



Exhibit A1
Staff Report
Wilsonville Planning Division
Wilsonville Town Center Mixed-Use Development
Development Review Board Panel 'B'
Quasi-Judicial Public Hearing
Amended and Adopted July 24, 2023
Added language ***bold italics underline***
Removed language ~~struck through~~

Hearing Date:	July 24, 2023
Date of Report:	July 17, 2022
Application No.:	DB23-0003 Wilsonville Town Center Mixed-Use Development
Request/Summary:	The requests before the Development Review Board include a Stage 1 Preliminary Plan, Stage 2 Final Plan, Site Design Review, Waivers, Class 3 Sign Permit, and Type C Tree Removal Plan.
Location:	29702 SW Town Center Loop West. The property is specifically known as Tax Lot 500, Section 13CC, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon.
Owner/Applicant:	Level WTC-01 LLC (Contact: Seth Henderson)
Authorized Representative:	Hacker Architects (Chris Hodney)
Comprehensive Plan Designation:	Town Center
Zone Map Classification:	Town Center (TC)
Staff Reviewers:	Georgia McAlister, Associate Planner Amy Pepper, Development Engineering Manager

Staff Recommendation: **Approve with conditions** the requested Stage 1 Preliminary Plan, Stage 2 Final Plan, Site Design Review, Waivers, Class 3 Sign Permit, and Type C Tree Removal Plan.

Applicable Review Criteria:

<u>Development Code:</u>	
Section 4.008	Application Procedures-In General
Section 4.009	Who May Initiate Application
Section 4.010	How to Apply
Section 4.011	How Applications are Processed
Section 4.014	Burden of Proof
Section 4.031	Authority of the Development Review Board
Subsection 4.035 (.04)	Site Development Permit Application
Subsection 4.035 (.05)	Complete Submittal Requirement
Section 4.110	Zones
Section 4.118	Standards Applying to Planned Development Zones
Section 4.116	Standards Applying to Commercial Development in All Zones
Section 4.132	Town Center (TC) Zone
Sections 4.133.00 through 4.133.05	Wilsonville Road Interchange Area Management Plan (IAMP) Overlay Zone
Section 4.140	Planned Development Regulations
Section 4.154	On-site Pedestrian Access and Circulation
Section 4.155	Parking, Loading, and Bicycle Parking
Section 4.156.01 through 4.156.11	Signs
Section 4.167	Access, Ingress, and Egress
Section 4.171	Protection of Natural Features and Other Resources
Section 4.175	Public Safety and Crime Prevention
Section 4.176	Landscaping, Screening, and Buffering
Section 4.177	Street Improvement Standards
Section 4.179	Mixed Solid Waste and Recycling
Sections 4.199.20 through 4.199.60	Outdoor Lighting
Sections 4.300 through 4.320	Underground Utilities
Sections 4.400 through 4.440 as applicable	Site Design Review
Sections 4.600-4.640.20	Tree Preservation and Protection
<u>Other Planning Documents:</u>	
Wilsonville Comprehensive Plan	
Town Center Plan	
Town Center Streetscape Plan	

Vicinity Map



Background:

In 2019 the City adopted the Town Center Plan, a long-term, community-driven vision to transform Wilsonville's Town Center into a vibrant, walkable destination that inspires people to come together and socialize, shop, live, and work. This vision is centered on creation of a new main street that runs north-south through the middle of Town Center, along with an Emerald Chain of open spaces connecting existing and planned parks throughout Town Center and beyond. As part of this work, the City adopted a new zoning designation, Town Center, and associated Development Code Section 4.132 for the entire Town Center Area to implement this vision. These standards support the creation of a walkable Town Center and main street, with design standards regulating building placement, building form, street connectivity, and parking location.

The proposed development is the first project to be reviewed under the Town Center Plan and associated Development Code standards. Consistent with this vision, the applicant, Level Development, proposes a 114-unit, five story multifamily residential building with approximately ~~3,700~~ 4,200 square feet of ground floor retail use. As the first project in Town Center, the proposed development includes a site design and associated improvements that will integrate with and enable future development on nearby properties consistent with the Town Center Plan. The proposed development would replace the existing restaurant use on the site, which was approved and constructed in 1996.

Summary:

Stage 1 Preliminary Plan

The Stage 1 Preliminary Plan proposes a mixed-use residential building with ground floor commercial retail space. The proposed development is consistent with the Town Center vision for a “vibrant, walkable destination that inspires people to come together and socialize, shop, live, and work.” The proposed site plan includes ground floor retail spaces that will be connected to the broader Town Center area by street and sidewalk improvements, and residential units allowing for new residents to live within Town Center. The overall layout and design for the development is consistent with the Town Center Plan.

Stage 2 Final Plan

The proposed Stage 2 Final Plan reviews the function and design of the Wilsonville Town Center Mixed-Use project, including assuring the proposal meets all the applicable design and development standards of the Town Center Zone.

Site Design Review

The proposed building is consistent with the building design standards in the Town Center Zone, with exceptions as noted in the waiver requests. The applicant proposes a five story mixed-use residential building with ground floor retail. The unique constraint of redeveloping an existing site as well as the mixed-use function of the building has resulted in innovative designs for both the building as well as the parking areas and surrounding infrastructure with features such as parking tucked under the building, ground level apartment units with entrances along the sidewalk and significant amounts of glazing along the commercial tenant space. The building has been designed to reflect the vision of the Town Center Plan, including natural materials and neutral tones. A mix of materials are proposed including brick veneer, fiber cement, composite wood and accents of black metal. Landscaping is provided throughout the site including a rain garden and buffering landscaping located adjacent to the parking area and mechanical equipment. Multimodal connectivity and the site’s relationship to the surrounding Town Center has been addressed in the site layout.

Waivers

The applicant requests three waivers from design and development standards in Section 4.132. The requested waivers are listed in the following table:

Waiver Requests
Waiver 1: Building Height (Number of Stories)

Waiver Requests	
Standard: Four story maximum building height.	Request: The applicant proposes a five story building consistent with the provisions in Subsection 4.132 (.06) D.
Waiver 2: Building Façade Step Back	
Standard: Buildings over three floors in height must have a six-foot step back beginning at the fourth story.	Request: The applicant proposes to locate the six-foot step back beginning at the second story.
Waiver 3: Shared Parking	
Standard: All off-street parking spaces are shared.	Request: The applicant proposes use of parking for residents only to enable unbundled parking.

Master Sign Plan

The subject development proposes commercial tenant spaces along Park Place on the site’s southeast frontage. Three tenant spaces with four entrances are provided requiring a Master Sign Plan for the development. The Master Sign Plan provides guidance on location, size, materials, colors and finishes of the future signs in compliance with the Development Code. Since tenants have not been determined at this time, specific sign copy and design will be approved through subsequent Class 1 sign permits.

Type C Tree Removal Plan

The subject property is currently a developed site with landscape trees planted throughout. There are no remaining natural features onsite. The proposed development redesigns the site in such a way that all but 4 existing offsite trees are to be removed as a part of construction. 20 trees are proposed to be removed and replaced by 26 trees throughout the site. The planting of 26 trees exceeds the standard one for one replacement requirement.

The Tree Maintenance and Protection Plan included in the applicant’s plan set (Sheet L500 in Exhibit B2) includes tree protection fencing around the offsite trees to protect them during construction.

Public Comments:

The City received seven public comments on the proposal, copies of which are included as D Exhibits. Comments included project support and concerns about parking, traffic, and additional

residential units. Concerns are addressed under “Discussion Points” below and otherwise in this report.

Discussion Points – Verifying Compliance with Standards:

This section provides a discussion of key clear and objective development standards that apply to the proposed applications. The Development Review Board will verify compliance of the proposed applications with these standards. The ability of the proposed applications to meet these standards may be impacted by the Development Review Board’s consideration of discretionary review items as noted in the next section of this report.

Mixed-Use Sub-district

The Town Center Zone is divided into four sub-districts that contain recommendations for building form and use to achieve the vision set forth in the Town Center Plan. The proposed development is located in the Mixed-Use sub-district of the Town Center Zone. This is the largest sub-district within Town Center, focused on providing mixed-use development two to four stories in height with a variety of land uses including residential, retail, office, and services. As noted in Subsection 4.132 (.01) F. c., this district is envisioned to have residential and mixed-use development in the portions of this sub-district closer to Town Center Park, which is approximately 400 feet from the subject property. The proposed residential mixed-use building with ground-floor retail space is consistent with the purpose of this sub-district. The applicant requests a waiver to allow for a five-story building, as noted in Request D.

Multimodal Street Network Improvements

The Town Center Plan includes planned street and multimodal networks as illustrated in Figures 2 and 3 of Section 4.132, and cross sections that depict ultimate buildout of these improvements are included in the Town Center Plan and the City’s Transportation System Plan. These network plans note that the location of local streets is conceptual, and final details on the design and location of these streets is determined at the time of development review. The proposed development supports the buildout of the planned street and multimodal networks as follows:

- Town Center Loop West – The existing roadway includes a travel lane and buffered bike lane. These facilities will remain, and the proposed development will construct a 12-foot wide sidewalk with street trees consistent with the local street cross section requirements.
- Park Place – The Town Center Plan recommends this street be converted to a future promenade/open space upon completion of other planned infrastructure improvements, including construction of the main street between Park Place and Wilsonville Road. For now, Park Place will remain in its present state, and the proposed development will construct a 12-foot wide sidewalk with street trees consistent with the local street cross section requirements.
- New Local Street – The existing drive aisle located along the northeast edge of the subject property will be converted to a local street with the proposed development. Improvements include travel lanes for two way traffic and a 12-foot wide sidewalk with

street trees consistent with the local street cross section requirements. The full local street cross section, including on-street parking, will be constructed at the time of future adjacent development to the northeast of the subject site.

- Pedestrian Accessway – In lieu of an additional local street connection, the proposed development includes a non-vehicular pedestrian and bicycle pathway along the northwest edge of the subject site. This will provide an additional multimodal connection between Town Center Loop West and the new Local Street, with the full cross section to be built at the time of redevelopment of the property to the northwest.

Site Orientation

The proposed development is unique in that it is bound by three existing/future streets on a relatively small site – Town Center Loop West, Park Place, and a new Local Street. To promote a vibrant walkable streetscape, the applicant’s proposed development is oriented to the interior of Town Center in anticipation of future redevelopment in and around the planned main street and Town Center Park located to the northeast of the subject property. In support of this, the building is centered on the corner of Park Place and the new Local Street, with the primary building entrance for the residential uses located on the new Local Street and the ground floor commercial uses fronting on Park Place (the future promenade). Consistent with this building orientation, applicable building frontage and design requirements are applied along the Park Place and new Local Street frontages.

Town Center Streetscape Plan

The City adopted the Town Center Streetscape Plan in 2021 to provide guidance for coherent and attractive design of the public realm in Town Center. This includes recommendations for sidewalk treatments, street trees, lighting, seating, bike racks, and other streetscape elements. The Town Center Loop West and new Local Street frontages fall under the Standard investment level in the Streetscape Plan, and the proposed development includes elements consistent with the Streetscape Plan’s recommendations. A condition of approval will ensure final compliance with the Streetscape Plan at the time of Public Works Permit review. The Park Place frontage falls under the Signature investment level. As the conversion to a promenade is not occurring at this time, streetscape plan elements consistent with this investment level will be provided at the time of promenade construction.

Traffic

The Traffic Impact Analysis (see Exhibit B1) performed by the City’s consultant, DKS Associates, identifies the most probable used intersections for evaluation as:

- SW Town Center Loop West/SW Wilsonville Road:
- SW Park Place/SW Town Center Loop West
- Site Access/SW Town Center Loop West
- I-5 Southbound Ramps/SW Wilsonville Road
- I-5 Northbound Ramps/SW Wilsonville Road

The Level of Service (LOS) D standard will continue to be met by existing street improvements at the studied intersections with existing, planned, and this proposed development as follows:

TABLE 3: EXISTING INTERSECTION OPERATIONS (PM PEAK)

INTERSECTION	OPERATING STANDARD	EXISTING		
		V/C	DELAY	LOS
SIGNALIZED				
I-5 SB RAMPS/WILSONVILLE RD	v/c ≤ 0.99 (ODOT)	0.36	12.3	B
I-5 NB RAMPS/WILSONVILLE RD	v/c ≤ 0.99 (ODOT)	0.45	15.0	B
TOWN CENTER LOOP WEST/WILSONVILLE RD	LOS E (City)	0.50	28.4	C
TWO-WAY STOP-CONTROLLED				
PARK PL/TOWN CENTER LOOP WEST	LOS D (City)	0.45	22.1	A/C
SIGNALIZED INTERSECTION: Delay = Average Intersection Delay (secs) v/c = Total Volume-to-Capacity Ratio LOS = Total Level of Service		TWO-WAY STOP-CONTROLLED INTERSECTION: Delay = Critical Movement Delay (secs) v/c = Critical Movement Volume-to-Capacity Ratio LOS = Critical Levels of Service (Major/Minor Road)		

TABLE 5: FUTURE INTERSECTION OPERATIONS (PM PEAK)

INTERSECTION	OPERATING STANDARD	EXISTING + PROJECT			EXISTING + STAGE II			EXISTING + PROJECT + STAGE II		
		V/C	DELAY	LOS	V/C	DELAY	LOS	V/C	DELAY	LOS
SIGNALIZED										
I-5 SB RAMPS/WILSONVILLE RD	v/c ≤ 0.99 (ODOT)	0.37	12.4	B	0.38	12.2	B	0.39	12.3	B
I-5 NB RAMPS/WILSONVILLE RD	v/c ≤ 0.99 (ODOT)	0.45	15.0	B	0.48	15.9	B	0.48	15.9	B
TOWN CENTER LOOP WEST/WILSONVILLE RD	LOS E (City)	0.50	28.8	C	0.51	28.7	C	0.52	29.2	C
TWO-WAY STOP-CONTROLLED										
PARK PL/TOWN CENTER LOOP WEST	LOS D (City)	0.47	24.2	A/C	0.48	24.5	A/C	0.51	26.9	A/D
SITE ACCESS/TOWN CENTER LOOP WEST	LOS D (City)	0.08	16.2	A/C	-	-	-	0.09	17.1	A/C
SIGNALIZED INTERSECTION: Delay = Average Intersection Delay (secs) v/c = Total Volume-to-Capacity Ratio LOS = Total Level of Service					TWO-WAY STOP-CONTROLLED INTERSECTION: Delay = Critical Movement Delay (secs) v/c = Critical Movement Volume-to-Capacity Ratio LOS = Critical Levels of Service (Major/Minor Road)					

The project will add an additional 55 PM peak hour trips (31 in, 24 out) with a total of 551 daily trips. Of the additional trips, 5 new PM peak hour trips are estimated to pass through the I-5/Elligsen Road interchange area and 28 PM peak hour trips through the I-5/Wilsonville Road interchange area.

TABLE 4: VEHICLE TRIP GENERATION

LAND USE (ITE CODE)	SIZE	PM PEAK TRIPS			DAILY TRIPS
		IN	OUT	TOTAL	
MULTIFAMILY HOUSING (MID-RISE) (221)	114 Units	27	18	45	497
STRIP RETAIL PLAZA (<40K) (822)	4.0 KSF ^a	13	13	26	218
	Internal Reduction (23%):	-9	-7	-16	-164
	Total:	31	24	55	551

^a KSF = 1,000 square feet

Vehicular and Bicycle Parking

Pursuant to Oregon Administrative Rules (OAR) 660-012-0440, parking mandates, or the minimum vehicle parking requirements in Section 4.155 Table 5, are not applicable to the proposed development due to the site being within 1/2 mile of SMART Routes 2X and 4, which are considered the City’s most frequent transit routes. The proposed development includes uses that have no maximum limit per Table 5. With no minimum or maximum vehicle parking requirements, the number of total vehicle parking spaces is at the complete discretion of the applicant, so long as other non-parking requirements are still met. In addition, for any vehicle parking spaces provided, the applicable design standards as well as percentage and similar requirements for certain types of spaces still apply.

The applicant proposes to locate off-street parking to the rear of the proposed building frontage, consistent with the requirements of the Town Center Zone, with access provided from Town Center Loop West. The proposed parking is primarily a surface parking lot, with some tuck-under spaces proposed along the rear sides of the building. Two ADA-accessible spaces are proposed to the building’s entrance from the parking lot. The applicant requests a waiver to the Town Center’s shared parking requirement to allow for parking spaces to be leased to residents separate from the residential units (see Request D).

