

FAIRVIEW WOODS

Refinement Plan



OLSEN DESIGN AND DEVELOPMENT INC.

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GENERAL INTRODUCTION

Approval Criteria SRC 530.030(e)

The Fairview Woods Refinement Plan (referred to in this plan as The Woods) was developed to be consistent with the principles in the Fairview Master Plan and in conformity with the provisions of the Salem Area Comprehensive Plan and Fairview Mixed Use Zone. A general overview of those principles, permitted uses and densities as they relate to The Woods Refinement Plan can be found in Sections 2 and 5.

Fairview Addition West borders the Fairview Woods on the north, east and south. The adjacent uses are residential and open space. The Woods is designed to further accommodate the Fairview Master plan, which shows the subject property preserving many existing trees on the site with special attention to significant oaks. The low density housing provides a compatibility with the adjoining land uses by emphasizing a sustainable, residential community while integrating substantial preservation of the tree stand. While not part of The Woods, a tentative subdivision application for the entire 14.2 acres of property has been submitted as a simultaneous application. The subdivision plan shows the feasibility of The Woods Refinement Plan as it relates to infrastructure, public services and buildability.

Tables 2 and 3 in Sections 5 and 6, respectively, describe in detail The Woods Refinement Plan's conformity to the City of Salem UDC with proposed exceptions and alternative standards stated.

Because The Woods does not satisfy the minimum size requirement for Refinement Plans (minimum 40 Acres) dictated by the Zoning Code, The Woods Refinement Plan of 14.2 Acres, while standing alone, is considered in many ways as integrated (nested) into Fairview Addition West and the larger community. Therefore, many of the principles overlap and The Woods and Fairview Addition West ultimately complement each other. For this reason, we refer often to both Fairview Addition West and The Woods collectively as The Greater Woods

neighborhood which honors the spirit of the Code—to design cohesive neighborhoods of at least 40 acres. Because ownership does not overlap between Fairview Addition West and The Woods, for development reasons The Woods is not incorporated into the Fairview Addition West Refinement Plan.

The Woods Refinement Plan is based on the goals of the Fairview Master Plan. In addition to traditional single family homes, the Greater Woods incorporates mixed-use and other housing options, such as live-work, micro-homes and multifamily, which create a mixed income neighborhood. There is a current application for reuse of the Fairview laundry building for commercial use. Significant open spaces are designed to preserve the natural surroundings and to encourage community access such as space designated for community agriculture, community events and recreation. A network of paths, alleys and sidewalks provide convenient pedestrian use and easier access to the bus service on Battle Creek/Pringle Road, as well as future service through the larger Fairview neighborhood.

The overall design of The Woods Refinement Plan was motivated by a desire to preserve the natural topography and tree stand while creating an economic model in which the property can be developed.

Offering residents the ability to live and work from their home is a critical component of The Wood's objectives and the Greater Woods will provide both low impact home occupations as well as more intensive and urban live-work arrangements. With the Fairview Addition West Refinement Plan, the live-work uses vary depending on proximity to the "Village Center" (see Fairview Master Plan for a description of the Village Center Area). Table 2 of that Refinement Plan shows allowed uses for residences throughout the Fairview Addition West area. Live-work is an important sustainability tenet of the Greater Woods and it achieves the following: a) reduces automobile commuting, b) provides walkable amenities within a neighborhood for other residents, c) economizes space within the residence by utilizing residential space as

work space, and d) reduces the need for commercial development elsewhere in the city. The Fairview Woods provides the lowest impact live-work environment.

Sustainability is further achieved through construction standards by requiring each project to exceed minimum code requirements in order to improve water quality, energy efficiency and a reduced carbon footprint.

Fairview Sustainable Land Use and Transportation Principles

The Woods is a 14.2 Acre project that emphasizes elements consistent with the principles of sustainability in the Fairview Master Plan. The following outlines how the Sustainable Land Use and Transportation Principles will be applied in The Woods development.

Build in Economic and Social Diversity

The Greater Woods neighborhood promotes integration of populations with diverse economic and social standings. While The Woods generally fulfills an upper-end housing option, it allows accessory dwelling units and duplexes as part of this goal. Instead of the seclusion and/or separation of this upper-end neighborhood, as is often the case in typical developments (e.g. gated developments), our design encourages pedestrian and vehicular connections. Therefore, both Fairview Addition West and The Woods provide amenities for each other while extending opportunity to the larger community.

Create a Center

The Greater Woods neighborhood design respects the “transect” whereby the general density/intensity of use increases (i.e. becomes more urban) with movement toward the center, specifically, in this case, with the Village Center (VC) area at the core. The Greater Woods is the least dense at the “top of the hill” with density and commercial activity increasing as the terrain flattens—a natural pattern of growth many great communities experience. Other than low impact live-work (e.g. consulting business with limited traffic impact), commercial activities will be discouraged in The Woods. Street design and parking

are reflective of this limitation. Greater flexibility, not to mention encouragement of commercial activity exists in Fairview Addition West. Only in and around the VC area will the most urban live-work option be available. Ground floor retail and commercial applications which generate significant traffic will be allowed only there.

Re-use, Retrofit

While no existing buildings are currently within The Woods refinement area, The Greater Woods neighborhood encourages reuse when practical. The developer of Fairview Addition West intends to find an end user to purchase the laundry building and repurpose the structure for commercial use, complementary to this mostly residential area. This would generate an additional amenity, provide jobs and increase livability for the entire Fairview community as well as the greater Morningside neighborhood. Because of the clear span roof structural systems which were used in construction, the building offers many reuse alternatives.

Create Local Employment

Live-work options within The Woods will increase local employment, while reducing carbon dioxide emissions associated with transportation (e.g. commuting). Furthermore, significant job creation comes from the actual building of homes (a National Association of Homebuilders study indicates that construction of a typical new home creates between 3 and 4 full time jobs for 1 year. This translates to 45-60 jobs created by The Woods home construction. This excludes any jobs created by the infrastructure construction which is estimated at 10-15 full time jobs for one year).

Build Innovative Green Buildings

The Woods housing types are aimed broadly at satisfying the following fundamentals of sustainability: good environmental and aesthetic design through preservation of existing landscape and walkability. Neighborhoods designed for livability generate long-term social

fabric and promote reinvestment, therefore creating the foundation for a sustainable community.

Part of the encouragement of innovation in sustainability derives from our “Green Addition” which is an additional homebuyer investment in sustainable development. All homes constructed will be obligated to include an additional investment (beyond normal City requirements) of one percent of the total cost of the structure for one of the following areas of green building:

1. Energy efficiency (e.g. insulation, LED lighting, energy efficient appliances)
2. Water quality (e.g. rain gardens, rooftop gardens, gray water reuse)
3. Green energy sources (e.g. Renewable Energy Certificates (RECs), carbon offsets, solar panels)
4. Improved water conservation (e.g. gray water reuse, low flow fixtures, drought tolerant landscaping)
5. Automobile charging stations
6. Other experimental green building methods (e.g. new technologies not yet in the marketplace)

This will be monitored and enforced by The Woods Homeowners Association.

Green Corridors for People and Other Living Things

The Woods Refinement Plan is the pinnacle, literally and figuratively, for combining housing, green space, and corridors for both people and other living things. The green corridor from Pringle Creek Community to the Fairview Addition Amphitheater culminates in The Woods at the hilltop. Additionally, another green corridor winds up from Simpson Hills Development along the north side of Fairview Addition Phase Za, which also culminates at The Woods. There is a park referred to as Oak Park to which all these greenways lead, or from which all the greenways emanate. While fencing is allowed, it must support the movement of wildlife through these areas.

An Interconnected Street System

Pedestrian and automobile connectivity is a major part of our development design as is indicated in our street network plan. The Fairview Master plan, because of the intent to preserve the tree stand and the topography of the site, appropriately shows minimal connectivity through this parcel as compared to other areas. See **Section 3: Name, Location and Extent of Existing or Proposed Major Streets.**

Walk Every day

The Woods neighborhood is designed to promote many walking options including: street/woonerf, alleys along the perimeter of The Woods shared with Fairview Addition, open spaces and designated paths between lots. The “nature paths” away from streets add an amenity not found in the refinement plans already approved in the larger Fairview Master Plan. All of this is meant to promote easy access to and through The Woods neighborhood, recreational areas, to work/school, to commercial areas, and to mass transit systems as available outside of this neighborhood. The particularly walkable neighborhood will promote a healthy lifestyle for residents and non-residents alike.

