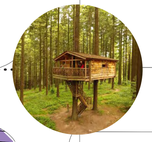
AMENITY
bollard path lighting,
Dark Sky compliant

AMENITY
play equipment

AMENITY
fitness equipment

AMENITY
table tennis

AMENITY
tree house in existing
Pine Grove



3 AC OPEN SPACE AMENITY

- Inclusive programming for interim uses
- Native plantings
- Temporary parking
- No utilities required for interim uses

STORYBOOK WALK
App-based walking experience, regional stories specific to Sisters

NATURE PLAYSCAPE
Arrange salvaged timber and boulders for creative structures and climbing play

SLACK LINE COURSE
Fitness and coordination using existing trees

PUMP TRACK
Rolling earth berms arranged around existing trees

PUBLIC ART
Temporary installations

PONDERSA INN

BARCLAY DRIVE

COTTAGE COMMONS TRACT B

COTTAGE COMMONS TRACT D

COTTAGE COMMONS TRACT H

COTTAGE COMMONS TRACT I

COTTAGE COMMONS TRACT L

NORTH PINE STREET

PUMP TRACK
Earth berms arranged around existing trees

WEST SISTERS PARK DRIVE

SANTIAM HIGHWAY (US 20)

AMENITY
bollard path lighting,
Dark Sky compliant

WEST HOOD STREET

EAST PORTAL

US FOREST SERVICE

AMENITY
play equipment

NATURE PLAYSCAPE
Arrange salvaged timber and boulders for creative structures and climbing play

AMENITY
bollard path lighting,
Dark Sky compliant

NORTH PINE STREET

WEST ADAMS AVENUE

LANDSCAPE SITE DATA

SISTERS DEVELOPMENT CODE

3.2.200.A LANDSCAPE REQUIREMENTS

RESIDENTIAL MULTI-FAMILY (RMF) - 20%
NORTH SISTERS BUSINESS PARK DISTRICT - 20%
DOWNTOWN COMMERCIAL - 10%
OPEN SPACE - 25%

NET SITE AREA: 25.29 AC
PROPOSED LANDSCAPED AREAS: 16.12 AC (64%)

MAY INCLUDE PAVED PEDESTRIAN AREAS - UP TO 25% OF LANDSCAPE AREA REQUIREMENT

3.2.200.C DEVELOPMENT STANDARDS

ALL LANDSCAPING WILL COMPLY WITH SENATE BILL 360.

10% OF PAVED PARKING AREA

TREE CANOPY: 1 TREE/8 PARKING SPACES

TREE ISLAND: 5' X 5' MINIMUM

PRESERVED TREES MAY REDUCE REQUIREMENT TO 5%

3.2.500.D.2 EXISTING TREES

SIGNIFICANT TREES = 8" DBH

SIGNIFICANT TREES REMOVED SHALL BE REPLACED AT 3:1 RATIO (REMOVED:PLANTED), 2" CALIPER MINIMUM

TREES PROPOSED FOR REMOVAL: 374
REQUIRED REPLACEMENT @ 3:1 = 125
TREES PROPOSED FOR PLANTING: 133

3.2.600 STREET TREES

STREET TREE (2" CALIPER) EVERY 35' OF FRONTAGE

ALL PLANTED AREAS WILL BE SUPPLEMENTED WITH AN AUTOMATIC IRRIGATION SYSTEM.

4.5.400.H OPEN SPACE

NET SITE ACREAGE: 25.29 AC
OPEN SPACE REQUIRED: 3.79 AC (15%)
OPEN SPACE PROPOSED (PUBLIC): 4.26 AC (17%)
OPEN SPACE PROPOSED (PRIVATE): 3.48 AC (14%)
TOTAL OPEN SPACE PROVIDED: 7.74 AC (31%)

EXISTING TREE LEGEND

- Conifer, 42" and over DBH
- Conifer, 30" DBH
- Conifer, 24" DBH
- Conifer, 18" DBH
- Conifer, up to 16" DBH

PROPOSED TREE LEGEND

- Large canopy tree - 2" caliper, street tree, interior parking, open space
- Medium canopy - 1 1/2" caliper, flowering, accent tree

PUBLIC AMENITIES LEGEND

- Open Space amenity
- Multi-use pathway
- Heritage Tree Park
- Pine Grove Park
- Pocket Park
- Amenity space at apartments
- Multi-use pathway - Open Space connector

north

0 25 50 100
SCALE: 1" = 50'

