

FAIRVIEW ADDITION^{WEST}

Refinement Plan



OLSEN DESIGN AND DEVELOPMENT

September 2014

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GENERAL INTRODUCTION

Approval Criteria: SRC 530.030(e)

The Fairview Addition West Refinement Plan (referred to in this plan as Refinement Plan) was developed to be consistent with the principles in the Fairview Master Plan and in conformity with the provisions of the Salem Area Comprehensive Plan and Fairview Mixed Use Zone. A general overview of those principles, permitted uses and densities as they relate to this specific Refinement Plan can be found in Sections 2 and 5.

Pringle Creek Community and Leslie Middle School neighbor Fairview Addition West (referred in this plan as Fairview Addition) on the north side and are buffered by open space. Land uses consisting of more intensive multifamily and single family housing neighbor the south side (Simpson Hills) and are also buffered with open space. A future Village Center (VC) is to the east. The Refinement Plan is compatible with the adjoining land uses and complementary by emphasizing a sustainable, residential and live-work community. While not part of this Refinement Plan, a tentative subdivision application for the entire 50.8 acres of property has been submitted as a simultaneous application. The subdivision plan shows the feasibility of the Refinement Plan as it relates to infrastructure, public services and buildability.

Tables 2 and 3 in Sections 5 and 6, respectively, describe in detail the Refinement Plan's conformity to the City of Salem UDC with proposed exceptions and alternative standards stated.

The Refinement Plan is based on the goals of the Fairview Master Plan. In addition to traditional single family homes, the Refinement Plan incorporates mixed-use and other housing options, such as live-work, micro-homes and multifamily, which create a mixed income neighborhood. There is potential reuse of the Fairview laundry building for multiple family or commercial use. Significant open spaces are designed to preserve the natural surroundings and to encourage community access, such as space designated for community agriculture,

community events and recreation. A network of paths, alleys and sidewalks provide convenient pedestrian use and encourages easier access to bus service on Battle Creek/Pringle Road, as well as future service through the larger Fairview neighborhood.

The Refinement Plan offers options for a long-term relationship with Leslie Middle School (and other local schools) through educational activities and local food programs similar to the Edible School Yard and similar local food mentoring programs.

The overall design within this Refinement Plan was motivated by preserving the natural topography of the site, while also providing the housing densities prescribed by the FMU zone. By eliminating most garages along the street, the neighborhood's pedestrian experience is greatly enhanced, as is safety and security as a result of "eyes on the street." By configuring the homes such that much of the public living space is oriented to the street, residents have a much greater ability to provide passive surveillance and deterrence of undesirable activities.

Offering residents the ability to live and work from their home is a critical component of this Refinement Plan's objectives and will provide both traditional home occupation as well as a more intensive and urban live-work arrangement. The live-work uses vary depending on proximity to the "Village Center" (see Fairview Master Plan for a description of the Village Center Area - VC). See Table 2 for allowed uses within the residence throughout the Refinement Plan Area. Live-work is an important sustainability tenet of design because it achieves the following: a) reduces automobile commuting, b) provides walkable amenities within a neighborhood for other residents, c) economizes space within the residence by utilizing residential space as work space, and d) reduces the need for commercial development elsewhere in the city.

Sustainability is further achieved through construction standards by requiring each project to exceed minimum code requirements in order to improve water quality, energy efficiency and a reduced carbon footprint.

Fairview Sustainable Land Use and Transportation Principles

Fairview Addition is a 50.8-acre project that emphasizes elements consistent with the principles of sustainability in the Fairview Master Plan. The following outlines how the Sustainable Land Use and Transportation Principles will be applied in the Fairview Addition development.

Build in Economic and Social Diversity

Fairview Addition promotes integration of populations with diverse economic and social standings. Our design precedent, as seen in our Edwards Addition in Monmouth, is to build communities with homes that vary significantly in cost, size and lot coverage in order to establish a neighborhood for many demographics. The Fairview Addition plan includes flex houses, ADUs, three and four family residences. These provide housing options for the elderly and singles as well as rental opportunities for low wage families. Many custom single family home designs are available for buyers of means and cottage clusters will provide a location for communities of interest.

Create a Center

The Fairview Addition design respects the “transect”-- whereby the general density/intensity-of-use increases (i.e. becomes more urban) with movement toward the core, specifically the Village Center (VC) area. This concept is outlined visually in Section 1: Illustrative Site Plan, Figure 1. Depending on market conditions, homes on the eastern side of the property close to and within the VC zone will cater to more urban and intensive live-work options with greater population density. While working from the home will be encouraged throughout the entire neighborhood except in LI areas, only in and around the VC area will the most urban live-work options be available for residents. Ground floor retail will only be allowed within 150 feet of the VC area.

Re-use, Retrofit

The intent is to find an end user to purchase the laundry building and repurpose the structure for multiple family or commercial use, complementary to this mostly residential area. This would generate an additional amenity, provide jobs and increase livability for the entire Fairview community as well as the greater Morningside neighborhood. Because of the laundry building's clear span roof structural system the building offers many reuse possibilities.

Create Local Employment

Live-work as an option for residential designs included in the Fairview Addition plan will create many opportunities to increase local employment, while reducing carbon dioxide emissions associated with transportation (i.e. commuting). Moreover, reuse of the laundry building for commercial purposes would also provide employment opportunities for community members. Furthermore, significant job creation comes from the actual building of homes (a National Association of Homebuilders study indicates that construction of a typical new home creates between 3 and 4 full time jobs for 1 year. This translates to 150 to 200 jobs per year assuming a 5-year build-out).

Build Innovative Green Buildings

The Fairview Addition housing types are aimed broadly at satisfying the following fundamentals of sustainability: good environmental and aesthetic design, walkability, reduction of building square footage and maximizing building occupancy. Neighborhoods designed for livability generate long-term social fabric and promote reinvestment, therefore creating the foundation for a sustainable community. Our innovative flex houses are specifically designed to accommodate housing needs through the many phases of our lives. They are an economically feasible option to extend the period of time an owner can remain in a residence by making it easy to maintain full occupancy of the entire structure. Within the flex house configuration, the home can simultaneously fulfill multiple functions including: primary residence of varying sizes, income property, accommodations for elderly parents, multigenerational living and a place for a caregiver. By keeping a home fully utilized, the

overall density increases and reduces the impact on the environment. See Appendix G for a typical flex house design.

Introduction of a micro-house model further promotes sustainability and affordable housing within the neighborhood. Broad criteria of these homes will be a limitation of the building footprint to 450 square feet and additional restrictions as indicated in allowed uses and development standards (see Sections 5 and 6).

Part of the encouragement of innovation in sustainability derives from our “Green Addition,” which is an additional homebuyer investment in sustainable development. All homes constructed will be obligated to include an additional investment (beyond normal City requirements) of one percent of the total cost of the structure for one of the following areas of green building:

1. Energy efficiency (e.g. insulation, LED lighting, energy efficient appliances)
2. Water quality (e.g. rain gardens, rooftop gardens, gray water reuse)
3. Green energy sources (e.g. Renewable Energy Certificates (RECs), carbon offsets, solar panels)
4. Improved water conservation (e.g. gray water reuse, low flow fixtures, drought tolerant landscaping)
5. Automobile charging stations
6. Other experimental green building methods (e.g. new technologies not yet in the marketplace)

This will be monitored and enforced by the Fairview Addition Homeowners Association.

Green Corridors for People and Other Living Things

Our Refinement Plan includes four primary green corridors consisting first of the entire northern border. The second is an area running from the 14.2 acres shown as “woods” in the Fairview Master Plan through the amphitheater to the southwest portion of Pringle Creek Community via a narrow greenway. The third is a corridor along the swale between the Simpson Hills development and Fairview Addition. Fourth is the open space which runs easterly from the amphitheater to the lower part of our property north of First Street and south of Strong Road. These green areas are very important to the Fairview Addition design

as they include natural habitat areas, drainage ways, community agriculture sites for local organic food production, and recreational spaces.

An Interconnected Street System

Pedestrian and automobile connectivity is a major part of our development design, as is indicated in our street-phasing plan. For more information on the Fairview Addition street connectivity, see Section 3: Name, Location and Extent of Existing or Proposed Major Streets and Section 11: Construction Phasing of Streets.

Walk Every Day

Fairview Addition is designed to promote many walking options, including street sidewalks, alleys, woonerfs (see Northview Street), open spaces and designated paths. This promotes easy access to neighborhood recreational areas, to work/school, to commercial areas, and to mass transit systems as available. Food carts, both temporary and longer term, will be allowed in all areas except LI, providing additional amenities for the greater community. The particularly walkable neighborhood will promote a healthy lifestyle for residents and non-residents alike.

Transit Close at Hand

A guiding principle of Fairview Addition is to offer a realistic alternative to the personal automobile. As mentioned above, this starts with walkability. The aesthetics of a walk is fundamental in enhancing and encouraging pedestrian activities, especially when a 5-10 minute walk is required to access public transportation. Front porches and garages in the back are key to achieving this end. On the west side of Fairview Addition (on Battle Creek and Pringle Road), Route 6 of Salem-Keizer Area Public Transit currently offers regular bus service, which fits within the threshold of keeping neighborhood amenities within a 5-10 minute walk in order to reasonably expect use. As is emphasized in the Fairview Master Plan, there is an expectation that public transportation will eventually service a “main street” within the Village Center in order to further incentivize an alternative to the automobile.