Transit Close at Hand

An underlying aim of The Greater Woods is providing realistic alternatives to the personal automobile. As already discussed, this starts with walkability. The aesthetic of “a good walk” is fundamental to breaking the reliance on automobiles because mass transit stations are often a 5-10 minute walk away. On the west side of Fairview Addition (on Battlecreek and Pringle Road), Route 6 of Salem-Keizer Area Public Transit offers a very accessible bus service which fits within that threshold of keeping neighborhood amenities within a 5-10 minute walk in order to reasonably expect use.

SECTION 1: ILLUSTRATIVE SITE PLAN



Figure 1: Illustrative Site Plan

SECTION 2: GENERAL ALLOCATION AND IDENTIFICATION OF MAJOR PROPOSED LAND USES

The Woods model follows the Mixed-Use Overlay Plan outlined in Chapter 530 of the SRC: FMU Fairview Mixed-Use Zone unless stated herein. Two of the indicated overlay zones are included in The Woods Refinement Area:

- **Low Intensity (LI)**

3.31 Acres Total

DU/Acre: 5-8 allowed per Fairview Master Plan

DU Total: 17-27 allowed per Fairview Master Plan

DU/Acre: 0.5-2 units proposed

DU Total: 2-7 units proposed

Single family, single family with ADUs, live-work single family, open spaces, semi-private open space

- **Mixed Intensity, MI**

10.75 Acres

DU/acre: 7-35 allowed Per Fairview Master Plan

DU Total: 76-377 allowed per Fairview Master Plan

DU/acre: 1-3 units proposed

DU Total: 11-33 units proposed

Single family, single family with ADUs, live-work single family, open spaces, semi-private open spaces

Table 1: Total Dwelling Units by Zone

	LI		MI		Totals	
	Min	Max	Min	Max	Min.	Max.
Fairview Master Plan	17	27	76	377	93	404
The Woods	2	7	11	33	13	40

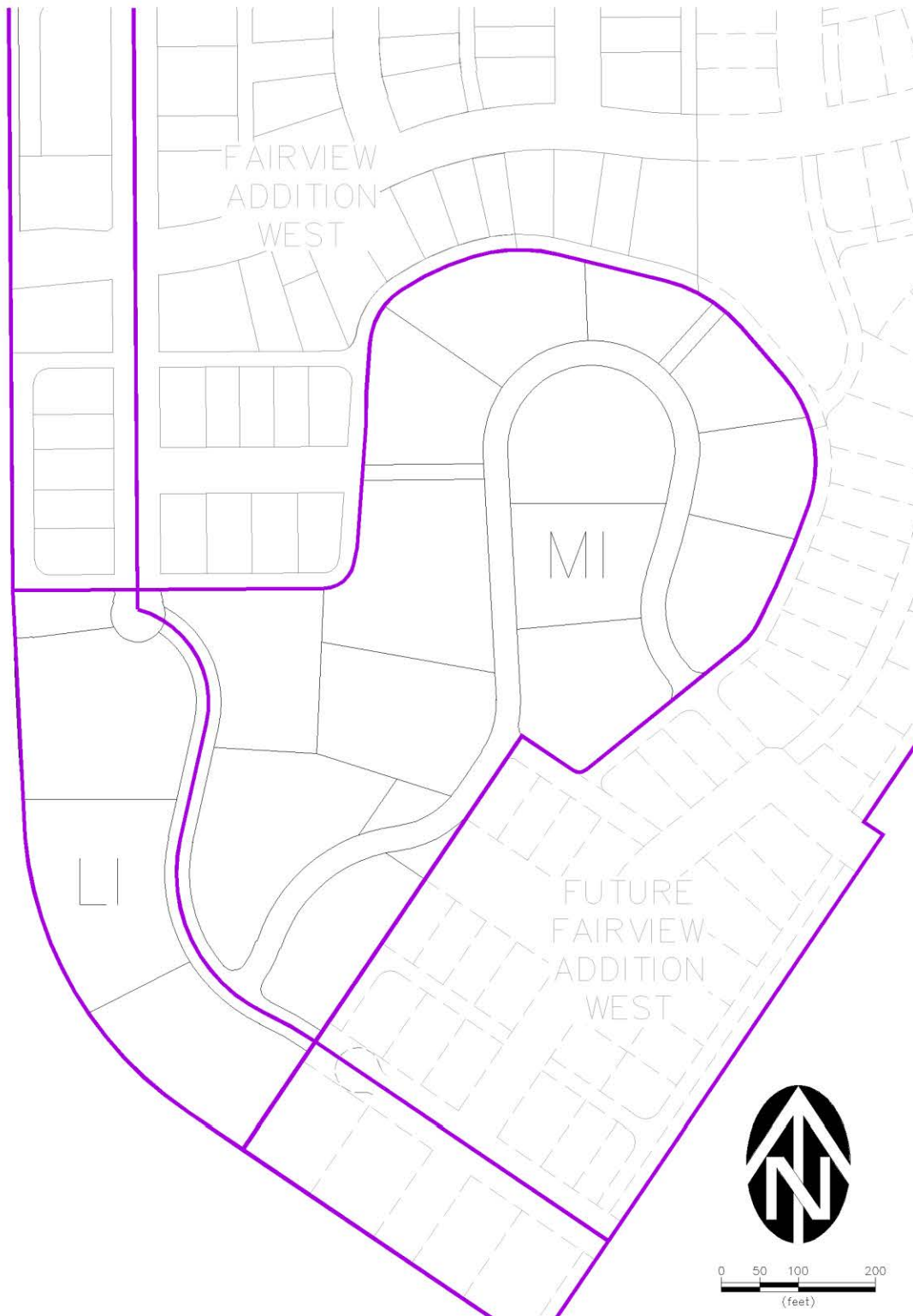


Figure 2: Mixed Use Overlay Plan

SECTION 3: NAME, LOCATION AND EXTENT OF EXISTING OR PROPOSED MAJOR STREETS

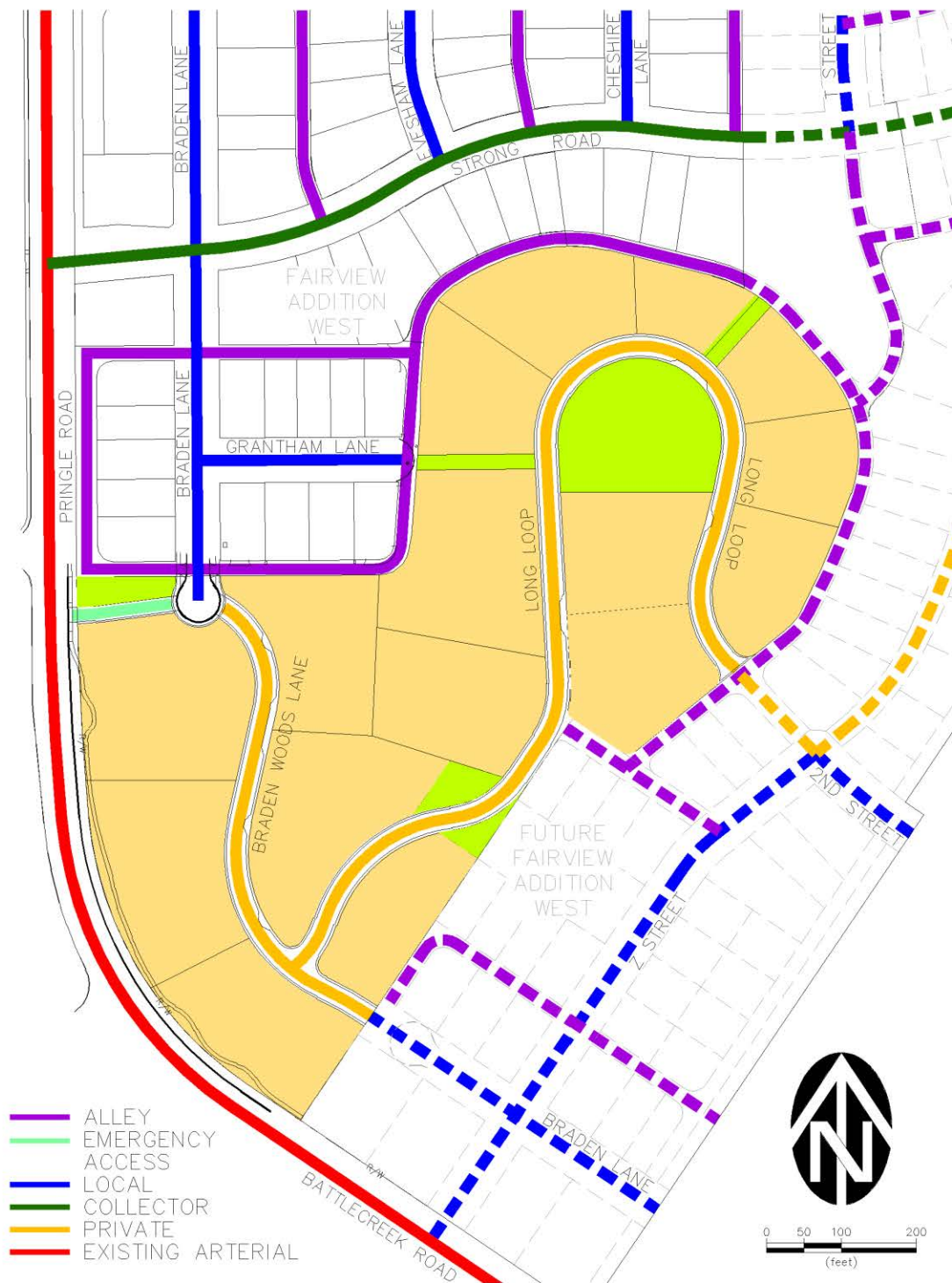


Figure 3: Street Names and Location

SECTION 4: TYPICAL STREET SECTIONS

Refer to the following diagrams in Figure 4 for typical road cross sections. Note that subbase and drainage rock will vary according to specific site conditions and grades, which dictate permeability underlying pervious pavement.

