

LAND USE REVIEW APPLICATION

NORTH VALLEY COMPLEX RENOVATION

26755 SW 95TH Ave.
Wilsonville, OR 97070

DATE: 03/22/2021
REV 1: 07/23/2021

SUBMITTED TO:
City of Wilsonville
29799 SW Town Center
Loop E
Wilsonville, OR 97070

APPLICANT:
SERA Architects
338 NW 5th Ave.
Portland, OR 97209

PROPERTY OWNER:
Oregon Department of Administrative Services
1225 Ferry St. SE
Salem, OR 97301



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LIST OF EXHIBITS

CITY LAND USE REVIEW APPLICATION

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Deed Warranty
 Plat Map – Easements, Dedications

PRE-APPLICATION MEETING

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 Soils and Drainage Report
 Fire Flow Test
 Arborist Report
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 Laboratories Summary
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PROJECT DESCRIPTION

Legal Description: Lot 01420000, Tax Map No. 31W11, Tax Lot No. 31W11 01903

The Project is the renovation and upgrade of an existing 176,462 square foot, single-story, concrete, tilt-up building with associated site improvements. The existing building includes office space, a manufacturing floor, clean rooms, testing labs, and a shipping/receiving warehouse. The building will be renovated to house several different government agencies that plan to re-use the existing office space that supports new state laboratories. Part of the existing shipping/receiving warehouse space will be re-used as storage.

The existing building was originally designed to accommodate multiple tenants with separate entries. Tall storefront entries mark each of the four building corners with one additional storefront entry located in the middle of the south facade, west of center. The SW corner was used by the previous owner as the primary building entry and is proposed to remain the main entry point into a common reception area shared by multiple State agency tenants. This entry is proposed to be enhanced with new landscape and architectural features such as an exterior entry canopy, benches, and hardscape improvements to improve visitor wayfinding. New canopies on the south façade are proposed to support a new 92 kW PV array.

Both the NE and SE corners of the building are proposed as tenant entry locations for agency tenants that require separate or secured reception based on their programmatic function. Site and building wayfinding signage will direct visitors to these locations.

The existing building includes 20+ loading dock doors both on the north and south sides. The previous tenant blocked off the northern loading docks and re-stripped the pavement to add additional parking. The existing loading on the south side served the previous warehouse/storage use. Seven of these original loading bays are proposed to be maintained to serve the new building uses. Additionally, there are several at-grade receiving bays on both sides of the building bracketing the recessed truck docks, which have all been sealed closed. It is proposed that one of the sealed truck bay doors be re-opened on the north side and two on the south side. In general, preservation of existing parking areas has been prioritized to minimize parking modifications. Central shared facilities will be provided for trash/recycling and general receiving in a similar configuration to the existing facilities on the building south side, with limited site improvements or modifications required.

The current parking lot contains approximately 207 parking spaces including 7 accessible stalls and one EV charging station. Accessible entries are currently distributed and located at the SW primary entry, the NW corner staff entry, middle south facade entry and at the NE and SE corners for separate tenant entrances that receive public visitors and are proposed to be retained. Additionally, secure exterior fleet parking is anticipated for a minimum of 6 light commercial vehicles within the SE corner of the parking area. A portion of the existing parking will be enclosed by screened security fencing around an area of approximately 6,000 sf and will include site lighting, gated access control and video surveillance. The current goal is to re-use the existing parking to the greatest extent possible and to minimize the extent of restriping or resurfacing that will be required.

Several existing mechanical yards are fenced and screened abutting the building's south side containing the building system's mechanical equipment and utility transformers and an existing steel platform at the building's NW inside corner contains equipment serving the existing office area. The equipment yard areas adjacent to the loading docks on the building's south side are proposed to expand for replacement of a non-compliant natural

gas emergency power generator to diesel with fuel storage, as well as to include new building mechanical systems equipment. The area of enlargement is estimated to convert approximately 3,000sf of existing truck loading area into fenced equipment yard. Building infrastructure and equipment proposed includes emergency generator replacement, diesel fuel storage tank and mechanical chiller.

PROJECT TEAM / CONTACTS

Applicant / Architect:

SERA Architects
338 NW 5th Ave.
Portland, OR 97209
Contact: Nicole Holt
503.445.7384
nicoleh@seradesign.com

Property Owner:

Oregon Department of Administrative Services
1225 Ferry St. SE
Salem, OR 97301
Contact: Joe Gill
503.510.5172
charles.gill@oregon.gov

Civil Engineer:

Janet Turner Engineering, LLC
16869 SW 65th Ave #194
Lake Oswego, OR 97035
Contact: Janet Turner
541.510.0878
jturner@jturnerengineering.com

Landscape Architect:

PRATO
Portland, OR
Contact: Connie Migliazzo
310.650.2570
connie@prato.la

Structural Engineer:

KPFF
111 SW Fifth Avenue
Portland, OR 97204
Contact: Ian Eikanas
ian.eikanas@kpff.com

Lighting Engineer:

Luma Lighting Design
522 SW 5th Ave #1500
Portland, OR 97204
Contact: Daren Vandenberg
darenv@lumald.com

Signage Consultant:

Ambrosini Design
1631 NW Thurman St.
Portland, OR 97209
Contact: Ken Ambrosini
kga@ambrosinidesign.com

NARRATIVE RESPONSES TO WILSONVILLE PLANNING AND LAND DEVELOPMENT ORDINANCE

Planned Development Standards and Regulations for all Planned Development (PD) Zones

Section 4.118. Standards applying to all Planned Development Zones

(.02) Underground Utilities shall be governed by Sections 4.300 to 4.320. All utilities above ground shall be located so as to minimize adverse impacts on the site and neighboring properties.

Response: All modifications to existing utilities are underground. Underground utilities are further addressed under Section 4.300 in this narrative.

(.09) Habitat-Friendly Development Practices. To the extent practicable, development and construction activities of any lot shall consider the use of habitat-friendly development practices, which include:

A. Minimizing grading, removal of native vegetation, disturbance and removal of native soils, and impervious area;

B. Minimizing adverse hydrological impacts on water resources, such as using the practices described in Part (a) of Table NR-2 in Section 4.139.03, unless their use is prohibited by an applicable and required state or federal permit, such as a

permit required under the federal Clean Water Act, 33 U.S.C. §§1251 et seq., or the federal Safe Drinking Water Act, 42 U.S.C. §§300f et seq., and including conditions or plans required by such permit;

C. Minimizing impacts on wildlife corridors and fish passage, such as by using the practices described in Part (b) of Table NR-2 in Section 4.139.03; and

D. Using the practices described in Part (c) of Table NR-2 in Section 4.139.03.

Response: The proposed site design retains the majority of the existing vegetation and soils including any native species. Any location where existing vegetation or impervious area is being replaced incorporates habitat-friendly practices where possible. Strategies include new stormwater management planter to offset disturbed area as shown on sheet C08 and amending disturbed soils to maintain infiltration.

Section 4.140. Planned Development Regulations.

(.01) Purpose.

A. The provisions of Section 4.140 shall be known as the Planned Development Regulations. The purposes of these regulations are to encourage the development of tracts of land sufficiently large to allow for comprehensive master planning, and to provide flexibility in the application of certain regulations in a manner consistent with the intent of the Comprehensive Plan and general provisions of the zoning regulations and to encourage a harmonious variety of uses through mixed use design within specific developments thereby promoting the economy of shared public services and facilities and a variety of complimentary activities consistent with the land use designation on the Comprehensive Plan and the creation of an attractive, healthful, efficient and stable environment for living,

shopping or working.[...]

Response: The renovation of this building is part of a previously approved Planned Development. A traffic report has been included as part of this package which shows that the proposed building uses would minimally increase the number of peak hour trips and recent transportation studies in the area did not identify capacity issues that would be impacted by the updated trip level.

Section 4.141. Special Regulations - Changes of Use.

(.01) Except as otherwise specified in this Code, an approved land-use or existing non-conforming use may be changed to another use, subject to the standards of this Section.

B. Conversion to a use that is listed as typically permitted in the zone, where the existing use was approved through a Planned Development review process, or conversion to a use that is found by the Planning Director to be substantially similar to a typically permitted use, shall be approved by the Planning Director, unless the Director determines that the proposed use will result in adverse impacts on neighboring properties that exceed those that would typically be permitted in the zone, in which case the Director shall require that the request be reviewed through the Class II Administrative Review process specified in Section 4.035.

Response: The proposed uses within the building (office, laboratory, storage) adhere to the requirements outlined in Section 4.135 PDI-Planned Development Industrial Zone. See response under Section 4.135.

Industrial Development Standards and Industrial Zoning

Section 4.117. Standards Applying to Industrial Developments in any Zone

(.01) All industrial developments, uses, or activities are subject to performance standards. If not otherwise specified in the Planning and Development Code, industrial developments, uses, and activities shall be subject to the performance standards specified in Section 4. 135 (.05) (PDI Zone).

Response: The existing property is located within a PDI zone and shall comply with Section 4.135. The proposed development shall adhere to the performance standards listed under Section 4.135(.05). See (.05) below for responses.

Section 4.135. PDI- Planned Development Industrial Zone

(.01) Purpose: The purpose of the PDI zone is to provide opportunities for a variety of industrial operations and associated uses.

(.02) The PDI Zone shall be governed by Section 4.140, Planned Development Regulations, and as otherwise set forth in this Code.

(.03) Uses that are typically permitted:

A. Warehouses and other buildings for storage of wholesale goods, including cold storage plants.

B. Storage and wholesale distribution of agricultural and other bulk products, provided that dust and odors are effectively contained within the site.

- C. Assembly and packing of products for wholesale shipment
 H. Office complexes - Technology
 I. Corporate headquarters
 K. Research and development
 L. Laboratories
 O. Any use allowed in a PDC Zone, subject to the following limitations:
 2. Office Complex Use (as defined in Section 4.001) shall not exceed 30% of total floor area within a project site.
 S. Temporary buildings or structures for uses incidental to construction work. Such structures to be removed within 30 days of completion or abandonment of the construction work.
 T. Other similar uses, which in the judgment of the Planning Director, are consistent with the purpose of the PDI Zone.

Response: The building will consist of a combination of uses including Laboratory and supporting Office space and Storage which includes state held PPE and other State Agencies. The office use within the building does not exceed 30% of the total floor area per Parking Summary table on sheet C21.

(.04) Block and access standards:

The PDI zone shall be subject to the same block and access standards as the PDC zone, Section 4.131(.02) and (.03).

Section 4.131 PDC - Planned Development Commercial Zone

(.02) Prohibited uses.

(.03) Block and access standards:

1. *The Development Review Board shall determine appropriate conditions of approval to assure that adequate connectivity results for pedestrians, bicyclists, and motor vehicle drivers. Consideration shall be given to the use of public transit as a means of meeting access needs.*

Response: Prohibited uses listed under Section 4.131(.02) are not proposed for this site. The existing site circulation is proposed to remain unchanged from its current configuration.

(.05) Performance Standards. The following performance standards apply to all industrial properties and sites within the PDI Zone, and are intended to minimize the potential adverse impacts of industrial activities on the general public and on other land uses or activities. They are not intended to prevent conflicts between different uses or activities that may occur on the same property.

A. All uses and operations except storage, off-street parking, loading and unloading shall be confined, contained, and conducted wholly within completely enclosed buildings, unless outdoor activities have been approved as part of Stage II, Site Design or Administrative Review.

Response: All building uses and functions take place within the existing building. An existing utility yard on the south side of the building is being re-purposed to house upgraded building equipment which includes: chiller, compressed air, vacuum equipment, generator and fuel tank.

B. Vibration: Every use shall be so operated that the ground vibration inherently and recurrently generated from equipment other than vehicles is not perceptible without instruments at any boundary line of the property on which the use is located.

Response: All HVAC equipment will include external spring isolation, with flex connection to all components. HVAC ducts, pipes, conduits, etc. will be detailed to minimize vibration transfer where they penetrate the building. Lab specific rooms that produce vibration will be fully isolated from surrounding building components including floor slabs, walls and ceilings.

C. Emission of odorous gases or other odorous matter in quantities as detectable at any point on any boundary line of the property on which the use is located shall be prohibited.

Response: The building will not be emitting odorous gases or matter. What is being exhausted is heavily diluted laboratory fume hood exhaust. High velocity discharge is used to increase the effective stack height to a minimum of 45' off the top of the roof.

D. Any open storage shall comply with the provisions of Section 4.176, and this Section.

Response: No open storage is proposed at this building.

F. Heat and Glare:

- 1. Operations producing heat or glare shall be conducted entirely within an enclosed building.*
- 2. Exterior lighting on private property shall be screened, baffled, or directed away from adjacent residential properties. This is not intended to apply to street lighting.*

Response: Operations performed at this building include analytical testing, general office use and storage and will not be producing heat or glare. The property is not adjacent to any residential properties.

G. Dangerous Substances: Any use which involves the presence, storage or handling of any explosive, nuclear waste product, or any other substance in a manner which would cause a health or safety hazard for any adjacent land use or site shall be prohibited.

Response: Operations performed at this building do not involve the storage or handling of explosives, nuclear waste products or materials that would pose a safety hazard for adjacent land uses.

H. Liquid and Solid Wastes:

- 1. Any storage of wastes which would attract insects or rodents or otherwise create a health hazard shall be prohibited.*
- 2. Waste products which are stored outside shall be concealed from view from any property line by a sight-obscuring fence or planting as*

required in Section 4.176.

3. No connection with any public sewer shall be made or maintained in violation of applicable City or State standards.

4. No wastes conveyed shall be allowed to or permitted, caused to enter, or allowed to flow into any public sewer in violation of applicable City or State standards.

5. All drainage permitted to discharge into a street gutter, caused to enter or allowed to flow into any pond, lake, stream, or other natural water course shall be limited to surface waters or waters having similar characteristics as determined by the City, County, and State Department of Environmental Quality.

6. All operations shall be conducted in conformance with the City's standards and ordinances applying to sanitary and storm sewer discharges.

Response: Waste will be stored in a secured room within the building. Two existing trash compactors will remain on site with direct connection to the secured trash room and will be screened by a 7' high chain link fence with plastic slats that matches the existing site fencing. The existing building has (2) existing sanitary sewer laterals that convey waste from the building to (2) separate public waste mains, with no new sewer services proposed exterior of the building. All proposed stormwater management will convey either roof surface area, or vehicular pavement areas to existing, downstream stormwater systems, mimicking the existing site flow, collection and discharge characteristics.

I. Noise: Noise generated by the use, with the exception of traffic noises from automobiles, trucks, and trains, shall not violate any applicable standards adopted by the Oregon Department of Environmental Quality and W.C. 6.204 governing noise control in the same or similar locations. [Amended by Ord. 631, 7/16/07]

J. Electrical Disturbances. Except for electrical facilities wherein the City is preempted by other governmental entities, electrical disturbances generated by uses within the PDI zone which interfere with the normal operation of equipment or instruments within the PDI Zone are prohibited. Electrical disturbances which routinely cause interference with normal activity in abutting residential use areas are also prohibited.

Response: The operations within building or on site will not produce any noise that can be perceived by adjacent sites or produce electrical disturbances that could affect nearby equipment of instruments.

K. Discharge Standards: There shall be no emission of smoke, fallout, fly ash, dust, vapor, gases, or other forms of air pollution that may cause a nuisance or injury to human, plant, or animal life, or to property. Plans of construction and operation shall be subject to the recommendations and regulations of the State Department of Environmental Quality. All measurements of air pollution shall be by the procedures and with equipment approved by the State Department of Environmental Quality or equivalent and acceptable methods of measurement approved by the City. Persons responsible for a suspected source of air pollution upon the

request of the City shall provide quantitative and qualitative information regarding the discharge that will adequately and accurately describe operation conditions.

L. Open burning is prohibited.

Response: The operations within the building will not produce forms of air pollution. What is being exhausted is heavily diluted laboratory fume hood exhaust. High velocity discharge is used to increase the effective stack height to a minimum of 45' off the top of the roof. Open burning will also not occur at or within the building.

M. Storage:

- 1. Outdoor storage must be maintained in an orderly manner at all times.*
- 2. Outdoor storage area shall be gravel surface or better and shall be suitable for the materials being handled and stored. If a gravel surface is not sufficient to meet the performance standards for the use, the area shall be suitably paved.*
- 3. Any open storage that would otherwise be visible at the property line shall be concealed from view at the abutting property line by a sight obscuring fence or planting not less than six (6) feet in height.*

Response: No open storage is proposed at this building.

N. Landscaping:

- 1. Unused property, or property designated for expansion or other future use, shall be landscaped and maintained as approved by the Development Review Board. Landscaping for unused property disturbed during construction shall include such things as plantings of ornamental shrubs, lawns, native plants, and mowed, seeded fieldgrass.*
- 2. Contiguous unused areas of undisturbed fieldgrass may be maintained in their existing state. Large stands of invasive weeds such as Himalayan blackberries, English ivy, cherry Laurel, reed canary grass or other identified invasive plants shall be removed and/or mowed at least annually to reduce fire hazard. These unused areas, located within a phased development project or a future expansion cannot be included in the area calculated to meet the landscape requirements for the initial phase(s) of the development.*
- 3. Unused property shall not be left with disturbed soils that are subject to siltation and erosion. Any disturbed soil shall be seeded for complete erosion cover germination and shall be subject to applicable erosion control standards.*

Response: Any property disturbed during construction will be replanted with ornamental plantings per the Planting Plan, sheets C18-19. The contiguous unused areas of undisturbed field grass in the SROZ area will be maintained in their existing state. Invasive Himalayan blackberries on the north edge of the property will be removed and replaced with ornamental hedges and shrubs (see Planting Plan). There will be no disturbed soils left unplanted.

(.06) Other Standards:

A. Minimum Individual Lot Size: No limit save and except as shall be consistent with the other provisions of this Code (e.g., landscaping, parking, etc.).

B. Maximum Lot Coverage: No limit save and except as shall be consistent with the other provisions of this Code (e.g., landscaping, parking, etc.).

C. Front Yard Setback: Thirty (30) feet. Structures on corner or through lots shall observe the minimum front yard setback on both streets. Setbacks shall also be maintained from the planned rights-of-way shown on any adopted City street plan.

D. Rear and Side Yard Setback: Thirty (30) feet. Structures on corner or through lots shall observe the minimum rear and side yard setbacks on both streets. Setbacks shall also be maintained from the planned rights-of-way shown on any adopted City street plan.

E. No setback is required when side or rear yards abut on a railroad siding.

F. Corner Vision: Corner lots shall have no sight obstruction to exceed the vision clearance standards of Section 4.177.

G. Off-Street Parking and Loading: As provided in Section 4.155.

H. Signs: As provided in Sections 4.156.01 through 4.156.11.

Response: The proposed development will not change the existing footprint of the building or impede on any existing setbacks as shown in the site development plan on sheet C21. Responses to items listed under F – H are found later in this document under their respected section headings.

Significant Resource Overlay Zone (SROZ)

Section 4.139.03 Administration

(.01) Resources. The text provisions of this section shall be used to determine whether applications may be approved within the Significant Resource Overlay Zone. The following maps and documents may be used as references for identifying areas subject to the requirements of this Section:

A. Metro's UGMFP Title 3 Water Quality Resource Area maps.

B. The Federal Emergency Management Agency (FEMA) Flood Insurance

C. Rate Maps (FIRM)

D. The Wilsonville Local Wetland Inventory (LWI) (1998)

E. The Wilsonville Riparian Corridor Inventory (RCI) (1998)

F. Locally adopted studies or maps

G. City of Wilsonville slope analysis maps

H. Clackamas and Washington County soils surveys

I. Metro's UGMFP Title 13 Habitat Conservation Area Map [Added by Ord. # 674 11/16/09]

Response: The site contains an existing wetland at the west end of the property that requires the development to meet the standards outlined in Section 4.139

(.02) Impact Area.

The “Impact Area” is the area adjacent to the outer boundary of a Significant Resource within which development or other alteration activities may be permitted through the review of an SRIR (Significant Resource Impact Report). Where it can be clearly determined by the Planning Director that development is only in the Impact Area and there is no impact to the Significant Resource, development may be permitted without SRIR review. The impact area is 25 feet wide unless otherwise specified in this ordinance or by the decision making body. Designation of an Impact Area is required by Statewide Planning Goal 5. The primary purpose of the Impact Area is to ensure that development does not encroach into the SROZ.

Response: The SROZ boundary and adjacent 25’ wide Impact Area are shown on all included site plans. The existing encroachments into these boundaries are described in subsequent sections of this document. No new development is being proposed within the SROZ or Impact Area and the existing vegetation and site topography is proposed to remain unchanged except for the removal of invasive blackberry as shown on the Landscape Plan on sheet C18.

Section 4.139.04 Uses and Activities Exempt from These Regulations

A request for exemption shall be consistent with the submittal requirements listed under Section 4.139.06(.01)(B – I), as applicable to the exempt use and activity.

(.02) Maintenance and repair of buildings, structures, yards, gardens or other activities or uses that were in existence prior to the effective date of these regulations.

(.03) Alterations of buildings or accessory structures which do not increase building coverage.

(.10) The removal of invasive vegetation such as Himalayan Blackberry, English Ivy, Poison Oak, Scots (Scotch) Broom or as defined as invasive in the Metro Native Plant List.

(.22) Any impacts to resource functions from the above excepted activities, such as gravel construction pads, erosion/sediment control materials or damaged vegetation, shall be mitigated using appropriate repair or restoration/enhancement techniques.

Response: A portion of the existing building falls within the SROZ impact area as shown on the site plan, Sheet C07. Seismic upgrades will be made to the portion of the building within the impact area, but the footprint of the building will not change. Existing Himalayan Blackberry has been identified within the SROZ and adjacent impact area and is proposed to be removed and replaced with native ground cover as shown on sheet C18.

Section 4.139.05 Significant Resource Overlay Zone Map Verification

The map verification requirements described in this Section shall be met at the time an applicant requests a building permit, grading permit, tree removal permit, land division approval, or other land use decision. Map verification shall not be used to dispute whether the mapped Significant Resource Overlay Zone boundary is a significant natural resource. Map refinements are subject to the requirements of Section 4.139.10(.01)(D).

Response: The SROZ boundary is depicted on sheet C07 and was provided by Pacific Habitat Services who conducted a site visit and provided the updated boundary lines shown in the attached drawings based on the resource categories. The SROZ boundary currently shown is greater in size than what was previously mapped.

General Development Regulations and Standards

Section 4.154. On-site Pedestrian Access and Circulation.