SECTION 1: ILLUSTRATIVE SITE PLAN

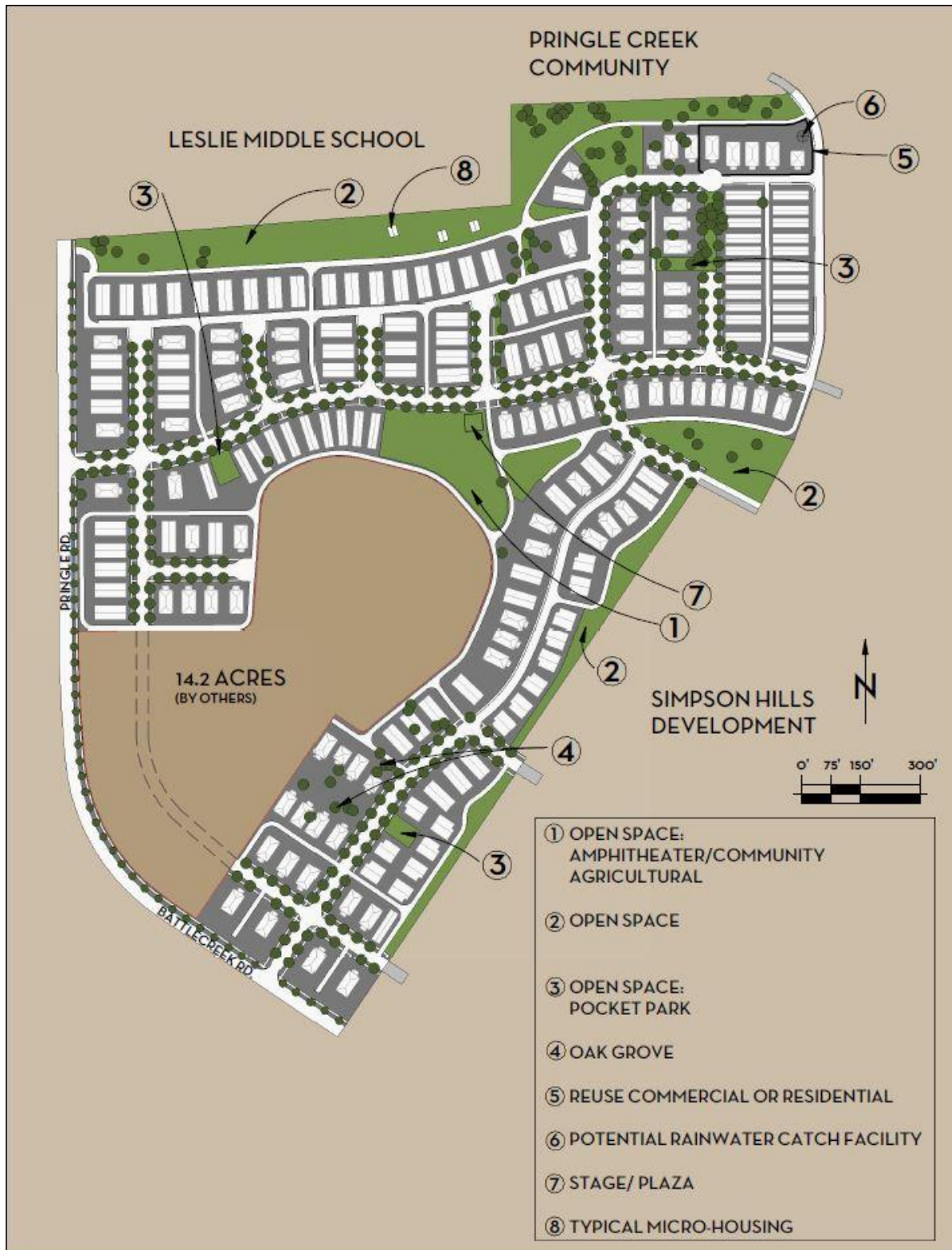


Figure 1: Illustrative Site Plan of Fairview Addition West

SECTION 2: GENERAL ALLOCATION AND IDENTIFICATION OF MAJOR PROPOSED LAND USES

The Fairview Addition model generally follows the Mixed-Use Overlay Plan outlined in Chapter 530 of the SRC: FMU Fairview Mixed-Use Zone unless stated herein. Four of the indicated overlay zones are included in the Refinement Plan:

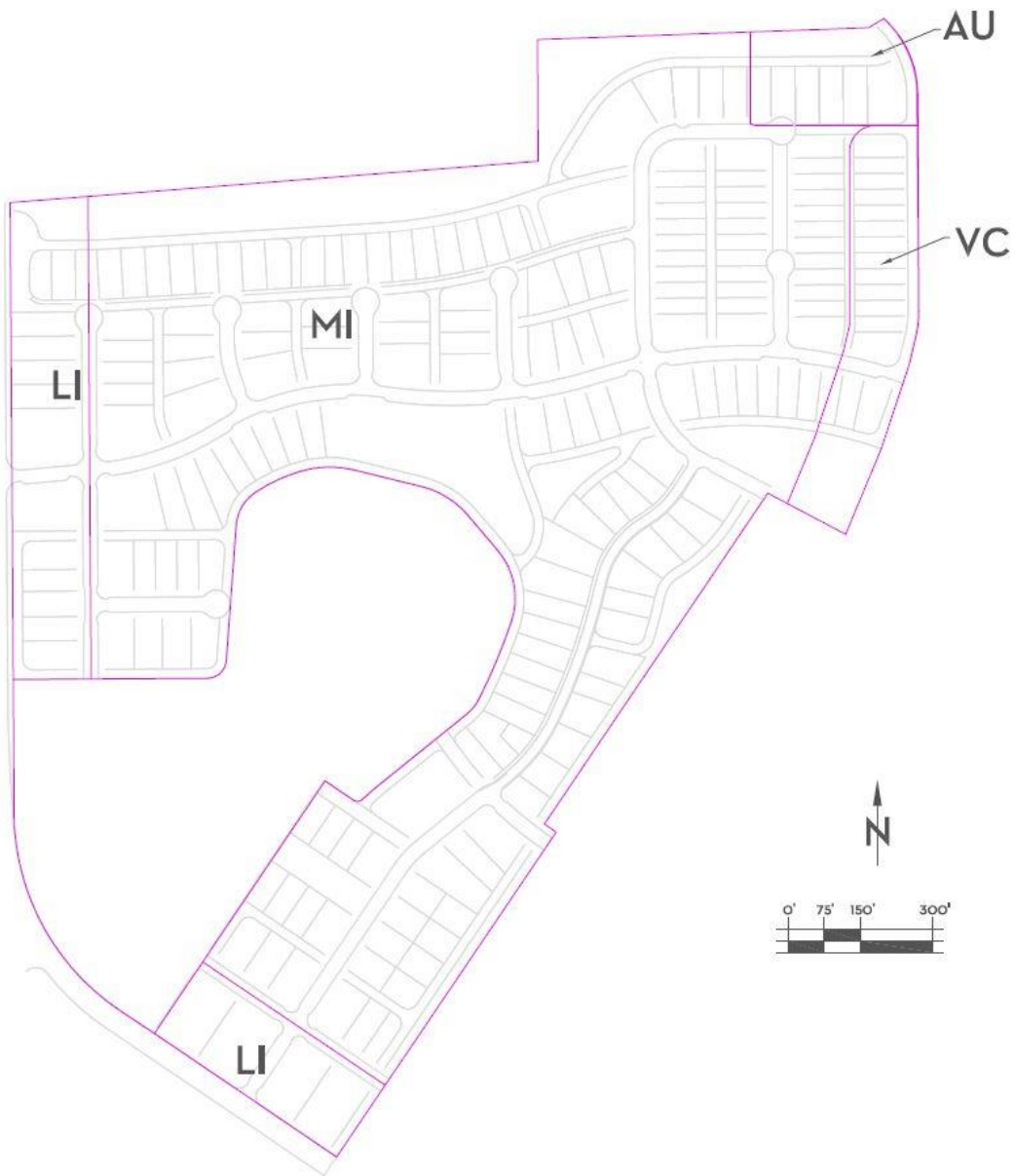


Figure 2: Mixed Use Overlay Plan

- Low Intensity, LI
 - 5.5 Acres
 - DU/Acre: 5-8 allowed per Fairview Master Plan
 - DU Total: 28-44 allowed per Fairview Master Plan
 - DU/Acre: 5-6 proposed
 - DU Total: 28-33 proposed
 - Single family, single family with ADUs, agriculture and agricultural structures, open spaces (see Section 5 for details)*

- Mixed Intensity, MI
 - 41.5 Acres
 - DU/Acre: 7-35 allowed per Fairview Master Plan
 - DU Total: 290-1452 allowed per Fairview Master Plan
 - DU/Acre: 6-7 proposed
 - DU Total: 249-290 proposed
 - Single family, single family with ADUs, live-work single family, two family, three family and four family homes, multifamily as micro-homes on open space, commercial, agriculture and agricultural structures, open spaces, education services (see Section 5 for details)*

- Adaptive Use, AU (Preferred Option of Building Reuse)
 - 1.5 Acres
 - DU/Acre: 6-30 allowed per Fairview Master Plan
 - DU Total: 9-45 allowed per Fairview Master Plan
 - DU/Acre: 0-20 proposed
 - DU Total: 0-30 proposed
 - Multi-family, commercial re-use, agriculture and agricultural structures, retail, manufacturing, group living, lodging, retail sales and service, business and professional services, recreation and entertainment, health services, open spaces, education services (see Section 5 for details)*

- Adaptive Use, AU (Less Preferred Option–No Building Reuse)

1.5 Acres

DU/Acre: 6-30 allowed per Fairview Master Plan

DU Total: 9-45 allowed per Fairview Master Plan

DU/Acre: 6-20 proposed

DU Total: 9-30 proposed

Single family, single family with ADUs, live-work single family, two family, three family and four family homes, agriculture and open spaces (see Section 5 for details)

- Village Center, VC

2.3 Acres

DU/Acre: 16-35 allowed per Fairview Master Plan

DU Total: 37-81 allowed per Fairview Master Plan

DU/Acre: 13-25 proposed

DU Total: 30-57 proposed

Single family, single family with ADUs, live-work single family, two family, three family and four family homes, multifamily as micro-homes on open space, commercial, open spaces, education services, and retail (see Section 5 for details)

Table 1: Total Dwelling Units per Acre by Zone

	LI		MI		AU		VC		Totals	
	Min.	Max.	Min.	Max.	Min.	Max.	Min.	Max.	Min.	Max.
Fairview Master Plan	28	44	290	1452	9	45	37	81	364	1602
Fairview Addition Proposed	28	33	249	290	0	30	30	57	307	410