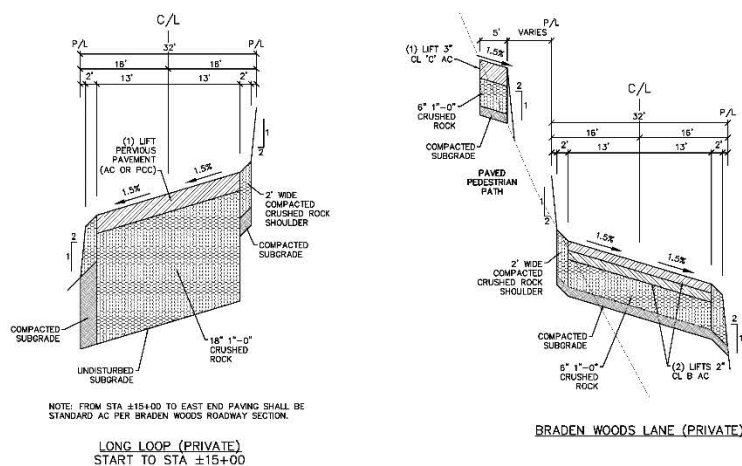


Figure 4: Typical Street Sections

Other than normal functions of a street network like providing “to and through” the neighborhood and emergency vehicle access, streets in The Woods are designed to achieve the following: a) traffic calming by offering skinny and meandering streets b) street sections and street location which minimize the impact on the tree stand and existing grades c) a more rural road design that captures the least urban aspect of the Greater Woods transect-- minimization of curbs is the most noticeable aspect of c). Both a) and b) are achieved by reduced street width and radii of curves which helps avoid tree removal and a reduction in excavation cuts/fills that result from road construction on side slopes. Furthermore, the strategic “meandering” allows for emergency vehicle street grade requirements which would otherwise be unachievable.

Street connectivity to Fairview Addition West has been carefully considered, taking advantage of all street access described in the Fairview Addition Master Plan. Braden Lane (Q Street in Fairview Addition Refinement Plan) continues through The Woods providing north-south connection. Furthermore, Long Lane provides east-west access originating at the west from Braden Lane and east at a future extension of 2nd Street. 2nd Street ultimately connects to Fairview Addition West and Simpson Hills. (Note that Fairview Addition West contemplated 2nd Street connection, which provided some flexibility in the event this property remained undeveloped. It would have likely remained an alley to serve The Woods property and Fairview Addition lots.)

SECTION 5: PERMITTED LAND USES

Overlay boundaries for The Woods will generally follow those specified in the Fairview Mixed-Use Overlay Plan (Figure 530-1) of the SRC, however, the boundaries are altered slightly from the original schematic due to the actual street locations of the development and area densities are reduced to allow for significant preservation of the tree stand. A visual representation of the revised overlay area boundaries for The Woods can be found on Figure 2: Mixed Use Overlay Plan. All permitted land uses will follow specifications outlined in Sections 2 and 6 of this Plan. The mixed-Intensity (MI) zone constitutes a majority of the Refinement Area encompassing approximately 11 acres. All of the homes will be single family or single family with ADU. Note that we permit Two Family because the ADU standard recently adopted by the City of Salem may be too restrictive. Approximately 3 acres along Pringle Road and Battlecreek are designed as Low-Intensity (LI), encompassing single family residential with ADU's permitted. Open spaces throughout the neighborhood are permitted to be used for community parks, community agriculture, community gardens, walking paths/trails, community buildings, agricultural buildings, outdoor classrooms, farm stands, and parking for such uses; along with natural and man-made water quality/flow control and solar panels.

Table 2: Allowed Uses in Fairview Woods

Allowed Uses ⁽¹⁾	LI	MI	Limitations & Qualifications
Household Living			
Single Family	P	P	Single Family detached dwelling with or with or without Accessory Dwelling Unit ⁽²⁾
	N	N	Townhouse
	P	P	Dwelling Unit for caretaker
	P	P	Residential Home as defined under ORS 197.660
Two Family	N	P	
Multifamily	N	N	
Group Living			
Room and Board	N	N	
Residential Care	N	N	
Nursing Care	N	N	
Lodging			
Short Term Commercial Lodging	N	P	Short-Term Rental
	N	N	All other Short-Term Commercial Lodging
Long Term Commercial Lodging	N	N	
Non-Profit Shelters	N	N	
Retail Sales and Service			
Eating and Drinking Establishments	N	N	
Retail Sales	N	N	
Personal Services	N	P	Operated by resident family
Postal Services and Retail Financial Services	N	N	
Business and Professional Services			
Office	N	P	Operated by resident family
Audio/Visual Media Production	N	N	
Laboratory Research and Testing	N	N	
Motor Vehicle, Trailer, and Manufactured Dwelling Sales and Services			

Motor Vehicle and Manufactured Dwelling and Trailer Sales	N	N	
Motor Vehicle Services	N	N	
Commercial Parking	N	N	
Park-and-Ride Facilities	N	N	
Taxicabs and Care Services	N	N	
Heavy Vehicle and Trailer Sales	N	N	
Heavy Vehicle and Trailer Services and Storage	N	N	
Recreation, Entertainment and Cultural Services and Facilities			
Commercial Entertainment-Indoor	N	N	
Commercial Entertainment-Outdoor	N	P	In Open Spaces
Major Event Entertainment	N	N	
Recreational and Cultural Community Services	N	N	
Parks and Open Space	P	P	
Nonprofit Membership Assembly	N	N	
Religious Assembly	N	N	
Health Services			
Medical Centers/Hospitals	N	N	
Outpatient Medical Services and Laboratories	N	N	
Educational services			
Day Care	N	P	Child day care home
	N	N	All other day care
Basic Education	N	N	
Post-Secondary and Adult Education	N	N	
Civic Services			
Governmental Services	N	N	
Social Services	N	N	
Governmental Maintenance Services and Construction	N	N	
Public Safety			
Emergency Services	N	N	
Detention Facilities	N	N	
Military Installations	N	N	
Funeral and Related Services			
Cemeteries	N	N	

Funeral and Cremation Services	N	N	
Construction Contracting, Repair, Maintenance and Industrial Services			
General Repair Services	N	N	
Building and Grounds Services and Construction Contracting	N	N	
Cleaning Plants	N	N	
Industrial Services	N	N	
Whole Sales, Storage, and Distribution			
General Wholesaling	N	N	
Heavy Wholesaling	N	N	
Warehousing and Distribution	N	N	
Self-Service Storage	N	N	
Manufacturing			
General Manufacturing	N	N	
Heavy Manufacturing	N	N	
Printing	N	N	
Transportation Facilities			
Aviation Facilities	N	N	
Passenger Ground Transportation Facilities	N	N	
Marine Facilities	N	N	
Utilities			
Basic Utilities	P	P	
Wireless Communication Facilities	N	N	
Drinking Water Treatment Facilities	N	N	
Power Generation Facilities	N	N	
Data Center Facilities	N	N	
Fuel Dealers	N	N	
Waste-Related Facilities	N	N	
Mining and Natural Resource Extraction			
Petroleum and Natural Gas Production	N	N	
Surface Mining	N	N	
Farming, Forestry, and Animal Services			
Agriculture	P	P	Growing of crops.
	N	N	Marijuana production.
	N	P	Agricultural buildings.
	N	N	All other Agriculture.

