



Land Development and Builder Services

General Information Packet

Prepared for: Eric Squires
All Professionals Real Estate

Subject Property: 2075 NE 240th Ave
1N3E27D 1701
Multnomah County

Compliments of: Land Development & Builder Services
Portland.Developer.Services@TicorTitle.com
503-219-1111



TICOR TITLE COMPANY

Portland.Developer.Services@TicorTitle.com

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**Parcel Information**

Parcel #: **R311020**
 Tax Lot: **1N3E27D01701**
 Site Address: 2075 NE 240th Ave
 Wood Village OR 97060 - 1067
 Owner: Halsey Blvd LLC
 117 SW Taylor St #300
 Portland OR 97204 - 3029
 Twn/Range/Section: 01N / 03E / 27 / SE
 Parcel Size: 0.76 Acres (33,128 SqFt)
 Plat/Subdivision: Wood Village Light Industrial Park
 Lot/Block: 1
 Map Page/Grid: 599-D4
 Census Tract/Block: 010304 / 1016

Assessment Information

Market Value Land: \$331,280.00
 Market Value Impr: \$0.00
 Market Value Total: \$331,280.00
 Assessed Value: \$220,770.00 (2021)

Tax Information

Levy Code Area: 932
 Levy Rate: 17.1017 (2021)
 Tax Year: 2021
 Annual Tax: \$3,775.54
 Exemption:

Legal

WOOD VILLAGE LIGHT INDUSTRIAL PARK, LOT 1

Land

Cnty Land Use: 200 - Commercial, Commercial, Unimproved
 Land Use Std: CMSC - Commercial Miscellaneous
 Watershed: Columbia Slough-Willamette River
 Zoning: Wood Village-GC - General Commercial District
 School District: 7 - Reynolds
 Middle School: REYNOLDS MIDDLE SCHOOL

County Bldg Use: A - Vacant Land
 Recreation:
 Neighborhood: Wood Village
 # Dwellings:
 Elementary School: SALISH PONDS ELEMENTARY SCHOOL
 High School: REYNOLDS HIGH SCHOOL

Improvement

Year Built:	Stories:	Total Area:
Bedrooms:	Garage:	First Floor:
Baths, Total:	Baths, Full/Half:	Second Floor:
Roof Covering:	Exterior Walls:	Basement
		Fin/Unfin:
A/C:	Heat:	Attic Fin/Unfin:
Kitchen:	Porch/Patio:	Deck:

Transfer Information

Rec. Date: 06/15/2021	Sale Price:	Doc Num: 2021093124	Doc Type: Deed
Owner: Halsey Blvd LLC		Grantor: PHILLIPS JAMES A	
Orig. Loan Amt:		Title Co: LEX/FIDELITY NAT'L TITLE CO	
Finance Type:	Loan Type:	Lender:	

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

This is a detailed plat map of a 2.39-acre tract, divided into seven numbered lots (1-7). The map shows Sheela Lane to the north, Elm Avenue to the south, and NE 240th Avenue running diagonally through the center. Lot 1 is marked with a red star. The map includes various survey measurements, bearings, and distances, as well as references to other documents like 'DEED M.O. 2010' and 'PLAT 4256-33'. The surrounding areas are labeled with lot numbers (1400, 1600, 1700, 1701-1708) and acreage (3.95 AC., 1.99 AC.).

