

OAK STREET COMMONS



An" affordable workforce housing community" for individuals and families who work and choose to live in Sutherlin. To i_{magine}, plan, design, and construct a diverse MISSION ^{workforce} housing neighborhood and further, ^{establish} codes, safety, appearance, special covenants and form a 501(c)(3) for the purpose of ^{ensuring} ongoing financing and neighborhood ^{continuity} from year -to-year.





iSector **Douglas County Evergreen Family Medicine** The Ford Family Foundation **Great Northern Trailer Works** HADCO Hayden Homes HUD Lone Rock Timber Co. **Murphy Company** Orenco Systems, Inc.

Sutherlin School District Umpgua Bank Umpgua Economic Development Partnership Orrick OHCS **Neighborworks Umpgua Aviva Health** UCAN **St.Vincent De Paul**



WORKFORCE HOUSING STAFFING ASSIGNMENTS

Note: We have identified seven specific areas of responsibility necessary in completing a workforce housing neighborhood in Sutherlin.

LEADERSHIP

- Policy:
- Chief of Staff:
- Facilitators:
- Oversight:

- Sutherlin City Council
- Jerry Gillham, City Manager
- The Oregon iSector
- Workforce Housing Task Force

AREAS OF WORK/STAFF ASSIGNMENTS

<u>Land Use &</u> <u>Legal</u>	<u>Design &</u> Engineering	<u>Finance</u>	<u>Construction</u>	<u>Operations &</u> Administration	<u>Community</u> <u>Engagement</u>	<u>Fundraising</u>
Kristi Gilbert	Jamie Norrington	Tami Trowbridge	Aaron Swan	Brandi Medeiros	Melanie Masterfield	Pat Lynch
SUPPORT	SUPPORT	SUPPORT	SUPPORT	SUPPORT	SUPPORT	SUPPORT
Staff	Architect	Mike Schrader	Deb Flagan	Contracted	Nancy Rodriguez	City staff
Legal Counsel	City Staff	Agencies	City Staff	City Staff		
Agencies		Bank	Contracted			

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PLAN VIEW - SITE PLAN 1 SCALE: 1" = 100'