Forestry	N	N	
Agriculture and Forestry Services	N	N	
Keeping of Livestock and Other Animals	P	P	Keeping of chickens.
	N	N	All other Keeping of Livestock and Other Animals
Animal Services	N	N	
Other Uses			
Per table 530-1: Uses			
Notes:			
1. All allowed uses may be further restricted by The Woods Homeowners Association and will be enforced by the same Association			
2. Accessory dwelling units shall not be subject to the standards of the SRC. Limits on square footage and height of accessory dwelling units shall be determined by The Wood Homeowners Association			

SECTION 6: DEVELOPMENT STANDARDS FOR FMU ZONES

Table 3 below specifies standards for development within overlay areas. While this provides minimum standards for what will be incorporated into those areas, further restrictions may be implemented by The Woods Homeowners Association.

Table 3: Development Standards for The Woods (1) (2) (3)

Lot Standards	Standard	Limitations and Qualifications
Lot Area		
Residential	Min. 10,000 square feet	
Other	No Min.	Open Space
Lot Width		
Residential	Min. 50 feet	
Other	No Min.	Open Space
Lot Depth		
Residential	Min. 50 feet	
Other	No Min.	Open Space
Street or alley frontage		
Residential	Min. 50 feet	
Other	No Min.	Open Space

Restriction on Land Divisions

In order to ensure the preservation of trees and prevent the future further division of lots within the refinement plan, no further division of land within the refinement plan shall be approved subsequent to the recording of the first subdivision plat within the refinement plan.

Density	Standard	Limitations and Qualifications
Residential	Min. 0 du/lot	All applicable areas
	Max. 2 du/lot	

Setbacks	Standard	Limitations and Qualifications
Abutting FMU Zone District Boundary		
Building and Accessory Structures		
Residential	Min. 20 Ft.	Open Space
Other	Min. 20 Ft.	
Abutting Street		
Buildings		
Residential	Min. 50 Feet	Within identified 60-foot tree protection zone adjacent to Pringle Road/Battle Creek Road
	Min. 15 Feet	All other areas
Other	Min. 3 Ft.	Open Space
Accessory Structures		
Residential	Min. 15 Ft.	Footprint less than 450 SF
Other	Min. 3 Ft.	Open Space
Abutting Alleys		
Buildings		
Residential	Min. 60 Feet	Within identified 75-foot tree protection zone
	Min. 15 Feet	All other areas
Other	Min. 3 Ft.	Open Space
Accessory Structures		

Residential	Min. 60 Feet	Within identified 75-foot tree protection zone
	Min. 15 Feet	Footprint less than 450 SF
Other	Min. 3 Ft.	Open Space
Interior Front		
Buildings		
Residential	Min. 15 Feet	All areas
Other	Min. 3 Ft.	Open Space
Accessory Structures		
Residential	Min. 15 Feet	All areas
Other	Min. 3 Ft.	Open Space
Interior Side		
Buildings		
Residential	Min. 15 Feet	All areas
Other	Min. 3 Ft.	Open Space
Accessory Structures		
Residential	Min. 15 Feet	All areas
Other	Min. 3 Ft.	Open Space
Interior Rear		
Buildings		
Residential	Min. 15 Feet	All areas
Other	Min. 3 Ft.	Open Space
Accessory Structures		
Residential	Min. 15 Feet	All areas
Other	Min. 3 Ft.	Open Space
Lot Coverage		
Residential	Max. 35%	All areas
Other	Max 15%	Open Space

Height	Standard	Limitations and Qualifications
Building and Accessory Structures		
Residential	Max. 35 feet	All areas
Other	Max. 35 feet	Open Space
Max Vegetation Height-New Plantings		
Trees	Max. 45 feet	All areas (excludes existing trees)
All other vegetation	Max. 45 feet	All areas (excludes existing vegetation)

Off Street Parking	Standard	Limitations and Qualifications
Vehicle Parking		
Residential	Min. 2	Primary residence
	Min. 1	Accessory Dwelling Unit or additional dwelling unit
Other	None required	Open Space
Bicycle Parking		
Residential	None required	
Other	None required	Open Space
Loading		
Residential	None required	
Other	None required	Open Space
Driveway Length		
Residential	Min. 20 feet	Applicable to street facing garage
	None required	All Other
Driveway Width		
Residential	Per SRC Table 806.4	

Fencing/Buffers	Standard	Limitations and Qualifications
Fencing		
Open Green Fencing <i>(Built structure occupies not more than 30 percent of the vertical surface area of the fence)</i>	Max. height 12 feet	Allowed within 50 feet of a residence, but not within the front yard adjacent to a street. See General Wildlife Passage
	Max. height 8 feet	Allowed. See General Wildlife Passage.
Other Fencing	Max. height 6 feet	No more than 4000 s.f. of the area of the yard may be enclosed with other fencing and must have 20 foot front set back. See General Wildlife Passage
Low Walls/Fences	Max. height 4 feet	Allowed anywhere. See General Wildlife Passage
General Wildlife Passage		Fencing/walls must provide 30% unfenced passage for wildlife in each direction. Exception: Openings 2' wide are spaced a maximum of 50' along the perimeter of the fence/wall
Landscaping		
Residential	Max. 4,000 square feet of enclosed yard space	

Open Space	Per The Woods Homeowners Association review	
Notes: (1) All development standards are also subject to additional architectural review and approval by The Woods Homeowners Association, which may be part of the Fairview Addition Homeowners Association. (2) All live-work is considered Residential. (3) Height restrictions per SRC Chapter 805 will apply to all fencing that may obscure vision in abutting street areas.		

AMENDMENTS, SUBTRACTIONS AND ADDITIONS TO SALEM REVISED CODE (SRC)/PUBLIC WORK STANDARDS

SRC Chapter 808 (Tree Preservation)

A. **Additional Tree Preservation Requirement.** In addition to the tree preservation requirements for tree conservation plans included under SRC 808.035(d)(4) which requires tree conservations plans for subdivisions to preserve a minimum of 25% of the trees on the property, The Woods refinement requires the following additional preservation requirements:

1. Trees on Individual Lots (after subdivision is complete).

Lots with more than 16 trees shall maintain a minimum of 75 percent of all existing trees on the lot. Lots with 16 or fewer trees shall maintain a minimum of 50 percent of the existing trees on the lot (this applies to lots 8, 9, 13 and 16). Note: Trees located within a tree protection zone on an individual lot are counted in the total number of trees on the lot, and in the overall percentages of trees to be preserved and removed from the lot.

2. Trees on Lots within Tree Protections Zones (after subdivision is complete).

On lots within a tree protection zone identified on *Figure 1: Illustrative Site Plan*, a minimum of 90% percent of all trees on the portion of the lot located within the Tree Protection Zone shall be preserved.

3. Notwithstanding 1 and 2 above, no significant oaks or any other trees designated for preservation under a tree conservation plan may be removed without approval by the City under SRC Chapter 808.

B. **Exemption from Tree Planting Requirements (SRC 808.050):** Due to the size of the lots within the Refinement Plan, the number of trees that will be retained on the lots due to their increased size, and the additional tree protection measures included within this refinement that exceed the minimum 25 percent standard in SRC Chapter 808, the additional tree planting requirements included under SRC 808.050, Table 808-1, shall not apply within this refinement plan.

See APPENDIX I for further deviations from public works standards.

SECTION 7: STANDARDS FOR THE CONSERVATION, DEVELOPMENT OR UTILIZATION OF NATURAL RESOURCES

The standards for the conservation, development or utilization of natural resources for The Woods Refinement Plan will be in accordance with the Sustainable Ecological Systems Principles of the Fairview Master Plan:

Respect the Landscape

Development of The Woods area will work with, not against, the surrounding ecosystems by preserving natural sites for recreational use, wildlife habitats, and storm water drainage. By requiring larger lot sizes, The Woods Refinement Plan allows for more economical use of the property, while at the same time preserving its natural character, wildlife habitat, and existing stands of trees. The open spaces and trails are included within the development to connect to the surround Fairview Addition West Refinement Plan and outlying community. Furthermore, the narrow, private streets are instrumental in respecting the natural topography and in maximizing tree preservation. More information on Open Spaces can be found in **Section 18: General Landscape Plan**.

Zero Impact on the Regional Watershed

The Woods will utilize low-impact, rainwater retention mechanisms to maintain a more natural drainage rate and filtrate toxins from rainwater. Bioswales, storm water planters, drywells, rain gardens and pervious asphalts will ensure a system that works with the natural capacities of the site and allow for improvement, not degradation, of the surrounding Pringle Creek habitats.

Layer the Systems

Systems across all levels and categories will be integrated into The Woods to promote maximum synergy. For example, streets will incorporate rainwater drainage systems, community recreation areas will support ecosystem health and commercial activities will be layered with residential utility.

