

OCTOBER 20, 2022

REVISION 3 – NOTED IN RED

SKB PARKWORKS SPEC BUILDING

WILSONVILLE, OREGON

An Application For:

Site Design Review
Stage I Master Plan Modification
Stage II Final Plan Modification
Type C Tree Plan

Applicant:

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INTRODUCTIONS

Applicant:	SKB 222 SW Columbia St. Suite 700 Portland, OR 97201 Phone: 503.894.3637 Email: jolivier@skbcos.com Contact: John Olivier
Property Owner:	SKB–Parkworks Holdings, LLC 222 SW Columbia Street, Suite 700 Portland OR 97201
Applicant’s Representative:	LRS Architects 720 NW Davis St. Suite 300 Portland, OR 97209 Phone: 503.221.1121 Email: damper@lrsarchitects.com Contact: Desmond Amper
Tax Lot information:	31W12 00511
Location:	26600 SW Parkway Ave. Wilsonville, OR 97070
Zoning District:	Planned Development Industrial (PDI)
Project Site Area:	3,654,684 SF (83.9 acres)

SUMMARY OF PROPOSAL

The applicant is seeking Development review approval for a 91,773 sf new construction industrial manufacturing / warehouse core and shell building with partial two-story office located at 26600 SW Parkway Ave in the City of Wilsonville. The project site is located in the undeveloped northwest corner of a currently developed lot. As shown in Exhibit B, the new core and shell building will be tilt-up concrete panel construction with a 1 story warehouse space and a 2-story office space. Along with a new building, the project scope will include a new parking lot layout to accommodate roughly 262 parking spaces. Also, part of this development, the applicant will adjust the two current access drives along Pinter Parkway, which do not meet current city zoning codes, and consolidate to a single drive access to comply with current city zoning codes.

The site is in the Planned Development Industrial zone. Based on the conversation with the City Staff at the pre-application conference (PA21-0024) held on November 18th, 2021, the proposed modifications are subject to a Design Review, which requires a Development Review Board public hearing and decision. A discussion of all applicable design review provisions is provided in this narrative. The offsite improvements proposed by the applicant in connection with this overall development of the proposed building are described in both narrative and Civil drawings as presented in this submittal. The application of transportation fees and the outcome of the rough proportionality analysis may impact the proposed improvements and will be formalized in a Development Agreement with the City of Wilsonville. The applicant’s understanding is that additional discussion to finalize the scope of off-site improvements will occur with the City staff at a later date and prior to issuance of permit documentation.

Part A of the narrative relates to the proposed industrial manufacturing/warehouse facility and associated site development of Parcel 5.

Part B of the narrative relates to the Parkway Woods Business Park Tentative Plat (Partition).

SURROUNDING USES

Table A: Surrounding Land Use

Location	Zoning Designation	Land Use
North	Planned Development Industrial (PDI)	ESS, Inc.
South	Planned Development Industrial (PDI)	Dealer Spike / 3D systems
East	Planned Development Industrial (PDI)	Sig Sauer / Columbia Distributing
West	-----	Interstate 5 ROW

Figure 1: Tax Lot ID - 31W12 00511

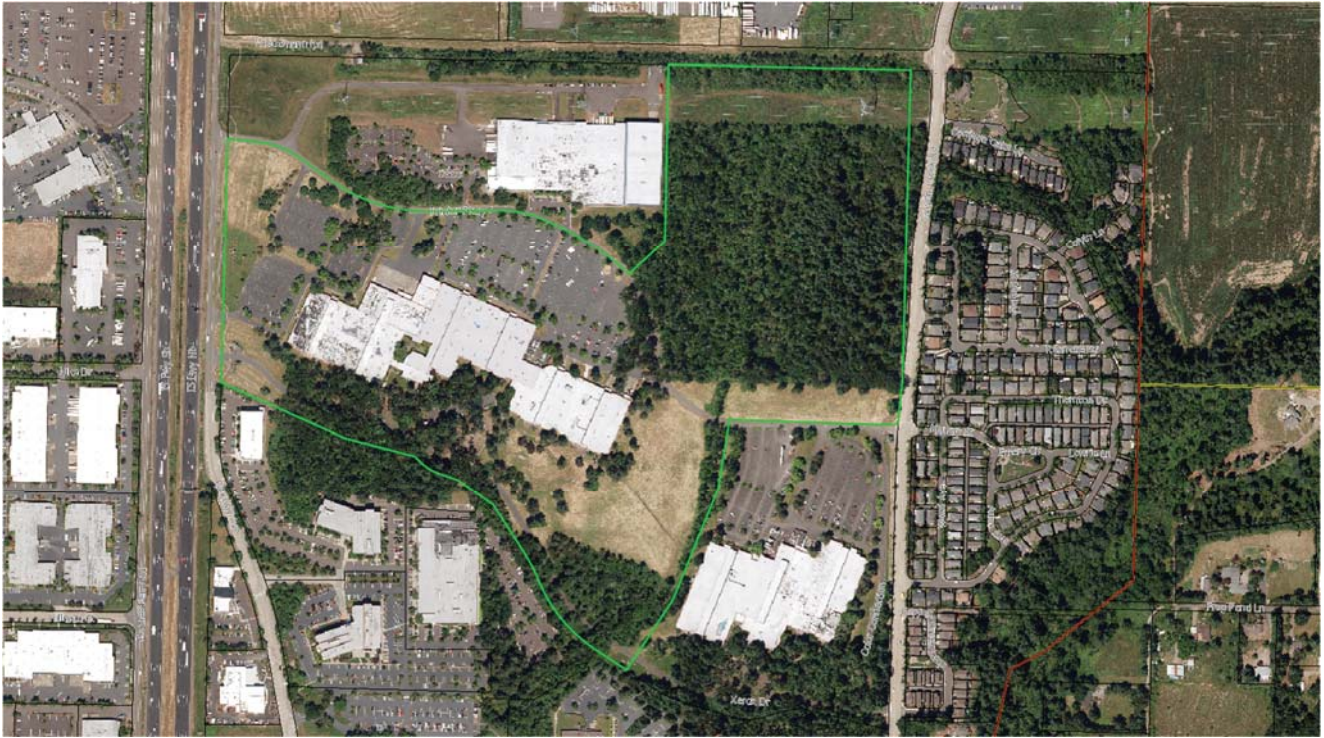
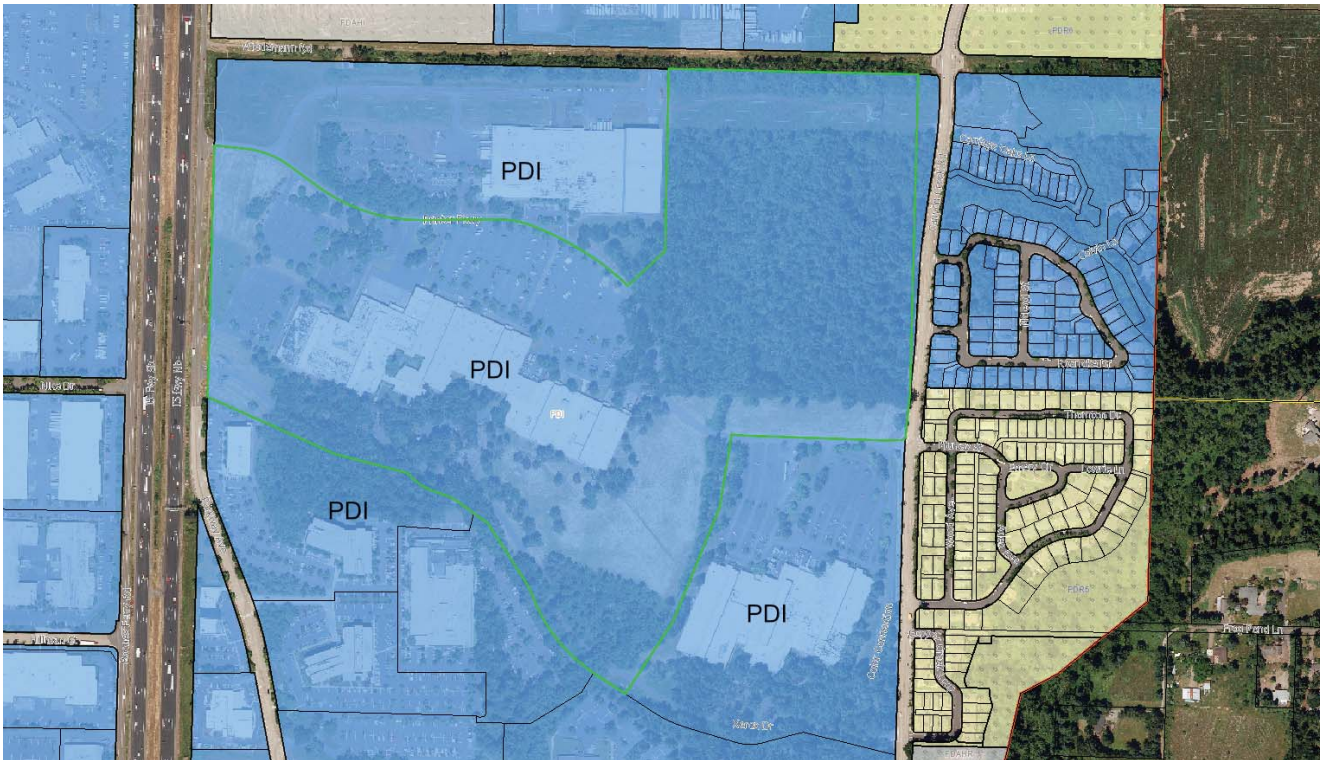


Figure 2: Zoning Designation – PDI



ZONING

SECTION 4.117 – STANDARDS APPLYING TO INDUSTRIAL DEVELOPMENTS IN ANY ZONE.

- (.01) All industrial developments, uses, or activities are subject to performance standards. If not otherwise specified in the Planning and Development Code, industrial developments, uses, and activities shall be subject to the performance standards specified in Section 4.135 (.05) (PDI Zone).**

Response: The proposed industrial manufacturing / warehouse core and shell building is located within the Planned Development Industrial (PDI) Zone and all applicable zoning code sections are addressed in this project narrative.

SECTION 4.118 – STANDARDS APPLYING TO ALL PLANNED DEVELOPMENT ZONES.

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

Response: As shown on Exhibit B, all utilities are shown underground to minimize adverse impacts on the site and adjacent properties. It is acknowledged that any new and impacted overhead utilities will be placed underground per the requirements of this section.

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

A. Waive the following typical development standards:

1. Minimum lot area;
2. Lot width and frontage;
3. Height and yard requirements;
4. Lot coverage;
5. Lot depth;
6. Street widths;
7. Sidewalk requirements;
8. Height of buildings other than signs;
9. Parking space configuration and drive aisle design;
10. Minimum number of parking or loading spaces;
11. Shade tree islands in parking lots, provided that alternative shading is provided;
12. Fence height;
13. Architectural design standards;

14. Transit facilities;
15. On-site pedestrian access and circulation standards;
16. Solar access standards, as provided in section 4.137;
17. Open space in the Residential Neighborhood zone; and
18. Lot orientation.

Response: As noted in the responses in this narrative and the attached proposed development plans, the development standards noted above have been met with this proposed project.

B. The following shall not be waived by the Board, unless there is substantial evidence in the whole record to support a finding that the intent and purpose of the standards will be met in alternative ways:

1. Open space requirements in residential areas
2. Minimum density standards of residential zones
3. Minimum landscape, buffering, and screening standards

Response: The proposal is not requesting a variance or waiver to the standards outlined with this section. All proposed landscaping, buffering, and screening standards meet the minimum development code standards.

C. The following shall not be waived by the Board, unless there is substantial evidence in the whole record to support a finding that the intent and purpose of the standards will be met in alternative ways:

1. Maximum number of parking spaces;
2. Standards for mitigation of trees that are removed;
3. Standards for mitigation of wetlands that are filled or damaged; and
4. Trails or pathways shown in the Parks and Recreation Master Plan.

Response: The proposal is not requesting a variance or waiver to the standards outlined with this section. All proposed parking will meet the minimum standards of the development code.

D. Locate individual building, accessory buildings, off-street parking and loading facilities, open space and landscaping and screening without reference to lot lines; and

Response: The proposed building, off-street parking and loading facilities, and landscaping have been oriented to appropriately consider the context of the site and immediate surrounding environments.

E. Adopt other requirements or restrictions, inclusive of, but not limited to, the following, except that no additional requirements or restrictions can conflict with established clear and objective standards for residential development or be grounds for denying a residential development proposal when the applicant has selected the clear and objective path for approval...

Response: Project compliance with the standards under the purview of the DRB are addressed throughout this narrative.

SECTION 4.135 – PDI – PLANNED DEVELOPMENT INDUSTRIAL ZONE

(.03) Uses that are typically permitted:

Response: As noted in section 4.135, the proposed industrial manufacturing / warehouse core and shell building use is permitted. Included in the proposal of this scope of work is to provide adequate parking stalls to meet the required parking minimums as stated throughout this narrative.

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

Response Section 4.131(.02): The proposed development, does not fall under the prohibited uses of these requirements.

Response Section 4.131(.03): As shown on the Site Plan under Exhibit B, pedestrian connectivity sidewalks are provided to the main entry located at the southwest corner of the building as well as the secondary entry located at the northeast corner of the building. The primary pedestrian and bicycle access is provided via the pedestrian path that runs north-south and connects Printer Parkway and Xerox Drive. As shown on the site plan, motor vehicle access into the site is provided by a primary driveway from Printer Parkway and a secondary motor vehicle access is provided along Xerox Drive.

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

Response: Project compliance with these standards under the purview of the DRB are addressed throughout this narrative and attached exhibits.

(.06) Other Standards:

C. Front Yard Setback. Thirty (30) feet. Structures on corner or through lots shall observe the minimum front yard setback on both streets.

Response: As shown on the Site Plan under Exhibit B, the proposed development will maintain a (30) feet setback outlined in this standard. For additional articulation of the south corner entry, we have set the building with west face 1'-0" to the east of 30' setback along Parkway Ave. This allowed for a 1'-0" projection of the Entry façade to accentuate the building corners.

D. Rear and Side Yard Setback. Thirty (30) feet. Structures on corner or through lots shall observe the minimum rear and side yard setbacks on both streets.

Response: As shown on the Site Plan under Exhibit B, the proposed development will maintain a (30) feet setback outlined in this standard.

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

Response: As listed in section 4.155 – Industrial Manufacturing, per the parking requirement breakdown below, the required minimum is 147 stalls with no maximum. The total number of stalls provided are 262 stalls, with 8 stalls allocated to ADA parking.

<i>Use</i>	<i>Vehicles</i>					<i>Bicycles</i>
	Proposed SF	<u>Minimum</u>	<u>Provided</u>	<u>Maximum</u>	<u>ADA Stalls</u>	Minimum
Industrial (Manufacturing)	91,773	147 Stalls	262 Stalls	No Limit	8 Stalls	9 Spaces

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

Response: The proposed development will not have any signage scope that is required to meet these requirements and standards. A separate signage package review has been submitted under SR22-0007. **A new entry monument sign as well as** future wayfinding and/or tenant signage will be processed under future applications.

SECTION 4.140 – PLANNED DEVELOPMENT REGULATIONS

(.02) Lot Qualification:

- A. **Planned Development may be established on lots which are suitable for and of a size to be planned and developed in a manner consistent with the purposes and objectives of Section 4.140.**
- B. **Any site designated for development in the Comprehensive Plan may be developed as a Planned Development, provided that it is zoned "PD" or specifically defined as a PD zone by this Code. All sites which are greater than two acres in size, and designated in the Comprehensive Plan for commercial, residential, or industrial use shall be developed as Planned Developments, unless approved for other uses permitted by the Development Code. Smaller sites may also be developed through the City's PD procedures, provided that the location, size, lot configuration, topography, open space and natural vegetation of the site warrant such development. Development may be established on lots which are suitable for and of a size to be planned and developed in a manner consistent with the purposes and objectives of Section 4.140.**

Response: The project site is approximately 83.9 acres, thus triggering the PDI zoning designation.

(.03) Ownership:

- C. **The tract or tracts of land included in a proposed Planned Development must be in one (1) ownership or control or the subject of a joint application by the owners of all the property included. The holder of a written option to purchase, with written authorization by the owner to make applications, shall be deemed the owner of such land for the purposes of Section 4.140.**

Response: Ownership of the land where the proposed scope of work is located is as stated on Exhibits A and C.