(.01) On-site Pedestrian Access and Circulation

A. The purpose of this section is to implement the pedestrian access and connectivity policies of the Transportation System Plan. It is intended to provide for safe, reasonably direct, and convenient pedestrian access and circulation.

B. Standards. Development shall conform to all of the following standards:

- 1. Continuous Pathway System. A pedestrian pathway system shall extend throughout the development site and connect to adjacent sidewalks, and to all future phases of the development, as applicable.*
- 2. Safe, Direct, and Convenient. Pathways within developments shall provide safe, reasonably direct, and convenient connections between primary building entrances and all adjacent parking areas, recreational areas/playgrounds, and public rights-of-way and crosswalks based on all of the following criteria:*
 - a. Pedestrian pathways are designed primarily for pedestrian safety and convenience, meaning they are free from hazards and provide a reasonably smooth and consistent surface.*
 - b. The pathway is reasonably direct. A pathway is reasonably direct when it follows a route between destinations that does not involve a significant amount of unnecessary out-of-direction travel.*
 - c. The pathway connects to all primary building entrances and is consistent with the Americans with Disabilities Act (ADA) requirements.*
- 3. Vehicle/Pathway Separation. Except as required for crosswalks, per subsection 4, below, where a pathway abuts a driveway or street it shall be vertically or horizontally separated from the vehicular lane. For example, a pathway may be vertically raised six inches above the abutting travel lane, or horizontally separated by a row of bollards.*
- 4. Crosswalks. Where a pathway crosses a parking area or driveway, it shall be clearly marked with contrasting paint or paving materials (e.g., pavers, light-color concrete inlay between asphalt, or similar contrast).*
- 5. Pathway Width and Surface. Primary pathways shall be constructed of concrete, asphalt, brick/masonry pavers, or other durable surface, and not less than five (5) feet wide. Secondary pathways and pedestrian trails may have an alternative surface except as otherwise required by the ADA.*
- 6. All pathways shall be clearly marked with appropriate standard signs.*

Response: The existing development site includes a striped pedestrian route painted in contrasting colors, connecting all building entry points to the public right-of-way and/or other entry points around the existing building. Proposed is the enhancement/replacement of the existing striped path along the south and north sides of the building. Where new walkways will be provided, they will be constructed of concrete and masonry pavers and 5 feet in width, with wheel stops proposed for all new parking spaces that abut a new or existing walking surface. New walkways will be separated from vehicular traffic with a six-inch curb except at the main entry at the SW corner where the pedestrian walkway is protected from vehicle traffic by boulders. Interior site crosswalks across drive aisles will be striped with contrasting paint.

Section 4.155. General Regulations - Parking, Loading and Bicycle Parking.*(.01) Purpose:*

A. The design of parking areas is intended to enhance the use of the parking area as it relates to the site development as a whole, while providing efficient parking, vehicle circulation and attractive, safe pedestrian access.

B. As much as possible, site design of impervious surface parking and loading areas shall address the environmental impacts of air and water pollution, as well as climate change from heat islands.

Response: The majority of the parking area around the building is existing and to remain unchanged except for the main entry at the SW corner of the building. This area is being re-graded to provide an accessible access path from the main building entry to the right-of-way. Existing pedestrian striping connecting parking areas are being preserved to retain a clear path of travel around the existing site. Additional parking modifications include: 1,400 sf of existing loading dock pavement is being replaced with a landscaped stormwater planter to mitigate the area of disturbed new impervious surface at this main entry and where additional repairs to the existing parking area are needed. The proposed stormwater planter will provide for both water quality (treatment) and water quantity (flow control) for site surface water conveyed to it, mitigating concerns for water pollution. Previously striped off spaces south of the utility yard will be re-striped for parking. Due to the utility yard growing in size, additional space for accessing loading dock bays is no longer needed in this area. Finally, 6 spaces at the SE corner of the parking lot will be reserved for DAS fleet vehicle parking. These spaces have not been tallied into the total parking counts. A parking analysis summary has been included on sheet C21.

(.02) General Provisions:

A. The provision and maintenance of off-street parking spaces is a continuing obligation of the property owner. The standards set forth herein shall be considered by the Development Review Board as minimum criteria.

1. The Board shall have the authority to grant variances or planned development waivers to these standards in keeping with the purposes and objectives set forth in the Comprehensive Plan and this Code.

2. Waivers to the parking, loading, or bicycle parking standards shall only be issued upon a findings that the resulting development will have no significant adverse impact on the surrounding neighborhood, and the community, and that the development considered as a whole meets the purposes of this section.

B. No area shall be considered a parking space unless it can be shown that the area is accessible and usable for that purpose, and has maneuvering area for the vehicles, as determined by the Planning Director.

C. In cases of enlargement of a building or a change of use from that existing on the effective date of this Code, the number of parking spaces required shall be based on the additional floor area of the enlarged or additional building, or changed use, as set forth in this Section. Current development standards, including parking area landscaping and screening, shall apply only to the additional approved parking area.

D. In the event several uses occupy a single structure or parcel of land, the total requirement for off-street parking shall be the sum of the requirements of the

several uses computed separately, except as modified by subsection "E," below. Within the TC Zone, the cumulative number of parking spaces required by this subsection may be reduced by 25 percent.

Response: Parking spaces have been numbered on the Site Development Plan sheet C21. A parking analysis summary is also included on this sheet.

J. Parking spaces along the boundaries of a parking lot shall be provided with a sturdy bumper guard or curb at least six (6) inches high and located far enough within the boundary to prevent any portion of a car within the lot from extending over the property line or interfering with required screening or sidewalks.

K. All areas used for parking and maneuvering of cars shall be surfaced with asphalt, concrete, or other surface, such as pervious materials (i. e. pavers, concrete, asphalt) that is found by the City's authorized representative to be suitable for the purpose. In all cases, suitable drainage, meeting standards set by the City's authorized representative, shall be provided.

Response: All existing parking spaces that abut the property lines along both the south and north sides of the development site, include a vertical curb and landscape area, allowing for vehicle overhang area well within the property without crossing property lines. Wheel stops are provided at sidewalks or fencing to prevent vehicles from interfering with these elements. All existing and proposed areas to be utilized by vehicles is currently already developed with either asphalt pavement or concrete pavement. The site is well graded to provide for adequate surface drainage from all paved areas to multiple catch basins, which discharge runoff offsite, per existing conveyance systems.

L. Artificial lighting which may be provided shall be so limited or deflected as not to shine into adjoining structures or into the eyes of passers-by.

Response: All fixtures have been selected with built-in shielding, integral optics, or have been located and aimed away from direct view.

N. Up to forty percent (40%) of the off-street spaces may be compact car spaces as identified in Section 4.001 - "Definitions," and shall be appropriately identified.

O. Where off-street parking areas are designed for motor vehicles to overhang beyond curbs, planting areas adjacent to said curbs shall be increased to a minimum of seven (7) feet in depth. This standard shall apply to a double row of parking, the net effect of which shall be to create a planted area that is a minimum of seven (7) feet in depth.

Response: Compact spaces have been identified on sheet C21 and within the parking analysis summary on that sheet. No more than 40% of the provided parking spaces will be compact spaces. Existing parking that currently overhangs any planted area is 7 feet in depth at minimum.

(.03) Minimum and Maximum Off-Street Parking Requirements:

A. Parking and loading or delivery areas shall be designed with access and maneuvering area adequate to serve the functional needs of the site and shall:

1. *Separate loading and delivery areas and circulation from customer and/or employee parking and pedestrian areas. Circulation patterns shall be clearly marked.*
2. *To the greatest extent possible, separate vehicle and pedestrian traffic.*

Response: Parking improvements are proposed near the southwest building corner, as part of the larger main entry redevelopment. Parking is proposed to be separated from pedestrian circulation via an accessible route to the front door. Near the main entry, a shuttle drop-off area will be developed to allow for direct pedestrian access from the drive lane west of the building to the main entry. Eight existing loading bays on the south side of the site and one existing loading bay on the north side are proposed to remain and will be clearly labeled as loading zones. The remainder of existing parking and paved loading access/through drives will remain untouched except for the minor modifications mentioned under the Section 4.155(.01) response above.

B. Parking and loading or delivery areas shall be landscaped to minimize the visual dominance of the parking or loading area, as follows:

1. *Landscaping of at least ten percent (10%) of the parking area designed to be screened from view from the public right-of-way and adjacent properties. This landscaping shall be considered to be part of the fifteen percent (15%) total landscaping required in Section 4.176.03 for the site development.*
2. *Landscape tree planting areas shall be a minimum of eight (8) feet in width and length and spaced every eight (8) parking spaces or an equivalent aggregated amount.*
 - a. *Trees shall be planted in a ratio of one (1) tree per eight (8) parking spaces or fraction thereof, except in parking areas of more than two hundred (200) spaces where a ratio of one (1) tree per six (six) spaces shall be applied as noted in subsection (.03)(B.)(3.). A landscape design that includes trees planted in areas based on an aggregated number of parking spaces must provide all area calculations.*
 - b. *Except for trees planted for screening, all deciduous interior parking lot trees must be suitably sized, located, and maintained to provide a branching minimum of seven (7) feet clearance at maturity.*

Response: The landscaping of the parking area equals about 26% of the parking area, or 47,000 square feet. The site already includes more than 1 tree per 8 parking spaces, but we will be adding 7 trees at the driveway entrances to replace some dead or dying trees, as well as adding 26 trees near the building entry parking spaces (see Landscape sheets C16 for species).

C. Off Street Parking shall be designed for safe and convenient access that meets ADA and ODOT standards. All parking areas which contain ten (10) or more parking spaces, shall for every fifty (50) standard spaces., provide one ADA- accessible parking space that is constructed to building code standards, Wilsonville Code 9.000.

Response: A parking analysis summary is included on sheet C21. Per provided parking spaces, a minimum of 5 ADA spaces will be required. Nine ADA spaces are proposed.

G. Tables 5 shall be used to determine the minimum and maximum parking standards for various land uses. The minimum number of required parking spaces

shown on Tables 5 shall be determined by rounding to the nearest whole parking space. For example, a use containing 500 square feet, in an area where the standard is one space for each 400 square feet of floor area, is required to provide one off-street parking space. If the same use contained more than 600 square feet, a second parking space would be required. Structured parking and on-street parking are exempted from the parking maximums in Table 5.

Response: Based on Table 5 referenced above this project proposes to calculate the required parking based on the use ratios – 2.7:1,000 sf for General Office, 0.3:1,000 sf for Storage and 1.6:1,000 sf for Laboratories based on the Manufacturing category. The City of Wilsonville’s development ordinance does not contain a category for laboratory use. The Institute of Transportation Engineers’ Parking Generation Manual also does not have a separate land use category for estimating parking for laboratories. This project proposes a 1.6:1,000 sf ratio based on the manufacturing use category for required parking for laboratory use based on the following: Research conducted on laboratory ratios turned up examples of research laboratories included in manufacturing categories instead of more intensive uses associated with university labs. Jurisdictions that combined research labs with manufacturing ratios include Albany, OR; Madras, OR; Mill Creek, WA; Mount Vernon, WA; Fountain Valley, CA. The majority of employees split time between working in the labs and working at a desk in the open office environment. Standard industry practice for traffic engineers in estimating trip generation and parking demand for shared-use facilities (in this case, office and laboratory) would be to estimate demand with each as a stand-alone facility, and then reduce accordingly (conservatively 25-30%) for employees or trips that use both, effectively removing the double-counting from the estimating process. A parking analysis summary is included on sheet C21.

H. Electrical Vehicle Charging Stations:

- 1. Parking spaces designed to accommodate and provide one or more electric vehicle charging stations on site may be counted towards meeting the minimum off-street parking standards.*
- 2. Modification of existing parking spaces to accommodate electric vehicle charging stations on site is allowed outright.*

Response: 10 new electric vehicle charging spaces are proposed near the main entry of the building as shown on sheet C21.

I. Motorcycle parking:

- 1. Motorcycle parking may substitute for up to 5 spaces or 5 percent of required automobile parking, whichever is less. For every 4 motorcycle parking spaces provided, the automobile parking requirement is reduced by one space.*
- 2. Each motorcycle space must be at least 4 feet wide and 8 feet deep. Existing parking may be converted to take advantage of this provision.*

Response: Four motorcycle parking spaces will be provided. Two existing and two new. Motorcycle spaces are indicated on sheet C21 and will be marked with required signage.

(.04) Bicycle Parking:

A. Required Bicycle Parking - General Provisions.

- 1. The required minimum number of bicycle parking spaces for each use category is shown in Table 5, Parking Standards.*

2. *Bicycle parking spaces are not required for accessory buildings. If a primary use is listed in Table 5, bicycle parking is not required for the accessory use.*

3. *When there are two or more primary uses on a site, the required bicycle parking for the site is the sum of the required bicycle parking for the individual primary uses.*

4. *Bicycle parking space requirements may be waived by the Development Review Board per Section 4.118(.03)(A.)(9.) and (10.).*

B. Standards for Required Bicycle Parking

1. *Each space must be at least 2 feet by 6 feet in area and be accessible without moving another bicycle.*

2. *An aisle at least 5 feet wide shall be maintained behind all required bicycle parking to allow room for bicycle maneuvering. Where the bicycle parking is adjacent to a sidewalk, the maneuvering area may extend into the right-of-way.*

3. *When bicycle parking is provided in racks, there must be enough space between the rack and any obstructions to use the space properly.*

4. *Bicycle lockers or racks, when provided, shall be securely anchored.*

5. *Bicycle parking shall be located within 30 feet of the main entrance to the building or inside a building, in a location that is easily accessible for bicycles. For multi-tenant developments, with multiple business entrances, bicycle parking may be distributed on-site among more than one main entrance.*

Response: Bicycle parking summary is provided on sheet C21. 19 total spaces are required and 21 are provided. Bicycle parking spaces adhere to the above space requirements. Bicycle parking at the main, re-constructed entry are located within 30 feet of this entrance. Bicycle parking located at the north employee entry is located as close as was feasible to maintain the existing sidewalk and sitework and reduce the amount of impervious surfaces within existing landscape areas.

C. Long-term Bicycle Parking

1. *Long-term bicycle parking provides employees, students, residents, commuters, and others who generally stay at a site for several hours a weather-protected place to park bicycles.*

2. *For a proposed multi-family residential, retail, office, or institutional development, or for a park and ride or transit center, where six (6) or more bicycle parking spaces are required pursuant to Table 5, 50% of the bicycle parking shall be developed as long-term, secure spaces. Required long-term bicycle parking shall meet the following standards:*

a. All required spaces shall meet the standards in subsection (B.) above, and must be covered in one of the following ways: inside buildings, under roof overhangs or permanent awnings, in bicycle lockers, or within or under other structures.

b. All spaces must be located in areas that are secure or monitored (e.g., visible to employees, monitored by security guards, or in public view).

c. Spaces are not subject to the locational criterion of (B.)(5.).

Response: A minimum of 50% of required bicycle parking spaces are provided as long-term spaces inside the building. A bicycle parking summary is provided on sheet C21. Eleven long-term spaces are located at the

back-employee entrance which is only accessed through secured card reader access and adjacent to a main break room area where the only exit is visible from the large open break area. The location of the long-term bicycle parking area can be seen on the Level 01 floor plan, sheet C22.

(.05) Minimum Off-Street Loading Requirements:

A. Every building that is erected or structurally altered to increase the floor area, and which will require the receipt or distribution of materials or merchandise by truck or similar vehicle, shall provide off-street loading berths on the basis of minimum requirements as follows:

- 1. Commercial, industrial, and public utility uses which have a gross floor area of 5,000 square feet or more, shall provide truck loading or unloading berths in accordance with the following tables: 30,000 sf – 100,000 sf = 2 Berths required*
- 2. Restaurants, office buildings, hotels, motels, hospitals and institutions, schools and colleges, public buildings, recreation or entertainment facilities, and any similar use which has a gross floor area of 30,000 square feet or more, shall provide off-street truck loading or unloading berths in accordance with the following table: 30,000 sf – 100,000 sf = 1 Berth required*
- 3. A loading berth shall contain space twelve (12) feet wide, thirty-five (35) feet long, and have a height clearance of fourteen (14) feet.*

Response: Per tables referenced above the proposed uses within the building would require (2) loading berths for the laboratory use and (1) loading berth per office use sf for a total of (3). We are proposing to retain (9) existing loading dock bays for deliveries. All existing loading berths meet the stated requirements for size and height clearance above.

(.06) Carpool and Vanpool Parking Requirements:

A. Carpool and vanpool parking spaces shall be identified for the following uses:

- 1. New commercial and industrial developments with seventy-five (75) or more parking spaces,*
 - 2. New institutional or public assembly uses, and*
 - 3. Transit park-and-ride facilities with fifty (50) or more parking spaces.*
- B. Of the total spaces available for employee, student, and commuter parking, at least five percent, but not fewer than two, shall be designated for exclusive carpool and vanpool parking.*
- C. Carpool and vanpool parking spaces shall be located closer to the main employee, student or commuter entrance than all other parking spaces with the exception of ADA parking spaces.*
- D. Required carpool/vanpool spaces shall be clearly marked "Reserved - Carpool/Vanpool Only."*

Response: 5% of the total provided parking spaces would require a minimum of 11 spaces be dedicated to carpool/vanpool spaces. A parking analysis summary is located on sheet C21 with locations of carpool/vanpool parking shown on the same sheet. Required spaces have been allocated among the main employee entrances located at each of the building's four corners according to the percentage of employees using those entries.

(.07) Parking Area Redevelopment. The number of parking spaces may be reduced by up to 10% of the minimum required parking spaces for that use when a portion of the

existing parking area is modified to accommodate or provide transit-related amenities such as transit stops, pull-outs, shelters, and park and ride stations.

Response: A shuttle drop-off has been incorporated into the main entry redevelopment on the west side of the main entry. DAS has future plans to utilize the shuttle service to transport employees to and from this building to nearby transit hubs. Based on the number of required spaces per analysis above and on sheet C21, required spaces could be reduced by 17 for a total of 157 required spaces.

Section 4.156.02. Sign Review Process and General Requirements.

(.08) Waivers and Variances. Waivers and variances are similar in that they allow deviation from requirements such as area, and height from ground. They differ in that waivers are granted by the DRB as part of a comprehensive review of the design and function of an entire site to bring about an improved design and variances are granted by either the Planning Director or DRB to relieve a specific hardship caused by the regulations.

A. Waivers. The DRB may grant waivers for sign area, sign height from ground (no waiver shall be granted to allow signs to exceed thirty-five (35) feet in height), number of signs, or use of electronic changeable copy signs in order to better implement the purpose and objectives of the sign regulations as determined by making findings that all of the following criteria are met:

- 1. The waiver will result in improved sign design, in regards to both aesthetics and functionality.*
- 2. The waiver will result in a sign or signs more compatible with and complementary to the overall design and architecture of a site, along with adjoining properties, surrounding areas, and the zoning district than signs allowed without the waiver.*
- 3. The waiver will result in a sign or signs that improve, or at least do not negatively impact, public safety, especially traffic safety.*
- 4. Sign content is not being considered when determining whether or not to grant a waiver.*

Response: The project will have three flagpoles to fly the required Department of Administrative Services flags; the American flag, the State of Oregon flag and the POW flag. Per Section 4.156.05 only two flags, not more than 30 feet, are allowed before a waiver to the sign permit requirements is needed. The addition of a third flagpole allows for the American flag to fly on its own pole, centered and in front of the other two DAS required flags. The middle American flagpole will be 30' in height and the other two flag poles will be 25' in height. The State of Oregon and POW flags will be 5'x6' in size on the two shorter poles and the American flag will be 6'x8' in size on the taller pole. Each pole will be adequately lit from below. This configuration meets the flag code requirements and the needs of DAS for their required flags. The three-pole configuration and proposed heights for the poles fits within the context of the existing building height while allowing for unobstructed views of the flags from the main site access from the drive aisles at the south side of the building. The staggered design allows for a compact footprint that avoids conflicts with the adjacent entry canopy, trees and stormwater planter. The layout and design of these flagpoles are shown on sheets Site Development Plan (C21), Proposed Building Elevations-South (C30) and Details (C33).

Section 4.177. Street Improvement Standards.

This section contains the City's requirements and standards for pedestrian, bicycle, and transit facility improvements to public streets, or within public easements. The purpose of this section is

to ensure that development, including redevelopment, provides transportation facilities that are safe, convenient, and adequate in rough proportion to their impacts.

(.01) Development and related public facility improvements shall comply with the standards in this section, the Wilsonville Public Works Standards, and the Transportation System Plan, in rough proportion to the potential impacts of the development. Such improvements shall be constructed at the time of development or as provided by Section 4.140, except as modified or waived by the City Engineer for reasons of safety or traffic operations.

(.02) Street Design Standards.

E. Corner or clear vision area.

1. A clear vision area which meets the Public Works Standards shall be maintained on each corner of property at the intersection of any two streets, [...]

(.03) Sidewalks. Sidewalks shall be provided on the public street frontage of all development. [...]

A. Sidewalk widths shall include a minimum through zone of at least five feet.

(.04) Bicycle Facilities. Bicycle facilities shall be provided to implement the Transportation System Plan, and may include on-street and off-street bike lanes, shared lanes, bike boulevards, and cycle tracks

(.08). Access Drive and Driveway Approach Development Standards.

C. Where emergency vehicle access is required, approaches and driveways shall be designed and constructed to accommodate emergency vehicle apparatus and shall conform to applicable fire protection requirements. [...]

Response: All Streets, rights-of-way, corner landscaping and signage elements, sidewalks, bike lanes, bus stop and access drives are existing to remain with the existing conditions meeting the requirements of Section 4.177. The proposed design includes maintaining pedestrian walkways from all main entrances to the sidewalk in order to connect to the existing bus stop located on 95th Ave. The current tree and signage condition is remaining unchanged. New low ground cover and shrubs will be added behind signage but will not obstruct the view triangle at the corner. The existing drive aisles around the building for emergency vehicle access will remain with current access unchanged in the proposed design.

Section 4.176. Landscaping, Screening, and Buffering.

(.01) Purpose. This Section consists of landscaping and screening standards and regulations for use throughout the City. The regulations address materials, placement, layout, and timing of installation. The City recognizes the ecological and economic value of landscaping and requires the use of landscaping and other screening or buffering to: [...]

(.02) Landscaping and Screening Standards.

A. Subsections "C" through "I," below, state the different landscaping and screening standards to be applied throughout the City. The locations where the landscaping and screening are required and the depth of the landscaping and screening is stated in various places in the Code.

