

Wilsonville Town Center Mixed-Use Development

DRB Panel B Public Hearing

July 24, 2023

Presented by: Georgia McAlister, Associate Planner

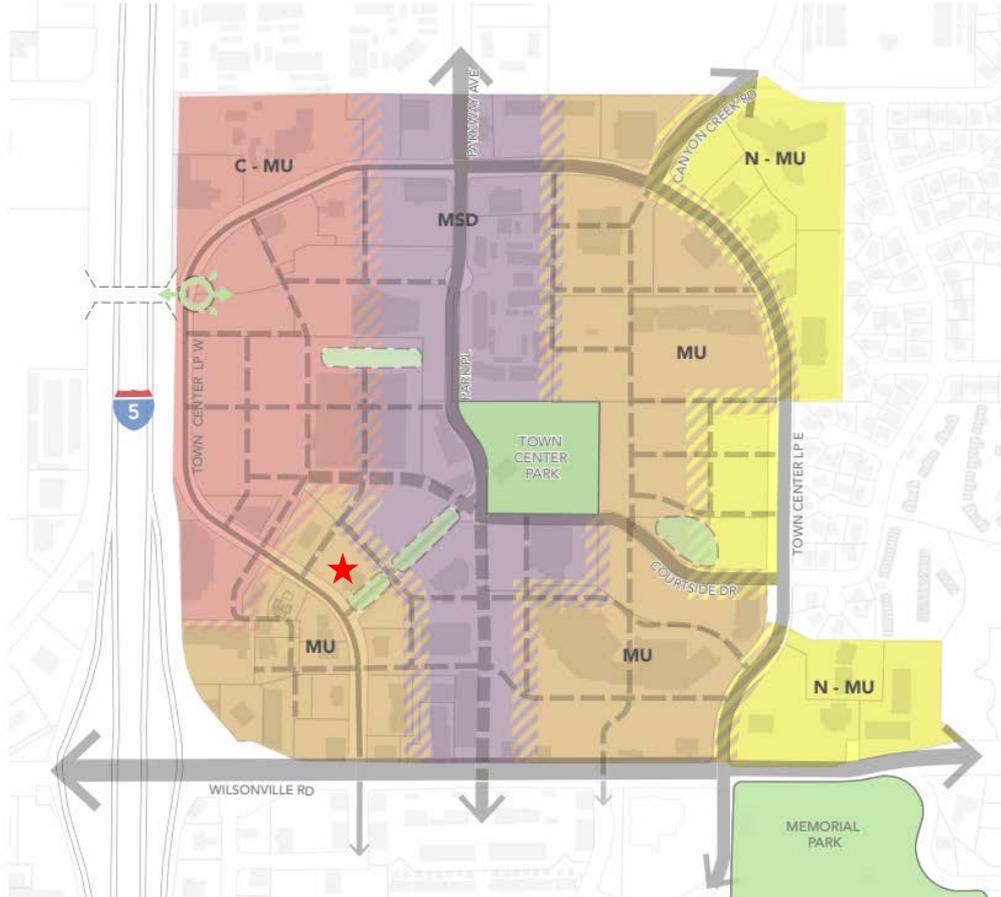


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Location



Town Center Plan



LEGEND

- Building Footprint
- Parcel
- Highway
- Proposed Bike/Pedestrian Bridge
- Proposed Street Network

