

Hazelia Living

**Preliminary Subdivision with Planned Development (PD) Overlay and
Modification to Conditional Use Permit File No. LU 05-0076**

City of Lake Oswego File No. LU 25-0019

Development Review Commission Public Hearing - January 22, 2026



Real Estate & Construction Company



Real Estate & Construction Company

Ken Allen, Developer
Carolina Alilat, Development Manager



Maureen Jackson, AICP
Patrick Espinosa, PE

MILBRANDT
ARCHITECTS
Rae Wilcox, Project Architect



Jessel Campoux, Senior Associate, PLA



Todd Mobley, PE
Myla Cross



Todd Prager & Associates
LLC

Todd Prager, RCA #597,
ISA Board Certified Master Arborist



Project Team



Project Location

Conventional
Development Process
begins here



10 Neighborhood Meetings

- August 2023 Kick-Off Meeting
 - September 2023
 - December 2023
 - February 2024
 - May 2024
 - August 2024
 - October 2024
 - February 2025
- April 2025 Official Neighborhood Meeting
 - October 2025



Meetings with City Staff

- October 2024 - Concept Plan Review
- December 2024 - Resource Protection/ Sensitive Lands
 - January 2025 - Middle Housing Land Division
- April 2025 - Final Concept Plan & Middle Housing
- July 2025 - Planning Consultation & Design Review
- December 2025 & January 2026 - Consult with City Staff Regarding Conditions of Approval