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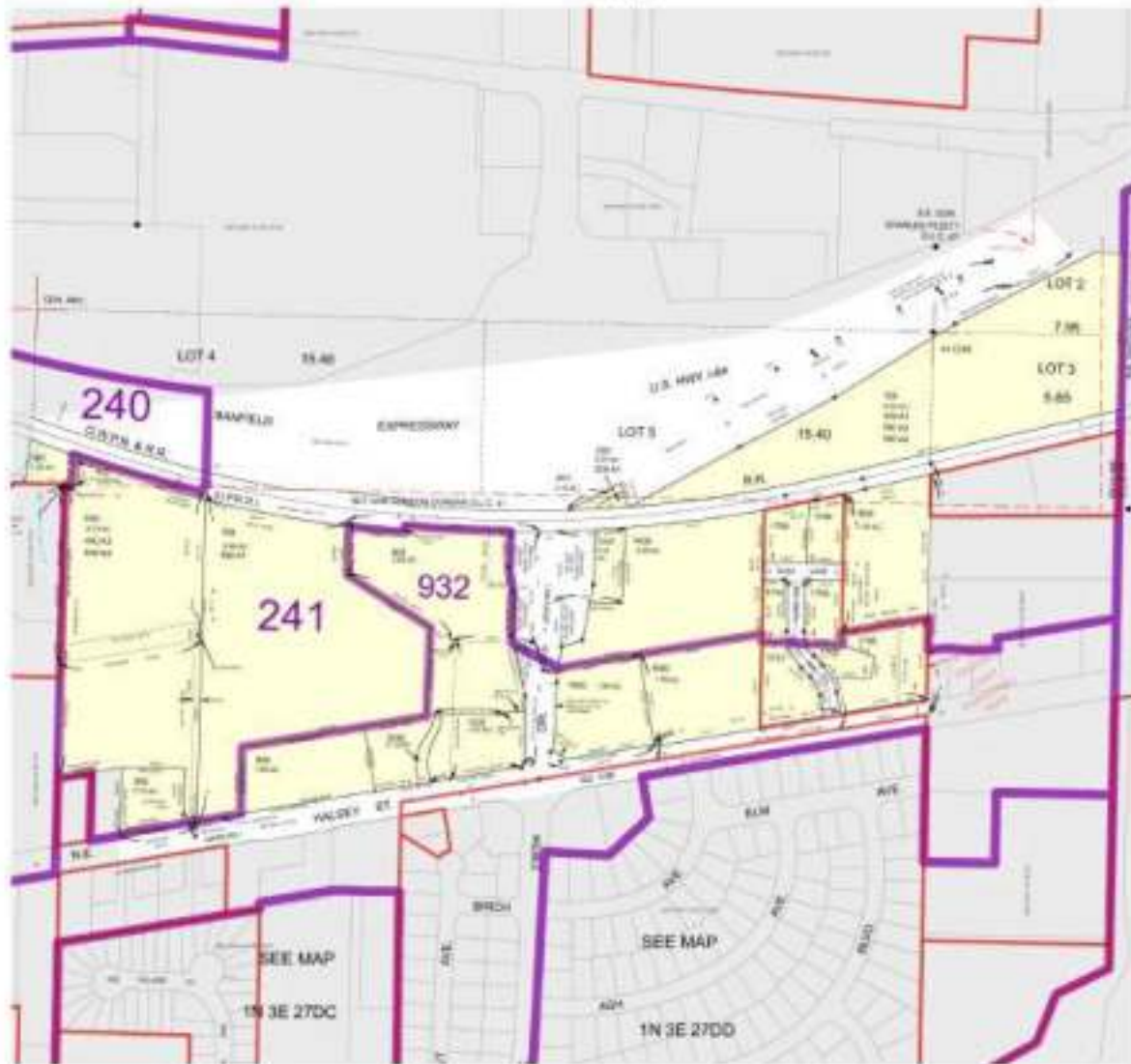


Full Assessor Map

THIS MAP WAS PREPARED FOR
INDEPENDENT PURPOSE ONLY

S.E. 1/4 SEC 27 T.1N. R.3E. W.M.
MULTNOMAH COUNTY
1" = 200'

1N 3E 27D
WOOD VILLAGE



1N 3E 27D
WOOD VILLAGE



Parcel ID: R311020

Site Address: 2075 NE 240th Ave

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Multnomah County Official Records
E Murray, Deputy Clerk

2021-093124

08/15/2021 01:04:03 PM

DEED-DEED Doc#6 Ser#28, AT&T
500.00 511.00 510.00 500.00

\$111.00

Grantors:

James A. Phillips individually, James A. Phillips
as Assignee of Loan Interest of Cassandra Blair Phillips,
Zachary LLC, and William Reiley Buskey, all as tenants in common
c/o Christopher Blanner
117 SW Taylor Street, Suite 300
Portland, OR 97204

Until requested, all tax statements shall be sent to:

Christopher Blanner
Motschenbacher Blanner
117 SW Taylor Street #300
Portland, OR 97204

After recording, return to:

Halsey Blvd, LLC
P.O. Box 823420
Vancouver, WA 98682

BARGAIN AND SALE DEED

James A. Phillips individually, James A. Phillips as Assignee of Loan Interest of Cassandra Blair Phillips, Zachary LLC, and William Reiley Buskey, the Grantors, all as tenants in common, hereby grant, bargain, sell and convey to Halsey Blvd, LLC, an Oregon limited liability company as Grantee, with an address of 117 SW Taylor St. #300 Portland, OR 97204 the following described real property situated in Multnomah County, Oregon, to wit:

Lot 1, WOOD VILLAGE LIGHT INDUSTRIAL PARK, in the City of Wood Village, County of Multnomah and State of Oregon.

Commonly known as 2075 NE 240th Ave.
Property ID and Account Number is R311020.

The true and actual consideration paid for this conveyance is One Dollar (\$1.00) and all membership interest in the Grantee.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 90.450.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.200, 195.301 AND 195.305 TO 195.306 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE

LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE

PAGE 1 - BARGAIN AND SALE DEED
(344285-1)

WAPR-2021-093124
This instrument filed for record by LEW
Halsey Blvd LLC as an accommodation
only. It has not been examined as to its
accuracy or as to its effect upon the title.

APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.900, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.316, AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 12, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.


James A. Phillips, Individually and as
Assignee of the interest of Cassandra Blair Phillips

STATE OF _____, County of _____:

The foregoing instrument was acknowledged before me this ____ day of _____, 2021, by James A. Phillips.

Notary Public for _____
My commission expires: _____

Zachary, LLC


Garth Everhart, Manager

STATE OF _____, County of _____:

The foregoing instrument was acknowledged before me this ____ day of _____, 2021, by Garth Everhart as the Manager of Zachary LLC, a Washington limited liability company.