Required bicycle parking is calculated as the sum of the requirements for the individual primary uses. The applicant proposes 118 bicycle parking spaces, exceeding the minimum required for the project. The calculation of bicycle parking spaces is as follows:

Proposed Use	Dwelling Units/ Square Feet	Minimum Bicycle Parking Spaces	Proposed Bicycle Parking Spaces
Multifamily Residential	114	1.0 per unit = 114	114

Commercial Retail	3,700 <u>4,204</u> <i>sf</i>	1.0 per 4,000 (min 2) = 2	4
Total	--	116	118^{*1}
* ¹ Bicycle parking is proposed to be located throughout the building, with 45 spaces in residential units, 40 spaces in storage lockers, 26 in a bike room, 3 within commercial tenant spaces, and 4 in a bike rack outside the main building entrance.			

Discussion Points: Discretionary Review:

This section provides a discussion of discretionary review requests that are included as part of the proposed applications. The Development Review Board may approve or deny items in this section based upon a review of evidence submitted by the applicant.

Waivers to Town Center Zone Standards

The proposed development includes requests for waivers to three development standards in the Town Center Zone. Waivers are requested to: increase the allowed building height in the Mixed-Use sub-district from four to five stories (Waiver 1); relocate the required six-foot step back from the fourth to the second story of the building (Waiver 2); and not require parking spaces to be shared with other uses (Waiver 3). The waiver requests are highlighted below and in detail under Request D, later in this staff report.

Waiver 1: Building Height (Number of Stories)

The Town Center Zone contains specific provisions and criteria for granting a waiver to the allowed number of stories in a building in the Mixed-Use sub-district. As this waiver specifically pertains to building form, the Town Center Zone requires that applicants for a waiver to the number of stories in a building include one item from each of two design-oriented menus as a means to exceed the typical building and site design requirements and mitigate the impacts of the waiver. Upon making a finding that these menu items are included within the proposed development, the DRB may approve a waiver to the number of stories in a building.

The applicant proposes a waiver to allow one additional story, resulting in a building form that includes four floors of residential units above ground level retail along Park Place. The Applicant has selected Item 3 and Item 4 from the menu to achieve this waiver. The proposed waiver allows for a site design that balances consideration of other features including a logical access and circulation system, parking, landscaping, and stormwater management.

Waiver 2: Building Façade Step Back

The applicant requests a waiver to the architectural standard in Subsection 4.132(.06)M2.b.ii requiring buildings over three floors in height to have a six-foot step back beginning on the fourth story to instead allow for this step back to begin on the second story. The intent of this standard is to ensure that as buildings increase in height, adequate light is provided at the ground level of the development and the perception of building mass is minimized. The proposed waiver

introduces this step back at a lower height, which still achieves the intent of the standard while allowing for flexibility in design.

Waiver 3: Shared Parking

The applicant requests to waive the Town Center parking standard related to the sharing of parking spaces. Subsection 4.132(.06)I.2. requires that all parking spaces are shared and not designed for individual uses. A key finding of the Town Center Plan is that the current development pattern includes a significant portion of the land area developed as surface parking lots. Parking studies conducted as part of this planning effort found that in most areas existing surface parking is underutilized at all times of day. To improve multimodal safety and more efficiently use land consistent with the Town Center Plan vision, the Town Center Zone requires shared parking so that individual developments within the area do not provide excessive surface parking, thereby exacerbating this issue. The applicant proposes unbundling parking spaces from dwelling units and renting them to individual residents. In assigning these spaces to individual residents, it is not possible to share these parking spaces with other uses. The waiver request proposes a different approach to the efficient use of land and parking spaces, unbundling parking from the cost of renting a residential unit, as a means to reduce parking need.

Conclusion and Conditions of Approval:

Staff has reviewed the applicant's analysis of compliance with the applicable criteria. The Staff Report adopts the applicant's responses as Findings of Fact except as noted in the Findings. Based on the Findings of Fact and information included in this Staff Report, and information received from a duly advertised public hearing, staff recommends that the Development Review Board approve, with the conditions below, the proposed Stage 1 Preliminary Plan, Stage 2 Final Plan, Site Design Review, Waivers, Class 3 Sign Permit, and Type C Tree Plan (DB23-0003).

Planning Division Conditions:

Request A: Stage 1 Preliminary Plan (STG122-0003~~STG122-0003~~**STG123-0002**)

<p>PDA 1. <u>General:</u> Minor changes in an approved preliminary development plan may be approved by the Planning Director through the Class 1 Administrative Review Process if such changes are consistent with the purposes and general character of the development plan. All other modifications, including extension or revision of the staged development schedule, shall be processed in the same manner as the original application and shall be subject to the same procedural requirements.</p>
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Request B: Stage 2 Final Plan (STG222-0003~~STG222-0003~~**STG223-0002**)

<p>PDB 1. <u>General:</u> The approved final plan and staged development schedule shall control the issuance of all building permits and shall restrict the nature, location and design of all uses. Minor changes in an approved final development plan may be approved by the Planning Director through the Class 1 Administrative Review Process if such changes are consistent with the purposes and general character of the development plan. All other modifications, including extension or revision of the staged development schedule, shall be processed in the same manner as the original application and shall be subject to the same procedural requirements.</p>

<p>PDB 2. <u>Ongoing:</u> All weather protection is to be maintained in good condition. See Finding B39.</p>

<p>PDB 3. <u>Prior to Final Occupancy:</u> All exterior, roof and ground mounted, mechanical and utility equipment shall be screened from ground level off-site view from adjacent streets or properties.</p>
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<p>PDB 4. <u>Prior to Non-Grading Building Permit Issuance:</u> The applicant shall provide documentation demonstrating compliance with the Section 4.132(.06)M.2.a. showing that the metal screen provided along the southwest façade is no more than 30% site obscuring. See Finding B39.</p>
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<p>PDB 5. <u>Prior to Non-Grading Building Permit Issuance:</u> The continuous pedestrian pathway system within the development shall connect to all primary building entrances and demonstrate consistency with Americans with Disabilities Act (ADA) requirements. See Finding B56.</p>
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PDB 6.	<u>Prior to Non-Grading Building Permit Issuance:</u> Bicycle parking spaces shall be designed to meet all dimensional, maneuvering, spacing, anchoring and locational standards. See Findings B65 through B68.
PDB 7.	<u>Prior to Final Occupancy:</u> All travel lanes shall be constructed to be capable of carrying a twenty-three (23) ton load. See Finding B74.

Request C: Site Design Review (~~SDR22-0003~~**SDR23-0002**)

PDC 1.	<u>Ongoing:</u> Construction, site development, and landscaping shall be carried out in substantial accord with the DRB-approved plans, drawings, sketches, materials board and other documents. Minor revisions may be approved by the Planning Director through administrative review pursuant to Section 4.030. See Finding C14.
PDC 2.	<u>Prior to Temporary Occupancy:</u> All landscaping required and approved by the DRB shall be installed prior to occupancy of the proposed development unless security equal to one hundred and ten percent (110%) of the cost of the landscaping as determined by the Planning Director is filed with the City assuring such installation within six (6) months of occupancy. "Security" is cash, certified check, time certificates of deposit, assignment of a savings account or such other assurance of completion as shall meet with the approval of the City Attorney. In such cases the developer shall also provide written authorization, to the satisfaction of the City Attorney, for the City or its designees to enter the property and complete the landscaping as approved. If the installation of the landscaping is not completed within the six-month period, or within an extension of time authorized by the DRB, the security may be used by the City to complete the installation. Upon completion of the installation, any portion of the remaining security deposited with the City will be returned to the applicant. See Finding C27.
PDC 3.	<u>Ongoing:</u> The approved landscape plan is binding upon the applicant/owner. Substitution of plant materials, irrigation systems, or other aspects of an approved landscape plan shall not be made without official action of the Planning Director or DRB, pursuant to the applicable sections of Wilsonville’s Development Code. See Findings C28 and C30.
PDC 4.	<u>Ongoing:</u> All landscaping shall be continually maintained, including necessary watering, weeding, pruning, and replacing, in a substantially similar manner as originally approved by the DRB, unless altered as allowed by Wilsonville’s Development Code. See Finding C29.
PDC 5.	<u>Prior to Temporary Occupancy:</u> All trees shall be balled and burlapped and conform in grade to “American Standards for Nursery Stock” current edition. Tree size shall be a minimum of 2-inch caliper. See Finding C37.
PDC 6.	<u>Prior to Temporary Occupancy:</u> The following requirements for planting of shrubs and ground cover shall be met: <ul style="list-style-type: none"> • Non-horticultural plastic sheeting or other impermeable surface shall not be placed under landscaping mulch. • Native topsoil shall be preserved and reused to the extent feasible.

	<ul style="list-style-type: none"> • Surface mulch or bark dust shall be fully raked into soil of appropriate depth, sufficient to control erosion, and shall be confined to areas around plantings. • All shrubs shall be well branched and typical of their type as described in current AAN Standards and shall be equal to or better than 2-gallon containers and 10- to 12-inch spread. • Shrubs shall reach their designed size for screening within 3 years of planting. • Ground cover shall be equal to or better than the following depending on the type of plant materials used: gallon containers spaced at 4 feet on center minimum, 4-inch pot spaced 2 feet on center minimum, 2-1/4-inch pots spaced at 18 inches on center minimum. • No bare root planting shall be permitted. • Ground cover shall be sufficient to cover at least 80% of the bare soil in required landscape areas within 3 years of planting. • Appropriate plant materials shall be installed beneath the canopies of trees and large shrubs to avoid the appearance of bare ground in those locations. • Compost-amended topsoil shall be integrated in all areas to be landscaped, including lawns. See Finding C42.
PDC 7.	Prior to Temporary Occupancy: Plant materials shall be installed and irrigated to current industry standards and be properly staked to ensure survival. Plants that die shall be replaced in kind, within one growing season, unless appropriate substitute species are approved by the City. See Finding C42.
PDC 8.	Prior to Issuance of Public Work Permit: Submitted plans shall be reviewed to confirm all Street Design Elements are in conformance with the Streetscape plan.
PDC 9.	Prior to Non-Grading Building Permit Issuance: Final review of the proposed building lighting's conformance with the Outdoor Lighting Ordinance will be determined at the time of Building Permit issuance. See Findings C45 through C53.
PDC 10.	Ongoing: Lighting shall be reduced one hour after close, to 50% of the requirements set forth in the Oregon Energy Efficiency Specialty Code. See Finding C49 C51.

Request D: Waivers (~~WAIV21-0088~~**WAIV23-0001**)

PDD 1.	Prior to Non-Grading Building Permit Issuance: The applicant shall submit documentation demonstrating compliance with the green building requirements for Green Globes certification. Prior to Temporary Occupancy: The applicant shall show they have met the green building requirements by submitting the building's Green Globes certification to the City.
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Request E: Class 3 Sign Review (~~SIGN22-0003~~**SIGN23-0003**)

PDE 1.	Ongoing: The approved signs shall be installed in a manner substantially similar to the plans approved by the DRB and stamped approved by the Planning Division.
PDE 2.	Prior to Sign Installation/Ongoing: The applicant/owner of the property shall obtain all necessary building and electrical permits for the approved signs, prior to

	their installation, and shall ensure that the signs are maintained in a commonly-accepted, professional manner.
PDE 3.	<u>Prior to Sign Installation/Ongoing:</u> The applicant/owner of the property shall apply for Class 1 Sign Permits to determine compliance with the allowed building sign area and Site Design Review standards. See Finding E13.

Request F: Type C Tree Removal Plan (~~TPLN22-0002~~**TPLN23-0001**)

PDF 1.	<u>General:</u> This approval for removal applies only to the 20 on-site trees identified in the applicant’s submitted materials. All other trees on the property shall be maintained unless removal is approved through separate application.
PDF 2.	<u>Prior to Grading Permit Issuance:</u> The applicant shall submit an application for a Type ‘C’ Tree Removal Permit, together with the applicable fee. In addition to the application form and fee, the applicant shall provide the City’s Planning Division an accounting of trees to be removed within the project site, corresponding to the approval of the DRB. The applicant shall not remove any trees from the project site until the tree removal permit, including the final tree removal plan, have been approved by Planning Division staff.
PDF 3.	<u>Prior to Temporary Occupancy/Ongoing:</u> The permit grantee or the grantee’s successors-in-interest shall cause the 26 replacement trees to be staked, fertilized and mulched, and shall guarantee the trees for two (2) years after the planting date. A “guaranteed” tree that dies or becomes diseased during the two (2) years after planting shall be replaced. See Findings F10 through F12.
PDF 4.	<u>Prior to Commencing Site Grading:</u> Prior to site grading or other site work that could damage trees, the applicant/owner shall install 6-foot-tall chain-link fencing around the drip line of preserved trees. Removal of the fencing around the identified trees shall only occur if it is determined the trees are not feasible to retain. The fencing shall comply with Wilsonville Public Works Standards Detail Drawing RD-1230. Fencing shall remain until authorized in writing to be removed by Planning Division. See Finding F13.

The following Conditions of Approval are provided by the Engineering, Natural Resources, or Building Divisions of the City’s Community Development Department or Tualatin Valley Fire and Rescue, all of which have authority over development approval. A number of these Conditions of Approval are not related to land use regulations under the authority of the Development Review Board or Planning Director. Only those Conditions of Approval related to criteria in Chapter 4 of Wilsonville Code and the Comprehensive Plan, including but not limited to those related to traffic level of service, site vision clearance, recording of plats, performance standards, and concurrency, are subject to the Land Use review and appeal process defined in Wilsonville Code and Oregon Revised Statutes and Administrative Rules. Other Conditions of Approval are based on City Code chapters other than Chapter 4, state law, federal law, or other agency rules and regulations. Questions or requests about the applicability, appeal, exemption or non-compliance related to these other Conditions of Approval should be directed to the City Department, Division, or non-City agency with authority over the relevant portion of the development approval.

Engineering Division Conditions:

PFA 1.	<u>Prior to Issuance of Public Works Permit:</u> Public Works Plans and Public Improvements shall conform to the “Public Works Plan Submittal Requirements and Other Engineering Requirements” in Exhibit C1.
PFA 2.	<u>Prior to the Issuance of the Public Works Permit:</u> Applicant shall apply for City of Wilsonville Erosion Control, Grading and Building Permits. Erosion control measures shall be installed, inspected and approved prior to any onsite work occurring.
PFA 3.	<u>Prior to Issuance of the Public Works Permit:</u> Submit site plans to Engineering showing street improvements including pavement restoration, curb, planter strip, street trees, water main relocation, sewer lateral, and 12 foot wide sidewalk for Town Center Loop W; a 12-foot wide sidewalk with tree wells and street trees along SW Park Place; a new public street on the north side including paving, curb and gutter, stormwater planters, water main extension, street lighting, and sidewalk; and a 7-foot wide pedestrian connection between Town Center Loop W and the new local street. Street improvements shall be constructed in accordance with the Public Works Standards.
PFA 4.	The stormwater report was reviewed for general conformance with the City standards at the time of application. <u>Prior to the Issuance of Public Works Permit:</u> A final stormwater report shall be submitted for technical review and approval. The stormwater report shall include information and calculations to demonstrate how the proposed development meets the City’s stormwater requirements. Any underground injection control facilities proposed shall be Rule Authorized or Permitted by DEQ. <u>Prior to Final Approval of the Public Works Permit:</u> Storm facilities shall be constructed, inspected and approved by the City. The applicant shall record Stormwater Maintenance and Access Easements for all the storm facilities.
PFA 5.	<u>Prior to issuance of any occupancy Permits:</u> The applicant shall provide a site distance certification by an Oregon Registered Professional Engineer for the new driveway per the Traffic Impact Study.
PFA 6.	<u>Prior to the issuance of any occupancy permits:</u> All public improvements shall be constructed, inspected, approved and accepted by the City.
PFA 7.	<u>Prior to Final Approval of the Public Works Permit:</u> The applicant shall record a right-of-way dedication (width varies) along Town Center Loop W and SW Park Place.
PFA 8.	<u>Prior to Final Approval of the Public Works Permit:</u> The applicant shall record a 37-foot wide right-of-way dedication (width varies) for the new local street.
PFA 9.	<u>Prior to Final Approval of the Public Works Permit:</u> The applicant shall vacate all unused public easements.

Building Division Conditions:

BD1.	<u>Prior to Demolition of Structures:</u> <ul style="list-style-type: none">a. Photos must be taken of any structures on the site that are to be demolished. Photos must be a clear resolution (when printed, a minimum resolution of 300 dpi or greater) and should include a representative sample of the exterior of the structure from each direction. A demolition permit must be obtained from the Building Division and photos must be submitted with the demolition permit application. (Wilsonville Code 9.270)b. An NPDES 1200-C permit must be obtained from DEQ with a copy provided to the City.
BD2.	<u>Tree Preservation and Erosion Control - Excavation, Grading, and Fill Placement:</u> No excavation, grading, or fill placement shall occur prior to installation and acceptance of tree preservation fencing from the Planning Division, or erosion prevention and sediment control measures from the Engineering Division.

