

CITY OF DURHAM
LAND USE REVIEW APPLICATION FOR:

Durham Heights

36-Lot Planned Residential Development

Tax Lots 700, 800 & 900, Map 2S1W 13BA and
Tax Lot 200, Map 2S1W 13BD

July, 2021

APPLICANT:

David Weekly Homes
1905 NW 169th Place, Suite 102
Beaverton, OR 97006
Aziz Siddiqui
Phone: 503-213-4409
Email: ASiddiqui@dwhomes.com

OWNERS:

Colleen McNally (TL 900)
16515 SW Upper Boones Ferry Road
Durham, OR 97224

Mary L. Taylor Living Trust (TL 200, 700, 800)
Katherine T. Horton, Trustee
PO Box 88
Hesperus, CO 81326
(Tax Lots 200, 700 & 800)

APPLICANT'S REPRESENTATIVE:

Pioneer Design Group, Inc., Planning, Surveying, Civil Engineering
9020 SW Washington Square Road, Suite 170
Portland, OR 97223
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FACT SHEET

Project Name: **Durham Heights**

Proposed Action: **36-Lot Planned Development & Subdivision**

Tax Map/Lots: Tax Lots 700, 800 & 900, Map 2S1W 13BA and
Tax Lot 200, Map 2S1W 13BD

Site Size: 11.41 acres

Location: 16515, 16555, 16565 & 16575, SW Upper Boones Ferry Road

Zoning: SDR Single Family Residential (DB-PRD & NRO Overlays) Low Density Residential

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BIOLOGIST:

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GEOTECH:

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Email: brapp@geopacificeng.com

ARBORIST:

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Portland, Oregon
Contact: Lou Phemister
Phone: 573-999-3886
Email: louphemister@outlook.com

TRAFFIC ENGINEER:

Kittleson & Associates, Inc.
851 SW 6th Avenue, #600
Portland, Oregon 97204
Contact: Matt Hughart
Phone 503-228-5230
Email: mhughart@kittleson.com

GENERAL INFORMATION & PROJECT DESCRIPTION

The subject property consists of 4 tax lots, including Tax Lots 700, 800 & 900, Map 2S1W 13BA and Tax Lot 200, Map 2S1W 13BD. Combined, the project contains 11.41 acres. The site is zoned SDR Single Family Residential, with density bonus planned residential development (DB-PRD) and Natural Resources (NRO) Overlays). Each of these properties is currently developed with a single-family home.

Pioneer Design Group is representing the applicant (David Weekly Homes) regarding the above referenced property in the City of Durham, Oregon. The applicant is proposing a 36-Lot Planned Development and Subdivision named Durham Heights.

The 36-Lot planned development, will include a 4.12-acre natural resource open space adjacent to Fanno Creek, which flows southwesterly along the rail line. It will be dedicated to the City of Durham. In addition, a 0.54-acre recreational open space area is proposed within Tract B on the southern boundary of the site near the Cambridge Lane stub street. Improvements within this common area includes a 20-foot-wide pedestrian/bicycle pathway connecting the two built portions of Cambridge Lane and serving as an expansion of hard surface plaza area along with an open space/water quality facility overlook area. This area contains a stone seat wall with rockery wall backing designed in a semi-circle with stone finishes.

The proposed lots are located on the eastern 2/3rds of the site. The lots range in size from a small of 5,000 square feet to the largest at 11,347 square feet. The overall average lot size is 6,077 square feet.

The public streets within the project include Cambridge Lane (Neighborhood Collector) which will be extended as a ¾ street along the southern boundary from SW Upper Boones Ferry to an intersection with proposed Street "A" and the future extension of the Cambridge Lane stub street to the south through tax lot 100. Street "A" (Local Street) will be extended north and east to the project boundary to provide access to undeveloped property to the northeast of the site.

There are 2 small private streets proposed within the project to take advantage of the odd spaces created due to the shape of the property and necessary public street alignments. Tract D is a 20-foot-wide paved street with a sidewalk on one side serving 3 units and Tract E is a 20-foot-wide paved street serving 3 units.