(.04) Professional Design:

- D. **The applicant for all proposed Planned Developments shall certify that the professional services of the appropriate professionals have been utilized in the planning process for development.**

Response: The applicant has retained licensed professional design team that consist of LRS Architects, DCI Engineering, and Atwell, LLC

(.05) Planned Development Permit Process:

Response: Based on the conversation with the City Staff at the pre-application conference (PA21-0024) held on November 18th, 2021, the proposed modifications are subject to a Design Review, which requires a Development Review Board public hearing and decision. As stated in the pre-application conference notes, the proposed development is subject to the following application:

- Stage I Master Plan Modification

- Stage II Final Plan Modification
- Site Design Review
- Type C Tree Plan

The proposed design described in this narrative and attached exhibits outlines how the project scope meet the required development standards. Narrative responses related to the proposed land division (i.e. preliminary plat partition) can be found under Part B of this narrative.

GENERAL DEVELOPMENT REGULATIONS AND STANDARDS

SECTION 4.154 – ON-SITE PEDESTRIAN ACCESS AND CIRCULATION

(.03) On-site Pedestrian Access and Circulation:

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

1. **Continuous Pathway System. A pedestrian pathway system shall extend throughout the development site and connect to adjacent sidewalks, and to all future phases of the development, as applicable.**

Response: The western portion of the Parkway Woods Business Park currently contains pedestrian pathways that extend along the western building façade and connect with adjacent sidewalks and future development (via proposed site improvements). Along SW Parkway Avenue, there is a meandering sidewalk that parallels the roadway, maintaining both vertical and horizontal separation from the roadway. **As part of future roadway improvements, a new sidewalk that parallels Parkway Avenue will be constructed.**

Similarly, on the south side of the building, there is a pedestrian pathway that continues in an east-west direction from SW Parkway Avenue to the edge of the property on the east. The proposed development adjacent to SW Parkway Avenue intends on reconfiguring the existing parking area as well as developing additional parking areas/vehicular circulation. As part of this redevelopment, continuous pedestrian pathway/walkways will be added to promote internal circulation along the existing building to the east as well as a continuous pathway around the proposed building and through the adjoining parking area.

2. **2. Safe, Direct, and Convenient. Pathways within developments shall provide safe, reasonably direct, and convenient connections between primary building entrances and all adjacent parking areas, recreational areas/playgrounds, and public rights-of-way and crosswalks based on all of the following criteria:**
 - a. **Pedestrian pathways are designed primarily for pedestrian safety and convenience, meaning they are free from hazards and provide a reasonably smooth and consistent surface.**
 - b. **The pathway is reasonably direct. A pathway is reasonably direct when it follows a route between destinations that does not involve a significant amount of unnecessary out-of-direction travel.**
 - c. **The pathway connects to all primary building entrances and is consistent with the Americans with Disabilities Act (ADA) requirements.**
 - d. **All parking lots larger than three acres in size shall provide an internal bicycle and pedestrian pathway pursuant to Section 4.155(.03)B.3.d.**

Response: As part of the redevelopment and reconfiguration of the parking areas, new accessible routes will directly connect the primary and secondary entrances to the site. The new parking area

will also have access to the recently re-developed eastern portions of the Parkway Woods Business Park. Numerous connections through the parking areas provide for safe and convenient connections to the existing building, proposed building, and as well as the perimeter of each adjacent proposed and existing buildings.

- 3. Vehicle/Pathway Separation. Except as required for crosswalks, per subsection 4, below, where a pathway abuts a driveway or street it shall be vertically or horizontally separated from the vehicular lane. For example, a pathway may be vertically raised six inches above the abutting travel lane, or horizontally separated by a row of bollards.**

Response: All of the proposed sidewalks will be vertically separated from the vehicular drivers and access ways by a six inch (6") curb.

- 4. Crosswalks. Where a pathway crosses a parking area or driveway, it shall be clearly marked with contrasting paint or paving materials (e.g., pavers, light-color concrete inlay between asphalt, or similar contrast).**

Response: All pathways that cross parking areas or driveways will be clearly marked and constructed of concrete that is inlaid between the asphalt paving. This will provide a visual separation identifying pedestrian crossings.

- 5. Pathway Width and Surface. Primary pathways shall be constructed of concrete, asphalt, brick/masonry pavers, or other durable surface, and not less than five feet wide. Secondary pathways and pedestrian trails may have an alternative surface except as otherwise required by the ADA.**

Response: All primary sidewalks and pathways will be constructed out of concrete and meet the minimum width of five (5) feet. Secondary sidewalks and/or pathways may be constructed of asphalt paving.

- 6. All pathways shall be clearly marked with appropriate standard signs.**

Response: All pathways will be clearly marked and be marked in accordance with the Owner/Applicant Sign Master Plan requirement meeting the wayfinding standards.

SECTION 4.155 – GENERAL REGULATIONS – PARKING, LOADING, AND BICYCLE PARKING CIRCULATION

(.01) **Purpose:**

- A. The design of parking areas is intended to enhance the use of the parking area as it relates to the site development as a whole, while providing efficient parking, vehicle circulation and attractive, safe pedestrian access.**
- B. As much as possible, site design of impervious surface parking and loading areas shall address the environmental impacts of air and water pollution, as well as climate change from heat islands.**
- C. The view from the public right-of-way and adjoining properties is critical to meet the aesthetic concerns of the community and to ensure that private property rights are met. Where developments are located in key locations such as near or adjacent to the I-5 interchanges, or involve large expanses of asphalt, they deserve community concern and attention.**

Response: The design and location of the new addition of (61) parking stalls is located at the “rear” of the lot. The addition of the (61) new stalls will help to bring the site into compliance with the minimum required parking as stated in section 4.155 Table 5: Parking Standards. As shown in Exhibit B, a landscape buffer along the front of the new parking stalls along with new parking lot trees will be provided. The required parking area screening will include trees at 30’ O.C. and 3 foot high shrubs to meet compliance. **At the northwest corner of the proposed Parcel 5, new landscape materials are proposed including the installation of several conifer trees that will help screen the parking area from the adjoining public right-of-way.**

- D. In In the event several uses occupy a single structure or parcel of land, the total requirement for off-street parking shall be the sum of the requirements of the several uses computed separately, except as modified by subsection “E,” below**

Response: The total parking requirements for the user/tenant will be calculated on an individual basis to ensure compliance with the minimum/maximum parking requirements.

The total sum of the existing building occupancy uses have been used to determine the off-street parking minimum requirements. The addition if the (61) new stalls will help to bring the site into compliance with the minimum required parking as stated in section 4.155 Table 5: Parking Standards.

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

Response: The areas used for surface parking and vehicular maneuvering will be surfaced with asphaltic concrete paving. In some instances, such as the loading docks, a more durable surface consisting of solely of concrete surfacing will be used. Stormwater drainage for the added impervious surfaces are addressed in the stormwater report Exhibit G.

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

Response: All of the new or reconfigured spaces will meet the City's standard stall dimensions (measuring 9 feet wide by 18 feet in length.) The proposed site plan identifies 61 new stalls in addition to reconfigured of stalls that were previously approved. In accordance with this section, up to forty percent (40%) of the off-street subject property spaces may be compact stalls. Based on 262 total proposed, up to 104 spaces could be designed as compact stalls. The proposed parking plan identifies 26 compact stalls. The remaining new expanded and/or reconfigured spaces will meet the City's standard stall dimensions (measuring 9 feet wide by 18 feet in length). The proposed new stalls shall all be standard size as shown on the site plans Exhibit B.

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

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

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

Response: Parking and loading areas have been designed to provide sufficient access and maneuvering to each of the leasable areas. A loading area has been proposed along the east side of the Parkworks Spec building. The loading area maintains a minimum 30' (foot) by 60' (foot) clear area in order to allow shipping and receiving.

All new proposed parking stalls are designed to meet the City of Wilsonville dimensional requirements and shall have a striped pedestrian path in compliance with these standards.

B. Parking areas over 650 square feet, excluding access areas, and loading or delivery areas shall be landscaped to minimize the visual dominance of the parking or loading area, as follows:

- 1. Landscaping of at least ten percent of the parking area designed to be screened from view from the public right-of-way and adjacent properties. This landscaping shall be considered to be part of the 15 percent total landscaping required in Section 4.176.03 for the site development.**
- 2. Landscape tree planting areas shall be a minimum of eight feet in width and length and spaced every eight parking spaces or an equivalent aggregated amount.**
 - a. Trees shall be planted in a ratio of one tree per eight parking spaces or fraction thereof, except in parking areas of more than 200 spaces where a ratio of one tree per six spaces shall be applied as noted in subsection [4.155](.03)B.3. A landscape design that includes trees planted in areas based on an aggregated number of parking spaces must provide all area calculations.**

- b. Except for trees planted for screening, all deciduous interior parking lot trees must be suitably sized, located, and maintained to provide a branching minimum of seven feet clearance at maturity.**

Response:

As required by the City code, at least ten percent (10%) of the parking area is required to be landscaped. This landscaping can be considered to be part of the fifteen percent (15%) total landscaping required and 10% of the Parking Area is required to be landscaped.

The actual amount of landscaping represents **56,210 SF (1.29 Ac.)** or **20.1%** of the Parcel 5 area. Based on the landscape plan, 24,416 SF or 45.0% of the landscape area within Parcel 5 boundary lies within the interior parking area. These numbers exceed the minimum City requirements.

Code requires planters are spaced at intervals averaging 1 planter for every six stalls. Based on 262 stalls, a total of 47 landscape trees (calculated by dividing 262 stalls by one per 6 spaces) are required within and around the perimeter of the parking area. The alternative landscape plan that meets the aggregated amount of planters/trees, but the spacing may vary depending upon individual tree locations. A minimum of twenty five percent (25%) of these or 12 trees are required to be within the interior of the parking area. The proposed plan illustrates 54 trees within the interior of the parking area (within Parcel 5).

The number of trees provided exceeds the required amount. However, in order to meet the 40% tree canopy coverage requirement, the actual number of parking lot trees could not be reduced.

Excluding the street trees, the proposed landscape plan identifies the planting of a total **100** trees (Parcel 5 only). Eighty four (84) of these will be located within and around the perimeter of the parking areas, which exceeds the minimum. Of the 84 proposed trees, 73 trees comply with the minimum planting areas of eight (8) feet in width and length. The planter islands size for the remaining 11 trees is less in order to accommodate internal walkways. Each planter island will contain trees, shrubs and ground covers.

- 3. Due to their large amount of impervious surface, new development with parking areas of more than 200 spaces that are located in any zone, and that may be viewed from the public right-of-way, shall be landscaped to the following additional standards:**
 - a. One trees shall be planted per six parking spaces or fraction thereof. At least 25 percent of the required trees must be planted in the interior of the parking area.**
 - b. Required trees may be planted within the parking area or the perimeter, provided that a minimum of 40 percent of the canopy dripline of mature perimeter trees can be expected to shade or overlap the parking area. Shading shall be determined based on shadows cast on the summer solstice.**
 - c. All parking lots in excess of 200 parking spaces shall provide an internal pedestrian walkway for every six parking aisles. Minimum walkway clearance shall be at least five**

feet in width. Walkways shall be designed to provide pedestrian access to parking areas in order to minimize pedestrian travel among vehicles. Walkways shall be designed to channel pedestrians to the front entrance of the building.

- d. **Parking lots more than three acres in size shall provide street-like features along principal drive isles, including curbs, sidewalks, street trees or planting strips, and bicycle routes.**
- e. **All parking lots viewed from the public right-of-way shall have a minimum 12 foot landscaped buffer extending from the edge of the property line at the right-of-way to the edge of the parking area. Buffer landscaping shall meet the low screen standard of 4.176(.02)D except that trees, groundcovers and shrubs shall be grouped to provide visual interest and to create view openings no more than ten feet in length and provided every 40 feet. Notwithstanding this requirement, view of parking area that is unscreened from the right-of-way due to slope or topography shall require an increased landscaping standard under 4.176(.02) in order to buffer and soften the view of vehicles as much as possible. For purposes of this section, "view from the public right-of-way" is intended to mean the view from the sidewalk directly across the street from the site, or if no sidewalk, from the opposite side of the adjacent street or road.**
- f. **Where topography and slope condition permit, the landscape buffer shall integrate parking lot storm water treatment in bioswales and related plantings. Use of berms or drainage swales are allowed provided that planting areas with lower grade are constructed so that they are protected from vehicle maneuvers. Drainage swales shall be constructed to Public Works Standards.**
- g. **In addition to the application requirements of section 4.035(.04)6.d., where view of signs is pertinent to landscape design, any approved or planned sign plan shall accompany the application for landscape design approval.**

Response:

The proposed planter islands are dispersed throughout parking at a ratio of 1 tree for every six stalls. Based on 262 stalls, a total of 44 landscape trees (calculated by dividing 262 stalls by one per 6 spaces) are required within and around the perimeter of the parking area. A minimum of twenty five percent (25%) of these or 11 trees are required to be within the interior of the parking area. The proposed plan illustrates 84 trees within the interior of the parking area (within Parcel 5).

The planters and tree placement have been spaced to achieve a 40% tree canopy coverage. Within the Parcel 5 boundary, there are 90,418 square feet within the parking field (excluding the truck loading area). Based on 40% coverage requirement, a minimum of 36,167 square feet of the parking area is required to be covered by the canopy dripline. The proposed landscape plan illustrated that 39,515 square feet is being covered.

The site plan includes two (2) internal pedestrian walkways that are orientated east to west along the south portion of the development. This includes a five-foot walkway that allows pedestrian access to parking areas in order to minimize pedestrian travel.

Along SW Parkway Avenue, Printer Parkway, and Xerox Drive there is a minimum 12-foot landscaped buffer extending from the edge of the property line at the right-of-way to the edge of the parking area. To the extent possible, trees, groundcovers and shrubs have been grouped to provide visual interest and to create view openings.

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

Response: There are a total of (61) new parking stalls. Since the new parking areas exceed 10 spaces, new ADA stalls are required. Based on the number of new spaces, a total of 2 ADA spaces are required.

Based on the proposed site plan, there are 8 accessible spaces that are dispersed in two (2) locations on the site. Each of these areas has spaces located in groupings of 2-4 spaces near the primary and secondary entrances.

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

Response: With the additional (61) parking stalls the total provided parking stalls of (262) stalls as shown on Exhibit B would exceed the minimum parking (147) required.

Use	Parking Minimums	Parking Maximums
f. Industrial		
1. Manufacturing establishment	1.6 per 1000 sq. ft.	No Limit
2. Storage warehouse, wholesale establishment, rail or trucking freight terminal	.3 per 1,000 sq. ft.	.5 per 1,000 sq. ft.

The current building contains gross square feet 91,773 sf. The minimum and maximum parking requirement is based on the user/tenant. See calculations below:

Minimum Vehicle Stalls Required:

Building Space	Use	Square Footage	Minimum Rate	Minimum Requirement

Alternative A (Manufacturing establishment)	TBD	91,773	1.6 per 1000 sq. ft.	147
Alternative B (Storage warehouse, wholesale establishment)	TBD	91,773	.3 per 1,000 sq. ft.	28

Maximum Vehicle Stall Allowed:

Building Space	Use	Square Footage	Maximum Rate	Minimum Requirement
Alternative A (Manufacturing establishment)	TBD	91,773	No Limit	NA
Alternative B (Storage warehouse, wholesale establishment)	TBD	91,773	.5 per 1,000 sq. ft.	46

H. Electrical Vehicle Charging Stations:

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

Response: While there is no minimum EV requirement, parking spaces designed to accommodate and provide one or more electric vehicle charging stations on site may be counted towards meeting the minimum off-street parking standards. At the present time, there are six (6) parking spaces proposed.

I. Motorcycle parking:

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

Response: Code allows for motorcycle parking to be substituted up to 5 spaces or 5 percent of required automobile parking, whichever is less. For every 4 motorcycle parking spaces provided, the

automobile parking requirement is reduced by one space. Based on the proposed site plan, there are no designated motorcycle parking spaces proposed.