Close the Cycle of Energy/Material Flows

Construction and maintenance of The Woods will aim to tighten the resource cycle within the development. Drainage systems will allow for filtered water to infiltrate natural aquifers. In addition to adhering to the Sustainable Ecological Systems Principles of the Fairview Master Plan, The Woods Refinement Area will meet or exceed all provisions written in the following SRC Chapters unless noted within this Plan:

- Chapter 808: Preservation of Trees and Vegetation
- Chapter 810: Landslide Hazards
- Chapter 809: Wetlands

SECTION 8: WETLAND AND TREE INVENTORY

Tree Inventory and Preservation Plan

In order to comply with Chapter 808: Preservation of Trees and Vegetation, a professional surveyor was hired to conduct an inventory and evaluation of trees present in The Woods

Refinement Area (see Appendix A). The site contains 738 trees, most of which are evergreen pines and firs and deciduous varieties including oaks and walnuts. We contacted an arborist who confirmed the presence of White Oaks as indicated in Figure 5 (a larger version of the tree inventory is provided in Appendix A). The landscaping plan for The Woods Refinement Area currently designates preservation of 623 existing trees, but reserves the right to selectively reduce this number to 467, which still complies with preservation guidelines found in SRC 808. Significant White Oaks over twenty-four inches in diameter will be preserved, one notable exception being four significant White Oaks on the Braden Lane ROW. The City requirements for road grades, horizontal curves and connectivity of Braden Lane provide little latitude to avoid removal of these significant trees. All provisions required under SRC **Chapter 808: Preservation of Trees and Vegetation** will be met or exceeded in the course of the removal of trees unless indicated herein.

Table 4: Count of Trees on Site to be Removed and Count of Trees to be Preserved

Total Number of all Trees on Site	Number to be Removed	Number to be Saved	Percent Preserved
738	115	623	84%
Total Number of Significant Oaks on Site	Number to be Removed	Number to be Saved	Percent Preserved
66	4	62	94%
A maximum of 156 additional trees may be removed, changing the percent preserved to 64%. None of the additional 156 trees will be Significant Oaks.			

Wetland Inventory

According to the Natural Resources Inventory conducted in 2003 for the Sustainable Fairview Associates, LLC (Appendix B), no wetlands exist in The Woods area.

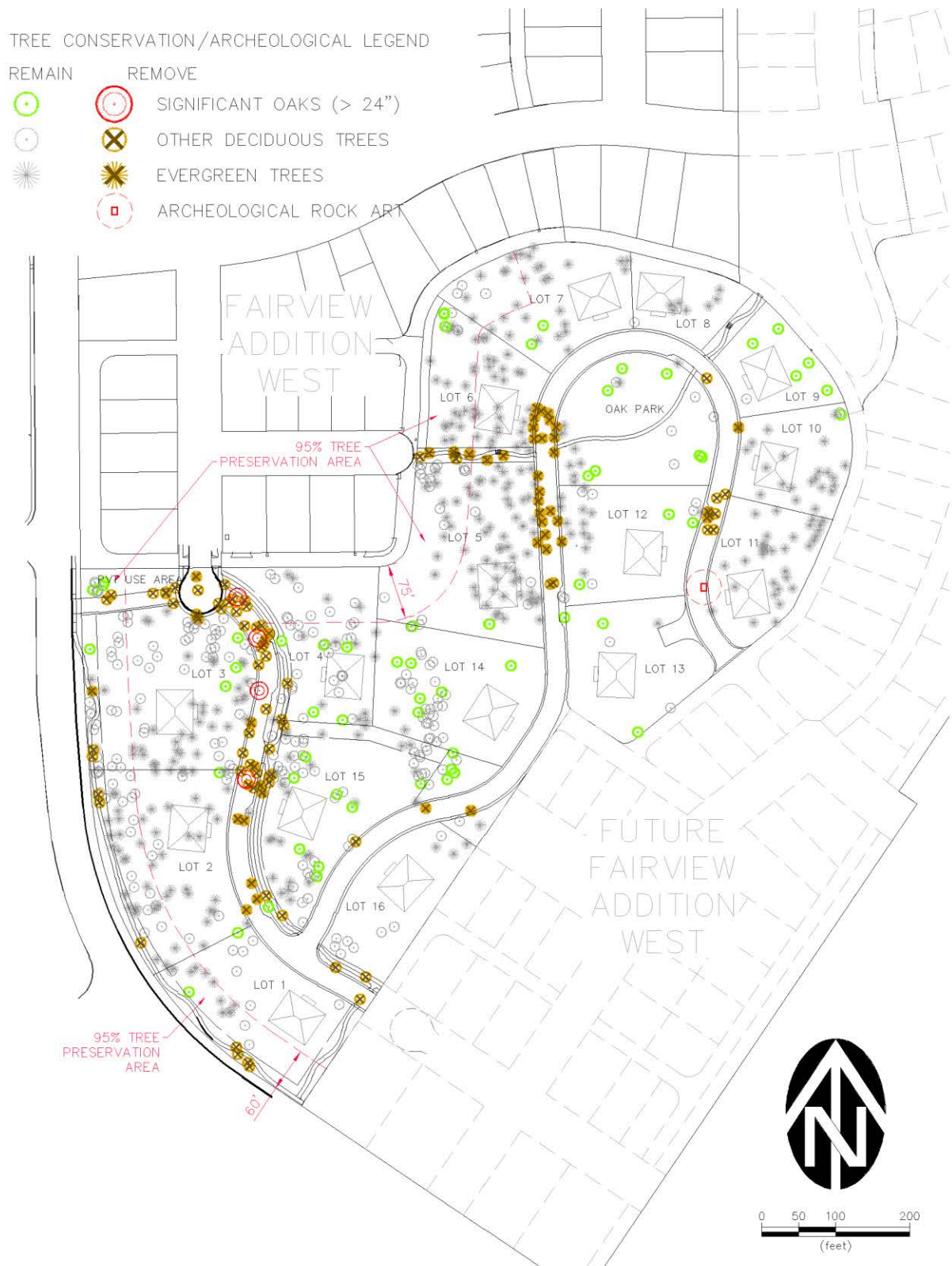


Figure 5: Archeological Inventory/Tree Conservation Plan

SECTION 9: METHODS OF PROTECTION OR CONSERVATION FOR NATURAL FEATURES, HISTORIC STRUCTURES AND VIEW SHEDS

Natural Features

The Woods development will preserve mature and significant trees where possible. The Plan will site homes to honor the natural topography of the land and minimize cuts and fills except in individual home sites.

Trees

A tree inventory conducted by a professional surveyor shows 738 trees on The Woods Refinement Area site. All but four of the significant trees on the site will be preserved and further preservation efforts will be in compliance with SRC 808: Preservation of Trees and Vegetation. No heritage trees were identified. Per table 4, no less than 64% of the trees will be preserved, which far exceeds tree preservation requirements per SRC 808.

Wetlands

According to the consultant that executed the 2003 wetland survey for the Fairview Master Plan, no wetlands have been identified on this property.

Historic Structures

According to the evaluation in the Historic Analysis and Inventory conducted for the Sustainable Fairview Associates, LLC, no historic structures exist in The Woods area. For more information see ***Appendix C: Fairview Training Center Historic Analysis and Inventory.***

Archeological Cultural Resources.

One primary archeological site was identified during a cultural resources survey of The Woods area. A boulder about 240 centimeters long and 75 centimeters high was possibly eligible for listing on the National Register of Historic Places due to potential rock art found on the surface. At time of publishing this refinement plan, additional investigations led experts to find no identifiable historic or prehistoric markings. Written permission to move the rock up to 200 feet has been granted by the state archeologist contingent upon a site visit by the

project archeologist at time of relocation. The rock will be relocated to a community open space in Fairview Addition West or the Fairview Woods.

View Sheds

There are two primary view sheds in The Woods area according to the Fairview Master Plan. The first is located at the north and east side of the property with views toward the Cascades and Mount Hood. The second is toward the northwest along Braden Lane north. For a visual diagram of these view shed locations, see ***Figure 6: View Sheds***.

