

Jennifer Kaden

From: Leonard Damian
Sent: Wednesday, August 26, 2020 4:30 PM
To: Jennifer Kaden
Subject: RE: Adams Creek Cohousing: applicant's written submission

Jennifer,

Based on my review of the revised plans, I do not have any revisions to my previous conditions of approval or have any additional comments.

--Leonard

From: Jennifer Kaden <J.Kaden@cityofhoodriver.gov>
Sent: Wednesday, August 26, 2020 2:28 PM
To: Leonard Damian <L.Damian@cityofhoodriver.gov>
Subject: FW: Adams Creek Cohousing: applicant's written submission
Importance: High

Here are the revised Cohousing plans – let's touch base about review/comment.

Thanks,
Jennifer

From: Seth Moran <smoran@mf-arc.net>
Sent: Tuesday, August 25, 2020 4:33 PM
To: Jennifer Kaden <J.Kaden@cityofhoodriver.gov>
Cc: Joren Bass <joren@udplp.com>; Michael Flowers <mf@mf-arc.net>
Subject: Adams Creek Cohousing: applicant's written submission

Hi Jennifer,

Please find attached a letter (1) and referenced attachments (9) to be submitted as new evidence into the open record. Please don't hesitate to contact us with any questions.

Seth Moran, Architect
MFA | 107 SE Washington | Suite 227
smoran@mf-arc.net
503.358.7421



CITY OF HOOD RIVER

Engineering Department | (509) 493-3886

1200 18th Street, Hood River, OR 97031 | engineering@cityofhoodriver.gov

CITY OF HOOD RIVER ENGINEERING DEPARTMENT COMMENTS

THIS IS NOT A PERMIT

August 31, 2020

Joren Bass

Site Address: 1419 Sherman Ave.
Owner Name: Sherman Ave. Holdings, LLC
Legal Description: 03N10E35AA04900
Subject: Planning Commission – Request for Comments
Project #: 2020-03

Based on the additional information received in regard to the Stormwater Management Plan narrative, calculations, and civil drawings dated 8/21/20, the Engineering Department has the following items to address:

1. **Stormwater:** The revised preliminary concept of stormwater management for the Adams Creek Cohousing project has been deemed as feasible by the City Engineer. A determination of feasible by the City Engineer does not constitute approval of the final engineering. Prior to site development permit issuance, the final grading/site plan, stormwater report, and calculations shall be reviewed for compliance with the Hood River Engineering Standards (HRES) and applicable code specifications at the time of engineered plan review, construction site/ROW permit application, and/or building permit application. Please refer to the HRES to ensure all requirements are met.

Thank you,

Stoner Bell

City of Hood River City Engineer

CATEGORY	SUMMARY OF COMMENT OR ISSUE	CITY RESPONSE, APPLICABLE STANDARD, OR CONDITION OF APPROVAL (COA)
Building Size/Scale	Neighbor recommendation to lower Building 1 to two stories and add units/additional story to Buildings 2 & 3	Fire Chief response (email 8/17/20): “The change of buildings 2 & 3 to 3-story – this from a FD perspective only makes this proposal not workable. If 3-story (not just a daylight side), causes us to have 26’ of access on (2) sides of a building. Their location on the site is problematic for this to occur unless there is an access roadway.”
	Neighbor comment that proposal is not compatible with Single Family Dwellings in neighborhood	R-3 Standard for Height; HRMC 17.16.050.G for Building Design; (p. 25-26 of Findings; COA #7, 21)
Parking	Neighbor concern that 1.5 spaces per dwelling unit is insufficient	Findings pp. 9-10; COA #8
Tree Preservation	Neighbor comment re: tree retention on west side of property	Findings pp. 16-17; COA #14, 15, 16, 39, 53
	Neighbor concern re: hazard trees in creek corridor	N/A – tree maintenance is responsibility of property owner
Eugene St Sidewalk	Neighbor suggestion to construct pedestrian path in Hazel ROW as alternate to Eugene St sidewalk	Requires Approval of Design Exception by City Engineer
Pedestrian Connection to Andy’s Way	Neighbor & Katie’s Lane HOA concern re: creation of pedestrian connection to south to create opportunity to connect to private street Applicant – see letter dated 8/25/20	Findings p. 34; Proposed Condition of Approval #25 <u>Proposed Revised COA #25:</u> The applicant or owner shall modify the site plan to accommodate and grant a public access easement and construct a pedestrian connection between the parking structure and western property boundary that connects the Eugene Street right-of-way south to the southwest corner of the subject property to allow for a potential pedestrian connection to Andy’s Way or the Hood River Middle School. Staff recommends the pedestrian connection be hard-surfaced, 5 feet in width, separated from the neighboring property with a landscape buffer, and constructed prior to occupancy. Installation and maintenance of the pedestrian connection is subject to HRMC 13.20.010. <u>Note:</u> Proposed requirement applicable to ACC property only. If public access easement granted with COA #25, the city would indemnify property owner similar to city responsibility for city sidewalk. Reference to “public street network to the south” references May Street, not PUD streets.
Vehicular Access	Neighbor request/suggestion to allow vehicular access on Sherman Ave. in addition or as alternate to vehicular access on Eugene Street	HRMC 17.20.030.C.6 (p. 37 of staff findings); COA #56. Also subject to Hood River Engineering Standards (HRES); Not eligible for Variance.

Design Exceptions	Neighbors - Multiple proposed exceptions to Engineering Standards lack detail.	N/A for Planning Commission; City Engineer has exclusive authority to review and approve or deny Design Exceptions at time of construction permits.
Stormwater & Grading	Neighbors - Preliminary Stormwater Plan insufficient. Applicant - Updated Stormwater & Grading information submitted 8/25/2020.	City Engineer response dated August 31, 2020
	Neighbor concern re: Impacts to wetlands, seeps. Applicant – see letter dated 8/25/20.	Findings pp. 46-52; COA #67
Objection to Participation by Planning Commissioner Ramey	Neighbors raised objection to participation by Commissioner Megan Ramey	Commissioner Ramey will respond at public hearing.