Stormwater service will be provided via a systems of catch basins and pipes leading to a discharge into the storm water facility located within Tract C. After treatment, stormwater will be released into the floodplain of Fanno Creek. Water service will be provided from lines in SW upper Boones Ferry Road and extended into the site. Sanitary service will connect to an existing sanitary line in the floodplain of Fanno Creek and extended to the public and private streets to serve the development.

Topography and Natural Features

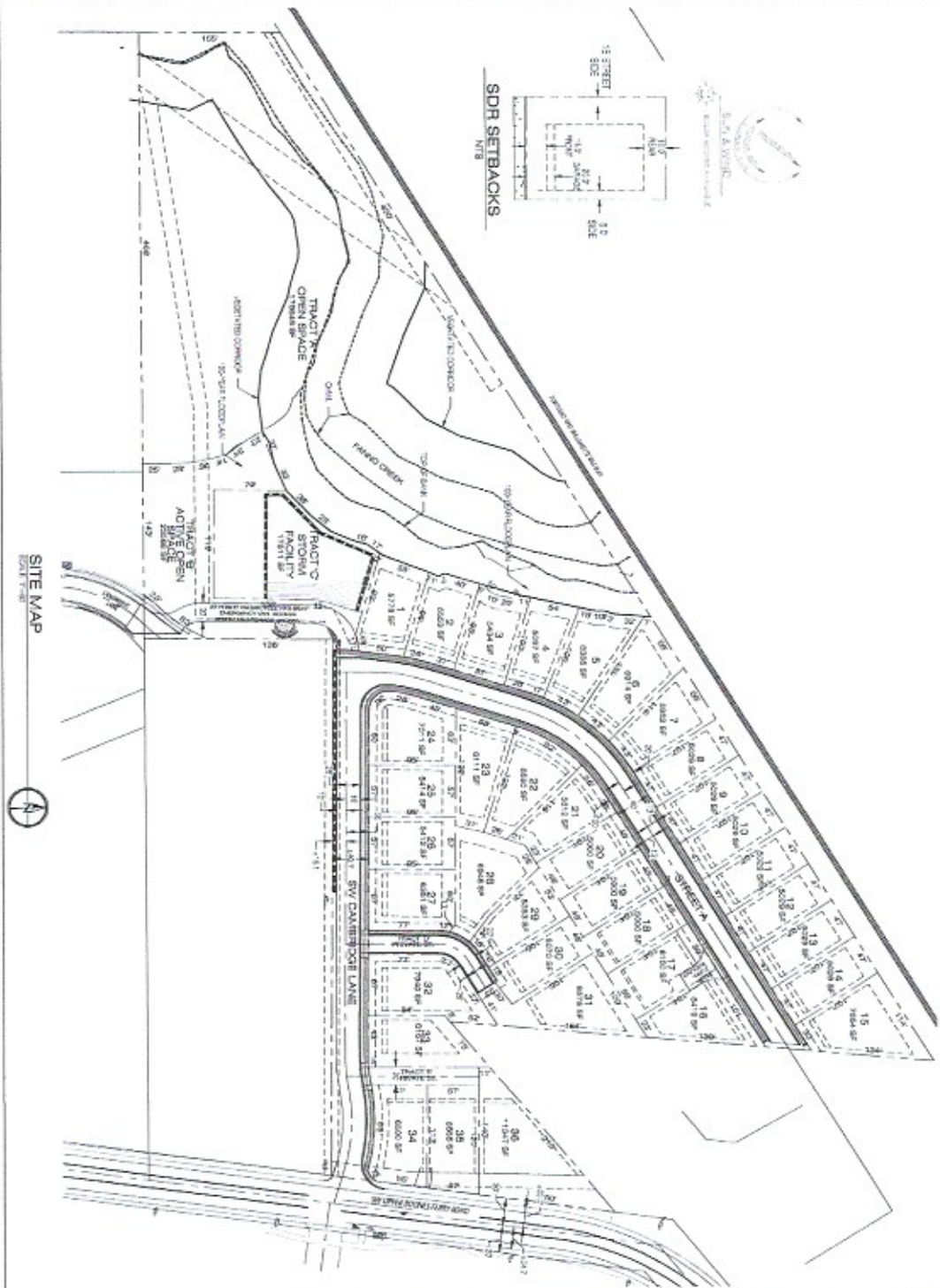
The topography of the site generally slopes downhill from east to west towards Fanno Creek which meanders through tax lots 200 and 700. The high point being 167 feet above MSL and low point in the southwest corner at 120 feet above MSL.