	LOT	LOT	LOT	SCHEDULE STRUCTURE FOOTPRINT	
LOT #	WIDTH(FT)	DEPTH(FT)	AREA (SQFT)	(MAXIMUM)	STRUCTURE TYPE
C1	35'-0"	62'-0"	2,083	20'x34' (680 SF)	COTTAGE
C2	46'-0"	63'-0"	2,995	20'x34' (680 SF)	COTTAGE
C3	49'-0"	68'-0"	3,407	24'x24' (576 SF)	COTTAGE
C4	40'-0"	48'-0"	1,959	20'x20' (400 SF)	COTTAGE
C5	61'-0"	79'-0"	3,894	20'x34' (680 SF)	COTTAGE
C6	57'-0"	81'-0"	4,410	20'x34' (680 SF)	COTTAGE
C7	41'-0"	53'-0"	2,129	20'x20' (400 SF)	COTTAGE
CB	35'-0"	50'-0"	1.643	18'x24' (432 SF)	COTTAGE
C9	46'-0"	68'-0"	2,894	20'x34' (680 SF)	COTTAGE
C10	48'-0"	67"-0"	3,218	20'x20' (400 SF)	COTTAGE
			1,954		
C11	40'-0"	48'-0"		20'x20' (400 SF)	COTTAGE
C12	44'-0"	82'-0"	3,243	20'x34' (680 SF)	COTTAGE
C13	41'-0"	51'-0"	2,102	20'x20' (400 SF)	COTTAGE
C14	40'-0"	55'-0"	2,287	20'x20' (400 SF)	COTTAGE
D1	63'-6"	118'-0"	7,493	53'x39'-6" (2,093.5 SF)	DUPLEX
Q1	86'-0"	70'-0"	6,020	76'x39'-6" (3,002 SF)	QUADPLEX
Q2	86'-0"	70'-0"	6,020	76'x39'-6" (3,002 SF)	QUADPLEX
Q3	86'-0"	70'-0"	6,020	76'x39'-6" (3,002 SF)	QUADPLEX
Q4	86'-0"	70'-0"	6,020	76'x39'-6" (3,002 SF)	QUADPLEX
S1	40'-0"	80'-0"	3,200	20'x47'-6" (950 SF)	SINGLE FAMILY
S2	30'-0"	80'-0"	2,385	20'x47'-6" (950 SF)	SINGLE FAMILY
S3	30'-0"	80'-0"	2,385	20'x47'-6" (950 SF)	SINGLE FAMILY
S4	30'-0"	80'-0"	2,385	20'x47'-6" (950 SF)	SINGLE FAMILY
S5	30'-0"	80'-0"	2,385	20'x47'-6" (950 SF)	SINGLE FAMILY
S6	30'-0"	80'-0"	2,385	20'x47'-6" (950 SF)	SINGLE FAMILY
S7	30'-0"	80'-0"	2,385	20'x47'-6" (950 SF)	SINGLE FAMILY
S8	30'-0"	80'-0"	2,385	20'x47'-6" (950 SF)	SINGLE FAMILY
S9	30'-0"	80"-0"	2,385	20'x47'-6" (950 SF) 20'x47'-6" (950 SF)	SINGLE FAMILY
S10 S11	30'-0"	80'-0"	2,385	20'x47'-6" (950 SF)	SINGLE FAMILY
S12	30'-0" 30'-0"	80'-0" 80'-0"	2,385	20'x47'-6" (950 SF)	SINGLE FAMILY SINGLE FAMILY
S12	40'-0"	80'-0"	3,200	20'x47'-6" (950 SF)	SINGLE FAMILY
S14	40'-0"	80'-0"	3,200	20'x48' (960 SF)	SINGLE FAMILY
S15	30'-0"	80'-0"	2,400	20'x48' (960 SF)	SINGLE FAMILY
S16	30'-0"	80'-0"	2,400	20'x48' (960 SF)	SINGLE FAMILY
S17	30'-0"	80'-0"	2,400	20'x48' (960 SF)	SINGLE FAMILY
S18	30'-0"	80'-0"	2,400	20'x48' (960 SF)	SINGLE FAMILY
S19	30'-0"	80'-0"	2,400	20'x48' (960 SF)	SINGLE FAMILY
S20	30'-0"	80'-0"	2,400	20'x48' (960 SF)	SINGLE FAMILY
S21	30'-0"	80'-0"	2,400	20'x48' (960 SF)	SINGLE FAMILY
S22	30'-0"	80'-0"	2,400	20'x48' (960 SF)	SINGLE FAMILY
S23	30'-0"	80'-0"	2,400	20'x48' (960 SF)	SINGLE FAMILY
S24	30'-0"	80'-0*	2,400	20'x48' (960 SF)	SINGLE FAMILY
S25	40'-0"	80'-0"	3,200	20'x48' (960 SF)	SINGLE FAMILY
T1	32'-0"	82'-6*	2,640	27'x47'-6" (1,282 SF)	TOWNHOUSE
T2	42'-0"	82"-6"	3,465	27'x47'-6" (1,282 SF)	TOWNHOUSE
T3	42'-0"	82'-6"	3,465	27'x47'-6" (1,282 SF)	TOWNHOUSE
T4	27'-0"	82'-6"	2,227.5	27'x47'-6" (1,282 SF)	TOWNHOUSE
T5	27'-0"	82'-6"	2,227.5	27'x47'-6" (1,282 SF)	TOWNHOUSE
T6	27'-0"	82'-6"	2,227.5	27'x47'-6" (1,282 SF) 27'x47'-6" (1,282 SF)	TOWNHOUSE
T7 T8	27'-0"	82'-6"	2,227.5		TOWNHOUSE
18 T9	27'-0"	82'-6* 82'-6*	2,227.5	27'x47'-6" (1,282 SF) 27'x47'-6" (1,282 SF)	TOWNHOUSE
13	2/-0	8Z = 0	3,465	27'x47'-6" (1,282 SF) 27'x47'-6" (1,282 SF)	TOWNHOUSE

SI	TE LEGEND
	NEW LOT LINES
V/////	NEW STRUCTURE FOOTPRINT
	NEW AC PAVEMENT & PATH LIMITS
	NEW CONCRETE SIDEWALK
	NEW OPEN SPACE LIMITS

1. DWELLING UNIT DENSITY = 13.9 (MINIMUM REQUIREMENT DENSITY = 12 DU/ACRE)

2. NUMBER OF PARKING STALLS = 134 (MINIMUM PARKING STALLS REQUIRED = 107)

3. NEW OPEN SPACE = 1.18 ACRE, 24.5% (MINIMUM REQUIRED = 25%)



RY - NOT TO	DESIGNED:	DRAWN:		REVISIONS	NS		CIVIL SOLUTIONS ENGINEERING LLC	CITY OF SUTHERLIN	PROJECT NO.	DRAWING NO
OREGON	JWN	NJC	REVISED	DESCRIPTION	SUBMIT. APPR'D.	DATE	ALL SOCIAL STATES STATE	OAK STREET COMMONS	24.05	C2
	APPROVED BY:	DATE:	-				INC UNCELLUNE I LINE IS 1 INCH IF NOT HIVE - SCALE ACCORDING Y	PRELIMINARY SUB DIVISION PLAT LOT & BUILDABLE AREA INVENTORY	DATE 5/2024	SHEET NO. 2 OF 2



THANK YOU

Jerry Gillham 541-459-2856 j.Gillham@ci.sutherlin.or.us www.cityofsutherlin.com