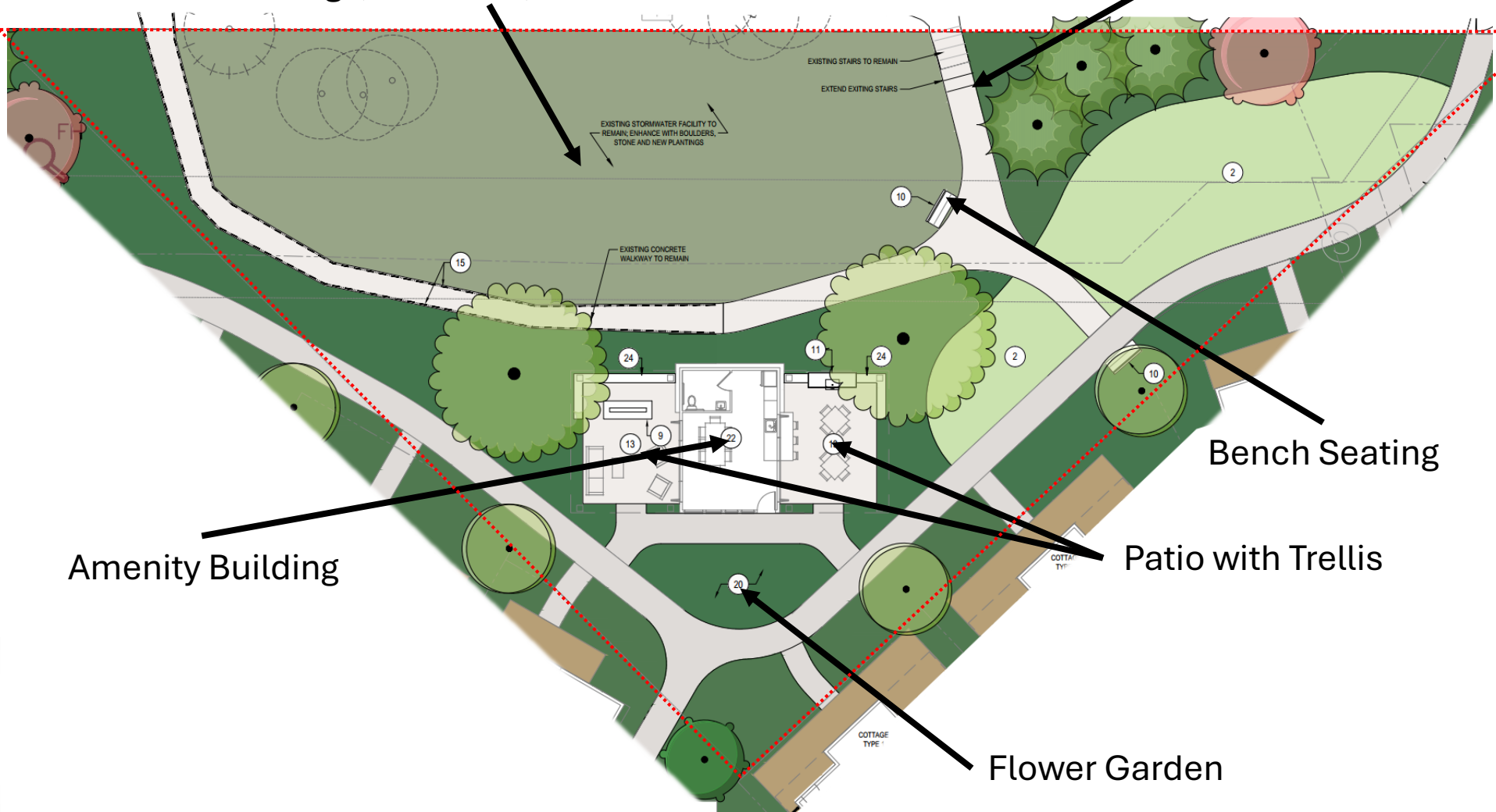


Concept Site Plan



Enhance Stormwater Facility:
New Plantings, Boulders, & Stone

Extend Existing Stairs