Master Exhibit List:

Entry of the following exhibits into the public record by the DRB confirms its consideration of the application as submitted. The exhibit list below includes exhibits for Planning Case File DB23-0003 and reflects the electronic record posted on the City's website and retained as part of the City's permanent electronic record. Any inconsistencies between printed or other electronic versions of the same Exhibits are inadvertent and the version on the City's website and retained as part of the City's permanent electronic record shall be controlling for all purposes.

Planning Staff Materials

- A1.** Staff report and findings (this document)
- A2.** Staff's Presentation Slides for Public Hearing (to be presented at Public Hearing)
- A3.** *Exhibits A3: Staff memorandum sent to the DRB-Panel B on July 20, 2023*

Materials from Applicant

- B1.** **Applicant's Narrative and Materials** – *Available Under Separate Cover*
 - Land Use Application Form
 - Land Use Narrative
 - Property Owner Certifications
 - TVF&R Service Provider Permit
 - Republic Services Service Provide Letter
 - Attachment 01 Arborist Report

Attachment 02 Stormwater and Geotechnical Reports
Attachment 03 Applicant Correspondence with DEQ
Attachment 04 Transportation Impact Study

B2. Applicant's Drawings and Plans – Available Under Separate Cover

A-100 Land Use Site Plan
G-200 Existing Survey
C-100 Demolition Plan
C-200 Grading Plan
C-300 Utility Plan
L200 Materials Plan
L500 Tree Preservation and Removal Plan
L510 Planting Plan
A-004 Exterior Signage Plan
A-021 Exterior Lighting Plan
A-101 Level 1 Floor Plan
A-102 Level 2 Floor Plan
A-103 Level 3 Floor Plan
A-104 Level 4 Floor Plan
A-105 Level 5 Floor Plan
A-106 Roof Plan
A-200 Exterior Elevations
A-201 Exterior Elevations
A-205 Building Façade and Window Area
A-300 Building Sections
A-900 Renderings and Exterior Materials (Digital Materials Board)
Revised Planting Plan (Transformer)

B3. Incomplete Response Dated February 14 and March 23, 2022

B4. Updated narrative from the Applicant, replaces Exhibit B1.

B5. Updated plan set from the Applicant, replaces Exhibit B2.

B6. The materials board received from the Applicant.

Development Review Team Correspondence

C1. Public Works Plan Submittal and Other Engineering Requirements

Public Comments

D1. D.Weehler 07.07.2023

D2. C. Olson 07.08.2023

D3. T. Bennett 07.08.2023

D4. D. Wortman 07.08.2023

- D5. R. Whittaker-Martin 07.08.2023
- D6. B. Boyd 07.08.2023
- D7. G. Prior 07.14.2023
- D8. *K. Grano 07.21.2023.*
- D9. *M. and J. Mazo 07.24.2023*

Other Correspondence

None Received

Procedural Statements and Background Information:

1. The statutory 120-day time limit applies to this application. The application was received on March 20, 2023. Staff conducted a completeness review within the statutorily allowed 30-day review period and found the application to be incomplete on April 17, 2023. The applicant submitted additional materials on May 1, 2023. Staff conducted a second completeness review within the statutorily allowed 30-day review period and deemed the application complete on May 25, 2023. The City must render a final decision for the request, including any appeals, by September 22, 2023.
2. Surrounding land uses are as follows:

Compass Direction	Zone:	Existing Use:
North:	TC	Vacant Commercial
East:	TC	Commercial, Coffee Drive-thru
South:	TC	Office
West:	TC	Office

3. Previous Planning Approvals: None

91AR42 3 Parcel Partition
 93PC30 Stage I & Stage II Site Development
 93PC40 Appeal
 95DR23 Shari’s Site Development, Architectural and Landscaping Review, Sign Permit
 96SR08 Sign Permit

4. The applicant has complied with Sections 4.008 through 4.011, 4.013-4.031, 4.034 and 4.035 of the Wilsonville Code, said sections pertaining to review procedures and submittal requirements. The required public notices have been sent and all proper notification procedures have been satisfied.

Findings of Fact:

NOTE: Pursuant to Section 4.014 the burden of proving that the necessary findings of fact can be made for approval of any land use or development application rests with the applicant in the case.

General Information

Application Procedures-In General Section 4.008

The application is being processed in accordance with the applicable general procedures of this Section.

Initiating Application Section 4.009

The application has been submitted on behalf of the property owner, Level Development by Seth Henderson, and is signed by authorized representative Chris Hodney of Hacker Architects.

Pre-Application Conference Subsection 4.010 (.02)

A pre-application conference was held on June 2, 2022 (PRE22-0012) in accordance with this subsection.

Lien Payment before Approval Subsection 4.011 (.02) B.

No applicable liens exist for the subject property. The application can thus move forward.

General Submission Requirements Subsection 4.035 (.04) A.

The applicant has provided all of the applicable general submission requirements contained in this subsection.

Zoning-Generally Section 4.110

This proposed development is in conformity with the applicable zoning district and City review uses the general development regulations listed in Sections 4.150 through 4.199.

Request A: Stage 1 Preliminary Plan (~~STG122-0003~~STG123-0002)

As described in the Findings below, the request meets the applicable criteria or will by Conditions of Approval.

Comprehensive Plan

Town Center Vision

Policy 4.TC.1

- A1.** The proposed development is consistent with the Town Center vision for a “vibrant, walkable destination that inspires people to come together and socialize, shop, live, and work.” The proposed site plan includes ground floor retail spaces that will be connected to the broader Town Center area by street and sidewalk improvements, and residential units allowing for new residents to live within Town Center.

Multimodal Transportation Network

Policy 4.TC.4

- A2.** The proposal provides for a connected and walkable street and multimodal transportation network through the construction of a new local street and sidewalks meeting the cross section requirements of the Town Center Plan.

Open Space

Policy 4.TC.5

- A3.** The proposed development includes a pedestrian and bicycle connection that will link the site to existing and planned open spaces within Town Center.

Design and Development Standards

Policy 4.TC.6

- A4.** As detailed in Request B, the proposed development meets the design and development standards of the Town Center zone, providing high quality design that promotes a sense of community identity, a well-defined pedestrian, bicycle, and vehicular network connecting to adjacent land uses, increased street tree canopy, and low-impact development best practices.

Wide Range of Housing Choices, Planning for a Variety of Housing

Policy 4.1.4., Implementation Measures 4.1.4.b., 4.1.4.c., 4.1.4.d., 4.1.4.j., 4.1.4.o.

- A5.** The Town Center Plan identifies multifamily dwelling units as the appropriate housing types for the subject area as part of the broader mix of housing in Wilsonville.

Planned Development Regulations

Planned Development Purpose & Lot Qualifications

Subsections 4.140 (.01) and (.02)

A6. The property is of sufficient size to be developed in a manner consistent the purposes and objectives of Section 4.140. The subject property is greater than 2 acres and is designated for mixed-use residential and commercial development in the Comprehensive Plan. The proposed development is consistent with the underlying zone and Comprehensive Plan designation. The property will be developed as a planned development in accordance with this subsection.

Ownership Requirements

Subsection 4.140 (.03)

A7. All the land subject to change under the proposal is under a single ownership.

Professional Design Team

Subsection 4.140 (.04)

A8. As can be found in the applicant's submitted materials, appropriate professionals have been involved in the planning and permitting process. Chris Hodney, with Hacker Architects is the applicant's representative.

Planned Development Permit Process

Subsection 4.140 (.05)

A9. The subject property is greater than 2 acres, is designated for mixed-use residential and commercial development in the Comprehensive Plan, and is zoned Town Center (TC). The property will be developed as a planned development in accordance with this subsection.

Comprehensive Plan Consistency

Subsection 4.140 (.06)

A10. The proposed project, as found elsewhere in this report, complies with the Town Center zoning designation, which implements the Comprehensive Plan designation of Town Center for this property.

Application Requirements

Subsection 4.140 (.07)

A11. Review of the proposed Stage 1 Preliminary Plan has been scheduled for a public hearing before the Development Review Board, in accordance with this subsection, and the applicant has met all the applicable submission requirements as follows:

- The property affected by the revised Stage 1 Preliminary Plan is under the sole ownership of Level WTC-01 LLC and the application has been signed by the property owner's representative, Seth Henderson.
- The application for a revised Stage 1 Preliminary Plan has been submitted on a form

prescribed by the City.

- The professional design team and coordinator have been identified. See Findings A3 and B4.
- The applicant has stated the various uses involved in the Preliminary Plan and their locations.
- The boundary affected by the Stage 1 Preliminary Plan has been clearly identified and legally described.
- Sufficient topographic information has been submitted.
- Information on the land area to be devoted to various uses has been provided.
- Any necessary performance bonds will be required.
- Waiver information has been submitted.

Town Center (TC) Zone

Purpose of TC Zone

Subsection 4.132 (.01)

A12. The multifamily residential and ground floor retail uses proposed in the Stage 1 Preliminary Plan area support the purpose of the TC zone stated in this subsection. The proposed ground floor retail spaces will be connected to the broader Town Center area by street and sidewalk improvements, and residential units allowing for new residents to live within Town Center.

TC Zone Subdistricts

Subsection 4.132 (.01)

A13. The subject site is located in the Mixed Use subdistrict. The proposed development is consistent with the vision for this subdistrict as it would be a multistory residential mixed-use building in close proximity to Town Center Park.

Permitted Uses

Subsection 4.132 (.02)

A14. The proposed development consists of a mixed-use building with 114 residential units and ~~3,700~~ 4,204 SF retail space, parking and associated improvements. These uses are consistent with the uses typically permitted and are, therefore, allowed uses.

Permitted and Prohibited Uses in Subdistricts

Subsection 4.132 (.03)

A15. No prohibited uses are proposed by the applicant.

Street and Multimodal Network Consistency

Subsection 4.132 (.04)

A16. Submitted plans show the provided street and multimodal network are consistent with the Town Center Plan. As noted in the Plan, Local Streets shown on the network maps are

conceptual and final alignments are to be determined as part of the development process. The proposed site plan maintains the existing curb along Town Center Loop West and provides a 6.75-foot right-of-way dedication in order to provide a 12-foot-wide sidewalk for the entire southwestern site edge. A partial new Local Street is provided along the northeastern site edge which will be completed upon the development of the neighboring parcel. A partial Pedestrian and Bicycle Connection is along the northwest site edge connecting Town Center Loop West to the new Local Street at the northeast. The proposal provides a 15-foot dedication for the entire northwestern edge between the existing neighboring drive-through facility and planting. A 6-foot pedestrian path, and 9 feet of landscaped planting zone provide a functional interim pedestrian and bicycle connection until the neighboring lot is redeveloped and completes the anticipated 30-foot wide right-of-way.

Open Space Network Consistency
Subsection 4.132 (.05)

A17. The proposed development is consistent with the Open Space Network outlined in the Town Center Plan. The development has been designed in such a way to allow for the future development of the Park Place Promenade adjacent to the subject property.

Request B: Stage 2 Final Plan (~~STG222-0003~~STG223-0002)

As described in the Findings below, the request meets the applicable criteria or will by Conditions of Approval.

Planned Development Regulations-Generally

Planned Development Purpose and Lot Qualifications
Subsections 4.140 (.01) and (.02)

B1. The proposed Stage 2 Final Plan is consistent with the Planned Development Regulations and is of sufficient size to be developed in a manner consistent with the purposes and objectives of Section 4.140. The subject property is greater than two (2) acres and is designated for mixed-use development in the Comprehensive Plan and Town Center Plan. The use is consistent with the underlying Town Center Zone. The property will be developed as a planned development in accordance with this subsection.

Ownership Requirements
Subsection 4.140 (.03)

B2. The land included in the proposed Stage 2 Final Plan is under the single ownership of Level WTC-01 LLC and the application has been signed by the property owner.

Professional Design Team
Subsection 4.140 (.04)

- B3.** As can be found in the applicant’s submitted materials, appropriate professionals have been involved in the planning and permitting process. Chris Hodney, with Hacker Architects is the applicant’s representative.

Planned Development Permit Process
Subsection 4.140 (.05)

- B4.** The subject property is greater than 2 acres, is designated for mixed-use development in accordance with the Town Center designation in the Comprehensive Plan, and is in the Town Center Zone. The property will be developed as a planned development in accordance with this subsection.

Stage 2 Final Plan Submission Requirements and Process

Timing of Submission
Subsection 4.140 (.09) A.

- B5.** The applicant is requesting both Stage 1 and Stage 2 approval, together with Site Design Review, as part of this application. The final plan provides sufficient information regarding conformance with both the preliminary development plan and Site Design Review.

Development Review Board Role
Subsection 4.140 (.09) B.

- B6.** The Development Review Board (DRB) is considering all applicable permit criteria set forth in the Planning and Land Development Code and staff is recommending the DRB approve the application with Conditions of Approval.

Stage 1 Conformance, Submission Requirements
Subsection 4.140 (.09) C.

- B7.** The Stage 2 Final Plan substantially conforms to the proposed Stage 1 Preliminary Plan, which has been submitted concurrently. The applicant has provided the required drawings and other documents showing all the additional information required by this subsection.

Stage 2 Final Plan Detail
Subsection 4.140 (.09) D.

- B8.** The applicant has provided sufficiently detailed information to indicate fully the ultimate operation and appearance of the development, including a detailed site plan, landscape plans, and elevation drawings.

Submission of Legal Documents
Subsection 4.140 (.09) E.

- B9.** No additional legal documentation is required for dedication or reservation of public facilities.

Expiration of Approval

Subsection 4.140 (.09) I. and Section 4.023

- B10.** The Stage 2 Final Plan approval, along with other associated applications, will expire two (2) years after approval, unless an extension is approved in accordance with these subsections. The applicant intends to construct the proposed building in one implementation phase promptly after land use approval, and well within the allotted time period.

Consistency with Plans

Subsection 4.140 (.09) J. 1.

- B11.** As documented in the applicant's materials, the proposed development for a mixed-use residential building with ground floor retail is consistent with the Town Center Plan, Town Center Streetscape Plan and Comprehensive Plan. This project is the first project being reviewed under the 2019 Town Center Plan. The Town Center Plan calls for a vibrant mixed-use town center, with activated pedestrian spaces and retail opportunities. This project fulfills the community vision for the future of Town Center. The property is zoned Town Center consistent with the Town Center designation in the Comprehensive Plan. To staff's knowledge, the location, design, size, and uses are consistent with other applicable plans, maps, and ordinances, or will be by specific conditions of approval.

Traffic Concurrency

Subsection 4.140 (.09) J. 2.

- B12.** As shown in Traffic Impact Study, included in Exhibit B1, the LOS D standard will continue to be met by existing street improvements at the studied intersections with existing, planned, and this proposed development as follows:
- Town Center Loop West/SW Wilsonville Road: LOS C, Volume-to-Capacity Ratio 0.52
 - SW Park Place/SW Town Center Loop West: LOS A/D, Volume-to-Capacity Ratio 0.51
 - Site Access/SW Town Center Loop West: LOS N/A, Volume-to-Capacity Ratio .09
 - I-5 Southbound Ramps/SW Wilsonville Road: LOS B, Volume-to-Capacity Ratio 0.39
 - I-5 Northbound Ramps/SW Wilsonville Road: LOS B, Volume-to-Capacity Ratio 0.48

Facilities and Services Concurrency

Subsection 4.140 (.09) J. 3.

- B13.** Frontage improvements and right-of-way dedications are proposed along SW Town Center Loop West, SW Park Place and the new Local road, consistent with the Town Center Plan. SW Town Center Loop West and the new Local Road will both be developed as local roads while SW Park Place will eventually be redesigned as a promenade in accordance to the Town Center Plan and Town Center Streetscape Plan as other planned infrastructure

projects in the area occur. Partial improvements of the new Local Street are proposed with the understanding that future development adjacent to the new Local Street will complete the road improvements. These facilities will provide access to the site consistent with access spacing requirements, and will allow the current traffic flow of the Town Center area to continue without issue.

Utility services capable of serving the site are in place as this is an infill development with Town Center. Extensions and connections will be made pursuant to Public Works standards and permitting. The site's stormwater plan includes a rain garden along the southwest frontage adjacent to the parking area and underground infiltration chambers (UICs). A Condition of Approval requires a final stormwater report that confirms the UIC system will achieve 100% infiltration for both the 10-year and 25-year design storm events

The proposed development will be adequately served by existing or immediately planned facilities and services as required by this standard.

Adherence to Approved Plans

Subsection 4.140 (.10) A.

B14. Condition of Approval PDB 1 ensures adherence to approved plans except for minor revisions by the Planning Director.

Standards Applying in All Planned Development Zones

Additional Height Guidelines

Subsection 4.118 (.01)

B15. Staff does not recommend the Development Review Board require a height less than the applicant proposes as the proposed height provides for fire protection access, does not abut a low density zone, and does not impact scenic views of Mt. Hood or the Willamette River. The applicant has requested a waiver to the Town Center Zone height requirements. See Request D.

Underground Utilities

Subsection 4.118 (.02)

B16. All utilities on the property are required to be underground.