SECTION 3: NAME, LOCATION AND EXTENT OF EXISTING OR PROPOSED MAJOR STREETS

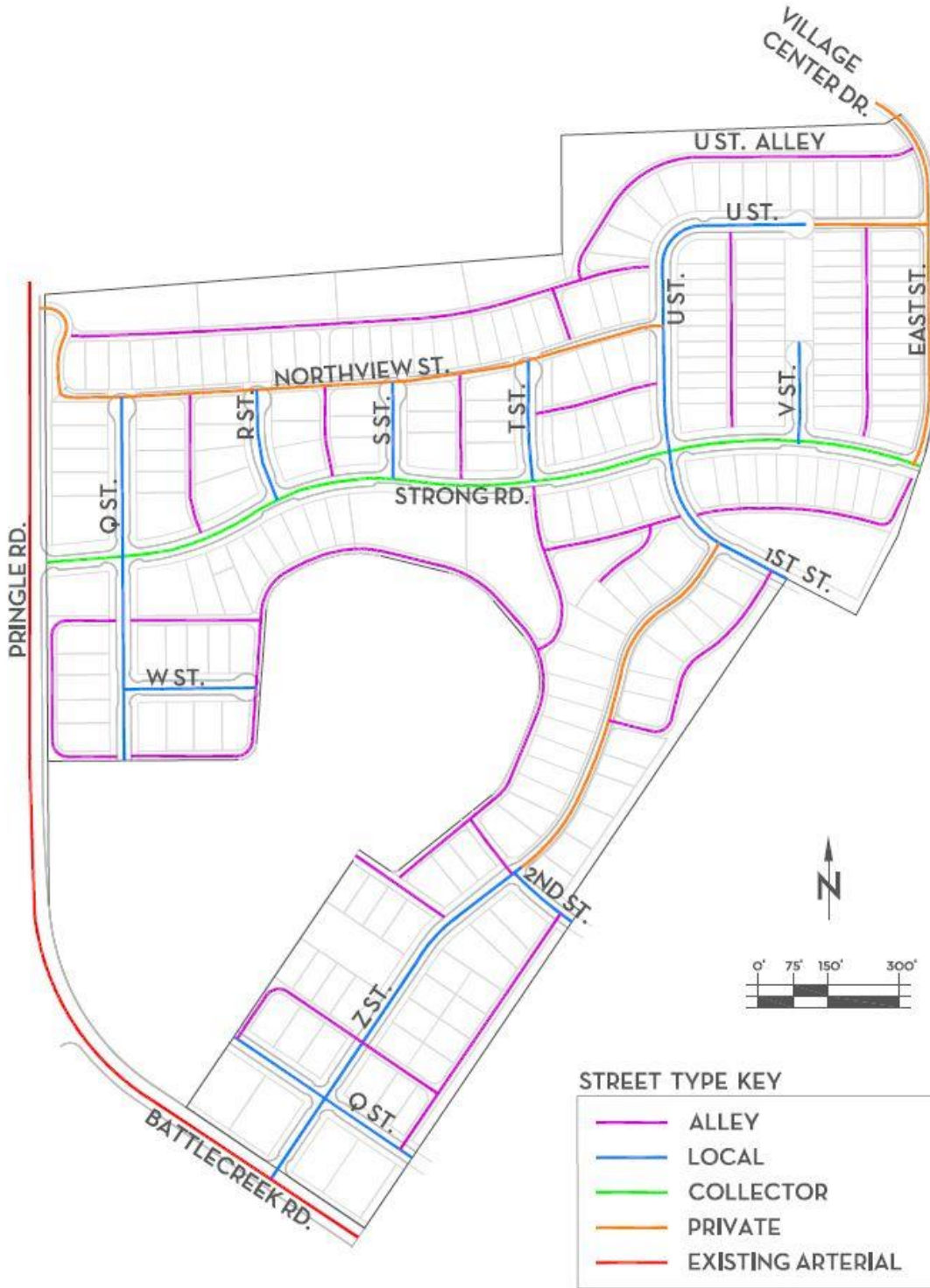


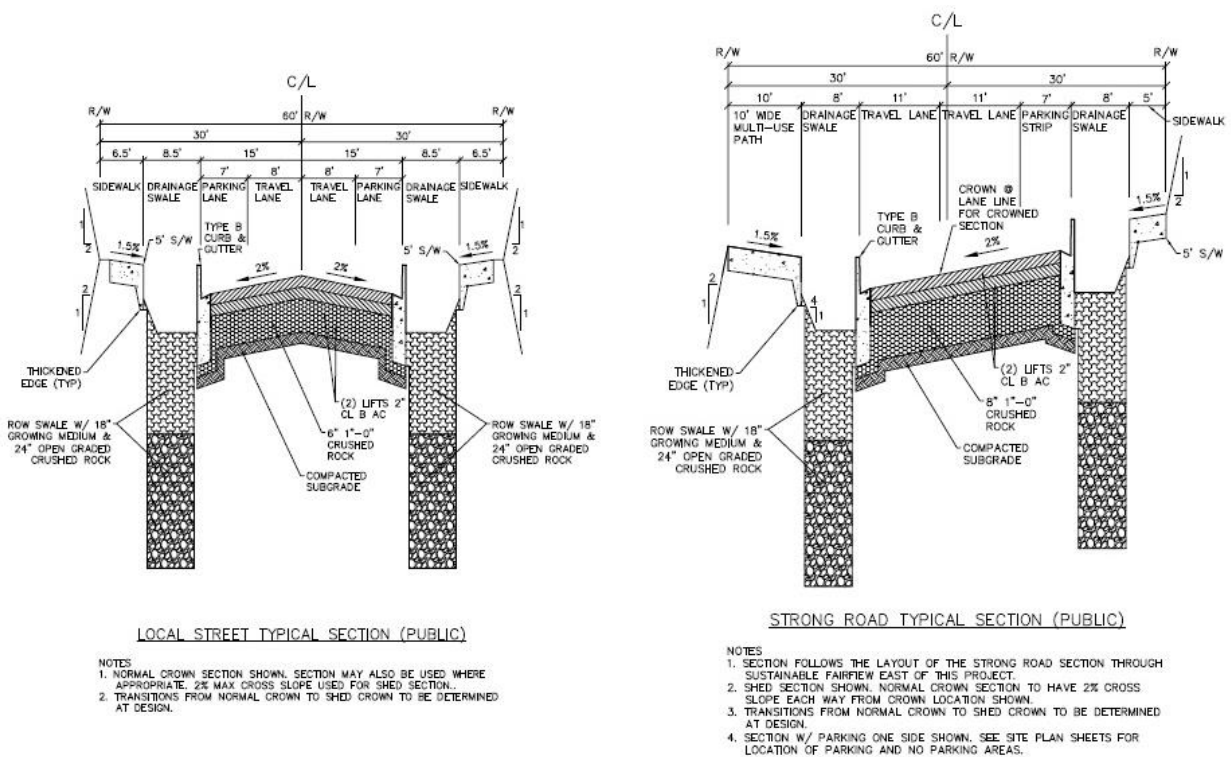
Figure 3: Street Names, Locations and Types

SECTION 4: TYPICAL STREET SECTIONS

Other than normal functions of a street network, like providing access “to and through” the neighborhood, emergency vehicle access and street/overflow parking, streets in Fairview Addition are designed to achieve the following: a) traffic calming by offering curb extensions to slow traffic at intersections and cross walks, b) tree lined streets in order to create a spatial separation between the automobile and pedestrian, c) a means for stormwater management with drainage swales consisting of plants which help with water quality and subsurface drainage mediums to maximize infiltration of runoff.

Alleys and private streets are designed to provide rear access to most of the homes as well as additional pedestrian/bicycle access throughout the neighborhood.

Please refer to the following diagrams in Figure 4 for typical road cross sections. Note that subbase and drainage rock will vary according to specific site conditions.



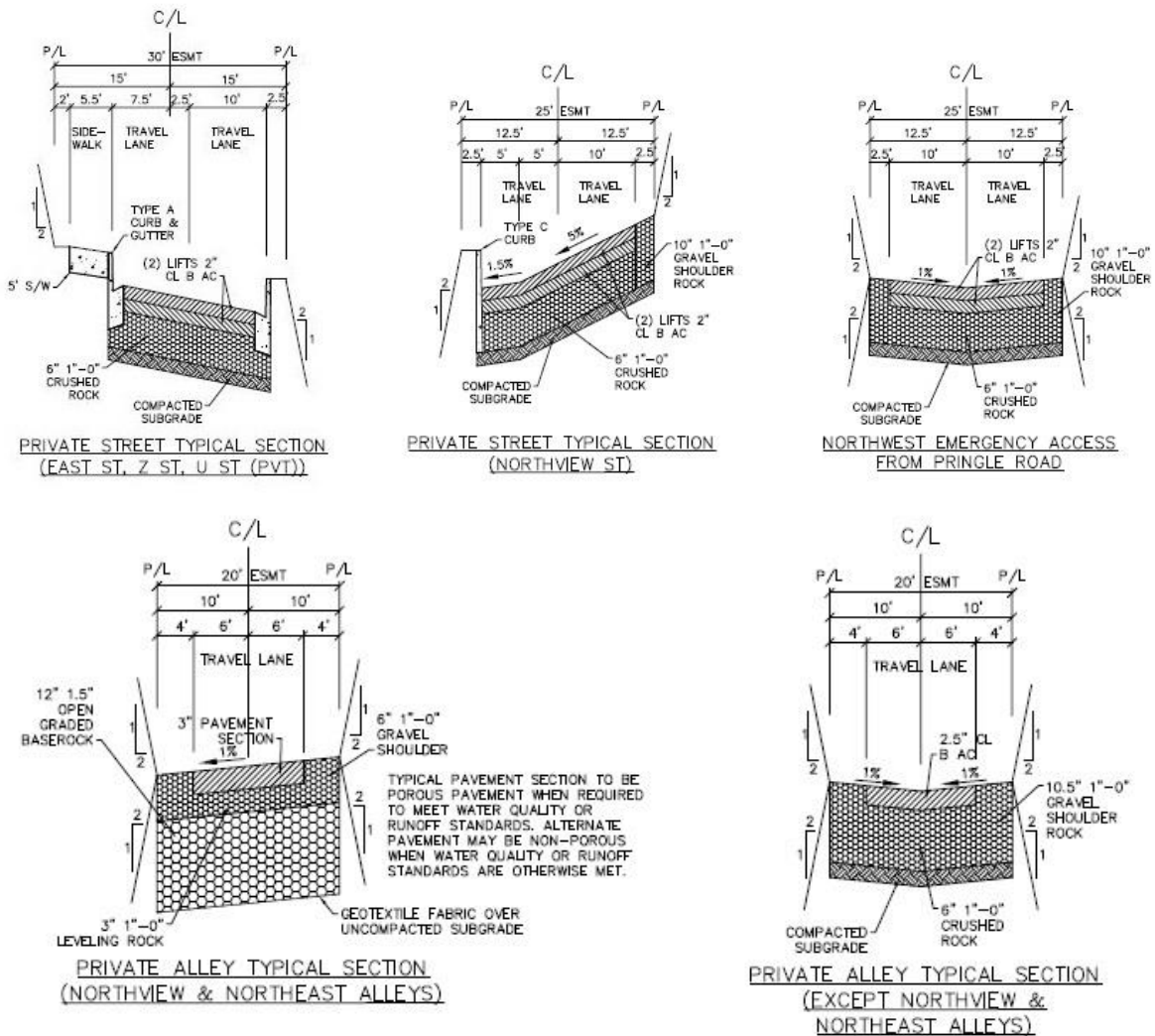


Figure 4: Typical Street Sections

East Street remains variable at the time this Refinement Plan is published. The owners of the property to the east of East Street will potentially propose a City Park on this property. In the event this occurs, Fairview Addition is prepared to modify the private 30 foot wide street section to a one-half public street improvement whereby the other half would be the responsibility of the adjacent property owner. This would result in a dedicated public street.

Vehicular, pedestrian and utility access has been provided to the 14.2 acre parcel (See Fig. 1, Illustrative Site Plan), which is not part of the proposed Refinement Plan area. The eventual

public street extension of Q Street is available as needed in the future. Furthermore, an access and utility easement over the short section of the alley (along 2nd Street alignment) between Z Street and the 14.2 Acres will provide potential for a private street providing vehicular and public utility access to the eastern section of the 14.2 Acres.