B. All landscaping and screening required by this Code must comply with all of the provisions of this Section, unless specifically waived or granted a Variance as otherwise provided in the Code. The landscaping standards are minimum requirements; higher standards can be substituted as long as fence and vegetation- height limitations are met. Where the standards set a minimum based on square footage or linear footage, they shall be interpreted as applying to each complete or

partial increment of area or length (e.g., a landscaped area of between 800 and 1600 square feet shall have two trees if the standard calls for one tree per 800 square feet.

C. General Landscaping Standard. [...]

Response: An existing boundary of mature trees surrounding the site already meets the tree spacing requirement (1 tree per 30'). We are adding areas of ground cover in several locations where shrubs or ground cover have died (see hatches in plan on sheets C18-19). For example, on the east side between the sidewalk and building where there is currently large patches of bare ground to meet the requirement for full vegetated cover.

D. Low Screen Landscaping Standard. [...]

Response: An existing boundary of mature trees surrounding the site already meets the tree spacing requirement (1 tree per 30'). The landscape is already bermed several feet above the ground level with existing shrubs planted at the top per the screening requirement. We are proposing to remove the dead or old shrubs and replant with more evergreen and drought tolerant species in this boundary area to adhere with the continuous 3' screen requirement. (See hatches on sheets C18-19 for areas of removal and replacement).

E. Low Berm Landscaping Standard.

Response: On the north side of the development, we will be clearing the invasive blackberry that is currently providing our screen and replacing it with a non-invasive, evergreen hedge to provide a similar high screen.

(.03) Landscape Area. Not less than fifteen percent (15%) of the total lot area, shall be landscaped with vegetative plant materials. The ten percent (10%) parking area landscaping required by section 4.155.03(B)(1) is included in the fifteen percent (15%) total lot landscaping requirement. Landscaping shall be located in at least three separate and distinct areas of the lot, one of which must be in the contiguous frontage area. Planting areas shall be encouraged adjacent to structures. Landscaping shall be used to define, soften or screen the appearance of buildings and off-street parking areas. Materials to be installed shall achieve a balance between various plant forms, textures, and heights. The installation of native plant materials shall be used whenever practicable.

Response: Total lot area is about 425,186 square feet. Vegetated area is about 133,107 square feet or 31% of the total lot area. We will enhance and enlarge the landscaped areas up against the building, especially at the SW corner of the building at the main entrance. See Planting Plan (C18-C19) for species variation and native species used.

(.04) Buffering and Screening. Additional to the standards of this subsection, the requirements of the Section 4.137.5 (Screening and Buffering Overlay Zone) shall also be applied, where applicable.

C. All exterior, roof and ground mounted, mechanical and utility equipment shall be screened from ground level off-site view from adjacent streets or properties.

F. In any zone any fence over six (6) feet high measured from soil surface at the

outside of fenceline shall require Development Review Board approval.

Response: Site sections on sheets C31 and C32 show the proposed new mechanical fan units on the roof and that they do not fall within the site lines from the property boundaries. All ground mounted equipment is located within the existing utility yard on the south side of the building and screened by the existing 7' high chain link fence with plastic slats. The existing fence is proposed to be extended where necessary to enclose additional utility yard area. A new security fence is proposed around the SE corner of the parking lot to provide secure parking for DAS fleet vehicles. The gate is proposed to be open during business hours to provide additional guest and employee parking and closed/secured after business hours. This new fence is proposed to be an 8' tall chain link fence with plastic slatting to match the existing fence style at the utility yard.

(.06) Plant Materials.

A. Shrubs and Ground Cover. All required ground cover plants and shrubs must be of sufficient size and number to meet these standards within three (3) years of planting. Non-horticultural plastic sheeting or other impermeable surface shall not be placed under mulch. Native topsoil shall be preserved and reused to the extent feasible. Surface mulch or bark dust are to be fully raked into soil of appropriate depth, sufficient to control erosion, and are confined to areas around plantings. Areas exhibiting only surface mulch, compost or barkdust are not to be used as substitutes for plant areas.

- 1. Shrubs. [...]*
- 2. Ground cover. [...]*

Response: See landscape legend on sheet C16 for all plant species and sufficient sizes.

- 3. Turf or lawn in non-residential developments. [...]*
- 4. Plant materials under trees or large shrubs. [...]*
- 5. Integrate compost-amended topsoil in all areas to be landscaped, including lawns, to help detain runoff, reduce irrigation and fertilizer needs, and create a sustainable, low-maintenance landscape.*

Response: We are decreasing the amount of lawn currently on site and only replacing a small amount back in one area where it currently exists. The new landscape will only have 7,920 square feet of cultivated lawn, or 1.8% of the lot area. See response for 4.176(02)(C) for our plan to cover existing, bare ground. All topsoil will be compost-amended. Further details to be included in the construction specifications.

B. Trees. All trees shall be well-branched and typical of their type as described in current American Association of Nurserymen (AAN) Standards and shall be balled and burlapped. The trees shall be grouped as follows:

- 1. Primary trees which define, outline or enclose major spaces, such as Oak, Maple, Linden, and Seedless Ash, shall be a minimum of 2" caliper.*
- 2. Secondary trees which define, outline or enclose interior areas, such as Columnar Red Maple, Flowering Pear, Flame Ash, and Honeylocust, shall be a minimum of 1-3/4" to 2" caliper.*
- 3. Accent trees which, are used to add color, variation and accent to architectural features, such as Flowering Pear and Kousa Dogwood, shall be 1-3/4"*

minimum caliper.

4. Large conifer trees such as Douglas Fir or Deodar Cedar shall be installed at a minimum height of eight (8) feet.

5. Medium-sized conifers such as Shore Pine, Western Red Cedar or Mountain Hemlock shall be installed at a minimum height of five to six (5 to 6) feet.

Response: See landscape legend on sheet C16 for all plant species and sufficient sizes.

C. Where a proposed development includes buildings larger than twenty-four (24) feet in height or greater than 50,000 square feet in footprint area, the Planning Director or the Development Review Board, as applicable, may require larger or more mature plant materials:

1. At maturity, proposed trees shall be at least one-half the height of the building to which they are closest, and building walls longer than 50 feet shall require tree groups located no more than fifty (50) feet on center, to break up the length and height of the façade.

2. Either fully branched deciduous or evergreen trees may be specified depending upon the desired results. Where solar access is to be preserved, only solar-friendly deciduous trees are to be used. Where year-round sight obscuring is the highest priority, evergreen trees are to be used.

3. The following standards are to be applied: a. Deciduous trees: i. Minimum height of ten (10) feet; and ii. Minimum trunk diameter (caliper) of 2 inches (measured at four and one-half [4 1/2] feet above grade). b. Evergreen trees: Minimum height of twelve (12) feet.

Response: The proposed tree species and locations currently meet the above requirements where the existing landscaping is being modified. The new solar canopy on the south façade has been taken into consideration regarding the selection of nearby tree species to preserve solar access. Existing parking, loading and utility yard locations prohibit us from meeting these requirements at all faces of the existing building.

D. Street Trees. In order to provide a diversity of species, the Development Review Board may require a mix of street trees throughout a development.

1. All trees shall be standard base grafted, well branched and typical of their type as described in current AAN Standards and shall be balled and burlapped (b&b). Street trees shall be planted at sizes in accordance with the following standards:

a. Arterial streets - 3" minimum caliper

b. Collector streets - 2" minimum caliper.

c. Local streets or residential private access drives - 1-3/4" minimum caliper.

d. Accent or median tree -1-3/4" minimum caliper.

2. The following trees and varieties thereof are considered satisfactory street trees in most circumstances; however, other varieties and species are encouraged and will be considered:

a. Trees over 50 feet mature height: [...]

b. Trees under 50 feet mature height: [...]

c. Other street tree species. [...]

Response: We will be planting (9) new street trees to replace the trees that were removed and never replaced by a previous owner as part of this project. See landscape legend on sheet C16 for species and sizes.

E. Types of Plant Species.

- 1. Existing landscaping or native vegetation may be used to meet these standards, if protected and maintained during the construction phase of the development and if the plant species do not include any that have been listed by the City as prohibited. The existing native and non-native vegetation to be incorporated into the landscaping shall be identified.*
- 2. Selection of plant materials. Landscape materials shall be selected and sited to produce hardy and drought-tolerant landscaping. Selection shall be based on soil characteristics, maintenance requirements, exposure to sun and wind, slope and contours of the site, and compatibility with other vegetation that will remain on the site. Suggested species lists for street trees, shrubs and groundcovers shall be provided by the City of Wilsonville.*
- 3. Prohibited plant materials. The City may establish a list of plants that are prohibited in landscaped areas. Plants may be prohibited because they are potentially damaging to sidewalks, roads, underground utilities, drainage improvements, or foundations, or because they are known to be invasive to native vegetation.*

Response: See Planting Plans (C18-19) for plant species. The landscape species were selected based on their drought tolerance, native designation, or general climate adaptation for this area. One of our main goals is to make this landscape more drought tolerant and low maintenance than the existing landscape.

(.07) Installation and Maintenance.

A. Installation. [...]

B. Maintenance. [...]

C. Irrigation. Approved irrigation system plans shall specify one of the following:

- 1. A permanent, built-in, irrigation system with an automatic controller. [...]*
- 2. A permanent or temporary system designed by a landscape architect licensed to practice in the State of Oregon, [...]*
- 3. Other irrigation system specified by a licensed professional in the field of landscape architecture or irrigation system design.*
- 4. A temporary permit issued for a period of one year, after which an inspection shall be conducted to assure that the plants have become established. [...]*

D. Protection. [...]

Response: The landscape architect will provide clear direction for installation per industry standards to the chosen contractor. The site includes an existing, permanent, built-in irrigation system, but it will be upgraded with a smart controller and updated through a design/build process with the chosen contractor to meet the needs of the new landscape additions. It will include a mix of drip irrigation and spray heads based on plant material needs, but spray heads will be limited to increase water-use efficiency.

(.08) Landscaping on Corner Lots. All landscaping on corner lots shall meet the vision clearance standards of Section 4.177.[...]

Response: Reference section 4.177.02 for our response.

(.09) Landscape Plans. Landscape plans shall be submitted showing all existing and proposed landscape areas. Plans must be drawn to scale and show the type, installation size, number and placement of materials. Plans shall include a plant material list. Plants are to be identified by both their scientific and common names. The condition of any existing plants and the proposed method of irrigation are also to be indicated. Landscape plans shall divide all landscape areas into the following categories based on projected water consumption for irrigation:

- A. *High water usage areas (+/- two (2) inches per week): [...]*
- B. *Moderate water usage areas (+/- one (1) inch per week): [...]*
- C. *Low water usage areas (Less than one (1) inch per week, or gallons per hour): [...]*
- D. *Interim or unique water usage areas: [...]*

These categories shall be noted in general on the plan and on the plant material list

Response: This information has been provided in the Landscape plans on sheets C16-C19. Information on existing trees is provided in the attached Arborist Report.

(.12) Mitigation and Restoration Plantings. A mitigation plan is to be approved by the City's Development Review Board before the destruction, damage, or removal of any existing native plants. Plantings intended to mitigate the loss of native vegetation are subject to the following standards. Where these standards conflict with other requirements of this Code, the standards of this Section shall take precedence. The desired effect of this section is to preserve existing native vegetation.[...]

Response: The ornamental plantings that we are removing and replacing on site are not native and will be replaced with either native or drought tolerant species. We are preserving most of the mature trees in the boundary planting area, some of which are natives.

Section 4.179. Mixed Solid Waste and Recyclables Storage in New Multi-Unit Residential and Non-Residential Buildings.

(.01) All site plans for multi-unit residential and non-residential buildings submitted to the Wilsonville Development Review Board for approval shall include adequate storage space for mixed solid waste and source separated recyclables.

(.02) The floor area of an interior or exterior storage area shall be excluded from the calculation of building floor area for purposes of determining minimum storage requirements.

(.03) The storage area requirement shall be based on the predominant use(s) of the building. If a building has more than one of the uses listed herein and that use occupies 20 percent or less of the floor area of the building, the floor area occupied by that use shall be counted toward the floor area of the predominant use(s). If a building has more than one of the uses listed herein and that use occupies more than 20 percent of the floor area of the building, then the storage area requirement for the whole building shall be the sum of the requirement for the area of each use.

(.04) Storage areas for multiple uses on a single site may be combined and shared.

(.05) The specific requirements are based on an assumed storage height of four feet for solid

waste/recyclables. Vertical storage higher than four feet but no higher than seven feet may be used to accommodate the same volume of storage in a reduced floor space. Where vertical or stacked storage is proposed, the site plan shall include drawings to illustrate the layout of the storage area and dimensions for the containers.

(.06) The specific requirements for storage area are as follows:

B. Non-residential buildings shall provide a minimum storage area of ten square feet, plus:

1. Office: Four square feet per 1,000 square feet gross floor area (GFA);
2. Retail: Ten square feet per 1,000 square feet GFA;
3. Wholesale / Warehouse / Manufacturing: Six square feet per 1,000 square feet GFA; and
4. Other: Four square feet per 1,000 square feet GFA.

(.07) The applicant shall work with the City's franchised garbage hauler to ensure that site plans provide adequate access for the hauler's equipment and that storage area is adequate for the anticipated volumes, level of service and any other special circumstances which may result in the storage area exceeding its capacity. The hauler shall notify the City by letter of their review of site plans and make recommendations for changes in those plans pursuant to the other provisions of this section.

(.08) Existing multi-unit residential and non-residential developments wishing to retrofit their structures to include storage areas for mixed solid waste and recycling may have their site plans reviewed and approved through the Class I Administrative Review process, according to the provisions of Section 4.035. Site plans for retrofitting existing developments must conform to all requirements of this Section, "Mixed Solid Waste and Recyclables Storage In New Multi-Unit Residential and Non-Residential Buildings," and 4.430, "Location, Design and Access Standards for Mixed Solid Waste and Recycling Areas," of the Wilsonville City Code.

Response: Per the requirements above this building would require 10 sf + 184 sf (office) + 219 sf (laboratory) + 372 sf (warehouse) = 785 sf total waste and recyclable storage. A secured 310 sf room is provided with direct access to two existing trash compactors to support the additional required waste storage space. **We've been in communication with the local garbage hauler, Republic Services, and have been given the case number 121541998. The required review letter to the City of Wilsonville will be provided after their review of our drawings.**

OUTDOOR LIGHTING

Section 4.199.10. Outdoor Lighting In General.

(.01) Purpose: The purpose of this Code is to provide regulations for outdoor lighting that will:

- A. Permit reasonable uses of outdoor lighting for nighttime safety, utility, security, productivity, enjoyment and commerce.
- B. Conserve energy and resources to the greatest extent possible.
- C. Minimize glare, particularly in and around public rights-of-way; and reduce visual discomfort and improve visual acuity over large areas by avoiding "light islands" and "spotlighting" that result in reduced visual perception in areas adjacent to either the source of the glare or the area illuminated by the glare.
- D. Minimize light trespass, so that each owner of property does not cause unreasonable light spillover to other property.
- E. Curtail the degradation of the nighttime environment and the night sky.

F. Preserve the dark night sky for astronomy and enjoyment.

G. Protect the natural environment, including wildlife, from the damaging effects of night lighting from human sources.

Response: The lighting scheme locates fixtures in a manner that provides even illumination across the site for safety, utility, and security. The lighting layout does not permit light trespass beyond the property line. Light levels are minimal within the SROZ boundary and focused at the parking spaces and drive aisle for safety. Lighting controls will be provided for each fixture that allow for fixtures to meet City of Wilsonville curfew requirements.

Section 4.199.20. Applicability.

(.01) This Ordinance is applicable to:

A. Installation of new exterior lighting systems in public facility, commercial, industrial and multi-family housing projects with common areas.

B. Major additions or modifications (as defined in this Section) to existing exterior lighting systems in public facility, commercial, industrial and multi-family housing projects with common areas.

(.02) Exemption. The following luminaires and lighting systems are EXEMPT from these requirements: A. Interior lighting. B. Internally illuminated signs. F. Building Code required exit path lighting. I. Lighting required and/or regulated by the City (i.e. construction related activities), Federal Aviation Administration, U.S. Coast Guard or other Federal or State agency. K. Code Required Signs. L. American flag. M. Landscape lighting. O. Public street lights.

Response: The project will replace all existing exterior building lighting and add required parking lighting and will therefore need to meet the requirements of Section 4.199. Lighting subject to these requirements that does not fall within the stated exempt lighting types include, exterior mounted lighting, parking lighting and utility yard lighting.

Section 4.199.30. Lighting Overlay Zones.

(.01) The designated Lighting Zone as indicated on the Lighting Overlay Zone Map for a commercial, industrial, multi-family or public facility parcel or project shall determine the limitations for lighting systems and fixtures as specified in this Ordinance.

A. Property may contain more than one lighting zone depending on site conditions and natural resource characteristics.

(.02) The Lighting Zones shall be:

B. LZ 2. Low-density suburban neighborhoods and suburban commercial districts, industrial parks and districts. This zone is intended to be the default condition for the majority of the City.

Response: Project site is located in the City of Wilsonville development zone PDI and Lighting Zone LZ2. Adjacent properties are within the same LZ2 zone.

Section 4.199.40. Lighting Systems Standards for Approval.

(.01) Non-Residential Uses and Common Residential Areas.

A. All outdoor lighting shall comply with either the Prescriptive Option or the Performance Option below.

B. Prescriptive Option. If the lighting is to comply with this Prescriptive Option, the installed lighting shall meet all of the following requirements according to the designated Lighting Zone.

- 1. The maximum luminaire lamp wattage and shielding shall comply with Table 7.*
- 2. Except for those exemptions listed in Section 4.199.20(.02), the exterior lighting for the site shall comply with the Oregon Energy Efficiency Specialty Code, Exterior Lighting.*
- 3. The maximum pole or mounting height shall be consistent with Table 8.*
- 4. Each luminaire shall be set back from all property lines at least 3 times the mounting height of the luminaire:*
 - a. Exception 1: If the subject property abuts a property with the same base and lighting zone, no setback from the common lot lines is required.*
 - c. Exception 3: If the luminaire is used for the purpose of street, parking lot or public utility easement illumination and is located less than 3 mounting heights from the property line, the luminaire shall include a house side shield to protect adjoining property.*
 - e. Exception 5: Lighting adjacent to SROZ areas shall be set back 3 times the mounting height of the luminaire, or shall employ a house side shield to protect the natural resource area.*

Response: A site photometric plan is provided per the Performance Option on sheet C36. This shows light levels at and immediately adjacent to all property lines. Where property lines are adjacent to another property, light levels are below 0.2fc horizontal, meeting the city requirement of 0.2fc maximum. Due to existing site constraints, light poles have been located adjacent to the existing parking lot, as far from the property line and SROZ as possible. Maximum wattage and fixture heights are indicated on luminaire schedule by fixture type, complying with both Table 7 and Table 8 requirements. Fixtures located near the property line and SROZ have additional shielding to protect the natural resource area.

D. Curfew. All prescriptive or performance based exterior lighting systems shall be controlled by automatic device(s) or system(s) that:

- 1. Initiate operation at dusk and either extinguish lighting one hour after close or at the curfew times according to Table 10; or*
 - 2. Reduce lighting intensity one hour after close or at the curfew time to not more than 50% of the requirements set forth in the Oregon Energy Efficiency Specialty Code unless waived by the DRB due to special circumstances; and*
 - 3. Extinguish or reduce lighting consistent with 1. and 2. above on Holidays.*
- The following are exceptions to curfew:*
- a. Exception 1: Building Code required lighting.*
 - b. Exception 2: Lighting for pedestrian ramps, steps and stairs.*

Response: Lighting controls will be employed on outdoor lighting fixtures to reduce the intensity to not more than 50% after close or at the curfew times.

Section 4.199.50. Submittal Requirements.

(.01) Applicants shall submit the following information as part of DRB review or administrative review of new commercial, industrial, multi-family or public facility projects:

A. A statement regarding which of the lighting methods will be utilized, prescriptive or performance, and a map depicting the lighting zone(s) for the property.

Response: See response to Section 4.199.40 regarding lighting method used. The project site is located in the City of Wilsonville development zone PDI and Lighting Zone LZ2. Adjacent properties are within the same LZ2 zone.

The far west property line has not been shown as this is beyond the scope of work for this project and no lighting is added in the vicinity; it can be assumed light levels are 0.0.

Photometric elevations are included for the North and West boundaries that abut adjacent properties. East and south elevations are measured across the street. Vertical calculations begin at ground level and extends to 35'-0" above ground, 10'-0" above highest light pole of 25'-0". These show light levels are below the maximum 0.4fc vertical. Poles at parking areas are 25' high, below the 40' maximum. Poles along the south building elevation are 14' high, below the 18' maximum. Direct uplight lumens max. percentage of 5% has been met by orienting all fixtures downward, except for Flag and landscape lighting, which are both exempt.

B. A site lighting plan that clearly indicates intended lighting by type and location. For adjustable luminaires, the aiming angles or coordinates shall be shown.

Response: A site lighting plan is provided, sheet C41, showing all lighting at their locations by type. Fixtures and locations match all lighting indicated on the photometric plan. Aiming angles for adjustable luminaire S7 is listed in the luminaire schedule. S7 fixture type is 12W, below the threshold for unshielded landscape lighting. S9 flagpole lights are aimed upward but is listed as an exempt fixture type. All other fixtures are non-adjustable.

C. For each luminaire type, drawings, cut sheets or other documents containing specifications for the intended lighting including but not limited to, luminaire description, mounting, mounting height, lamp type and manufacturer, lamp watts, ballast, optical system/distribution, and accessories such as shields.

Response: For each luminaire type the following has been provided within the Lighting drawings or within the attached cutsheets in the Appendix: Plan showing location, cutsheets or documents containing Luminaire description, Mounting method, Mounting height, Lamp type and manufacturer, Lamp watts, Ballast, Optical system/distribution and any Accessories.

D. Calculations demonstrating compliance with Oregon Energy Efficiency Specialty Code, Exterior Lighting, as modified by Section 4.199.40(.01)(B.)(2.)

Response: A Comcheck form is attached in the Appendix of this narrative showing area-by-area analysis. According to our current energy code requirements, we are allowed 10,624 total watts for the overall site and we are below this threshold at 3,254 proposed watts.