CONCEPTUAL LANDSCAPE PLAN
MASTER PLAN
SISTERS, OREGON

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REGISTERED
788
PRELIMINARY
Daniel K.Chin
OREGON
EXPIRES: 02/28/22
LANDSCAPE ARCHITECT

DESIGNED:	HHPR TEAM		
DRAWN:	AG		
CHECKED:	NS		
DATE:	6/30/2021		

REVISIONS

DATE	NO.	DESCRIPTION

SHEET NO.
L0.1

JOB NO. PXI-01

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COTTAGE COMMONS - TRACT B

community garden

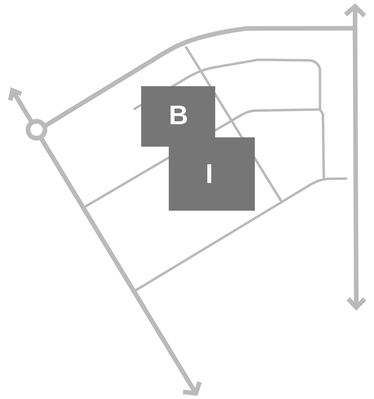
flex meeting space

fire pit

picnic table

seating

COTTAGE COMMONS - TRACT I



key plan

north

0 10 20 40
SCALE: 1" = 20'

COTTAGE COMMONS CONCEPT PLANS
MASTER PLAN
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LANDSCAPE ARCHITECT
EXPIRES: 02/28/22

DESIGNED:	HHPR TEAM		
DRAWN:	AG		
CHECKED:	MS		
DATE:	5/17/2021		

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PXI-01

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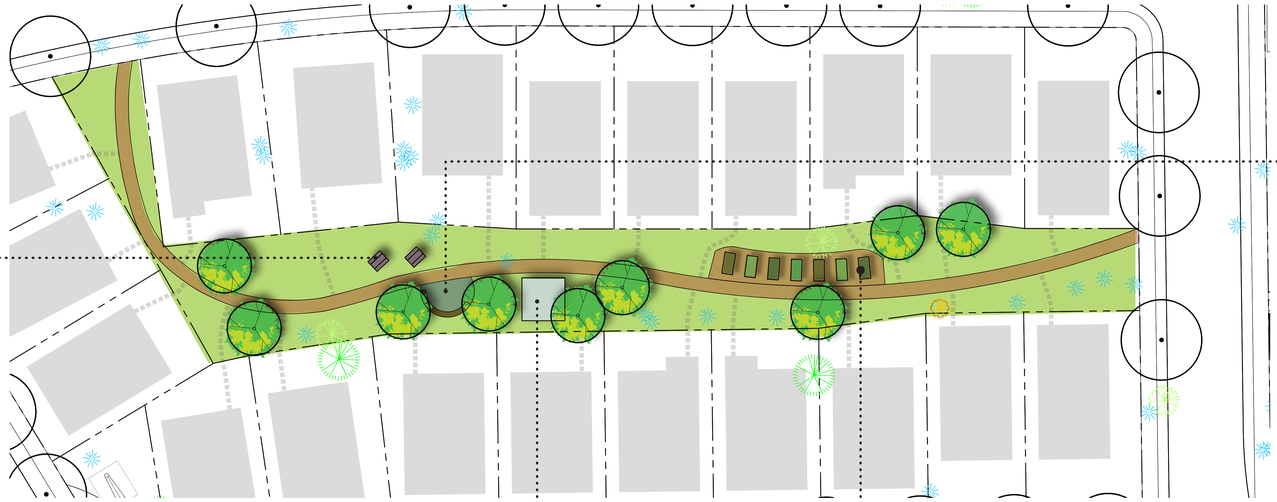
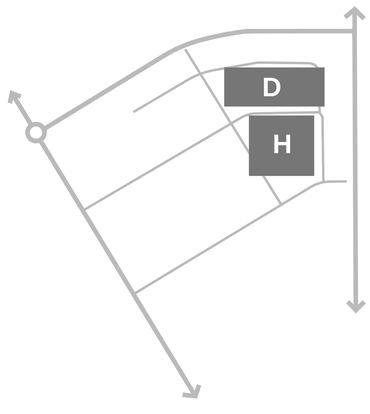
COTTAGE COMMONS - TRACT D