Z Street is currently described as a private street due to the topographical constraints that make the public street standard impractical. City of Salem may choose in the future to include this as a public street even though it does not meet those standards.

Street transitions to adjacent neighborhoods have been considered in the street design. Village Center Lane (from Pringle Creek Community) has 18 foot wide paving with a curb and sidewalk. East Street has 20 foot paving with curb and sidewalk on the same side as Village Center Lane and a curb on the opposite side. Thus a transition only requires a slight street widening and the addition of a curb. Strong Road in Lindburg Green and Fairview Addition only differ by the fact that Fairview Addition has traditional curbs versus asphalt draining directly into the drainage swales in Lindburg Green, as well as parking on one side in Fairview Addition versus two in Lindburg Green. Transitioning at time of construction will be quite simple. Simpson Hills' 1st Street is a bit less clear due to the fact that only 1/2 of the street improvement has been detailed and indicates that the ROW still requires approval from Public Works. Even though this is a bit nebulous, there is adequate space between Z-Street and Simpson Hills' 1st Street stub to make a satisfactory transition. Finally, 2nd Street in both Simpson Hills and Fairview Addition are similar sections and won't require any transitions.

SECTION 5: PERMITTED LAND USES

Overlay Area density and boundaries for Fairview Addition will generally follow those specified in the Fairview Mixed-Use Overlay Plan of the SRC (Figure 530-1 and Table 530-3), however, the boundaries are altered slightly from the original schematic due to the actual street locations of the development. A visual representation of revised overlay densities of

Fairview Addition can be found on the Mixed Use Overlay Plan, Figure 2. All permitted land uses will follow specifications outlined in Sections 2 and 5 of this plan. The Mixed-Intensity (MI) area constitutes a majority of the Refinement Plan area. Most of the homes will be single family or single family with ADU, while other more intensive residential and live-work will be permitted. The MI zone also allows micro-housing with a maximum footprint of 450 square feet located exclusively in open spaces with an overall density no greater than 1 unit per 15,000 square feet of open space. They will function as an alternative affordable housing option, a green home option and/or caretaker units for the surrounding agriculture and neighborhood at large.

A smaller section is classified as the Village Center (VC) area, which will contain higher density single family, two family, three family, four family and more urban live-work housing as well as open spaces. The Adaptive Use (AU) area will permit most uses described in VC above as well as potential reuse of the existing laundry structure for commercial or multifamily. Approximately 5 acres along Pringle Road and Battle Creek Road is designed as Low-Intensity (LI), permitting single family residential with ADU's and without, open spaces and community agriculture. The overall intent of this area is to provide a transition from the adjacent Morningside neighborhoods to Fairview Addition. Both temporary and longer term food carts will be permitted on open spaces in all zones except LI.

Open spaces throughout the neighborhood are permitted to be used for community parks, community agriculture, micro-homes, community gardens, walking paths/trails, community buildings, agricultural buildings, outdoor classrooms, parking, natural and man-made water quality/flow control, solar panels, farm stands, and food carts.

Table 2: Allowed Uses in Fairview Addition West

Allowed Uses (1)	LI	MI	AU	VC	Limitations & Qualifications
Utilities					
Basic Utilities	P	P	P	P	
Household Living					

Single Family	P	P	P	P	Single family detached dwelling with or without Accessory Dwelling Unit
	N	P	P	P	Townhouse
	N	P	P	P	Dwelling unit for caretaker on the premises being cared for
	P	P	P	P	Residential Home, as defined under ORS 197.660
Two Family					
Multifamily	N	P	P	P	Three and Four Family
	N	N	P	N	Greater than Four Family
	N	P	P	P	Micro-homes with total footprint of 450 sq. ft. or less per residence in open space only. The home/occupant will be one of the following: a) net zero home, b) occupant does not own an automobile, c) resident works in the neighborhood, d) resident is part of a cooperative automobile sharing program. No micro-homes will be permitted in open space between U St. Alley and Pringle Creek Community
Group Living					
Room and Board	N	P	P	P	Room and Board serving 5 or fewer persons
	N	N	N	N	All other Room and Board
Residential Care	N	P	P	P	Residential Facility, as defined under ORS 197.660
	N	N	N	N	All Other Residential Care
Nursing Care	N	P	P	P	
Lodging					
Short-Term Lodging	N	P	P	P	Bed and Breakfasts
	N	N	P	P	All other Short-Term Commercial Lodging
Long-Term Commercial Lodging	N	P	P	P	
Retail Sales and Service					
Eating and Drinking Establishments	N	P	P	P	Operated by resident family
	N	P	P	P	Food Cart, in Open Spaces Only
	N	N	P	P	

Retail Sales	N	P	P	P	Operated by a resident family within 150 feet of VC area
	N	P	P	P	Farmstand, in Open Spaces Only
	N	N	P	P	
Personal Services	N	P	P	P	Operated by resident family
	N	N	P	P	
Postal Services and Retail Financial Services	N	N	P	P	
Business and Professional Services					
Office	N	P	P	P	Operated by resident family
	N	N	P	P	
Audio/Visual Media Production	N	N	P	P	
Laboratory Research and Testing	N	N	P	P	
Recreation, Entertainment and Cultural Services and Facilities					
Commercial Entertainment-- Indoor	N	C	C	C	Nightclubs located within 200 feet of a residential Zone
	N	N	P	P	All other Commercial Entertainment
Commercial Entertainment-- Outdoor	N	P	P	P	In Open Spaces
Recreational and Cultural Community Services	N	P	P	P	
Parks and Open Space	P	P	P	P	
Non Profit Membership Assembly	N	P	P	P	
Religious Assembly	N	P	P	P	
Educational Services					
Daycare	N	P	P	P	Child and Adult Day Care home operated by the resident family
	N	N	P	P	All other Day Care
Basic Education	N	P	P	P	Education operated by resident family
Post-Secondary and Adult Education	N	N	P	P	
Civic Services					
Per table 530-1:Uses					
Public Safety					
Per table 530-1:Uses					
Funeral and Related Services					
Per table 530-1:Uses					
Construction Contracting, Repair, Maintenance and Industrial Services					
Per table 530-1:Uses					(Cleaning Plants not allowed in MI)

Whole Sales, Storage, and Distribution					
Per table 530-1:Uses					
Manufacturing					
Per table 530-1:Uses					
Aviation Facilities					
Per table 530-1:Uses					
Transportation Facilities					
Per table 530-1:Uses					
Farming, Forestry and Animal Services					
Per table 530-1:Uses					
Growing of Crops	P	P	P	P	Open Spaces
Keeping of Chickens	P	P	P	P	Per City of Salem 50.710
Agricultural Buildings	N	P	P	P	All building footprints shall be under 2500 sq. ft. on open space. Not permitted on open space between Pringle Creek Community and Fairview Addition
Other Uses					
Per table 530-1:Uses					
Notes					
(1) - All allowed uses may be further restricted by Fairview Addition Homeowners Association and will be enforced by the Fairview Addition Homeowners Association					

SECTION 6: DEVELOPMENT STANDARDS

Table 3 below provides standards for development within overlay areas. While this provides minimum standards for what will be incorporated into those areas, further restrictions may be implemented by the Fairview Addition Homeowners Association.

Table 3: Development Standards for Fairview Addition (1) (2)

Lot standards	Standard	Limitations and Qualifications
Lot Area		
Residential	Min. 1000 sq. ft.	Applicable in AU, VC, & MI areas
	Min. 3000 sq. ft.	Applicable in LI
Non-Residential	Min. 1000 sq. ft.	
Lot Width		
Residential	Min. 20 ft.	

Non-Residential	Min. 20 ft.	
Lot Depth		
Residential	Min. 40 ft.	
Non-Residential	Min. 40 ft.	
Street or Alley Frontage		
Residential	Min. 20 ft.	
Non-Residential	None Required	

Density	Standard	Limitations and Qualifications
Residential	Min. 5 du/acre Max. 8 du/acre	Applicable in LI area.
	Min. 7 du/acre Max. 35 du/acre	Applicable in MI area.
	Min. 6 du/acre Max. 30 du/acre	Applicable in AU area.
	Min. 16 du/acre Max. 35 du/acre	Applicable in VC area.
Non-Residential	None Required	

Setbacks	Standard	Limitations and Qualifications
Abutting FMU Zone District Boundary		
Buildings and Accessory Structures		
Residential	Min. 20 ft.	
Non-Residential	Min. 20 ft.	
Abutting street		
Buildings		
Residential	Min. 5 ft.	Applicable in LI & MI areas, includes porches.
	None Required	Applicable in AU & VC areas.
Non-Residential	None Required	
Accessory Structures		
Residential	Min. 5 ft.	Applicable in LI & MI areas.
	None Required	Applicable in AU & VC areas
Non-Residential	None Required	

Abutting Alleys		
Buildings		
Residential	Min. 3 ft.	Applicable in LI & MI areas.
	None Required	Applicable in AU & VC areas.
Non-Residential	None Required	
Accessory Structures		
Residential	Min. 3 ft.	Applicable in LI & MI areas.
	None Required	Applicable in AU & VC areas.
Non-Residential	None Required	
Interior Front		
Buildings		
Residential	None Required	
Non-Residential	None Required	
Accessory Structures		
Residential	Min. 3 ft.	Applicable in LI
	None Required	Applicable in MI, AU & VC
Non-Residential	None Required	
Interior Side		
Buildings		
Residential	None Required	
Non-Residential	None Required	
Accessory Structures		
Residential	Min. 3 ft.	Applicable in LI
	None Required	Applicable in MI, AU & VC
Non-Residential	None Required	
Interior Rear		
Buildings		
Residential	Min. 3 ft.	Applicable in LI
	None Required	Applicable in MI, AU & VC
Non-Residential	None Required	
Accessory Structures		
Residential	Min. 3 ft.	Applicable in LI
	None Required	Applicable in MI, AU & VC
Non-Residential	None Required	

Lot Coverage	Standard	Limitations and Qualifications
Buildings and Accessory Structures		
Residential	Max. 65%	Applicable in LI areas.
	No Max.	Applicable in all other areas.
Non-Residential	No Max.	

Height	Standard	Limitations and Qualifications
Buildings		
Residential	Max. 35 ft.	Applicable in LI area.
	Max. 45 ft.	Applicable in all other areas.
Non Residential	Max. 45 ft.	Existing structures in AU may exceed Max Height
Accessory Structures		
Residential	Max. 35 ft.	Applicable in LI area
	Max. 45 ft.	Applicable in all other areas
Non Residential	Max. 45 ft.	Existing structures in AU may exceed Max Height
Vegetation		
Trees	Max. 45 ft.	
All Other Vegetation	Max. 45 ft.	