E. Lighting plans shall be coordinated with landscaping plans so that pole lights and trees are not placed in conflict with one another. The location of lights shall be shown on the landscape plan. Generally, pole lights should not be placed within one pole length of landscape and parking lot trees.

Response: Landscape Plans, sheets C18-19 show the pole light locations. Light poles have been located between existing and new trees as necessary for even illumination, with as much distance from trees as feasible.

F. Applicants shall identify the hours of lighting curfew.

Response: Lighting curfew is scheduled for no later than 10pm per City requirements.

(.03) In addition to the above submittal requirements, Applicants using the Performance Method shall submit the following information as part of the permit set plan review:

A. Site plan showing horizontal isocandle lines, or the output of a point-by-point computer calculation of the horizontal illumination of the site, showing property lines and light levels immediately off of the subject property.

B. For each side of the property, the output of a point-by-point vertical footcandle calculation showing illumination in the vertical plane at the property line from grade to at least 10 feet higher than the height of the tallest pole.

C. Lighting plans shall be prepared by a qualified licensed engineer.

Response: The Lighting Plan and Luminaire Schedule on sheets C41 and C40 contain all the info stated in this section. Maximum wattage and required shielding have been addressed by selecting full shielded fixtures and orienting fixtures so they are shielded by structure. Type S1B parking lot luminaires are equipped with House-Side-Shield optics for light cutoff at the pole to minimize light crossing over the property line behind the pole. S1 series, S2 series, S6, S8, S11, S12 are fully shielded. S4 and S5 are mounted aimed downward beneath canopies to shield uplight. S10 fixtures are aimed at underside of canopy, oriented to fully shield uplight. All fixtures are below 100W for fully shielded fixtures.

Section 4.199.60. Major Additions or Modifications to Pre-Existing Sites.

(01.) Major Additions. If a major addition occurs on a property, all of the luminaires on the site shall comply with the requirements of this Section. For purposes of this sub-section, the following are considered to be major additions:

A. Additions of 50 percent or more in terms of additional dwelling units, gross floor area, seating capacity, or parking spaces, either with a single addition or with cumulative additions after July 2, 2008.

B. Modification or replacement of 50 percent or more of the outdoor lighting luminaries' within a 5-year timeframe existing as of July 2, 2008.

Response: This project is categorized as a major addition and all exiting luminaires are being replaced to comply with the requirements of this section and applicable Building Codes.

UNDERGROUND UTILITIES

Section 4.300. General.

(.01) The City Council deems it reasonable and necessary in order to accomplish the orderly and desirable development of land within the corporate limits of the City, to require the underground installation of utilities in all new developments.

(.02) After the effective date of this Code, the approval of any development of land within the City will be upon the express condition that all new utility lines, including but not

limited to those required for power, communication, street lighting, gas, cable television services and related facilities, shall be placed underground.

(.03) The construction of underground utilities shall be subject to the City's Public Works Standards and shall meet applicable requirements for erosion control and other environmental protection.

Section 4.310 Exceptions.

Section 4.300 of this Code shall not apply to surface-mounted transformers, surface-mounted connection boxes, wireless communication facilities, and meter cabinets and other appurtenances which are reasonably necessary to be placed above ground, or to temporary utility service facilities during construction, or to high capacity electric and communication feeder lines, or to utility transmission lines operating at 50,000 volts or more.

Response: Infrastructure serving the existing building are all located below-grade, including water, fire suppression, sanitary sewer, storm drainage, electrical, natural gas and communication. The only above-ground (overhead) utility are the BPA transmission lines, located within an easement, along the north side of the site between the building and the north property line. Proposed new utilities, including stormwater management and waste lines associated with mechanical units will be developed below-grade in compliance with all local and state requirements, including the Plumbing Code.

Section 4.320. Requirements.

(.01) The developer or subdivider shall be responsible for and make all necessary arrangements with the serving utility to provide the underground services (including cost of rearranging any existing overhead facilities). All such underground facilities as described shall be constructed in compliance with the rules and regulations of the Public Utility Commission of the State of Oregon relating to the installation and safety of underground lines, plant, system, equipment and apparatus.

Response: See previous response for description on existing and proposed site utilities.

(.02) The location of the buried facilities shall conform to standards supplied to the subdivider by the City. The City also reserves the right to approve location of all surface-mounted transformers.

Response: The project proposes limited new utility infrastructure, which will include stormwater management (both surface and revised roof drainage), sanitary sewer specific to mechanical unit improvements, and infrastructure associated with installation of (3) new generators, above-ground fuel oil tank, cooling towers and various lab equipment (air receiver tanks, air compressors, air dryers, and vacuum system).

(.03) Interior easements (back lot lines) will only be used for storm or sanitary sewers, and front easements will be used for other utilities unless different locations are approved by the City Engineer. Easements satisfactory to the serving utilities shall be provided by the developer and shall be set forth on the plat.

Response: The project does not propose any new public or franchise utility easements. The development site is encumbered by multiple existing easements, including (3) separate 15-foot wide waterline easements, (1) sewer easement, (1) access easement, (1) BPA transmission main easement and (2) blanket easements.

Section 4.171. General Regulations - Protection of Natural Features and Other Resources.

(.01) Purpose. It is the purpose of this Section to prescribe standards and procedures for the use and development of land to assure the protection of valued natural features and cultural resources. The requirements of this Section are intended to be used in conjunction with those of the Comprehensive Plan and other zoning standards. It is further the purpose of this Section:

- A. To protect the natural environmental and scenic features of the City of Wilsonville.*
- B. To encourage site planning and development practices which protect and enhance natural features such as riparian corridors, streams, wetlands, swales, ridges, rock outcroppings, views, large trees and wooded areas.*
- C. To provide ample open space and to create a constructed environment capable and harmonious with the natural environment.*

(.02) General Terrain Preparation:

- A. All developments shall be planned, designed, constructed and maintained with maximum regard to natural terrain features and topography, especially hillside areas, floodplains, and other significant landforms.*
- B. All grading, filling and excavating done in connection with any development shall be in accordance with the Uniform Building Code*
- C. In addition to any permits required under the Uniform Building Code, all developments shall be planned, designed, constructed and maintained so as to:

 - 1. Limit the extent of disturbance of soils and site by grading, excavation and other land alterations.*
 - 2. Avoid substantial probabilities of: (1) accelerated erosion; (2) pollution, contamination, or siltation of lakes, rivers, streams and wetlands; (3) damage to vegetation; (4) injury to wildlife and fish habitats.*
 - 3. Minimize the removal of trees and other native vegetation that stabilize hillsides, retain moisture, reduce erosion, siltation and nutrient runoff, and preserve the natural scenic character.**

Response: The proposed development includes removal and replacement of existing impervious surfaces, with those same areas slightly re-graded to meet Americans With Disability Act (ADA) requirements for parking and accessible access to the building. Site grades will be closely maintained, with limited amount of import granular fill to develop a proposed stormwater planter abutting the existing building. All proposed disturbed hardscape areas will be minimized as much as possible with hardscape re-established removing all risk of erosion. The majority of the lot landscape, both in the SROZ and in the boundary landscape between parking lot and ROW are being preserved. We will be selectively removing dead, old, or high-water shrubs/groundcovers and replacing in kind with more drought tolerant or native species. No trees or plants will be removed in the SROZ, where most of our grade change (and potential erosion) is located.

(.04) Trees and Wooded Areas.

- A. All developments shall be planned, designed, constructed and maintained so that:

 - 1. Existing vegetation is not disturbed, injured, or removed prior to site development and prior to an approved plan for circulation, parking and structure location.*
 - 2. Existing wooded areas, significant clumps/groves of trees and vegetation, and all trees with a diameter at breast height of six inches or greater shall be incorporated into the development plan and protected wherever feasible.**

3. Existing trees are preserved within any right-of-way when such trees are suitably located, healthy, and when approved grading allows.

B. Trees and woodland areas to be retained shall be protected during site preparation and construction according to City Public Works design specifications, by:

1. Avoiding disturbance of the roots by grading and/or compacting activity.
2. Providing for drainage and water and air filtration to the roots of trees which will be covered with impermeable surfaces.
3. Requiring, if necessary, the advisory expertise of a registered arborist/horticulturist both during and after site preparation.
4. Requiring, if necessary, a special maintenance, management program to insure survival of specific woodland areas of specimen trees or individual heritage status trees.

Response: See civil plan C07 for trees requested to be removed. The majority of these are dead, at the end of their life or too close to our building. We will be replacing all of these in better locations with better-suited species. No existing trees-to-remain should be impacted by construction, as most of the boundary landscapes are remaining unchanged. Please refer to the provided arborist report for the health of all existing trees, both to remain and to be removed.

(.05) High Voltage Powerline Easements and Rights of Way and Petroleum Pipeline Easements:

B. Any proposed non-residential development within high voltage powerline easements and rights of way and petroleum pipeline easements shall be coordinated with and approved by the Bonneville Power Administration, Portland General Electric Company or other appropriate utility, depending on the easement or right of way ownership.

Response: A BPA application for proposed use of the existing BPA right-of-way currently located on the north side of the site will be submitted to the nearest BPA Oregon office.

Section 4.175. Public Safety and Crime Prevention.

(.01) All developments shall be designed to deter crime and insure public safety.

(.02) Addressing and directional signing shall be designed to assure identification of all buildings and structures by emergency response personnel, as well as the general public.

(.03) Areas vulnerable to crime shall be designed to allow surveillance. Parking and loading areas shall be designed for access by police in the course of routine patrol duties.

(.04) Exterior lighting shall be designed and oriented to discourage crime.

Response: The majority of the existing building exterior will remain as is except for existing landscaping at the main entrances at the building corners. Landscaping will be enhanced at entries to replace tall bushes currently blocking views to the exterior with shorter plantings. The existing building will utilize existing surveillance camera locations with additional cameras around fenced areas such as the utility yard and secured parking area. The existing parking lot will remain open for general access except for the secured fleet vehicle parking area proposed at the SE corner of the parking area. Site lighting is located and oriented to

provide even illumination across the perimeter of the building and parking areas (refer to Site Photometric plan on sheet C42). Fixtures will be fitted with motion sensors to alert security of activity after hours.

Waivers to Typical Development Standards

Section 4.118. Standards applying to all Planned Development Zones:

(.03) Notwithstanding the provisions of Section 4.140 to the contrary, the Development Review Board, in order to implement the purposes and objectives of Section 4.140, and based on findings of fact supported by the record may:

- A. Waive the following typical development standards: [...]*
- B. The following shall not be waived by the Board, unless there is substantial evidence in the whole record to support a finding that the intent and purpose of the standards will be met in alternative ways: [...]*
- C. The following shall not be waived by the Board, unless there is substantial evidence in the whole record to support a finding that the intent and purpose of the standards will be met in alternative ways, and the action taken will not violate any applicable federal, state, or regional standards:[...]*
- D. Locate individual building, accessory buildings, off-street parking and loading facilities, open space and landscaping and screening without reference to lot lines; and*
- E. Adopt other requirements or restrictions, inclusive of, but not limited to, the following:[...]*

Section 4.140. Planned Development Regulations.

(.01) Purpose .

A. The provisions of Section 4.140 shall be known as the Planned Development Regulations. The purposes of these regulations are to encourage the development of tracts of land sufficiently large to allow for comprehensive master planning, and to provide flexibility in the application of certain regulations in a manner consistent with the intent of the Comprehensive Plan and general provisions of the zoning regulations and to encourage a harmonious variety of uses through mixed use design within specific developments thereby promoting the economy of shared public services and facilities and a variety of complimentary activities consistent with the land use designation on the Comprehensive Plan and the creation of an attractive, healthful, efficient and stable environment for living, shopping or working.

B. It is the further purpose of the following Section:[...]

Response: The applicant understands that the DRB may decide to waive certain requirements, except those specifically stated that can't be waived as long as the development sufficiently adheres to the intent within the Comprehensive Plan and zoning regulations.

Site Design Review

Section 4.400. Purpose.

(.01) Excessive uniformity, inappropriateness or poor design of the exterior appearance of structures and signs and the lack of proper attention to site development and landscaping in the business, commercial, industrial and certain residential areas of the City hinders the harmonious development of the City, impairs the desirability of residence, investment or occupation in the City, limits the opportunity to attain the

optimum use in value and improvements, adversely affects the stability and value of property, produces degeneration of property in such areas and with attendant deterioration of conditions affecting the peace, health and welfare, and destroys a proper relationship between the taxable value of property and the cost of municipal services therefor.

Section 4.421. Criteria and Application of Design Standards.

(.01) The following standards shall be utilized by the Board in reviewing the plans, drawings, sketches and other documents required for Site Design Review. These standards are intended to provide a frame of reference for the applicant in the development of site and building plans as well as a method of review for the Board. These standards shall not be regarded as inflexible requirements. They are not intended to discourage creativity, invention and innovation. The specifications of one or more particular architectural styles is not included in these standards.

A. Preservation of Landscape. The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soils removal, and any grade changes shall be in keeping with the general appearance of neighboring developed areas

Response: The majority of the lot landscape, both in the SROZ and in the boundary landscape between parking lot and ROW are being preserved. We will be selectively removing dead, old, or high-water shrubs/groundcovers and replacing in kind with more drought tolerant or native species. We will be removing a few dead or dying trees, as well as a few trees that were planted too close to the building and are posing security or structural issues. We will be removing and replacing or enhancing landscape at the building entries with more drought tolerant, native, and low maintenance plantings that should look better year-round.

B. Relation of Proposed Buildings to Environment. Proposed structures shall be located and designed to assure harmony with the natural environment, including protection of steep slopes, vegetation and other naturally sensitive areas for wildlife habitat and shall provide proper buffering from less intensive uses in accordance with Sections 4.171 and 4.139 and 4.139.5. The achievement of such relationship may include the enclosure of space in conjunction with other existing buildings or other proposed buildings and the creation of focal points with respect to avenues of approach, street access or relationships to natural features such as vegetation or topography.

Response: The proposed renovation proposes to preserve the majority of the existing site and vegetation except where stated otherwise in this narrative. Existing vegetation along the boundaries of the site will remain or be replaced to provide buffers between adjacent sites. No modifications are proposed within areas of the existing site at the SROZ boundary and impact zone with the exception of removing invasive blackberry species. A new pedestrian canopy is proposed at the main entry along with a higher structural canopy that will support a portion of the new PV array. These canopies will help provide a more prominent main entry at the SW corner of the building to help with visitor wayfinding and as way to showcase the State's dedication to supporting green energy technology by making the new PV array visible to employees and visitors of the building. The remaining portion of the PV array is proposed to be supported by additional awnings that will

replace the existing south facing awning. The new canopies and awnings can be seen on the following sheets: C30 Proposed Elevations, C33-C34 Entry Canopy Details, C35 Building Perspective.

C. Drives, Parking and Circulation. With respect to vehicular and pedestrian circulation, including walkways, interior drives and parking, special attention shall be given to location and number of access points, general interior circulation, separation of pedestrian and vehicular traffic, and arrangement of parking areas that are safe and convenient and, insofar as practicable, do not detract from the design of proposed buildings and structures and the neighboring properties.

Response: The proposed renovation proposed to retain the majority of the site parking and loading circulation. The main entry is proposed to be reconstructed to provide an accessible path from the main entry to the existing pedestrian crossing to the sidewalk at the south right-of-way. The re-construction of the main entry includes new parking with boulders that separate cars from the pedestrian walkways and new raised sidewalk 6" above the parking surface. Existing pedestrian walkways connecting all existing entries with sidewalks located to the south and east of the building will be maintained and re-painted with contrasting colors as needed. New signage will be added around the site to help safely direct vehicles to appropriate parking and loading areas and to alert vehicles of pedestrian crossings where necessary.

D. Surface Water Drainage. Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties of the public storm drainage system.

Response: The site includes an existing onsite stormwater management system that includes roof drains plumbed underground to a storm drain system that also collects multiple surface drains. The existing storm piping discharges runoff to two separate downstream locations; the first is plumbed to the public storm main located in SW Freeman Drive, and the second is an open-channel discharge to the existing creek located west of the building. The development proposes to maintain, if not slightly reduce, the site impervious area, for a runoff volume matching the existing conditions. Existing underground storm piping is proposed to be utilized for all redeveloped areas, with minimal site grading changes to the existing conditions.

An oil water separator will be provided to serve stormwater drainage from the generator equipment yard. The entire generator and fuel oil system will be located within a containment curb to prevent surface stormwater from entering or leaving the generator yard. All fuel oil equipment and piping will be provided with double containment to prevent large scale fuel spills. The oil water separator is sized to serve stormwater runoff from the generator yard and is provided to prevent hydrocarbons from entering the stormwater system. The outlet of the oil water separator will be connected to the site stormwater system. A single stormwater drain on the inlet of the oil water separator will serve the entire surface area of the generator yard. No sanitary drains will be provided in the generator yard.

E. Utility Service. Any utility installations above ground shall be located so as to have a harmonious relation to neighboring properties and site. The proposed method of sanitary and storm sewage disposal from all buildings shall be indicated.

Response: Proposed new above-ground utility installations include building mechanical, electrical and plumbing assemblies, proposed to be located within an existing loading dock area adjacent to the south side of the building, currently already being used for similar equipment. The area will be screened and fenced per city standards. The existing compressed air system and natural gas generator system will be removed from the equipment yard. Existing incoming electrical and plumbing utility equipment in the yard will remain. New systems will consist of mechanical cooling towers, condenser water pumps, (3) diesel generators, bulk diesel fuel storage tank, fuel oil fill/cleaning systems, oil water separator, and a sump pump.

New sewer services associated with these mechanical systems will be trenched below-grade and discharged by a sump pump into the building and connected to the existing under slab building waste. Sanitary receiver drains in the utility yard will be provided with a 4-inch tall water dam to prevent surface storm water from entering the sanitary sewer system. Sanitary drains from exterior equipment will be piped over the top of the dam and discharge into the drain to prevent sanitary drainage from entering the storm sewer system. The building is currently served by (2) sanitary sewer service laterals, one in the northeast corner of the building, discharged to the public main within SW 95th Avenue, and the second is in the southwest corner of the building, discharging to the public main located within the natural area (and easement) west of the site. Both service laterals are proposed to be retained, with no new service lateral developed.

F. Advertising Features. In addition to the requirements of the City's sign regulations, the following criteria should be included: the size, location, design, color, texture, lighting and materials of all exterior signs and outdoor advertising structures or features shall not detract from the design of proposed buildings and structures and the surrounding properties.

Response: Through the use of materials and colors consistent with the architectural material selection, a seamless transition will be achieved between the building and its wayfinding signage. The site monument sign and directional signs implement the established color palette of the entry canopy and the building architecture. Sign details including illumination method for the corner monument sign can be found on sheet C38.

G. Special Features. Exposed storage areas, exposed machinery installations, surface areas, truck loading areas, utility buildings and structures and similar accessory areas and structures shall be subject to such setbacks, screen plantings or other screening methods as shall be required to prevent their being incongruous with the existing or contemplated environment and its surrounding properties. Standards for screening and buffering are contained in Section 4.176.

Response: The proposed renovation does not include any exposed storage areas, utility buildings, or accessory structures. All proposed loading areas are currently existing. The existing utility yard on the south side of the building is currently fenced with an existing 7' high chain link fence with plastic slatting. We are proposing to retain the existing fence where feasible and extend it where we will be expanding portions of the utility yard to accommodate the replacement of some of the existing equipment. The extension of this fencing will match the style and height of the existing fence.

Section 4.430. Location, Design and Access Standards for mixed Solid Waste and Recycling Areas

(.01) The following locations, design and access standards for mixed solid waste and recycling storage areas shall be applicable to the requirements of Section 4.179 of the

Wilsonville City Code.

(.02) Location Standards:

- A. To encourage its use, the storage area for source separated recyclables shall be co-located with the storage area for residual mixed solid waste.*
- B. Indoor and outdoor storage areas shall comply with Uniform Building and Fire Code requirements.*
- C. Storage area space requirements can be satisfied with a single location or multiple locations and can combine with both interior and exterior locations.*
- D. Exterior storage areas can be located within interior side yard or rear yard areas. Minimum setback shall be three (3) feet. Exterior storage areas shall not be located within a required front yard setback, including double frontage lots.*
- E. Exterior storage areas shall be located in central and visible locations on a site to enhance security for users.*
- F. Exterior storage areas can be located in a parking area if the proposed use provides at least the minimum number of parking spaces required for the use after deducting the area used for storage. Storage areas shall be appropriately screened according to the provisions of Section 4.430 (.03), below.*
- G. The storage area shall be accessible for collection vehicles and located so that the storage area will not obstruct pedestrian or vehicle traffic movement on the site or on public streets adjacent to the site.*

Response: Solid waste and recycling is collected in a secured room within the interior of the building that meets the requirements of Section 4.430 and application Building Codes.

(.03) Design Standards.

- A. The dimensions of the storage area shall accommodate containers consistent with current methods of local collection.*
- B. Storage containers shall meet Uniform Fire Code standards and be made of or covered with waterproof materials or situated in a covered area.*
- C. Exterior storage areas shall be enclosed by a sight obscuring fence, wall or hedge at least six (6) feet in height. Gate openings for haulers shall be a minimum of ten (10) feet wide and shall be capable of being secured in a closed or open position. In no case shall exterior storage areas be located in conflict with the vision clearance requirements of Section 4.177.*
- D. Storage area(s) and containers shall be clearly labeled to indicate the type of materials accepted.*

Response: The waste and recycling room is connected to two existing exterior trash and recycling compactors on the south side of the building within the existing loading zones. The trash compactors are screened by an extension of the existing 7' high chain link fence with plastic slats currently around the existing utility yard. The trash compactors are accessed through a 20' rolling gate. The trash compactors, shown on sheet C21, are located towards the middle of the south façade and therefore not near the corner of the site where they could impede on vision clearance requirements.

(.04) Access Standards.

- A. Access to storage areas can be limited for security reasons. However, the storage area shall be accessible to users at convenient times of the day and to collect*

service personnel on the day and approximate time they are scheduled to provide collection service.

B. Storage areas shall be designed to be easily accessible to collection trucks and equipment, considering paving, grade and vehicle access. A minimum of ten (10) feet horizontal clearance and eight feet of vertical clearance is required if the storage area is covered.

C. Storage areas shall be accessible to collection vehicles without requiring backing out of a driveway onto a public street. If only a single access point is available to the storage area, adequate turning radius shall be provided to allow collection vehicles to safely exit the site in a forward motion.