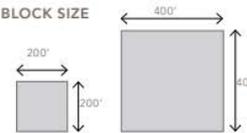
OPEN SPACE NETWORK

- Existing Open Space
- Proposed Open Space
- Proposed Gateway/Landing

LAND USE

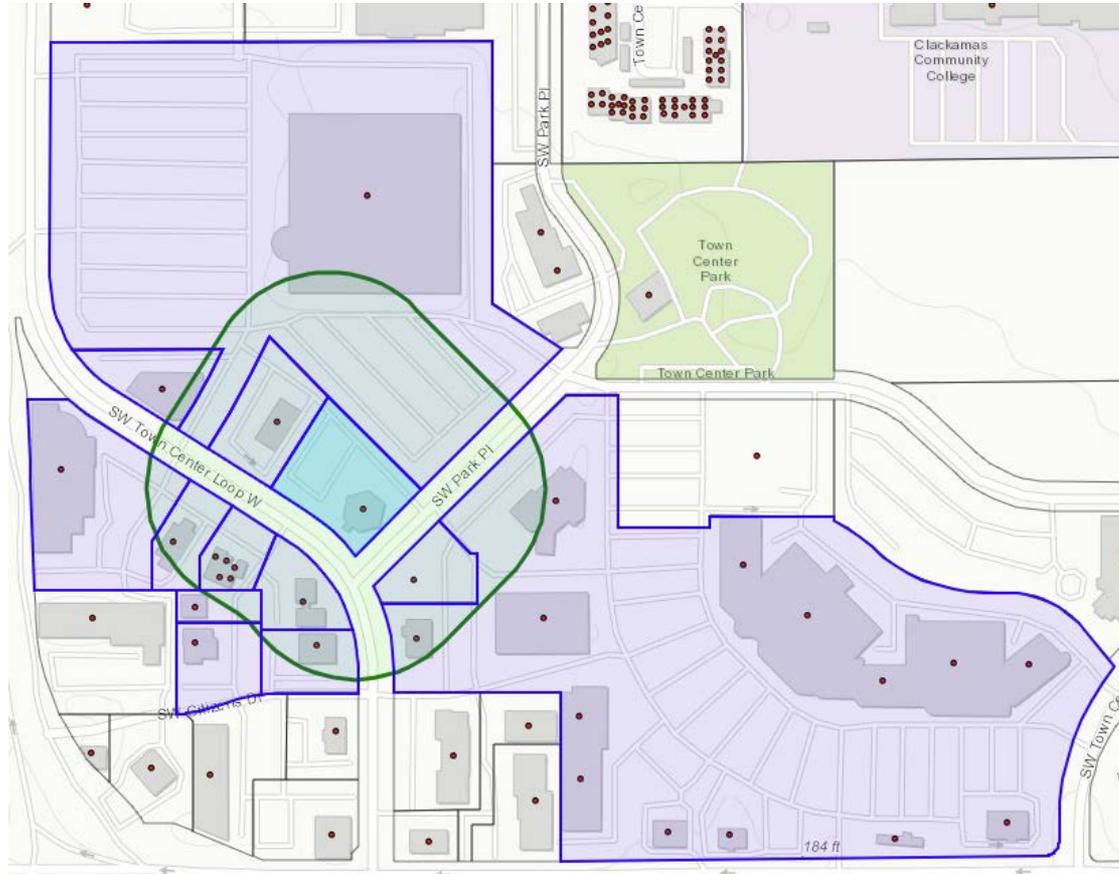
- Main Street District (MSD)**
(mixed-use buildings with active ground floor uses, generally 3 to 4 stories)
- Commercial - Mixed-Use (C - MU)**
(mix of office, entertainment, hospitality, civic uses, generally 3 to 5 stories, residential if not adjacent to freeway)
- Mixed-Use (MU)**
(mix of residential, retail, office, services, generally 2 to 4 stories)
- Neighborhood - Mixed-Use (N-MU)**
(Mix of townhomes, small-scale commercial businesses, generally 2 to 3 stories)

BLOCK SIZE



Hatched areas indicate locations where using both underlying zones may be allowed

Noticing



List of Applications

- Verifying Compliance with Clear & Objective Standards:
 - Stage 1 Preliminary Plan (STG123-0001)
 - Stage 2 Final Plan (STG223-0002)
 - Site Design Review (SDR23-0002)
 - Class 3 Sign Permit (SIGN23-0003)
 - Type C Tree Removal Plan (TPLN23-0001)
- Discretionary Review
 - Waivers (WAIV23-0001)