The western third of the property is designated with a Natural Resource Overlay (NRO) associated with the riparian corridor of Fanno Creek. A 4.12-acre open space is proposed to protect these resources and be dedicated to the City. The resources protected include Fanno Creek and its associated wetlands and floodplain, all trees within the open space and Clean Water Services Vegetated Corridor.

The development area of the properties is generally forested, except larger yard areas around the houses, with an open meadow in the western portion of tax lot 200. Some of the trees are native in origin and some are planted and/or landscape trees in and around the houses and property. Most of the trees within the development area will be removed to provide for housing, streets and utilities. Mitigation of tree removal will be completed in compliance with City of Durham requirements.

DURHAM HEIGHTS

A 36 LOT SUBDIVISION ON TAX LOT 200, TAX MAP 2S1 13BD
 & TAX LOTS 700, 800 & 900, TAX MAP 2S1 13BA
 16515, 16555, 16565 AND 16575
 SW UPPER BOONES FERRY ROAD, DURHAM, OREGON



SITE MAP
 SCALE: 1" = 40'



VICINITY MAP
 SCALE: 1" = 400'

OWNERS
 ELIZABETH HORTON
 8475TH ST NW UNIT 602
 ATLANTA, GA 30338

KATHERINE HORTON
 16575 SW UPPER BOONES FERRY ROAD
 PORTLAND, OR 97224

APPLICANT
 DAVID WICKLEY - OWNER
 1500 NW 18TH PLACE, SUITE 102
 BEAVERTON, OR 97005
 PHONE (503) 478-6818
 CONTRACT: A22-200004

PLANNING/ENGINEERING/SURVEYING
 PIONEER DESIGN GROUP, INC.
 5000 SW WASHINGTON SQ RD SUITE 110
 PORTLAND, OR 97224
 PHONE (503) 649-8288
 CONTRACT: 201009

SITE INFORMATION
 TAX MAP: 2S1 13BD 2S1 13BA
 TAX LOTS: 281-13BD TL#200
 281-13BA TL#700
 281-13BA TL#800
 16515, 16555, 16565 & 16575
 SW UPPER BOONES FERRY RD
 1.4 ACRES

SITE ADDRESS
 1500 NW 18TH PLACE, SUITE 102
 BEAVERTON, OR 97005
 PHONE (503) 478-6818
 CONTRACT: A22-200004

VERTICAL DATUM
 BENCHMARK: WASHINGTON COUNTY BENCHMARK NO. 137
 ELEVATION: 78.302 MVD @ 89

SHEET INDEX
 SHEET NO. SHEET DESCRIPTION
 P1.0 TRIANGULATION PLAN
 P1.1 EXISTING CONDITIONS & DEVELOPMENT PLAN
 P1.2 PRELIMINARY OWNERS AND IMPROVEMENT PLAN
 P1.3 THE PRELIMINARY OWNERS AND IMPROVEMENT PLAN
 P1.4 THE PRELIMINARY OWNERS AND IMPROVEMENT PLAN
 P1.5 THE PRELIMINARY OWNERS AND IMPROVEMENT PLAN
 P1.6 THE PRELIMINARY OWNERS AND IMPROVEMENT PLAN
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 P1.10 THE PRELIMINARY OWNERS AND IMPROVEMENT PLAN

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TENTATIVE PLAT
 DURHAM HEIGHTS
 DURHAM, OREGON

Designed by: M.S. Date: 04/20/11
 Drawn by: J.P. Date: 04/20/11
 Reviewed by: M.S. Date: 04/20/11
 Project No.: 201009
 Work Scale: as shown
 Vert. Scale: as shown
 Date: 04/20/11
 Scale: 1" = 40'