Amenity Building

Bench Seating

Patio with Trellis

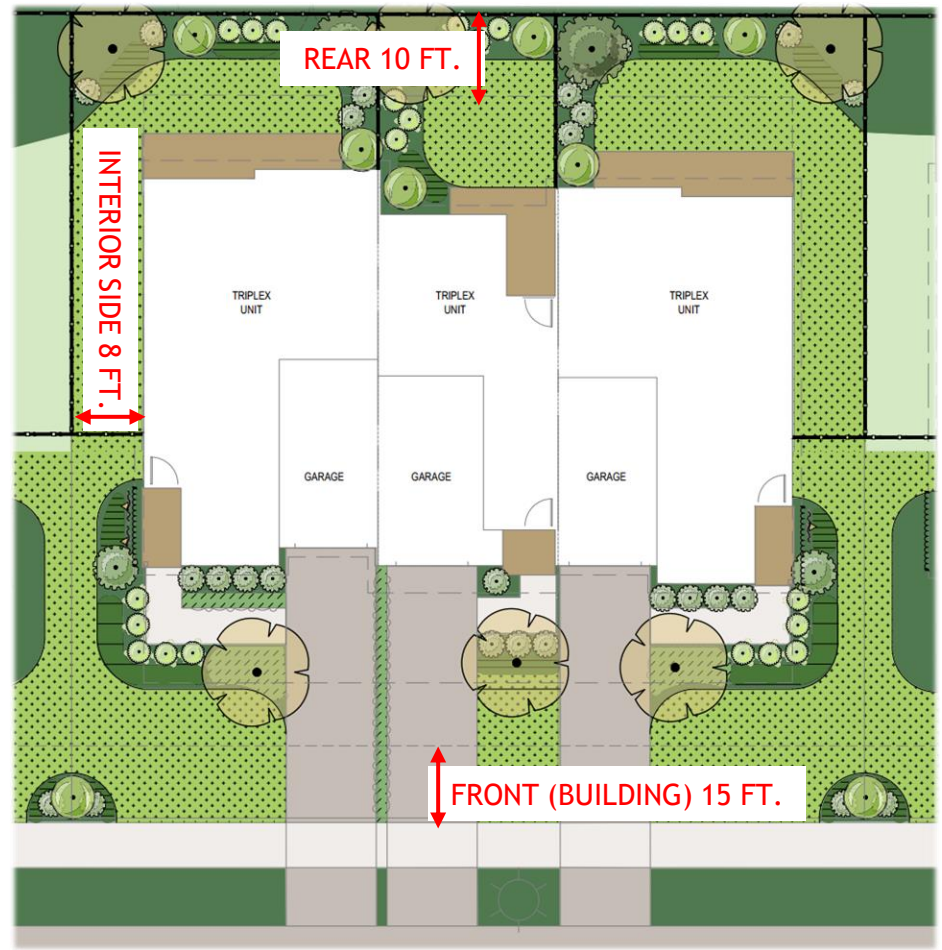
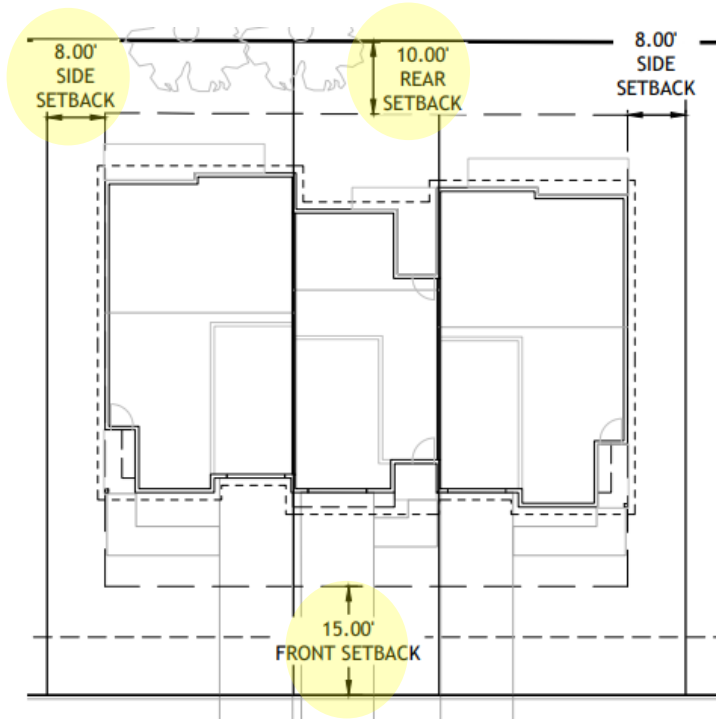
Flower Garden