(.01) Bicycle Parking:

A. Required Bicycle Parking—General Provisions:

- 1. The required minimum number of bicycle parking spaces for each use category is shown in Table 5, Parking Standards.**
- 2. Bicycle parking spaces are not required for accessory buildings. If a primary use is listed in Table 5, bicycle parking is not required for the accessory use.**
- 3. When there are two or more primary uses on a site, the required bicycle parking for the site is the sum of the required bicycle parking for the individual primary uses.**
- 4. Bicycle parking space requirements may be waived by the Development Review Board per Section 4.118(.03)A.9. and 10.**

B. Standards for Required Bicycle Parking:

- 1. Each space must be at least two feet by six feet in area and be accessible without moving another bicycle.**
- 2. An aisle at least five feet wide shall be maintained behind all required bicycle parking to allow room for bicycle maneuvering. Where the bicycle parking is adjacent to a sidewalk, the maneuvering area may extend into the right-of-way.**
- 3. When bicycle parking is provided in racks, there must be enough space between the rack and any obstructions to use the space properly.**
- 4. Bicycle lockers or racks, when provided, shall be securely anchored.**
- 5. Bicycle parking shall be located within 30 feet of the main entrance to the building or inside a building, in a location that is easily accessible for bicycles. For multi-tenant developments, with multiple business entrances, bicycle parking may be distributed on-site among more than one main entrance.**
- 6. With Planning Director approval, on street vehicle parking can also be used for bicycle parking.**

C. Long-Term Bicycle Parking:

- 1. Long-term bicycle parking provides employees, students, residents, commuters, and others who generally stay at a site for several hours a weather-protected place to park bicycles.**
- 2. For a proposed multi-family residential, retail, office, or institutional development, or for a park and ride or transit center, where six or more bicycle parking spaces are required pursuant to Table 5, 50% of the bicycle parking shall be developed as long-term, secure spaces. Required long-term bicycle parking shall meet the following standards:**

- a. All required spaces shall meet the standards in subsection (B.) above and must be covered in one of the following ways: inside buildings, under roof overhangs or permanent awnings, in bicycle lockers, or within or under other structures.
- b. All spaces must be located in areas that are secure or monitored (e.g., visible to employees, monitored by security guards, or in public view).
- c. Spaces are not subject to the locational criterion of [subsection] B.5.

Response: As required by this section of the code, bicycle parking will be provided in the necessary quantities and distribution based on the uses.

Use	Bicycle Minimums
f. Industrial	
1. Manufacturing establishment	1 per 10,000 sq. ft.; Min. of 6
2. Storage warehouse, wholesale establishment, rail or trucking freight terminal	1 per 20,000 sq. ft.; Min. of 2

The current building contains 91,733 gross square feet. The minimum bicycle parking requirements depends upon the use/tenant. See calculations below:

Building Space	Use	Square Footage	Maximum Rate	Minimum Requirement
Alternative A	TBD	91,733	1 per 10,000 sq. ft. Min. of 6	9
Alternative B	TBD	91,733	1 per 20,000 sq. ft. Min. of 2	5

The proposed site plan incorporated bicycle parking in close proximity to the two entrances. Four (4) bicycle spaces in the northeast corner of the site and six (6) spaces in the southwest corner of the site.

SECTION 4.156.02 – SIGN REVIEW PROCESS AND GENERAL REQUIREMENTS

(.02) **Sign Permits and Master Sign Plans.** Many properties in the City have signs pre-approved through a Master Sign Plan. For the majority of applications where a Master Sign Plan has been approved the applicant need not consult the sign requirements for the zone, but rather the Master Sign Plan, copies of which are available from the Planning Division. Signs conforming to a Master Sign Plan require only a Class I Sign Permit.

(.03) **Classes of Sign Permits, Master Sign Plans, and Review Process.** The City has three classes of sign permits for permanent signs: Class I, Class II, and Class III. In addition, non-residential developments with three or more tenants require a Master Sign Plan. Class I sign permits are reviewed through the Class I Administrative Review Process as outlined in Subsection 4.030(.01)A. Class II sign permits are reviewed through the Class II Administrative Review Process as outlined in Subsection 4.030 (.01)B. Class III Sign Permits and Master Sign Plans are reviewed by the Development Review Board (DRB) as outlined in Section 4.031.

(.07) **Master Sign Plans.** A Master Sign Plan is required for non-residential developments with three or more tenants. In creating a Master Sign Plan thought should be given to needs of initial tenants as well as the potential needs of future tenants.

A. Master Sign Plan Submission Requirements. Applications for Master Sign Plans shall include ten paper and electronic copies of all the submission requirements for Class II and III Sign Permits and the following in addition to all required fees:

1. A written explanation of the flexibility of the Master Sign Plan for different potential tenant space configurations over time;
2. A written explanation of the extent to which different sign designs, including those incorporating logos, stylized letters, multiple lines of text, non-straight baselines, or different materials and illumination will be allowed and if allowed how the flexibility of the master sign plan will allow these different sign designs over time;
3. A written explanation of how the sign plan provides for a consistent and compatible sign design throughout the subject development.

B. Master Sign Plan Review Criteria. In addition to the review criteria for Class II and Class III Sign Permits, Master Sign Plans shall meet the following criteria:

1. The Master Sign Plan provides for consistent and compatible design of signs throughout the development; and
2. The Master Sign Plan considers future needs, including potential different configurations of tenant spaces and different sign designs, if allowed.

C. Modifications of a Master Sign Plan. Modifications of a Master Sign Plan, other than Minor and Major Adjustments, shall be reviewed the same as a new Master Sign Plan.

Response: The proposed development will not have any signage scope that is required to meet these requirements and standards. A separate signage package review has been submitted under SR22-0007. A new entry monument sign as well as future wayfinding and/or tenant signage will be processed under future applications. The requirement for Class III sign permit is acknowledged involving a secondary Development Review Board public hearing process at the time of deferred signage package submittal.

SECTION 4.156.03 – GENERAL DEVELOPMENT REGULATIONS – SIGN MEASUREMENT

(.01) **Sign Area: A.**

- A. Cabinet Signs and Similar:** The area for signs enclosed by cabinet, frame, or other background (including lighted surface) not otherwise part of the architecture of a building or structure shall be the area of a shape drawn around the outer dimension of the cabinet, frame, or background.
1. If the cabinet, frame, or background is an irregular shape the signs perimeter shall be measured the same as an individual element sign under B. below.
 2. The sign area does not include:
 - a. Foundations, supports, and other essential structures that are not designed to serve as a backdrop or border to the sign;
 - b. Architectural elements of a freestanding or ground mounted sign designed to match or complement the architectural design of buildings on the site not and otherwise meeting the definition of a sign;
 - c. A pole or other structural support, unless such pole or structural support is internally illuminated or otherwise so designed to constitute a display device.
- B. Individual Element Signs:** The area for signs constructed of individual elements (letters, figures, etc.) attached to a building wall or similar surface or structure shall be the summed area of up to three squares, rectangles, circles, or triangles drawn around all sign elements.
1. The descender on the lower-case letters "q, y, p g, or j." shall not be included in sign area when the letter otherwise matches the font of other letters in the sign, the descender is no more than $\frac{1}{2}$ the cap height of the font, and the descender is no wider than the main body of the letter.
- C. Round or Three-Dimensional Signs.** The area of a round or three-dimensional sign shall be the maximum surface area visible from any one location on the ground measured the same as A. above except if the maximum surface area is an irregular shape the signs perimeter shall be measured the same as an individual element sign under B. above.
- D. Awning or Marquee Signs.** The area of signs incorporated into awnings or marquees shall be the area of the entire panel containing the sign measured the same as A. above unless it is clear that part of the panel contains no sign-related display or decoration, other than the background color of the awning.
- E. Painted Wall Signs.** The area of painted wall signs shall be determined as follows:
1. If individual elements are painted without a background it shall be calculated in the manner indicated in B. above.
 2. If a background is painted it shall be calculated in the manner indicated in A. above.
- F. Temporary Signs.** The area of temporary signs including banners, lawn signs, and rigid signs shall be calculated in the manner indicated in A. above.
- G. Unless otherwise specified, the sign area of a two-sided sign, with two matching sides, shall be considered to be the area of one side. For example, the sign area of a two-sided sign having 32**

square feet per sign face shall be considered to be 32 square feet, unless this Code specifies otherwise.

Response: The proposed development will not have any signage scope that is required to meet these requirements and standards. A separate signage package review has been submitted under SR22-0007. **A new entry monument sign as well as** future wayfinding and/or tenant signage will be processed under future applications. The requirement for Class III sign permit is acknowledged involving a secondary Development Review Board public hearing process at the time of deferred signage package submittal.

(.02) Sign Height above Ground:

A. The height above ground of a freestanding or ground-mounted sign is measured from the average grade directly below the sign to the highest point of the sign or sign structure except as follows:

- 1. A freestanding or ground mounted sign on a man-made base, including a graded earth mound, shall be measured from the grade of the nearest pavement or top of any pavement curb to the highest point of the sign or sign structure. In all cases signs on a berm shall be allowed to be eight feet in height from the top of the berm.**
- 2. A freestanding or ground mounted sign placed below the elevation of the right-of-way it fronts shall be measured from the lowest point in the right-of-way along the frontage to the highest point of the sign.**

Response: The proposed development will not have any signage scope that is required to meet these requirements and standards. A separate signage package review has been submitted under SR22-0007. **A new entry monument sign as well as** future wayfinding and/or tenant signage will be processed under future applications. The requirement for Class III sign permit is acknowledged involving a secondary Development Review Board public hearing process at the time of deferred signage package submittal.

(.03) Sign Height and Length:

- A. Height of a sign is the vertical distance between the lowest and highest points of the sign.**
- B. Length of a sign is the horizontal distance between the furthest left and right points of the sign.**

(.04) Final Determination of Sign Measurement. The Planning Director shall be responsible for determining the area, height above ground and height and length of a sign, subject to appeal as specified in Section 4.022. Applicants for sign plans and permits shall provide the dimensions needed to calculate the area, height above ground, height, and length.

Response: The proposed development will not have any signage scope that is required to meet these requirements and standards. A separate signage package review has been submitted under SR22-0007. **A new entry monument sign as well as** future wayfinding and/or tenant signage will be processed under future applications. The requirement for Class III sign permit is

acknowledged involving a secondary Development Review Board public hearing process at the time of deferred signage package submittal.

SECTION 4.156.08 – GENERAL REGULATIONS – SIGN REGULATIONS IN THE PDC, TC, PDI, AND PF ZONES

(.01) Freestanding and Ground Mounted Signs:

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

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

1. The maximum allowed height above ground for signs along the frontage of Interstate 5, and parallel contiguous portions of streets, as identified in Figure S-4, associated with multiple tenants or businesses may be increased by three feet for each tenant space of 10,00 square feet or more of gross floor area up to a maximum of 35 feet.

2. The allowed height above ground for signs in the TC Zone, Old Town Overlay Zone, and PDI Zone is eight feet, except those signs along the frontage of Interstate 5 and parallel contiguous portions of streets identified in Figure S-4.

C. The maximum allowed area for each freestanding or ground-mounted sign is determined based on gross floor area and number of tenant spaces:

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

a. The sign area allowed for signs pertaining to a single tenant:

Gross Floor Area in a Single Building	Maximum Allowed Sign Area
Less than 11,000 sq. ft.	32 sq. ft.
11,000–25,999 sq. ft.	32 sq. ft. + 2 sq. ft. per 1,000 sq. ft. of floor area greater than 10,000 rounded down to the nearest 1,000 sq. ft.
26,000 sq. ft. or more	64 sq. ft.

i. For PF (Public Facility) zoned properties adjacent to residential zoned land the maximum allowed area is 32 square feet.

b. The maximum allowed sign area for signs pertaining to multiple tenants or businesses is 32 square feet plus the following for each tenant space:

Gross Floor Area of Tenant Space	Maximum Allowed Sign Area
Less than 1,000 sq. ft.	3 sq. ft.
1,000–10,999	3 sq. ft. + 3 sq. ft. per 1,000 sq. ft. of floor area rounded down to the nearest 1,000 sq. ft.
11,000 sq. ft. or more	32 sq. ft.

- i. The total sign area shall not exceed 200 square feet, except in the TC Zone, Old Town Overlay Zone, and PDI Zone the total sign area shall not exceed 80 square feet.
 - ii. Though the maximum allowed sign area is calculated based on number of tenant spaces and their size, the content of the sign and area used for different content is at the discretion of the sign owner, except for required addressing.
- 2. The Signs fronting Interstate 5 and parallel contiguous street sections, as identified in Figure S-4.
 - a. For signs on properties or within developments with a single tenant or business the sign area allowed is 64 square feet.
 - b. For signs on properties or within developments with multiple tenants or businesses the maximum allowed area is 64 square feet plus an additional 32 square feet for each tenant space of 10,000 square feet or more of gross floor area up to a maximum total sign area of 300 square feet.
 - i. Though the sign area allowed is calculated based on number of large tenant spaces, the content of the sign and area used for different content is at the discretion of the sign owner, except for any required addressing.
- D. Pole or sign support placement shall be installed in a full vertical position.
- E. Freestanding and ground mounted signs shall not extend into or above public rights-of-way, parking areas, or vehicle maneuvering areas.
- F. The location of free standing or ground mounted signs located adjacent to or near the Public Right-of-Way shall be in compliance with the City's Public Works Standards for sight distance clearance. Prior to construction, the location of the sign shall be approved by the City of Wilsonville Engineering Division.
- G. Freestanding and ground mounted signs shall be designed to match or complement the architectural design of buildings on the site.
- H. For freestanding and ground mounted signs greater than eight feet in height, the width of the sign shall not exceed the height.

- I. Along street frontages in the TC Zone and Old Town Overlay Zone monument style signs are required.
- J. Freestanding and ground mounted signs shall be no further than 15 feet from the property line and no closer than two feet from a sidewalk or other hard surface in the public right-of-way.
- K. Except for those signs fronting Interstate 5, freestanding and ground mounted signs shall include the address number of associated buildings unless otherwise approved in writing by the City and the Fire District.
- L. When a sign is designed based on the number of planned tenant spaces it shall remain a legal, conforming sign regardless of the change in the number of tenants or configuration of tenant spaces.

(.02) Signs on Buildings:

A. Sign Eligible Facades. Building signs are allowed on a facade of a tenant space or single tenant building when one or more of the following criteria are met:

- 1. The facade has one or more entrances open to the general public;
- 2. The facade faces a lot line with frontage on a street or private drive with a cross section similar to a public street, and no other buildings on the same lot obstruct the view of the building facade from the street or private drive; or
- 3. The facade is adjacent to the primary parking area for the building or tenant.

B. Sign Area Allowed:

- 1. The sign area allowed for all building signs on a sign eligible façade is shown in the table below:

Linear Length of Façade (feet)	Sign Area Allowed*
Less than 16	Area equal to linear length
16 to 24	24 sq. ft.
Greater than 24 to 32	32 sq. ft.
Greater than 32 to 36	Area equal to linear length
Greater than 36 to 72	36 sq. ft.
Greater than 72	36 sq. ft. plus 12 sq. ft. for each 24 linear feet or portion thereof greater than 72 up to a maximum of 200 sq. ft.

*except as noted in 2 through 5 below

2. The sign area allowed for facades with a primary public entrance or with a frontage along a public street dominated by windows or glazing may be increased by transferring to the façade up to one-half the sign area allowed for adjacent facades up to 50 square feet. In no case shall the allowed sign area exceed an area equal to the linear length of the façade.
 3. The sign area allowed is increased as follows for signs at separate building entrances:
 - a. For building entrances open to the general public located at least 50 feet apart on the same facade, the sign area allowed is increased by 50 percent up to 50 square feet.
 - b. For building entrances located less than 50 feet apart on the same facades, the sign area allowed is increased by 20 percent up to 20 square feet.
 4. For businesses occupying multiple buildings in a campus setting, sign area shall be limited to that allowed for the largest building, which may then be distributed throughout the campus.
 5. If a façade otherwise not sign eligible faces a lot line with frontage on Interstate 5, the applicant can transfer sign area allowed from one of the locations described in a. and b. below. In no case shall the allowed sign area exceed an area equal to the allowed sign area for a sign eligible façade of the same linear length.
 - a. The freestanding sign along the Interstate 5 frontage. This generally involves placing building signs on the subject façade in lieu of installing a freestanding sign.
 - b. Adjacent façade up to 50 square feet, when a majority of the adjacent façade from which the sign area is being transferred is visible from Interstate 5.
 6. Calculating linear length of a façade for the purpose of determining maximum sign area allowed. For facades of a single tenant building the length the facade measured at the building line, except as noted in a. and b. below. For multi-tenant buildings the width of the façade of the tenant space shall be measured from the centerline of the party walls or the outer extent of the exterior wall at the building line, as applicable, except as noted in a. and b. below. Applicants shall provide the dimensions needed to calculate the length. Each tenant space or single occupant building shall not be considered to have more than five total facades.
 - a. If a façade is curvilinear, stepped, or otherwise not a straight line, the façade shall be measured by drawing a straight line between the edges of the façade as shown in the figure below.
 - b. For an "L" shaped tenant space or single tenant building the longest leg of the interior of the "L" shall be basis for measuring the length of the L-shaped facade. Sign area allowed based on the longest leg can be distributed between legs.
- H. The length of individual tenant signs shall not exceed 75 percent of the length of the facade of the tenant space.

- I. The height of building signs shall be within a definable sign band, fascia, or architectural feature and allow a definable space between the sign and the top and bottom of the sign band, fascia, or architectural feature.
- J. Types of signs permitted on buildings include wall flat, fascia, projecting, blade, marquee and awning signs. Roof-top signs are prohibited.