Stage 1 Preliminary Plan

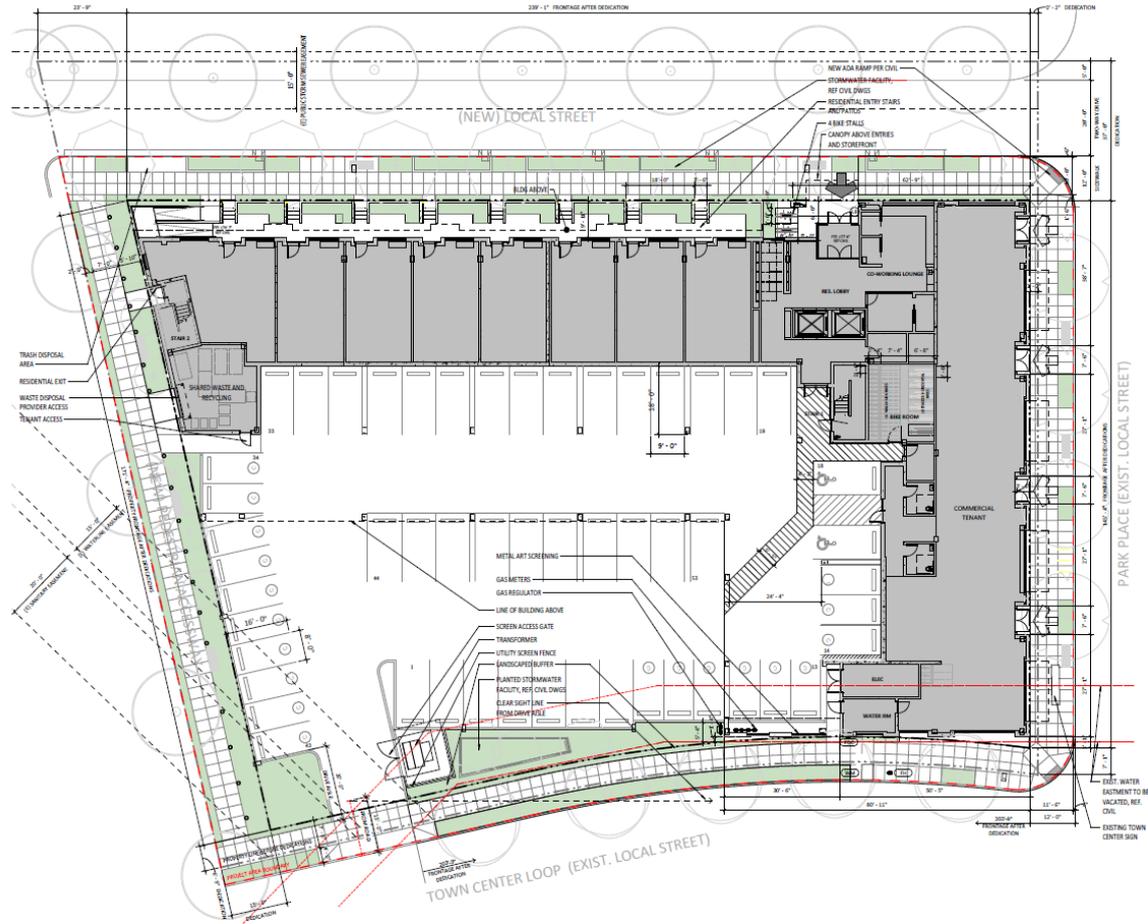


VIEW AT RETAIL LOOKING TOWARD NORTHEAST CORNER

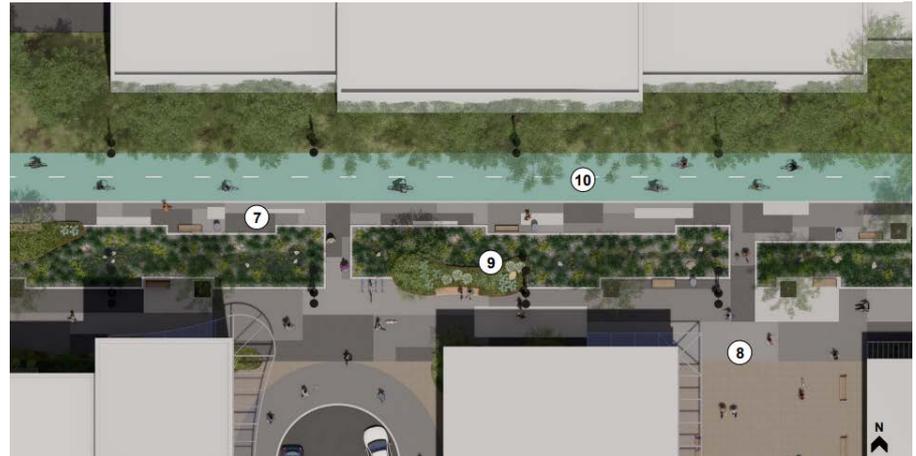
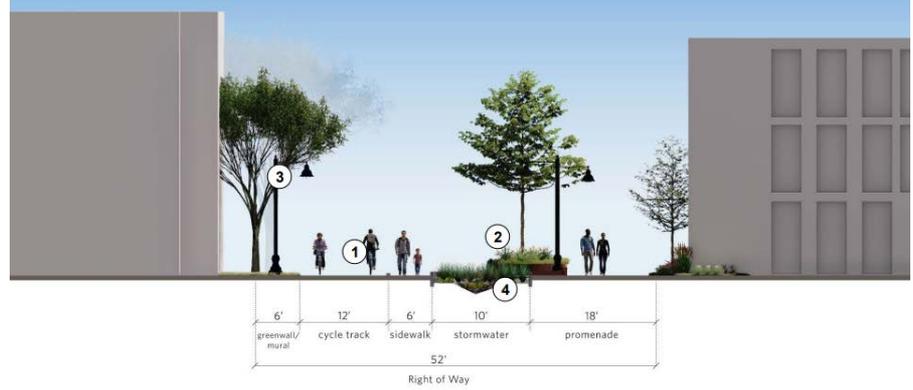


VIEW AT PARK PLACE RETAIL

Stage 2 Final Plan



Stage 2 Final Plan – Building Orientation



Stage 2 Final Plan - Traffic

- Evaluated intersections:
 - Signalized:
 - Town Center Loop West/SW Wilsonville Road
 - I-5 Southbound Ramps/SW Wilsonville Road
 - I-5 Northbound Ramps/SW Wilsonville Road
 - Two-way Stop-Controlled:
 - SW Park Place/SW Town Center Loop West
 - Site Access
 - Site Access/SW Town Center Loop West
- Level of Service D or better
 - Operation at all evaluated intersections meets or exceeds the minimum standard LOS D

Site Design Review