Notary Public for _____
My commission expires: _____


William Reilly Burkey

STATE OF _____, County of _____:

The foregoing instrument was acknowledged before me this ____ day of _____, 2021, by William Reilly Burkey.

Notary Public for _____
My commission expires: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1168

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On May 28, 2021 before me, Kathleen Mueller, Notary Public

Date

Here Insert Name and Title of the Officer

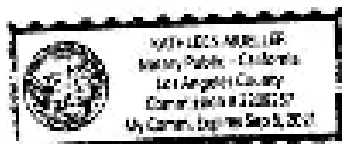
personally appeared James A. Phillips

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Kathleen Mueller
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Agreement to Sell Deed Document Date: _____

Number of Pages: 2 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____

APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 90.650, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.316, AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 12, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

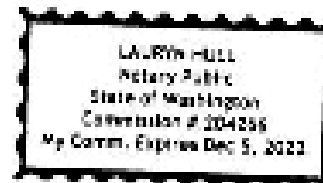
James A. Phillips, Individually and as
Assignee of the interest of Cassandra Blair Phillips

STATE OF _____, County of _____;

The foregoing instrument was acknowledged before me this ____ day of _____, 2021, by James A. Phillips.

Notary Public for _____
My commission expires: _____

Zachary LLC
Garth Everhart, Manager



STATE OF Washington, County of Clark;

The foregoing instrument was acknowledged before me this 27 day of MAY, 2021, by Garth Everhart as the Manager of Zachary LLC, a Washington limited liability company.

Laurin Hull
Notary Public for CLATSOP COUNTY
My commission expires: 12/05/2022

William Reilly Burkey

STATE OF _____, County of _____;

The foregoing instrument was acknowledged before me this ____ day of _____, 2021, by William Reilly Burkey.

Notary Public for _____
My commission expires: _____

APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.950, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.000, 195.001 AND 195.005 TO 195.036, AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 12, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

James A. Phillips, Individually and as
Assignee of the interest of Cassandra Blair Phillips

STATE OF _____, County of _____:

The foregoing instrument was acknowledged before me this ____ day of _____, 2021, by James A. Phillips.

Notary Public for _____
My commission expires: _____

Zachary, LLC

Garth Everhart, Manager

STATE OF _____, County of _____:

The foregoing instrument was acknowledged before me this ____ day of _____, 2021, by Garth Everhart as the Manager of Zachary LLC, a Washington limited liability company.

Notary Public for _____
My commission expires: _____

 6/7/2021
William Reiley Bourkey

STATE OF _____, County of _____:

The foregoing instrument was acknowledged before me this ____ day of _____, 2021, by William Reiley Bourkey.

Notary Public for _____
My commission expires: _____

Please see
attached California
Acknowledgment
for
William
Bourkey.

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1188

Use only when provided with this document and attached to the document to which it applies. Do not use as a stand-alone document.

A notary public or other officer completing this certificate verifies only the identity of the individual(s) who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On June 7, 2021 before me, Linda Smith, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared William Reilly Burkay
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal or Print Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached DocumentTitle or Type of Document: Bargain & Sale Deed

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer – Title(s) _____☐ Partner – ☐ Limited ☐ General☐ Individual☐ Attorney in Fact☐ Trustee☐ Guardian or Conservator☐ Other: _____

Signer is Representing: _____

Signer's Name: _____

☐ Corporate Officer – Title(s) _____☐ Partner – ☐ Limited ☐ General☐ Individual☐ Attorney in Fact☐ Trustee☐ Guardian or Conservator☐ Other: _____

Signer is Representing: _____

Notary Public Seal or Stamp Must Be Attached to the Document to Which This Form is Attached.

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Aerial

Aerial Map



Parcel ID: R311020



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Zoning

Zoning Map



10/17/2022, 9:23:07 AM

Zoning

 Wood Village City Limits

 Neighborhood Commercial (NC)  Tax Lots

230.390 Neighborhood Commercial (NC) Zone Design Standards.

A. *Purpose.* The NC Zone is a central commercial district for the City. The NC Zone also includes properties that have frontage on NE Halsey Street, an important corridor that connects the three (3) cities of Fairview, Wood Village, and Troutdale. Halsey is the “main street” for each of these communities, a place where residents eat, shop, gather, and live. Halsey is also the gateway through which visitors experience each community, and it connects to the Historic Columbia River Highway and the Columbia River Gorge. The objectives of the NC Zone Design Standards are to:

- (1) Facilitate a built environment that is a comfortable, safe, and attractive space for people to gather and spend time on Halsey Street;
- (2) Establish consistent patterns in the design of buildings and site improvements across the three (3) cities to promote a coherent and distinct sense of place for Halsey Street as a whole;

B. *Applicability.* The NC Zone Design Standards apply as follows:

- (1) *Base Requirements.* New development must meet all the standards identified in Table 230-5 as required. Only the standards applicable to the development apply. Alterations to existing development must meet all the standards identified in Table 230-5 as required. Only the standards applicable to the alteration apply. The standards only apply to the altered portion of the site or structure.
- (2) *Menu of Options for Additional Requirements.* In addition, new development must meet enough of the standards identified in Table 230-6 to total ten (10) points, or one (1) point for every one thousand (1,000) square feet of site area, whichever is less.