Response: The proposed development will not have any signage scope that is required to meet these requirements and standards. A separate signage package review has been submitted under SR22-0007. A new entry monument sign as well as future wayfinding and/or tenant signage will be processed under future applications. The requirement for Class III sign permit is acknowledged involving a secondary Development Review Board public hearing process at the time of deferred signage package submittal.

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

- A. **Directional Signs. In addition to exempt directional signs allowed under Subsection 4.156.05(.02)C, freestanding or ground mounted directional signs six square feet or less in area and four feet or less in height:**
 - 1. The signs shall be designed to match or complement the architectural design of buildings on the site;
 - 2. The signs shall only be placed at the intersection of internal circulation drives; and
 - 3. No more than one sign shall be placed per intersection corner with no more than two signs per intersection.
- B. **Planned Development Signs. Up to 32 square feet of the allowed sign area for freestanding signs in a planned development may be used for a separate on-site monument sign or off-site monument sign on an adjacent parcel identifying the Planned Development project.**
- C. **Blade Signs. To aid in pedestrian wayfinding, one blade sign, not to exceed six square feet, per facade eligible for building signs. Blade signs over pedestrian accessible areas shall provide a minimum of eight feet of clearance from the ground.**
- D. **Fuel or Service Station Price Signs. In addition to the freestanding or ground mounted signs allowed, changeable copy signs shall be allowed for the purpose of advertising fuel prices, subject to the following standards and conditions:**
 - 1. The signs shall have a maximum of 11 square feet in area per face per type of fuel sold and shall be permanently affixed to the building or a freestanding sign.
 - 2. The signs shall not be considered in calculating the sign area or number of signs allowed.
 - 3. Signs on fuel pumps shall be permitted, providing that they do not project beyond the outer edge of the pump in any direction.

Response: The proposed development will not have any signage scope that is required to meet these requirements and standards. A separate signage package review has been submitted under

SR22-0007. A new entry monument sign as well as future wayfinding and/or tenant signage will be processed under future applications. The requirement for Class III sign permit is acknowledged involving a secondary Development Review Board public hearing process at the time of deferred signage package submittal.

SECTION 4.171 – GENERAL REGULATIONS – PROTECTION OF NATURAL FEATURES AND OTHER RESOURCES

- (.01) Purpose. It is the purpose of this Section to prescribe standards and procedures for the use and development of land to assure the protection of valued natural features and cultural resources. The requirements of this Section are intended to be used in conjunction with those of the Comprehensive Plan and other zoning standards. It is further the purpose of this Section:**
- A. To protect the natural environmental and scenic features of the City of Wilsonville.**
 - B. To encourage site planning and development practices which protect and enhance natural features such as riparian corridors, streams, wetlands, swales, ridges, rock outcroppings, views, large trees and wooded areas**
 - C. To provide ample open space and to create a constructed environment capable and harmonious with the natural environment.**

Response: To the Applicant' knowledge, there are no significant natural or cultural resources present on the site other than existing trees. An Arborist Report is included in Exhibit E which details the tree removal plan. Mitigation has been provided through the planting of 22 trees to provide the necessary mitigation for the loss of resource. The proposed work will meet the standards of this section and propose to use vegetated swales as shown on the site plans Exhibit B.

SECTION 4.175 – PUBLIC SAFETY AND CRIME PREVENTION

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

Response: As shown on Exhibit B, the new proposed parking area is accessible by police via existing driveway and drive aisles as shown on the site plans

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

Response: As shown on Exhibit B, new site light will be installed and oriented in a manner to discourage crime.

SECTION 4.176 – LANDSCAPING, SCREENING, AND BUFFERING

- (.02) Landscaping and Screening Standards.**

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

Response: The application of the specific landscape standard is specified in other sections of the code. The "General" landscape standards apply to the site overall. The "Low Screen" landscaping standard would apply to primarily to periphery of the parking lots, particularly those adjacent to the street rights-of-way.

B. All landscaping and screening required by this Code must comply with all of the provisions of this Section, unless specifically waived or granted a Variance as otherwise provided in the Code. The landscaping standards are minimum requirements; higher standards can be substituted as long as fence and vegetation-height limitations are met. Where the standards set a minimum based on square footage or linear footage, they shall be interpreted as applying to each complete or partial increment of area or length (e.g., a landscaped area of between 800 and 1600 square feet shall have two trees if the standard calls for one tree per 800 square feet.

Response: In accordance with this section, all landscaping and screening required by this Code will comply with all of the provisions of this Section. No variances are being requested.

C. General Landscaping Standard:

- 1. Intent. The General Landscaping Standard is a landscape treatment for areas that are generally open. It is intended to be applied in situations where distance is used as the principal means of separating uses or developments and landscaping is required to enhance the intervening space. Landscaping may include a mixture of ground cover, evergreen and deciduous shrubs, and coniferous and deciduous trees.**
- 2. Required materials. Shrubs and trees, other than street trees, may be grouped. Ground cover plants must fully cover the remainder of the landscaped area (see Figure 21: General Landscaping). The General Landscaping Standard has two different requirements for trees and shrubs:**
 - a. Where the landscaped area is less than 30 feet deep, one tree is required for every 30 linear feet.**
 - b. Where the landscaped area is 30 feet deep or greater, one tree is required for every 800 square feet and two high shrubs or three low shrubs are required for every 400 square feet.**

Response: As necessary, the General landscape standard will be applied to the majority of project area. This landscape treatment will consist of mixture of ground cover, evergreen and deciduous shrubs, and coniferous and deciduous trees.

This applies to areas of the site that are greater than 30 feet deep. The actual amount of landscaping represents 56,210 SF (1.29 Ac.) or 20.1% of the Parcel 5 area. Based on the landscape plan, 24,416 SF or 45.0% of the landscape area within Parcel 5 boundary lies within the interior parking area. These numbers exceed the minimum City requirements.

Of the 56,210 square feet of landscaped area, only about 29,808 square feet would be considered general landscaping. Within these areas, 1 tree is required for every 800 square feet and three low shrubs are required for every 400 square feet. Based on this figure approximately 37 trees and 75 shrubs would be required. The number of required plants proposed exceeds the minimum number required.

SECTION 4.177 – STREET IMPROVEMENT STANDARDS

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

(.02) Street Design Standards:

A. All street improvements and intersections shall provide for the continuation of streets through specific developments to adjoining properties or subdivisions.

1. Development shall be required to provide existing or future connections to adjacent sites through the use of access easements where applicable. Such easements shall be required in addition to required public street dedications as required in Section 4.236(.04).

Response: The offsite improvements in connection with this overall development of the proposed building are shown on C101, representing the scope Wilsonville staff has identified for code compliance. The applicant believes this full scope of improvements exceeds the constitutional limits related to proportionality if the applicant were required to fund all improvements as a condition of approval for the project included in this application. The applicant is engaged in ongoing discussions with the City as to the details concerning construction of these improvements, including allocation of costs between applicant and the City, all of which are to be included in a draft development agreement, which will be presented to the Design Review Board and referenced in the final decision. If agreement on the terms of a development agreement cannot be reached prior to a Design Review Board decision, or the Design Review Board denies the application or otherwise rejects the development agreement, the applicant reserves the right to object to a condition of approval requiring that the applicant fund improvements identified on this full scope plan that exceed the applicant's proportional share.

B. The City Engineer shall make the final determination regarding right-of-way and street element widths using the ranges provided in Chapter 3 of the Transportation System Plan and the additional street design standards in the Public Works Standards.

Response: SW Parkway Avenue does not currently have sufficient right-of-way to accommodate the Arterial roadway standard, however, the design illustrates the ultimate right-of-way location and site improvements do not encroach on this future right-of-way.

C. Rights-of-way:

- 1. Prior to issuance of a Certificate of Occupancy Building permits or as a part of the recordation of a final plat, the City shall require dedication of rights-of-way in accordance with the Transportation System Plan. All dedications shall be recorded with the County Assessor's Office.**
- 2. The City shall also require a waiver of remonstrance against formation of a local improvement district, and all non-remonstrances shall be recorded in the County Recorder's Office as well as the City's Lien Docket, prior to issuance of a Certificate of Occupancy Building Permit or as a part of the recordation of a final plat.**
- 3. In order to allow for potential future widening, a special setback requirement shall be maintained adjacent to all arterial streets. The minimum setback shall be 55 feet from the centerline or 25 feet from the right-of-way designated on the Master Plan, whichever is greater.**

Response: SW Parkway Avenue is defined as a Minor Arterial roadway. The right-of-way width for a Minor Arterial roadway range between 73 feet and 81 feet. The current right-of-way width is 87 feet. Based on this, it appears that there is sufficient right-of-way to accommodate the full buildout of SW Parkway Avenue.

The City has identified SW Printer Parkway as a public street (i.e. collector street) in their Transportation System Plan. The right-of-way width for a Collector roadway ranges between 76 feet and 93 feet. Currently, there is no public right-of-way along SW Printer Parkway. However, there is a 40 foot wide public access easement along with an 8 foot public utility easement on either side. The proposed right of way dedication per the preliminary plat application is to 36.5 feet for a width of 73 feet ultimate right of way per the pre-application meeting recommendations.

- D. Dead-end Streets. New dead-end streets or cul-de-sac shall not exceed 200 feet in length, unless the adjoining land contains barriers such as existing buildings, railroads or freeways, or environmental constraints such as steep slopes, or major streams or rivers, that prevent future street extension and connection. A central landscaped island with rainwater management and infiltration are encouraged in cul-de-sac design. No more than 25 dwelling units shall take access to a new dead-end or cul-de-sac street unless it is determined that the traffic impacts on adjacent streets will not exceed those from a development of 25 or fewer units. All other dimensional standards of dead-end streets shall be governed by the Public Works Standards. Notification that the street is planned for future extension shall be posted on the dead-end street.**

Response: There are no dead end streets identified within the subject property

E. Corner or clear vision area:

- 1. A clear vision area which meets the Public Works Standards shall be maintained on each corner of property at the intersection of any two streets, a street and a railroad or a street**

and a driveway. However, the following items shall be exempt from meeting this requirement:

- a. Light and utility poles with a diameter less than 12 inches.
- b. Trees less than six-inch d.b.h., approved as a part of the Stage II Site Design, or administrative review.
- c. Except as allowed by b., above, an existing tree, trimmed to the trunk, ten feet above the curb.
- d. Official warning or street sign.
- e. Natural contours where the natural elevations are such that there can be no cross-visibility at the intersection and necessary excavation would result in an unreasonable hardship on the property owner or deteriorate the quality of the site.

Response: In accordance with this section, a clear vision area will be maintained at each corner of the property where two streets intersect or a street and driveway intersect.

F. Vertical clearance. A minimum clearance of 12 feet above the pavement surface shall be maintained over all streets and access drives.

Response: The Owner/Applicant will maintain a minimum vertical clearance above the pavement surface of 12 feet along the streets and access drives.

G. Interim improvement standard. It is anticipated that all existing streets, except those in new subdivisions, will require complete reconstruction to support urban level traffic volumes. However, in most cases, existing and short-term projected traffic volumes do not warrant improvements to full Master Plan standards. Therefore, unless otherwise specified by the Development Review Board, the following interim standards shall apply.

1. Arterials 24 foot paved, with standard sub-base. Asphalt overlays are generally considered unacceptable but may be considered as an interim improvement based on the recommendations of the City Engineer, regarding adequate structural quality to support an overlay.
2. Half-streets are generally considered unacceptable. However, where the Development Review Board finds it essential to allow for reasonable development, a half-street may be approved. Whenever a half-street improvement is approved, it shall conform to the requirements in the Public Works Standards:
3. When considered appropriate in conjunction with other anticipated or scheduled street improvements, the City Engineer may approve street improvements with a single asphalt lift. However, adequate provision must be made for interim storm drainage, pavement transitions at seams and the scheduling of the second lift through the Capital Improvements Plan.

Response: Street improvements associated with the proposed improvements do not include any interim improvements.

(.03) Sidewalks. Sidewalks shall be provided on the public street frontage of all development. Sidewalks shall generally be constructed within the dedicated public right-of-way, but may be located outside of the right-of-way within a public easement with the approval of the City Engineer.

- A. Sidewalk widths shall include a minimum through zone of at least five feet. The through zone may be reduced pursuant to variance procedures in Section 4.196, a waiver pursuant to Section 4.118, or by authority of the City Engineer for reasons of traffic operations, efficiency, or safety.**
- B. Within a Planned Development, the Development Review Board may approve a sidewalk on only one side. If the sidewalk is permitted on just one side of the street, the owners will be required to sign an agreement to an assessment in the future to construct the other sidewalk if the City Council decides it is necessary.**

Response: The proposed street improvements include replacement of the existing multi-use path along SW Parkway Ave with a new multi-use, aligned to the future R.O.W. location, per Exhibit B – Civil Site Plans. The sidewalk along Printer Parkway will also be replaced with a new sidewalk aligned to the proposed street improvements. Refer to 4.177(.01) for further information regarding the future street improvements.

(.04) Bicycle Facilities. Bicycle facilities shall be provided to implement the Transportation System Plan and may include on-street and off-street bike lanes, shared lanes, bike boulevards, and cycle tracks. The design of on-street bicycle facilities will vary according to the functional classification and the average daily traffic of the facility.

Response: The proposed street improvements along Printer Parkway include the addition of an on-street bike lane in the eastbound lane, per Exhibit B – Civil Site Plans. The proposed street improvements along SW Parkway Ave include replacement of the existing multi-use path along SW Parkway Ave with a new multi-use, aligned to the future R.O.W. location, per Exhibit B – Civil Site Plans. Refer to 4.177(.01) for further information regarding the future street improvements.

(.05) Multiuse Pathways. Pathways may be in addition to, or in lieu of, a public street. Paths that are in addition to a public street shall generally run parallel to that street, and shall be designed in accordance with the Public Works Standards or as specified by the City Engineer. Paths that are in lieu of a public street shall be considered in areas only where no other public street connection options are feasible and are subject to the following standards.

- A. Paths shall be located to provide a reasonably direct connection between likely pedestrian and bicyclist destinations. Additional standards relating to entry points, maximum length, visibility, and path lighting are provided in the Public Works Standards.**

- B. To ensure ongoing access to and maintenance of pedestrian/bicycle paths, the City Engineer will require dedication of the path to the public and acceptance of the path by the City as public right-of-way; or creation of a public access easement over the path.**

Response: SW Printer Parkway has been identified as a Collector roadway. One of the elements of the standard roadway cross section for this type of street is a shared use path. This element parallels the full length of SW Printer Parkway from SW Parkway Avenue to SW Canyon Creek Road.

The proposed street improvements include replacement of the existing multi-use path along SW Parkway Ave with a new multi-use, aligned to the future R.O.W. location, per Exhibit B – Civil Site Plans. Refer to 4.177(.01) for further information regarding the future street improvements.

- (.06) Transit Improvements. Development on sites that are adjacent to or incorporate major transit streets shall provide improvements as described in this section to any bus stop located along the site's frontage, unless waived by the City Engineer for reasons of safety or traffic operations. Transit facilities include bus stops, shelters, and related facilities. Required transit facility improvements may include the dedication of land or the provision of a public easement.**

- A. Development shall at a minimum provide:**

- 1. Reasonably direct pedestrian connections, as defined by Section 4.154, between building entrances and the transit facility and between buildings on the site and streets adjoining transit stops.**
- 2. Improvements at major transit stops. Improvements may include intersection or mid-block traffic management improvements to allow for pedestrian crossings at major transit stops.**

- B. Developments generating an average of 49 or more pm peak hour trips shall provide bus stop improvements per the Public Works Standards. Required improvements may include provision of benches, shelters, pedestrian lighting, or provision of an easement or dedication of land for transit facilities.**

- C. In addition to the requirements of 4.177(.06)(A.)(2.), development generating more than 199 pm peak hour trips on major transit streets shall provide a bus pullout, curb extension, and intersection or mid-block traffic management improvements to allow for pedestrian crossings at major transit stops.**

- D. In addition to the requirements of 4.177(.06)(A.) and (B.), development generating more than 500 pm peak-hour trips on major transit streets shall provide on-site circulation to accommodate transit service.**

Response: While a local transit authority maintains a stop at the west end of the existing Parkway Woods Complex, no new transit facilities are proposed as part of this application.