Response: The existing trash compactors will be behind a 7' high fence for security and to meet screening standards. The rolling gate will be accessible to service personnel during scheduled collection service. The existing drive aisle and access are existing and proposed to remain unchanged. The trash compactors are not covered.

Signs

Section 4.156.01. Sign Regulations Purpose and Objectives.

(.01) Purpose. The general purpose of the sign regulations are to provide one of the principal means of implementing the Wilsonville Comprehensive Plan by fostering an aesthetically pleasing, functional, and economically vital community, as well as promoting public health, safety, and well-being. The sign regulations strive to accomplish the above general purpose by meeting the needs of sign owners while maintaining consistency with the development and design standards elsewhere in Chapter 4. This code regulates the design, variety, number, size, location, and type of signs, as well as the processes required to permit various types of signs. Sign regulations have one or more of the following specific objectives:

A. Well-designed and aesthetically pleasing signs sufficiently visible and comprehensible from streets and rights-of-way that abut a site as to aid in wayfinding, identification and provide other needed information.

B. Sign design and placement that is compatible with and complementary to the overall design and architecture of a site, along with adjoining properties, surrounding areas, and the zoning district.

C. A consistent and streamlined sign review process that maintains the quality of sign development and ensures due process.

D. Consistent and equitable application and enforcement of sign regulations.

E. All signs are designed, constructed, installed, and maintained so that public safety, particularly traffic safety, are not compromised.

F. Sign regulations are content neutral.

Section 4.156.02. Sign Review Process and General Requirements.

(.01) Permit Required. Unless exempt under Section 4.156.05, no sign, permanent or temporary, shall be displayed or installed in the City without first obtaining a sign permit.

(.03) Classes of Sign Permits, Master Sign Plans, and Review Process. The City has three

classes of sign permits for permanent signs: Class I, Class II, and Class III.

(.05) Class II Sign Permit. Sign permit requests for meeting one or more of the descriptions listed in A. through C. below shall be processed as a Class II Sign Permit when the request does not conform with a Master Sign Plan or other previous sign approval but meets the requirements of the applicable sign regulations, unless the request would modify a condition of approval specifically imposed by the DRB or City Council:

B. Existing non-residential development with less than three (3) tenants unless the request involves a freestanding or ground mounted sign greater than eight (8) feet in height in a new location;

E. Class II Sign Permit Submission Requirements: Application for a Class II Sign Permit shall include two (2) paper copies and one (1) electronic copy of the following in addition to all required fees:

- 1. Completed application form prescribed by the City and signed by the property owner or their authorized representative;*
- 2. Sign drawings or descriptions of all materials, sign area and dimensions used to calculate areas, lighting methods, and other details sufficient to judge the full scale of the signs and related improvements;*
- 3. Documentation of the lengths of building or tenant space facades used in calculating maximum allowed sign area;*
- 4. Drawings of all building facades on which signs are proposed indicating the areas of the facades on which signs will be allowed;*
- 5. Narrative describing the scope of the project, including written findings addressing all applicable review criteria, along with any other information showing how the proposed signage conforms with requirements for the applicable zone;*

Response: A Sign Permit will be submitted for required signs after approval of this land use package.

F. Class II Sign Permit Review Criteria: Class II Sign Permits shall satisfy the sign regulations for the applicable zoning district and the Site Design Review Criteria in Sections 4.400 through 4.421, as well as the following criteria:

- 1. The proposed signage is compatible with developments or uses permitted in the zone in terms of design, materials used, color schemes, proportionality, and location, so that it does not interfere with or detract from the visual appearance of surrounding development;*
- 2. The proposed signage will not create a nuisance or result in a significant reduction in the value or usefulness of surrounding development; and*
- 3. Special attention is paid to the interface between signs and other site elements including building architecture and landscaping, including trees.*

Response: The wayfinding / signage master plan has been created to provide an effective system for vehicular navigation that functions as an integral part of the entire site, enhancing and reinforcing the site and its boundaries. All signs have been programmed to clearly and concisely identify wayfinding and primary site use designations. The design of each sign prioritizes both clear communication of information and aesthetic integration with the site's overall masterplan.

Through the use of materials and colors consistent with the architectural program, a seamless transition is achieved between the building and its wayfinding signage. The site monument sign and directional signs implement the established color palette of the entry canopy and the building architecture. The signage master plan designates a specific typographic approach for all site regulatory and informational signage. By adhering to these standards, a cohesive visual graphic language is maintained. Materials selections are designed to promote quality and communicate commitment to a high level of fit and finish throughout the site.

Section 4.156.03. Sign Measurement

(.01) Sign Area:

A. Cabinet Signs and Similar: The area for signs enclosed by cabinet, frame, or other background (including lighted surface) not otherwise part of the architecture of a building or structure shall be the area of a shape drawn around the outer dimension of the cabinet, frame, or background.[...]

B. Individual Element Signs: The area for signs constructed of individual elements (letters, figures, etc.) attached to a building wall or similar surface or structure shall be the summed area of up to three squares, rectangles, circles, or triangles drawn around all sign elements.[...]

C. Round or Three-Dimensional Signs: The area of a round or three-dimensional sign shall be the maximum surface area visible from any one location on the ground measured the same as A. above except if the maximum surface area is an irregular shape the signs perimeter shall be measured the same as an individual element sign under B. above.[...]

Response: Sign square footages included in the response to Section 4.156.08 below have been calculated based on the direction in this section.

Section 4.156.05. Signs Exempt From Sign Permit Requirements.

(.01) The following signs are exempt from the permit requirements of this code and do not require sign permits. Unless otherwise specified, the area of the exempted signs shall not be included in the calculations of sign area permitted on a given site:

A. Traffic or other governmental or directional signs, as may be authorized by the City or other units of government having jurisdiction within the City.

B. Signs installed by public utility companies indicating danger, or which serve as an aid to public safety, or which show the location of utilities or public facilities, including underground utilities.

C. Flags displayed from permanently-located freestanding or wall-mounted flagpoles that are designed to allow raising and lowering of flags. One site may have up to two (2) exempt flags; no exempt flag may be more than thirty (30) feet in height.

(.02) Other Signs. No sign permit is necessary before placing, constructing or erecting the following signs. However, in all other particulars such signs shall conform to the requirements of applicable Building and Electrical Codes, as well as this Code.

A. Signs inside a building except for prohibited signs listed in Section 4.156.06.

B. Name Plates and Announcements.

1. A sign identifying the name, street address, occupation and/or profession of the occupant of the premises in the aid of public health and safety. One name plate, not exceeding a total of three (3) square feet shall be allowed for each occupant. The name plate shall be affixed to the building.

2. Announcements posted on a given property (e.g., no smoking, no parking, rules of conduct, etc.) and not intended to be read from off-site, are permitted to be located as needed. Such announcements shall not be considered to be part of the sign allotment for the property.

C. *Directional Signs.* Designed for non-changing messages, directional signs facilitate the safe movement of the traveling public. Such signs are subject to the following standards and conditions:

1. The sign area does not exceed three (3) square feet per sign face,
2. The sign location is not within public rights-of-way and meets City vision clearance requirements;
3. No sign lighting;
4. No logo or a logo that does not exceed one (1) square foot in size; and
5. No more than one (1) directional sign is located on the same tax lot.

D. *Changes of Copy Only,* where the graphics contained on an existing sign are changed, but the sign itself is not structurally altered, and no building or electrical permit is required.

E. *Signs not visible from any off-site location.*

F. *Holiday lights and decorations, in place between November 15 and January 15.*

Response: The majority of the site signage is existing signage that will be re-faced and will not require a sign permit per the exemptions above. A Sign Permit will be submitted for required signs after approval of this land use package.

Section 4.156.06. Prohibited Signs

(.01) Prohibited Signs. The following signs are prohibited and shall not be placed within the City: [...]

Response: The site or building will not include any prohibited signs.

Section 4.156.08. Sign Regulations in the PDC, TC, PDI, and PF Zones.

(.01) Freestanding and Ground Mounted Signs:

A. *One freestanding or ground mounted sign is allowed for the first two-hundred (200) linear feet of site frontage. One additional freestanding or ground mounted sign may be added for through and corner lots having at least two-hundred (200) feet of frontage on one street or right-of-way and one-hundred (100) feet on the other street or right-of-way.*

B. *The allowed height above ground of a freestanding or ground mounted sign is twenty (20) feet except as noted in 1-2 below.*

1. *The maximum allowed height above ground for signs along the frontage of Interstate 5, and parallel contiguous portions of streets, as identified in Figure S-4, associated with multiple tenants or businesses may be increased by three (3) feet for each tenant space of ten thousand (10,000) square feet or more of gross floor area up to a maximum of thirty-five (35) feet.*
2. *The allowed height above ground for signs in the TC Zone, Old Town Overlay Zone, and PDI Zone is eight (8) feet, except those signs along the frontage of Interstate 5 and parallel contiguous portions of streets identified in Figure S-4.*

C. *The maximum allowed area for each freestanding or ground-mounted sign is*

determined based on gross floor area and number of tenant spaces:

1. For frontages along streets other than those indicated in 2 below sign area allowed is calculated as follows:

a. The sign area allowed for signs pertaining to a single tenant: 26,000 sq. ft. or more 64 sq. ft.

b. The maximum allowed sign area for signs pertaining to multiple tenants or businesses is thirty-two (32) square feet plus the following for each tenant space: 11,000 sq. ft. or more 32 sq. ft.

The total sign area shall not exceed two hundred (200) square feet, except in the TC Zone, Old Town Overlay Zone, and PDI Zone the total sign area shall not exceed eighty (80) square feet.

E. Freestanding and ground mounted signs shall not extend into or above public rights-of-way, parking areas, or vehicle maneuvering areas.

F. The location of free standing or ground mounted signs located adjacent to or near the Public Right-of-Way shall be in compliance with the City's Public Works Standards for sight distance clearance.

G. Freestanding and ground mounted signs shall be designed to match or complement the architectural design of buildings on the site.

H. For freestanding and ground mounted signs greater than eight (8) feet in height, the width of the sign shall not exceed the height.

J. Freestanding and ground mounted signs shall be no further than fifteen (15) feet from the property line and no closer than two (2) feet from a sidewalk or other hard surface in the public right-of-way.

K. Except for those signs fronting Interstate 5, freestanding and ground mounted signs shall include the address number of associated buildings unless otherwise approved in writing by the City and the Fire District.

Response: The existing monument sign will be retrofit with a new front sign cabinet to allow the building name and the Oregon State seal to be reverse illuminated with low voltage LED fixtures. The sign face measures 3'-9" high x 14'-0" in length with a sign area of 52.5 square feet not including the sign base. Per Section 4.156.08 ground mounted signs are allowed 64 square feet per sign. The use of indirect lighting improves visibility and eliminates light pollution in the environment. One 36" x 1" deep round cast bronze State of Oregon flat relief seal will be mounted to the East of the primary building entry at the SW corner of the building. The seal will be reverse illuminated with white LED fixtures creating silhouette illumination behind the State Seal with no light source visible, only an even glow of light.

The total sign area of all proposed site signs, monument (1) 52.5 SF, vehicular directional (4) 5 SF each x 4 = 20 square feet and Oregon State Seal (1) 7 SF located on building entry wall equals 79.5 square feet which is less than the maximum 80 sf allowed.

(.03) Additional signs. Notwithstanding the signs allowed based on the site in (.01) and (.02) above, the following signs may be permitted, subject to standards and conditions in this Code:

A. Directional Signs: In addition to exempt directional signs allowed under Subsection 4.156.05 (.02) C. freestanding or ground mounted directional signs six (6) square feet or less in area and four (4) feet or less in height:

1. The signs shall be designed to match or complement the architectural design of

- buildings on the site;*
2. *The signs shall only be placed at the intersection of internal circulation drives;*
 - and*
 3. *No more than one (1) sign shall be placed per intersection corner with no more than two (2) signs per intersection.*

Response: We have programmed one (1) direction sign per entry intersection into the property with a sign face area of 5.6 square feet per sign face. The total number of site vehicular directional signs is four (4) which is the number of existing directional signs currently on the site.

Tree Preservation and Protection

Section 4.600. Purpose and Declaration

(.01) Rapid growth, the spread of development, need for water and increasing demands upon natural resources have the effect of encroaching upon, despoiling, or eliminating many of the trees, other forms of vegetation, and natural resources and processes associated therewith which, if preserved and maintained in an undisturbed and natural condition, constitute important physical, aesthetic, recreational and economic assets to existing and future residents of the City of Wilsonville.

Section 4.600.30. Tree Removal Permit Required

(.01) Requirement Established. No person shall remove any tree without first obtaining a Tree Removal Permit (TRP) as required by this subchapter.

Response: We will be applying for a Type C permit as part of our DRB review.

Section 4.600.50. Application For Tree Removal Permit

(.01) Application for Permit. A person seeking to remove one or more trees shall apply to the Director for a Tree Removal Permit for a Type A, B, C, or D permit, depending on the applicable standards as provided in this subchapter.

Response: We will be applying for a Type C permit as part of our DRB review.

Section 4.610.10. Standards For Tree Removal, Relocation Or Replacement

(.01) Except where an application is exempt, or where otherwise noted, the following standards shall govern the review of an application for a Type A, B, C or D Tree Removal Permit:

- A. *Standard for the Significant Resource Overlay Zone. [...]*
- B. *Preservation and Conservation. [...]*
- C. *Developmental Alternatives. [...]*
- D. *Land Clearing. [...]*
- E. *Residential Development. [...]*
- F. *Compliance With Statutes and Ordinances. [...]*
- G. *Relocation or Replacement. [...]*
- H. *Limitation. [...]*
 1. *Necessary For Construction. [...]*

2. *Disease, Damage, or Nuisance, or Hazard. [...]*

(a) As a condition of approval of Stage II development, filbert trees must be removed if they are no longer commercially grown or maintained.

3. *Interference. [...]*

4. *Other. Where the applicant shows that tree removal or transplanting is reasonable under the circumstances.*

I. Additional Standards for Type C Permits.

1. *Tree survey. For all site development applications reviewed under the provisions of Chapter 4 Planning and Zoning, the developer shall provide a Tree Survey before site development as required by WC 4.610.40, and provide a Tree Maintenance and Protection plan, unless specifically exempted by the Planning Director or DRB, prior to initiating site development.*

3. *Utilities. The City Engineer shall cause utilities to be located and placed wherever reasonably possible to avoid adverse environmental consequences given the circumstances of existing locations, costs of placement and extensions, the public welfare, terrain, and preservation of natural resources. Mitigation and/or replacement of any removed trees shall be in accordance with the standards of this subchapter.*

Response: No trees are requested to be removed in the SROZ. No land clearing will be performed as part of the project. The project does not include residential development. All trees proposed to be removed will be replaced with >1:1 new trees on site. A tree survey and arborist report are provided as part of this package. Please refer to the arborist report and plans for trees proposed to be removed and reasons for removal. Proposed new utilities have been located as to minimize the disturbance of existing trees identified to remain. Many of our existing-to-remain trees will be undisturbed.

Section 4.610.40. Type C Permit

(.01) Approval to remove any trees on property as part of a site development application may be granted in a Type C permit. A Type C permit application shall be reviewed by the standards of this subchapter and all applicable review criteria of Chapter 4. Application of the standards of this section shall not result in a reduction of square footage or loss of density, but may require an applicant to modify plans to allow for buildings of greater height. If an applicant proposes to remove trees and submits a landscaping plan as part of a site development application, an application for a Tree Removal Permit shall be included. The Tree Removal Permit application will be reviewed in the Stage II development review process. The DRB shall review all Type C permits, with the exception of Class II development review applications located within the Coffee Creek Industrial Design Overlay District, where the Planning Director shall have review authority. Any plan changes made that affect trees after Stage II review of a development application shall be subject to review by the original approval authority. Where mitigation is required for tree removal, such mitigation may be considered as part of the landscaping requirements as set forth in this Chapter. Tree removal shall not commence until approval of the required Stage II application and the expiration of the appeal period following that decision. If a decision approving a Type C permit is appealed, no trees shall be removed until the appeal has been settled.

Response: A Type C Permit application will be submitted along with this Land Use Review Application.

(.02) The applicant must provide ten copies of a Tree Maintenance and Protection Plan completed by an arborist that contains the following information:

A. A plan, including a topographical survey bearing the stamp and signature of a qualified, registered professional containing all the following information:

- 1. Property Dimensions. [...]*
- 2. Tree survey. [...]*
- 3. Tree Protection. [...]*
- 4. Easements and Setbacks. [...]*
- 5. Grade Changes. [...]*
- 6. Cost of Replacement. [...]*
- 7. Tree Identification. [...]*

Response: A revised Arborist report has been included in the Exhibits under Agency Documentation. 10 additional copies will be printed as part of the full submittal package for review.

Section 4.620.00. Tree Relocation, Mitigation, Or Replacement

(.01) Requirement Established. A Type B or C Tree Removal Permit grantee shall replace or relocate each removed tree having six (6) inches or greater d.b.h. within one year of removal.

(.02) Basis For Determining Replacement. The permit grantee shall replace removed trees on a basis of one (1) tree replanted for each tree removed. All replacement trees must measure two inches (2") or more in diameter.

(.03) Replacement Tree Requirements. A mitigation or replacement tree plan shall be reviewed by the City prior to planting and according to the standards of this subsection. [...]

(.04) All trees to be planted shall consist of nursery stock that meets requirements of the American Association of Nurserymen (AAN) American Standards for Nursery Stock (ANSI Z60.1) for top grade.

(.05) Replacement Tree Location.

A. City Review Required. The City shall review tree relocation or replacement plans in order to provide optimum enhancement, preservation and protection of wooded areas. To the extent feasible and desirable, trees shall be relocated or replaced on-site and within the same general area as trees removed.

Response: The project is replacing all (19) removed trees with (41) new trees that will be 2" caliper or greater. See Landscape Planting Plans on sheets C16-C19 for replacement tree placement, species, and sizes.

Section 4.620.10. Tree Protection During Construction

(.01) Where tree protection is required by a condition of development under Chapter 4 or by a Tree Maintenance and Protection Plan approved under this subchapter, the following standards apply:

- A. All trees required to be protected must be clearly labeled as such.*
- B. Placing Construction Materials Near Tree. [...]*
- C. Attachments to Trees During Construction. [...]*
- D. Protective Barrier. [...]*

Response: A revised Arborist report including a Tree Protection Plan has been included in the Exhibits under Agency Documentation.

Section 4.620.20. Maintenance and Protection Standards

(.01) The following standards apply to all activities affecting trees, including, but not limited to, tree protection as required by a condition of approval on a site development application brought under this Chapter or as required by an approved Tree Maintenance and Protection Plan.

A. Pruning activities shall be guided by the most recent version of the ANSI 300 Standards for Tree, Shrub, and Other Woody Plant Maintenance. Information on these standards shall be available upon request from the Planning Department.

B. Topping is prohibited.

Response: A revised Arborist report, including a Tree Protection Plan has been included in the Exhibits under Agency Documentation.



August 26, 2021

Nicole Holt
SERA Architects
338 NW 5th Avenue
Portland, OR 97209

Mail to: Nicole Holt
933 NE 93rd Avenue
Portland, OR 97220

Application Numbers: DB21-0025 through DB21-0028 and SI21-0001 Department of Administrative Services North Valley Complex

Proposal: Stage II Final Plan Modification, Site Design Review, Type C Tree Removal Plan, Class III Sign Review and Waiver, Abbreviated SROZ Map Verification

Location/Legal: 26755 SW 95th Avenue. Tax Lot 1903, Section 11, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon.

Status: Notice that Your APPLICATION IS COMPLETE

Dear Ms. Holt:

City of Wilsonville Site Development application forms submitted regarding the properties described above list you as the applicant. The City received your applications on April 6, 2021, for a Stage II Final Plan Modification, Site Design Review, Type C Tree Removal Plan Class III Sign Review and Waiver, and Abbreviated SROZ Map Verification for the Department of Administrative Services North Valley Complex. On May 4, 2021, your application was determined to be incomplete. On July 27, 2021, the City received your revised application materials.

Based on the information submitted, City staff has determined your application to be complete. The date of the determination is today, August 26, 2021. For the purpose of applying the 120-day time limit, the application was deemed to be complete today, August 26, 2021. A final decision must be rendered on the application by December 24, 2021.

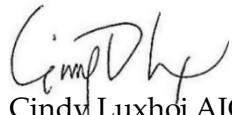
City staff will process the application based upon the material currently on file. However, we request that the comments and corrections included in the attached list related to compliance,

which came to City staff's attention during the second round of completeness review, be addressed and/or incorporated as appropriate in the final set of application materials.

The three (3) copies of application materials and plan sets provided for the second completeness review are sufficient for the project file and DRB review; therefore, we do not require any additional copies of the paper materials. You will need to slip sheet the three (3) copies of the final set of plans (reduced 11" by 17" and full sheet drawn to scale and folded) and other materials (paper), as well as update the digital files, with any corrections made in response to the attached list of compliance items. Please update the materials as soon as possible following receipt of this notice, and no later than September 23, 2021.

If you have any questions, please contact me at 503-682-4960, or at luxhoj@ci.wilsonville.or.us.

Sincerely,



Cindy Luxhoj AICP
Associate Planner
City of Wilsonville

cc via email: Jeremy Miller, DAS, Jeremy.W.Miller@oregon.govrudy@costapacific.com

DB21-0025 through DB21-0028 and SI21-0001 Department of Administrative Services North Valley Complex**Comments and corrections to be addressed in final application materials:****A. Plan Set:**

1. Tree Removal and Protection Plan (in Arborist Report): Remove trees to be planted from background of plan sheet to show only the existing inventoried trees. Add Plan Sheet to full plan set.
 2. Plan Sheet C07, Civil Cover Sheet/Key Plan: Remove detailed tree information from sheet, as it is a key and the plan sheet showing the Tree Removal and Protection Plan will be added to the full plan set.
 3. Plan Sheets C13 and C14, West and East Erosion Control Plans: Add tree protection fencing from Tree Removal and Protection Plan to these sheets.
 4. Plan Sheets C18 and C19, Landscape Plan – West and East: Confirm that note about owner maintaining street trees at west side of west drive aisle is correct and consistent with Tree Removal and Protection Plan and make any needed corrections. Confirm that existing trees to remain as shown on the plan sheets are consistent with Tree Removal and Protection Plan and make any needed corrections.
- B. Shuttle Drop Off Area:** Provide more detail about the proposed private shuttle service to transport employees to and from the building to nearby transit hubs, such as possible schedule, frequency, destinations, vehicle examples, and appearance of the drop off area, such as signage, pavement treatment/stripping (if any), etc., if available.

