



City of Woodburn
Community Development

Memorandum

270 Montgomery Street

Woodburn, Oregon 97071

Phone (503) 982-5246

Fax (503) 982-5244

Date: April 23, 2024
To: Dago Garcia, P.E., City Engineer
Cc: Curtis Stultz, Public Works Director
Cole Grube, P.E., Project Engineer
Chris Kerr, Community Development Director
Bryan AnDyke, Land Development Project Manager, Lennar Northwest, LLC
Zeb Buswell, Canby Excavating
From: Colin Cortes, AICP, CNU-A, Senior Planner *cc.*
Subject: **Smith Creek Development Phase 4A Apr. 19 second inspection follow-up (FSUB 22-01)**

Introduction

Cole, Brenda, and I had walked through Smith 4A on Wednesday, March 13 with Bryan AnDyke, Land Development Project Manager, Lennar Northwest, LLC as an inspection of improvements.

On Friday, April 19, Cole e-mailed me that the contractor had e-mailed April 17 to claim completion of all punchlist items, and I re-inspected the subdivision April 19.

Below is a summary of outstanding items per planning and zoning second inspection.

Correction Items

Remaining missing items and unresolved issues include the below in italics plus new Item G:

C. Street trees:

3. 2+ are missing from Eaden Street south of Ruiz Ln:

a. Land use final order Condition PUD-14 from p. 68 states:

“Eaden Street: Phase 4A: Street trees along the west side of Eaden Street that are in discontinuous planter strips or wells shall each have a minimum planting area of 36 sq ft with a narrowest dimension of 4 ft. Trees may be sunk within wells or planted at or near sidewalk elevation. If sunk, wells must be covered with metal grates and not plastic ones.”

The good news is that 2 planters are installed at minimum width 4 feet (ft); the bad news is that each is 4 x 4 ft equaling 16 sq ft despite the condition requiring minimum area 36 square ft (sq ft).



Saw cut concrete north and/or south to add 20 sq ft (add 5 ft length of 4-foot width) to each of the two planters.

- b. The set of landscape plans approved Oct. 5, 2023, Sheet L4.0, illustrates what appears to be a continuous planter strip.
- c. Of the 6 trees, the north 2 are required at present with the subdivision because they are adjacent to a private common area tract and so need not wait for dwelling construction and final inspection.

D. Greenway:

2. Amenities:

a. Sheet L2.0: All the symbolized and called out greenway trail amenities and support facilities are missing: bench, 2 bicycle U-racks on 8 x 6-ft concrete pad, dog waste station with sign, trash receptacle, park use/hours sign, and wayfinding pole sign. Refer to Sheet L5.0 for specs.

What remains missing are per the attached landscape Sheets L2.0 & L3.0 marked with red comments.

The photo below goes with the Sheet L3.0 comment about the west bicycle parking:



- 3. Futsal court: With the Community Services Director (parks and rec manager) having indicated willingness to bond, Planning staff expects construction past platting no later than by the first of any dwellings.*

When parks and rec staff issues a futsal court bond approval, the developer is to submit a copy to the Planning Division in order to pass subdivision inspection.

- 4. Drainage: Positive drainage is lacking along the north side of the trail a little east of the north-south segment. Correct to preclude pooling of water and in a way that the Public Works Department Engineering Division accepts.*