MATERIAL LEGEND



CE-1A
FIBER CEMENT PANEL
ROD: HIDDEN PANEL OR SIMILAR
FINISH: PAINTED CUSTOM WAINUT COLOR TO MATCH COMP. W/ SIDING
8MM THICK, 4' X 12' PANEL SIZE



CE-1
FIBER CEMENT PANEL, FACE FASTENED
ROD: HIDDEN PANEL OR SIMILAR
FINISH: PAINTED CUSTOM WARM GREY, BLACK #1 WINDOWS
8MM THICK, 4' X 12' PANEL SIZE



MEL-LOUVER-1
CUSTOM MECHANICAL LOUVER AT PRHP UNITS
ROD: WHITECH #225
FINISH: PAINT TO MATCH FLASHING & SURROUNDS
1 3/8" DEPTH 3" SPACING



MEL-LOUVER-2
CUSTOM MECHANICAL LOUVER
FINISH: ANODIZED BLACK TO MATCH STOREFRONT



ST-1
COMPOSITE WOOD SIDING
FINISH: ARTISTRY GRAINED CEDAR NCL
DIMENSIONS: 4" WIDE PROFILE



COMPOSITE WOOD SIDING-1
VERTICAL TONGUE & GROOVE COMPOSITE SIDING
FINISH: ARTISTRY GRAINED CEDAR NCL
DIMENSIONS: 4" WIDE PROFILE