Waivers

Subsection 4.118 (.03)

B17. The applicant is requesting three (3) waivers, see Request D.

Other Requirements or Restrictions

Subsection 4.118 (.03) E.

B18. No additional requirements or restrictions are recommended pursuant to this subsection.

Impact on Development Cost
Subsection 4.118 (.04)

B19. In staff’s professional opinion, the determination of compliance or attached conditions do not unnecessarily increase the cost of development, and no evidence has been submitted to the contrary.

Requiring Tract Dedications
Subsection 4.118 (.05)

B20. No additional tracts are being required for recreational facilities or open space area. A 6.75-foot wide right-of-way dedication along Town Center Loop West with a 12 foot sidewalk and a 2.17-foot right-of-way dedication along SW Park Place with a 12 foot sidewalk has been proposed in accordance with this section and the Town Center Plan street cross sections.

Habitat Friendly Development Practices
Subsection 4.118 (.09)

B21. The grading will be limited to that needed for the proposed improvements, no significant native vegetation would be retained by an alternative site design, the City’s stormwater standards will be met limiting adverse hydrological impacts on water resources, and no impacts on significant wildlife corridors or fish passages have been identified.

Wilsonville Road Interchange Area Management Plan (IAMP) Overlay Zone

Where IAMP Regulations Apply
Section 4.133.02

B22. The subject property is wholly within the IAMP Overlay Zone, as shown on Figure I-1 of this section. The IAMP standards are thus being applied.

IAMP Permitted Land Uses Same as Underlying Zone Subject to IAMP Restrictions
Section 4.133.03

B23. The applicant proposes a use consistent with the underlying TC zoning. No IAMP requirements would further restrict the proposed use.

Access Management Applicability
Subsections 4.133.04 (.01) – (.03)

B24. The applicant proposes a Stage 1 Preliminary Plan and Stage 2 Final Plan within the IAMP Overlay Zone. The access management standards and requirements thus apply. However, the applicant proposes no new accesses to City streets that are regulated by the IAMP Access Management Plan, and no accesses shown for closure or restriction in the IAMP exist on the site.

Access Management Plan Consistency
Subsection 4.133.04 (.04) A.

B25. The applicant proposes access to Town Center Loop West in an area that is not regulated by the IAMP Access Management Plan.

Joint ODOT Review of Access
Subsection 4.133.04 (.04) B.

B26. The applicant does not propose any new accesses requiring ODOT and City review.

Cross Access Easements
Subsection 4.133.04 (.05)

B27. The proposal does not include any tax lots identified in the Access Management Plan requiring additional consideration of cross access easements.

Traffic Impact Analysis Required
Subsection 4.133.05 (.01)

B28. DKS Associates performed a Traffic Impact Analysis consistent with this subsection. See ~~Exhibit B2~~Exhibit B5.

TC Zone Design and Development Standards

Purpose and Intent
Subsection 4.132 (.06) A.

B29. The proposed development’s design is consistent with the Wilsonville’s Town Center Vision, reflecting the community’s goals for the City’s Town Center. The plans include pedestrian, bike and vehicular networks consistent with the multi-modal connections in the Town Center Plan. Open space is consistent with the Town Center Plan including street trees and a bicycle and pedestrian connection that serve as a transition between land uses.

Building/Street Frontage Standards
Subsection 4.132 (.06) B.

B30. The proposed development is bound by SW Town Center Loop West and SW Park Place, with a Local Street proposed along the northeast property boundary, and is subject to Table 1 Building/Frontage Design Standards. Responses to the applicable criteria in Table 1 are shown in the table below.

Table 1 Building/Frontage Design Standards		
Standard	Local Roads	Multi-use Paths
Objective	Provides local access to adjacent development with pedestrian design	Provides bicycle, and pedestrian connectivity travel within Town Center

Table 1 Building/Frontage Design Standards		
Standard	Local Roads	Multi-use Paths
	focus. Local roads should also provide access to parking and service entrances.	and connections to larger bike/ped system.
Response: The applicant proposes local roads and a bicycle and pedestrian connection meeting the objectives of the Building/Frontage Design Standards.		
Sidewalks	Required. Separated from curb by planting strip, tree wells, or rain gardens.	N/A
Response: The proposed development includes sidewalks on all frontages separated from the adjacent streets by curbs, planting strips and trees.		
Sidewalk width (curb to building)	12–14 feet, depending on local street option.	Varies-minimum 12 feet.
Response: The proposed development includes sidewalks on all frontages at a width of 12 feet meeting this standard. A 15-foot partial bicycle and pedestrian connection is proposed.		
Landscaping type	Street trees and plantings, including rain gardens, rooftop gardens, plazas.	See Section 4.176.
Response: Landscaping is proposed on all frontages of the proposed development including street trees along each street, a storm water swale with planting on the southwestern frontage, and landscaped areas along the northeast and northwest frontages. A 9-foot landscape area is provided along the pedestrian pathway. A fifth floor open-air terrace is located on the east corner of the building and includes moveable tree and planted boxes.		
On-street parking	Dependent on local road design (see cross section options). Parallel parking on both sides, or diagonal parking on one side, depending on ROW availability and street cross-section.	N/A
Response: A partial new Local Street is provided along the northeastern site edge. The proposed site plan includes a functional interim street section, with full construction of the 60-foot right-of-way as shown in the Town Center Plan at the time the neighboring property is redeveloped. The proposed 37-foot right-of-way dedication allows a 20-foot two-way drive aisle, measured from an existing northeast curb, and a 12-foot sidewalk. Future neighboring development will be required to dedicate property and construct the remaining 23 feet of right-of-way improvements, including re-striping of the drive lanes and parallel parking on both sides of the street, to complete the 60-foot right-of-way illustrated in the 'Local Street Option 2' cross-section. Therefore, the criterion is met.		

Table 1 Building/Frontage Design Standards		
Standard	Local Roads	Multi-use Paths
Number of lanes	Two	N/A
<p>Response: Two lanes, separated by a planted median, already exist along Town Center Loop West and will be maintained with the proposed development. Two lanes, separated by a planted median, exist along Park Place as well and will be maintained. The proposed new local street includes two lanes as required.</p>		
Bicycle facilities	Varies by local street option.	N/A
<p>Response: A 6-foot bike lane and 2-foot buffer exists along Town Center Loop West adjacent to the site and will be maintained. The new right-of-way along the northwest site boundary will be constructed as a Pedestrian Access way providing bicycle access. No bike lanes are required or proposed along the new northeastern local street. Park Place will remain in its current form but will be converted to a promenade with bicycle facilities included in the future.</p>		
Minimum % of building along street frontage	Minimum 50% of building facing a local street. Buildings to be placed at corners.	N/A
<p>Response: The proposed building is located at the corner of Park Place and the new local street; therefore frontage requirements apply along these streets. The closest typical site design as provided in Section 4.132 is figure 5.D. which the applicant has used as a guide to the site's design. The building is required to be located at the corner of the property adjacent to the intersections. The building is to be located at the corner of Park Place and the new Local Street as well the corner of Park Place and Town Center Loop West. The requirement along Park Place is 72.7 feet and 145.3 feet is provided. The requirement along the new Local Street is 119.6 feet and 239.1 feet is provided.</p>		
Location of parking	On street when allowed, behind or to the side of building. Off street parking is not permitted along main street frontage. Off-street parking prohibited at corners of public streets.	N/A
<p>Response: The proposed building fronts on Park Place and the new Local Street. Town Center Loop West and the new Local Street at the northeast site boundary are classified as Local Roads, and there is no parking proposed adjacent to any Main Streets. An open-air parking lot with tuck-under parking located at the west corner of the lot, to the rear of the building, and vehicle access is located from the west corner off of Town Center Loop West. The building separates the intersection of Park Place and Town Center Loop West from the parking with a 54.25-foot-long frontage along Town Center Loop West, therefore no parking is located at the corner of public streets.</p>		

Table 1 Building/Frontage Design Standards		
Standard	Local Roads	Multi-use Paths
Parking access	Parking access provided via local access street or alley.	N/A
Response: Access to the off street parking area will be taken off Town Center Loop West which is a local street.		
Driveway spacing standards	100 ft. min	N/A
Response: The proposed driveway on Town Center Loop West is located across the street from an existing driveway, and driveways to the west and east are more than 100 feet away. Therefore, this standard is met.		
Block length	Maximum block length is 400 ft. The maximum distance to a pedestrian mid-block crossing shall be 250 ft. to provide pedestrian and parking access. Maximum mid-block crossing width up to 30 ft.	N/A
Response: After right-of-way dedications at Park Place, Town Center Loop West, and the new northwestern Pedestrian Accessway, the total block length is 203.75 feet along Town Center Loop West, 239 feet along the northeastern Local Street, and 145 feet along Park Place. The blocks do not exceed 250 feet and therefore midblock crossings are not required.		
Typical vehicle speed	20–25 mph	N/A
Response: The proposed street cross sections are designed to accommodate the typical vehicle speed.		

Development Standards
Subsection 4.132 (.06) C.

B31. The proposed development is located within the Mixed Use (MU) Sub-district and meets the development standards as shown in the table below.

Table 2 Town Center Development Standards – MU Sub-district			
Standard	Required	Proposed	Compliance Notes
Min. / Max. Front Setback*	0 ft. / 20 ft.	0 ft.	Applies to Park Place frontage.

Table 2 Town Center Development Standards – MU Sub-district			
Standard	Required	Proposed	Compliance Notes
Min. / Max. Corner Side Setback*	0 ft. / 10 ft.	0 ft. setback at common and entry area and 9-11 ft. setback at ground level on Local Street, 3 ft. max. along Town Center Loop W.	Applies to new Local Street and Town Center Loop West frontages.
Min. / Max. Side Setback*	0 ft. / 10 ft.	0 ft.	Applies to side of building adjacent to Pedestrian Accessway.
Min. / Max. Building Height	Two stories / Four stories	Five stories	The applicant has applied for a Waiver of this standard to allow for a 5 story building. See Request D.
Min. Ground Floor Height	12 ft.	17 ft.	Standard is met.
Max. Bldg. Site Coverage	90%	60%	Standard is met.
Min. Landscaping	10%	10.4%	Standard is met.
Min. Bldg. Frontage	50%	100% along Park Place and new Local Street.	Standard is met.
Min. / Max. Residential Density	40 du/ac (residential only); None for mixed-use buildings / None	N/A	Mixed Use Building

Waivers to Development Standards
Subsection 4.132 (.06) D.

B32. Pursuant to the allowance in this subsection, the proposed development includes a waiver request to increase the maximum building height from four to five stories. The applicant proposes to meet Menu 1, Item 3 and Menu 2, Item 4 as required by this subsection. See Request D.

Building Placement
Subsection 4.132 (.06) E.

B33. The proposed development is bound by two local streets and a planned future open space that is currently a local street. Applicable building placement standards are met as follows:

- The primary building entrance fronts the new northeast Local Street.

- The building frontage is 100 percent along Park Place and 100 percent along the proposed local street, exceeding the 50 percent minimum requirement for these frontages. As these are the primary frontages for the proposed development, the frontage requirements do not apply to Town Center Loop West.

Building Setbacks

Subsection 4.132 (.06) F.

B34. All setbacks are greater than 0 feet and less than 10 feet, therefore the criterion is met on all frontages. See Table 2 in Finding 31 above.

Front Yard Setback Design

Subsection 4.132 (.06) G.

B35. Ground-level treatments are illustrated on the architectural site plan A-000, and the landscape materials plan L-200. The building fronts the Park Place right-of-way with a zero-foot setback. Storefront windows and entries are recessed 1 foot and 3.5 feet to articulate the façade. The concrete pedestrian path is extended into these recesses. A similar façade treatment and extension of the sidewalk wraps onto a portion of Town Center Loop West. The remainder of the Town Center Loop West right-of-way is abutted with at-grade landscaping and a planted stormwater facility except for the parking lot entry drive.

The new northeast Local Street right-of-way is treated in a similar way to Park Place for the far east portion abutting the sidewall of retail, and residential lobby and entry. The ground-level steps back at the remainder of the frontage to provide separation for the ground-level residences. The right-of-way here is lined with a series of at-grade and 2.5-foot tall planters, private concrete steps, and scored concrete patios.

At the Pedestrian Accessway the building abuts the right-of-way at the northern portion, with landscaping and concrete access paths abutting the pedestrian path. The remainder of the frontage is abutted by landscaped screening within the right-of-way adjacent to open-air parking.

Walkway Connection to Building Entrances

Subsection 4.132 (.06) H.

B36. The primary building entrance is located along the new northeast Local Street and separated from Park Place by 45.5 feet to allow continuous retail frontage along Park Place. An 11-foot-wide concrete pedestrian walkway extends from the right-of-way directly to the entry doors which are recessed onto the property by 6 feet.

Additional entrances to retail spaces along Park Place are also directly connected to the adjacent sidewalk with 7.5-foot-wide concrete pathways.

Parking Location and Landscape Design

Subsection 4.132 (.06) I.

Standard	Compliance			Compliance Notes
Building entrances are clearly marked, provide weather covering, and incorporate architectural features of the building.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Entrances to commercial tenant spaces are differentiated with a varied width of canopy and are recessed 3'-6" into the façade. Lighting at each entry will mark them at night, and future tenant signage will be located in the vicinity of each entry.
All visible sides of a building display a similar level of quality and architectural interest, with elements such as windows, awnings, murals, a variety of exterior materials, reveals, and other similar features.	Met	Not Met	N/A	Along the new Local Street, scale, interest, and activity is provided with an urban typology of ground-level residences and entry patios. Eight units are proposed, and each is entered from the street directly. The finish floor of all the units is raised 2' above the adjacent sidewalk to provide vertical separation from the public right-of-way. The units are set back 9'-11" from the sidewalk, and layered buffering of varied planting and 6'-6" deep private patios add to the livability and the pedestrian experience. An additional layer of 18" at-grade planting is provided within the right-of-way building zone. All units are provided with individual entry stairs, unit identification plaques, and entries recessed 1' into the façade for differentiation. Lighting is provided at each stair, and each entry door.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Green building techniques encouraged, including green roofs, gray water and water harvesting, and/or LEED certification of buildings.	Met	Not Met	N/A	The project is pursuing green building certification through the Green Globes program.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2.a. Building Façade Windows				
Ground story mixed use: 60% of façade	Met	Not Met	N/A	The ground floor along the northeast façade provides 55.5% glazing at the portion adjacent to ground floor residential, and 61% at the portion
Upper story mixed use: 30% of façade	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Standard	Compliance			Compliance Notes
				<p>adjacent to commercial space and the design exceeds the requirement for both. The upper floor facades provide 30% glazing and meet the requirement.</p> <p>At the southeast façade along Park Place, the ground floor is entirely commercial use, and 66% glazing is provided, exceeding the requirement. The upper floor facades along Park Place provide 30% glazing and meet the requirement.</p> <p>Along Town Center Loop West, the ground floor façade is a combination of commercial space, and parking or building service screening. At the portion adjacent to commercial space, 60% glazing is provided and meets the requirement.</p> <p>At the portion adjacent to building service and parking, 60% of the wall area is proposed as a metal screening to buffer the parking and provide visual interest to pedestrians. Upper floors of this façade provide 30% glazing and meet the requirement.</p>
Required windows are clear glass, except for bathrooms.	Met	Not Met	N/A	All windows and doors counted towards the standard are noted as clear glass.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Street-facing facades with vehicle parking have façade openings. If façade openings are not glass, architectural elements are no more than 30% sight obscuring.	Met	Not Met	N/A	The ground floor window requirement for the portion of the southwest façade which is adjacent to vehicle parking is met with a metal screen in lieu of windows. A Condition of Approval will ensure the metal screen is no more than 30% site obscuring.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2.b. Building Facades				
	Met	Not Met	N/A	