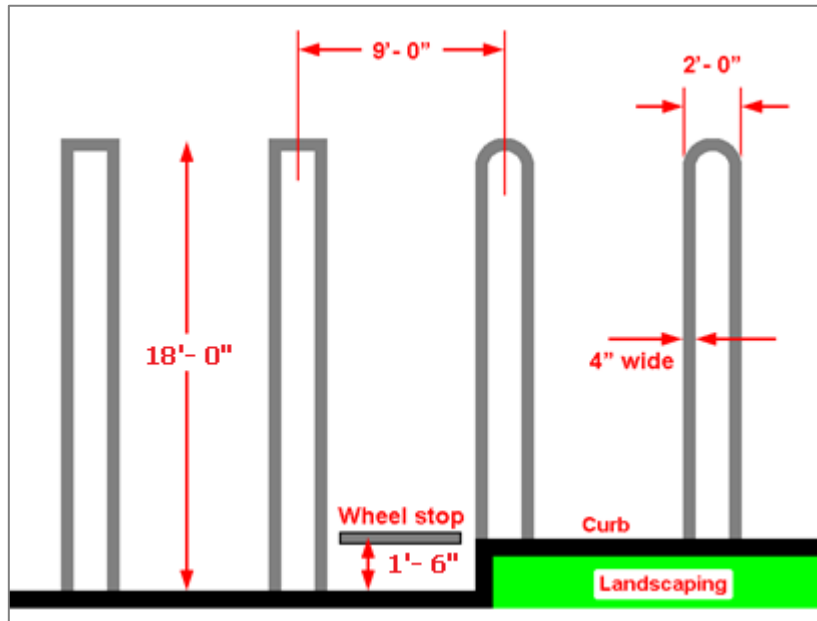
The developer is to resolve.

F. Private common area improvements:

1. Parking, common area pooled:

a. All is missing double-striping per Woodburn Development Ordinance (WDO) Figure 3.05C.

The pooled parking areas that are striped are single-striped. They're required to be double-striped per WDO Figure 3.05C reproduced below:



WDO Figure 3.05C - Parking Space Striping

The developer is to stripe the correct striping. In an end stall adjacent to side curb, it's permissible to have half of the double striping, i.e. an elongated "L" or "J" shape stripe.

b. All areas requiring wheel stops per WDO 3.05.02H, including stalls abutting walkways, are missing such. This includes the parking:

- ...
- (2) Between Milne Ln and Eaden St;*
- (3) The 3 easternmost stalls between Eaden St and Sifuentez Ct; and*
- (4) Between Sifuentez Ct and Lacey Ln.*

The developer is to install, "concrete or rubber bumper guards or wheel barriers maximum 4 inches high".

2. *Playground: Planning staff is reviewing the bond request paperwork. Expect the playground to be due past platting no later than by the first of any dwellings.*

Staff would issue closer to the time of third inspection.

4. *Landscaping: Plan all remaining trees and shrubbery to be planted on private common area tracts.*

A subarea of greenway Tract A isn't landscaped: the spur path located between Lots 8 & 9, at Sifuentez Court.



The developer is to landscape.

G. New item / re-inspection fee: Because a third inspection is needed, per [Planning Division fee schedule](#) p. 2, a third inspection fee of \$250 is due prior to the next inspection. The developer is to call or visit Cassandra Martinez, Administrative Specialist with the Planning Division, to begin payment process, (503) 982-5246.

Conclusions

Feel free to ask for any clarifications or details, 980-2485.

Attachment(s):

1. Landscape sheets L2.0 & L3.0 with red comments (Apr. 23, 2024)
2. [Approved street tree, common area improvements, and landscaping plans \(Oct. 5, 2023\)](#)