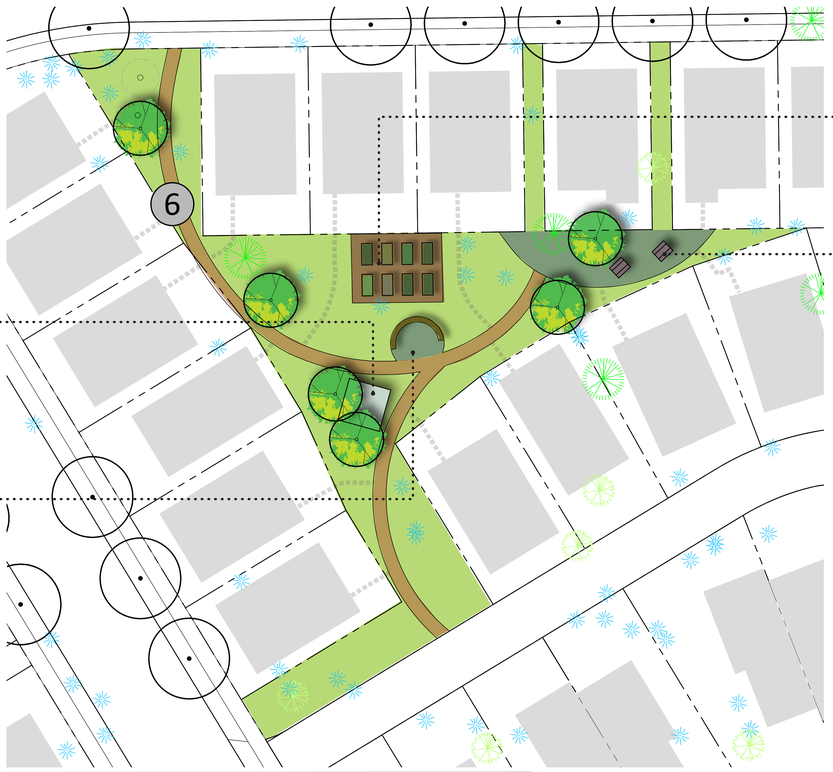
key plan

seating

fire pit

community garden

flex meeting space



picnic table

fire pit

COTTAGE COMMONS - TRACT H

north

0 10 20 40
SCALE: 1" = 20'

COTTAGE COMMONS CONCEPT PLANS
MASTER PLAN
SISTERS, OREGON

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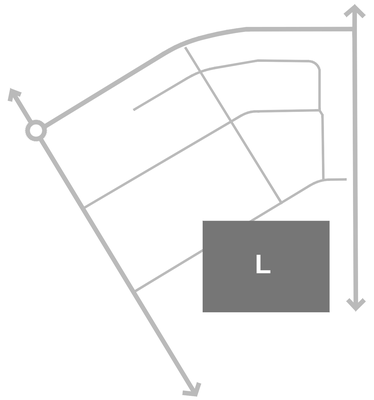

COTTAGE COMMONS - TRACT L

community garden

fire pit

picnic table

seating

flex meeting space

north

0 10 20 40
SCALE: 1" = 20'

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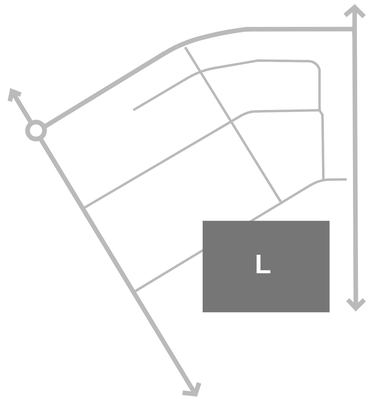

COTTAGE COMMONS - TRACT L

community garden

fire pit

picnic table

seating

flex meeting space

north

0 10 20 40
SCALE: 1" = 20'