Table 230-5. Base Design Requirements

No.	Design Requirement	Required
R1	Wood Village Identity. Enhance the sense of place and identity of Wood Village by incorporating site and building design features that respond to the area’s unique characteristics and traditions. • Protect the heritage of Wood Village’s original worker cottages in the Original Village neighborhood. Remodel and redevelop using architectural details found in the original homes. • In the Original Village neighborhood, continue the alignment of the roof ridge parallel to the street where it is the predominant roof form. • Protect and plant groupings of Douglas Fir and other conifers and tall trees to help preserve the memory of the forest and enhance this special characteristic of Wood Village. • Preserve and plant large trees to visually break up and screen large parking lots of 100 spaces or more.	X

Table 230-5. Base Design Requirements

No.	Design Requirement	Required
	• Respect the topography of the hills and ravines of Wood Village in the development of buildings and pathways. • Keep streams above ground and not in culverts to preserve the viability of stream corridors and protect surrounding stream vegetation that promotes shade to streams.	
R2	Materials, Composition, and Detailing. All parts of a building should be interesting to view, of long lasting quality, and designed to form a cohesive composition. • Use cast stone, brick, terra cotta, wood or like material, and other long lasting quality materials. T1-11, plain concrete or concrete block, corrugated metal, full-sheet plywood, sheet pressboard, synthetic stucco and prefabricated tilt-up concrete materials are prohibited, except as a secondary finish on up to 10% of the façade surface area. • Use a variety of textures and colors in exterior finish materials. • Incorporate details that add interest to buildings such as window treatments, brick detailing and ornamental banners. • Use architectural details that embellish the design of buildings, such as decorative columns, cornices, full-length porches and partial basement garages. • Use architectural details that embellish the design of buildings such as ornamental columns, decorative brackets and extensive use of trim to mark building edges and windows. • Use windows that embellish the character of buildings. Use multi-paned vertical windows with wide trim to add interest. • Incorporate architectural details found in historic northwest structures such as large porch columns, decorative brackets, multi-paned windows and narrow horizontal siding. • Use materials and design features that promote quality and interest. • Place signs that integrate with the scale, color and style of the building. • Use monument signs, wall signs, window signs, neon signs, canopy and projecting signs attached to the building. The use of freestanding signs, backlit signs, roof signs and plastic face signs is prohibited. Signs that are permitted are subject to the City sign code.	X
R3	Pedestrian-Friendly Design. Create an efficient, pleasant and safe network of sidewalks and paths for pedestrians that link destination points and nearby residential areas while visually and physically buffering pedestrians from vehicle areas. • Provide safe, attractive, and convenient pedestrian connections and transitions from sidewalks to building entrances. • Develop pedestrian connections in areas with constrained topography. It is particularly important to connect residential areas to commercial areas and transit areas.	X

Table 230-5. Base Design Requirements

No.	Design Requirement	Required
	• Provide space for the different activities that take place along sidewalks and walkways, such as outdoor dining, benches, kiosks and outdoor art. • Use a variety of paving textures and patterns to separate motor vehicles, pedestrians and bicycles. • Plant parking strips with shrubs and trees to buffer the sidewalk from the street. • Place landscape features and street furniture between pedestrians and moving vehicles. • Install bollards along pedestrian paths to protect pedestrians from moving vehicles. • Plant large trees along and near pedestrian paths to provide shade and reduce wind and rain. • Use exterior materials and colors that prevent glare. • Design paths that protect pedestrians while still allowing light to reach covered areas.	
R4	Ground Floor Design – Nonresidential Uses. Create a sense of enclosure and visual interest to buildings along sidewalks and pedestrian areas by incorporating small scale building design features, creating effective gathering places and differentiating street level façades. • For ground floor commercial space in new buildings, the distance from the finished floor to the bottom of the ceiling structure above must be at least 12 feet. • Differentiate between the building façade at the sidewalk level and the floors above in nonresidential and mixed use developments. This acknowledges the varying uses in a building and allows treatment of the ground floor that is more scaled to pedestrians. • Incorporate interesting outdoor displays that are visible from the pedestrian path such as fruit and vegetable stands. • Incorporate interesting building details and art features on the sidewalk level of buildings.	X
R5	Ground Floor Windows – Nonresidential Uses. The following standards apply to the portions of a ground floor wall of a street-facing façade that are 20 feet or closer to a street lot line or a publicly accessible plaza and that is not the wall of a dwelling unit: • Windows must cover at least the 60 percent of the ground floor wall area. For the purposes of this standard, ground floor wall areas include all exterior wall areas from 2 feet to 10 feet above the finished grade, and include openings in the walls of structured parking. See Figure 230-7. • Windows into storage areas, vehicle parking areas, mechanical and utility areas, garbage and recycling areas, and display cases attached to outside walls do not qualify. • Ground floor street-facing walls of dwelling units must meet standard R3 and R4.	X