Off-Street Parking & Loading (3)	Standard	Limitations and Qualifications
Vehicle Parking		
Residential	None Required	Applicable to Micro-House.
	Max. 1 per dwelling unit	
	Min. 1 per dwelling unit	Applicable to all other Residential, including Accessory Dwelling Units (ADU'S).
	Min. 1 Additional	For each boarder or room for rent
	Min. 1 Additional	For each 600 s.f. of resident family operated business

Non-Residential	None Required	Applicable to Agriculture.
	Min. 1 per 1000 s.f.	Applicable to all other Non-Residential.
Bicycle Parking		
Residential	None Required	
Non-Residential	Min 1 per 1000 s.f.	
Loading		
Residential	None Required	
Non-Residential	None Required	
Driveway Length		
Residential	Min. 20 ft.	Applicable to public street facing Garage
	None Required	All other
Non-Residential	None Required	
Driveway Width		
Residential	Per SRC Table 806.4	
Non-Residential	Per SRC Table 806.7	
Notes		
(3) Tandem parking for any single household is permitted for all residential uses and parking is permitted in open spaces		

Fencing/Buffers	Standard	Limitations and Qualifications
Fencing (4)		
Open Green Fencing	Max. height 12 ft.	Built structure occupies no more than 30 percent of vertical surface area.
	Max. height 7 ft.	For street abutting areas
Other fencing	Max. height 7 ft.	For non-street abutting areas
	Fencing may not extend past front facade of residence unless height is less than 4 ft.	For street abutting areas
Landscaping		
Residential	Per Fairview Addition Homeowners Association review	Applicable to all areas.
Non-Residential	Per Fairview Addition Homeowners Association review	Applicable to all areas.

Notes

(4) Height restrictions per SRC Chapter 805 will apply to all fencing that may obscure vision in abutting street areas

(1) - All development standards are also subject to additional architectural review and approval by Fairview Addition Homeowners Association

(2) All live-work is considered residential

AMENDMENTS, SUBTRACTIONS AND ADDITIONS TO SRC Chapter 530 FMU–Fairview Mixed-Use Zone

- A. Per section 530.050 (f), the Fairview Addition Homeowners Association shall provide architectural design review of all structures to be built in Fairview Addition. As for multifamily housing, guidelines for design review will be based on:
1. Access to open space and neighborhood amenities
 2. Architectural design to optimize massing, detailing and overall appearance relating to other homes in the neighborhood
 3. Provide a range of living unit sizes and affordability options throughout the neighborhood
 4. Sound and visual separation between attached units and adjacent properties
 5. Landscaping to maximize shading, wind protection and interior/exterior aesthetic
 6. Options for cooperative ownership of homes
 7. Green building practices

SRC 808.050 Tree Planting Requirements

Exception to SRC Table 808.1: If lot coverage maximums exceed 55%, tree planting requirements do not apply.

SECTION 7: STANDARDS FOR THE CONSERVATION, DEVELOPMENT OR UTILIZATION OF NATURAL RESOURCES

The standards for the conservation, development or utilization of natural resources for this Refinement Plan will be in accordance with the Sustainable Ecological Systems Principles of the Fairview Master Plan:

Respect the Landscape

Development of the Refinement Plan area will work with, not against, the surrounding ecosystems by preserving natural sites for recreational use, wildlife habitats, and stormwater drainage. The Fairview Addition plan includes three major preservation areas, or “Open Spaces,” to encourage a thriving ecosystem, promote outdoor activities, and provide maximum walkability within the community. More information on Open Spaces can be found in Section 18: General Landscaping Plan.

The local streets are generally oriented in a north-south orientation in order to allow for the long axis of the home to be in the east-west direction. This provides significant advantage for passive homes or homes that will incorporate solar panels. Furthermore, the general street alignment is designed to avoid significant site grading.

Zero Impact on the Regional Watershed

The Refinement Plan area will utilize low-impact, rainwater detention mechanisms to maintain a more natural drainage rate and filtrate toxins from rainwater. Bio swales, stormwater planters, and pervious asphalts will ensure a system that works with the natural capacities of the site and allow for improvement, not degradation, of the surrounding Pringle Creek habitats.

Layer the Systems

Systems across all levels and categories will be integrated into the Refinement Plan to promote maximum synergy. For example, streets will incorporate rainwater drainage systems,

community recreation areas will support ecosystem health and commercial activities will be layered with residential utility.

Close the Cycle of Energy/Material Flows

Construction and maintenance of the Refinement Plan area will aim to tighten the resource cycle within the development. Drainage systems will allow for water to infiltrate natural aquifers and community agriculture zones will incorporate composting and recycling facilities. Moreover, the re-use of the laundry building (the preferred alternative) would save further energy and reduce resource use during construction phases of the development.

In addition to adhering to the Sustainable Ecological Systems Principles of the Fairview Master Plan, the Fairview Addition Refinement Plan will meet or exceed all provisions written in the following SRC Chapters unless noted within this Plan:

- Chapter 808: Preservation of Trees and Vegetation
- Chapter 810: Landslide Hazards
- Chapter 809: Wetlands

SECTION 8: WETLAND AND TREE INVENTORY

Tree Inventory and Conservation Plan

The intent in preservation of existing trees is aimed at protecting larger trees whenever possible. Current calculations indicate that over 70 percent of the gross cross sectional area of all trees will be maintained as measured 4.5 feet from grade level. For example, a 12 inch diameter tree at 4.5 feet has one-quarter the cross sectional area of a 24 inch diameter tree. This is a very important component for reducing a carbon footprint because, as a rule, larger trees consume more carbon dioxide and provide more natural shading/cooling in the summer than smaller trees. This prioritization is consistent with the Fairview Master Plan Sustainability Principles.

Fairview Addition complies with SRC Chapter 808: Preservation of Trees and Vegetation. A professional surveyor was hired to conduct an inventory and evaluation of trees present in the Refinement Plan area (see Appendix A). The site contains approximately 209 trees, most of which are evergreen pines and firs and deciduous varieties, including oaks and walnuts. An arborist confirmed the presence of White Oaks, as indicated in Figure 5 (a larger version of the wetland and tree inventory is provided in Appendix A). The landscaping plan for the area currently designates preservation of 100 existing trees, but reserves the right to selectively reduce this number to 87 (White Oaks are not included), which still complies with preservation guidelines found in SRC 808. Significant White Oaks over twenty-four inches in diameter will be preserved, with one notable exception being two Significant White Oaks on the western side of the site (see Fig. 5, a larger version is included in the back of the Appendix). They will be removed for the construction of Z Street, which has little latitude to be relocated due to sight distances at the connection to Battle Creek. All provisions required under *SRC Chapter 808: Preservation of Trees and Vegetation* will be met or exceeded in the course of the removal of trees unless indicated within this refinement plan.

Table 4: Count of Trees on Site to be Removed and Count of Trees to be Preserved

Total Number of all Trees on Site	Number to be Removed	Number to be Saved	Percent Preserved
209	109	100	48% (1)
Total Number of Significant Oaks on Site	Number to be Removed	Number to be Saved	Number to be Saved
12	2	10	83%
(1) An additional 13 trees may be removed, changing the Percent Preserved to 42%. None of the additional 13 trees will be Significant Oaks nor Fir Trees 24 inch or greater in diameter			

Wetland Inventory

According to the Natural Resources Inventory conducted in 2003 for the Sustainable Fairview Associates, LLC (Appendix B), three wetland zones are located within the Refinement Plan. One is centrally located on the eastern side of the property, and two exist along the northern property line. The easternmost wetland along the northern side of the site (area 8) will be preserved. The wetlands located on the eastern side and northwest corner of the property (areas 5 and 9) may be mitigated to allow for emergency access and road construction, respectively. All mitigation efforts will be in compliance with the guidelines and requirements set in SRC 809: Wetlands. For a contextual map of the wetlands found in the Refinement Plan area, see the Wetland Inventory and Tree Preservation Plan, Figure 5. Larger prints of the site and each area with tree labels are also included with this plan in Appendix A.

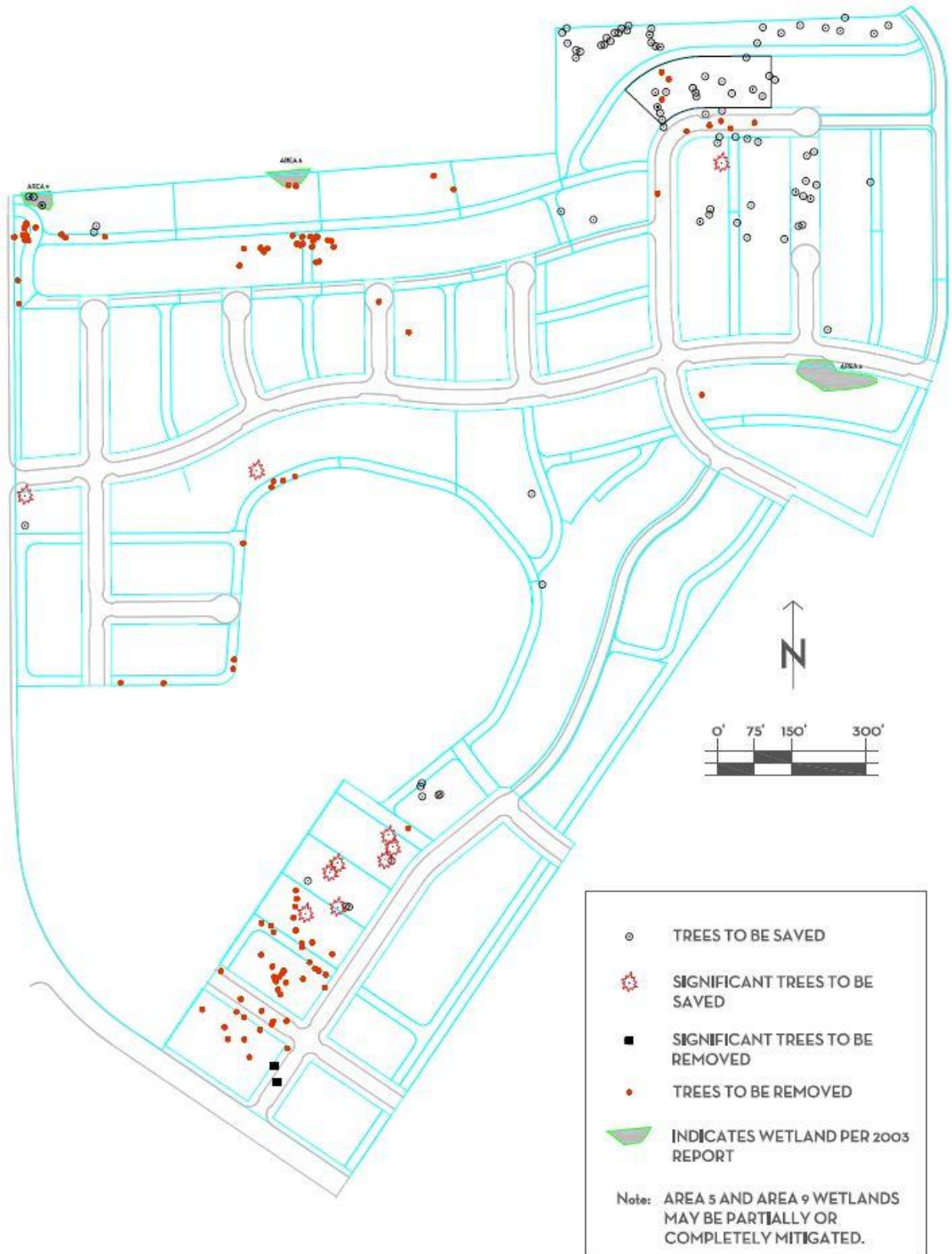


Figure 5: Wetland Inventory and Tree Conservation Plan

SECTION 9: METHODS OF PROTECTION OR CONSERVATION FOR NATURAL FEATURES, HISTORIC STRUCTURES AND VIEWSHEDS

Natural Features

The Fairview Addition development will preserve mature and significant trees where possible. Wetlands will be preserved unless mitigation is necessary for development of major roads or emergency vehicle access. The Plan will site homes to honor the natural topography of the land and minimize cuts and fills except in individual home sites. Moreover, Fairview Addition development plans orient many of the homes to maximize southern exposure of the long axis of the house, which optimizes roof area for solar panels and passive solar gain.