- (.07) Residential Private Access Drives. Residential Private Access Drives shall meet the following standards:**
- A. Residential Private Access Drives shall provide primary vehicular access to no more than four residential lots.**
 - B. The design and construction of a Residential Private Access Drive shall ensure a useful lifespan and structural maintenance schedule comparable, as determined by the City Engineer or City's Authorized Representative, to a local street constructed in conformance to current public works standards.**
 - 1. The design of residential private access drives shall be stamped by a professional engineer registered in the state of Oregon and shall be approved by the City Engineer or City's Authorized Representative to ensure the above requirement is met.**
 - 2. Prior to issuing a certificate of occupancy for any residential dwelling unit whose primary vehicular access is from a Residential Private Access Drive the City Engineer or City's Authorized Representative shall certify construction of the Residential Private Access Drive substantially conforms the design approved by the City Engineer or City's Authorized Representative.**
 - C. Residential Private Access Drives shall be named for addressing purposes. All Residential Private Access Drives shall use the suffix "Lane", i.e. SW Oakview Lane.**
 - D. Residential Private Access Drives shall meet or exceed the standards for access drives and travel lanes established in Subsection (.08) of this Section.**

Response: The subject property does not contain any residential private accesses.

- (.08) Access Drive and Driveway Approach Development Standards:**
- A. An access drive to any proposed development shall be designed to provide a clear travel lane free from any obstructions.**
 - B. Access drive travel lanes shall be constructed with a hard surface capable of carrying a 23-ton load.**
 - C. Where emergency vehicle access is required, approaches and driveways shall be designed and constructed to accommodate emergency vehicle apparatus and shall conform to applicable fire protection requirements. The City may restrict parking, require signage, or require other public safety improvements pursuant to the recommendations of an emergency service provider.**
 - D. Secondary or emergency access lanes may be improved to a minimum 12 feet with an all-weather surface as approved by the Fire District. All fire lanes shall be dedicated easements.**
 - E. Minimum access requirements shall be adjusted commensurate with the intended function of the site based on vehicle types and traffic generation.**
 - F. The number of approaches on higher classification streets (e.g., collector and arterial streets) shall be minimized; where practicable, access shall be taken first from a lower classification street.**
 - G. The City may limit the number or location of connections to a street or impose access restrictions where the roadway authority requires mitigation to alleviate safety or traffic operations concerns.**

- H. The City may require a driveway to extend to one or more edges of a lot and be designed to allow for future extension and inter-lot circulation as adjacent properties develop. The City may also require the owner(s) of the subject site to record an access easement for future joint use of the approach and driveway as the adjacent property(ies) develop(s).
- I. Driveways shall accommodate all projected vehicular traffic on-site without vehicles stacking or backing up onto a street.
- J. Driveways shall be designed so that vehicle areas, including but not limited to drive-up and drive-through facilities and vehicle storage and service areas, do not obstruct any public right-of-way.
- K. Approaches and driveways shall not be wider than necessary to safely accommodate projected peak hour trips and turning movements and shall be designed to minimize crossing distances for pedestrians.
- L. As it deems necessary for pedestrian safety, the City, in consultation with the roadway authority, may require traffic-calming features, such as speed tables, textured driveway surfaces, curb extensions, signage or traffic control devices, or other features, be installed on or in the vicinity of a site.
- M. Approaches and driveways shall be located and designed to allow for safe maneuvering in and around loading areas, while avoiding conflicts with pedestrians, parking, landscaping, and buildings.
- N. Where a proposed driveway crosses a culvert or drainage ditch, the City may require the developer to install a culvert extending under and beyond the edges of the driveway on both sides of it, pursuant applicable Public Works standards.
- O. Except as otherwise required by the applicable roadway authority or waived by the City Engineer, temporary driveways providing access to a construction site or staging area shall be paved or graveled to prevent tracking of mud onto adjacent paved streets.
- P. Unless constrained by topography, natural resources, rail lines, freeways, existing or planned or approved development, or easements or covenants, driveways proposed as part of a residential or mixed-use development shall meet local street spacing standards and shall be constructed to align with existing or planned streets, if the driveway.
 - 1. Intersects with a public street that is controlled, or is to be controlled in the planning period, by a traffic signal;
 - 2. Intersects with an existing or planned arterial or collector street; or
 - 3. Would be an extension of an existing or planned local street, or of another major driveway.

Response: The existing access points/drives are designed to provide a clear travel lane and in accordance with City standards. TVF& R SPP documentation and approval of site layout is included in Exhibit J.

(.09) Minimum street intersection spacing standards:

A. New streets shall intersect at existing street intersections so that centerlines are not offset. Where existing streets adjacent to a proposed development do not align properly, conditions shall be imposed on the development to provide for proper alignment.

B. Minimum intersection spacing standards are provided in Transportation System Plan Table 3-2.

Response: No new street intersections are proposed. In fact, one access point to Printer Parkway is being removed to increase intersection spacing distance.

SECTION 4.179 – MIXED SOLID WASTE AND RECYCLABLES STORAGE IN NEW MULTI-FAMILY RESIDENTIAL AND NON-RESIDENTIAL BUILDINGS

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

Response: The mixed solid waste and recycling area is located in the building and shall meet all applicable requirements. Total waste and recycling areas is 549 sf.

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

Response: As shown on Exhibit B, the waste storage areas area dimensioned at 18'-0" x 30'-5" total waste and recycling areas is 549 sf.

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

Response: As shown on Exhibit B, the waste storage areas area dimensioned at 18'-0" x 30'-5" total waste and recycling areas is 549 sf.

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

Response: The mixed solid waste and recycling area is located in the building and shall meet all applicable requirements. Total waste and recycling areas is 549 sf.

(.05) The specific requirements are based on an assumed storage height of four feet for solid waste/recyclables. Vertical storage higher than four feet but no higher than seven feet may be used to accommodate the same volume of storage in a reduced floor space. Where vertical or stacked

storage is proposed, the site plan shall include drawings to illustrate the layout of the storage area and dimensions for the containers.

Response: The mixed solid waste and recycling area is located in the building and shall meet all applicable requirements

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

A. Multi-family residential buildings containing five-ten units shall provide a minimum storage area of 50 square feet. Buildings containing more than ten residential units shall provide an additional five square feet per unit for each unit above ten.

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

1. Office: Four square feet per 1,000 square feet gross floor area (GFA);

2. Retail: Ten square feet per 1,000 square feet GFA;

3. Wholesale/Warehouse/Manufacturing: Six square feet per 1,000 square feet GFA; and

4. Other: Four square feet per 1,000 square feet GFA.

Response: As shown on Exhibit B, the waste storage areas area dimensioned at 18'-0" x 30'-5" total waste and recycling areas is 549 sf.

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

Response: As shown on Exhibit B, the waste storage areas area dimensioned at 18'-0" x 30'-5" total waste and recycling areas is 549 sf. Refer to keynote 041 on Sheet A001 of Exhibit B Plans set indicating the roll out waste/recycling containers pick-up location along with designated roll out path from Interior Trash Room. Please see Exhibit H for the hauler's approval letter.

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

Response: The mixed solid waste and recycling area is located in the building and shall meet all applicable requirements.

(.09) When applicable, the applicant must comply with Wilsonville Code Section 8.010.

Response: The mixed solid waste and recycling area is located in the building and shall meet all applicable requirements.

SECTION 4.199.10 – OUTDOOR LIGHTING IN GENERAL

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

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

Response: The proposed area for the new parking stalls will meet site lighting requirements and are located per the site plan Exhibit B. The new parking stalls were designed around the existing site lights.

SECTION 4.199.30 – LIGHTING OVERLAY ZONE

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

Response: Based on the Lighting Overlay Zone Map, the site is located within the single lighting zone 2. All applicable code sections relating to lighting zone 2 are addressed below.

(.02) The Lighting Zones shall be:

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

Response: Based on the Lighting Overlay Zone Map, the site is located within the single lighting zone 2. All applicable code sections relating to lighting zone 2 are addressed below.

(.03) Modification of Lighting Zones:

Response: No modifications to the Lighting Zone is being requested.

SECTION 4.199.40 – LIGHTING SYSTEMS STANDARDS FOR APPROVAL

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

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

Response: For purposes of this application, the Owner/Applicant will demonstrate compliance using the performance option.

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

Response: For purposes of this application, the Owner/Applicant will demonstrate compliance using the performance option.

C. Performance Option. If the lighting is to comply with the Performance Option, the proposed lighting design shall be submitted by the applicant for approval by the City meeting all of the following:

1. The weighted average percentage of direct uplight lumens shall be less than the allowed amount per Table 9.

2. The maximum light level at any property line shall be less than the values in Table 9, as evidenced by a complete photometric analysis including horizontal illuminance of the site and vertical illuminance on the plane facing the site up to the mounting height of the luminaire mounted highest above grade. The Building Official or designee may accept a photometric test report, demonstration or sample, or other satisfactory confirmation that the luminaire meets the shielding requirements of Table 7. Luminaires shall not be mounted so as to permit aiming or use in any way other than the manner maintaining the shielding classification required herein:

a. Exception 1. If the property line abuts a public right-of-way, including a sidewalk or street, the analysis may be performed across the street at the adjacent property line to the right-of-way.

b. Exception 2. If, in the opinion of the Building Official or designee, compliance is impractical due to unique site circumstances such as lot size or shape, topography, or size or shape of building, which are circumstances not typical of the general conditions of the surrounding area. The Building Official may impose conditions of approval to avoid light trespass to the maximum extent possible and minimize any additional negative impacts resulting to abutting and adjacent parcels, as well as public rights-of-way, based on best lighting practices and available lighting technology.

3. The maximum pole or mounting height shall comply with Table 8.

Response: Under the performance option, the project's outdoor lighting has a maximum of 5% of the direct uplight lumens and have a 0.2 foot-candles at the property line. The existing lighting and proposed lighting do not have or propose up-lighting in excess of these standards. For more information see Exhibit B.

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

- 1. Initiate operation at dusk and either extinguish lighting one hour after close or at the curfew times according to Table 10; or**
- 2. Reduce lighting intensity one hour after close or at the curfew time to not more than 50 percent of the requirements set forth in the Oregon Energy Efficiency Specialty Code unless waived by the DRB due to special circumstances; and**
- 3. Extinguish or reduce lighting consistent with 1. and 2. above on Holidays.**

The following are exceptions to curfew:

- a. Exception 1: Building Code required lighting.**

- b. Exception 2: Lighting for pedestrian ramps, steps and stairs.**

- c. Exception 3: Businesses that operate continuously or periodically after curfew.**

Response: As required by this section, the exterior lighting systems will be controlled by an automatic system that will allow the lighting to be initiated and extinguished at selected times.

(.02) Special Permit for Specific Lighting Fixtures and Systems and When Exceeding Lighting Requirements.

Response: The proposed improvements will comply to the outdoor lighting requirements, no special permit required.

SECTION 4.199.50 – SUBMITTAL REQUIREMENTS

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

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

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

- C. For each luminaire type, drawings, cut sheets or other documents containing specifications for the intended lighting including but not limited to, luminaire description, mounting, mounting height, lamp type and manufacturer, lamp watts, ballast, optical system/distribution, and accessories such as shields.
- D. Calculations demonstrating compliance with Oregon Energy Efficiency Specialty Code, Exterior Lighting, as modified by Section 4.199.40(.01)(B.)(2.)
- E. Lighting plans shall be coordinated with landscaping plans so that pole lights and trees are not placed in conflict with one another. The location of lights shall be shown on the landscape plan. Generally, pole lights should not be placed within one pole length of landscape and parking lot trees.
- F. Applicants shall identify the hours of lighting curfew.

Response: The application submittal materials contain a site lighting plan that identifies the lighting by type and location. The location of the poles is also shown on the landscape plan to illustrate that there are not conflicts. Background documentation identifying the luminaire type, cut sheets or other documents including luminaire description, mounting, mounting height, lamp type and manufacturer, lamp watts, ballast, optical system/distribution, and accessories such as shields will be provided. For more information see Exhibit B.

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

- A. Site plan showing horizontal isocandle lines, or the output of a point-by-point computer calculation of the horizontal illumination of the site, showing property lines and light levels immediately off of the subject property.
- B. For each side of the property, the output of a point-by-point vertical foot candle calculation showing illumination in the vertical plane at the property line from grade to at least 10 feet higher than the height of the tallest pole.
- C. Lighting plans shall be prepared by a qualified licensed engineer.

Response: In accordance with this section, a site photometric point will be prepared by a licensed engineer. The plan will show the horizontal iso_candle lines throughout the property and along the property lines. In addition, vertical foot-candle calculations will be illustrated. For more information see Exhibit B.

(.05) For all calculations, the following light loss factors shall be used unless an alternative is specifically approved by the City:

Metal halide	0.6
High pressure sodium	0.8
Compact fluorescent	0.7
Full size fluorescent	0.75
Incandescent	0.9

Halogen	0.95
Other	As approved

Response: As required, the Owner/Applicant will use the above light loss factors for use in the photometric calculations.

SECTION 4.199.60 – MAJOR ADDITIONS OR MODIFICATIONS TO PRE-EXISTING SITES

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

- A. Additions of 50 percent or more in terms of additional dwelling units, gross floor area, seating capacity, or parking spaces, either with a single addition or with cumulative additions after July 2, 2008.**
- B. Modification or replacement of 50 percent or more of the outdoor lighting luminaires' within a five-year timeframe existing as of July 2, 2008.**

Table 7: Maximum Wattage And Required Shielding

Lighting Zone	Fully Shielded	Shielded	Partly Shielded	Unshielded
LZ 1	70	20	13	Low voltage landscape lighting 50 watts or less
LZ 2	100	35	39	Low voltage landscape lighting 50 watts or less
LZ 3	250	100	70	Landscape and facade lighting 100 watts or less; ornamental lighting on private drives of 39 watts and less
LZ 4	450	150	150	Landscape and facade lighting 250 watts or less; ornamental lights on private drives and lanterns 70 watts or less; marquee lighting not employing medium based lamps

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 0	20	8	4
LZ 1	25	12	4
LZ 2	40	18	8
LZ 3	40	18	16
LZ 4	Height limit to be determined by Special Use Permit Only		

Lighting mounted onto buildings or other structures shall not exceed a mounting height greater than 4 feet higher than the tallest part of the building or structure at the place where the lighting is installed, nor higher than 33.33 percent of the horizontal distance of the light from the nearest property line, whichever is less.

Table 9: Performance Method

Lighting Zone	Maximum percentage of direct up light lumens	Maximum Light Level at Property Line	
		Horizontal plane at grade (foot candles - fc)	Vertical plane facing the site in question, from grade to mounting height of highest mounted luminaire (foot candles - fc)
LZ 0	0	0.01 fc	0.02 fc
LZ 1	1%	0.05 fc	0.1 fc
LZ 2	5%	0.2 fc	0.4 fc
LZ 3	10%	0.4 fc	0.8 fc
LZ 4	20%	0.8 fc	1.6 fc

Table 10: Curfew

Lighting Zone	Curfew Time
LZ 0	8:00 PM (2000 hours)
LZ 1	
LZ 2	10:00 PM (2200 hours)
LZ 3	Midnight (2400 hours)
LZ 4	

Response: Based on the thresholds identified in this section of the City’s code, the proposed improvements would be likely result in the modification or replacement of a majority of the outdoor lighting luminaires on the current site.

The proposed exterior lighting/photometric plan will meet the maximum foot candles illumination levels at the property line of 0.2 as well as the 10:00pm lighting curfew.

UNDERGROUND UTILITIES

SECTION 4.300 – GENERAL

- (.01) The City Council deems it reasonable and necessary in order to accomplish the orderly and desirable development of land within the corporate limits of the City, to require the underground installation of utilities in all new developments.
- (.02) After the effective date of this Code, the approval of any development of land within the City will be upon the express condition that all new utility lines, including but not limited to those required for power, communication, street lighting, gas, cable television services and related facilities, shall be placed underground.
- (.03) The construction of underground utilities shall be subject to the City's Public Works Standards and shall meet applicable requirements for erosion control and other environmental protection.

Response: It is acknowledged that any new and impacted overhead utilities will be placed underground per the requirements of this section.

SECTION 4.320 – REQUIREMENTS

- (.01) The developer or subdivider shall be responsible for and make all necessary arrangements with the serving utility to provide the underground services (including cost of rearranging any existing overhead facilities). All such underground facilities as described shall be constructed in compliance with the rules and regulations of the Public Utility Commission of the State of Oregon relating to the installation and safety of underground lines, plant, system, equipment, and apparatus.
- (.02) The location of the buried facilities shall conform to standards supplied to the subdivider by the City. The City also reserves the right to approve location of all surface-mounted transformers.
 - A. Permit reasonable uses of outdoor lighting for nighttime safety, utility, security, productivity, enjoyment and commerce.
 - B. Conserve energy and resources to the greatest extent possible.
 - C. Minimize glare, particularly in and around public rights-of-way; and reduce visual discomfort and improve visual acuity over large areas by avoiding "light islands" and "spotlighting" that result in reduced visual perception in areas adjacent to either the source of the glare or the area illuminated by the glare.
 - D. Minimize light trespass, so that each owner of property does not cause unreasonable light spillover to other property.
 - E. Curtail the degradation of the nighttime environment and the night sky.
 - F. Preserve the dark night sky for astronomy and enjoyment.
 - G. Protect the natural environment, including wildlife, from the damaging effects of night lighting from human sources.