Table 230-5. Base Design Requirements

No.	Design Requirement	Required
R6	Ground Floor Design – Residential Uses. The ground floor wall area of street-facing façades of dwelling units that are 20 feet or closer to a street lot line must meet at least one of the following standards: • Flexible ground floor design. The ground floor window standards of R2 must be met, and the ground level of the building must be designed and constructed as follows: - o The distance from the finished floor to the bottom of the ceiling structure above must be at least 12 feet. The bottom of the structure above includes supporting beams; - o The area meeting this standard must be at least 25 feet deep, measured from the street-facing façade; and - o Each unit must include a front entrance that is located at the level of the finished grade and can be accessed without steps. • Front setback. - o The portions of the building with residential dwelling units on the ground floor must be set back at least 5 feet from the street lot line. The setback must be landscaped to the L1 standard and/or hard-surfaced for use by pedestrians; and - o Windows must cover at least 25 percent of the ground level wall area of the portion of the building with residential dwelling units on the ground floor. • Raised ground floor. - o The portion of the building with residential dwelling units on the ground floor must have the finished floor of each residential unit at least 2 feet above the grade of the closest adjoining sidewalk. - o Windows must cover at least 25 percent of the ground level wall area of the portion of the building with residential dwelling units on the ground floor.	X
R7	Weather Protection. For buildings with at least 30 feet of a street-facing façade within 20 feet of Halsey Street, weather protection must be provided along 50 percent of the façade. All canopies, awnings and other weather protection elements that are provided must meet the following requirements: • The weather protection structure must project at least 4 feet from the adjoining building wall façade. • The bottom of the weather protection structure must be at least 9 feet above grade. • Alterations to existing weather protection that does not meet the standard must either meet this standard or come closer to conformance with this standard. • Weather protection structures that project over public right-of-way of a street within the jurisdiction of Multnomah County require a county right-of-way permit.	X

Table 230-5. Base Design Requirements

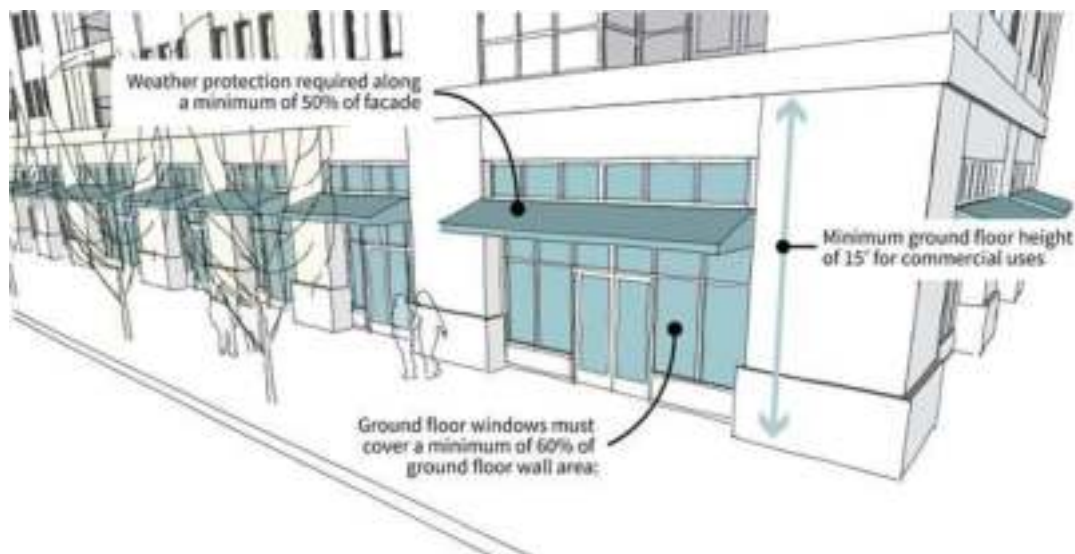
No.	Design Requirement	Required
R8	Screening of Utilities and Equipment. New electric meters, gas meters and HVAC equipment must be screened from the street by meeting one of the following standards: • The utilities or equipment are enclosed by a building; • The utilities are screened from the street by a wall that is as tall as the tallest part of the utility; • The utilities are mounted to a wall that does not face a street and are set back at least 5 feet from a street lot line; or • The utilities are set back at least 20 feet from all street lot lines.	X
R9	Corner Features. The following applies to a new building on a site that has frontage on more than one intersecting street. One of the following features must be provided: • The highest point of the building's street-facing elevations must be within 20 feet of the corner of both intersecting street lot lines. This wall must project 3 feet above an adjacent wall elevation. • The building must include a plaza at the corner of the two intersecting street lot lines. The plaza has a minimum area of 500 square feet, minimum dimensions of 15 feet by 15 feet, and must be hard-surfaced for use by pedestrians or an extension of the sidewalk. The plaza must include benches or seating that provides at least 10 linear feet of seating surface. The seating surface must be at least 15 inches deep, and between 16 and 24 inches above the grade upon which the seating or bench sits. At least one main entrance to a commercial tenant space or a residential lobby must face the plaza.	X
R10	Landscape Design. Enhance site and building design through appropriate placement, scale and variety of landscape features. • Preserve existing trees and incorporate them into the project design. • Use plant materials to create transitions between urban development and adjacent natural areas and open spaces. • Protect and plant street trees for shade, interest and to enclose the street and sidewalks. • Use plant materials along sidewalks and walkways to define routes, buffer pedestrians from moving vehicles, create gateways and provide interest, color and texture. • Use plant materials to soften and screen parking lots on both the perimeter and interior of the lot. • Use a variety of plant materials visible to the public. • Maintain existing grades and use grade treatments that are compatible with neighboring properties. • Use plant materials to screen mechanical equipment.	X