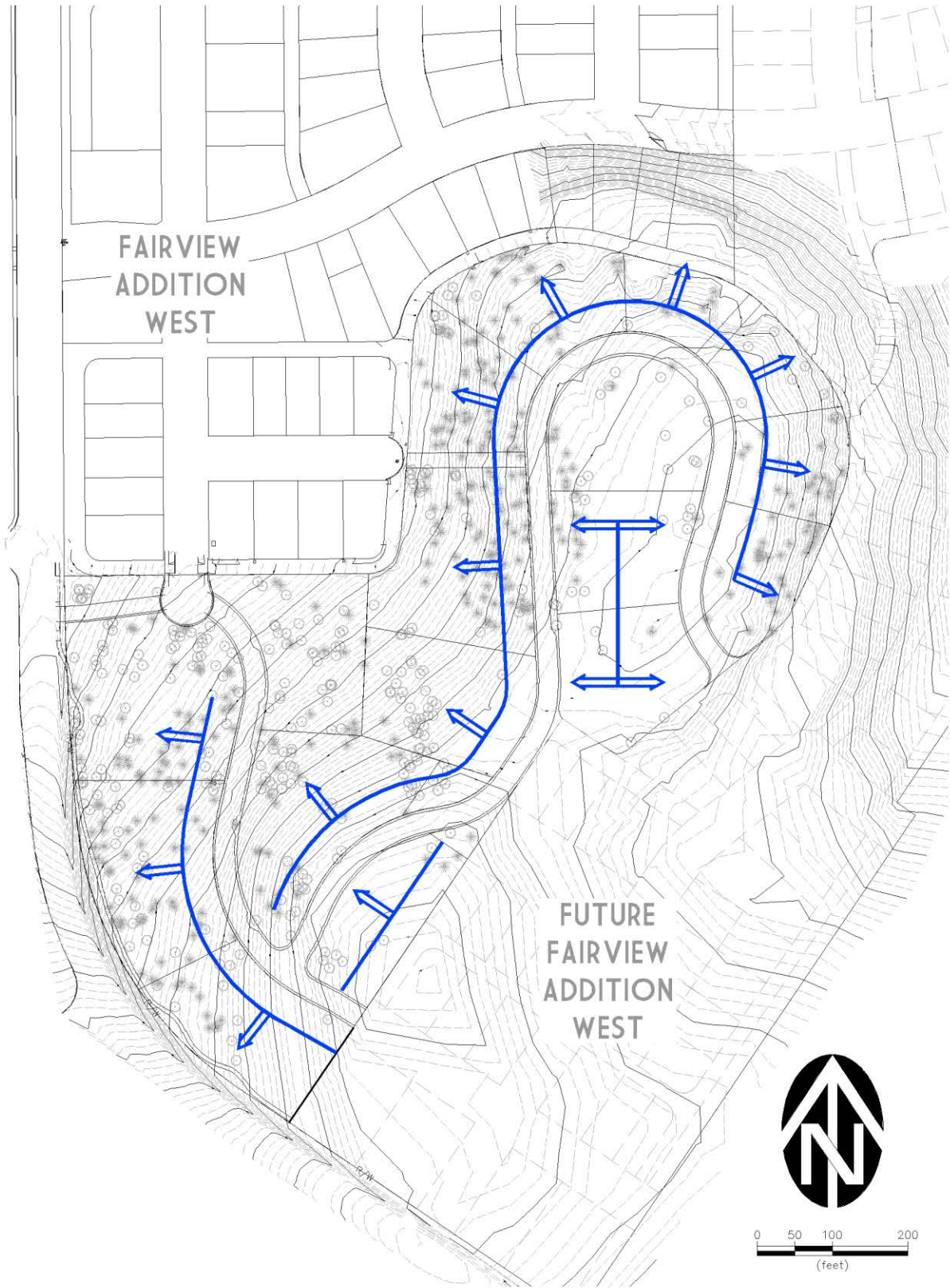


Figure 6: View Sheds

SECTION 10: MAINTENANCE OF INFRASTRUCTURE

Construction of public infrastructure including streets and public utilities will comply with the City of Salem Public Works Standards unless amended herein. The City will be responsible for maintenance of City utilities, public streets, and other improvements within the public right-of-way in The Woods Refinement Plan area. The remaining private streets, utilities, open spaces, common facilities, and community areas will be maintained by covenants, conditions, and restrictions established by The Woods Homeowners Association.

SECTION 11: CONSTRUCTION PHASING OF STREETS

Because of the number of lots and the size of the Parcel included in The Woods Refinement Plan area, there will be no phasing of the streets and improvements except for optional alley access. Some of the lots will have access from alleys built with the Fairview Addition West full build-out. While most of the homes will be accessed via the street—all of the lots work very well with driveways off of the street—in the future an owner may use the alley for access depending on timing of the home construction. Completion of the alley system in Fairview Addition West will provide future design options if and when they are built.

One of the challenges of this site is providing emergency vehicle access such that future homes do not require fire suppression (as the current building code would mandate). Once Fairview Addition west is complete, there is adequate emergency vehicle access for both The Woods and Fairview Addition West. Prior to the connection of Fairview Addition West Phase Zb, we provide access at the west side of The Woods. This will be exclusively for emergency vehicles (and pedestrians) but will not be used for everyday traffic. Breakaway bollards or another approved method will be installed at the entrance from Pringle Road to use in cases other than emergency use. See Figure 7 for more information.

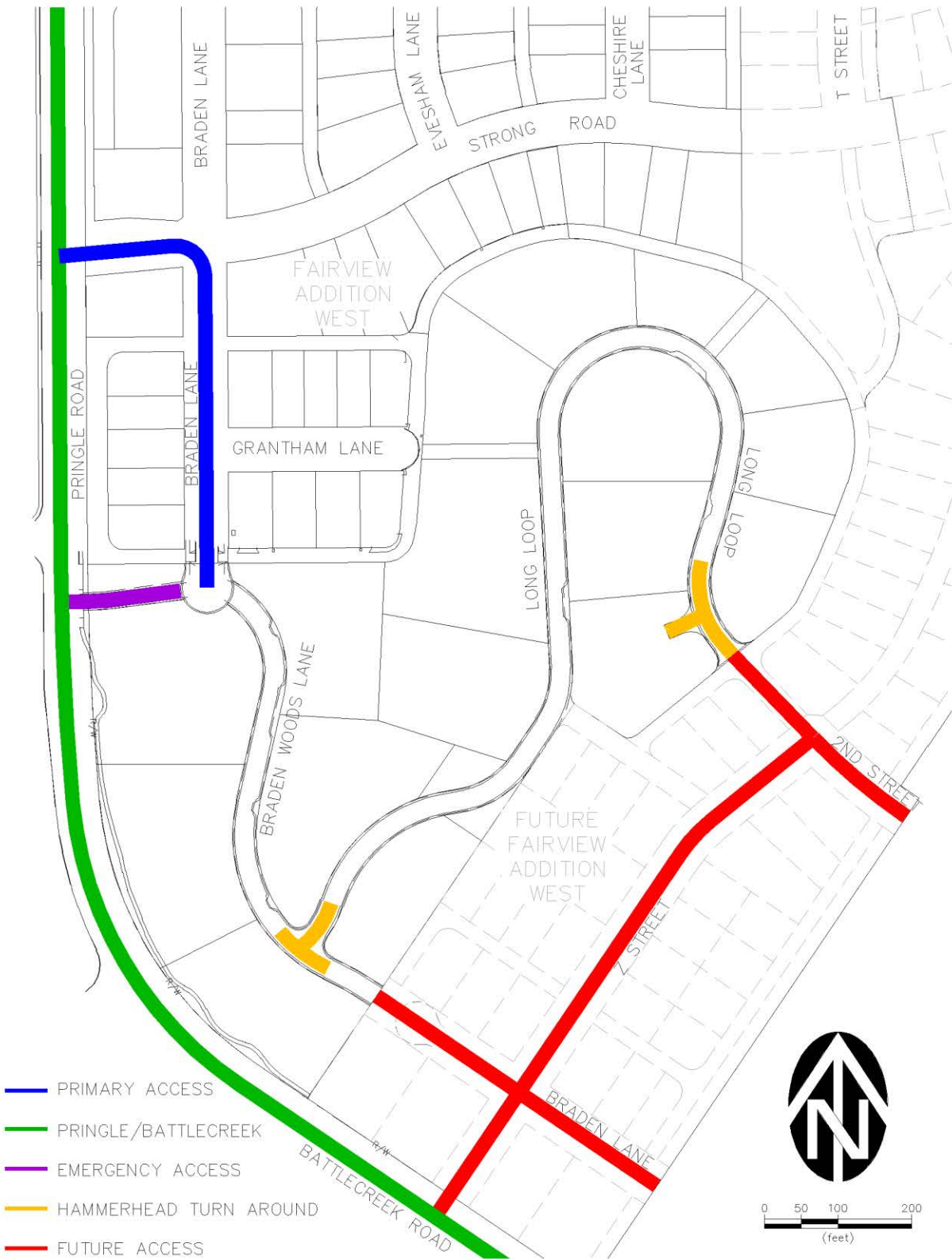


Figure 7: Emergency Vehicle Access

SECTION 12: STANDARDS FOR PHASING OF PUBLIC UTILITIES

Development of sewer, water drainage, power, traffic, and public utilities will be built in accordance with City standards. One exception is Lot 16 on Figure 1. It will not have adequate water pressure due to the elevations and current lack of availability of S-2 Water as defined by City of Salem Public Works. If The Woods is completed prior to Fairview Addition West phase Zb, this lot will remain unbuildable.

