



Planning Division Memorandum

From: Kimberly Rybold, AICP, Senior Planner
To: Development Review Board Panel 'B'
Date: July 20, 2023
RE: Review of Wilsonville Town Center Mixed-Use Multifamily Development (DB23-0003) Scheduled for July 24, 2023 Hearing

After publishing the staff report and exhibits for the application you will be considering at the July 24, 2023 meeting, staff discovered that the incorrect narrative and site plan were included within Exhibits B1 and B2. A revised narrative dated June 23, 2023 and supporting materials will be entered into the record as Exhibit B4, replacing the entirety of Exhibit B1. A revised plan set dated June 23, 2023 will be entered into the record as Exhibit B5, replacing the entirety of Exhibit B2. The changes include minor revisions to the total retail square footage, and changes to the staff report to reflect these revisions and other minor corrections are indicated as follows: deletions are ~~struck through~~ and additions are ***bold italics underline***:

Background

Page 3, second paragraph

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.

Discussion Points

Page 9, third paragraph and table

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	3,7074 <u>2,202</u> sf	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.			

Conditions of Approval

Throughout – Update each request number as follows:

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

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

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

Request D: Waiver ~~s~~ (~~WAI V21-0088~~**WAI V23-0001**)

Request E: Class 3 Sign Review (~~SIGN22-0003~~**SIGN23-0003**)

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

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**.

Changes to Findings

Throughout – Update each request number as follows:

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

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A14. The proposed development consists of a mixed-use building with 114 residential units and ~~3,7074~~**2,204** SF retail space, parking and associated improvements. These uses are consistent with the uses typically permitted and are, therefore, allowed uses.

B28, C33, C35, and E8: Replace “Exhibit B2” with Exhibit B5”

B86. According to this Subsection as a residential building with ground floor commercial retail the development is required to have a ~~610620~~ 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 (40 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 waste and recycling needs of the 114 residential units, and the proposed commercial spaces. Refer to documentation of communication with Republic Services (Exhibit B1).

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