Table 230-5. Base Design Requirements

No.	Design Requirement	Required
R11	Pedestrian Access Plaza. Provide an outdoor plaza that abuts a sidewalk on a public right-of-way. The plaza must be a minimum of 500 square feet with minimum dimensions of 15 feet. For sites under 10,000 square feet, the plaza must be a minimum of 250 square feet. 15 percent of the plaza must be landscaped with a tree for each 100 square feet of landscaping. The plaza must include benches or seating that provides at least 10 linear feet of seats. The seating surface should be at least 15 inches deep and between 16 and 24 inches above the grade upon which the seating or bench sits. A plaza provided to meet R9 may count toward meeting this standard.	X
R12	Crime Prevention. Use site design and building orientation to reduce the likelihood of crime through the design and placement of windows, entries, active ground level uses and outdoor areas. • Provide a lighting system that includes pedestrian scale lights along walkways, energy-efficient porch and backyard lights that can be left on over time, and motion sensor lights that do not shine in rooms. • Locate windows in active rooms and entrances to promote “eyes” on streets, plazas, and other shared outdoor areas. • Keep front yard fences low and transparent, and eliminate barriers to visibility, such as high opaque fences, hedges or protruding attached garages. • Orient entrances to public streets or to shared courtyards.	X
R13	Exterior Lighting. Exterior light fixtures must be provided on street-facing façades within 20 feet of the street as follows: • The fixtures must be spaced a maximum of 30 feet apart; • The bottom of each fixture is a maximum of 15 feet above the adjoining grade or sidewalk; and • Lights must not project light upward or to the side of the fixture.	X
R14	Parking Areas. Integrate parking in a manner that is attractive and complimentary to the site and its surroundings. Locate parking in a manner that minimizes negative impacts on the community and its pedestrians. Design parking garage exteriors to visually respect and integrate with adjacent buildings and environment. • Screen parking areas with landscaping, fences, walls or a combination. • Use broad-spreading trees in parking lots. Install an adequate irrigation system to minimize the damage to parking surface caused by shallow roots. • Encourage shared driveways to individual garages or parking pads. With shared driveways there is more space for landscaping and street trees along the sidewalk.	X

Table 230-5. Base Design Requirements

No.	Design Requirement	Required
	• Provide a clear pedestrian path that connects parking areas with destination points. • Use plant materials to break up large areas of parking. • Locate parking where it has the least amount of impact on an area. • Screen indoor parking from pedestrians with landscaping and decorative ironwork.	

Figure 230-7. Ground Floor Design – Nonresidential Uses**Figure 230-8. Corner Features Standards**