SECTION 13: PHASING SCHEDULE

As indicated above, no phasing for the infrastructure is planned.

SECTION 14: FINANCIAL ASSURANCES

The Fairview Addition property is subject to the 2005 Infrastructure Agreement executed by Sustainable Fairview Associates, LLC and the City of Salem. The Infrastructure Agreement is currently being updated. See **Section 22: Impacts on Existing Infrastructure and Public Services** for DDF responsibilities of The Woods.

SECTION 15: EXTENT TO WHICH THE REFINEMENT PLAN SUPPLEMENTS AND SUPERCEDES ADOPTED CITY REGULATIONS

Development standards in The Woods Refinement Plan are intended to support the general mission of the Fairview Master Plan as outlined in the SRC 530: FMU Fairview Mixed Use Zone. The project will comply with all standards set by the Salem Revised Code (SRC) and the City's Public Works Design Standards (PWDS) unless otherwise noted herein. See previous sections for a complete list of revisions and additions to the Fairview Master Plan to be used for the development of The Woods.

SECTION 16: STANDARDS FOR INTERPRETING THE REFINEMENT PLAN

Development of The Woods will be in compliance with standards and regulations set by the Fairview Master Plan and the Fairview Mixed-Use Zone. Where The Woods Refinement Plan differs from provisions in the UDC, the Refinement Plan shall govern.

SECTION 17: DESIGN GUIDELINES AND APPROVAL PROCESS

Development of The Woods Refinement Plan will be in compliance with the Salem Revised Code and the standards presented in this Refinement Plan. The design is ultimately intended to follow the regulations and guidelines outlined in the Fairview Master Plan. All plans will be reviewed by the City of Salem before implementation through plan review applications, and city standard requirements. Rules and regulations of The Woods Refinement Plan Area will be implemented and overseen by the conditions, covenants, and restrictions as established by The Woods Homeowners Association.

SECTION 18: GENERAL LANDSCAPE PLAN

The Woods will be composed mostly of natural landscaping and native plants found in wooded areas throughout the Willamette Valley. The Woods Homeowners Association will encourage the preservation of natural landscaping. Open Spaces will include areas of native vegetation, community agriculture, community buildings/structures, parks, trails, and drainage swales. Open Spaces include Oak Park and Little Oak Park. Both are intended as shared space (commons) for the greater neighborhood and community with emphasis on pedestrian and automobile access to each. Furthermore, Oak Park is easily accessible from the major open space in Fairview Addition West, the Amphitheater. For a visual representation of the landscaping plan, see Figure 8. (Note that the small triangular open space to the south of Little Oak park will be integrated into the adjacent future open space indicated in the Fairview Addition West Refinement Plan.)

Fencing and borders between properties will be handled differently than traditional 6 foot privacy fencing found in many subdivisions. Green Fencing will be permitted more extensively as well as border walls as per Section 6: Development Standards for FMU Zones,

Table 3. All walls and fencing at the boundary of lots will be built to allow for wildlife to pass easily across properties.

SECTION 19: GENERAL DRAINAGE PLAN

The general intent for storm water system design for this site includes:

1. Infiltration to the maximum extent feasible, up to the amounts necessary to meet or exceed City of Salem requirements for storm water quality and release rate control.
2. A variety of storm water facility types on lots, in the public right-of-way, and on open spaces are proposed to work in combination to meet City of Salem Standards:
 - a. Retaining walls and concrete walls constructed from concrete boxes. These provide both detention and infiltration, with overflow release to downstream systems.
 - b. On-site Rain Gardens. These provide infiltration with overflow release to downstream systems.
 - c. Drywells for roof runoff. These provide infiltration with overflow release to downstream systems.
 - d. Other Swales. The proposed design includes swales to serve both as infiltration facilities and water quality/pass through flow.
 - e. Pervious paving. Roads/sidewalks which have adequate grades and underlying infiltration rates to satisfy City of Salem requirements will be incorporated.
 - f. Water Quality Treatment. The final design will meet the City of Salem requirement to provide treatment for a minimum of 80% of the site.
3. Consistent with City of Salem design standards, existing impervious area was assumed to be undeveloped for the calculations. While not factored into the calculations, it should be noted that the “undeveloped site” is estimated to have more than a quarter acre of existing impervious area.

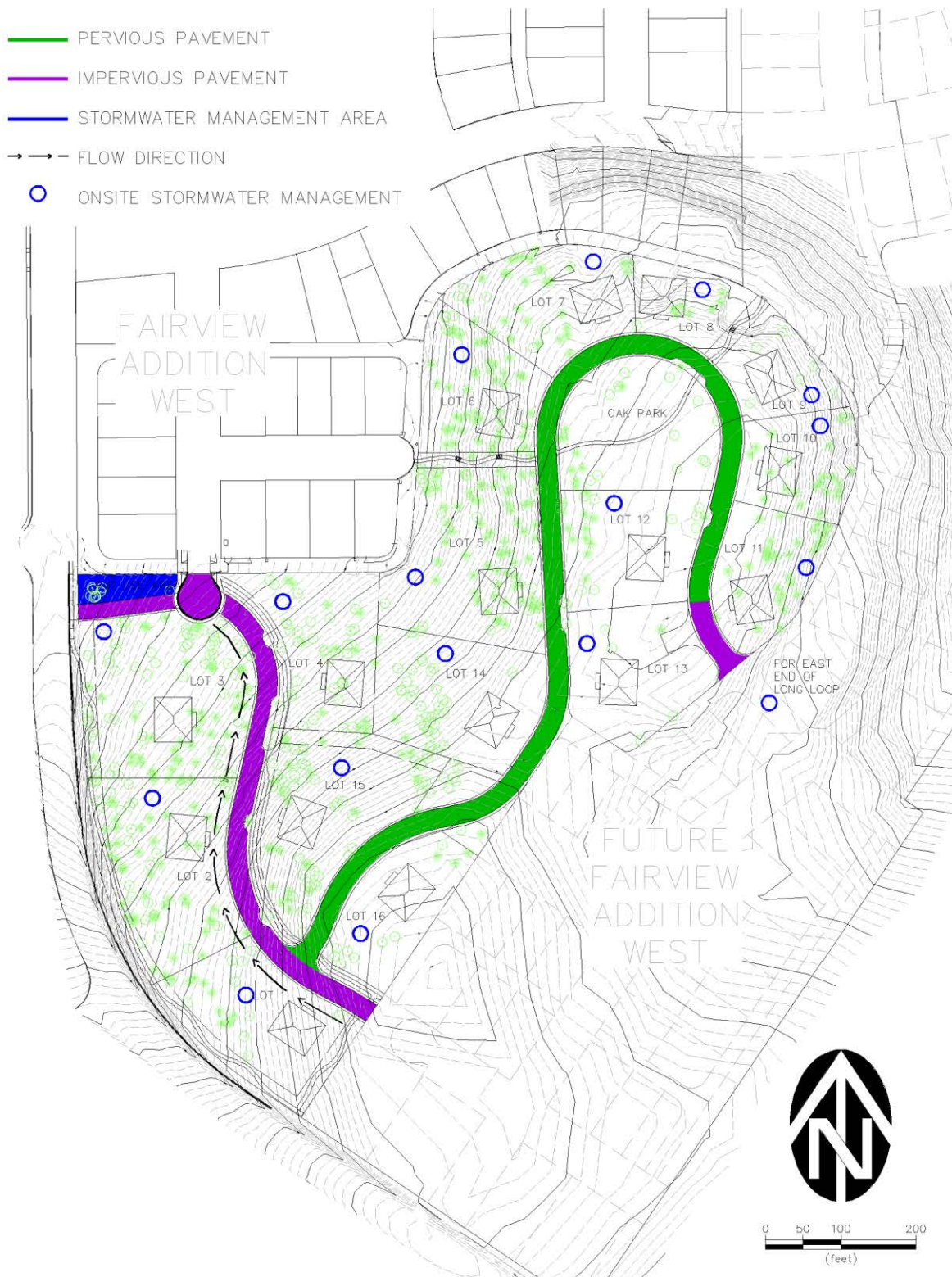


Figure 9: General Drainage Plan

SECTION 20: TRAFFIC IMPACT ANALYSIS REPORT

Kittleson & Associates has updated the 2016 Memorandum Traffic Impact Analysis. A summary of the results are indicated in the tables below with the complete report in Appendix D.

