

NorthWest Crossing Residential Rules & Design Guidelines (Dated May 2008)
Addendum #1
January 2009

The following revisions, deletions and additions are hereby incorporated into the May 2008 Northwest Crossing Residential Rules & Design Guidelines Architectural Standards as follows:

1. Residential Rules & Design Guidelines, page 7 under the general heading “**Accessory Dwelling Units (ADU)** (*see Prototype Handbook for permitted zones*)” bulleted item “d)” shall be replaced with the following, so to be consistent with City of Bend Code:

d) The accessory dwelling shall be no larger than 40% of the living area (excluding the garage) of the primary dwelling, or 600 square feet total (including circulation space and storage areas), whichever is less.

2. Residential Rules & Design Guidelines, pages 13& 14 under the general heading “**Landscaping**” the addition of the following:

Parkstrips may be planted entirely with sod or a combination of sod, low-growing shrubs and groundcovers. Under ground irrigation is required unless xeriscape design is approved.

Shrubs and groundcovers may be utilized to define entryways, conserve water, screen utilities, compliment interior landscape, and provide an understory to existing Native trees. Plant material proposed for alternative purposes will be reviewed on a case by case basis. Mature plant size is limited when proposing alternatives to sod. Plants are required to be maintained to be less than 24 inches in height so not to create a visual barrier as determined by the ARC. On-street parking and pedestrian access to sidewalks must be accommodated when selecting plant material. Adjacent property owner’s park strip landscape must also be considered when developing a landscape plan for parkstrips, including no straight line delineation of property lines and long term plant encroachment. Smooth transitions between dissimilar park strip landscaping is required (see Exhibits A & B)

Street Trees planted in the parkstrips must adhere to the NorthWest Crossing street tree guidelines.

Exhibit A

Example of straight line delineation (not permitted):



Exhibit B

Example of a smooth transition between properties:



3) Residential Rules & Design Guidelines, page 11 under the general heading Exterior Walls and Trims; Prohibited Finish Materials and Conditions, the addition of the following:

g) S.P.F. (Spruce-Pine-Fir)

End of Addendum #1