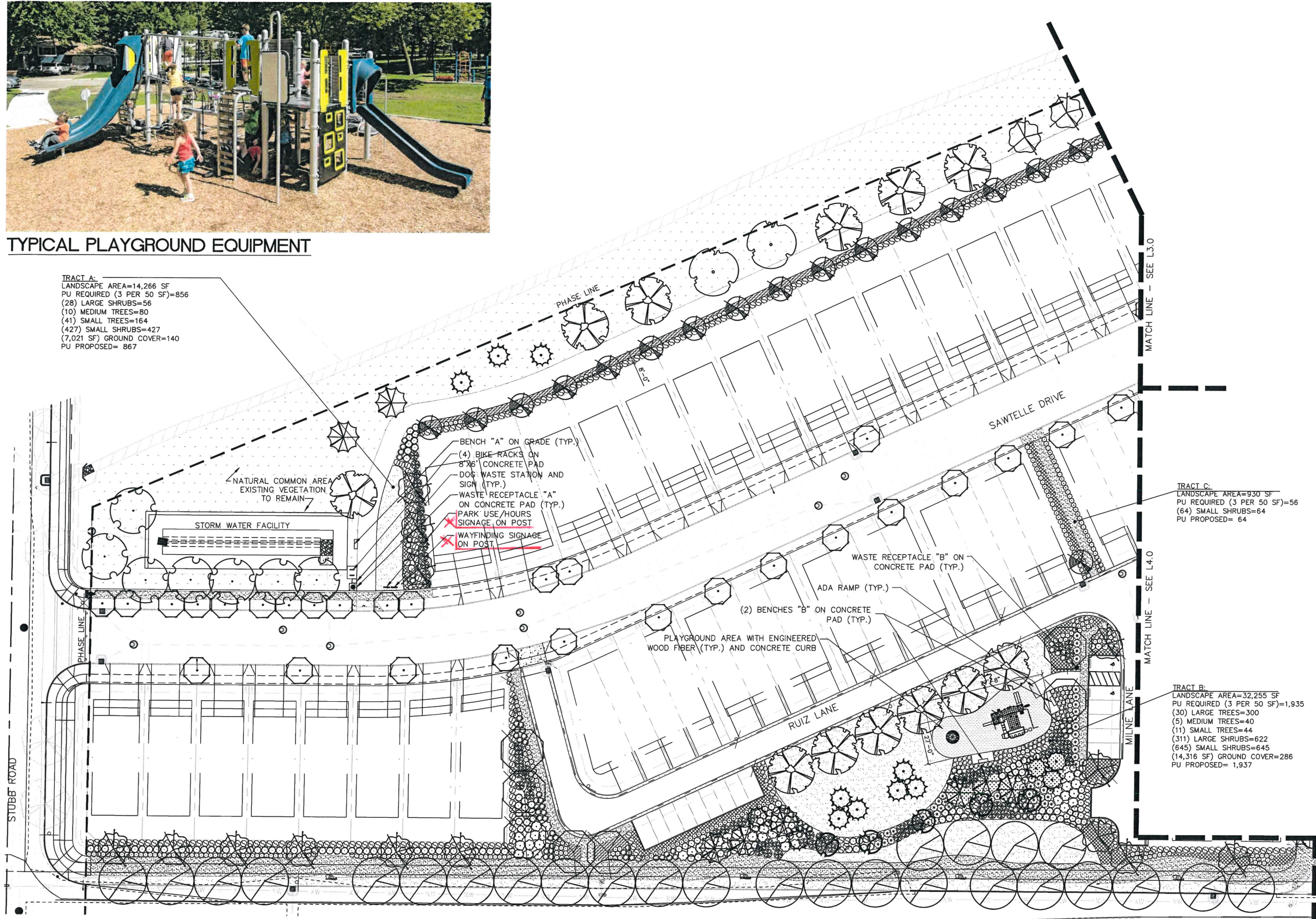


TYPICAL PLAYGROUND EQUIPMENT

TRACT A:
 LANDSCAPE AREA=14,266 SF
 PU REQUIRED (3 PER 50 SF)=856
 (28) LARGE SHRUBS=56
 (10) MEDIUM TREES=80
 (41) SMALL TREES=164
 (427) SMALL SHRUBS=427
 (7,021 SF) GROUND COVER=140
 PU PROPOSED= 867

TRACT C:
 LANDSCAPE AREA=930 SF
 PU REQUIRED (3 PER 50 SF)=56
 (64) SMALL SHRUBS=64
 PU PROPOSED= 64

TRACT B:
 LANDSCAPE AREA=32,255 SF
 PU REQUIRED (3 PER 50 SF)=1,935
 (30) LARGE TREES=300
 (5) MEDIUM TREES=40
 (11) SMALL TREES=44
 (311) LARGE SHRUBS=622
 (645) SMALL SHRUBS=645
 (14,316 SF) GROUND COVER=286
 PU PROPOSED= 1,937