Standard	Compliance			Compliance Notes
Provide one of the following on public street facing façades every 50 feet: <ul style="list-style-type: none"> - Variation in building materials - Building off-set of at least one foot - Wall area separated from other wall areas by a projection - Other design features that reflect the building's structural system 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The upper floors of all building facades are differentiated in material and set back from the ground-level façade in varying distances of 1.25 feet, 6 feet, and 7 feet. The upper facades are articulated with a rhythm of 4-foot wide fiber cement piers and varied-width windows which vary to represent the unit and room types inside. An accent panel and material change is provided at the side of windows to provide additional visual interest and meet the criterion. Additionally, stacks of recessed balconies break the building facades at the northeast and at the southeast street-facing facades.
Pedestrian connection provided for facades greater than 250 feet	Met	Not Met	N/A	All facades are less than 250'
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Buildings more than three stories required to step back six feet from building facade at beginning of fourth story.	Met	Not Met	N/A	Applicant has requested a Waiver to this standard. See Request D.
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
2.c. Weather Protection				
Projecting facade element provided on street-facing façade.	Met	Not Met	N/A	Canopies are proposed along street facing facades.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Weather protection complies with Oregon Structural Specialty Code for projections or encroachments into the public right-of-way.	Met	Not Met	N/A	The provided weather protection complies with Oregon Structural Specialty Code with the canopies encroaching 5' into the right-of-way and 11.5' above the sidewalk.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Weather protection shall be maintained and in good condition.	Met	Not Met	N/A	A Condition of Approval will ensure weather protection is maintained in good condition.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Standard	Compliance			Compliance Notes
Minimum ten-foot clearance from bottom of a marquee to the sidewalk. Minimum eight-foot clearance from the bottom of an awning or canopy to the sidewalk.	Met	Not Met	N/A	An 11.5' clearance between the sidewalk and canopy is provided.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Projecting façade elements do not extend into amenity zone or conflict with street lights. If a projecting façade element blocks light shed from adjacent street lights, exterior lighting is located on the building.	Met	Not Met	N/A	The amenity zone for each surrounding 12'-0" sidewalk will be 7.5' from the building face, therefore the 5 foot encroachment will not be in the amenity zone
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Awnings match the width of storefronts or window openings.	Met	Not Met	N/A	Canopies are the full width of each storefront or retail entry opening
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Internally lit awnings not permitted.	Met	Not Met	N/A	Awnings are not internally lit.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Awnings made of glass, metal, or a combination of these materials. Fabric awnings not permitted.	Met	Not Met	N/A	Proposed canopies will be constructed with steel.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2.d. Building Materials				
Use of brick and natural materials encouraged. Plain concrete block or plain concrete (except up to two feet of visible foundation), T-111 or similar sheet materials, corrugated metal, plywood, sheet press board or vinyl siding may not be used.	Met	Not Met	N/A	Primary exterior building materials are fiber cement panels, glass-fiber reinforced concrete panels, metal composite panels, and architectural concrete stem-walls and site walls at the ground. Composite wood siding and metal composite panels are utilized as accent materials. Window openings are constructed of commercial-grade vinyl windows at the upper floors, and commercial grade aluminum storefront at the ground-level. All openings are flashed
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Standard	Compliance			Compliance Notes
				<p>with pre-finished steel flashings and trim.</p> <p>Plain concrete is proposed at portions of the foundation; however it is not revealed for more than two feet and is largely located in the tuck-under parking area and away from the pedestrian rights-of-way.</p>
2.e. Roofs and Roof Lines				
<p>Except for building entrance features, roofs designed as an extension of the building's primary materials and respect the building's structural system and architectural style. False fronts and false roofs not permitted.</p>	<p>Met</p> <p><input checked="" type="checkbox"/></p>	<p>Not Met</p> <p><input type="checkbox"/></p>	<p>N/A</p> <p><input type="checkbox"/></p>	<p>The proposed design employs a low-slope roof structure with a flat parapet at Level 2 and at the Roof level. This is consistent with the modern and urban architectural style, and common in multi-story, urban, multifamily buildings of all eras. No false fronts or false roofs are proposed. Parapets extend beyond the structural roof deck and are limited to the height necessary to capture roofing insulation and terminate roofing with standard construction practices.</p>
2.f. Rooftop Features/Equipment Screening				
<p>Elevator mechanical equipment may extend up to 16 feet above the height limit provided that the mechanical shaft is incorporated into the architecture of the building</p>	<p>Met</p> <p><input checked="" type="checkbox"/></p>	<p>Not Met</p> <p><input type="checkbox"/></p>	<p>N/A</p> <p><input type="checkbox"/></p>	<p>The elevator overrun is dimensioned 4'-8" beyond the building parapet, and is less than the allowed 16 feet of projection. The overrun is set back 22'-6" from the parapet along the northeast Local Street, and 36'-1" from Park Place parapet.</p>
<p>Satellite dishes and other communications equipment limited to ten feet in height from the roof, set back a minimum of five feet from the roof edge, and screened from public view to the extent possible.</p>	<p>Met</p> <p><input type="checkbox"/></p>	<p>Not Met</p> <p><input type="checkbox"/></p>	<p>N/A</p> <p><input checked="" type="checkbox"/></p>	<p>None proposed.</p>
	<p>Met</p>	<p>Not Met</p>	<p>N/A</p>	

Standard	Compliance			Compliance Notes
Other roof-mounted mechanical equipment limited to ten feet in height, set back a minimum of five feet from the roof edge, and screened from public view and from views from adjacent buildings.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No mechanical equipment will exceed 10 feet in height, and locations of the equipment are set back greater than 5' from the parapet.
On structures exceeding 35 feet in height, roofs have drainage systems that are architecturally integrated into the building design.	Met	Not Met	N/A	Internal roof drains will be in the center of the floor plate and run vertically through the inside of the building to underground storm utilities onsite.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
External stairwells, corridors, and circulation components of building are architecturally compatible with the overall structure, through use of similar materials, colors, and other building elements.	Met	Not Met	N/A	None proposed.
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
2.g. General Screening				
Utility meters located on the back or side of the building, screened from public street view to the extent possible, and painted a color to blend with the building façade.	Met	Not Met	N/A	Electrical meters will be enclosed within the building and not
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2.h. Primary Entry – Mixed-use Buildings				
At least one entry door required for each business with a ground floor frontage.	Met	Not Met	N/A	Four entrances for three tenant spaces are proposed.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Each entrance covered, recessed, or treated with a permanent architectural feature in such a way that weather protection is provided.	Met	Not Met	N/A	Weather protection is provided in the form of a 3'6" recessed entrance as well as a canopy.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Met	Not Met	N/A	

Standard	Compliance			Compliance Notes
All primary ground-floor common entries oriented to the street or a public space directly facing the street, or placed at an angle up to 45 degrees from an adjacent street. Primary ground-floor common entries not oriented to the interior or to a parking lot.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	All commercial entrances are oriented towards Park Place. The main residential entrances are facing the new Local Street.
Courtyards, plazas and similar entry features may be utilized to satisfy the building entrance requirement when designed to connect the adjacent street edge to the main building entrance.	Met	Not Met	N/A	None proposed.
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
2.i. Building Projections				
Architectural elements such as eaves, cornices and cornices may project up to one foot from the face of the building.	Met	Not Met	N/A	The only proposed building projections or encroachments into the right-of-way are steel canopies located along Park Place, and the eastern portions of Town Center Loop West and the new Local Street
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Bay windows and balconies may project up to four feet from the face of the building. Balconies that project into the right-of-way have a minimum vertical clearance of 12 feet from sidewalk grade or are mounted at the floor elevation, whichever is greater.	Met	Not Met	N/A	The proposed balconies are setback from projecting into the right-of way due to the upper floor step back.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Street Connectivity
Subsection 4.132 (.06) P.

B40. The proposed development meets the applicable street connectivity standards within this subsection as follows:

Standard	Compliance			Compliance Notes
3.a. Intersection Design and Spacing				
Transportation facilities shall be designed and constructed in conformance to the applicable section of the City Development Code and to the City's Public Works Standards.	Met	Not Met	N/A	Plans show streets designed in conformance with the Local Street cross-sections. A Condition of Approval will require site plans demonstrating conference to all Public Work Standards are met prior to the issuance of the Public Works Permit.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Street intersections shall have curb extensions to reduce pedestrian crossing distances unless there are other standards that apply, such as areas with flush curbs.	Met	Not Met	N/A	Curb extensions are provided at the Park Place and Town Center Loop West intersection as well as the New Local street and Park Place Ave intersection.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
New street intersections, including alleys, are subject to approval by the City Engineer.	Met	Not Met	N/A	No new intersections are proposed. The New Local street is located along an existing drive aisle with an access point.
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
3.b. Transportation Network Connectivity				
Minimum required transportation improvements are identified in the Wilsonville Town Center Plan. Alleys are encouraged but not required. Private streets are prohibited.	Met	Not Met	N/A	Transportation improvements are provided in compliance with the Town Center Plan documents. No alleys or private streets are proposed.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Bicycle and pedestrian connections required to link the end of a permanent turnaround to an adjacent street or provide a midblock connection through a long block. Mid-block connection required where block face is 400 feet or more. Required connections go through interior of block and connect the block face to its opposite block face. Mid-block crossing demarcated with	Met	Not Met	N/A	No blocks of 400' or greater are proposed.
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Standard	Compliance			Compliance Notes
paving, signage, or design that clearly demarcates the crossing.				
Streets extended to the boundary lines of the proposed development to give access to or allow for future development of adjoining properties.	Met	Not Met	N/A	The new Local Street extends up to the site's property line, and aligns with the future location for this streets as illustrated in the Town Center Plan documents.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Permanent dead end streets not allowed except where no opportunity exists for creating a through street connection.	Met	Not Met	N/A	No permanent dead end streets are proposed, and existing traffic patterns are maintained or improved.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
All streets subject to the standards illustrated in the Wilsonville Town Center Plan.	Met	Not Met	N/A	Submitted plans show streets are designed to meet the standards in the Wilsonville Town Center Plan.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Street trees required along all street frontages. Minimum required street trees determined by dividing the length of the development's street frontage by 30 feet rounded to the nearest whole number.	Met	Not Met	N/A	Eight street trees are provided along the New Local street, four street trees are provided along SW Park Place Ave, and five street trees are provided along Town Center Loop West. Street trees will be installed along the frontages generally every 30 feet except where utilities or site access points are present. Due to utility conflicts one less tree that typically required in the TC Zone will be planted along both Town Center Loop West and SW Park Place Ave. These two trees have been planted elsewhere on site ensuring there is not a net loss of trees.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Sidewalks have minimum unobstructed width of six feet. Permanent structures or utilities within the required pedestrian through-travel area restricted unless approved by City Engineer. Sidewalk area outside	Met	Not Met	N/A	12-foot sidewalks are provided at Town Center Loop West, Park Place, and the new northeast Local Street. Each sidewalk comprises a 6-foot pedestrian walkway; a 4 foot amenity zone and 6 inch curb; and a 1.5 foot building zone.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Standard	Compliance			Compliance Notes
of required through-travel area may be used for landscaping, pedestrian amenities such as permanent street furniture, bicycle parking, trash cans, and drinking fountains.				<p>Proposed street trees and landscaped areas are located within the amenity and building zones and clear of the pedestrian path. Site furnishings such as benches and trash cans are also shown within the amenity zone.</p> <p>A 7-foot-wide clear pedestrian path is shown within the west Pedestrian Accessway dedication. Planted areas are provided on either side with no site furnishings proposed.</p>
Off street paths meet the City's path standards in the TSP and the Town Center Plan. Trail widths may be reduced where constrained by existing development, protected natural resource areas, or topography as determined by the City Engineer.	Met	Not Met	N/A	The proposed Pedestrian Accessway includes a 7-foot-wide pedestrian path connecting the sidewalk at Town Center Loop West to the new sidewalk at the northeast Local Street. At the time of redevelopment of the property to the west, the full cross section of pedestrian path will be constructed.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

On-site Pedestrian Access and Circulation

Conformance with Standards
Section 4.154 (.01) B. 1.

B41. All of the on-site pedestrian access and circulation standards are being applied to the proposed development.

Continuous Pathway System
Section 4.154 (.01) B. 1.

The project is bounded on all sides by two existing rights-of-way, and two rights-of way which are being dedicated and built as part of the project. All rights-of-way bounding the site include pedestrian sidewalks and pathways complying with the Town Center Plan and including, at minimum, and 6-foot-wide clear pedestrian pathways. All sidewalks are connected directly to one another. All building entrances are directly oriented and adjacent to the bounding sidewalks. A path is provided from the surrounding sidewalks through the parking area to the building.

Safe, Direct, and Convenient
Section 4.154 (.01) B. 2.

B42. Three sidewalks and one pedestrian accessway are proposed providing pedestrian access along all sides of the building. Direct pathways are provided from the parking area to the building. The proposal includes eight ground floor residential units along the new Local Street which are accessed from the sidewalk and a shared ADA accessible ramp. All pathways are ADA accessible.

Free from Hazards/Smooth Surface

Section 4.154 (.01) B. 2. a.

B43. The proposed pathways are planned to be free from hazards and will be a smooth hard surface.

Reasonably Direct

Section 4.154 (.01) B. 2. b.

B44. Proposed pathways provide a direct connection to the main residential entrance, commercial storefronts and the eight ground level units.

Building Entrance Connectivity/Meets ADA

Section 4.154 (.01) B. 2. c.

B45. All sidewalks and pathways are designed to meet ADA standards. ADA ramps are provided for access to the building's entrances.

Vehicle/Pathway Separation

Section 4.154 (.01) B. 3.

B46. All pedestrian facilities, besides crosswalks, are raised to provide vertical separation or horizontally separated by landscaping.

Crosswalks

Section 4.154 (.01) B. 4.

B47. The proposal includes one accessible pathway which crosses a drive aisle within the tuck-under portion of the on-site parking connecting the access aisle between the two accessible van and car parking stalls to the building lobby entry from the parking lot. The pathway will be marked with contrasting paint and lit with emergence egress lighting as required by building code.

Pathway Width and Surface

Section 4.154 (.01) B. 5.

B48. The three 12-foot-wide sidewalks include a 6 foot wide concrete sidewalk meeting the streetscape design standards of the Town Center Plan. The pedestrian accessway includes a 7-foot-wide concrete pathway which is scored with as similar pattern as the 12 foot wide sidewalks. Pathways within the parking area will be asphalt and striped to delineate the path.

Pathway Signs

Section 4.154 (.01) B. 6.

- B49.** All code-required signs will be provided and clearly marked and submitted with drawings and specifications during building permit review

Parking Area Design Standards

Minimum and Maximum Parking

Subsection 4.155 (.03) G.

- B50.** Pursuant to Oregon Administrative Rules (OAR) 660-012-0440 parking mandates, or the minimum vehicle parking requirements in Table 5, are not applicable due to the site being within 1/2 mile of SMART Routes 2X and 4, the City's most frequent transit routes. The proposed development includes uses that have no maximum limit per Table 5. With no minimum or maximum vehicle parking requirements, the number of total vehicle parking spaces is at the complete discretion of the applicant, so long as the total number of spaces does not exceed the maximum and other non-parking requirements are still met. In addition, for any vehicle parking spaces provided, the applicable design standards as well percentage and similar requirements for certain types of spaces still apply.

Other Parking Area Design Standards

Subsections 4.155 (.02) and (.03)

- B51.** In addition to meeting parking lot standards contained within Section 4.132, the applicable standards are met as follows:

Standard	Met	Explanation
Subsection 4.155 (.02) General Standards		
B. All spaces accessible and usable for parking	<input checked="" type="checkbox"/>	Standard parking lot design
I. Parking lot screen of at least 6 feet adjacent to residential district.	<input checked="" type="checkbox"/>	The parking is not adjacent to a residential district.
J. Sturdy bumper guards or curbs of at least 6 inches to prevent parked vehicles crossing property line or interfering with screening or sidewalks.	<input checked="" type="checkbox"/>	The parking lot is surrounded by a six-inch curb.
K. Surfaced with asphalt, concrete or other approved material.	<input checked="" type="checkbox"/>	Surfaced with asphalt
Drainage meeting City standards	<input checked="" type="checkbox"/>	Drainage is professionally designed and being reviewed to meet City standards
L. Lighting will not shine into adjoining structures or into the eyes of passers-by.	<input checked="" type="checkbox"/>	Lighting is proposed to be fully shielded and subject to the City's Outdoor Lighting Ordinance.

N. No more than 40% of parking compact spaces.	<input checked="" type="checkbox"/>	19 of the 53 proposed parking spaces are compact spaces making 36.5% of the parking spaces compact meeting this standard.
O. Where vehicles overhand curb, planting areas at least 7 feet in depth.	<input checked="" type="checkbox"/>	All parking area planting areas are at least 7 feet in depth.
Subsection 4.155 (.03) General Standards		
A. Access and maneuvering areas adequate.	<input checked="" type="checkbox"/>	Access to the area is available to employees. Maneuvering area is plentiful.
A.1. Loading and delivery areas and circulation separate from customer/employee parking and pedestrian areas.	<input checked="" type="checkbox"/>	No loading or delivery areas are proposed.
Circulation patterns clearly marked.	<input checked="" type="checkbox"/>	No markings needed to clarify circulation.
A.2. To the greatest extent possible, vehicle and pedestrian traffic separated.	<input checked="" type="checkbox"/>	Vehicle and pedestrian traffic are clearly delineated and separated except for crosswalks.
C. Safe and Convenient Access, meet ADA and ODOT Standards.	<input checked="" type="checkbox"/>	The proposed parking and access allow ADA and ODOT standards to be met.
For parking areas with more than 10 spaces, 1 ADA space for every 50 spaces.	<input checked="" type="checkbox"/>	The applicant proposes 2 ADA parking spaces and 51 standard spaces
D. Where possible, parking areas connect to adjacent sites.	<input checked="" type="checkbox"/>	The new parking area is part of a single development.
Efficient on-site parking and circulation	<input checked="" type="checkbox"/>	The proximity to the destination and pedestrian connections, and adequate maneuvering area make the circulation efficient.