Memorandum



Date September 22, 2021
Project Name North Valley Complex Renovation
Project No. Application Numbers DB21-0025 through DB21-0028 and SI21-0001
Attention Cindy Luxhoj

Address City of Wilsonville Community Development
29799 SW Town Center Loop East
Wilsonville, OR 97070

Email luxhoj@ci.wilsonville.or.us

Subject Site Development Application - Completeness Letter Responses

Remarks

A.1 – The Tree Protection Plan and associated Tree Inventory tables have been added as sheets to the Drawing Set as sheets C06A, C06B, C06C and C06D. The Tree Protection Plan base has been revised to show only existing trees.

A.2 – Trees to be removed have been deleted from Sheets C07, C08, C09, C10, C11, C13, and C14.

A.3 – Tree protection fencing from the Arborist’s Tree Protection Plan has been added to sheets C13 and C14.

A.4 – Landscape Plans, C18 and C19 and Site Development Plan, C21, have been updated per the Arborist’s Tree Protection Plan. Upon review it was noticed one tree, #65, that was intended to be removed was not captured by the Arborist. This has been updated in both the full Arborist Report (attached) and the Tree Removal Plan now located within the Drawing Set. Additionally, the Arborist Report did not capture two young trees along SW 95th Avenue due to the size and age of these trees. A clarification note has been added to Landscape Plan C19 with additional information on these trees.

B – DAS has provided a Memo in response to the requested additional information on the shuttle service and drop off area. See attachment “DAS NVC – Shuttle Memo.pdf”

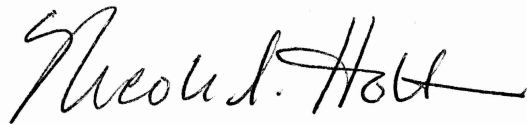
Additional Revisions:

C02-Table of Contents	Revised sheet numbers and added sheets for Tree Protection Plan and Inventory
C05A-Survey West	Revised sheet number
C05B-Survey East	Revised sheet number
C08-SW Civil Plan	Updated architectural background for flagpole footings
C11-SE Civil Plan	Updated architectural background for secured parking fencing layout
C21-Site Development Plan	Updates to the secured parking fencing layout in SE corner, resulting in (1) reduced parking space for a total of 207. Update to Parking Counts table. Update to flagpole footing layout.

Revised Drawings: C02, C05A, C05B, C06A, C06B, C06C, C06D, C07, C08, C09, C10, C11,
C13, C14, C18, C19, C21

Additional Attachments: DAS NVC – Shuttle Memo.pdf; DAS NVC – Tree Protection Plan
REV1.pdf

From Nicole Holt, SERA Architects

A handwritten signature in black ink that reads "Nicole Holt". The signature is written in a cursive style with a long horizontal flourish at the end.



May 4, 2021

Nicole Holt
SERA Architects
338 NW 5th Avenue
Portland, OR 97209

Mail to: Nicole Holt
933 NE 93rd Avenue
Portland, OR 97220

Application Numbers: DB21-0025 through DB21-0028 and SI21-0001 Department of Administrative Services North Valley Complex

Proposal: Stage II Final Plan Modification, Site Design Review, Type C Tree Removal Plan, Class III Sign Review and Waiver, Abbreviated SROZ Map Verification

Location/Legal: 26755 SW 95th Avenue. Tax Lot 1903, Section 11, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon.

Status: Notice that Your APPLICATION IS NOT COMPLETE

Dear Ms. Holt:

City of Wilsonville Site Development application forms submitted regarding the property described above list you as the applicant. The City received your applications on April 6, 2021, for a Stage II Final Plan Modification, Site Design Review, Type C Tree Removal Plan Class III Sign Review and Waiver, and Abbreviated SROZ Map Verification for the Department of Administrative Services North Valley Complex.

The submitted application is incomplete, based on the applicable provisions of ORS 227.178(2) and the Wilsonville Comprehensive Plan and Development Code (WC), due to the following missing items 1-6:

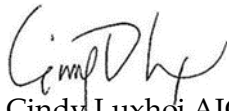
1. General and Plan Sets (Section 4.035)
 - a. Include the following in the plan set: Existing Conditions, Grading Plan (show erosion control measures and tree protection fencing, as appropriate), and Utility Plan
 - b. Show maneuvering area dimensions for exterior bicycle racks, and explain reason for "saw cuts" and purpose of "new concrete pads" on Site Plan

- c. Indicate water consumption categories for trees, explain why tree size is “box” rather than “caliper”, indicate where boulders (included in materials on Sheet C14) will be located, indicate proposed irrigation method, and indicate quantities of plant materials proposed for landscape planting areas (Stormwater, Building Entry, Boundary) on Landscape Plans
 - d. Provide Tree Protection Plan and include tree protection fencing, as appropriate, and notes consistent with the City of Wilsonville’s Tree Protection Detail Drawing RD-1230
 2. Site Design Review (Section 4.400)
 - a. Verify parking calculations and assumptions in table on Site Development Plan (Sheet C15) are consistent with discussion in narrative, indicate whether mezzanine area is counted in the overall building square footage and parking calculations, and clearly describe/compare existing, required, and proposed vehicle and bicycle parking spaces to demonstrate compliance
 - b. Provide physical materials/color board displaying specifications of type, color, and texture of exterior surfaces of proposed new or modified architectural features of the building
 3. Service Provide Documentation
 - a. TVF&R Permit or Compliance Letter – Provide required documentation
 - b. Republic Services Compliance Letter – Provide required documentation
 4. Trees (Section 4.600)
 - a. Provide additional/adequate code response narrative
 - b. Clarify whether Arborist Report includes a memo or narrative/text, or whether the report is comprised only of the Tree Map and survey in the exhibits
 - c. For all trees in survey tables, order trees sequentially by inventory number, not species, and indicate whether each tree is proposed for removal or retention/protection
 - d. Verify location of trees #80 and #81 shown on Sheet C04 in the Arborist Report, as they are shown inside the building footprint, add tree #82B to the tree survey, and correct inconsistencies between Arborist Report and plan sheets, as needed
 - e. See Note item 1.d., above, requiring Tree Protection Plan
 5. Signs (Section 4.156)
 - a. Indicate flag pole locations and provide sign drawing details in the Sign Plan
 - b. For the third flag pole, which requires a waiver, provide additional code response narrative, sign drawing details, and demonstrate how the waiver criteria are met
 6. Building Division Items
 - a. Provide MEP drawings or other drawings that will provide further detail for the proposed fuel oil tank, generators, and other mechanical equipment. The building department will require further detail of the exterior yard equipment located at the south east quadrant of the building in order to confirm placement. Please provide equipment setbacks and equipment specifications for a complete understanding of the mechanical yard space.
 - b. Verify the proposed loading dock low point drain will receive rainwater piping. The low point drain is located under the proposed roof overhang, which might require a sanitary sewer connection if not receiving rainwater.

Incompleteness items 1-6 need to be addressed in order to complete the applications. Please provide 3 copies of the revised project narrative, findings, and reduced 11" by 17" plans, full sheet plans drawn to scale and folded plus an electronic copy of the project narrative, findings, and plans. When you have resubmitted the application materials, staff will have up to 30 days to determine whether the application is complete. ORS 227.178. Upon determination the application is complete please provide 7 additional copies of the materials listed above. If there are revisions please provide 10 copies of the final set of plans and other materials, both paper and electronic copies.

If you have any questions, please contact me at 503-682-4960, or at luxhoj@ci.wilsonville.or.us.

Sincerely,



Cindy Luxhoj AICP
Associate Planner
City of Wilsonville

Cc via email: Jeremy Miller, DAS, Jeremy.W.Miller@oregon.gov

07.23.2021 RESPONSES

1

1a

- Existing conditions survey has been added to the drawing set. See new sheets C04 - C06.
- Grading Plans showing erosion control measures have been added to the drawing set. See new sheets C14 - C16. Updated Arborist Report including plans showing locations for tree protection fencing has been added to the Narrative under Exhibits, Agency Documentation.
- Proposed new utilities are shown on Civil Site Plans sheets C08 - C11 and existing site utilities are depicted on the site survey.

1b

- Maneuvering area dimensions for exterior bicycle racks have been added to Site Development plan, sheet C15.
- Sawcuts located on the Civil plans are used as a method for removing portions of existing concrete and/or asphalt pavement, required for redevelopment and re-grading of the areas of the site noted for new work. Refer to Detail 8, sheet C12 for a section at a sawcut location for additional information.

1c

- Water use and caliper information has been added to the trees on the Planting Legend, sheet C16.
- Boulders are hatched and called out on Landscape plans, sheets C18-19.
- Irrigation information has been added to the narrative under section 4.176(.07) Installation and Maintenance.
- Plant symbols have been added to the Landscape plans and plant quantities have been recorded in the planting legend.

1d

- The updated Arborist Report includes plans showing locations for tree protection fencing. This document has been added to the Narrative under Exhibits, Agency Documentation.

2

2a

- Minor updates have been made to the Parking Count table on sheet C21 to compare the existing condition. An updated response to Section 4.155(.01) has been added to the Narrative. The parking summary indicated in these table is consistent with the description in the narrative within Section 4.155 responses.
- The Parking and Area Summary tables on sheets C21, C22 and C23 have been updated to reflect both the occupied equipment platform and storage mezzanines at the eastern half of the building. The current project scope has designated the existing mezzanine at the open office are to remain as unoccupied and therefore has not been factored into the overall square footage for parking counts.
- The Parking Count table has been updated on sheet C21 to reflect the existing condition. Existing parking counts have been added to the site survey sheets, C05-C06. The existing building does not have any exterior short-term parking spaces. 12 long-term bike parking spaces exist off of the NW employee entrance. The proposed 11 long-term bike parking spaces will replace the existing racks in the same location as shown on sheet C22.

2b

- Physical Material samples corresponding to Site Materials Board, sheet C20 and Building Materials Board, sheet C36 have been sent along with revised Land Use Package in separate box.

3

3a

- TVF&R Compliance Letter has been added to the Narrative Exhibit List under Agency Documentation.

3b

- Republic Services Compliance Letter has been added to the Narrative Exhibit List under Agency Documentation.

07.23.2021 RESPONSES - continued

4

4a

- Additional responses have been added under Section 4.600 in the Narrative.

4b

- An updated Arborist report has been provided in the Exhibits under Agency Documentation. The updated report includes a narrative, tree plan and tree protection plan.

4c

- All trees in the updated survey table have been ordered sequentially by inventory number. The tree survey also indicates whether each tree is proposed for removal or retention/ protection.

4d

- The location of trees #80 and #81 shown on Sheet C07 and in the Arborist Report have been updated.
- Tree #82B has been removed from sheet C07 and other inconsistencies have been corrected between this sheet and the Tree Protection Plan in the updated Arborist Report.

4e

- See response under item 1.d above.

5

5a

- Flag poles are shown in plan on sheet C21, indicated by keynote 6 and in elevation on sheet C30, indicated by keynote 9. Flag pole base detail has been provided on sheet C33.

5b

- An additional narrative response has been added under section 4.156.02(.08) that addresses the criteria 1-4 under A. Waivers. See response under 5a for location of drawings and details for the flag poles within the drawing set.

6

6a

- Additional drawings have been provided to show more detail at the proposed fuel oil tank, generators and other mechanical equipment. See sheets C44-C46.
- Additional information on the utility yard, including setbacks has been provided on sheets C44-46 and within the Narrative, Section 4.421(E). Cut sheets of this equipment have also been provided in the Appendix.

6b

- Refer to Utility yard drawings, C44-C46 for equipment locations. Refer to Narrative Section 4.421 Criteria and Application of Design Standards, Part D for additional information regarding generator yard drainage.



Oregon

Kate Brown, Governor

Department of Administrative Services

Enterprise Asset Management, Planning and Construction Management

1225 Ferry Street SE, U100

Salem, OR 97301-4281

PHONE: 503-378-2865

FOR: North Valley Complex

Date: September 7, 2021

To: Nicole Holt

Re: Shuttle Drop off Area

Dear Ms. Holt

Please note our response below to the following question from Cindy Luxhoj, Associate Planner at the City of Wilsonville.

Shuttle Drop off Area; Provide more detail about the proposed private shuttle service to Transport employees to and from the building to nearby transit hubs, such as possible Schedule, frequency, destinations, vehicle examples, and appearance of the drop off Area, such as signage, pavement treatment/stripping (if any), etc., if available.

Response; The State is embarking on a new One State building occupancy, which brings together five separate tenant agencies from the Salem and Portland area. Many of the employees will be driving their own vehicles to the site, carpooling, or using a possible future shuttle arrangement under consideration for the next biennium. Our current parking count is somewhat misleading due to a reduced population since lab workers will also occupy the office space and therefore the current count model, based on square footage, is redundant due to the actual office and lab utilization model provided by SERA.

DAS will be researching using one of the many van services available for a carpooling solution that could be staged with central locations in either Salem and or Portland, or a consolidated car pool solution using the Wilsonville Smart Transit. Currently, shown in the submitted Permit Documents is a shuttle drop off location, which will be constructed. Signage to be added once the shuttle is implemented.

Sincerely, Sr. Project Manager

Charles J. Gill

September 8, 2021

Page 2

cc:

S. Ryan, Administrator DAS EAM

J. Miller, DAS EAM O&M Manager

S. Nebeker, DAS EAM PCM Manager

File

**U.S. DEPARTMENT OF ENERGY - BONNEVILLE POWER ADMINISTRATION (BPA)
APPLICATION FOR PROPOSED USE OF BPA RIGHT-OF-WAY
1-800-282-3713**

Ask for Real Property Services or a contact person from web site. www.bpa.gov/goto/LandsCommunity	Date: 7/6/2021
-----------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------

Privacy Act Statement
Authority: 42 USC § 7101 and 50 USC § 2401
Purpose: BPA will use this information to assess whether your proposed use of our right-of-way will interfere with BPA's land rights.
Routine Uses: This information is authorized to be maintained in Privacy Act system of records DOE-24, "Land Records System." Other routine uses for which this information may be disclosed are listed in the Privacy Act system of records notice for DOE-24, which is published in the Federal Register.
Disclosure: Voluntary; however, failure to provide complete information may result in a delay or denial of your application.

Applicant is required to complete all of page 1. If not submitting an attached map, plan or sketch, page 2 is required.

Checks will not be accepted. Remit payment to BPA electronically. To make payment using Google Chrome, Firefox, or Edge browser, navigate to <https://www.bpa.gov/goto/HowtoPay>; select the blue hyperlink MAKE PAYMENT NOW; select the blue CONTINUE TO FORM button; under Purpose of Payment select REALTY APPLICATION FEE and fill out remaining fields with an *; select CONTINUE to submit payment. Please make sure to select the appropriate box below before making your payment. You should receive a confirmation when finished.

<input checked="" type="checkbox"/> NO APPLICATION FEE For individual landowners requesting personal use of BPA Right-of-Way	<input type="checkbox"/> \$250 APPLICATION FEE For developments or subdivisions. Application fee is non-refundable.	<input type="checkbox"/> \$2500 APPLICATION FEE For longitudinal occupancies that require multiple miles of BPA Right-of-Way. Application fee is non-refundable.
----------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Applicant	Owner <i>(Complete only if the applicant is not the owner.)</i>
1. NAME Nicole Holt, SERA Architects	4. NAME Jeremy Miller, Department of Administrative Services
2. ADDRESS, CITY, STATE, ZIP 338 NW 5th Ave. Portland, OR 97209	5. ADDRESS, CITY, STATE, ZIP 1225 Ferry St. NE Salem, OR 97301
3. TELEPHONE NO. (503) 445-7384 EMAIL ADDRESS: nicoleh@seradesign.com FAX NO: n/a	6. TELEPHONE NO. 503.932.8723 EMAIL ADDRESS: jeremy.w.miller@oregon.gov FAX NO: n/a

7. LOCATION OF PROPERTY (Legal description of the property. *This information is on your title, insurance policy, courthouse deed, or your tax statement.*)
(PROVIDE A COUNTY ASSESSOR'S MAP SHOWING THE OWNER'S BOUNDARY LINES AND THE LOCATION OF USE.)

Parcel 1, PARTITION PLAT NO. 2001-119, in the City of Wilsonville, County of Clackamas and State of Oregon.

QUARTER SECTION(S)	SECTION(S)	TOWNSHIP	RANGE	COUNTY	STATE
NE	11	3	1 west of Willamette +	Clackamas	Oregon

8. PURPOSE FOR WHICH BPA RIGHT-OF-WAY/PROPERTY IS TO BE USED. Check all boxes that apply and complete the information on the following page. *(Include a map, plan or sketch if appropriate.)* NOTE: For submission of digital plans please provide a PDF version. BPA will request larger plans, if needed.

<input checked="" type="checkbox"/> Driveway / Roadway Width Width <u>23'-0"</u> Material <u>Asphalt</u> PLEASE ATTACH EXISTING AND PROPOSED GRADING PLANS.	<input type="checkbox"/> Pipelines All underground utilities are existing to remain. See attached survey for locations Type: <input type="checkbox"/> Gas <input type="checkbox"/> Sewer <input type="checkbox"/> Water Diameter _____ Material _____ Buried Depth _____	<input checked="" type="checkbox"/> Electric Service Line Voltage <u>480V</u> Underground <u>Yes</u> Overhead <u>No</u>
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------

Other Uses: **Addition of light poles at perimeter of parking lot for safety and security. Poles are 25'-0" in height, running parallel to existing overhead power lines. See attached lighting plans for location and Survey for existing grade information.**

Narrative: Please describe your intended use in detail. In order to assure safe clearance, please describe any equipment that will be used for applied use *(including equipment intended to construct and maintain the use)*. Space is provided on page 2 for a drawing. **IF GRADING, PLEASE ATTACH EXISTING AND PROPOSED GRADING PLANS**

9. APPLICANT NAME Nicole Holt	10. APPLICANT SIGNATURE	11. APPLICANT TITLE Architect
-----------------------------------------	-------------------------	-----------------------------------------

IF APPLICABLE, ATTACH NAME, COMPANY ADDRESS, AND A CONTACT PERSON FOR ALL UTILITIES INVOLVED IN PROJECT.

12. RIGHT-OF-WAY Draw in space provided below the location of the proposed use. (**Identify structures and show distances and angles from BPA structures**). Diamonds on the line represent BPA structures on the right-of-way. Copy the series of letters and numbers from the lower half of each BPA structure (see *example below*) and enter in "BPA Structure Identification" block. Indicate which direction is "North" in relation to the right-of-way.

BIG E – CHEM 1-81-2

BPA STRUCTURE IDENTIFICATION



PS2 1-2-A

BPA STRUCTURE IDENTIFICATION



Identify structures and show distances and angles from BPA structures

A large grid area for drawing structures and showing distances and angles from BPA structures. A horizontal line with two diamond markers is drawn across the grid. The diamonds are located at approximately one-third and two-thirds of the way across the grid.

PERL - MARN 1-1-1

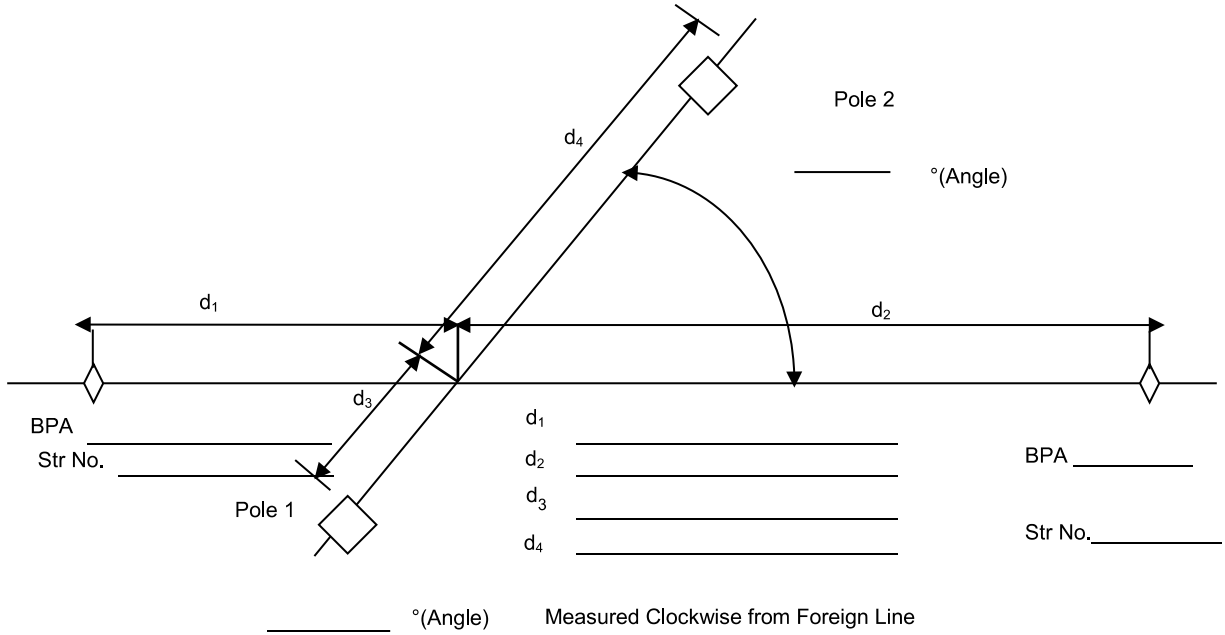
BPA STRUCTURE IDENTIFICATION

BPA STRUCTURE IDENTIFICATION

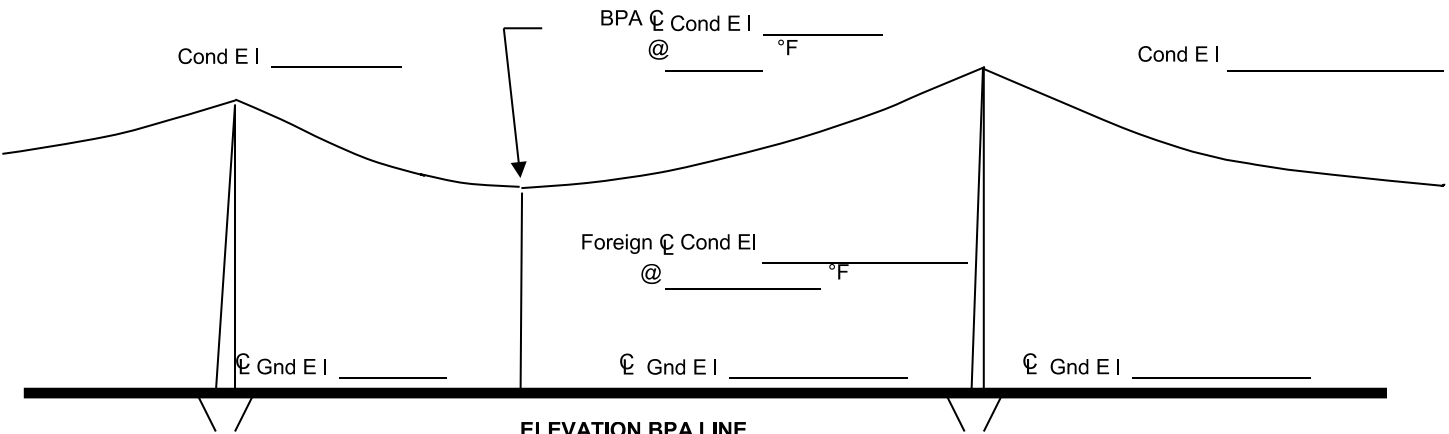
U.S. DEPARTMENT OF ENERGY - BONNEVILLE POWER ADMINISTRATION (BPA) APPLICATION FOR PROPOSED USE OF BPA RIGHT-OF-WAY

APPLICANT NAME _____

Complete **ONLY** if overhead or underground foreign line crosses an overhead BPA line. If the foreign line crosses more than one BPA line use additional sheets.