Trees

A tree inventory conducted by a professional surveyor shows approximately 209 trees on the Refinement Plan site, including some Significant Trees. All but two of the Significant Trees on the site will be preserved and further preservation efforts will be in compliance with SRC 808: Preservation of Trees and Vegetation. No heritage trees were identified.

Wetlands

Of the three wetland zones present in the Refinement Plan, one will be entirely preserved and two small wetlands will be partially or entirely mitigated as necessary. The wetland area located on the northern border of the Fairview Addition property (area 8 on the map) will be preserved to encourage wildlife habitats and promote recreational activities. The wetland on the northwest corner (area 9) may require mitigation in order to accommodate emergency vehicle access. According to the consultant that executed the 2003 wetland survey for the Fairview Master Plan, the wetland zone on the eastern side of the Refinement Plan area (area 5) is the product of a broken drainage pipe and is therefore appropriate for mitigation.

However, a recent visit by the same consultant yielded evidence that wetland areas 5 and 9 are no longer present and will not require mitigation. That report can be found in Appendix B and will be submitted to DSL prior to any construction near those areas.

Historic Structures

According to the evaluation in the Historic Analysis and Inventory conducted for the Sustainable Fairview Associates, LLC, no historic structures exist in the Refinement Plan area. Though there are no historic structures, the Refinement Plan proposes the potential reuse of the Fairview laundry building for multiple family or commercial use. Reuse of the building will depend on finding a suitable end user. For more information see Appendix C: Fairview Training Center Historic Analysis and Inventory. In the case of an inadvertent discovery, the developer will follow a specific plan to protect any potential discovery of cultural resources or human remains and to ensure compliance with State Law (the plan can be found in Appendix I).

View Sheds

Three main view sheds exist in the Refinement Plan area according to the Fairview Master Plan. The first is located at the northwest side of the property with views toward the Cascades and Mount Hood. The second is on the upper slope around the amphitheater with views to the north and east toward the Cascades. Lastly, local view sheds occur on the green space between Pringle Creek Community and Fairview Addition. These view sheds will be preserved by minimizing cuts and fills during construction, as Fairview Addition has been designed to honor the natural topography as much as possible. For a visual diagram of these view shed locations, see Figure 6: View Sheds.

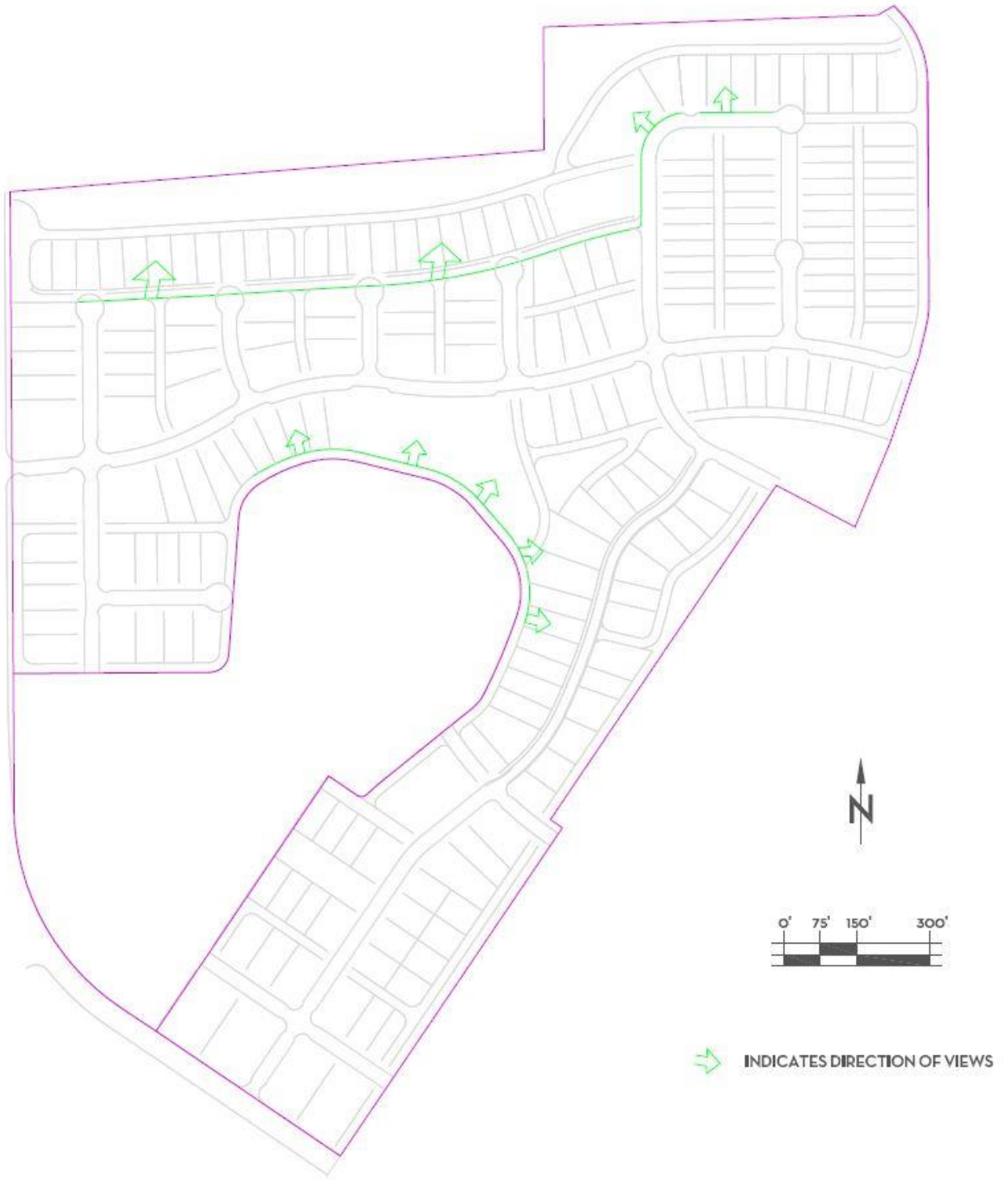


Figure 6: View Sheds

SECTION 10: MAINTENANCE OF INFRASTRUCTURE

Construction of public infrastructure including streets and public utilities will comply with the City of Salem Public Works Standards unless amended herein. The City will be responsible for maintenance of City utilities, public streets and other improvements within the public right-of-way in the Refinement Plan area. The remaining private streets, utilities, open spaces, common facilities, and community areas will be maintained by covenants, conditions and restrictions established by the Fairview Addition Homeowners Association. More information on street phasing can be found in Section 11: Construction Phasing of Streets.

SECTION 11: CONSTRUCTION PHASING OF STREETS

In general, construction of streets will be phased in a manner to ensure the orderly and efficient extension of streets to service each phase of development and to ensure each phase is substantially and functionally self-contained (see Section 13).

Phasing of the construction of the streets in Fairview Addition will be according to market conditions and necessary connection/continuation of utilities. See Section 13: Phasing Schedule for further discussion.

One of the challenges of this site is providing for emergency vehicle access at two locations, as stipulated by the fire code for construction of homes that do not require sprinklers. In order to achieve this during the phasing of the project, Northview St. will not allow parking on either side until a second access to the subdivision is provided. See Figure 7 and notes for more information.



Figure 7: Emergency Vehicle Access

Notes for Figure 7

Before Z Street Connection to Battle Creek (or other approved second emergency vehicle access):

- a. Northview St: Two way traffic, no parking on either side
- b. Alley 1: Two way traffic, no parking on either side

After Z Street connection to Battle Creek (or other approved emergency vehicle access):

- a. Northview St: Queuing two way traffic, parking allowed on parts of south side of street
- b. Q Street, R Street, S Street, and T Street dead end with cul-de-sacs that provide space to act as a hammerhead for emergency vehicles

SECTION 12: STANDARDS FOR PHASING OF PUBLIC UTILITIES

Development of sewer, water drainage, power, traffic, and public utilities will be built in accordance with City standards and in anticipation of further phases outlined in the Fairview Addition Master Plan. In general, public utilities will be phased in a manner to ensure the orderly and efficient extension of utilities to service each phase of development and to ensure each phase is substantially and functionally self-contained (see Section 13 for expected phasing schedule).

SECTION 13: PHASING SCHEDULE

Depending on market conditions, development within the Refinement Plan area will proceed in ten stages. These phases do not necessarily indicate an order of property development. Figure 8: Subdivision Phasing Schedule summarizes how development could occur for the Refinement Plan area, but does not present a definitive plan for development execution.

The Plan depends on flexibility in phasing for a couple of reasons, the primary being the current uncertainty at the time of publication of this Refinement Plan as to the development plans for the property east of East Street. This may give cause for delay of construction in this vicinity. Current discussion includes a potential park option versus a more urban village center development. The ultimate resolution of this community decision clearly has an impact on appropriate housing types for these phases. That said, the current expectation is that the Phasing will be according to Table 5.

