EXHIBIT B
400 Main Street Cottage Grove, OR 97424

TYPE III PERMIT APPLICATION

To: City of Cottage Grove Planning Commission

A. Applicant
1. Name: Hi-Valley Development Corp. Phone No.: 541-687-5653
2. Mailing Address: 1200 Executive Parkway Ste 220, Eugene OR 97401
3. Status: [ ] Owner [x] Agent

Note: If agent you must have owner's consent and signature.

B. Owner (if not applicant)
4. Owner's Name: ____________________ Phone No.:__________________
5. Owner's Mailing Address: ____________________

C. Location of Property
6. Address/Location: 1000 S 10th St, Cottage Grove OR 97424-2607
7. Map & Tax Lot Number (attach legal description if necessary):
   200332400 - 100; 645' from south boundary - Lot Partition submitted.
8. Present Use: Vacant land, old track field for Harrison Elementary School

D. Request for Consideration
10. Type of Land Use Application applying for: Site Design Review

Options: Conditional Use, Greenway Conditional Use, Cottage Industry, Historic Alteration, Land Use District Map changes (no plan amendment required), Master Planned Developments, Site Design Reviews, Subdivisions, Variance (Class C)

11. Is this application filed in association with other land use permit applications?
   [ ] Yes [x] No

E. Required Information

☐ Narrative Statement: This application must be filed with one copy of a narrative statement that explains how the application satisfies each and all of the relevant criteria and standards in sufficient detail for review and decision-making.

Note: Additional information may be required under the specific application requirements for each approval, e.g., Chapters 4.2 (Land Use Review), 4.3 (Land Divisions), 4.4 (Conditional Use), 4.5 (Master Planned Developments), 4.6 (Modifications), 4.8 (Code Interpretations), 4.9 (Miscellaneous Permits) and 5.1 (Variances).

☐ Plans: Three (3) sets of plans, including one (1) set of plans in a reproducible form that is no larger than 11"x17" in size. Content of plans will vary with application type. Refer to submittal requirements for specific application type.

☐ N/A Neighborhood Meeting verification (for Master Planned Developments, Conditional Uses and Subdivisions). Must include copy of meeting notice and minutes and/or recording of meeting.

☐ Non-refundable application fee.

G. Signature

I hereby request a Type III Permit on the above described real property, which is either owned by or under contract of sale to the applicant, and is located within the City of Cottage Grove, Oregon.

I hereby acknowledge that this application is not considered filed and complete until all of the required information has been submitted as determined by the Community Development Director and all required fees have been paid in full. Once the original application is submitted, Staff has 30 days to determine whether an application is complete. Within 30 days a letter will be mailed to you either deeming the application complete or requesting additional information. If additional information is requested you have 150 days to either: submit the missing information, submit some of the information and written notice that no other information will be provided, or submit a written notice that none of the missing information will be provided. Once your application is deemed complete you will be assigned a public hearing date before the Planning Commission and Staff will have 120 days to complete the processing of your application. (ORS 227.178)

Owner:__________________________________________

Agent:__________________________________________

Signature:_______________________________________

Name:___________ Bark Albrecht____________________

Date:_________ 2/12/2021________________________

Office Use Only

Date Application Received: _______________ Initials: _______________

Date Application Complete: _______________ Initials: _______________

Applicant Notified of Completeness: ______

Fee Paid: ________Receipt No.__________ Initials: _______________

City of Cottage Grove

Type III Permit Application

2/2
February 15, 2021

City of Cottage Grove
Attn: Planning Dept.
400 E Main St.
Cottage Grove OR 97424

Re: Harrison Village Apartments – Multi-Family Development

This Type III Site Design Review application is to develop a Multi-Family Apartment complex on a lot partition of Tax Map 2003332400, Tax Lot 100, located at 1000 S 10th St, Cottage Grove, OR. The lot line partition, filed with the City on January 26, 2021 that pertains to this development is Lot 1, which measures 645’ from the south boundary line, previously the old track and play field area of the Harrison Elementary School. This property is currently zoned R-2 Medium Density Multi-Family Residential and vacant.

Our development project, Harrison Village Apartments, includes the development of 80 apartments units clustered in a community of 10 apartment buildings, all being two story buildings. We plan on offering the following mix of units:

- 40 units - 1 Bedroom/1 Bath – 700 sq ft.
- 16 units - 2 Bedroom/1 Bath – 870 sq ft.
- 20 units - 2 Bedroom/2 Bath – 950 sq ft.

*Two (2) Type A units will be included in the above mix.

The buildings will have exterior mixture of Hardie Lap siding and Board & Batten; with each unit having their own private patio or deck with exterior deck storage closets. For first floor units along 10th St, we will provide access on both sides of the building for entry with sidewalks leading up to units off 10th St, and in addition access from the carport/parking areas to ensure “Eyes on Street” requirement.

At the center of the community will be a gathering place for our residents which will include:

- Clubhouse with Kitchen area for resident use, allowing them to reserve for larger parties/gatherings, or to use as needed for activities like work/school as it will be equipped with free Wi-Fi for their use.
- Indoor Fitness Facility with several fitness machines and stretching area.
- Just over 18% of open area space for various recreation and gatherings.

The community will include bicycle and car parking. Each unit will be provided with one reserved parking spot and ample unreserved parking throughout the community and use of publicly available parallel spots along 10th St. Our site plan has taken into consideration the following site design requirements provided by the City, specific to this lot:

- Fire Department Access: The development ensures that fire trucks may navigate the development, with appropriate hammerhead turnaround and may access all 2-story buildings that will be sprinklered. Additionally, there is fire access from the end of the right-of-way of Pierce Avenue, aligning with vehicular access within the development, and accessible via gate with knox box key access.
- Driveway Approaches have aligned with the following two easements:
o Our northern entrance aligns with Tyler Avenue and the public sewer line that crosses. No buildings or structures are being constructed within this easement.
o Our southern entrance aligns with Pierce Avenue coming from S 8th St. on the western boundary line and will allows the extension of the existing water main to extend connect between S 8th St and S 10th St across the property – and aligns with the fire access mentioned above.

Additionally, as part of our MUPTE application and public benefit offering, our project includes replacing the sidewalk along S 10th St in front the complex, with appropriate access ramps at driveway approaches and at the crosswalk area at Tyler Ave. To support to support the use of mass transit, we plan on building a 5’x7’ covered bus structure with bench, at the existing LTD bus stop at 10th / Tyler Ave in front of the complex for individuals to be sheltered while waiting for mass transit.

If there are any questions, please do not hesitate to reach out to me via email at betha@owmgt.com, or via phone at 541-687-5653.

Beth Albrecht
Hi-Valley Development Corp.

Harrison Village Team:

Architecture: BDA Architecture & Planning
Civil Engineering, Surveying, Geotechnical: Branch Engineering Inc.
Landscaping Architects: Dougherty Landscape Architects
General Contractor: Meili Construction