Modification of Conditional Use Permit LU 05-0076
Enhancement of Open Space within Existing Landscape Easement

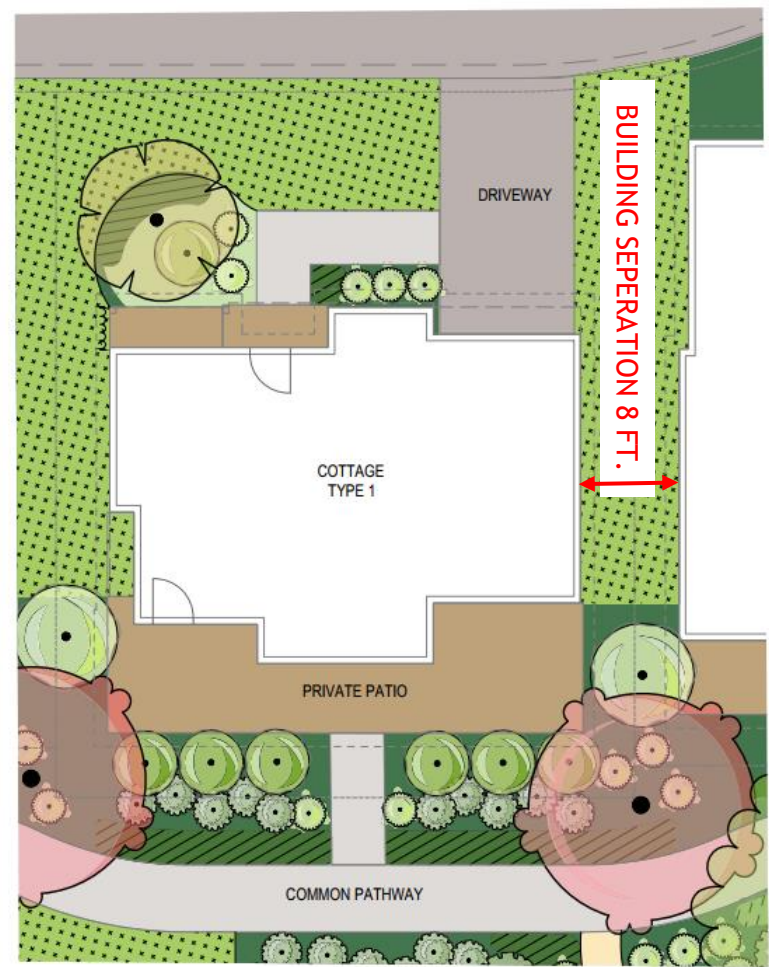
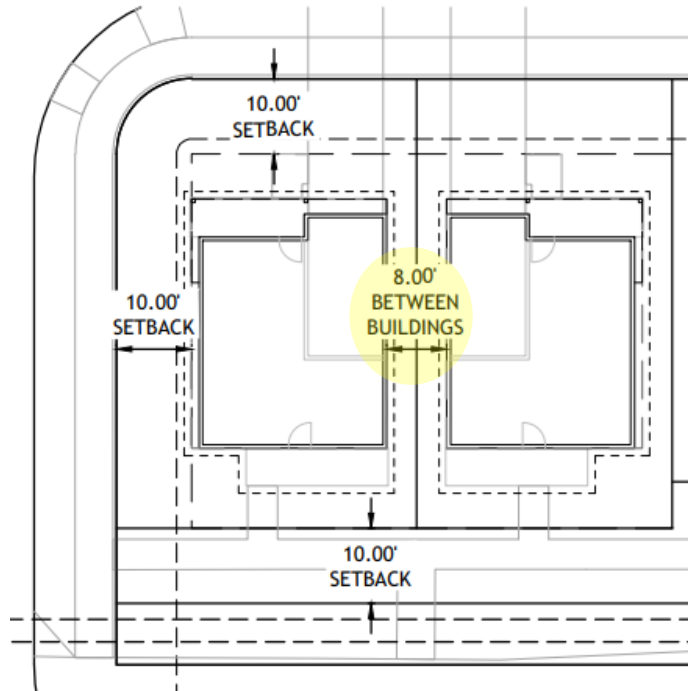
**Parking (6-Spaces) & Access Easement
to Benefit Stafford Retirement Community**