PLAN



POLES	LENGTH	DEPTH SET	CLASS POLE
POLE 1			
POLE 2			
F I X T U R E S	SIZE OF CROSSARMS		
	MAKE AND CATALOG NUMBER OF INSULATORS		
C O N D U C T O R S	NUMBER	SIZE	
	KIND	VOLTAGE	
	MWT	LOADING	
	COMMENTS		

POLE 1

POLE 2
CONFIGURATIONS

A
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N
T

APPLICATION FOR PROPOSED USE OF BPA RIGHT-OF-WAY

Mail your application to the location nearest to your project:

WESTERN WASHINGTON

Location and Address

Phone Number

Snohomish District Office, 914 Ave D, Snohomish, WA 98290

360.563.3640

Covington District Office, PO Box 3621, Portland, OR 97208-3621

253.638.3741

Olympia District Office, 5240 Trosper St SW, Olympia, WA 98512

360.570.4352, 360.570.4333 OR 360.570.4332

Ross Maint. Hdqt. Office, PO Box 3621, Portland, OR 97208-3621

800.836.6691

OREGON

Location and Address

Phone Number

Redmond District Office, 3655 SW Highland Ave., Redmond, OR 97756

541.516.3200

Eugene District Office, 86000 Hwy 99S, Eugene, OR 97405

541.988.7432

Salem District Office, 2715 Tepper Lane, Keizer, OR 97303

503.304.5900

Portland Office, PO Box 3621, Portland, OR 97208-3621

800.836.6619

Hood River, *(see Portland for mailing address)*

North Bend Area, *(see Portland for mailing address)*

EASTERN WASHINGTON, IDAHO AND MONTANA

Location and Address

Phone Number

Idaho Falls District Office, *(see Tri-Cities Pasco, WA mailing address)*

509.544.4747

Tri-Cities District Office, *(OR Side)*, 2211 North Commercial Avenue, Pasco, WA 99301

509.544.4747

Tri-Cities *(WA side)*, 2211 North Commercial Avenue, Pasco, WA 99301

503.230.5510

Spokane District Office, 2410 E. Hawthorne Rd., Mead, WA 99021-9594

509.468.3081

Grand Coulee Area, PO Box 24, Grand Coulee, WA 99133

509.378.7447

Ellensburg Area, PO Box 3621, Portland, OR 97208-3621

503.230.5611

Kalispell Maintenance District Office, 2520 US Hwy 2 East, Kalispell, MT 59901

406.751.7824

Narrative:

THE PURPOSE OF THIS SURVEY IS TO LOCATE AND MONUMENT THE BOUNDARIES OF THOSE TRACTS OF LAND DESCRIBED IN DEED FEE NO. 99-015690 AND 95-053803 EXCEPT THAT PORTION CONVEYED BY FEE NO. 97-025075, CLACKAMAS COUNTY DEED RECORDS, AND PARTITION SAID TRACTS ACCORDING TO THE CITY OF WILSONVILLE, CASE FILE NUMBER 98 AR 54.

THE NORTH AND SOUTH 1/4 CORNERS OF SECTION 11 WERE LOCATED TO ESTABLISH THE NORTH-SOUTH MID-SECTION LINE. S 01°34'29"W PER PS 23744 WAS USED ALONG THIS LINE FOR THE BASIS OF BEARING LOCATING THE NORTHERLY WEST LINE OF THE PROPERTY. DEED DISTANCE FROM THE NORTH 1/4 CORNER AND DEED ANGLE WERE APPLIED TO LOCATE THE WESTERLY NORTH PROPERTY LINE PER BOOK 692, PAGE 808. THE WEST LINE WAS LOCATED 184 FEET EAST AND 64 FEET EAST OF MONUMENTS FOUND PER PS 27108 AND STREET DEDICATION PER FEE NO. 99-068880. THE SOUTH LINE WAS LOCATED 35 FEET AND 25 FEET NORTH AS SHOWN PER MONUMENTS FOUND AT THE CENTERLINE OF SW FREEMAN COURT PER PS 18811, PS 25910, FEE NO. 92 53986 AND FEE NO. 99-068879. THE EAST LINE WAS LOCATED 31 FEET WESTERLY FROM FOUND CENTERLINE MONUMENTS PER PS 25910. THE EASTERLY NORTH LINE WAS LOCATED PER DEED DISTANCE FROM THE NORTH 1/4 CORNER AND DEED ANGLE PER FEE NO. 97-025075.

CLACKAMAS COUNTY SURVEY RECORDS:
(R-1) PS 23744
(R-2) PS 18811
(R-3) PS 23021
(R-4) PS 27108
(R-5) PS 25910
(R-6) PS 14498
(P-1) WILSONVILLE BUSINESS CENTER

CLACKAMAS COUNTY DEED RECORDS:
(D-1) FEE NO. 99-015690 (D-8) FEE NO. 99-068880
(D-2) FEE NO. 95-053803 (D-9) FEE NO. 92 53986
(D-3) FEE NO. 97-025075 (D-10) FEE NO. 92 53990
(D-4) BOOK 692, PAGE 808 (D-11) BOOK 263 PAGE 682
(D-5) FEE NO. 99-068879 (D-12) FEE NO. 99-100150
(D-6) FEE NO. 99-072268
(D-7) FEE NO. 99-072267

NOTES:

- 1. THE PROPERTY SHOWN HEREON IS SUBJECT TO CONDITIONS AND RESTRICTIONS PER CITY OF WILSONVILLE, CASE FILE NO. 98 AR 54.
- 2. THE SIDEWALK EASEMENT IN PARCEL 2 IS FOR THE BENEFIT OF THE CITY OF WILSONVILLE.
- 3. PERMANENT RIGHT-OF-WAY AND EASEMENT FOR PIPELINE, OVER AND ALONG EASEMENTS NO. 1, 2 AND 3, IN PARCEL 1, ARE GRANTED UNTO THE CITY OF WILSONVILLE.



EXPIRES DECEMBER 31, 2001

Surveyor's Certificate

I, GARY W. CHEEL HEREBY DECLARE THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND REPRESENTED ON THE ANNEXED PARTITION PLAT, BEING A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER AND NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, CITY OF WILSONVILLE, COUNTY OF CLACKAMAS AND STATE OF OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

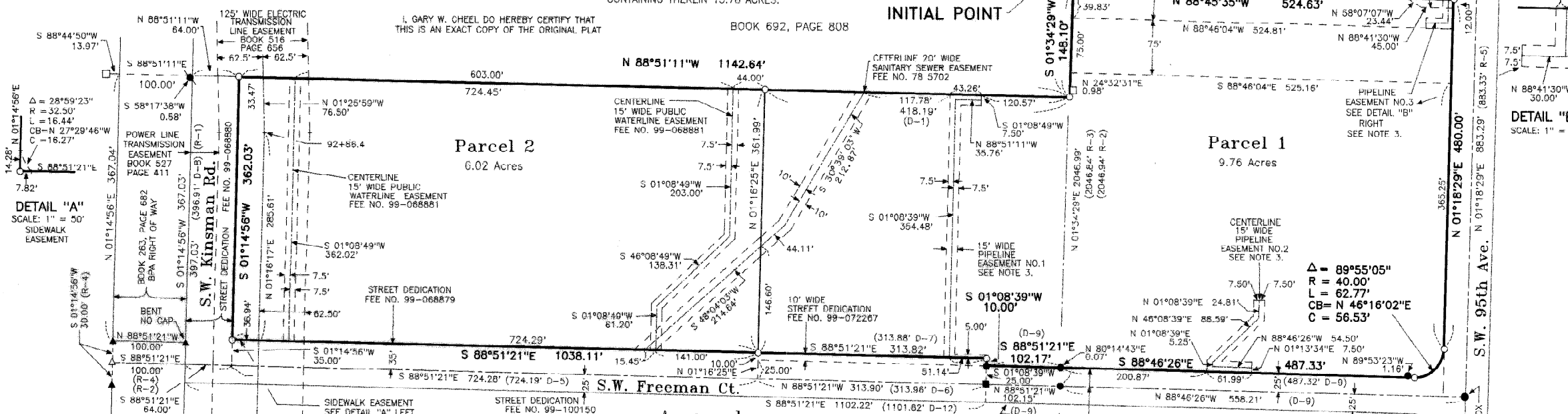
BEGINNING AT THE INITIAL POINT, A SET 5/8" IRON ROD WITH A RED PLASTIC CAP INSCRIBED "GARY W. CHEEL PLS 42649" AT THE SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN FEE NO. 97-025075, CLACKAMAS COUNTY DEED RECORDS, SAID CORNER BEARS SOUTH 01°34'29" WEST, 1501.90 FEET FROM THE NORTH 1/4 CORNER OF SAID SECTION 11; THENCE CONTINUING SOUTH 01°34'29" WEST, 148.10 FEET TO THE SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN BOOK 692, PAGE 808, SAID DEED RECORDS; THENCE ALONG SAID SOUTH LINE NORTH 88°51'11" WEST, 1142.64 FEET TO THE EAST RIGHT OF WAY LINE OF SW KINSMAN ROAD, DEDICATED BY FEE NO. 99-068880, SAID DEED RECORDS; THENCE ALONG SAID EAST RIGHT OF WAY LINE SOUTH 01°14'56" WEST, 362.03 FEET TO THE NORTH RIGHT OF WAY LINE OF SW FREEMAN COURT, DEDICATED BY FEE NO. 99-068879, FEE NO. 99-072267 AND FEE NO. 92-053986, SAID DEED RECORDS; THENCE ALONG SAID NORTH RIGHT OF WAY LINE SOUTH 88°51'21" EAST, 1038.11 FEET TO AN ANGLE POINT; THENCE SOUTH 01°08'39" WEST, 10.00 FEET TO AN ANGLE POINT; THENCE SOUTH 88°46'26" EAST, 102.17 FEET TO AN ANGLE POINT; THENCE SOUTH 88°46'26" EAST, 487.33 FEET TO THE BEGINNING OF A 40.00 FOOT TANGENT CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 62.77 FEET THROUGH A CENTRAL ANGLE OF 89°55'05" (THE LONG CHORD BEARS NORTH 46°16'02" EAST, 56.53 FEET) TO THE WEST RIGHT OF WAY LINE OF SW 95TH AVENUE, DEDICATED BY FEE NO. 92-053990, SAID DEED RECORDS; THENCE ALONG SAID WEST RIGHT OF WAY LINE NORTH 01°18'29" EAST, 480.00 FEET; THENCE LEAVING SAID WEST RIGHT OF WAY LINE NORTH 88°45'35" WEST, 524.63 FEET TO THE INITIAL POINT.

CONTAINING THEREIN 15.78 ACRES.

I, GARY W. CHEEL DO HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT

BOOK 692, PAGE 808

INITIAL POINT



Partition Plat No. 2001-119
NE 1/4 & NW 1/4 SEC. 11, T.3S., R.1W., W.M.
City of Wilsonville, Clackamas County
Oregon



SCALE: 1" = 100'
March 29, 2001

Surveyor:
Weddle & Assoc., Inc.
1750 SW Skyline Blvd.
Suite 105
Portland, OR 97221-2544
(503) 292-8083
1-888-222-8083
Fax: (503) 292-0938

POWER TRANSMISSION EASEMENT BOOK 692, PAGE 808

RECIPROCAL ACCESS EASEMENT FEE NO. 97-025076

FEE NO. 97-025075

N 88°45'35"W 524.63'

N 88°46'04"W 524.81'

N 88°41'30"W 27.00'

N 88°41'30"W 45.00'

S 88°46'04"E 525.16'

N 88°45'35"W 7.50'

N 88°41'30"W 30.00'

S 01°18'29"E 480.00'

N 01°18'29"E 863.33'

N 01°18'29"E 863.33'

S 01°18'29"W 33.17'

N 88°45'35"W 7.50'

N 88°41'30"W 30.00'

S 01°18'29"E 480.00'

N 01°18'29"E 863.33'

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S 01°18'29"E 480.00'

N 01°18'29"E 863.33'

N 01°18'29"E 863.33'

S 01°18'29"W 33.17'

Declaration

KNOW ALL PEOPLE BY THESE PRESENTS THAT JOHN M. MARTIN, NICHOLAS WESTLUND AND NORTH WILSONVILLE ASSOCIATES, AN L.L.C. ARE THE OWNERS OF THE LAND DEPICTED AS PARCEL 1 AND JOHN G. HOUSTON IS THE OWNER OF THE LAND DEPICTED AS PARCEL 2 REPRESENTED ON THE ANNEXED MAP AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED INTO PARCELS AS SHOWN HEREON. THIS PLAT IS SUBJECT TO EASEMENTS AND RESTRICTIONS AS SHOWN OR NOTED HEREON AND CONFORMS TO THE PROVISIONS OF CHAPTER 92 OF THE OREGON REVISED STATUTES.

John M. Martin
JOHN M. MARTIN, MEMBER AND MANAGER

Nicholas Westlund
NICHOLAS WESTLUND, MEMBER AND MANAGER

Acknowledgement
STATE OF _____ } S.S.
COUNTY OF _____

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS _____ DAY OF _____, 2001, PERSONALLY APPEARED JOHN M. MARTIN AND NICHOLAS WESTLUND, BOTH MEMBERS AND MANAGERS OF NORTH WILSONVILLE ASSOCIATES, AN L.L.C., WHO BEING DULY SWORN DID SAY THAT THEY ACKNOWLEDGED THE FOREGOING INSTRUMENT FREELY AND VOLUNTARILY ON BEHALF OF SAID NORTH WILSONVILLE ASSOCIATES, L.L.C.

Acknowledgement
STATE OF _____ } S.S.
COUNTY OF _____

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 23 DAY OF MAY, 2001, PERSONALLY APPEARED JOHN G. HOUSTON, WHO BEING DULY SWORN DID SAY THAT HE ACKNOWLEDGED THE FOREGOING INSTRUMENT FREELY AND VOLUNTARILY.

John G. Houston
JOHN G. HOUSTON, MEMBER AND MANAGER

Approvals

APPROVED July 31, 2001
BY *John A. Dehan*
CITY OF WILSONVILLE COMM. DEVEL. DIRECTOR

APPROVED July 31, 2001
BY *April L. ...*
CITY OF WILSONVILLE PLANNING DIRECTOR

APPROVED _____, 2001
BY _____
CLACKAMAS COUNTY SURVEYOR

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES AS PROVIDED BY ORS 92.095 HAVE BEEN PAID THRU June 30, 2002
CERTIFIED December 6, 2001
Ray Erland
CLACKAMAS COUNTY ASSESSOR AND TAX COLLECTOR

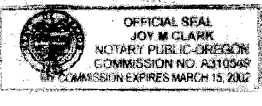
BY *Craig Lewis*
DEPUTY

BY *Jeanette Wymer*
DEPUTY

STATE OF OREGON } SS
COUNTY OF CLACKAMAS }
I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT WAS RECEIVED FOR RECORD ON THE 6th DAY OF December, 2001, AT 3:01 O'CLOCK P. M.

John Kauffman
CLACKAMAS COUNTY CLERK

BY *Melissa Taylor*
DEPUTY



Legend:

- 5/8" x 30" IRON ROD W/RPC INSCRIBED "GARY W. CHEEL PLS 42649" SET ON MARCH 29, 2001.
 - FOUND 3-1/2" ALUMINUM CAP IN CONCRETE STAMPED "U.S.D.O.E. BONNEVILLE PWR. ADM.", NO RECORD.
 - FOUND 5/8" IRON ROD W/YPC INSCRIBED "PLS 1332" PER PS 25910.
 - FOUND 1-3/8" BRASS DISC STAMPED "PLS 1332" PER PS 25910.
 - FOUND 5/8" IRON ROD, NO RECORD.
 - △ FOUND 5/8" IRON ROD W/YPC INSCRIBED "ZAROSINSKI-TATONE LS 1349" PER PS 18811.
 - ▲ FOUND 5/8" IRON ROD W/YPC INSCRIBED "WAKER ASSOC., INC." PER PS 27108.
- W/YPC = WITH YELLOW PLASTIC CAP, W/RPC = WITH RED PLASTIC CAP

Job No. 3187PLAT

LEGAL DESCRIPTION

PARCEL 1, PARTITION PLAT NO. 2001-119, IN THE CITY OF WILSONVILLE, COUNTY OF CLACKAMAS AND STATE OF OREGON; TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS AS SET FORTH IN RECIPROCAL ACCESS EASEMENT RECORDED APRIL 7, 1997 AS NO. 97-025076, RECORDS OF CLACKAMAS COUNTY, OREGON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: A TRACT OF LAND FOR RECIPROCAL ACCESS EASEMENT PURPOSES LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN IN CLACKAMAS COUNTY, OREGON, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SW 95TH AVENUE, 62.00 FEET WIDE, SAID POINT BEARS SOUTH 01°34'29" WEST, 1501.90 FEET AND SOUTH 88°45'35" EAST, 524.68 FEET FROM THE NORTH ONE-QUARTER CORNER OF SAID SECTION 11; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE, NORTH 01°18'30" EAST, 28.00 FEET, THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE, NORTH 88°41'30" WEST, 27.00 FEET TO A POINT ON THE ARC OF A TANGENT 40.00 FOOT RADIUS CURVE LEFT; THENCE ALONG THE ARC OF SAID CURVE 50.73 FEET THROUGH A CENTRAL ANGLE OF 72°39'30" (THE LONG CHORD OF WHICH BEARS SOUTH 54°58'44" WEST, 47.39 FEET) TO A POINT OF NON-TANGENCY; THENCE SOUTH 88°45'35" EAST, 65.18 FEET TO THE POINT OF BEGINNING. THE LEGAL DESCRIPTION SHOWN ABOVE DESCRIBES ALL THAT PROPERTY IN THE PRELIMINARY TITLE REPORT IDENTIFIED AS "WFG NATIONAL TITLE INSURANCE COMPANY" ORDER NUMBER 19-308875, WITH AN EFFECTIVE DATE OF AUGUST 20, 2020.

NOTES CORRESPONDING TO SCHEDULE B

- WFG NATIONAL TITLE INSURANCE COMPANY: ORDER NO. 19-308875; EFFECTIVE DATE: AUGUST 20, 2020; THE FOLLOWING SURVEY RELATED ITEMS WERE FOUND IN SAID TITLE REPORT AND ARE REFERENCED ON THIS MAP:
- 6 RIGHTS OF THE GOVERNMENTAL BODIES TO ANY PORTION LYING WITHIN TAPMAN CREEK. SAID CREEK IS SHOWN IN ITS APPROXIMATE LOCATION HEREON.
 - 7 AN EASEMENT FOR ELECTRIC PURPOSES RECORDED JULY 3, 1967 IN BOOK 692, PAGE 808. SAID ITEM LIES ON THE SUBJECT PROPERTY AND IS SHOWN HEREON AS DELINEATED ON PARTITION PLAT 2001-119.
 - 8 AN EASEMENT FOR SANITARY SEWER PURPOSES RECORDED FEBRUARY 9, 1978 AS RECORDING NO. 78-5702. SAID ITEM LIES ON SUBJECT PROPERTY AND IS THEREFORE SHOWN HEREON.
 - 9 RECIPROCAL ACCESS EASEMENT RECORDED APRIL 7, 1997 AS RECORDING NO. 97025076. SAID ITEM LIES ON SUBJECT PROPERTY AND IS THEREFORE SHOWN HEREON.
 - 10 EASEMENTS FOR PIPELINE PURPOSES DELINEATED ON THE FACE OF PARTITION PLAT NO. 2001-119, RECORDED DECEMBER 6, 2001 AS REC. NO. 2001-102956. SAID ITEM NOTES THREE 15' PIPELINE EASEMENTS, ALL SHOWN HEREON.
 - 11 MATTERS IN DOCUMENT RECORDED DECEMBER 19, 2013 AS RECORDING NO. 2013-083295; AMENDED OCTOBER 7, 2014 AS RECORDING NO. 2014-051541. SAID ITEM IS BLANKET IN NATURE OVER THE SUBJECT PROPERTY AND IS THEREFORE NOT SHOWN HEREON.
 - 12 CONDITIONS AND RESTRICTIONS PER CITY OF WILSONVILLE CASE FILE NO. 98 AR 54 AS SHOWN ON THE FACE OF PARTITION PLAT NO. 2001-119, RECORDED DECEMBER 6, 2001 AS REC. NO. 2001-102956. SAID ITEM IS BLANKET IN NATURE OVER THE SUBJECT PROPERTY AND IS THEREFORE NOT SHOWN HEREON.
 - 13 MATTERS DISCLOSED IN AN ALTA SURVEY BY LEE A. SPURGEON OF TOWNSHIP LAND SURVEYS, LLC DATED NOVEMBER 6, 2019 AS JOB NO. 19-7271. SAID ITEM WOULD BE REPLACED BY THE CURRENT SURVEY, AND IS THEREFORE NOT SHOWN HEREON.