Other Parking Standards and Policies and Procedures

Parking Variances and Waivers
 Subsection 4.155 (.02) A. 1.-2.

B52. The applicant has not requested variances or waivers pursuant to this subsection.

Non-Parking Use of Parking Areas
 Subsection 4.155 (.02) H.

B53. All parking areas are expected to be maintained and kept clear for parking unless a temporary use permit is granted or the Stage 2 approval is revised. Particularly no container or other storage is permitted in the parking areas.

Electrical Vehicle Charging Stations
 Subsection 4.155 (.03) H.

B54. Accommodations for electric vehicle charging stations will be provided with the project in compliance with the CFEC ruling. Stations will likely be installed at a later date; however the applicant is deferring the decision to after building permit to respond to market demand.

Parking Area Landscaping

Minimizing Visual Dominance of Parking

Subsection 4.155 (.03) B.

B55. As described by the applicant and illustrated on Sheet L200, the visual appearance of the parking and circulation areas are sufficiently minimized by the proposed landscaping.

10% Parking Area Landscape Requirement

Subsection 4.155 (.03) B. 1.

B56. Parking area landscaping is provided at 2,170 sf, which is 27% of the 8,005 sf of site area devoted to parking areas. Parking area landscape areas have been counted as contributing to overall site landscaping, consistent with this provision.

Landscape Screening of Parking

Subsection 4.155 (.03) B. 1.

B57. The proposed landscaping consisting of trees, shrubs, grasses and ground cover will substantially shield the parking area from view from the public right-of-way.

Tree Planting Area Dimensions

Subsection 4.155 (.03) B. 2.

B58. All tree planting areas meet or exceed the 8-foot minimum width and length.

Parking Area Tree Requirement

Subsection 4.155 (.03) B. 2. and 2. a.

B59. For a parking lot with a total of 53 parking spaces, one (1) tree per eight (8) parking spaces is required for a total of 6.5 rounded to seven (7) total trees. Six (6) trees have been provided along the perimeter of the parking lot areas which is one less than the required seven (7) trees due to utility conflicts. The additional tree has been mitigated elsewhere onsite.

Parking Area Tree Clearance

Subsection 4.155 (.03) B. 2. b.

B60. All trees planting in the parking area are varieties that could typically be maintained to provide a 7-foot clearance.

Bicycle Parking Standards

Determining Minimum Bicycle Parking

Subsection 4.155 (.04) A. 1.

B61. Table 5 indicates that residential developments in the Town Center Zone are required to provide one bicycle parking space per each dwelling unit. The applicant proposes 118 parking spaces, two greater than the required 114 spaces. 114 of the provided parking spaces are to be provided within the building in secure bicycle storage areas with 4 spaces provided outside of the main entrance.

Bicycle Parking for Multiple Uses

Subsection 4.155 (.04) A. 3.

B62. As noted in Finding B78, the required bicycle parking is the sum of the requirements for multifamily residential (1 per D/U) and commercial retail uses (1 per 4000 sq ft, minimum 2) onsite. Based on this, a total of 116 spaces is required and 118 spaces are provided.

Bicycle Parking Waivers

Subsection 4.155 (.04) A. 4.

B63. The applicant proposes no waivers to bicycle parking.

Bicycle Parking Space Dimensions

Subsection 4.155 (.04) B. 1.

B64. The bike racks provided at the entrance of the building meet dimensional standards with at 2' by 6' area clear for each bike.

Access to Bicycle Parking Spaces

Subsection 4.155 (.04) B. 1.

B65. A Condition of Approval ensures the objective access standards are met at the point of building permit issuance.

Bicycle Maneuvering Area

Subsection 4.155 (.04) B. 2.

B66. A Condition of Approval ensures the objective spacing dimensions are met.

Spacing of Bicycle Racks

Subsection 4.155 (.04) B. 3.

B67. A Condition of Approval ensures the objective spacing dimensions are met.

Bicycle Racks and Lockers Anchoring

Subsection 4.155 (.04) B. 4.

B68. A Condition of Approval ensures the objective spacing dimensions are met.

Bicycle Parking Location

Subsection 4.155 (.04) B. 5.

B69. Exterior bike racks are located within 30ft of the main entrance of the building.

Required Long-term Bicycle Parking

Subsection 4.155 (.04) C. 2.

B70. All required parking is provided in secure rooms or lockers within the building, and in 4 covered exterior spaces near the building entry. 114 provided parking spaces meet the requirements for long-term Bicycle parking, and therefore exceed the requirement for 59 long term spaces.

Other Development Standards

Minimum Off-Street Loading Requirements

Section 4.155 (.05)

B71. Proposed uses will not require off-street loading as the commercial retail space is under the 5,000 sq ft threshold for requiring off-street loading. No off-street loading is required for residential use.

Access, Ingress, and Egress

Subsection 4.167 (.01)

B72. One vehicular access point is provided from Town Center Loop West. By virtue of meeting applicable standards of Chapter 4, as well as being required to meet Public Works Standards, the location of the access is consistent with the public's health, safety and general welfare.

Natural Features and Other Resources

Section 4.171

B73. The subject property is not located in a regulated flood hazard area. As a previously development site the area of construction is relatively level with a slope well below 25%. Removal of on-site trees will not result in unstable slopes or other erosive impacts. All trees and vegetation proposed for removal were planted with the prior development and are not native vegetation to the site. No hillsides, power line easements, etc. needing protection exist on the site.

Access Drives and Travel Lanes

Subsection 4.177 (.08)

B74. These criteria are satisfied or will be satisfied by Conditions of Approval:

- All access drives are designed to provide a clear travel lane, free from obstructions.
- All travel lanes will be concrete. Condition of Approval PDB 8 will ensure they are capable of carrying a 23-ton load.
- All emergency vehicle access will be provided in the surrounding street rights-of-

way, with apparatus staging areas available along Park Place and the new Local Street.

Outdoor Lighting

Sections 4.199.20 through 4.199.60

B75. The proposed development is required to meet the Outdoor Lighting Standards. See Findings C44 through C52.

Underground Installation

Sections 4.300-4.320

B76. Utilities will be installed underground as required.

Public Safety and Crime Prevention

Design for Public Safety

Subsection 4.175 (.01)

B77. With 114 new residences and ground floor active commercial space, the project is designed to greatly increase the “eyes on the street” in this multi-modal pedestrian friendly area. With more residents in the area for more hours of the day, together with street improvements and active commercial space, the project is designed to deter crime and ensure public safety.

Exterior lighting is provided to illuminate all areas of the site. In addition, the landscape design provides low lying landscape with interspersed trees to create open views and transparency and reduce areas of hidden refuge. With this design, the project will deter crime and ensure public safety.

Addressing and Directional Signing

Subsection 4.175 (.02)

B78. Addressing will be as required by Tualatin Valley Fire and Rescue.

Surveillance and Access

Subsection 4.175 (.03)

B79. Street-lighting in the rights-of-way, 114 upper floor residences, and active commercial spaces provide eyes on the street for all street frontages. The on-site parking area is illuminated throughout both the surface and tuck-under portions, and the surrounding landscaping is low lying with interspersed trees to provide transparency and view to reduce areas of hidden refuge and deter crime. Security surveillance systems will be provided at all building entries and any hidden or vulnerable portions of the on-site parking area.

Lighting to Discourage Crime

Subsection 4.175 (.04)

B80. Lighting has been designed in accordance with the City’s outdoor lighting standards, which will provide sufficient lighting to discourage crime. See Findings C44 through C52

Landscaping Standards

Landscaping Standards Purpose

Subsection 4.176 (.01)

B81. In complying with the various landscape standards in Section 4.176, as applicable, the applicant has demonstrated the Stage 2 Final Plan is in compliance with the landscape purpose statement.

Landscape Code Compliance

Subsection 4.176 (.02) B.

B82. No waivers or variances to landscape standards have been requested. Thus all landscaping and screening must comply with standards of this section, unless superseded by the requirements of Section 4.132.

Intent and Required Materials

Subsections 4.176 (.02) C. through I.

B83. As shown on Sheet L5.10, new landscape areas are located on all sides of the proposed development area. The General Landscape Standards apply to the majority of the site with Low Screen landscaping proposed on the northeast and southeast sides of the parking area to screen offsite parking areas from Town Center Loop West and the adjacent pedestrian accessway. Required materials will be provided as follows.

- **Area Description:** Along all sides of the subject property
- **Landscaping Standard:** General (throughout site), Low Screen (northeast and southeast along parking and transformer)
- **Comments on Intent:** Screens parking from adjoining sites and Addressing Street right-of-way, provides landscaping along pedestrian pathways, helps filter runoff and stormwater, and general aesthetic benefits throughout the site.
- **Required Materials:** General Standard: shrubs, trees every 30 feet, ground cover throughout. Low Screen: three-foot hedge 95% opaque year round, trees every 30 feet or as required to provide canopy over landscape area.
- **Materials Provided:** The tree species proposed for planting onsite include Armstrong red maples, columnar tulip trees, cascara trees, autumn brilliance serviceberry, and Western crabapple. Shrubs and ground cover include a variety of species such as vine maple, soft touch Japanese holly, dwarf sweetbox, yarrow, kinnicnick, blue grama grass, lirioppe, Japanese pachysandra, Western sword fern, Black Eyed Susan and Autumn moor grass.
- Screening is provided around the parking area consisting of Serviceberry trees and Western Crabapple trees, Soft Touch Japanese Holly, and ground cover. The stormwater planting includes Western Crabapple trees, Camas, Dense sedge, and

Spreading rush. The transformer located near the entrance of the parking area is screened with Soft Touch Japanese Holly, as well as yarrow, kinnicnick, blue grama grass, lirioppe, Japanese pachysandra, Western sword fern, Black Eyed Susan and Autumn moor grass. Condition of Approval PDC 6 ensures specific code requirements are met.

Buffering and Screening

Subsection 4.176 (.04)

B84. The subject property's location in the Town Center Zone does not require buffering and screening to protect adjacent sensitive uses. Rooftop mechanical equipment is screened from view from adjacent streets or properties and the site plan does not include any outdoor storage areas. A low screen landscape buffer is provided along the parking areas adjacent to Town Center Loop West and the pedestrian accessway. The transformer located on the southeast side of the parking area is adequately screened from view with plantings. As described in Findings B81 and B83, the applicant has prepared landscaping plans that comply with or exceed the General Landscape Standard along all frontages.

Landscape Plans

Subsection 4.176 (.09)

B85. Sufficient information has been provided regarding landscaping and a Condition of Approval ensures final construction landscape plans meet the City's objective landscape standards.

Mixed Solid Waste and Recyclables Storage

DRB Review of Adequate Storage Area, Minimum Storage Area

Subsections 4.179 (.01) through (.06)

B86. According to this Subsection as a residential building with ground floor commercial retail the development is required to have a ~~610~~620 sq ft waste storage area with the requirement of 50 sq ft for multi-family residential and 5 sq ft per each additional unit exceeding the baseline of 10 units (570 sq ft), and the requirement of 10 sq ft per 1000 sq ft of commercial space (50 sq ft). The proposed storage space is less than the required ~~610~~620 sq ft at 460 sq ft and is a shared, interior room at the northwest portion of the site labeled 'Shared Waste and Recycling'. However, the room has been sized in coordination with Republic Services to appropriately accommodate the anticipated wasted and recycling needs of the 114 residential units, and the proposed commercial spaces. Refer to documentation of communication with Republic Services (Exhibit B1)

Review by Franchise Garbage Hauler

Subsection 4.179 (.07).

B87. The applicant's Exhibit B1 includes a letter from Republic Services indicating coordination with the franchised hauler, and that the proposed storage area and site plan meets Republic Services requirements.

Request C: DB21-0087 Site Design Review (~~SDR22-0003~~SDR23-0002)

As described in the Findings below, the request meets the applicable criteria or will by Conditions of Approval.

Site Design Review

Excessive Uniformity, Inappropriateness Design
Subsection 4.400 (.01) and Subsection 4.421 (.03)

C1. Staff summarizes the compliance with this subsection as follows:

- **Excessive Uniformity:** The proposed development is unique to the particular development context and does not create excessive uniformity. The building has been designed to reflect the vision of the Town Center Plan, including natural materials and neutral tones.
- **Inappropriate or Poor Design of the Exterior Appearance of Structures:** The proposed building is attractively designed with attention paid to the existing conditions of the surrounding area as well as the future vision for Town Center. Use of a variety of materials and color add interest to all building facades.
- **Inappropriate or Poor Design of Signs:** A Master Sign Plan for the commercial tenants is proposed. The Master Sign Plan will ensure the signs visually fit in with the building architecture and are appropriately sized.
- **Lack of Proper Attention to Site Development:** The appropriate professional services have been used to design the site, demonstrating appropriate attention being given to site development.
- **Lack of Proper Attention to Landscaping:** Landscaping is provided, has been professionally designed by a landscape architect, and includes a variety of plant materials, all demonstrating appropriate attention being given to landscaping.

Objectives of Site Design Review

Proper Functioning of the Site
Subsection 4.400 (.02) A. and Subsection 4.421 (.03)

C2. The submitted site plans demonstrate the site has been designed to ensure proper functioning and maintain a high quality environment.

High Quality Visual Environment
Subsection 4.400 (.02) A. and Subsection 4.421 (.03)

C3. A professionally designed building, landscaping, and a professional, site-specific layout supports a high-quality visual environment.

Encourage Originality, Flexibility, and Innovation

Subsection 4.400 (.02) B. and Subsection 4.421 (.03)

- C4. The applicant proposes a mixed-use residential building that includes ground floor commercial and retail space. It is the first mixed-use development to be built in the Town Center area. The unique constraint of redeveloping an existing site as well as the mixed-use function of the building has resulted in innovative designs for both the building as well as the parking areas and surrounding infrastructure with features such as parking tucked under the building, ground level apartment units with entrances along the sidewalk and significant amounts of glazing along the commercial tenant space.

Discourage Inharmonious Development

Subsection 4.400 (.02) C. and Subsection 4.421 (.03)

- C5. The architect has broken up the appearance of the façade with varying materials, color and architectural features that both evoke the Town Center Plan vision as well as reflect the existing environment ensuring the development is not monotonous, drab, dreary or inharmonious.

Proper Relationships with Site and Surroundings

Subsection 4.400 (.02) D. and Subsection 4.421 (.03)

- C6. The applicant has considered unique features to the site and given proper attention to the exterior appearance of the structure and how it relates to the surrounding buildings including the use of brick at the ground floor of the building to reflect the existing brick buildings in the area.

Attention to Exterior Appearances

Subsection 4.400 (.02) D. and Subsection 4.421 (.03)

- C7. The applicant used appropriate professional services to design the exterior of the building. See also Finding B40 for Town Center standards relating to building design.

Protect and Enhance City's Appeal

Subsection 4.400 (.02) E. and Subsection 4.421 (.03)

- C8. The proposal provides 114 units of housing that will invite new residents and visitors to Wilsonville who will participate in the community and partake in the existing businesses. The ground floor commercial space will allow for new businesses and economic activities.

Stabilize Property Values/Prevent Blight

Subsection 4.400 (.02) F. and Subsection 4.421 (.03)

- C9. The proposed development will activate the intersection of Town Center Loop West and Park Place with residents and patrons to the commercial tenant spaces preventing blight and preserving property value.

Adequate Public Facilities

Subsection 4.400 (.02) G. and Subsection 4.421 (.03)

C10. Adequate public facilities will be provided as part of development.

Pleasing Environments and Behavior

Subsection 4.400 (.02) H. and Subsection 4.421 (.03)

C11. The addition of a residential building with ground floor retail along with the proposed amenities including a pedestrian access way, landscaping and sidewalks will provide a pleasing environment and much needed pedestrian amenities.

Civic Pride and Community Spirit

Subsection 4.400 (.02) I. and Subsection 4.421 (.03)

C12. As the first Town Center development designed in accordance to the Town Center Plan this development fulfills community goals and will contribute to civic pride and community spirit. Additionally, adding a new development with a high quality design and housing as well as the opportunity for additional jobs in the community will enhance Town Center.

Favorable Environment for Residents

Subsection 4.400 (.02) J. and Subsection 4.421 (.03)

C13. The proposed mixed-use development has been designed with special attention to the comfort, health, tranquility and contentment of current and future residents of Wilsonville. The realization of the Town Center vision will provide a favorable environment to residents and potential employees.

Jurisdiction and Power of the DRB for Site Design Review

Development Must Follow DRB Approved Plans

Section 4.420

C14. Condition of Approval PDC 1 ensures construction, site development, and landscaping are carried out in substantial accord with the Development Review Board approved plans, drawings, sketches, and other documents.