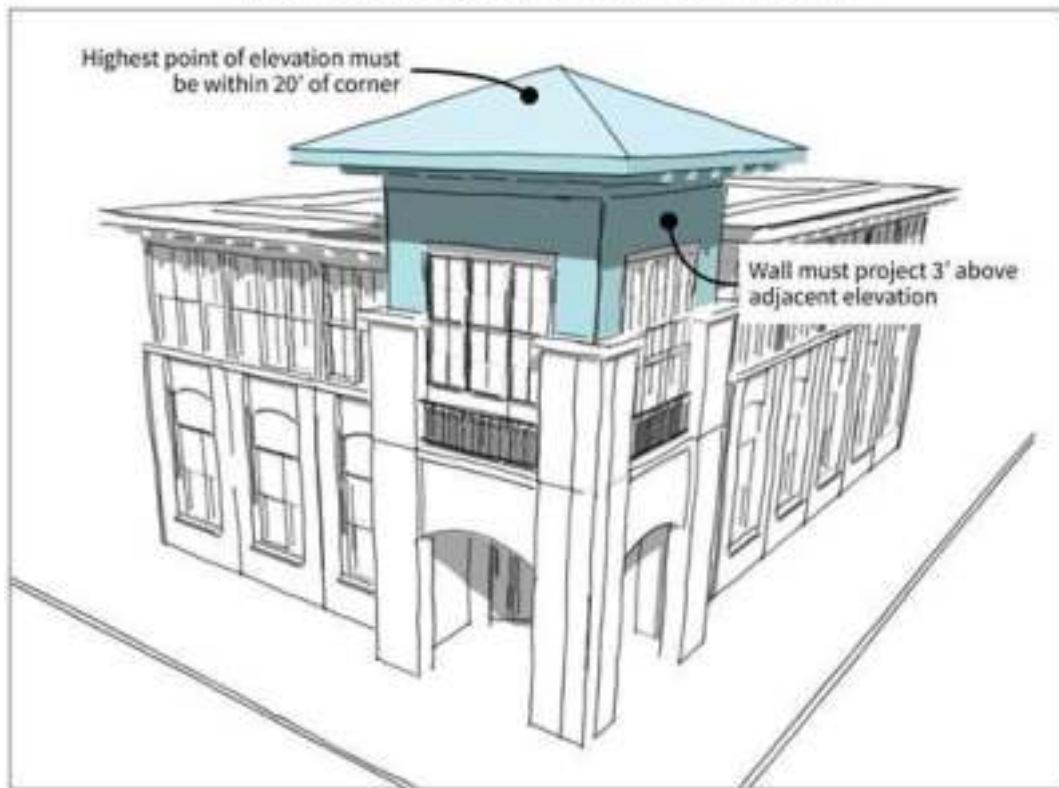
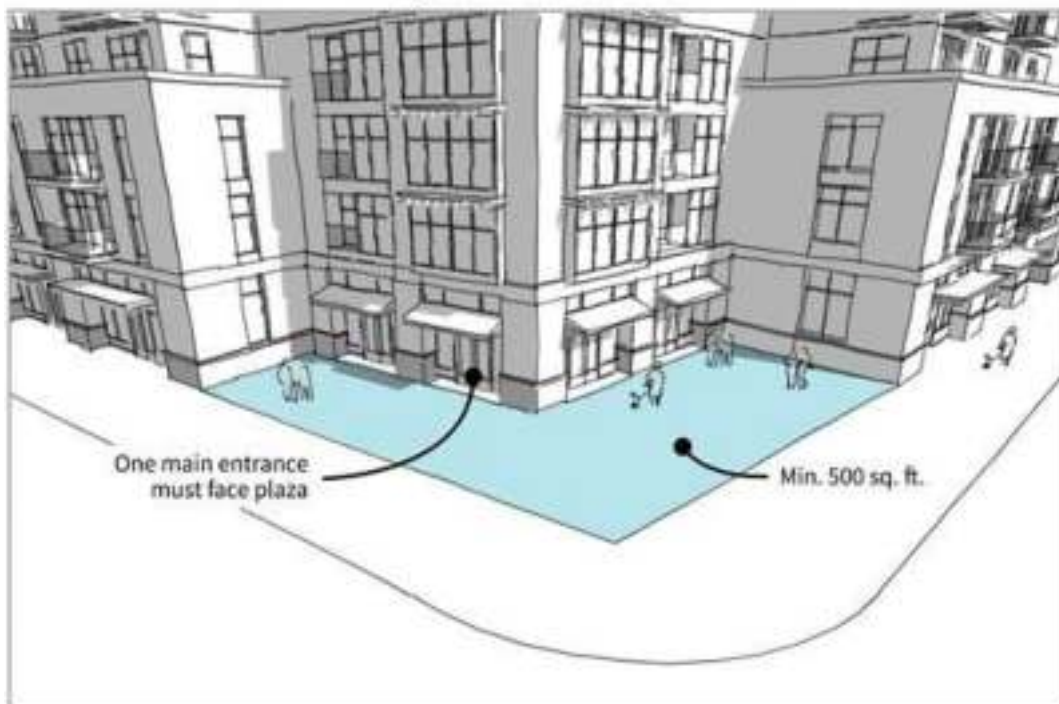
Option 1: Building Height Emphasizes the Corner**Option 2: Corner Plaza**

Table 230-6. Menu of Options for Additional Requirements

No.	Design Option	Points
P1	Additional Plaza Area. Provide an outdoor plaza that abuts a sidewalk on a public right-of-way. The plaza must be a minimum of 800 square feet with minimum dimensions of 20 feet. 15 percent of the plaza must be landscaped with a tree for each 100 square feet of landscaping. The plaza must include benches or seating that provides at least 15 linear feet of seats. The seating surface should be at least 15 inches deep and between 16 and 24 inches above the grade upon which the seating or bench sits. The plaza may also count toward meeting standard R11. A plaza provided to meet R9 may count toward meeting this standard.	3 pts
P2	Outdoor Recreation Area. Provide at least 800 square feet of outdoor common area with a minimum dimension of 20 feet by 20 feet. The outdoor area must meet one of the following: • The outdoor area is hard-surfaced, or surfaced with lawn, decking, or sport court paving which allows the area to be used for active or passive recreational use. The outdoor area includes at least 4 linear feet of seating per 100 square feet of area; • The entire outdoor area is a community garden with the area divided into individual raised garden beds. The beds are raised at least 12 inches above grade and can each be between 12 and 50 square feet in area. Individual beds are separated by pathways at least 3 feet in width; or • The entire outdoor area is a children's play area that includes a play structure at least 100 square feet in area and manufactured to the American Society for Testing and Materials (ASTM) standards for public playground equipment. At least 4 linear feet of seating per 100 square feet of area must be located adjacent to the play structure. Up to 20 percent of the outdoor area may be landscaped to the L1 standard.	1 pt
P3	Additional Ground Floor Height. For ground floor commercial space in new buildings, the distance from the finished floor to the bottom of the ceiling structure above must be at least 15 feet. For ground floor area associated with a residential use, the height is 12 feet. The bottom of the structure includes supporting beams.	2 pts
P4	Small Commercial Spaces. Provide at least three (3) separate tenant spaces on the ground floor for commercial use that are a minimum of 300 and a maximum of 800 square feet. Each space must include at least one main entrance that faces the street.	2 pts
P5	Original Art Mural. Provide an original art mural that meets the following requirements: • The mural is on a wall or structure that is visible from Halsey Street; and • The mural is at least 60 square feet in area; and • Has been approved by the Design Review Board or other delegated body; and • A covenant that states the steps to be taken by the property owner to maintain the art mural.	2 pts

