rather than 150 ft)

Density Bonus

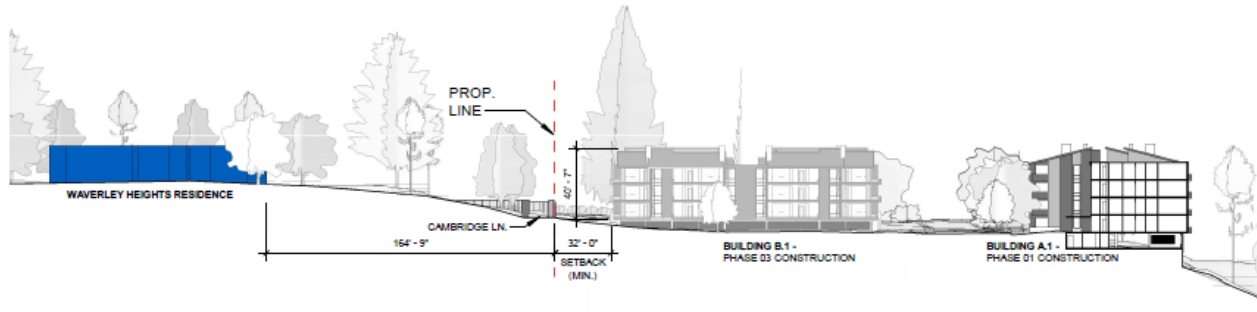
- 100 units rather than 84
 - Without steep slopes, max. density = 117 units
- Exceptional design
 - Decrease overall lot coverage – minimize footprint
 - >53% vegetation on site
 - Relocate and enlarge community garden
 - Provides much-needed rental housing

Building Length

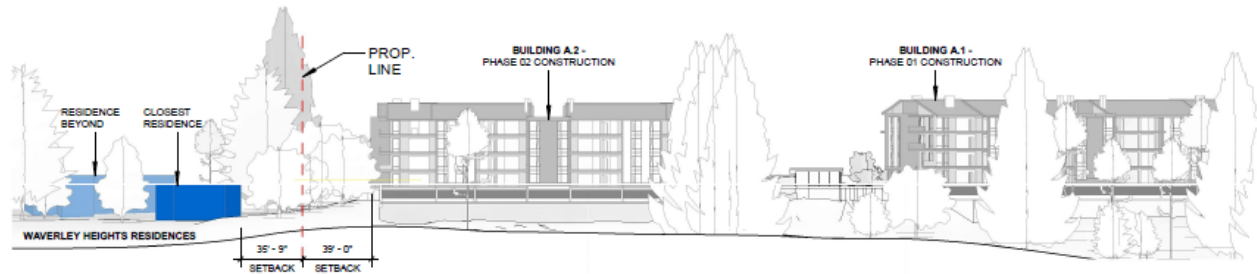


- 203 ft rather than 150 ft
- 23-ft wide entry access area – minimize appearance of length

Relationship to existing homes



1 SITE SECTION - LOOKING SOUTHEAST
1/64" = 1'-0"



2 SITE SECTION - LOOKING NORTHEAST
1/64" = 1'-0"

Approval Criteria

- Compliance with 19.311 and other code requirements
- Compatibility with surrounding area and land use pattern/density
- Demonstrated need for permitted uses
- Adequate infrastructure
- Proposal demonstrates it addresses a public purpose – provides public benefits/amenities beyond the base zone.

Comments Received

- Kate Hawkins and Avi Tayar, P.E., ODOT
- Merrie Loboy, 1400 SE Lava Dr
- Gloria Stone, Cambridge Ln
- Steve Reaume, 10240 SE Cambridge Ln
- Rosie McGee, 1400 SE Lava Dr., Bldg A
- Richard Recker
- Peggy Reaume
- Wendie Nowakci
- Cornelia Locher
- Ann Flowerree
- Shoreside East Condominiums
- Patti Justice
- Felix Locher
- Cornelia Locher
- Cathie Crawford
- Fair Housing Council of Oregon
- Gale Schmidt

Staff Recommendation

- Recommend approval to the City Council
- Proposal provides a better design than required by the base zone requirements.

Decision-Making Options

1. Recommend approval of the application with the recommended Findings and Conditions of Approval. (**staff recommendation**)
2. Recommend approval of the application with modified Findings and Conditions of Approval—such modifications need to be read into the record.
3. Continue the hearing.
4. Recommend denial of the application.

The 120-day deadline for this application is **January 9, 2021**.