STOREFRONT SYS-1
ALUMINUM STOREFRONT GLAZING SYSTEM
ROD: HAWNEER TRIFAB VERSAGLASS-451T
FINISH: ANODIZED BLACK
DIMENSION: 2" W/



ST-2
STEEL SLAT GUARDRAILS
FINISH: BLACK PAINTED
PICKET DIMENSIONS: 1/2" THICK 4 1/2" DEEP



LINEAR BRICK VENEER
BRICK VENEER
ROD: BRICKCUT LINEAR SIDING
FINISH: CHANGEL, 2-1/4" H x 3-5/8" L x 1-3/4" D
STACK: RANDOM, WEATHERED BRICK JOINTS



VL-1
VINYL WINDOWS, FINED, CASEMENT AND DOORS
ROD: VP ENDURANCE OR SIMILAR
FINISH: BLACK EXTERIOR, WHITE INTERIOR
DIMENSION: 2-1/2" X 3"



EXAMPLE CONCEPT OF METAL ART SCREEN
CUSTOM ILLUSTRATION, PREFERRED OR LASER CUT IN STEEL - FINISH T.B.D.

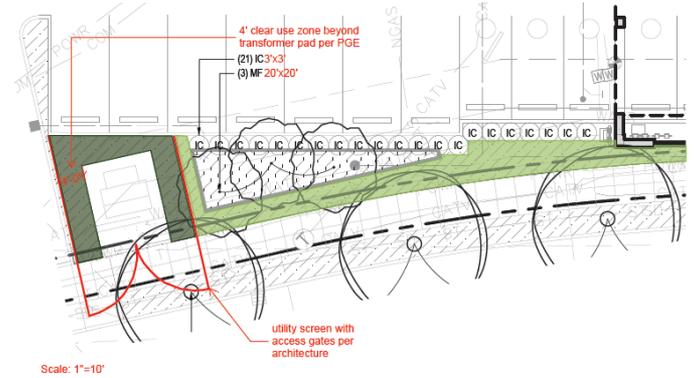
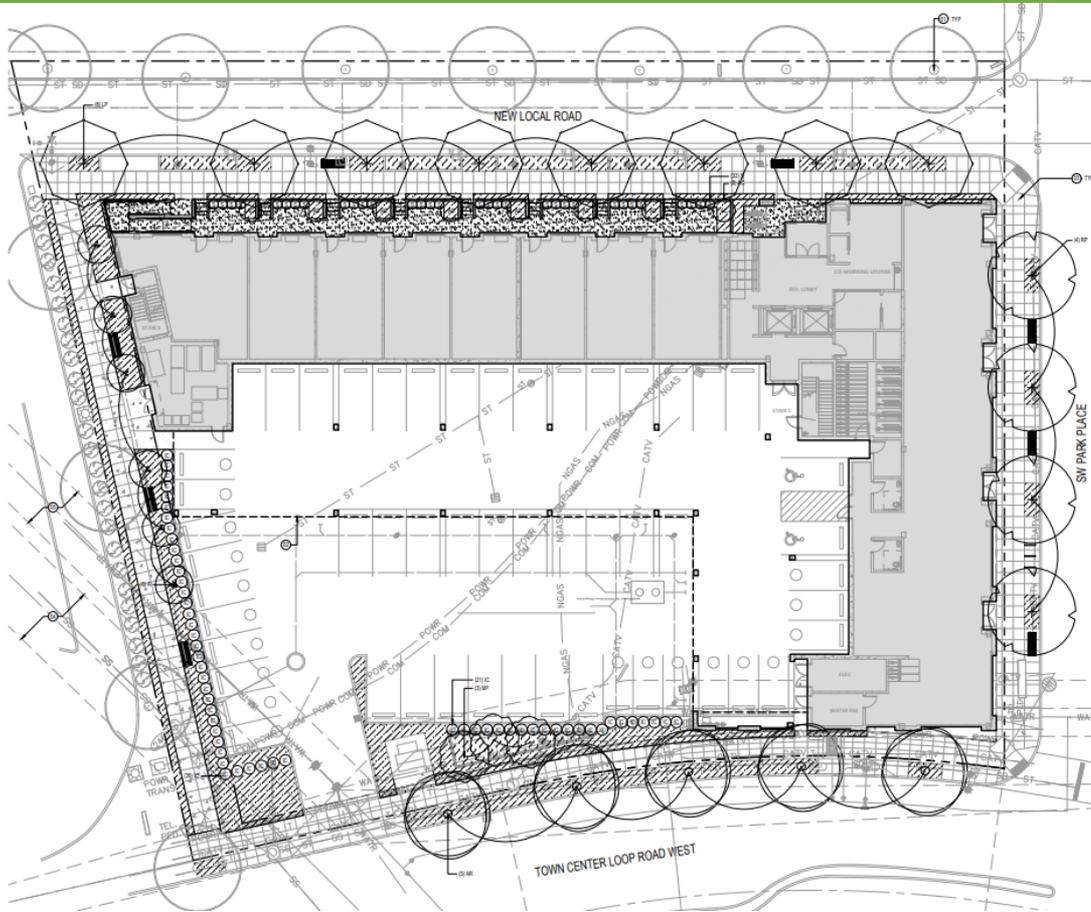