Response: In accordance with this section, the location of the buried facilities is required to conform to standards supplied by the City. The City also reserves the right to approve location of all surface-mounted transformers.

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

Response: Easements are located on the Exhibit B Civil Site Plans.

SITE DESIGN REVIEW

SECTION 4.400 – PURPOSE

- (.01) **Excessive uniformity, inappropriateness or poor design of the exterior appearance of structures and signs and the lack of proper attention to site development and landscaping in the business, commercial, industrial and certain residential areas of the City hinders the harmonious development of the City, impairs the desirability of residence, investment or occupation in the City, limits the opportunity to attain the optimum use in value and improvements, adversely affects the stability and value of property, produces degeneration of property in such areas and with attendant deterioration of conditions affecting the peace, health and welfare, and destroys a proper relationship between the taxable value of property and the cost of municipal services therefor.**

Response: The proposed development intends to draw in new industrial / manufacturing tenants to the City of Wilsonville which represents a significant investment within the city. As represented in the plan set submitted with this narrative under Exhibit B, the proposed building and desirable site should increase neighboring property value. The careful selection of building material and architectural features represent a harmonious balance between the existing brick building on site and modern architectural design aesthetics of neighboring developments while meeting the intent of the PDI zoning standards. Therefore, the proposed new core and shell building is a valuable addition to the City of Wilsonville that meets and exceeds the requirements for the site design review.

Why Here?

The existing ParkWorks site located at SW Printer Parkway and SW Parkway Avenue was initially built for Techtronix in mid 1970s. The original buildings on the campus are set far back from the main road and shrouded by large berms and inwardly focused in order to maintain privacy for their development efforts within the industry. The red brick clad single story campus of nearly 300,000 square feet is uniform and subdued. In an effort to modernize and revitalize the campus, the need for a larger presence at the northwest corner has seemed appropriate and essential to keep up with growth in the desired Wilsonville community. Additionally, the adjacency to the I-5 corridor maximizes leasing potential which will bring jobs and growth to Wilsonville.

Why Now?

The campus and nearby buildings house a variety of entrepreneurs and industry titans to include ESS, Inc., Twist Bioscience, Xerox, and 3D Systems to name a few. Many of these light industrial and flex office buildings are calling Wilsonville home for its livability and proximity to major highways.

Design Intent

A full design narrative in its entirety is included in Exhibit I to further describe the design teams approach related to contextual site analysis, site design approach, and design intent of exterior facades. The west elevation of the facility will be viewed in a variety of pedestrian and vehicular scales (adjacent pedestrian sidewalk, Parkway Ave, and I-5 corridor in both north

and south directions). The overall design intent was to engage the streets (Parkway Ave and Printer Parkway) and accentuate the two entries with color and articulation. The remainder of the warehouse tilt-up façade will be painted with a visual gradient pattern conveying a sense of movement and visual interest to be perceived at the various pedestrian and vehicular scales. Varied joints in the tilt up panels will provide a varied scale and pattern to provide additional interest to the façade and break down the large mass of the warehouse walls.

The articulation of the northwest corner of the building will be achieved by meeting the City of Wilsonville's conditional requirement to provide accentuation of the corner by means of providing one of the following: elastomeric accent paint color on corner panels, material articulation, green wall trellises, or similar treatment to break up the façade in that location. The current design provides paint color articulation to tie in with the red-toned metal panels at the southwest and northeast building entrances. The refinement of this feature will be developed during the final phase of design documentation.

A variety of renderings have been included in the design narrative in the Exhibit I illustrating how the overall façades and articulated corners will be perceived from the various pedestrian and vehicular scales. An elevation design comparison study is included for comparing the proposed design with other similar building types within the area.

A physical materials board has been delivered to City of Wilsonville planning department to comply with requested submittal.

(.02) The City Council declares that the purposes and objectives of site development requirements and the site design review procedure are to:

A. Assure that Site Development Plans are designed in a manner that ensures proper functioning of the site and maintains a high quality visual environment.

Response: As shown on the plan set provided under Exhibit B, the associated plans meet all the design standards outlined within the development code, while creating a high quality visual environment. That visual environment encompasses both a well-designed building with careful attention to material selection and building massing, as well as site elements including drive aisles, parking, and landscape planting areas. Refer to Exhibit I for detailed description of building and façade design approach to provide a high quality visual environment.

B. Encourage originality, flexibility and innovation in site planning and development, including the architecture, landscaping and graphic design of said development;

Response: As shown on the plan set provided under Exhibit B, the associated plans meet all the design standards outlined within the development code, while creating an original, flexible, and innovative design that addresses building architecture, and landscaping to convey those design elements. As shown on the building elevations, attention is paid to material selection and building massing, as well as site elements including drive aisles, parking, and landscape planting areas. Refer to Exhibit I for description of site layout and renderings illustrating site planning and building façade design approach.

C. Discourage monotonous, drab, unsightly, dreary and inharmonious developments;

Response: The proposed design represents a vibrant and creative layout that has considered the site context relative to adjacent properties and uses, as well as the site visibility along I-5 and Parkway Ave. Refer to Exhibit I for detailed description and renderings illustrating design approach to provide visually interesting facades with a gradient overlay and color accentuated entries at the prominent corners.

D. Conserve the City's natural beauty and visual character and charm by assuring that structures, signs and other improvements are properly related to their sites, and to surrounding sites and structures, with due regard to the aesthetic qualities of the natural terrain and landscaping, and that proper attention is given to exterior appearances of structures, signs and other improvements;

Response: The proposed design represents a vibrant and creative layout that has considered the site context relative to adjacent properties and uses, as well as the site visibility along I-5 and Parkway Ave. The proposed structure, signs and other site improvements are properly related to the site and surrounding uses and structures. Refer to Exhibit I for detailed description and renderings illustrating design approach to provide visually interesting facades.

E. Protect and enhance the City's appeal and thus support and stimulate business and industry and promote the desirability of investment and occupancy in business, commercial and industrial purposes;

Response: The proposed development intends to draw in new industrial / manufacturing tenants to the City of Wilsonville which represents a significant investment and will only help to enhance the city's appeal to support and stimulate business and industry in the city. Refer to Exhibit I for detailed description and renderings illustrating design approach to provide visually interesting facades.

F. Stabilize and improve property values and prevent blighted areas and, thus, increase tax revenues;

Response: The proposed development will take a vacant portion of an existing developed lot that will attract the interest of new tenants. This will improve property values and prevent blighted area, thus increasing tax revenues.

G. Insure that adequate public facilities are available to serve development as it occurs and that proper attention is given to site planning and development so as to not adversely impact the orderly, efficient and economic provision of public facilities and services.

Response: All associated studies and plans are provided with this narrative to address adequate public facilities and proposed extension of those facilities into the site. Utility extensions and connections are shown on the Utility Plan provided under Exhibit B, while a traffic study is provided under Exhibit D to address trip generation and potential impacts to levels of service within the project extent. Applicant has engaged City of Wilsonville Engineer (Amy Pepper) on 12/19/22 regarding the updating of DKS Transportation Impact Analysis

(TIA) including updated trip generation data available in the Kittelson & Associates TIA report dated 7/13/22 and included for reference purposes in Exhibit D. Additional fee associated with this effort is currently in the process of payment.

- H. Achieve the beneficial influence of pleasant environments for living and working on behavioral patterns and, thus, decrease the cost of governmental services and reduce opportunities for crime through careful consideration of physical design and site layout under defensible space guidelines that clearly define all areas as either public, semi-private, or private, provide clear identity of structures and opportunities for easy surveillance of the site that maximize resident control of behavior—particularly crime;**

Response: The proposed site layout and building design has taken into consideration both City design standards as well as the programmatic requirements for tentative building operations. Therefore, it is assumed that the optimal building layout will encourage efficient operations and a safe work environment. Exterior design pertaining to safe and efficient design of vehicle and pedestrian areas relates to site landscaping and limiting interaction between vehicles and pedestrians. The proposed Site Plan and Landscape Planting Plan provided under Exhibit B speak to the site layout and design of these spaces. Refer to Exhibit I for detailed description and renderings illustrating site design approach.

- I. Foster civic pride and community spirit so as to improve the quality and quantity of citizen participation in local government and in community growth, change and improvements;**

Response: The proposed development is providing a facility for manufacturing businesses that could include various Oregon-based manufacturing businesses that would support both business and community growth and stability within the Wilsonville metropolitan area. Future DRB hearing is planned for to engage the local community.

- J. Sustain the comfort, health, tranquility and contentment of residents and attract new residents by reason of the City's favorable environment and, thus, to promote and protect the peace, health and welfare of the City.**

Response: The proposed development will take a vacant portion of an existing developed lot that will attract the interest of new tenants. The pedestrian path associated with this project will work to promote a healthy and walkable community that provides direct pedestrian connectivity to the existing site wide pedestrian pathway. Also combined with the site landscaping, this project represents an attractive development that will only draw more potential commercial tenants to the City of Wilsonville. Refer to Exhibit I renderings and site design approach illustrating the pedestrian connectivity around the facility.

SECTION 4.420 – JURISDICTION AND POWERS OF THE BOARD

- (.01) Application of Section. Except for single-family and middle housing dwellings in any residential zoning district, and apartments in the Village zone, no Building Permit shall be issued for a new**

building or major exterior remodeling of an existing building, and no Sign Permit, except as permitted in Sections 4.156.02 and 4.156.05, shall be issued for the erection or construction of a sign relating to such new building or major remodeling, until the plans, drawings, sketches and other documents required for a Sign Permit application have been reviewed and approved by the Board.

Response: The proposed development will not have any signage scope that is required to meet these requirements and standards. A separate signage package review has been submitted under SR22-0007. Future wayfinding and/or tenant signage will be processed under future applications.

(.02) Development in Accord with Plans. Construction, site development and landscaping shall be carried out in substantial accord with the plans, drawings, sketches and other documents approved by the Board, unless altered with Board approval. Nothing in this subsection shall be construed to prevent ordinary repair, maintenance and replacement of any part of the building or landscaping which does not involve a substantial change from the purpose of Section 4.400. If the Board objects to such proposed changes, they shall be subject to the procedures and requirements of the site design review process applicable to new proposals.

Response: Site development and construction will be carried out according to the final DRB approved plans and conditions of approval. If any substantial changes are proposed, the project will be subject to the new procedures and requirements that pertain to the site design review process applicable to new proposals.

(.03) Variances. The Board may authorize variances from the site development requirements, based upon the procedures, standards and criteria listed in Section 4.196. Variances shall be considered in conjunction with the site design review process.

Response: No variances are requested with this application at this time.

SECTION 4.421 – CRITERIA AND APPLICATION OF DESIGN STANDARDS

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

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

Response: The majority of the project scope site is currently vacant with a portion of it as existing asphalt parking. The project will work to retain as many existing, healthy trees as possible and

the proposed pedestrian path will work to retain the existing lawns and trees on the west side of the path to the greatest extent possible. Aside from the soil fill deposits the site is relatively flat with grade changes along the SW Parkway Ave frontage.

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

Response: The proposed siting of the structure within the site allows for vehicle and truck access around three sides of the building, while also limiting impact to the grade changes along the SW Parkway Ave. frontage.

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

Response: The proposed siting of the structure within the site allows for vehicle and truck access around three sides of the building, while also limiting impact to the grade changes along the SW Parkway Ave. frontage. A fire access road is provided around the three sides of building to allow for fire access as well as a vehicle carrier truck. There are two vehicle entry into the site via Printer Parkway and Xerox Dr. Vehicle drive aisles and parking areas are separated from pedestrian paths to the greatest extent practical. A sidewalk from SW Parkway Ave, Printer Parkway and Xerox does lead into the site, where a striped and raised crosswalk is shown to connect pedestrians to the primary building entrance.

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

Response: Site surface drainage is addressed within the Stormwater Report provided under Exhibit G, as well as the Utility Plan shown under Exhibit B. The report addresses site surface drainage and demonstrates that the proposed stormwater quantity and quality will be provided on-site to limit any impacts to neighboring properties.

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

Response: All utility installations will be located below ground. The proposed method of sanitary and storm sewage disposal is shown on the Utility Plan provided under Exhibit B.

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

Response: The proposed development will not have any signage scope that is required to meet these requirements and standards. A separate signage package review has been submitted under SR22-0007. Future wayfinding and/or tenant signage will be processed under future applications.

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

Response: As addressed within this narrative, site landscape screening and buffers along the site perimeter and within the parking area will more than adequately screen surface areas, truck loading areas, and the proposed trash enclosure. The building is situated on the site to prevent the structure from being incongruous with the surrounding properties. Additional architectural stylings and building materials work to provide a sense of place that is in context with surrounding properties and development.

(.02) The standards of review outlined in Sections (a) through (g) above shall also apply to all accessory buildings, structures, exterior signs and other site features, however related to the major buildings or structures.

Response: The standards of review outlined above will apply to the site features including the parking area and the enhanced landscaping and screening throughout the site.

(.03) The Board shall also be guided by the purpose of Section 4.400, and such objectives shall serve as additional criteria and standards.

Response As addressed under Section 4.400, the proposed meet the intent and purpose of that Site Design Review section.

(.04) Conditional application. The Planning Director, Planning Commission, Development Review Board or City Council may, as a Condition of Approval for a zone change, subdivision, land partition, variance, conditional use, or other land use action, require conformance to the site development standards set forth in this Section.

Response: As addressed under Section 4.177, the applicant will be pursuing additional approvals for the required conformance to the street improvement standards and requirements, which may require additional conversation with the City of Wilsonville.

(.05) The Board may attach certain development or use conditions in granting an approval that are determined necessary to insure the proper and efficient functioning of the development, consistent with the intent of the Comprehensive Plan, allowed densities and the requirements of this Code. In making this determination of compliance and attaching conditions, the Board shall, however, consider the effects of this action on the availability and cost of needed housing. The provisions of this section shall not be used in such a manner that additional conditions either singularly or accumulatively have the effect of unnecessarily increasing the cost of housing or effectively excluding a needed housing type.

Response: The applicant is aware that the DRB may attach certain development or use conditions in granting an approval. The applicant will work with City Staff and the DRB to address any issues prior to final decision.

(.06) The Board or Planning Director may require that certain paints or colors of materials be used in approving applications. Such requirements shall only be applied when site development or other land use applications are being reviewed by the City.

A. Where the conditions of approval for a development permit specify that certain paints or colors of materials be used, the use of those paints or colors shall be binding upon the applicant. No Certificate of Occupancy shall be granted until compliance with such conditions has been verified.

Response: The applicant understands the potential for conditions of approval tied to a specific paints or colors of materials to be used and that those conditions shall be met before Certificate of Occupancy.

B. Subsequent changes to the color of a structure shall not be subject to City review unless the conditions of approval under which the original colors were set included a condition requiring a subsequent review before the colors could be changed.

Response: The applicant is aware that the DRB may attach certain conditions to an approval relating to materials or certain paints or colors. The applicant will work with City Staff and the DRB to address any issues relating to materials or building colors prior to final decision.

SECTION 4.430 – LOCATION, DESIGN, AND ACCESS STANDARDS FOR MIXED SOLID WASTE AND RECYCLING AREAS

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

Response: As addressed within this narrative under Section 4.179 a mixed solid waste and recycling area is located in the building and shall meet all applicable requirements. Total waste and recycling areas is 549 sf.

(.02) Location Standards

- A. To encourage its use, the storage area for source separated recyclables shall be co-located with the storage area for residual mixed solid waste.**

Response: The mixed solid waste and recycling area is collocated at the trash enclosure located in the building.

- B. Indoor and outdoor storage areas shall comply with Uniform Building and Fire Code requirements.**

Response: The proposed waste storage enclosure will be located indoor and will meet Uniform Fire Code standards.

- C. Storage area space requirements can be satisfied with a single location or multiple locations and can combine with both interior and exterior locations.**

Response: The proposed waste storage enclosure will be located indoor.

- D. Exterior storage areas can be located within interior side yard or rear yard areas. Minimum setback shall be three feet. Exterior storage areas shall not be located within a required front yard setback, including double frontage lots.**

Response: The proposed waste storage enclosure will be located indoor.

- E. Exterior storage areas shall be located in central and visible locations on a site to enhance security for users.**

Response: The proposed waste storage enclosure will be located indoor.

- F. Exterior storage areas can be located in a parking area if the proposed use provides at least the minimum number of parking spaces required for the use after deducting the area used for storage. Storage areas shall be appropriately screened according to the provisions of Section 4.430(.03), below.**

Response: The proposed waste storage enclosure will be located indoor.