LANDSCAPE PLAN - PHASE 4A

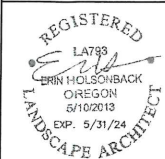
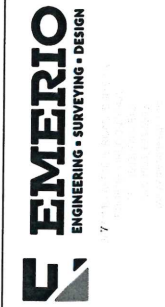
SCALE 1" = 30'-0"



Attachment 1

Smith Creek
 Condition G5
 Final Plans:
 Phase 4A
 Approved
 Oct. 5, 2023
 Sheet 2 of 6

OTTEN + ASSOCIATES
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SHEET
 L2.0
 OF
 6

LANDSCAPE PLAN
 SMITH CREEK - PHASE 4A
 TAX MAP 052W13-TL 112
 WOODBURN, OREGON

NO.	DATE	DESCRIPTION

FILE: F:\Projects\PLANTING\Misc\2023\Smith Creek 4A\22-Smith Creek-Phase 4A_Layout: L2.0 4A_Plot Date: 9/13/2023 1:13 PM, by: Otten

FUTSAL COURT

18"

12"

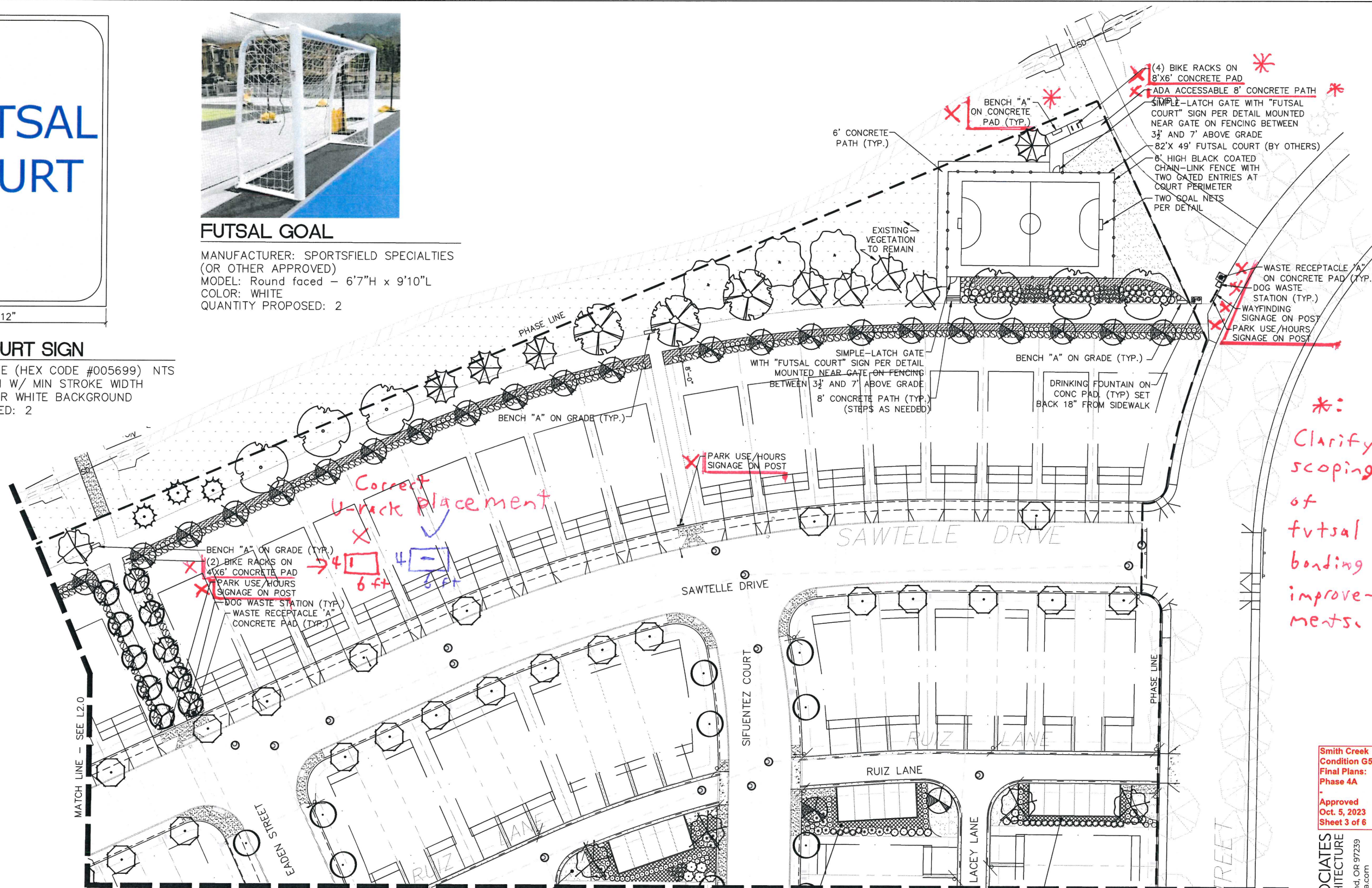


FUTSAL GOAL

MANUFACTURER: SPORTSFIELD SPECIALTIES (OR OTHER APPROVED)
 MODEL: Round faced - 6'7"H x 9'10"L
 COLOR: WHITE
 QUANTITY PROPOSED: 2

FUTSAL COURT SIGN

TEXT: MEDIUM BLUE (HEX CODE #005699) NTS
 TEXT: 4" MIN HIGH W/ MIN STROKE WIDTH
 1/2" W/ CREAM OR WHITE BACKGROUND
 QUANTITY PROPOSED: 2



*:
Clarify
scoping
of
futsal
bonding
improvements.

GENERAL NOTES:

- Contractor is to verify all plant quantities.
- Adjust plantings in the field as necessary.
- Project is to be irrigated by an automatic, underground system, which will provide full coverage for all plant material. Irrigation system shall be design/build by Landscape Contractor. Guarantee system for a minimum one year.
- All plants are to be fully foliated, well branched and true to form.
- Contractor is to notify Landscape Architect or Owner's Representative of any site changes or unforeseen conditions that may be detrimental to plant health, or cause future problems to any structural elements of the project.