Table 5: Expected Order of Development Phasing

Phase	Required Predecessor Phase(s)
Qa	None
Qb	Qa
R	Qa, Qb
S	R, Qa, Qb
T	R, S, Qa, Qb
Ub	T, R, S, Qa, Qb
Ua	Ub, T, R, S, Qa, Qb
V	Ub, T, R, S, Qa, Qb
Za	Ub, T, R, S, Qa, Qb
Zb	Za, Ub, T, R, S, Qa, Qb

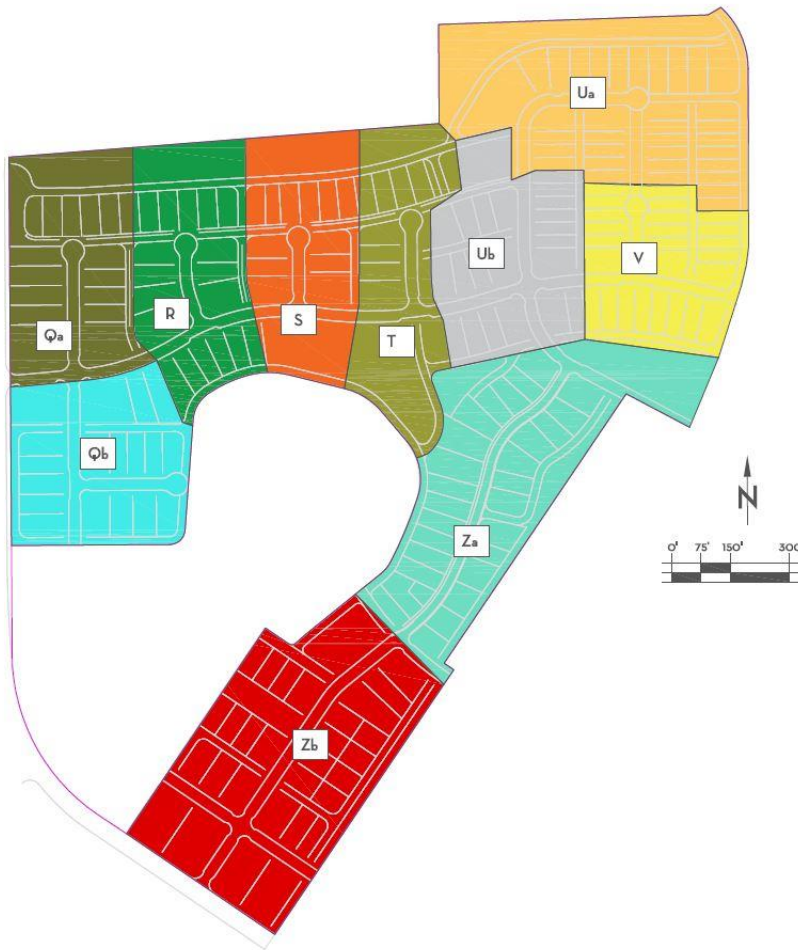


Figure 8: Subdivision Phasing Schedule

SECTION 14: FINANCIAL ASSURANCES

The Fairview Addition property is subject to the 2005 Infrastructure Agreement executed by Sustainable Fairview Associates, LLC and the City of Salem. The Infrastructure Agreement is currently being updated. See Section 22: Impacts on Existing Infrastructure and Public Services for DDF responsibilities of Fairview Addition.

SECTION 15: EXTENT TO WHICH THE REFINEMENT PLAN SUPPLEMENTS AND SUPERCEDES ADOPTED CITY REGULATIONS

Development standards in this Refinement Plan are intended to support the general mission of the Fairview Master Plan as outlined in the SRC 530: FMU Fairview Mixed Use Zone. See previous sections for a complete list of revisions and additions to the Fairview Master Plan to be used for the development of Fairview Addition.

SECTION 16: STANDARDS FOR INTERPRETING THE REFINEMENT PLAN

Development of the Fairview Addition will be in compliance with standards and regulations set by the Fairview Master Plan and the Fairview Mixed-Use Zone. Where the Fairview Addition Refinement Plan differs from provisions in the UDC, the Refinement Plan shall govern.

SECTION 17: DESIGN GUIDELINES AND APPROVAL PROCESS

Development of the Fairview Addition Refinement Plan will be in compliance with the Salem Revised Code and the standards presented in this Refinement Plan. All plans will be reviewed by the City of Salem before implementation through plan review applications, future refinement plans, and city standard requirements. Rules and regulations of the Fairview Addition Refinement Plan Area will be implemented and overseen by the conditions, covenants and restrictions as established by the Homeowners' Association. Multiple family development will be subject to design review through the Homeowner's Association, as explained in Section 6.

SECTION 18: GENERAL LANDSCAPE PLAN

The Fairview Addition Landscape will be composed of both Open Space and Private Landscaping. Open Spaces will include areas of native vegetation, community agriculture, an amphitheater, parks, trails, drainage swales, and a potential edible schoolyard facility (Salem-Keizer School District staff members have been contacted and have shown interest in planning an agriculture zone that offers food production education to the students at Leslie Middle School). Open Space encompasses a strip from the amphitheater to the easternmost side of the property and a belt on the southeast side of the development between Simpson Hills and Fairview Addition. Another section along the entire northern edge of the property will be used primarily for community agriculture, native vegetation, recreation and as a residential area for micro homes. Private Landscapes will be found almost exclusively in residential areas. For a visual representation of the landscaping plan, see Figure 9.

Green Fencing

As an alternative to the common cedar wood fence found in most subdivisions, the Refinement Plan encourages "green fencing." Green fencing generally has more open penetrations (ability to see through the structure) and minimizes the quantity of solid fencing material. Examples of green fencing are: 1) fencing that primarily consists of a metal mesh grid (e.g. "hog panel" to support vined plants), 2) planted hedge (no structure), 3) wood lattice structure, 4) espaliered fruit or other type of trees supported with horizontal cables. Figure 10 shows one type of green fencing being used on the back patio of a house.



Figure 9: General Landscape Plan



Figure 10: Example of green fencing

SECTION 19: GENERAL DRAINAGE PLAN

The general intent for the stormwater system design for this site includes:

- 1) Infiltration to the maximum extent feasible, up to the amounts necessary to exceed City of Salem requirements for stormwater quality treatment and release rate control.
- 2) A variety of stormwater facility types, both on lots and in the public right-of-way, are proposed to work in combination to meet City standards.

a. On-Lot Facility Types

- i. Retaining Wall Box Rain Gardens. These are concrete boxes to be used as retaining walls on lots. They provide both detention and infiltration, with overflow release to downstream systems.
- ii. On-site Rain Gardens. These provide infiltration, with overflow release to downstream systems.
- iii. Drywells for Roof Run-off. These may be used to provide infiltration for roof areas only, with overflow release to downstream systems.

b. Off-lot Facility Types

- i. ROW Swales. These are proposed to be similar to City of Salem Detail 233. Due to the steep terrain over various parts of the site, check dams

will be used to control flow to maximize the infiltration capacity of each swale.

- ii. Other Swales. The proposed design includes a number of swales in open space areas. These will serve for both infiltration and water quality treatment on pass-through flows.
- iii. Pervious Pavement Alleys. The two northernmost alleys (Northview Alley and Northeast Alley) are proposed as pervious pavement systems. Because of the steep terrain, swales or similar facilities are not feasible in this area. These pervious pavement alleys will be used to infiltrate runoff in these areas.
- iv. Other Water Quality Facilities. The final design will meet the City's requirement to provide treatment for a minimum of 80% of the site. The preliminary calculations submitted with this application demonstrate that the 80% requirement will likely be met with the stormwater facilities listed above. However, there are a number of areas where stormwater quality treatment through infiltration systems or swales are limited. This may result in the need for a few isolated individual treatment devices, such as filter catch basins.
- v. Detention Facilities. Overall the design provides for infiltration rates such that the pre-development release rates are not exceeded for the 10-year and 100-year events. In a couple of locations the dynamics of the runoff result in to (1/2) 2-year pre-developed runoff exceeding the (1/2) 2-year post-development runoff. In these locations detention is provided to reduce the excess (1/2) 2-year runoff. Where this occurs, a minimum orifice size of 2-inches is used to reduce the potential for plugging. Where the pre-developed runoff is less than that occurring through a 2-inch orifice, the 2-inch orifice release rate is the controlling factor.

- 3) Consistent with City design standards, existing impervious area was assumed to be undeveloped for the calculations. While not factored into the calculations, it should be noted that the “undeveloped site” is estimated to have more than 4 acres of impervious area.

For stormwater calculations see Appendix H.

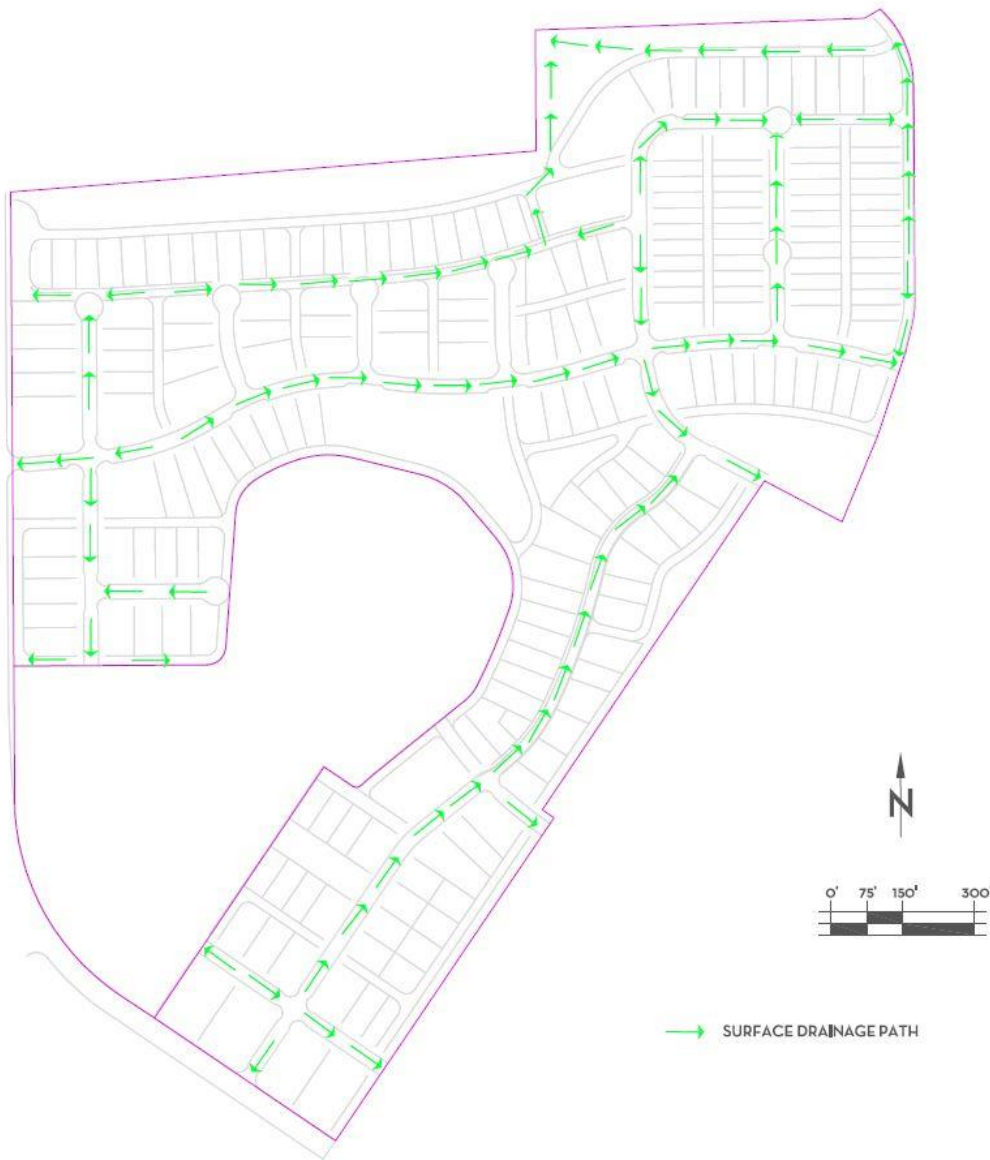


Figure 11: General Drainage Plan

SECTION 20: TRAFFIC IMPACT ANALYSIS REPORT

An update to the 2012 Kittelson Traffic Impact Study has been executed. The traffic impact of the proposed development is summarized in the table below. See Appendix D for the full report.