- G. The storage area shall be accessible for collection vehicles and located so that the storage area will not obstruct pedestrian or vehicle traffic movement on the site or on public streets adjacent to the site.**

Response: The waste storage containers will be manually moved to an exterior pickup area accessible to collection vehicles. The pickup area will not obstruct pedestrian or vehicle traffic.

(.03) Design Standards

- A. The dimensions of the storage area shall accommodate containers consistent with current methods of local collection.**

Response: As shown on Exhibit B, the waste storage areas area dimensioned at 18'-0" x 30'-5" total waste and recycling areas is 549 sf.

- B. Storage containers shall meet Uniform Fire Code standards and be made of or covered with waterproof materials or situated in a covered area.**

Response: The proposed waste storage enclosure will be located indoor and will meet Uniform Fire Code standards.

- C. Exterior storage areas shall be enclosed by a sight obscuring fence, wall or hedge at least six feet in height. Gate openings for haulers shall be a minimum of ten feet wide and shall be capable of being secured in a closed or open position. In no case shall exterior storage areas be located in conflict with the vision clearance requirements of Section 4.177.**

Response: The proposed waste storage enclosure will be located indoor.

- D. Storage area(s) and containers shall be clearly labeled to indicate the type of materials accepted.**

Response: The waste storage area and containers will be clearly labeled to indicate the type of materials accepted.

(.04) Access Standards

- A. Access to storage areas can be limited for security reasons. However, the storage area shall be accessible to users at convenient times of the day and to collect service personnel on the day and approximate time they are scheduled to provide collection service.**

Response: The waste storage areas will be accessible to users and employees during business hours and to service haulers on the day and approximate time of collections.

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

Response: The waste container pickup areas will be accessible to collection trucks and equipment and will have adequate horizontal and vertical clearances of 10 ft and 8ft requirements.

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

Response: The waste container pickup areas will be accessible to collection trucks without requiring backing out of a driveway onto a public street.

SECTION 4.440 – PROCEDURE

- (.01) **Submission of Documents.** A prospective applicant for a building or other permit who is subject to site design review shall submit to the Planning Department, in addition to the requirements of Section 4.035, the following:
- A. A site plan, drawn to scale, showing the proposed layout of all structures and other improvements including, where appropriate, driveways, pedestrian walks, landscaped areas, fences, walls, off-street parking and loading areas, and railroad tracks. The site plan shall indicate the location of entrances and exits and direction of traffic flow into and out of off-street parking and loading areas, the location of each parking space and each loading berth and areas of turning and maneuvering vehicles. The site plan shall indicate how utility service and drainage are to be provided.
 - B. A Landscape Plan, drawn to scale, showing the location and design of landscaped areas, the variety and sizes of trees and plant materials to be planted on the site, the location and design of landscaped areas, the varieties, by scientific and common name, and sizes of trees and plant materials to be retained or planted on the site, other pertinent landscape features, and irrigation systems required to maintain trees and plant materials. An inventory, drawn at the same scale as the Site Plan, of existing trees of four inch caliper or more is required. However, when large areas of trees are proposed to be retained undisturbed, only a survey identifying the location and size of all perimeter trees in the mass is necessary.
 - C. Architectural drawings or sketches, drawn to scale, including floor plans, in sufficient detail to permit computation of yard requirements and showing all elevations of the proposed structures and other improvements as they will appear on completion of construction. Floor plans shall also be provided in sufficient detail to permit computation of yard requirements based on the relationship of indoor versus outdoor living area, and to evaluate the floor plan's effect on the exterior design of the building through the placement and configuration of windows and doors.
 - D. A Color Board displaying specifications as to type, color, and texture of exterior surfaces of proposed structures. Also, a phased development schedule if the development is constructed in stages.
 - E. A sign Plan, drawn to scale, showing the location, size, design, material, color and methods of illumination of all exterior signs.
 - F. The required application fee.

Response: The submittal package includes Site, Grading, Utility, Landscape Plans as well as Architectural Plan, Elevations, Site lighting plan, color boards, and the required application fees.

SECTION 4.441 – EFFECTIVE DATE OF DECISIONS

A decision of the Board shall become effective 14 calendar days after the date of the decision, unless the decision is appealed to, or called up by, the Council. If the decision of the Board is appealed to, or called up by, the City Council, the decision of the Council shall become effective immediately.

Response: The applicant is aware of the effective date of decisions.

SECTION 4.442 – TIME LIMIT ON APPROVAL

Site design review approval shall be void after two years unless a building permit has been issued and substantial development pursuant thereto has taken place; or an extension is granted by motion of the Board. Section 4.443. Preliminary Consideration.

Response: The applicant is aware of the effective date of the time limit on DRB approval. Pending DRB approval, the applicant will be filing for building permits to begin renovation of the existing building.

SECTION 4.450 – INSTALLATION OF LANDSCAPING

- (.01) All landscaping required by this section and approved by the Board shall be installed prior to issuance of occupancy permits, unless security equal to 110 percent of the cost of the landscaping as determined by the Planning Director is filed with the City assuring such installation within six 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 Board, 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 shall be returned to the applicant.
- (.02) Action by the City approving a proposed landscape plan shall be binding upon the applicant. 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 Development Review Board, as specified in this Code.
- (.03) All landscaping shall be continually maintained, including necessary watering, weeding, pruning, and replacing, in a substantially similar manner as originally approved by the Board, unless altered with Board approval.
- (.04) If a property owner wishes to add landscaping for an existing development, in an effort to beautify the property, the Landscape Standards set forth in Section 4.176 shall not apply and no Plan approval or permit shall be required. If the owner wishes to modify or remove landscaping that has been accepted or approved through the City's development review process, that removal or modification must first be approved through the procedures of Section 4.010.

Response: In accordance with this section, all landscaping required by this section and approved by the Board shall be installed prior to issuance of occupancy permits.

TREE PRESERVATION AND PROTECTION

SECTION 4.600.30 – TREE REMOVAL PERMIT REQUIRED

- (.01) **Requirement Established.** No person shall remove any tree without first obtaining a Tree Removal Permit (TRP) as required by this subchapter.
- (.02) **Tree Removal Permits will be reviewed according to the standards provided for in this subchapter, in addition to all other applicable requirements of Chapter 4.**
- (.03) **Although tree activities in the Willamette River Greenway are governed by WC 4.500–4.514, the application materials required to apply for a conditional use shall be the same as those required for a Type B or C permit under this subchapter, along with any additional materials that may be required by the Planning Department. An application for a Tree Removal Permit under this section shall be reviewed by the Development Review Board.**

Response: This application, including the Type C Tree Removal Permits, is intended to satisfy the requirements of this section.

SECTION 4.600.40 – EXCEPTIONS

- (.01) **Exception from requirement.** Notwithstanding the requirement of WC 4.600.30(1), the following activities are allowed without a Tree Removal Permit, unless otherwise prohibited:
 - A. **Agriculture, Commercial Tree Farm or Orchard.** Tree removal or transplanting occurring during use of land for commercial purposes for agriculture, orchard(s), or tree farm(s), such as Christmas tree production.
 - B. **Emergencies.** Actions made necessary by an emergency, such as tornado, windstorm, flood, freeze, utility damage or other like disasters, in order to prevent imminent injury or damage to persons or property or restore order and it is impractical due to circumstances to apply for a permit.
 - 1. **When an emergency has occurred, a Tree Removal Permit must be applied for within 30 days following the emergency tree removal under the application procedures established in this subchapter.**
 - 2. **In addition to complying with the permit application requirements of this subchapter, an applicant shall provide a photograph of any tree removed and a brief description of the conditions that necessitated emergency removal. Such photograph shall be supplied within seven days of application for a permit. Based on good cause shown arising out of the emergency, the Planning Director may waive any or all requirements of this section.**
 - 3. **Where a Type A Permit is granted for emergency tree removal, the permittee is encouraged to apply to the City Tree Fund for replanting assistance.**

- C. City utility or road work in utility or road easements, in utility or road rights-of-way, or in public lands. However, any trees removed in the course of utility work shall be mitigated in accordance with the standards of this subchapter.
- D. Nuisance abatement. The City is not required to apply for a Tree Removal Permit to undertake nuisance abatement as provided in WC 6.200 et seq. However, the owner of the property subject to nuisance abatement is subject to all the provisions of this subchapter in addition to the requirements of WC 6.200 et seq.
- E. The removal of filbert trees is exempt from the requirements of this subchapter.
- F. The Charbonneau District, including its golf course, is exempt from the requirements of WC 4.600.30(1) on the basis that by and through the current CC&R's of the Charbonneau Country Club, the homeowners' association complies with all requirements of WC 4.610.30(1)(C)(1). This exception has been based upon the Tree Maintenance and Protection Plan that has been submitted by the Charbonneau Country Club and approved by the Planning Director. Tree removal activities remain subject to all applicable standards of this subchapter. Unless authorized by the City, this exception does not include tree removal upon any public easements or public property within the district. In the event that the CC&R's are changed relative to the effect of the Tree Maintenance and Protection Plan, then the Planning Director shall review whether such effect is material, whether it can be mitigated, and if not, may disallow the exemption.

Response: The project does not involve tree removal that would be exempt from these regulations.

SECTION 4.610.10 – STANDARDS FOR TREE REMOVAL, RELOCATION, OR REPLACEMENT

- (.01) Except where an application is exempt, or where otherwise noted, the following standards shall govern the review of an application for a Type A, B, C or D Tree Removal Permit:
 - A. Standard for the Significant Resource Overlay Zone. The standard for tree removal in the Significant Resource Overlay Zone shall be that removal or transplanting of any tree is not inconsistent with the purposes of this Chapter.
 - B. Preservation and Conservation. No development application shall be denied solely because trees grow on the site. Nevertheless, tree preservation and conservation as a design principle shall be equal in concern and importance to other design principles.
 - C. Developmental Alternatives. Preservation and conservation of wooded areas and trees shall be given careful consideration when there are feasible and reasonable location alternatives and design options on-site for proposed buildings, structures or other site improvements.
 - D. Land Clearing. Where the proposed activity requires land clearing, the clearing shall be limited to designated street rights-of-way and areas necessary for the construction of buildings, structures or other site improvements.

- E. Residential Development.** Where the proposed activity involves residential development, residential units shall, to the extent reasonably feasible, be designed and constructed to blend into the natural setting of the landscape.
- F. Compliance With Statutes and Ordinances.** The proposed activity shall comply with all applicable statutes and ordinances.
- G. Relocation or Replacement.** The proposed activity shall include necessary provisions for tree relocation or replacement, in accordance with WC 4.620.00, and the protection of those trees that are not to be removed, in accordance with WC 4.620.10.
- H. Limitation.** Tree removal or transplanting shall be limited to instances where the applicant has provided completed information as required by this Chapter and the reviewing authority determines that removal or transplanting is necessary based on the criteria of this subsection.
 - 1. Necessary For Construction.** Where the applicant has shown to the satisfaction of the reviewing authority that removal or transplanting is necessary for the construction of a building, structure or other site improvement, and that there is no feasible and reasonable location alternative or design option on-site for a proposed building, structure or other site improvement; or a tree is located too close to existing or proposed buildings or structures, or creates unsafe vision clearance.
 - 2. Disease, Damage, or Nuisance, or Hazard.** Where the tree is diseased, damaged, or in danger of falling, or presents a hazard as defined in WC 6.208, or is a nuisance as defined in WC 6.200 et seq., or creates unsafe vision clearance as defined in this Code.
 - a.** As a condition of approval of Stage II development, filbert trees must be removed if they are no longer commercially grown or maintained.
 - 3. Interference.** Where the tree interferes with the healthy growth of other trees, existing utility service or drainage, or utility work in a previously dedicated right-of-way, and it is not feasible to preserve the tree on site.
 - 4. Other.** Where the applicant shows that tree removal or transplanting is reasonable under the circumstances.
- I. Additional Standards for Type C Permits.**
 - 1. Tree survey.** For all site development applications reviewed under the provisions of Chapter 4 Planning and Zoning, the developer shall provide a Tree Survey before site development as required by WC 4.610.40, and provide a Tree Maintenance and Protection plan, unless specifically exempted by the Planning Director or DRB, prior to initiating site development.
 - 2. Platted Subdivisions.** The recording of a final subdivision plat whose preliminary plat has been reviewed and approved after the effective date of Ordinance 464 by the City and that conforms with this subchapter shall include a Tree Survey and Maintenance and Protection Plan, as required by this subchapter, along with all other conditions of approval.
 - 3. Utilities.** The City Engineer shall cause utilities to be located and placed wherever reasonably possible to avoid adverse environmental consequences given the circumstances

of existing locations, costs of placement and extensions, the public welfare, terrain, and preservation of natural resources. Mitigation and/or replacement of any removed trees shall be in accordance with the standards of this subchapter.

- J. Exemption.** Type D permit applications shall be exempt from review under standards D, E, H and I of this subsection.

Response: In order to accommodate the proposed building and surface parking areas, earthwork will be required which will require the clearing of the affected area which would include tree removal. This is necessary to facilitate the construction of the site improvements.

SECTION 4.610.40 – TYPE C PERMIT

- (.01) Approval to remove any trees on property as part of a site development application may be granted in a Type C permit. A Type C permit application shall be reviewed by the standards of this subchapter and all applicable review criteria of Chapter 4. Application of the standards of this section shall not result in a reduction of square footage or loss of density, but may require an applicant to modify plans to allow for buildings of greater height. If an applicant proposes to remove trees and submits a landscaping plan as part of a site development application, an application for a Tree Removal Permit shall be included. The Tree Removal Permit application will be reviewed in the Stage II development review process. The DRB shall review all Type C permits, with the exception of Class II development review applications located within the Coffee Creek Industrial Design Overlay District, where the Planning Director shall have review authority. Any plan changes made that affect trees after Stage II review of a development application shall be subject to review by the original approval authority. Where mitigation is required for tree removal, such mitigation may be considered as part of the landscaping requirements as set forth in this Chapter. Tree removal shall not commence until approval of the required Stage II application and the expiration of the appeal period following that decision. If a decision approving a Type C permit is appealed, no trees shall be removed until the appeal has been settled.
- (.02) The applicant must provide ten copies of a Tree Maintenance and Protection Plan completed by an arborist that contains the following information:
- A. A plan, including a topographical survey bearing the stamp and signature of a qualified, registered professional containing all the following information:**
1. **Property Dimensions.** The shape and dimensions of the property, and the location of any existing and proposed structure or improvement.
 2. **Tree survey.** The survey must include:
 - a. An accurate drawing of the site based on accurate survey techniques at a minimum scale of one inch equals 100 feet and which provides a) the location of all trees having six inches or greater d.b.h. likely to be impacted, b) the spread of canopy of

those trees, (c) the common and botanical name of those trees, and d) the approximate location and name of any other trees on the property.

- b. A description of the health and condition of all trees likely to be impacted on the site property. In addition, for trees in a present or proposed public street or road right-of-way that are described as unhealthy, the description shall include recommended actions to restore such trees to full health. Trees proposed to remain, to be transplanted or to be removed shall be so designated. All trees to remain on the site are to be designated with metal tags that are to remain in place throughout the development. Those tags shall be numbered, with the numbers keyed to the tree survey map that is provided with the application.
 - c. Where a stand of 20 or more contiguous trees exist on a site and the applicant does not propose to remove any of those trees, the required tree survey may be simplified to accurately show only the perimeter area of that stand of trees, including its drip line. Only those trees on the perimeter of the stand shall be tagged, as provided in "b," above.
 - d. All Oregon white oaks, native yews, and any species listed by either the state or federal government as rare or endangered shall be shown in the tree survey.
3. **Tree Protection.** A statement describing how trees intended to remain will be protected during development, and where protective barriers are necessary, that they will be erected before work starts. Barriers shall be sufficiently substantial to withstand nearby construction activities. Plastic tape or similar forms of markers do not constitute "barriers."
 4. **Easements and Setbacks.** Location and dimension of existing and proposed easements, as well as all setbacks required by existing zoning requirements.
 5. **Grade Changes.** Designation of grade changes proposed for the property that may impact trees.
 6. **Cost of Replacement.** A cost estimate for the proposed tree replacement program with a detailed explanation including the number, size, and species.
 7. **Tree Identification.** A statement that all trees being retained will be identified by numbered metal tags, as specified in subsection "A," above in addition to clear identification on construction documents.

Response: An Arborist Report has been prepared by Teragan and Associates. This report identified tree protection measures and construction practices when working within the vicinity of trees identified for protection. An updated and current Arborist report prepared by Teragan and Associates is provided in Exhibit E dated December 16, 2022.