**Modification of Conditional Use Permit LU 05-0076
Shared Parking & Access Easement**



Dimension	R-15 Standard per Table 50.04.001-1	Requested Adjustment
Yard Setbacks		
Primary Structure Setback (ft.) (Triplex/Quadplex Buildings)		
Front (ft.)	25	<u>15</u>
Side Adjacent to Arterial/Collector Street (ft.)	20	20
Side Adjacent to Local Street (ft.)	15	15
Interior Side (ft.)	10	<u>8</u>
Rear (ft.)	30	<u>10</u>



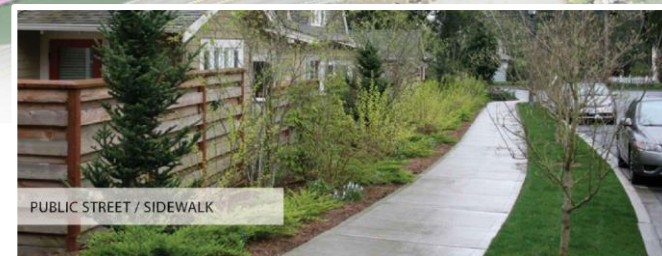
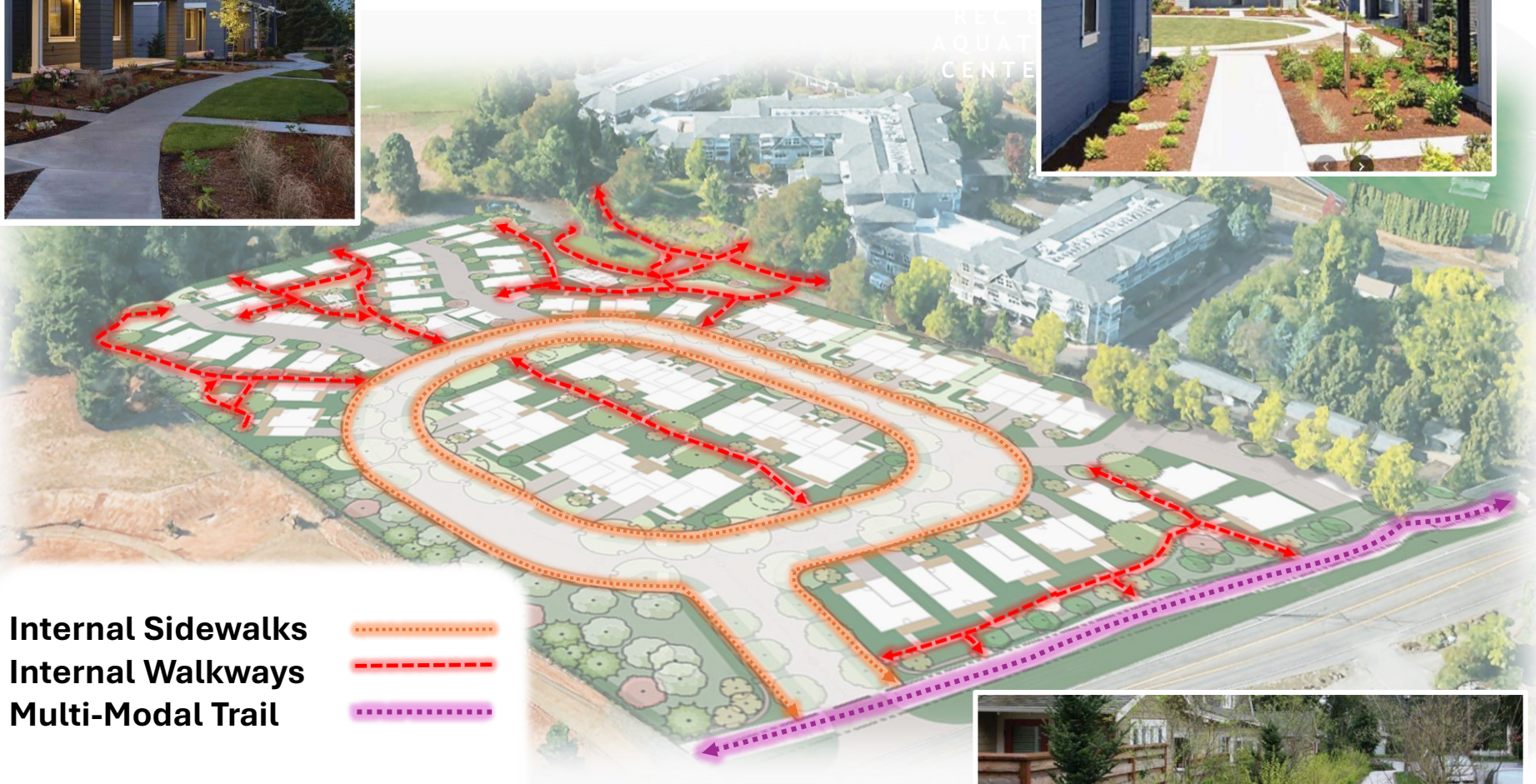
Dimension	R-15 Standard per Table 50.04.001-1	Requested Adjustment
Yard Setbacks		
Cottage Clusters		
Front (ft.)	10	10
Interior Side/Side Adjacent to Street (ft.)	10	10
Rear (ft.)	10	10
Additional Residential Low Density Yard Setback Standards - per LOC 50.04.001.e.vii		
Minimum Cottage Cluster Building Separation (ft.)	10	<u>8</u>