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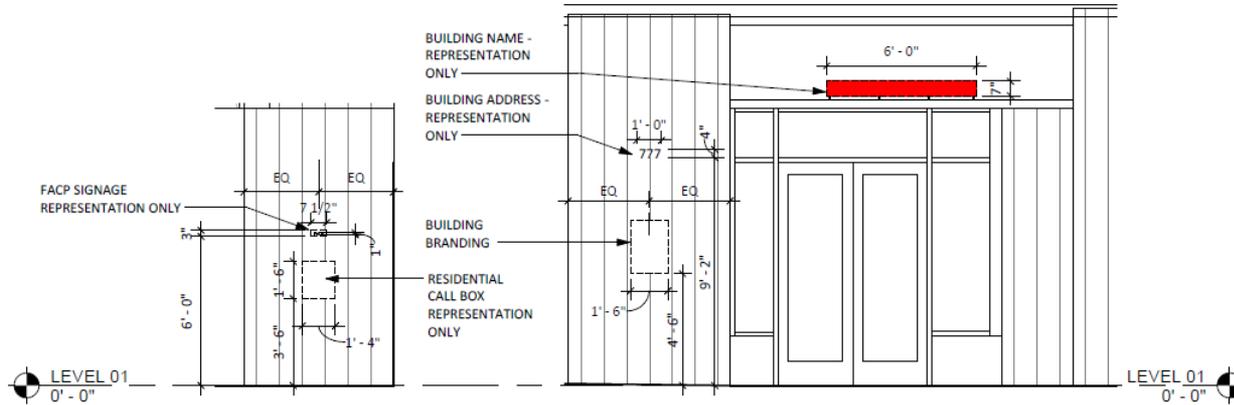
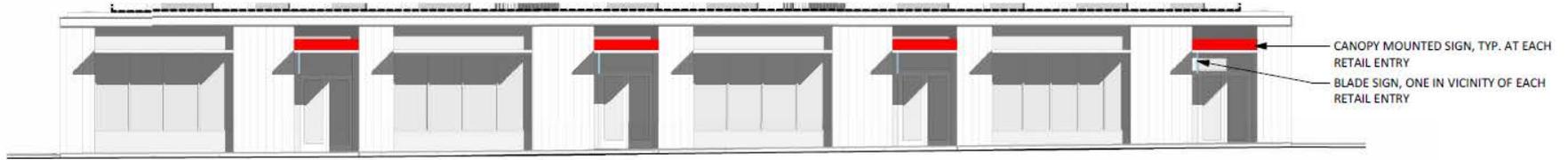