Table 6: Fairview Addition West Estimated Trip Generation

Land Use	ITE Code	Size (s.f./units)	Daily Trips	Weekday AM Peak Hour			Weekday PM Peak Hour		
				Total	In	Out	Total	In	Out
Detached Single-Family Housing <i>Internal Reduction (2%)</i>	210	330 units	3,142 (63)	248 (5)	62 (1)	186 (4)	330 (7)	208 (4)	122 (2)
Apartment <i>Internal Reduction (32%)</i>	220	20 units	133 (43)	10 (3)	2 (1)	8 (3)	12 (4)	8 (3)	4 (1)
Shopping Center <i>Internal Reduction (16%)</i> <i>Pass-by Reduction (34%)</i>	820	18,000 square feet	769 (123) (220)	17 (3) (5)	11 (2) (3)	7 (1) (2)	67 (11) (19)	32 (5) (9)	35 (6) (10)
Total Site-Generated Trips			4,043	275	75	200	409	248	161
<i>Internal Reduction</i>			(228)	(11)	(4)	(7)	(21)	(12)	(9)
<i>10% TPR Reduction</i>			(381)	(26)	(7)	(19)	(39)	(24)	(15)
<i>Pass-by Reduction</i>			(220)	(5)	(3)	(2)	(19)	(9)	(10)
Net New Trips			3,214	233	61	172	330	203	127

Table 7: Cumulative Sustainable Fairview Estimated Trip Generation

Land Use	Daily Trips	Weekday AM Peak Hour			Weekday PM Peak Hour		
		Total	In	Out	Total	In	Out
Net New Trips (Phase I – September 2005)	1,770	140	40	100	160	95	65
Net New Trips (Phases II & III – February 2012)	5,190	665	320	345	660	335	325
Total Net New Trips (Phase I + Phase II + Phase III)	6,960	805	360	445	820	430	390
Fairview Addition West (Phase IV)	3,210	235	60	175	330	205	125
Total Net New Trips (Phase I + Phase II + Phase III + Phase IV)	10,170	1,040	420	620	1,150	635	515

SECTION 21: IMPACTS ON EXISTING STRUCTURES AND OTHER DEVELOPMENT

The Refinement Plan area is bordered by the following structures and developments: Morningside Neighborhood, Pringle Creek Community, Simpson Hills Development, Leslie Middle School, and a parcel to the east planned as VC (Village Center). The multi-use pedestrian and bike pathways outlined and approved in the Lindburg Green Refinement Plan will provide access along Strong Road ROW. See Figure 12 for an illustration of the subdivision's walkability plan. The 14.2-acre parcel in the Fairview Master Plan is bound by Fairview Addition, Battle Creek Road and Pringle Road and has public right-of-way access at two locations. Our plan provides private access easements for future private streets and/or pedestrian connection to that property. All existing structures are located on the eastern side of the property and are designated on the Fairview Master Plan as primarily for deconstruction with the option for reuse. The majority will be deconstructed and replaced with residential development, one exception being the laundry building. We are currently in search of an end user for this structure, but in the event that a buyer is not found, the land will be used for residential development.

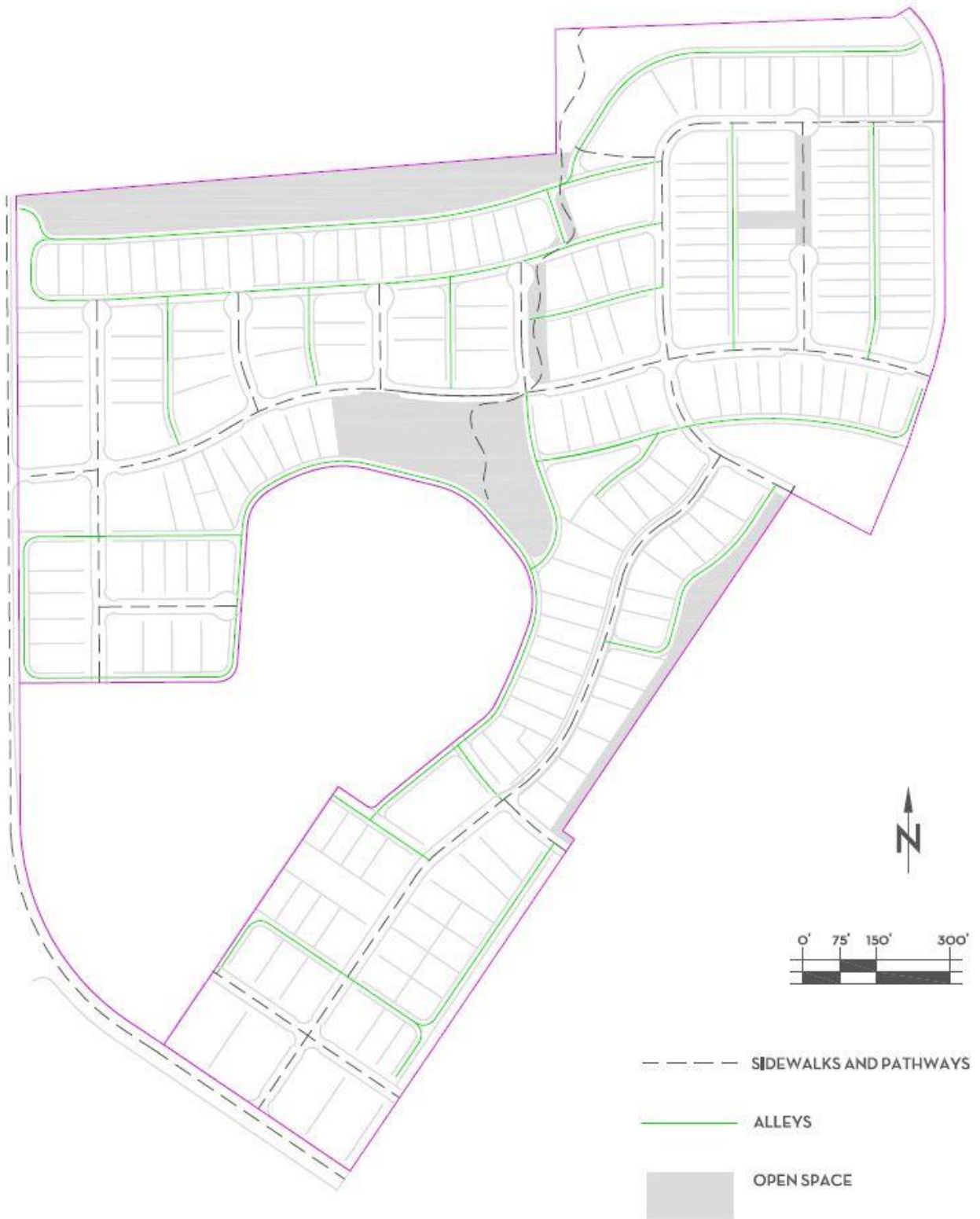


Figure 12: Pedestrian Pathways and Alleys

SECTION 22: IMPACTS ON EXISTING INFRASTRUCTURE AND PUBLIC SERVICES

The impacts of the development of the larger Fairview Master Plan are contemplated in the 2005 Development Agreement between the City of Salem and Sustainable Fairview Associates (Developer). Fairview Addition will only pay the DDF (Development District Fees), which will effectively match the normal SDCs (System Development Charges) for developments outside of the Fairview Master Plan.

The proposed water service for Fairview Addition will be via an 8-inch (S1) water line at Alley 1, an 8-inch (S1) water line at East Street's connection to Pringle Creek Community, and an 8-inch (S2) connection to Battle Creek at Z Street. Stubbed 8-inch water lines will be provided at the east end of Strong Road (S1), the First Street (S1) and Second Street (S2) connection to Simpson Hills Development, and at two locations on Q Street connecting to the 14.2 acres.

An 8-inch sanitary sewer will connect to the existing sewer at the intersection of Copper Glen Drive and Pringle Road, an existing public sewer on Village Center Drive along East Street, and across the future east Strong Road alignment connecting to the Lindburg Green subdivision.

SECTION 23: LOCATION AND EXTENT OF SANITARY SEWER, STORM DRAINAGE AND UTILITIES

Sanitary sewer, storm drainage and water utilities will be public and constructed in conformity with city standards as outlined by the City of Salem Public Works requirements. Oregon State Health Division and DEQ stipulations will be met and fire hydrant construction will be in accordance with the Fire Marshal's requirements. The location and extent of sewer, storm drainage, and water services can be found in the included large print of Fairview Site Subdivision, Drawing U-1.

SECTION 24: EXISTING “HISTORICALLY SIGNIFICANT” RESOURCES

The Fairview Master Plan report does not identify structures, sites or buildings that are considered “historically significant” as defined by the Archaeological Cultural Resources Inventory and Assessment in the Fairview Master Plan, which locates specific resources of historical significance on Fairview Training Center Development. This evaluation can be found in Appendix E of this report. Site 5 on the Cultural Resources Inventory map, located very close to the Refinement Plan area, shows a boulder approximately 240 cm long, 120 cm wide, and 75 cm tall. The site is considered to be in good condition and eligible for listing on the National Register of Historic places as it potentially possesses rare rock art from the Willamette Valley. Although located close to the Refinement Plan area, further research has shown Site 5 to be outside of the Fairview Addition property line. It will not be damaged during construction of this development.

Appendix I contains an inadvertent discovery plan to protect any potential discovery of cultural resources or human remains and to ensure compliance with State Law.