Planned Development (PD) Overlay

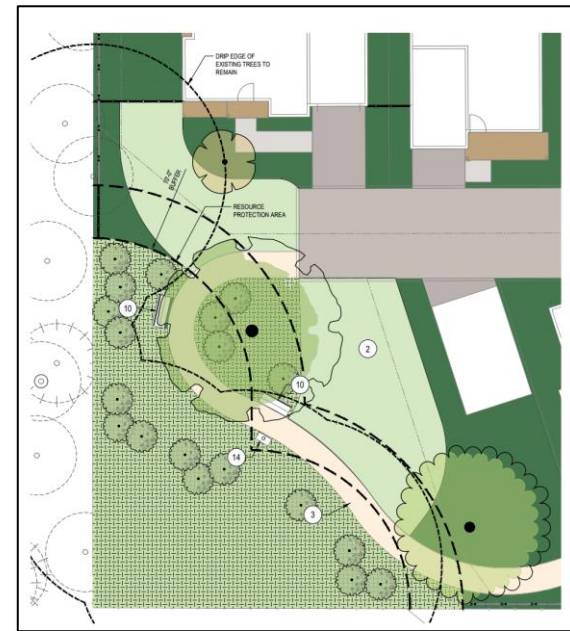


Exceptions to Maximum Lot Coverage & Floor Area Limitation Standards - Aggregate

Standard	Maximum Allowed	Proposed Area
Lot Coverage	25,938 sf.	23,820 sf.
Floor Area	50,326 sf.	48,502 sf.



Public Benefit: Pedestrian Accessibility & Neighborhood Integration



Public Benefit: Protection of Natural Resources
Development Review for Enhancements & Improvements in
Resource Protection (RP) Sensitive Lands Overlay District