Design Standards

Harmony of Proposed Buildings to Environment

Subsection 4.421 (.01) B.

C15. The proposed site design integrates design choices that reflect the surrounding buildings in the Town Center while also achieving the design goals in the Town Center Plan.

Advertising Features Do Not Detract
Subsection 4.421 (.01) F.

- C16. All advertising features are sized and located appropriately to not detract from the design of the proposed structure and existing development on surrounding properties. See also Request E.

Design Standards Apply to All Buildings, Structures, Signs, and Features
Subsection 4.421 (.02)

- C17. The project does not include any accessory structures on site.

Conditions of Approval to Ensure Proper and Efficient Function
Subsection 4.421 (.05)

- C18. Staff does not recommend any additional conditions of approval to ensure the proper and efficient functioning of the development.

Color or Materials Requirements
Subsection 4.421 (.06)

- C19. The applicant is proposing a structure using a variety of materials and colors that both reflect the existing environment as well as the Town Center Plan. Materials used throughout the façade include brick veneer in “charcoal”, fiber cement in “grizzle gray”, “protégé bronze” and “tricorn black”, composite wood siding in “dark siam” as well as accents of black metal. Staff does not recommend any additional requirements or conditions related to colors and materials.

Standards for Mixed Solid Waste and Recycling Areas

Mixed Solid Waste and Recycling Areas Colocation
Subsection 4.430 (.02) A.

- C20. The proposal provides an ~~exterior~~*interior* storage area for solid waste and recyclables located inside the north portion of the proposed building.

Exterior vs Interior Storage, Fire Code, Number of Locations
Subsections 4.430 (.02) C.-F.

- C21. No exterior onsite storage is proposed. **The applicant proposes an interior storage location on the northwest side of the building. The area is appropriately screened. Review of the Building Permit will ensure that the building and fire code standards are met.**

Collection Vehicle Access, Not Obstruct Traffic or Pedestrians
Subsections 4.430 (.02) G.

- C22. The letter from Republic Services, included in the applicant’s materials in Exhibit B1, indicates the location and arrangement is accessible to collection vehicles. The location of

the storage area does not impede sidewalks, parking area aisles, or public street right-of-way.

Dimensions Adequate to Accommodate Planned Containers Subsections 4.430 (.03) A.

C23. Pursuant to the letter from Republic Services, the dimensions are adequate to accommodate the planned containers.

Site Design Review Submission Requirements

Submission Requirements Section 4.440

C24. The applicant submitted a site plan drawn to scale and digital as well as physical materials board illustrating proposed finishes and paint colors.

Time Limit on Site Design Review Approvals

Void after 2 Years Section 4.442

C25. The applicant plans to develop the proposed project within two years and understands that the approval will expire after two years unless the City grants an extension.

Installation of Landscaping

Landscape Installation or Bonding Subsection 4.450 (.01)

C26. A Condition of Approval will assure installation or appropriate security equal to one hundred and ten percent (110%) of the cost of the landscaping as determined by the Planning Director is filed with the City assuring such installation within six (6) months of occupancy.

Approved Landscape Plan Subsection 4.450 (.02)

C27. A Condition of Approval will ensure that substitution of plant materials, irrigation systems, or other aspects of an approved landscape plan will not be made without official action of the Planning Director or DRB and provide ongoing assurance the criterion is met.

Landscape Maintenance and Watering Subsection 4.450 (.03)

C28. A Condition of Approval will ensure landscaping is continually maintained in accordance with this subsection.

Modifications of Landscaping
Subsection 4.450 (.04)

C29. A Condition of Approval will provide ongoing assurance that this criterion is met by preventing modification or removal of landscaping without appropriate City review.

Natural Features and Other Resources

Protection
Section 4.171

C30. The proposed design of the site provides for protection of natural features and other resources consistent with the proposed Stage 2 Final Plan for the site, as well as the purpose and objectives of Site Design Review.

Landscaping

Landscape Standards Code Compliance
Subsection 4.176 (.02) B.

C31. No waivers or variances to landscape standards have been requested. Thus all landscaping and screening must comply with the standards of this section.

Intent and Required Materials
Subsections 4.176 (.02) C. through I.

C32. The minimum or higher standard has been applied throughout different landscape areas of the site and landscape materials are proposed to meet each standard in the different areas. Site Design Review is being reviewed concurrently with the Stage 2 Final Plan, which includes a thorough analysis of the functional application of the landscaping standards.

Landscape Area and Locations
Subsection 4.176 (.03) and Subsection 4.132(.06) C Table 2.

C33. As indicated in the applicant's narrative and on Sheet L500 in the plan set in ~~Exhibit B2~~Exhibit B5 the site contains 10% landscaped area meeting the 10% requirement for developments in the Town Center Mixed-Use Subdistrict. Landscaping including a mix of trees, shrubs and ground cover is provided along all frontages, with storm water plantings along the southwest frontage and landscape buffers provided along the parking lot borders.

Buffering and Screening
Subsection 4.176 (.04)

C34. Consistent with the proposed Stage 2 Final Plan, adequate screening is proposed.

Shrubs and Groundcover Materials
Subsection 4.176 (.06) A.

C35. All of the proposed shrubs on the applicant’s Landscape Plans (Sheet L510, ~~Exhibit B2~~**Exhibit B5**) meet the required 2-gallon minimum. A Condition of Approval will require that the detailed requirements of this subsection are met.

Plant Materials-Trees
Subsection 4.176 (.06) B.

C36. All trees in the applicant’s Landscape Plan are proposed to be 2-inch caliper consistent with the requirements of this subsection. A Condition of Approval will require all trees to be balled and burlapped (B&B), well-branched and typical of their type as described in current American Association of Nurserymen (AAN) Standards.

Plant Materials-Buildings Larger than 24 Feet in Height or Greater than 50,000 Square Feet in Footprint Area
Subsection 4.176 (.06) C.

C37. The proposed building is 60’-0” tall which meets the threshold for requiring larger or more mature plant materials as defined by this subsection. Proposed planting is illustrated on drawing L-510. A planting schedule lists species, size, spacing, and water need for all proposed Street Trees, On-Site Trees, Shrubs, and Ground Cover. All proposed street trees will mature to heights greater than one-half the height of the building with Armstrong maple trees maturing to a height of 45’, Columnar tulip trees maturing to a height of 50’, and cascara maturing to a height of 50’. The proposal includes 18 street trees within right-of-way improvements and in accordance with relevant street design standards for the new Local Street, Town Center Loop West, and Park Place. It is staff’s professional opinion that larger or more mature plant materials are not needed to achieve the intent of this subsection. Proposed street trees are specified to have a two-inch caliper at the time of planting which exceeds the requirement for local street classifications.

Types of Plant Species
Subsection 4.176 (.06) E.

C38. The street trees specified on L-510 were derived from the lists contained within the Wilsonville Town Center Streetscape Plan. The specified species meet the intended code related street tree diversity goals and are well suited for an urban context. The specified trees are located in a manner to enhance architectural features (such as allowing to capitalize on natural light) for the new development while fitting into the existing context by matching existing street tree species along Town Center Loop where trees are to be replaced. Proposed street trees are specified to have a two-inch caliper at the time of planting which exceeds the requirement for local street classifications.

Tree Credit
Subsection 4.176 (.06) F.

C39. There are no trees intended for preservation onsite; therefore this allowance does not apply.

Exceeding Plant Standards
Subsection 4.176 (.06) G.

C40. The selected landscape materials do not violate any height or vision clearance requirements.

Landscape Installation and Maintenance
Subsection 4.176 (.07)

C41. Conditions of Approval ensure that installation and maintenance standards are or will be met including that plant materials be installed to current industry standards and properly staked to ensure survival, and that plants that die are required to be replaced in kind, within one growing season, unless appropriate substitute species are approved by the City. Notes on the applicant's Sheet L510 provide for an irrigation system.

Landscape Plans
Subsection 4.176 (.09)

C42. The applicant's submitted plans provide the required information.

Completion of Landscaping
Subsection 4.176 (.10)

C43. The applicant has not requested to defer installation of plant materials.

Outdoor Lighting

Applicability
Sections 4.199.20 and 4.199.60

C44. An exterior lighting system is being installed for the proposed new development. The Outdoor Lighting standards thus apply.

Outdoor Lighting Zones
Section 4.199.30

C45. The project site is within LZ 3 and the proposed outdoor lighting systems will be reviewed under the standards of this lighting zone.

Optional Lighting Compliance Methods
Subsection 4.199.40 (.01) A.

C46. The applicant has elected to comply with the Prescriptive Option.

Wattage and Shielding
Subsection 4.199.40 (.01) B. 1.

C47. Based on the applicant’s submitted materials, all proposed lighting is below the maximum wattage. A Condition of Approval will ensure that the requirements of the Outdoor Lighting Ordinance are met at the time of building permit issuance.

Table 7: Maximum Wattage And Required Shielding				
Lighting Zone	Fully Shielded	Shielded	Partly Shielded	Unshielded
LZ 3	250	100	70	Landscape and facade lighting 100 watts or less; ornamental lighting on private drives of 39 watts and less

Compliance with Oregon Energy Efficiency Specialty Code
 Subsection 4.199.40 (.01) B. 2.

C48. A condition of approval will ensure the applicant complies with the Oregon Energy Efficiency Specialty Code.

Mounting Height
 Subsection 4.199.40 (.01) B. 3.

C49. All exterior mounted lighting on the building is less than 40 feet. The maximum pole or mounting height complies with Table 8. A Condition of Approval will ensure the requirements of the Outdoor Lighting Ordinance are met at the time of building permit issuance.

Table 8: Maximum Lighting Mounting Height In Feet			
Lighting Zone	Lighting for private drives, driveways, parking, bus stops and other transit facilities	Lighting for walkways, bikeways, plazas and other pedestrian areas	All other lighting
LZ 3	40	18	16

Luminaire Setback
 Subsection 4.199.40 (.01) B. 4.

C50. The subject property is bordered by the same base zoning and the same lighting zone on all sides. Staff understands the three times mounting height setback to only apply where the property abuts a lower lighting district. A Condition of Approval will ensure the requirements of the Outdoor Lighting Ordinance are met at the time of building permit issuance.

Lighting Curfew
 Subsection 4.199.40 (.02) D.

C51. As stated by the applicant, all applicable light fixtures (non-residential uses and common residential areas) will be controlled by an automated system. These exterior lights will be controlled to illuminate surrounding site and right-of-way areas for security and safety. Compliance is assured through an appropriate Condition of Approval.

Standards and Submittal Requirements
 Sections 4.199.40 and 4.199.50

C52. The applicant has submitted materials to determine the location and compliance method of proposed lighting. A Condition of Approval will ensure the requirements of the Outdoor Lighting Ordinance are met at the time of building permit issuance.

Town Center Streetscape Plan

Investment Levels
 Pages 16 and 17 of the Town Center Streetscape Plan

C53. The proposed development includes two levels of investment for the adjacent street improvements. The new Local Street, Town Center Loop West, and Pedestrian Accessway improvements are to be the Standard investment level. The elements of Standard design include furnishings such as sidewalks, crosswalks, lighting, trees and curb extensions to serve pedestrian safety and provide onsite storm water facilities. This is typical of local streets.

The Park Place frontage is to be the Signature investment level. The elements of Signature design include furnishings such as sidewalks, crosswalks, lighting, trees, and curb extensions whenever possible to provide pedestrian amenity space, and landscaping with custom integrated benches and planters at gathering spaces. These improvements will be made with the reconstruction of Park Place in the future and are not included in the proposed development.

Design Elements
 Pages 18 through 29 of the Town Center Streetscape Plan

C54. Applicable design elements are included within the project’s design as described in the following table:

Design Element	Compliance			Compliance Notes
	Met	Not Met	N/A	
Sidewalk Design	Met	Not Met	N/A	Sidewalks are made of concrete and greater than 5’.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Met	Not Met	N/A	

Design Element	Compliance			Compliance Notes
Crosswalk Design	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No crosswalks are proposed.
Benches and Seating	Met	Not Met	N/A	The Landscape Forms Generation 50 traditional back bench in Onyx low-sheen powdercoat and thermally-modified Ash wood with angled end and center arms is proposed along Park Place, the new Local Street, and the pedestrian accessway.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Primary Street Trees	Met	Not Met	N/A	Armstrong maple and Columnar Tulip trees are proposed as street trees.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Accent Trees and Stormwater Plants	Met	Not Met	N/A	Cascara trees are to be planted as accent trees. Storm water plants align with the Streetscape Plan and compliance will be confirmed at the time of Public Works Permit review.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Street Lighting	Met	Not Met	N/A	Proposed lighting generally meets the Streetscape Plan. Final confirmation of compliance will be reviewed at time of the Public Works Permit review.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Street Design Elements	Met	Not Met	N/A	Condition of Approval PDC 9 will ensure all Street Design Elements meet the Streetscape Plan standards at time of the Public Works Permit review.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Request D: Waivers (WAIV21-0088 WAIV23-0001)

Waiver 1: Building Height (Number of Stories)

Waivers to Development Standards
 Subsection 4.132 (.06) D.

D1. The applicant requests a waiver to the allowed number of stories for a building in the Mixed-Use sub-district. Pursuant to this subsection, the DRB may approve waivers to the number of stories in a building, provided that the applicant includes one item from each of the two menus to exceed typical building and site design requirements and mitigate the impacts of the waiver. The applicant proposes a waiver to allow one additional story, resulting in a building form that includes four floors of residential units above ground level

retail along Park Place. The proposed waiver allows for a site design that balances consideration of other features including a logical access and circulation system, parking, landscaping, and stormwater management.

The applicant selected the following menu items:

- Menu One, Item 3: “Provision of ground floor facades that include additional supporting storefronts. The primary entrance of all businesses shall be located on the primary street frontage.”
- Menu Two, Item 4: “Achievement of LEED Certification, Earth Advantage, or another recognized environmental certification.”

The design satisfies Menu One, Item 3 by including ground floor commercial spaces with store frontages along the primary street frontage. The three tenant spaces with four commercial storefronts along the future Promenade are given prominence by a 16-foot-tall ground floor and a 6-foot setback of the upper floors along Park Place, enhancing the pedestrian experience. All entrances are along Park Place, the primary street frontage. Commercial entries and 5-foot deep, 11.5-foot-high canopies provide weather protection along the sidewalk for year-round outdoor seating and mark the public character along Park Place.

The design satisfies Menu Two, Item 4 by aiming to achieve certification through the Green Globes Multifamily for New Construction program. This certification program mandates enhancements in energy efficiency, indoor ventilation, air quality, and construction techniques, as well as product specifications to minimize waste, incorporate renewable resources, and install efficient appliances and fixtures. As these details are typically refined as construction plans are prepared, a condition of approval will insure that documentation is provided at the time of building permit review to confirm the project’s compliance with the Green Globes program in order to meet the environmental standards outlined in this menu item.

A waiver to the building height in the Town Center Zone is outright allowed in the Town Center Zone when two items in the above referenced menu are achieved by the design of the building. As demonstrated above the design of the building achieves Item 3 and Item 4 of the menu meeting the criteria for a waiver to the height of the building.

Purpose and Objectives of Planned Development Regulations Subsection 4.140 (.01) B.

- D2.** Pursuant to Subsection 4.118 (.03) A., waivers must implement or better implement the purpose and objectives listed in this subsection. The project is designed to conform to the Town Center Plan. The waiver to allow a fifth floor permits the development to provide the envisioned density and variety of housing types while also provide the active commercial use along Park Place that will make the future Promenade successful. The design provides commercial space for the entire frontage along Park Place, increasing street-level activity

along this frontage. In doing so, the proposal meets the Comprehensive Plan goals of providing a variety of much-needed urban housing, employment, and shopping, and sets a development pattern for the promenade and new Local Street that will encourage visitors to make this the heart of Wilsonville. The applicant states the rationale for requesting this waiver as summarized below:

The proposed design emphasizes maximizing active-use frontage along the future Promenade and the new northeast Local Street, prioritizing a successful urban pedestrian experience for both frontages. The entire Park Place frontage features ground floor commercial space to highlight the public character, while the primary residential lobby and eight urban ground floor residential units are located along the new Local Street. The building fronts 100% of both frontages, exceeding the 50% standard in the TC zone, establishing a robust precedent for neighboring development to follow suit.

The ground floor frontage along Park Place is entirely commercial tenant use, with highly glazed and durable facades, and canopies for weather protection to encourage year-round use of the sidewalk. The commercial space anchors the east intersection with the new Local Street and is situated to be a primary pedestrian gathering spot with future planned improvements in the Town Center Plan. Along the new Local Street, a similar ground floor façade leads to the primary residential lobby entry. Further northwest, the ground floor steps back 9'-11" from the property line, and the remainder of the frontage is activated by residential units which are raised above the sidewalk and provided with individual entry stoops and raised planters.