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Open Space Amenities

activies that speak to the character of Sister, some temporary, others utilizing the large exsising trees for support and inspiration

storybook walk

app-based interactive, themed walks that can be programmed on a rotating basis

nature playscape

utilises existing wood debris and boulders to make creative structures and climbing play

slack line course

existing trees are the foundation of a network of lines that develop balance and coordination

pump track

mounded earth around existing trees to create an intimate bike track for all skill levels

public art

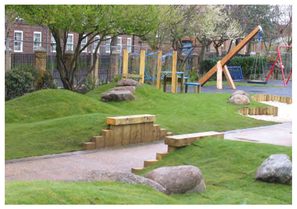
temporary installations within the existing tree grove

bollard lighting

Dark Sky-compliant fixtures along multi-use paths

tree structures

use existing groves as inspiration for elevated structures



berms

earthworks that could be used to preserve existing trees, and provide contrast to the existing

Pocket Park Amenities

actievities accesable to the public, strattegically located in areas that preserve existing groups of trees

bollard lighting

Dark Sky-compliant fixtures along multi-use paths

fitness area

accessible equipment for all ages, encouraging active life

play equipment

freestanding and themed play structures

table tennis

accessible to all, minimal equipment, magnet for participation and spectating

nature playscape

utilises existing wood debris and boulders to make creative structures and climbing play

salvaged elements

opportunities to repurpose trees for seating and other structures

Commons Amenities

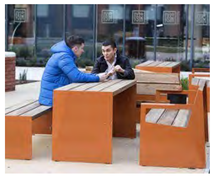
sem-private open space shared by adjacent cottages, focused on building community and extending living space to the outdoors

gardening

raised beds for residents to maintain their own open space

seating

furnishings that allow for outdoor comfort, napping, observation

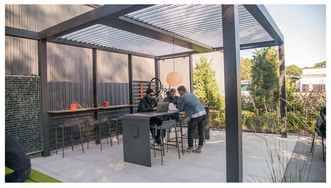


picnic tables

located to offer outdoor dining, conversation

fire pit

community magnet for cool evenings, allowing evening conversations to continue under dark skies



flex meeting space

modular covered structures that allow for outdoor work space and meeting space

berms

earthworks that could be used to preserve existing trees, and provide contrast to the existing

salvaged elements

opportunities to repurpose trees for seating and other structures

LANDSCAPE AMENITIES
MASTER PLAN
SISTERS, OREGON

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Trees

Northern Red Oak
Quercus rubra

large canopy street tree

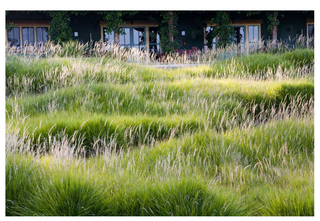
Quaking Aspen
Populus tremuloides

for use in common areas other than street trees, away from paved areas

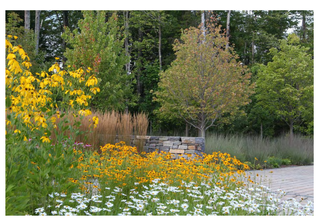
Mountain Alder
Alnus tenuifolia

smaller canopy accent tree

Plant Communities



Rolling waves of fountain grass and switch grass accentuste depth of field.



Drifts of coneflower, daisy against a backdrop of feather reed grass and blue grama grass under red maples.

Varieties of penstemon, dwarf fountain grass, salvia, and fleabane provide color and texture in front of oregon boxwood.

Shrubs

Mock Orange
Philadelphus lewisii

Douglas Spirea
Spiraea douglasii

Wax Currant
Ribes cereum

Wood's Rose
Rosa woodsii

Greenleaf Manzanita
Arctostaphylos patula

Purple Sage
Salvia dorrii

Oregon Boxwood
Paxistima myrsinites

Grasses and Perennials

Blue Fescue
Festuca glauca 'Elijah Blue'

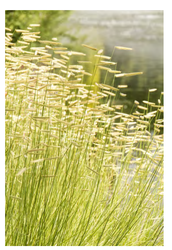
Tufted Hair Grass
Deschampsia cespitosa

Blue Oat Grass
Helictotrichon sempervirens

Fountain Grass
Pennisetum alopecuroides

Coneflower
Echinacea purpurea

Switch Grass
Panicum virgatum 'Shenandoah'



Blue Grama Grass
Bouteloua gracilis 'Blond Ambition'

Woolly Sunflower
Eriophyllum lanatum 'Siskiyou'

Beardtongue
Penstemon richardsonii

PLANT PALETTE
MASTER PLAN
SISTERS, OREGON

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LANDSCAPE ARCHITECT
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PXI-01

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