FILTERED VIEWS WITH PLANTINGS



LOW HEDGE

LOW FENCE

PRIVATE YARD

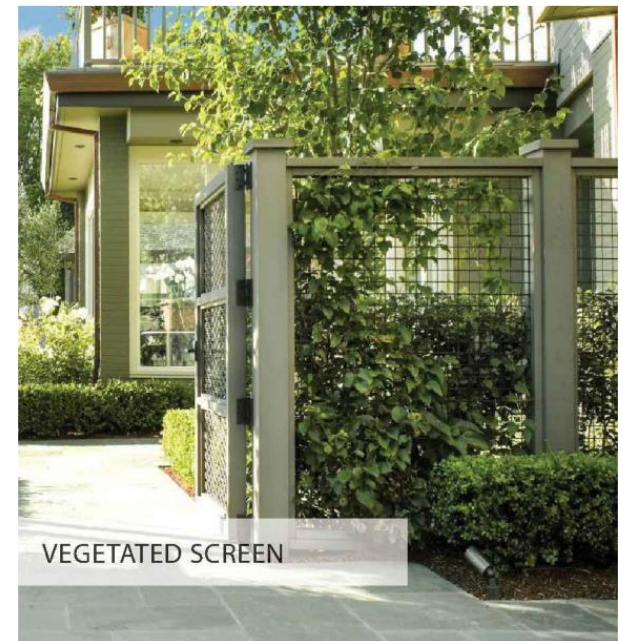
PORCH FRAME

PORCH

5 LAYERS OF PERSONAL SPACE



SEMI-PUBLIC / SEMI-PRIVATE SPACE



VEGETATED SCREEN



PLACES TO GATHER

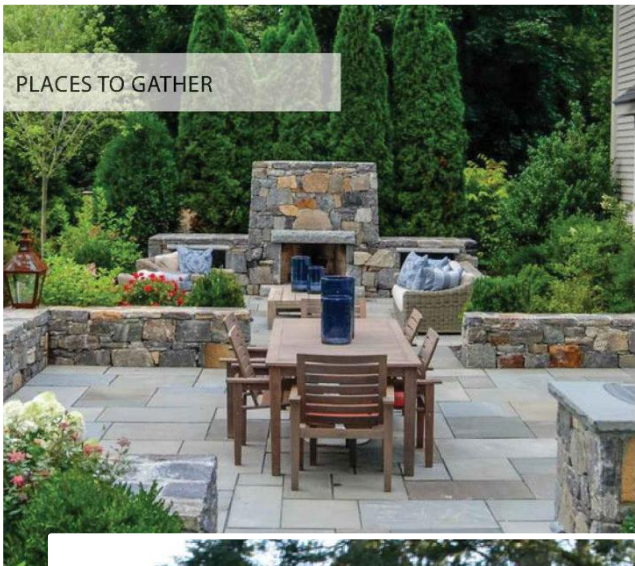


SEATING POCKETS



FLEXIBLE GREENSPACE

PLACES TO GATHER



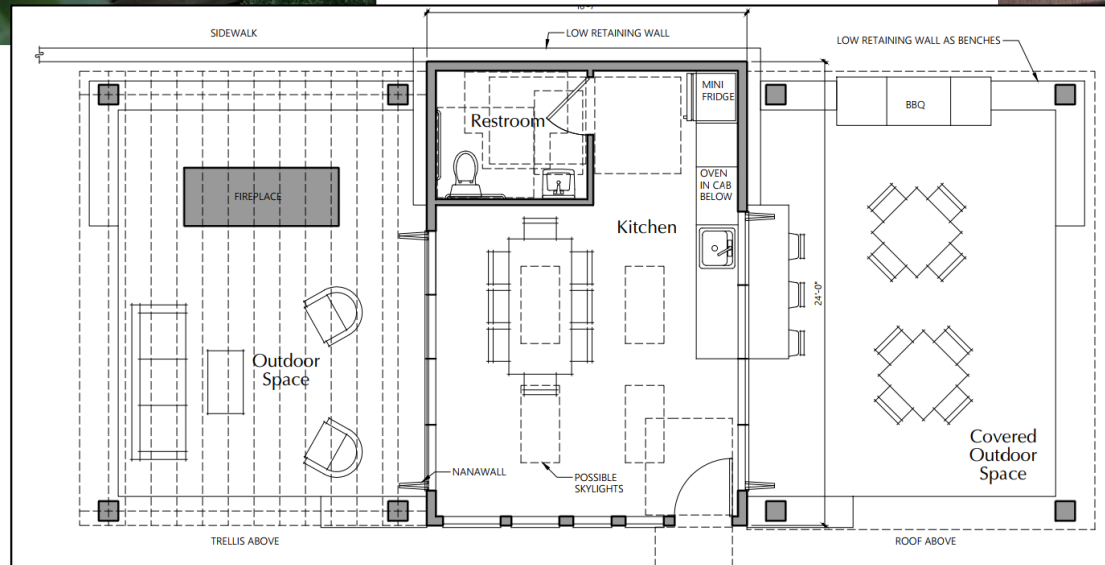
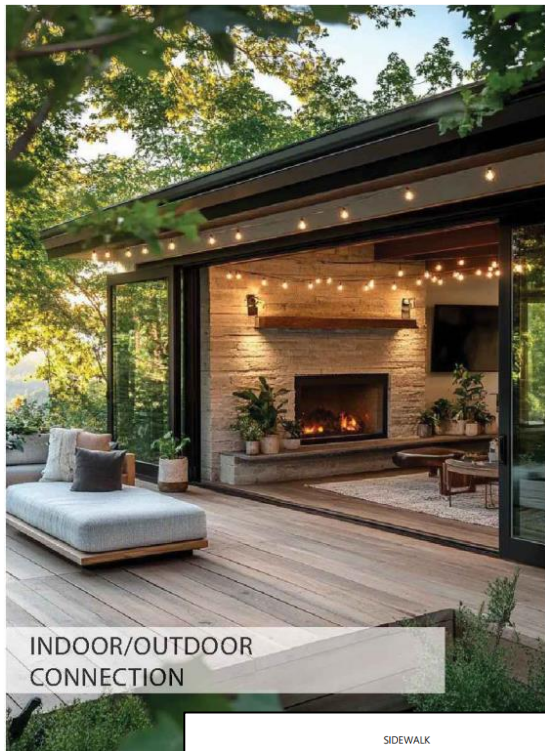
SEATING POCKETS