Table 230-6. Menu of Options for Additional Requirements

No.	Design Option	Points
P6	Public Art Installation. Provide an art feature on the site that has been approved by the Planning Commission and is not a mural. The feature must be set back a maximum of 15 feet from Halsey Street. To meet this option, the applicant must provide the following prior to the issuance of the building permit: • A covenant that states the steps to be taken by the property owner to install and maintain the art installation.	2 pts
P7	Water Feature. Provide a water feature, such as a fountain, waterfall, or reflecting pool. The feature must be set back a maximum of 20 feet from Halsey Street. The water feature must have the following: • A feature area of at least 25 square feet that contains water year-round; and • A bench or seat with 6 linear feet of seating adjacent to it. The feature can be part of a stormwater facility.	2 pts
P8	Transit Amenities. If there is a transit stop along the site's frontage or within 200 feet of the site, and the site provides the following amenities: • A transit shelter approved by Tri-Met (if the stop is located along the site's frontage); • A pedestrian access plaza that abuts a sidewalk on a public right-of-way. The plaza must be a minimum of 500 square feet. The plaza must include benches or seating that provides at least 6 linear feet of seats in addition to any seating within the transit shelter. The seating surface should be at least 15 inches deep and between 16 and 24 inches above the grade upon which the seating or bench sits. This option may not be used if the transit amenities are provided to receive a parking credit under Section 230.340.	2 pts
P9	Additional Ground Floor Windows. Provide ground floor windows as required by standard R2, except the windows cover at least 70 percent of the applicable ground floor wall area(s).	1 pt
P10	Additional Weather Protection. Provide weather protection structures as required by standard R5, except the weather protection is provided along at least 70 percent of the length of the applicable façade(s).	1 pt
P11	Additional Corner Feature. Provide a corner feature meeting one of the two options allowed to satisfy standard R7, except the option for the type of corner feature must not be the same option used to satisfy standard R7.	1 pt
P13	Oversized Opening. Provide an oversized operable door, such as a roll-up door or movable storefront, for at least one ground floor tenant space that faces the street lot line. Buildings with more than one ground floor tenant space that faces the street must provide the door opening	1 pt

Table 230-6. Menu of Options for Additional Requirements

No.	Design Option	Points
	for at least 50 percent of the tenant spaces that face the street. The oversized operable door opening must be at least 8 feet wide and cannot open up into utility, garbage, or parking areas.	
P14	Public Seating. Provide at least 10 linear feet of seating or bench within 25 feet of a main entrance. The seating or bench must be accessible to the sidewalk or trail and the access must be open to the public. The seating surface must be at least 15 inches deep and between 16 and 24 inches above the grade upon which the seating or bench sits.	1 pt
P15	Pervious Paving. At least 50 percent of all new vehicle and pedestrian areas must be surfaced with pervious pavement approved by the City Manager.	2 pts
P16	Additional Landscaping with Native Plants. Provide landscaping on 10 percent of the site that meets the L1 standard. At least 30 percent of the total landscaped area must be planted with native species listed on the Metro Native Plant List, and 80 percent of all trees planted on site must be native trees listed on the Metro Native Plant List.	1 pt
P17	Sustainable Wood. Provide at least one of the following Forest Stewardship Council (FSC) certified materials on at least 500 square feet of the exterior of a building: • Salvaged/reclaimed wood having “FSC Recycled” certification. • Wood from well-managed forests having a “FSC 100%” certification.	1 pt
P18	Alternative Energy System. Provide a rooftop solar energy system that covers at least 40 percent of the total building roof area or 2,000 square feet, whichever is greater, or geothermal energy system for at least 50% of the building.	2 pts

(Ord. 3-2021 § 1 (Exh. A))

The Wood Village Development Code is current through Ordinance 2-2022, passed May 26, 2022.

Disclaimer: The City Recorder’s office has the official version of the Wood Village Development Code. Users should contact the City Recorder’s office for ordinances passed subsequent to the ordinance cited above.

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