Table 1 The Woods Estimated Trip Generation

Land Use	ITE Code	Size (SF/units)	Daily Trips	Weekday AM Peak Hour			Weekday PM Peak Hour		
				Total	In	Out	Total	In	Out
Detached Single Family Housing	210	16	150	12	3	9	16	10	6
<i>Internal Reduction</i>			(0)	(0)	(0)	(0)	(0)	(0)	(0)
<i>10% TPR Reduction for Multi-Modal</i>			(15)	(1)	(0)	(1)	(2)	(1)	(1)
<i>Pass-by Reduction</i>			(0)	(0)	(0)	(0)	(0)	(0)	(0)
Net New Trips			135	11	3	8	14	9	5

As shown in Table 1, the development proposal is anticipated to generate approximately 135 net new daily trips.

Table 2 Cumulative Sustainable Fairview Estimated Trip Generation

Land Use	Daily Trips	Weekday AM Peak Hour			Weekday PM Peak Hour		
		Total	In	Out	Total	In	Out
Phase I – September 2005, <i>Pringle Creek</i>	1,770	140	40	100	160	95	65
Phase II – Revised February 2016 <i>Fairview Hills & Sustainable Fairview</i>	6,290	470	165	305	635	350	285
Phase III – June 2014, <i>Fairview Addition West</i>	3,210	235	60	175	330	205	125
<i>Fairview Woods Refinement Plan (March 2018)</i>	135	10	5	5	15	10	5
Cumulative Total Net New Trips (Phase I + Phase II + Phase III)	11,405	855	270	585	1,140	660	480

As documented previously in the March 2016 memorandum, the total cumulative daily trip generation had been documented as 11,270 daily trips. With the *Fairview Woods* addition, this estimate is increased by 135 daily trips, resulting in 11,405 daily trips as shown in Table 2.

SECTION 21: IMPACTS ON EXISTING STRUCTURES AND OTHER DEVELOPMENT

The Woods Refinement Plan area is bordered by the following structures and developments: Morningside Neighborhood to the west and Fairview Addition West on the other three sides. No existing structures exist on the property at the time of submittal nor is there development on the property.

The overall plan of the development has been designed to complement the Fairview Addition West Refinement Plan and greater Fairview community. Pedestrian and automobile connectivity while maintaining the extensive tree stand have been carefully considered as part of the overall design of The Woods as far finding long term sustainable and economically viable solutions. Tree preservation areas, pedestrian paths, pocket parks, and road connectivity are important components of how present and future Fairview Addition West refinement plan are carefully considered in this plan. While housing types may be somewhat different than the neotraditional layout of Fairview Addition West, both plans achieve a greater livability by the presence of the other.

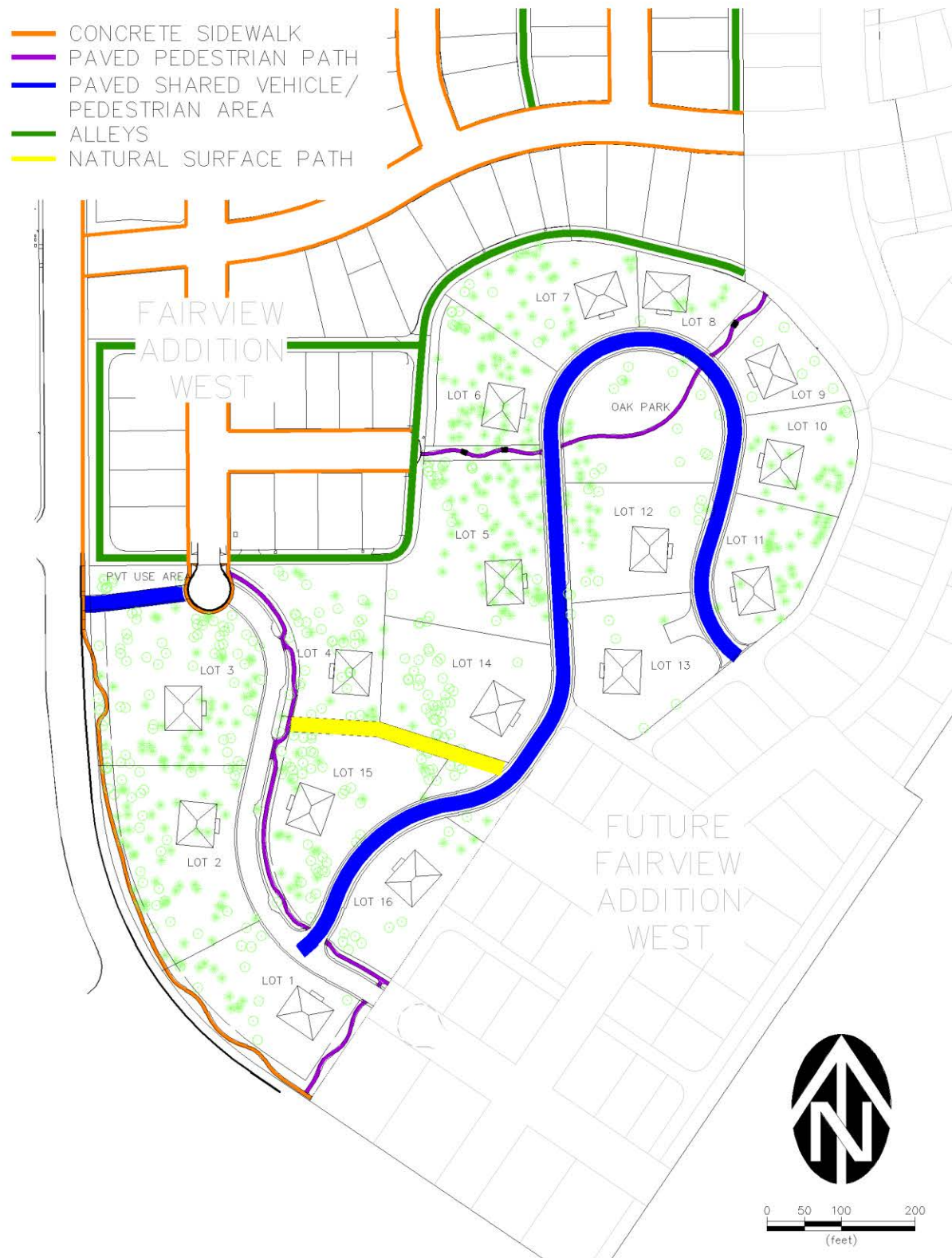


Figure 10: Pedestrian Pathways and Alleys

SECTION 22: IMPACTS ON EXISTING INFRASTRUCTURE AND PUBLIC SERVICES

The impacts of the development of the larger Fairview Master Plan are contemplated in the 2005 Development Agreement between the City of Salem and Sustainable Fairview Associates (Developer). Fairview Woods will only pay the DDF (Development District Fees), which will effectively match the normal SDCs (System Development Charges) for developments outside of the Fairview Master Plan.

The proposed water service for Fairview Woods will be via an 8-inch (S1) waterline at the south end of existing Braden Lane SE and an 8-inch (S1) waterline at the east end of existing Grantham Lane SE. Stubbed 8-inch water lines will be provided at the south end of Braden Woods Lane and the east end Loop Lane. All waterlines in Fairview Woods will be (S1) until an (S2) line is extended under a separate project to Fairview Woods for connection at the south end of Braden Woods Lane or the east end of Loop Lane. Upon connection to the (S2) service level the line in Loop Lane will be (S2). At that time the line in Braden Woods Lane will be (S2) south of Loop Lane and (S1) north of Loop Lane.

An 8-inch sanitary sewer will connect to the existing sewer at the south end of the existing Braden Lane SE that will serve lots adjacent to Braden Lane plus Lot 14 on Loop Lane. All other lots will be served by separate private service lines in easement from the public sanitary sewer line in Grantham Lane SE or Strong Road SE.

SECTION 23: LOCATION AND EXTENT OF SANITARY SEWER, STORM DRAINAGE AND UTILITIES

Sanitary sewer, storm drainage and water utilities will be public and constructed in conformity with city standards as outlined by the City of Salem Public Works requirements. Oregon Health Authority and DEQ stipulations will be met and fire hydrant construction will be in

accordance with the Fire Marshal's requirements. Final designs of these utilities will be submitted to the city before implementation.

SECTION 24: EXISTING “HISTORICALLY SIGNIFICANT” RESOURCES

The Fairview Master Plan report does not identify structures, sites, or buildings that are considered “historically significant” as defined by the Archaeological Cultural Resources Inventory and Assessment in the Fairview Master Plan, which locates specific resources of historical significance on Fairview Training Center Development. This evaluation can be found in Appendix E of this report.

Site 5 on the Cultural Resources Inventory map shows a boulder approximately 240 cm long, 120 cm wide, and 75 cm tall. At time of publishing this refinement plan, additional investigations led experts to find no identifiable historic or prehistoric markings. The boulder will be preserved in accordance with archeological recommendation. See **Section 9: Methods of Protection or Conservation for Natural Features, Historic Structures and View Sheds** for more information.