GAZEBO

SEMI-PUBLIC / SEMI-PRIVATE SPACE

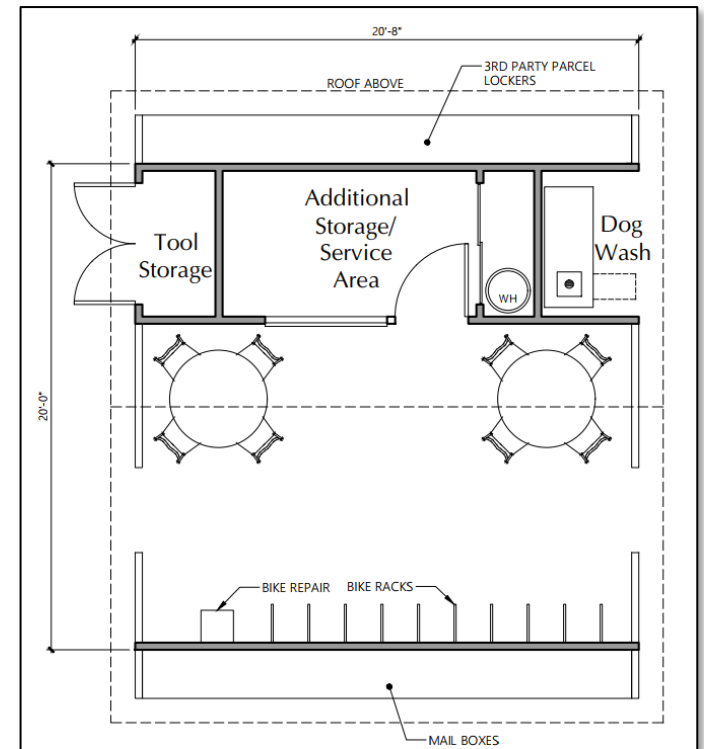




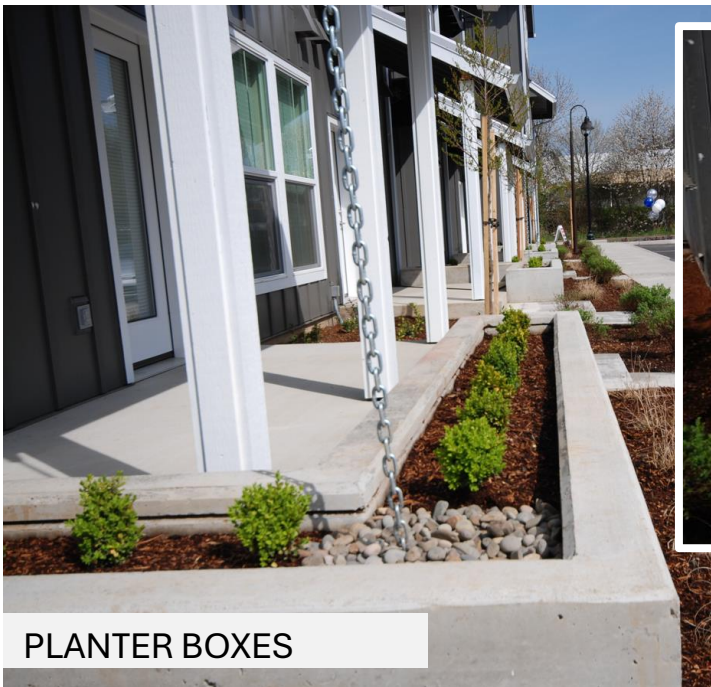
Two Community Amenity Buildings



BBQ & TABLES



Two Community Amenity Buildings



PLANTER BOXES



FLEXIBLE GREEN SPACE

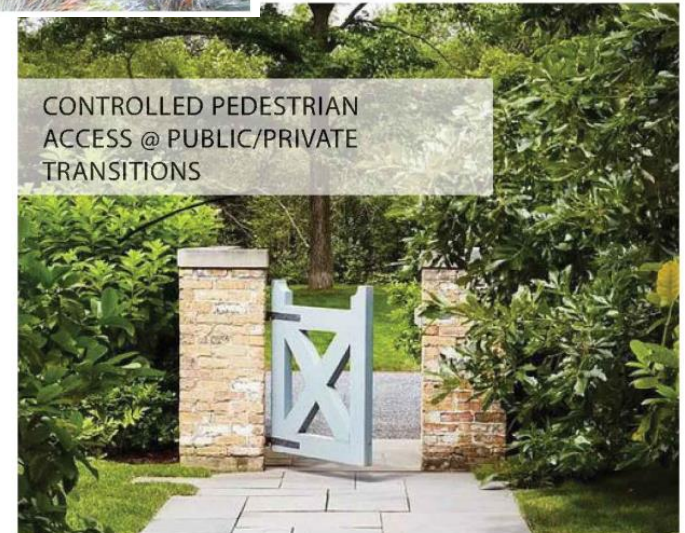
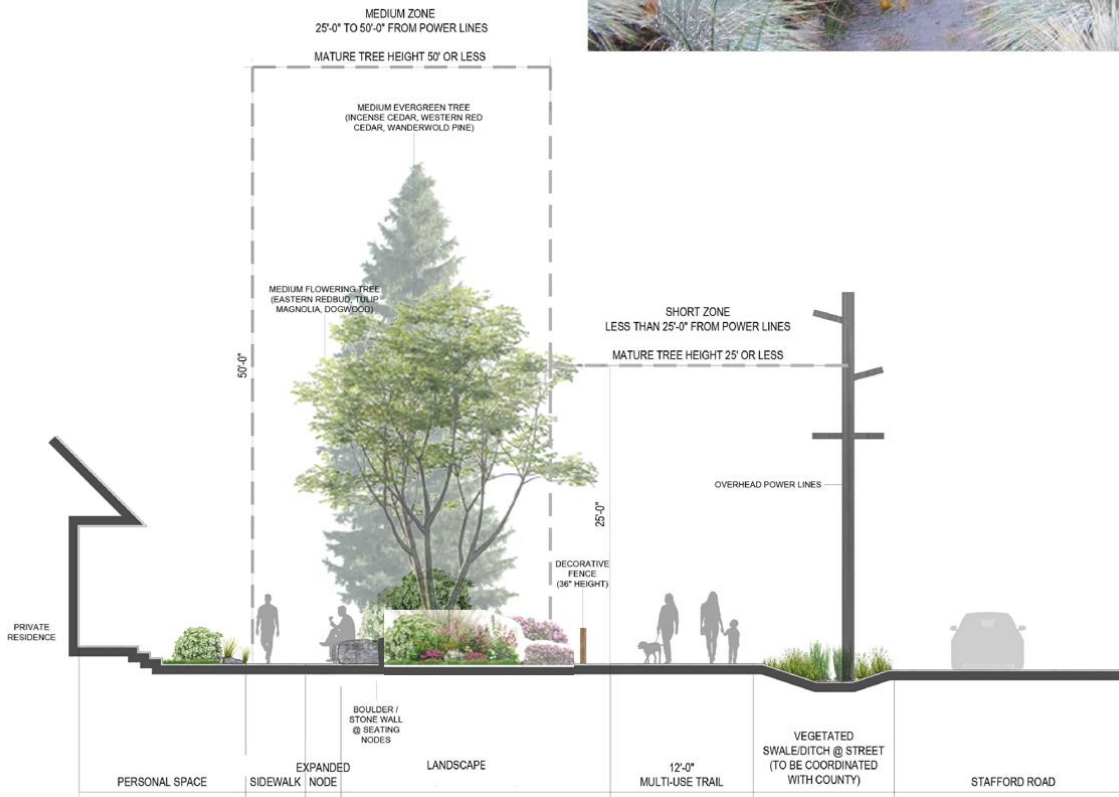


RAINGARDEN
WITH PLANTING & ROCKSCAPING

Attractive Stormwater Facilities



ROADSIDE DITCH ENHANCEMENTS



CONTROLLED PEDESTRIAN ACCESS @ PUBLIC/PRIVATE TRANSITIONS

Enhanced SW Stafford Road Frontage



3-PLEX FRONT ELEVATION



3-PLEX REAR ELEVATION



COTTAGE 1 FRONT ELEVATION



COTTAGE 2 FRONT ELEVATION



COTTAGE 3 FRONT ELEVATION



COTTAGE 4 FRONT ELEVATION

Unique Single Detached Cottage Homes



10 Single-Car Detached Garages



2 Amenity Buildings

Detached Garages & Amenity Buildings



Real Estate & Construction Company

MILBRANDT
ARCHITECTS



Thank You