MEL-3
COMPOSITE METAL PANEL
ROD: LAMINATORS INC 'OMEGALITE' ROUTE & RETURN
FINISH: CUSTOM BLACK, SMOOTH

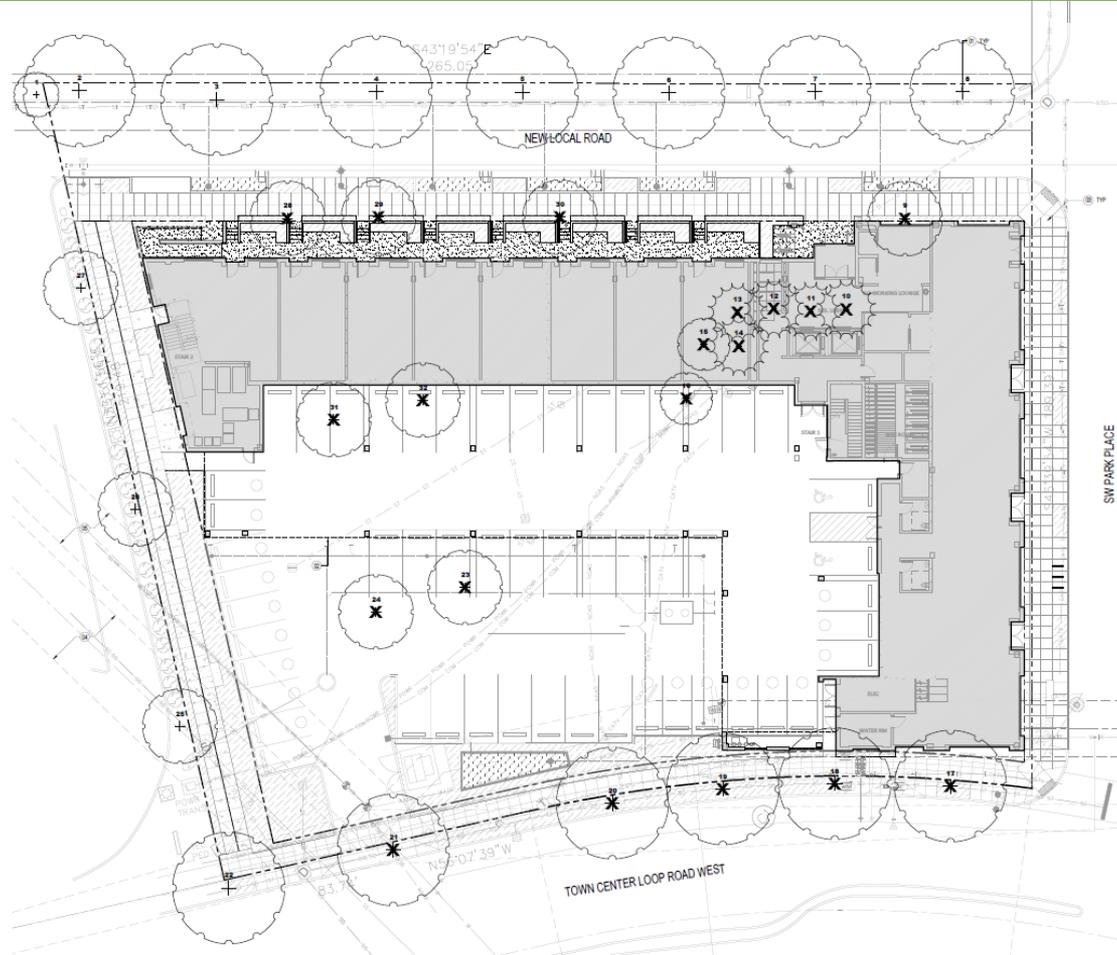
Site Design Review



Class 3 Sign Permit



Type C Tree Removal Plan



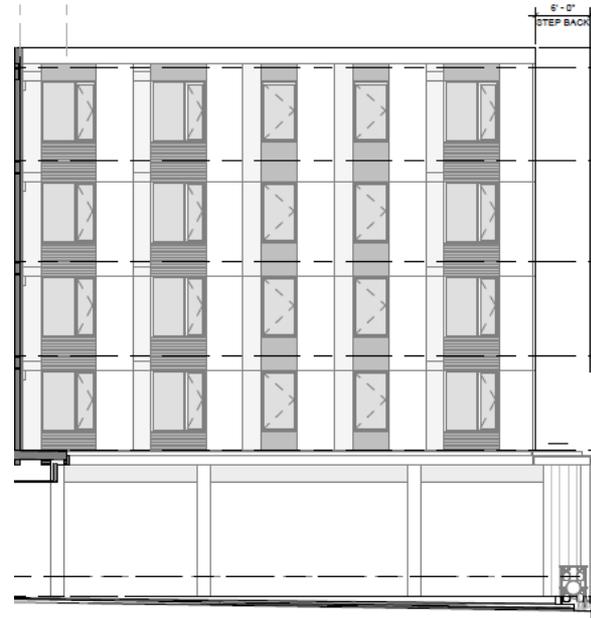
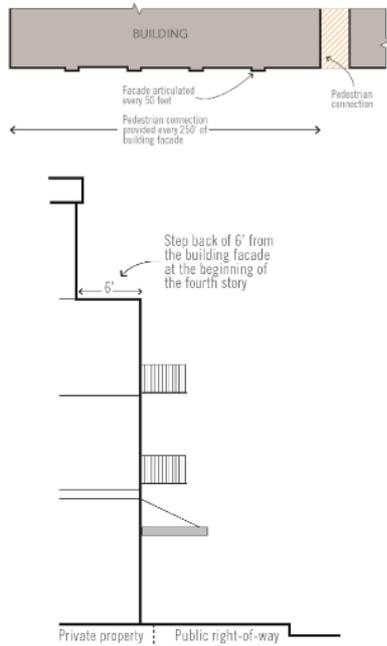
Discretionary Review - Waivers

- Waiver 1: Building Height (Number of Stories)
- Waiver 2: Building Façade Step Back
- Waiver 3: Shared Parking

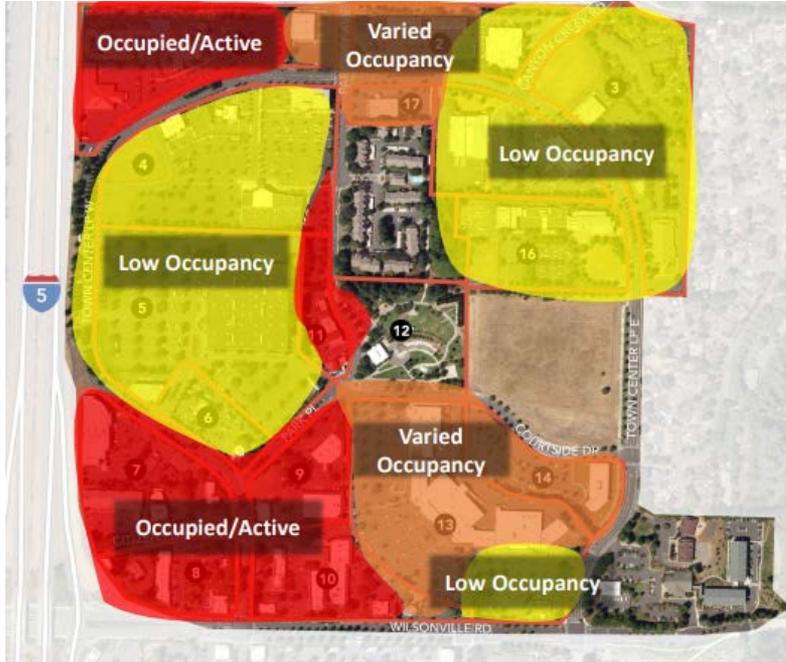
Discretionary Review – Waiver 1



Discretionary Review – Waiver 2



Discretionary Review – Waiver 3



Town Center Plan - Existing Conditions Parking Analysis

Public Comments

- Nine Public Comments have been received for the project and are included in the Public Record including comments regarding:
 - Adequate parking provisions
 - Overall development of the Town Center
 - Implementation of the Town Center Plan

Discussion



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