GENERAL NOTES

1. THE LOCATION OF UTILITIES SERVING THE SUBJECT PROPERTY CAN ONLY BE DETERMINED BY OBSERVED EVIDENCE TOGETHER WITH PLANS AND MARKINGS PROVIDED BY CLIENT, UTILITY COMPANIES, AND OTHER APPROPRIATE SOURCES. THE LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY FOR THIS SURVEY WAS DETERMINED BY OBSERVATION OF ABOVE GROUND EVIDENCE, FROM MAPS PROVIDED BY THE CLIENT AND THE CITY OF WILSONVILLE, AND BY MARKINGS ON THE GROUND PROVIDED IN RESPONSE TO AN 811 LOCATE REQUEST, TOGETHER WITH MARKINGS MADE BY GPRS. THIS SURVEY WOULD NOT SHOW UTILITIES COVERED BY VEHICLES, OR OVERGROWTH OF FOLIAGE, TREES, BUSH OR SHRUBS.
2. THE BUILDING FOOTINGS WERE NOT EASILY ACCESSIBLE AND THEREFORE THE BUILDING LIMITS SHOWN HEREON, AND THE BUILDING SQUARE FOOT CALCULATIONS, WERE MEASURED ALONG THE BUILDING FASCIA.
3. ITEM NUMBERS SHOWN HEREON ARE STATED AS MATTERS ON REFERENCED COMMITMENT. NO RESPONSIBILITY FOR THE COMPLETENESS, ACCURACY, OR CONTENT OF SAID REPORT IS ASSUMED BY THIS MAP.
4. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BLDG. ADDITIONS WITHIN RECENT MONTHS.
5. THERE ARE NO CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED TO THE BEST OF OUR KNOWLEDGE, AND AVAILABLE FROM THE CONTROLLING JURISDICTION.
6. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
7. THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A CEMETERY.
8. THIS SURVEY MAP CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY.
9. THERE ARE NO DISCREPANCIES BETWEEN THE BOUNDARY LINES OF THE PROPERTY AS SHOWN ON THIS SURVEY MAP AND AS DESCRIBED IN THE LEGAL DESCRIPTION PRESENTED IN THE TITLE COMMITMENT.
10. THE BOUNDARY LINE DIMENSIONS AS SHOWN ON THIS SURVEY MAP FORM A MATHEMATICALLY CLOSED FIGURE WITHIN +/-0.1'.
11. THE BOUNDARY LINES OF THE PROPERTY ARE CONTIGUOUS WITH THE BOUNDARY LINES OF ALL ADJOINING STREETS, HWYS., RIGHTS OF WAY AND EASEMENTS, PUBLIC OR PRIVATE, AS DESCRIBED IN THEIR MOST RECENT RESPECTIVE LEGAL DESCRIPTIONS OF RECORD.
12. EXCEPT AS OTHERWISE NOTED BELOW, IF THE PROPERTY CONSISTS OF TWO OR MORE PARCELS, THERE ARE NO GAPS OR GORES BETWEEN SAID PARCELS.
13. WETLAND DELINEATION MARKERS AS SET BY A QUALIFIED SPECIALIST WERE OBSERVED DURING THE COURSE OF THE SURVEY, AND THE LOCATION OF SAID WETLAND AREA IS SHOWN HEREON BASED ON SAID MARKERS.
14. THE SUBJECT PROPERTY HAS DIRECT ACCESS TO/FROM SW FREEMAN DRIVE AND SW 95TH AVENUE, BEING PUBLIC RIGHT-OF-WAY WAY, AND ALSO GAINS INDIRECT ACCESS TO/FROM SAID SW 95TH AVENUE BY WAY OF AN EASEMENT RECORDED AS REC. NO. 97-025076.
15. ANY APPURTENANT EASEMENTS NOTED IN DOCUMENTS PROVIDED TO THE SURVEYOR ARE SHOWN OR NOTED HEREON.
16. NO PARTY WALLS EXIST BETWEEN THE SUBJECT PROPERTY AND ANY ADJOINING PROPERTIES.
17. ELEVATIONS SHOWN HEREON ARE BASED ON MONUMENT 5819 AS NOTED IN CLACKAMAS COUNTY SURVEY NO. PS-28942, WHICH BEARS AN ELEVATION OF 194.465 FEET ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929, WHICH WAS CONVERTED TO AN ELEVATION OF 197.923 FEET ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 USING NCA1. CONTOURS ARE SHOWN HEREON ON A ONE FOOT INTERVAL.
18. CONTOURS SHOWN IN THOSE AREAS LISTED AS "OVERGROWN AREAS" ARE APPROXIMATE, ONLY. SUFFICIENT DATA TO CREATE ACCURATE CONTOURS COULD NOT BE GATHERED AT THE TIME OF THE SURVEY DUE TO DENSE BLACKBERRY GROWTH.

SITE RESTRICTIONS

ZONING INFORMATION WAS NOT PROVIDED TO SURVEYOR PURSUANT TO TABLE A ITEM 6.

EXISTING PARKING:	
REGULAR PARKING:	185 SPACES
MOTORCYCLE PARKING:	4 SPACES
HANDICAP PARKING:	7 SPACES
TOTAL PARKING:	196 SPACES

LAND AREA

THE LAND AREA OF THE SUBJECT PROPERTY IS 425,144 S.F. (9.76 AC.) AS DESCRIBED IN THE LEGAL DESCRIPTION SHOWN HEREON.

STATEMENT OF POSSIBLE ENCROACHMENTS

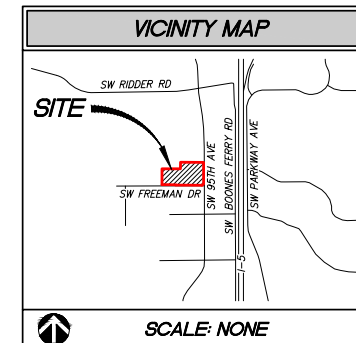
A-BUS STOP EXTENDS UP TO 3.9' WESTERLY INTO THE SUBJECT PROPERTY.

FLOOD NOTE

THE SUBJECT PROPERTY LIES WITHIN ZONE "X" (UNSHADED) OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 41005C02340, WHICH BEARS AN EFFECTIVE DATE OF JUNE 17, 2008. ZONE "X" (UNSHADED) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTER LINE OF SW 95TH AVENUE AS SHOWN ON PARTITION PLAT NO. 2001-119 FILED IN THE CLACKAMAS COUNTY RECORDER'S OFFICE, BEING NORTH 01°18'29" EAST.



SURVEYOR'S CERTIFICATION

TO: STATE OF OREGON, BY AND THROUGH THE DEPARTMENT OF ADMINISTRATIVE SERVICES; WFG NATIONAL TITLE INSURANCE COMPANY
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6A, 6B, 7A, 7B1, 7C, 8, 9, 10A, 11, 13, 16, 17, 18, 19, AND 20 OF TABLE A THEREOF.
THE FIELDWORK WAS COMPLETED ON: 8/24/2020
DATE OF LAST REVISION:

M. Hoffmann 8/27/2020
MICHAEL A. HOFFMANN, P.L.S. 57847 (OREGON) DATE
EXP: JUNE 30, 2021
MIKEH@TERRAMARKING.COM

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON FEBRUARY 19, 1999
MICHAEL A. HOFFMANN 57847LS
EXPIRES: 30 JUNE, 2021

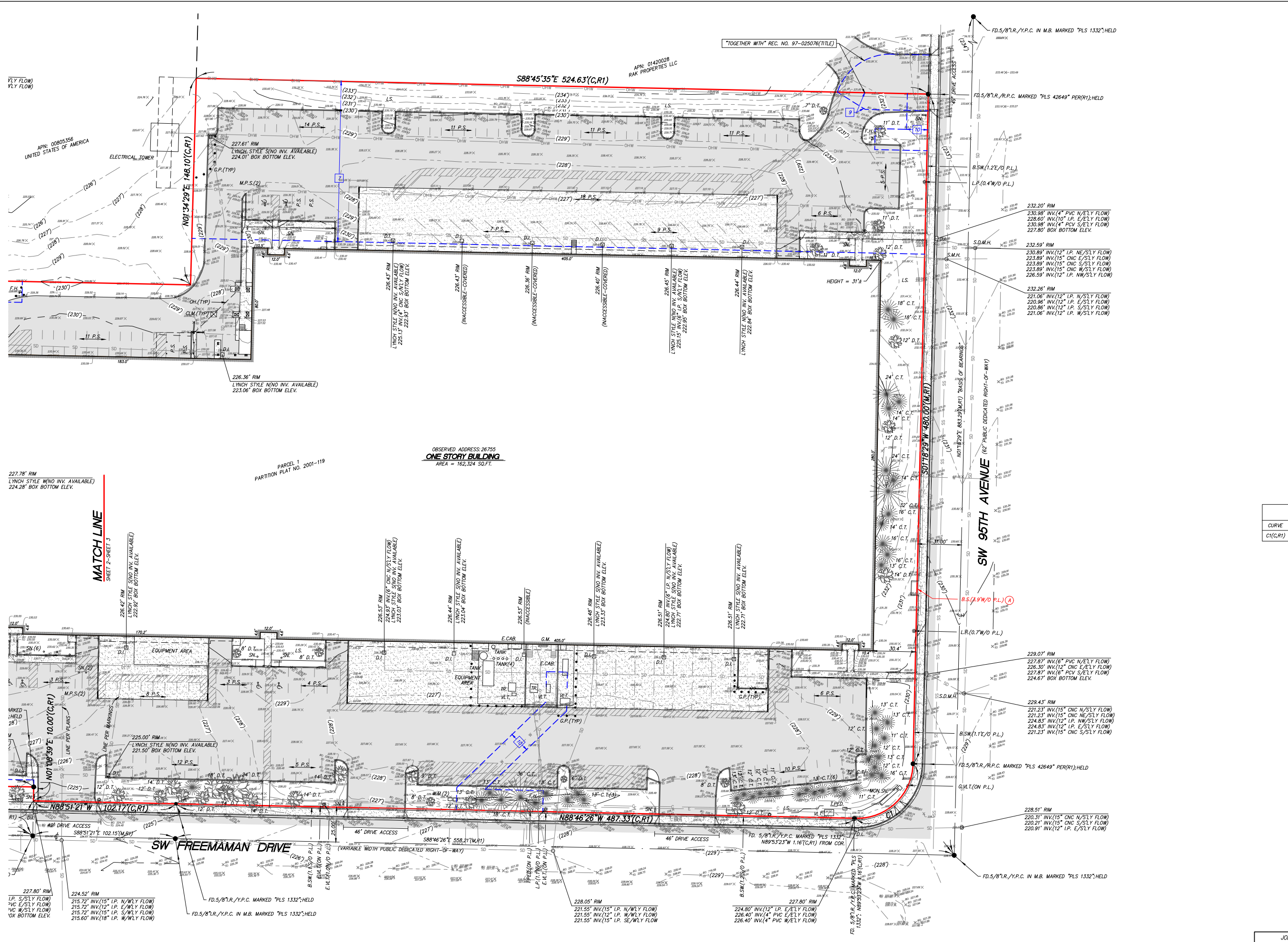


ALTA/NSPS LAND TITLE SURVEY

NORTH VALLEY COMPLEX ("NVC")
26755 SW 95TH AVENUE
WILSONVILLE, OREGON
CONTRACT # DASPS-1618-20
PCA PROJECT/PHASE 917600/04

DATE : 8/26/2020 DRAWN BY: K.L.M.
SCALE : 1" = 30' CHKD BY: M.A.H.

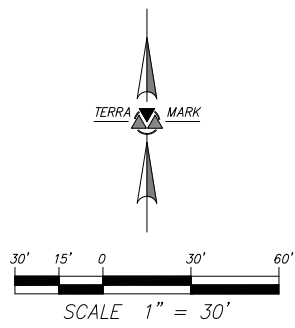
JOB NO: 20204302 SHEET: 1 OF 3



LEGEND

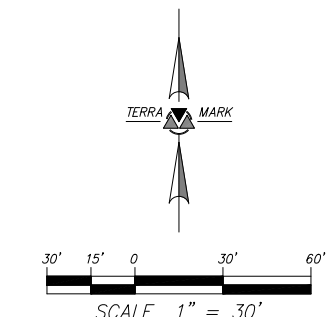
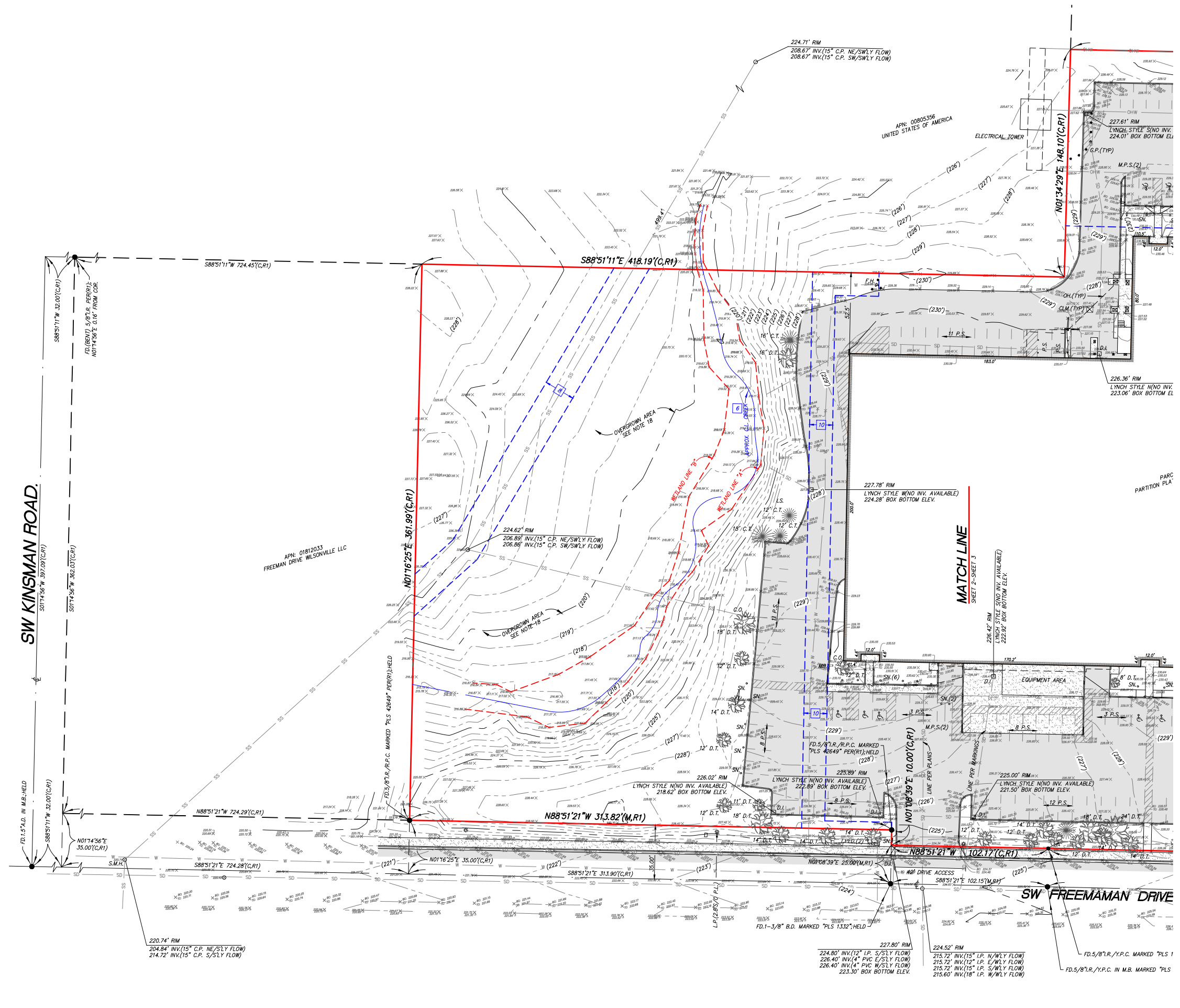
- B.S.W. BACK OF SIDEWALK
- (C) CALCULATED DATA
- C.L. CENTER LINE
- C.O. CLEAN OUT
- C.T. CONIFEROUS TREE
- CLM. COLUMN
- D.I. DRAIN INLET
- D.T. DECIDUOUS TREE
- E.CAB. ELECTRIC CABINET
- ELEV. ELEVATION
- FD. FOUND
- F.H. FIRE HYDRANT
- G.M. GAS METER
- G.P. GUARD POST
- G.V.T. GAS VALVE
- I.P. IRON PIPE
- I.R. IRON ROD
- L.P. LIGHT POLE
- LS. LANDSCAPING
- (M) MEASURED DATA
- M.P.S. MOTORCYCLE PARKING SPACE
- MS. MAILBOX
- MON.SN. MONUMENT SIGN
- OH. OVERHANG
- P.L. PROPERTY LINE
- P.S. PARKING SPACE
- (R1) PARTITION WALL 2001-119
- R.P.C. RED PLASTIC CAP
- S.M.H. SEWER MAN HOLE
- SN. SIGN
- T.PED. TELEPHONE PEDESTAL
- TR. TRANSFORMER
- (TYP) TYPICAL
- V.T. VAULT
- W.M. WATER METER
- W.V. WATER VALVE
- Y.P.C. YELLOW PLASTIC CAP
- BLOCK/CONCRETE WALL
- CONCRETE
- ASPHALTIC CONCRETE
- BUILDING LINE
- HANDICAP PARKING
- CHAIN LINK FENCE
- LIGHT POLE
- OVERHEAD WIRE

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C1(C,R1)	62.77'	40.00'	89°55'05"	54°16'02" W 56.53'

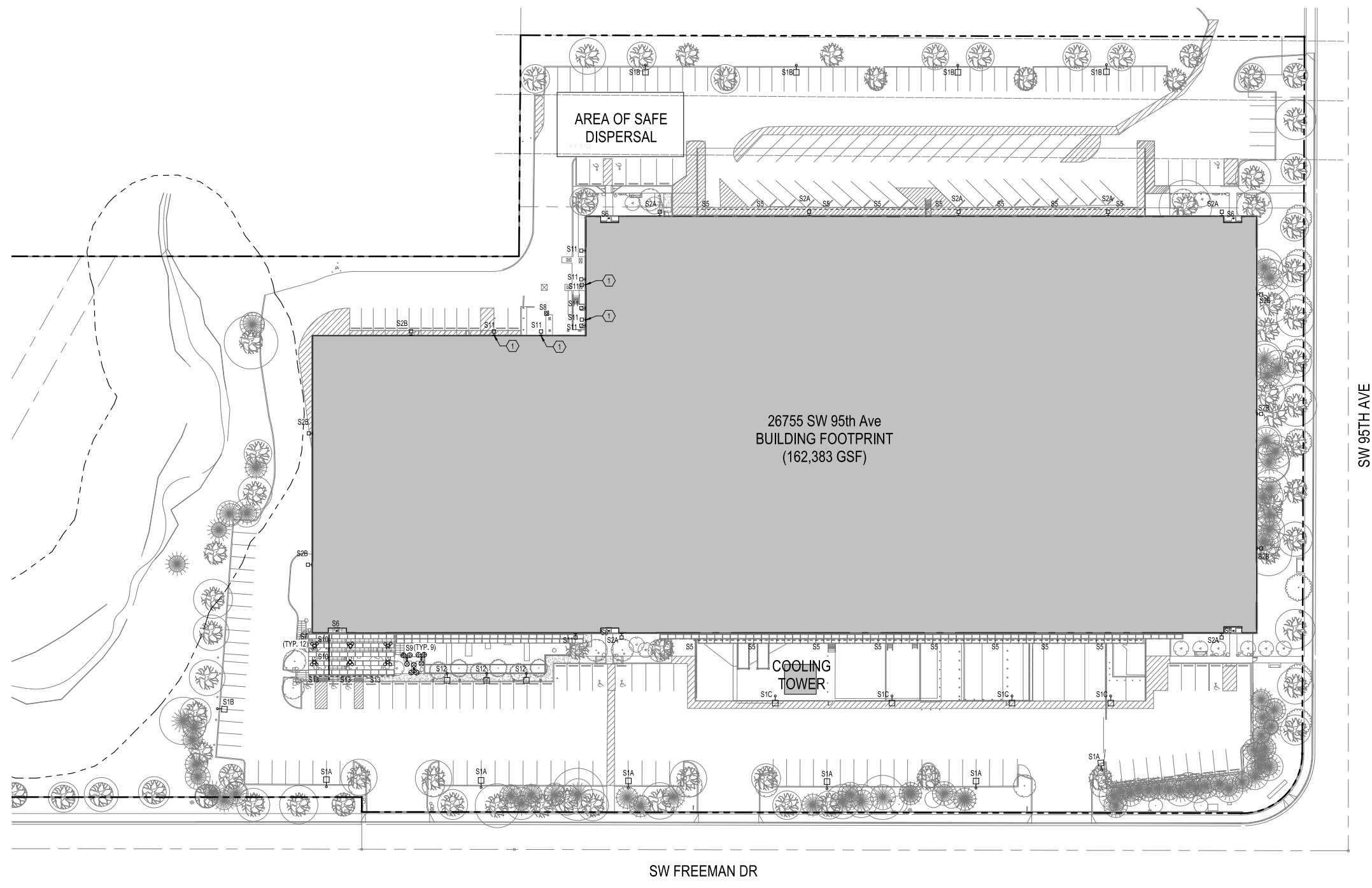


LEGEND

- B.S.W. BACK OF SIDEWALK
- (C) CALCULATED DATA
- C.L. CENTER LINE
- C.O. CLEAN OUT
- C.T. CONIFEROUS TREE
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- (M) MEASURED DATA
- M.P.S. MOTORCYCLE PARKING SPACE
- MS. MAILBOX
- MON.SN. MONUMENT SIGN
- OH. OVERHANG
- P.L. PROPERTY LINE
- P.S. PARKING SPACE
- (R1) PARTITION PLAT 2001-119
- R.P.C. RED PLASTIC CAP
- S.M.H. SEWER MAN HOLE
- SN. SIGN
- T.PED. TELEPHONE PEDESTAL
- TR. TRANSFORMER
- (TYP) TYPICAL
- V.A. VAULT
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- ASPHALTIC CONCRETE
- BUILDING LINE
- ♿ HANDICAP PARKING
- CHAIN LINK FENCE
- ☀ LIGHT POLE
- OVERHEAD WIRE



- NOTES:**
1. MOUNT S11 FIXTURE AT 10'-0" ABOVE MECHANICAL PLATFORM.



1 SITE DEVELOPMENT PLAN - LIGHTING
1" = 30'-0"