- Contractor shall notify the Landscape Architect if specified materials or methods are not consistent with local climate and/or practices.
- All furnishings shall be installed according to manufacturer's recommendations.
- Fence construction on City property only per City Engineer.
- or Parks and Recreation Manager and to the standards of Woodburn Development Ordinance (WDO) 2.06.02.
- Provide temporary irrigation during construction and install permanent irrigation per Public Works Department Engineering Division standard specifications and drawings or as the City Engineer or Parks and Recreation Manager direct, (503) 982-5248 or (503) 982-5266.

TRACT F:
 LANDSCAPE AREA=1,623 SF
 PU REQUIRED (1 PER 20 SF)=81
 (2) SMALL TREES=8
 (14) LARGE SHRUBS=28
 (32) SMALL SHRUBS=32
 (867 SF) GROUND COVER=17
 PU PROPOSED= 85

TRACT G:
 LANDSCAPE AREA=1,631 SF
 PU REQUIRED (1 PER 20 SF)=82
 (2) SMALL TREES=8
 (14) LARGE SHRUBS=28
 (27) SMALL SHRUBS=27
 (969 SF) GROUND COVER=19
 PU PROPOSED= 82

TRACT H:
 LANDSCAPE AREA=1,234 SF
 PU REQUIRED (1 PER 20 SF)=62
 (2) SMALL TREES=8
 (6) LARGE SHRUBS=12
 (33) SMALL SHRUBS=33
 (699 SF) GROUND COVER=14
 PU PROPOSED= 67

LANDSCAPE PLAN - PHASE 4A

SCALE 1" = 30'-0"



Smith Creek
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 Sheet 3 of 6

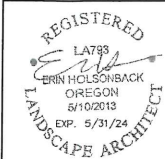
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SMITH CREEK - PHASE 4A
 TAX MAP 052W13-TL 112
 WOODBURN, OREGON

LANDSCAPE PLAN

NO.	DATE	DESCRIPTION

EMERIO
 ENGINEERING • SURVEYING • DESIGN



SHEET
L3.0
 OF
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