

# *The Hub*

## *Site Plan Review*

### **Owner/Developer:**

The Hub Hermiston, LLC  
Karl Ivonov  
27375 SW Parkway Avenue  
Wilsonville, OR 97070

### **Applicant's Representative:**

Brandie Dalton, Land-Use Consultant  
Multi/Tech Engineering Services  
1155 SE 13th Street  
Salem, Oregon 97302  
(503) 363-9227  
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### **Property:**

4N 2811AD/Tax Lot 100  
12.07 Acres  
R-3 and C-2 Zoned

### **Background:**

A Pre-Design Meeting for the subject property was held November 1, 2024, with the applicant's representatives and City staff to discuss the development of the site.

Per the information provided at the Pre-Design Meeting, the applicant is submitting the following applications:

#### *Applications:*

Site Plan Review  
Conditional Use  
Middle Housing Adjustment  
Middle Housing Adjustment  
Zone Change

### **Proposal:**

The subject property is 12.07 acres in size and zoned R-3 (Medium Density Residential) and NCO (Neighborhood Commercial Overlay). The applicant is requesting a Conditional Use to allow 270 multifamily units in the R-3 and NCO zone and allow 68 mini-storage units in the NCO zone.

**270 TOTAL APARTMENT UNITS**  
 90 TYPE "A" 2-Bd, 2-Ba (952 S.F.) UNITS  
 24 TYPE "B" STUDIO (549 S.F.) UNITS  
 54 TYPE "C" 1-Bd, 1-Ba (728 S.F.) UNITS  
 42 TYPE "D" 3-Bd, 2-Ba (1190 S.F.) UNITS  
 36 TYPE "E" 2-Bd, 2-Ba (1162 S.F.) UNITS  
 24 TYPE "F" 2-Bd, 1-Ba (844 S.F.) UNITS

**68 TOTAL STORAGE UNITS**  
 59 10'x20' UNITS  
 9 10'x22' UNITS

**460 TOTAL PARKING STALLS**  
 333 STANDARD STALLS (9'x20')  
 80 MODIFIED STANDARD STALLS (9'x19')  
 32 COMPACT STALLS (8.5'x16')  
 15 HANDICAP STALLS\*  
 1 12'x20' LOADING ZONES  
 16 BICYCLE SPACES  
 1 COMMUNITY BUILDING  
 1 35'x45' TOT LOT  
 1 TRASH COMPACTOR / RECYCLE  
 PLAY AREAS  
 1 MAINTENANCE BUILDING (475 S.F.)  
 1 U.S. MAIL BOX AREA  
 2 PICKLE BALL COURTS



## Density (Multi-Family Units)

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R-3 Zone and NCO Zone: (12.07 acres)

Max Allowed-262 units                      270 units provided (a middle housing adjustment has been requested)

## Lot Coverage:

R-3 Zone and NCO Zone:

(multiple-family dwellings/mini-storage units)

Max Allowed 45%                      Max Provided- 20%

<b>SITE AREAS</b>	
BOUNDARY	12.07 AC
TOTAL SITE AREA	525,890 S.F.
TOTAL HARD SURFACE	362,989 S.F. (69.02%)
BUILDING COVERAGE	104,190 S.F.
PARKING, DRIVEWAY, SIDEWALK AND CURB	250,146 S.F.
PRIVATE SPACE (GROUND FLOOR PATIOS)	8,704 S.F.
TOTAL LANDSCAPE	162,901 S.F. (30.98%)
PARKING LOT LANDSCAPING	6,892 S.F.

## Parking Multi-Family

Two spaces per dwelling unit with three or more bedrooms and 1.5 spaces per unit with less than three bedrooms.

Min. required 342 spaces                      460 spaces provided

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**Parking Mini Storage Units**

One space per 1,000 square feet

Min. required 15 spaces

Shared parking with the multi-family units

Both parcels will remain under the same ownership and will be considered one development with shared parking and amenities.

**Setbacks:**

*North:* Adjacent Jennie Avenue; Buildings 10-15: 20 to 22-foot setbacks/Parking: 20-foot setback

*East:* Buildings 15-16: 15 to 21-foot setback/Storage Buildings 3-4: 20-foot setback

*South:* Adjacent Diagonal Boulevard; Buildings 1-5: 20-foot setback/ Storage Buildings 2-3: 15

*West:* Buildings 5-10: 15 to 20-foot setback/Parking: 8.8 to 10-foot setback

**Maximum Height:**

Maximum building height allowed in the R-3 area is 35' and the maximum building height allowed in the NCO is 50'. The proposed multi-family buildings within the R-3 zone (Buildings 6 – 23) are about 38.5' in height, therefore, a minor variance has been requested for those buildings exceeding the allowed maximum building height.

One (1) loading zone has been provided on-site as well and is located between Building 23 and the Recreation Building, Building 24.

All parking areas will be served by 26-foot wide internal two-way accessways that run through the development.

Bicycle Parking: Sixteen (16) bike spaces have been provided onsite. Bike racks will be provided on the site and located in a convenient location for the residents.

Recycling: There is one (1) covered trash/recycle area provided within the Development. The trash areas are accessible for all residents via the paved internal sidewalk system in the development. The trash/recycle areas will be screened and enclosed with a sight-obscuring fence or wall. Detail plans for the trash receptacles have been provided.

**Transportation:**

The subject property is located along Diagonal Boulevard (south) and Jennie Avenue (north). Both parcels will have access onto both Diagonal Boulevard. Jennie Avenue will be a gated access for emergency vehicles only. There are two two-way accessways proposed off Diagonal Boulevard. The accessways are shared by both uses, the multi-family dwelling units and the mini-storage units.

As shown on the site plan, safe and efficient access and circulation has been provided into and throughout the development. The proposed development has 26-foot-wide driveways throughout the site. The driveways provide circulation throughout the site and onto the surrounding street system.

The design of on-site circulation is clearly identifiable, safe, pedestrian friendly and interconnected. The subject property is located in a developing area where improved streets and sidewalks continue as required by the City.

**Utilities:**

Utility plans have been provided that show how the site will be served with City water, sewer, storm water facilities, and other utilities appropriate to the development.