The building massing further reinforces the importance of the active and pedestrian oriented ground floor and anchors the Park Place and future Promenade frontage. The design includes a civic-scale, 17-foot-tall ground floor to promote successful and active commercial space and create a more successful typology of ground-floor residences, with finish floors raised 2 feet above and setback from the sidewalk, and tall ceilings to provide natural light and a feeling of openness to the residents. The upper floors of the building are set back 6 feet on Park Place, and 8 feet along the Local Street to give prominence to the commercial ground floor along Park Place and at the primary corner.

Waiver 2: Building Façade Step Back

Waiver of Typical Development Standards
Subsections 4.118 (.03) A.

- D3.** The applicant requests to waive the architectural standard in Subsection 4.132(.06)M2.b.ii requiring buildings over three floors in height to have a six-foot step back beginning on the fourth story to instead allow for this step back to begin on the second story. The applicant states the rationale for requesting this waiver as summarized below:
- The street-facing facades are the southeast along Park Place, the northeast along the new Local Street, and a portion of the building along Town Center Loop. The

building is 5 stories tall, with the required upper stories setback at street facing facades occurring at the second floor.

- Step backs at the second floor along Park Place (7-foot), Town Center Loop (6-foot), and the eastern portion of the Local Street (6-foot) contribute to the ‘civic scale’. Durable materials differentiate the ground-floor and complement at-grade landscaping and right-of-way furnishings. Extensive glazing, detailed storefronts, and deep canopies enhance the lively pedestrian atmosphere.
- By locating the step back at the second floor rather than the fourth floor, the resulting roofline of the building is the same, and the resulting mass of the building more effectively supports the prominence of the commercial frontage and future Promenade.

Purpose and Objectives of Planned Development Regulations

Subsection 4.140 (.01) B.

D4. Pursuant to Subsection 4.118 (.03) A., waivers must implement or better implement the purpose and objectives listed in this section. The intent of this standard is to ensure that as buildings increase in height, adequate light is provided at the ground level of the development and the perception of building mass is minimized. The proposed waiver introduces this step back at a lower height, which still achieves the intent of the standard while allowing for flexibility in design. The building design prioritizes retail and pedestrian frontage on Park Place and the future promenade, differentiated from the residential portions of the building along the new Local Street. A 16-foot-tall conceptual retail ‘pavilion’ creates a prominent ground-floor along the promenade. The northwestern section of the Local Street features a ground floor set back 9’11” from the property line, with raised units offering private entry stairs, patios, and layered landscaping for an urban pedestrian experience. The upper floors have a 7.75-foot step back with an 1.5 foot overhang above the ground-level façade. The step back in conjunction with the 1.5 foot overhang creates differentiation and weather protection for residential private entries. These features support a more effective use of the site in relation to the surrounding environment and future development outlined in the Town Center Plan, while still meeting the intent of the standard.

Waiver 3: Shared Parking

Waiver of Typical Development Standards

Subsection 4.118 (.03) A.

D5. The applicant requests to waive the Town Center parking standard related to the sharing of parking spaces. Subsection 4.132(.06)I.2. requires that all parking spaces are shared and not designed for individual uses. The applicant proposes unbundling parking spaces from dwelling units and renting them to individual residents. In assigning these spaces to individual residents, it is not possible to share these parking spaces with other uses. The applicant states the rationale for requesting this waiver as summarized below:

The proposed development's off-street parking is illustrated on Sheet A-100 and shows 51 parking stalls and 2 ADA accessible stalls for resident parking. Unlike a general "off street parking lot" that can be utilized for a variety of uses in a shared parking arrangement, this lot is designated for residential use and is accessory to the residential units. All parking stalls are unbundled from the cost of renting the residential units and will be for rent by individual tenants; therefore, they must be designated for individual residents. The priority will be given to residents needing the accessible stalls. Unbundling parking is one of the identified measures by the State to reduce parking demand and reduce carbon emissions within neighborhoods. Residents of this building will not be encouraged to utilize vehicle trips through the provision of excessive or free parking. Rather, residents will have to purchase a parking space, thereby reducing demand and reliance on the single occupancy vehicle. Because the proposal will provide a low parking ratio that is consistent with climate friendly practices and the pedestrian friendly multi modal environment, the neighborhood will not be subject to excessive parking allowances or demands that would otherwise create adverse impacts.

Purpose and Objectives of Planned Development Regulations
Subsection 4.140 (.01) B.

D6. Pursuant to Subsection 4.118 (.03) A., waivers must implement or better implement the purpose and objectives listed in this subsection. A key finding of the Town Center Plan is that the current development pattern includes a significant portion of the land area developed as surface parking lots. Parking studies conducted as part of this planning effort found that in most areas existing surface parking is underutilized at all times of day. To improve multimodal safety and more efficiently use land consistent with the Town Center Plan vision, the Town Center Zone requires shared parking so that individual developments within the area do not provide excessive surface parking, thereby exacerbating this issue. The waiver request proposes a different approach to the efficient use of parking spaces, unbundling parking from the cost of renting a residential unit as means to reduce parking need. The resulting amount of parking will not be excessive, will meet the identified demand, will be consistent with well managed parking areas in mixed use areas, will be consistent with the State's climate friendly practices, and will be appropriately located on the site in compliance with the Town Center Zone's location and access provisions. As noted by the applicant, the proposed waiver meets the identified criteria by encouraging the efficient use of surface parking spaces and protecting the overall health of the neighborhood and the climate.

Request E: Master Sign Permit (~~SIGN22-0003~~SIGN23-0003)

As described in the Findings below, the request meets the applicable criteria or will by Conditions of Approval.

Sign Review and Submission

Master Sign Plan DRB Review

Development Review Board Panel 'B' Staff Report July 17, 2023
Amended and Adopted July 24, 2023

Exhibit A1

DB23-0003 Wilsonville Town Center Mixed-Use Development

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Subsection 4.031 (.01) M. and Subsection 4.156.02 (.03)

- E1. The proposed development will include three commercial tenant spaces requiring a Master Sign Plan application subject to Development Review Board review.

Master Sign Plan Required

Subsection 4.156.02 (.07)

- E2. Master Sign Plans are required for new developments with three or more commercial tenants. The proposed development will include three ground floor commercial tenant spaces thus requiring a Master Sign Plan for the development.

Class 3 Sign Permit Submission Requirements

Subsection 4.156.02 (.06) A.

- E3. As indicated in the table below the applicant has satisfied the submission for Master Sign Plan, which includes the submission requirements for Class 2 sign and Class 3 sign permits:

Requirement	Submitted	Waiver Granted		Condition of Approval	Not Applicable	Additional Findings/Notes
		Info Already Available to City	Info Not Necessary for Review			
Completed Application Form	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Sign Drawings or Descriptions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Documentation of Tenant Spaces Used in Calculating Max. Sign Area	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Drawings of Sign Placement	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Project Narrative	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Information on Any Requested Waivers or Variances	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Master Sign Plan Review Criteria

Class 2 Sign Permit Review Criteria: Generally and Site Design Review

Subsection 4.156.02 (.05) F.

- E4. As indicated in Findings below, the proposed signs will satisfy the sign regulations for the applicable zoning district and the relevant Site Design Review criteria.

Class 2 Sign Permit Review Criteria: Compatibility with Zone

Subsection 4.156.02 (.05) F. 1.

- E5. The applicant is proposing a master sign plan for the three commercial tenant spaces. The master sign plan requires the signs are constructed of materials that are compatible with the buildings architectural character and materials. Selected colors shall also be representative of the Tenant logo while relating to the architecture and design of the building. The proposed Master Sign Plan standards are generally typical of, proportional to, and compatible with development in the Town Center zone. No evidence has been presented nor testimony received demonstrating the subject signs would detract from the visual appearance of the surrounding development.

Class 2 Sign Permit Review Criteria: Nuisance and Impact on Surrounding Properties

Subsection 4.156.02 (.05) F. 2.

- E6. There is no evidence, and no testimony has been received, suggesting the proposed sign plan would create a nuisance or negatively impact the value of surrounding properties.

Class 2 Sign Permit Review Criteria: Items for Special Attention

Subsection 4.156.02 (.05) F. 3.

- E7. The sign plan allows wall signage in appropriate locations in relation to existing architectural elements of the building.

Master Sign Plan Review Criteria: Consistent and Compatible Design

Subsection 4.156.02 (.07) B. 1.

- E8. The applicant has designed a master sign plan that provides for consistent and compatible design of signs throughout the development. The master sign plan outlines a range of acceptable locations, colors, materials, finishes and lighting as well as unacceptable locations colors, materials, fishes, and lighting for the tenant wall signs. The plan calls for all signs to relate to the architectural character and materials of the building. The guidelines provide numerous examples of 'clean and contemporary' signage, graphics, materials, and formats to meet a variety of commercial tenant and business needs and changes over time that remain consistent with the overall building character. The Master Sign Plan on Sheet A-004 (~~Exhibit B2~~Exhibit B5)¹ shows all necessary information regarding the proposed signage.

Master Sign Plan Review Criteria: Consider Future Needs

Subsection 4.156.02 (.07) B. 2.

- E9. The applicant proposes each tenant install signs in the same general location on the façade for each tenant space. The signs shall be installed in harmony with the buildings

architecture. Additionally, guidance is provided regarding color, material, finishes, and lighting. By keeping consistent locations for each tenant space and providing guidelines for the design of the signs the applicant has proposed a Master Sign Plan that will provide a consistent look in the future should tenant spaces change over time.

Sign Measurement

Measurement of Cabinet Signs
Subsection 4.156.03 (.01) A.

E10. The sign measurements use single rectangles, as allowed.

Freestanding and Ground Mounted Signs in the PDC, TC, PDI, and PF Zones

General Allowance
Subsection 4.156.08 (.01) A.

E11. No ground mounted or freestanding signs are proposed.

Building Signs in the PDC, TC, PDI, and PF Zones

Establishing whether Building Facades are Eligible for Signs
Subsection 4.156.08 (.02) A.

E12. All facades of the proposed building are sign eligible as follows:

Façade	Sign Eligible	Criteria making sign eligible
North (New Local Street)	Yes	Public entrance, Primary parking area
East (Park Place Ave)	Yes	Public entrance, Frontage on a street, Primary parking area
South (Town Center Loop West)	Yes	Frontage on a street
West (Pedestrian Accesway)	Yes	Primary parking area

Building Sign Area Allowed
Subsection 4.156.08 (.02) B.1

E13. The proposed building is anticipated to have up to three tenants and has three storefront entrances facing Park Place. The façade of the building is 142' allowing for 60 sq ft of sign area. The Master Sign Plan requires the standards of this subsection are met and therefore the total square footage of all tenant signs will not exceed 60 sq ft. No information was provided regarding the residential entrance signage. Prior to installation, a Class 1 Sign Permit must be submitted for approval. The general location of blade signs are addressed in the Master Sign Plan, limited to 6 sq ft as specified in this subsection.

Building Sign Length Not to Exceed 75 Percent of Façade Length
Subsection 4.156.08 (.02) C.

E14. The proposed building signs do not exceed 75% of the length of the façade.

Building Sign Height Allowed
Subsection 4.156.08 (.02) D.

E15. The proposed building signs are within a definable architectural feature and have a definable space between the sign and the top and bottom of the architectural feature.

Building Sign Types Allowed
Subsection 4.156.08 (.02) E.

E16. The proposed master sign plan allows blade signs and wall flat signs, and prohibits signs that do not meet this standard.

Site Design Review

Excessive Uniformity, Inappropriate Design
Subsection 4.400 (.01)

E17. With quality materials and design, the master sign plan standards will not result in excessive uniformity, inappropriateness or poor design, and the proper attention has been paid to site development.

Purpose and Objectives
Subsection 4.400 (.02) and Subsection 4.421 (.03)

E18. The sign allowances are scaled and designed appropriately related to the subject site and the appropriate amount of attention has been given to visual appearance. The signs will provide local emergency responders and other individual's reference for the location of this development.

Design Standards
Subsection 4.421 (.01)

E19. The proposed location and approximate size of future signs are provided in the applicant's materials. Detail about design, color, texture, lighting, or materials are included in the master sign plan ensuring that the proposed signs would detract from the design of the surrounding properties.

Design Standards and Signs
Subsection 4.421 (.02)

E20. Design standards have been applied to the proposed signs, as applicable, see Findings E17-E19 above.

Color or Materials Requirements
Subsection 4.421 (.06)

E21. The master sign plan outlines a range of acceptable locations, colors, materials, finishes and lighting as well as unacceptable locations colors, materials, fishes, and lighting for the tenant wall signs. The plan calls for all signs to relate to the architectural character and materials of the building. The guidelines provide numerous examples of ‘clean and contemporary’ signage, graphics, materials, and formats to meet a variety of commercial tenant and business needs and changes over time that remain consistent with the overall building character.

Site Design Review-Procedures and Submittal Requirements
Section 4.440

E22. The applicant has submitted a sign plan as required by this section.

Request F: Type C Tree Removal Plan (~~TPLN23-0002~~ TPLN23-0001)

As described in the Findings below, the request meets the applicable criteria or will by Conditions of Approval.

Type C Tree Removal-General

Review Authority
Subsection 4.610.00 (.03) B.

F1. The requested removal is connected to Site Design Review by the Development Review Board for new development. The tree removal is thus being reviewed by the DRB.

Conditions of Approval
Subsection 4.610.00 (.06) A.

F2. No additional conditions are recommended pursuant to this subsection.

Completion of Operation
Subsection 4.610.00 (.06) B.

F3. It is understood the tree removal will be completed by the time development of the proposed development is completed, which is a reasonable time frame for tree removal.

Security for Permit Compliance
Subsection 4.610.00 (.06) C.

F4. No bond is anticipated to be required to ensure compliance with the tree removal plan as a bond is required for overall landscaping.

Tree Removal Standards
Subsection 4.610.10 (.01)

F5. The standards of this subsection are met as follows:

- Standard for the Significant Resource Overlay Zone: The proposed tree removal is not within the Significant Resource Overlay Zone.
- Preservation and Conservation: The applicant has taken tree preservation into consideration, however, the location of the existing onsite trees does not present an opportunity for tree preservation and removal of all onsite trees is necessary for development. Four (4) offsite trees along the northwest frontage of the site will be preserved.
- Development Alternatives: No significant wooded areas or trees would be preserved by practical design alternatives.
- Land Clearing: Proposed clearing is necessary for the proposed building, streets, and related improvements.
- Residential Development: While this project includes residential development it is not greenfield development. The infill development does not have a natural landscape to consider during removal.
- Compliance with Statutes and Ordinances: The necessary tree replacement and protection is planned according to the requirements of the tree preservation and protection ordinance.
- Relocation or Replacement: The applicant proposes to plant 26 trees as replacement for the 20 proposed for removal.
- Limitation: Tree removal is limited to where it is necessary for construction or to address nuisances or where the health of the trees warrants removal.
- Tree Survey: A tree survey has been provided.

Review Process

Subsection 4.610.40 (.01)

F6. The proposed Type C Tree Plan is being reviewed concurrently with the Stage 2 Final Plan.

Tree Maintenance and Protection Plan

Section 4.610.40 (.02)

F7. The applicant has submitted the necessary copies of a Tree Maintenance and Protection Plan. See the applicant's materials in Exhibit B1 and Sheet L500.

Replacement and Mitigation

Tree Replacement Requirement

Subsection 4.620.00 (.01)

F8. The applicant proposes to remove twenty (20) existing landscape trees onsite. The removal of the trees is necessary for the construction of the proposed development. Twenty-six (26) trees are to be replanted on site, exceeding the one for one mitigation standard.

Basis for Determining Replacement

Subsection 4.620.00 (.02)

F9. The applicant proposes removing twenty (20) trees and planting twenty-six (26) trees. The applicant proposes planting eight (8) Columnar tulip trees, six (6) Autumn brilliance serviceberry trees, five (5) Armstrong red maple trees, four (4) cascara trees, and three (3) Western crabapple trees. The replacement species were selected from the Town Center Streetscape Plan. Replacement trees will meet the minimum caliper requirement or will be required to by a Condition of Approval.

Replacement Tree Requirements

Subsection 4.620.00 (.03)

F10. A Condition of Approval will ensure the relevant requirements of this subsection are met.

Replacement Tree Stock Requirements

Subsection 4.620.00 (.04)

F11. A Condition of Approval will ensure the relevant requirements of this subsection are met.

Replacement Trees Locations

Subsection 4.620.00 (.05)

F12. The applicant is proposing tree planting along all street frontages, within the stormwater planting and along the pedestrian accessway. The proposed tree locations are appropriate for the development.

Protection of Preserved Trees

Tree Protection During Construction

Section 4.620.10

F13. Tree protection is required for the offsite trees. All trees required to be protected must be clearly labeled as such, and suitable barriers to protect remaining trees must be erected, maintained, and remain in place until the City authorizes their removal or issues a final certificate of occupancy. A Condition of Approval will ensure the applicable requirements of this section are met.