SECTION 4.620 – TREE RELOCATION, MITIGATION, OR REPLACEMENT

- (.01) **Requirement Established. A Type B or C Tree Removal Permit grantee shall replace or relocate each removed tree having six inches or greater d.b.h. within one year of removal.**
- (.02) **Basis For Determining Replacement. The permit grantee shall replace removed trees on a basis of one tree replanted for each tree removed. All replacement trees must measure two inches or more in diameter. Alternatively, the Planning Director or Development Review Board may require the permit grantee to replace removed trees on a per caliper inch basis, based on a finding that the large size of the trees being removed justifies an increase in the replacement trees required. Except, however, that the Planning Director or Development Review Board may allow the use of replacement Oregon white oaks and other uniquely valuable trees with a smaller diameter.**

Response: Each tree six (6) or greater that is removed will need to be replaced within one year of removal. The proposed replacement trees are illustrated on the proposed landscape plan.

- (.03) **Replacement Tree Requirements. A mitigation or replacement tree plan shall be reviewed by the City prior to planting and according to the standards of this subsection.**
- A. **Replacement trees shall have shade potential or other characteristics comparable to the removed trees, shall be appropriately chosen for the site from an approved tree species list supplied by the City, and shall be state Department of Agriculture Nursery Grade No. 1 or better.**
- B. **Replacement trees must be staked, fertilized and mulched, and shall be guaranteed by the permit grantee or the grantee's successors-in-interest for two years after the planting date.**
- C. **A "guaranteed" tree that dies or becomes diseased during that time shall be replaced.**
- D. **Diversity of tree species shall be encouraged where trees will be replaced, and diversity of species shall also be maintained where essential to preserving a wooded area or habitat.**

Response: Based on this section of code, the Owner/Applicant is required to replace the removed trees on a basis of one (1) tree replanted for each tree removed. The replacement trees must measure two inches (2") or more in diameter.

Based on the improvements, the proposed Demolition Plan identified the removal of 24 trees. However, two of these trees are dead or dying. The City's code requires the removed trees to be replaced on a basis of one (1) tree replanted for each tree removed. All totaled, 22 will be mitigated for.

The replacement trees will have shade potential or other characteristics comparable to the removed trees; will be appropriately chosen for the site from an approved tree species list supplied by the City and will be State Department of Agriculture Nursery Grade No. 1 or better.

Listed in the table below is a breakdown of each tree proposed for removal:

Tree Point Number	Common Name	Botanical Name	DBH	Health Condition	Comment
1264	Douglas fir	Pseudotsuga menziesii	23	Fair	Minor dieback in canopy
1438	Colorado Blue Spruce	Picea pungens	8	Good	
1440	Colorado Blue Spruce	Picea pungens	7	Good	
1442	Colorado Blue Spruce	Picea pungens	8	Good	
1603	Ponderosa pine	Pinus ponderosa	11	Good	16' from pavement
3765	Japanese black pine	Pinus thunbergii	17	Fair	broken branches hanging in canopy, all sides. Tree leaning to east.
3767	Ponderosa pine	Pinus ponderosa	11	Good	Proper conical structure.
3768	Japanese black pine	Pinus thunbergii	17	Poor	Tree leaning south, Top has previously failed.
3770	Japanese black pine	Pinus thunbergii	15	Fair	Two stems at base 10", 11". Leaning, one sided canopy to south.
3772	Japanese black pine	Pinus thunbergii	13	Fair	Tree leaning to south. Broken branches hanging in canopy.
3774	Japanese black pine	Pinus thunbergii	13	Fair	Tree leaning to south. Top has previously failed at 20'.
3776	Japanese black pine	Pinus thunbergii	12	Fair	Upper crown has multiple previous failures. Remaining growth bent over from weight.
3778	Japanese black pine	Pinus thunbergii	14	Fair	Broken/damaged limbs in canopy, north side. Extended lateral growth.

3780	Ponderosa pine	Pinus ponderosa	8	Good	Codominant 3 leaders at top.
3782	Japanese black pine	Pinus thunbergii	12	Fair	Codominant leaders at 10'. Both leaders have broken tops. Leaning to south.
3784	Red oak	Quercus rubra	34	Good	Large broken, hanging limbs in canopy, all sides.
3786	Red oak	Quercus rubra	38	Good	Large broken, hanging limbs in canopy, all sides.
3788	Ponderosa pine	Pinus ponderosa	8	Good	Trunk is 5' from parking lot.
3790	Ponderosa pine	Pinus ponderosa	9	Good	Trunk is 9' from parking lot.
3792	Norway Maple	Acer platanoides	14	Fair	Canopy leaning north. Central leader has been removed.
3806	Ponderosa pine	Pinus ponderosa	8	Fair	Excessive crown raising. Sequoia pitch moth
3807	Western Red Cedar	Thuja plicata	8,6,6		excessive crown raising, multiple leaders at ground level
4152	Oregon Ash	Fraxinus Latifolia	17	Dead/ Dying	Standing Dead Tree
4158	English Hawthorn	Crataegus Mongyna	14	Dead/ Dying	Multiple broken stems

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

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

(.05) Replacement Tree Location.

- A. City Review Required. The City shall review tree relocation or replacement plans in order to provide optimum enhancement, preservation and protection of wooded areas. To the extent feasible and desirable, trees shall be relocated or replaced on-site and within the same general area as trees removed.**
- B. Relocation or Replacement Off-Site. When it is not feasible or desirable to relocate or replace trees on-site, relocation or replacement may be made at another location approved by the City.**

Response: The proposed mitigation plantings have been placed interspersed throughout the proposed development area. Refer to the Landscape Plan for additional information. A total of 22 mitigation trees have been identified.

(.06) City Tree Fund. Where it is not feasible to relocate or replace trees on site or at another approved location in the City, the Tree Removal Permit grantee shall pay into the City Tree Fund, which fund is hereby created, an amount of money approximately the value as defined by this subchapter, of the replacement trees that would otherwise be required by this subchapter. The City shall use the City Tree Fund for the purpose of producing, maintaining and preserving wooded areas and heritage trees, and for planting trees within the City.

- A. The City Tree Fund shall be used to offer trees at low cost on a first-come, first-serve basis to any Type A Permit grantee who requests a tree and registers with the City Tree Fund.**
- B. In addition, and as funds allow, the City Tree Fund shall provide educational materials to assist with tree planting, mitigation, and relocation.**

Response: If necessary, the Owner/Applicant may proposed to pay into the City's Tree Fund to mitigate for the 22 trees.

(.07) Exception. Tree replacement may not be required for applicants in circumstances where the Director determines that there is good cause to not so require. Good cause shall be based on a consideration of preservation of natural resources, including preservation of mature trees and diversity of ages of trees. Other criteria shall include consideration of terrain, difficulty of replacement and impact on adjacent property.

Response: The project does not require an exception to the tree replacement requirements.

SECTION 4.620.10 – TREE PROTECTION DURING CONSTRUCTION

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

- A. All trees required to be protected must be clearly labeled as such.**
- B. Placing Construction Materials Near Tree. No person may conduct any construction activity likely to be injurious to a tree designated to remain, including, but not limited to, placing solvents, building**

material, construction equipment, or depositing soil, or placing irrigated landscaping, within the drip line, unless a plan for such construction activity has been approved by the Planning Director or Development Review Board based upon the recommendations of an arborist.

- C. **Attachments to Trees During Construction.** Notwithstanding the requirement of WC 4.620.10(1)(A), no person shall attach any device or wire to any protected tree unless needed for tree protection.
- D. **Protective Barrier.** Before development, land clearing, filling or any land alteration for which a Tree Removal Permit is required, the developer shall erect and maintain suitable barriers as identified by an arborist to protect remaining trees. Protective barriers shall remain in place until the City authorizes their removal or issues a final certificate of occupancy, whichever occurs first. Barriers shall be sufficiently substantial to withstand nearby construction activities. Plastic tape or similar forms of markers do not constitute "barriers." The most appropriate and protective barrier shall be utilized. Barriers are required for all trees designated to remain, except in the following cases:
 - 1. **Rights-of-Way and Easements.** Street right-of-way and utility easements may be cordoned by placing stakes a minimum of 50 feet apart and tying ribbon, plastic tape, rope, etc., from stake to stake along the outside perimeters of areas to be cleared.
 - 2. **Any property area separate from the construction or land clearing area onto which no equipment will venture may also be cordoned off as described in paragraph (D) of this subsection, or by other reasonable means as approved by the reviewing authority.**

Response: As part of this plan, no person will be allowed to conduct any construction activity that is likely to be injure to a tree designated to remain, including, but not limited to, placing solvents, building material, construction equipment, or depositing soil, or placing irrigated landscaping within the drip line.

In addition, before any land alteration for which a Tree Removal Permit is required, the developer will install and maintain tree protection fencing to protect remaining trees. Protective fencing is to remain in place until the City authorizes their removal or issues a final certificate of occupancy.

SECTION 4.620.20 – MAINTENANCE AND PROTECTION STANDARDS

- (.01) **The following standards apply to all activities affecting trees, including, but not limited to, tree protection as required by a condition of approval on a site development application brought under this Chapter or as required by an approved Tree Maintenance and Protection Plan.**
 - A. **Pruning activities shall be guided by the most recent version of the ANSI 300 Standards for Tree, Shrub, and Other Woody Plant Maintenance. Information on these standards shall be available upon request from the Planning Department.**
 - B. **Topping is prohibited.**
 - 1. **Exception from this section may be granted under a Tree Removal Permit if necessary for utility work or public safety.**

Response: Any pruning activities will be guided by the most recent version of the ANSI 300 Standards for Tree, Shrub, and Other Woody Plant Maintenance.

SECTION 4.630.10 – DISPLAY OF PERMIT; INSPECTION

(.01) The Tree Removal Permit grantee shall conspicuously display the permit on-site. The permit grantee shall display the permit continuously while trees are being removed or replaced or while activities authorized under the permit are performed. The permit grantee shall allow City representatives to enter and inspect the premises at any reasonable time, and failure to allow inspection shall constitute a violation of this subchapter.

Response: The approved Tree Removal Permit is required to be display on-site. The permit will continue to be displayed while trees are being removed or replaced or while activities authorized under the permit are performed.

III. **PART B:** TENTATIVE PLATT – Applicable City of Wilsonville Development Code Narrative – Chapter 4

APPLICABLE CITY OF WILSONVILLE DEVELOPMENT CODE NARRATIVE

The following information responds to applicable City of Wilsonville Development Code Standards for the **Parkway Woods Business Park** Tentative Plat (Partition). The applicant’s comments to individual sections are highlighted in bold for each applicable standard or regulation. Sections addressed include:

Standards applying to all Planned Development Zones

Section 4.118 - Standards applying to all Planned Development Zones 1

Planned Development Regulations

Section 4.140 – Planned Development Regulations 8

Use and Zone Specific Standards and Regulations

Section 4.117 - Standards Applying To Industrial Developments In Any Zone 15
 Section 4.135 - PDI- Planned Development Industrial Zone..... 15

Significant Resource Overlay Zone (SROZ)

Section 4.139.00 - Significant Resource Overlay Zone (SROZ) Ordinance..... 20
 Section 4.139.01 - ROZ – Purpose..... 20
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 Section 4.139.03 – Administration 21
 Section 4.139.04 - Uses and Activities Exempt from These Regulations 23
 Section 4.139.05 - Significant Resource Overlay Zone Map Verification (*Not Applicable to this Application*)..... 26
 Section 4.139.06 - Significant Resource Impact Report (SRIR) and Review Criteria (*Not Applicable to this Application*) 27
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 Section 4.139.08 - Activities Requiring a Class I Administrative Review Process (*Not Applicable to this Application*)..... 28
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Land Divisions

Section 4.200 – General Purpose	39
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Planned Development Standards and Regulations for all Planned Development (PD) Zones

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

Section Contains:

- Section 4.118 Standards applying to all Planned Development Zones

Section 4.118 Standards applying to all Planned Development Zones:

- (.01) Height Guidelines: In “S” overlay zones, the solar access provisions of Section 4.137 shall be used to determine maximum building heights. In cases that are subject to review by the Development Review Board, the Board may further regulate heights as follows:
- A. Restrict or regulate the height or building design consistent with adequate provision of fire protection and fire-fighting apparatus height limitations.
 - B. To provide buffering of low density developments by requiring the placement of three or more story buildings away from the property lines abutting a low density zone.
 - C. To regulate building height or design to protect scenic vistas of Mt. Hood or the Willamette River.

Applicant’s Response: *The subject property is located in the Planned Development Industrial (PDI) zoning district. Since this application is limited to a tentative plat (for partition), these guidelines only have limited application to the proposed partition plat.*

- A. Fire Protection: Concurrently with the proposed 2-lot partition, new development is being proposed on Parcel 5. Fire protection requirements will be addressed as part of the Parkworks Spec Building application.***
 - B. Buffering of Low Density Developments: As previously mentioned, the proposed 2-lot partition includes new proposed development on Parcel 5. The need for buffering will be addressed as part of the Parkworks Spec Building application.***
 - C. Protection of Scenic Vistas: Again, the proposed 2-lot partition include includes a new building on Parcel 5. Given the location of the building along the west edge of the property, current views or vistas from the other buildings will remain unaffected by the proposed partition.***
- (.02) Underground Utilities shall be governed by Sections 4.300 to 4.320. All utilities above ground shall be located so as to minimize adverse impacts on the site and neighboring properties.

Applicant's Response: The Owner/Applicant understands that all new utilities will be placed underground to the extent possible in an effort to minimize adverse impacts on the subject property.

As part of the proposed development of Parcel 5, all new utilities will be placed underground. Refer to the Parkworks Spec Building application for additional information.

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

A. Waive the following typical development standards:

1. minimum lot area;
2. lot width and frontage;
3. height and yard requirements;
4. lot coverage;
5. lot depth;
6. street widths;
7. sidewalk requirements;
8. height of buildings other than signs;
9. parking space configuration and drive aisle design;
10. minimum number of parking or loading spaces;
11. shade tree islands in parking lots, provided that alternative shading is provided;
12. fence height;
13. architectural design standards;
14. transit facilities; and
15. On-site pedestrian access and circulation standards; and
16. Solar access standards, as provided in section 4.137.

[Amended by Ord. #719, 6/17/13.]

Applicant's Response: *The 2-lot partition will meet the minimum development standards as required by this section.*

- B. The following shall not be waived by the Board, unless there is substantial evidence in the whole record to support a finding that the intent and purpose of the standards will be met in alternative ways:
1. open space requirements in residential areas;
 2. minimum density standards of residential zones;
 3. minimum landscape, buffering, and screening standards;

Applicant's Response: *The minimum standards cited above will be applicable to the proposed development on Parcel 5. Refer to the Parkworks Spec Building application for compliance to the minimum standards.*

- C. The following shall not be waived by the Board, unless there is substantial evidence in the whole record to support a finding that the intent and purpose of the standards will be met in alternative ways, and the action taken will not violate any applicable federal, state, or regional standards:
1. maximum number of parking spaces;
 2. standards for mitigation of trees that are removed;
 3. standards for mitigation of wetlands that are filled or damaged; and
 4. trails or pathways shown in the Parks and Recreation Master Plan.

Applicant's Response: *Again, the minimum standards cited above will be applicable to the proposed development on Parcel 5. Refer to the Parkworks Spec Building application for compliance to the minimum standards.*

- D. Locate individual building, accessory buildings, off-street parking and loading facilities, open space and landscaping and screening without reference to lot lines; and

Applicant's Response: *This criterion is applicable to Parcel 5 of the proposed 2-lot partition. Refer to the Parkworks Spec Building application for compliance to this standard.*

- E. Adopt other requirements or restrictions, inclusive of, but not limited to, the following:
1. Percent coverage of land by buildings and structures in relationship to property boundaries to provide stepped increases in densities away from low-density development.

2. Parking ratios and areas expressed in relation to use of various portions of the property and/or building floor area.
3. The locations, width and improvement of vehicular and pedestrian access to various portions of the property, including portions within abutting street or private drive.
[amended by Ord. 682, 9/9/10]
4. Arrangement and spacing of buildings and structures to provide appropriate open spaces around buildings.
5. Location and size of off-street loading areas and docks.
6. Uses of buildings and structures by general classification, and by specific designation when there are unusual requirements for parking, or when the use involves noise, dust, odor, fumes, smoke, vibration, glare or radiation incompatible with present or potential development of surrounding property. Such incompatible uses may be excluded in the amendment approving the zone change or the approval of requested permits.
7. Measures designed to minimize or eliminate noise, dust, odor, fumes, smoke, vibration, glare, or radiation which would have an adverse effect on the present or potential development on surrounding properties.
8. Schedule of time for construction of the proposed buildings and structures and any stage of development thereof to insure consistency with the City's adopted Capital Improvements Plan and other applicable regulations.
9. A waiver of the right of remonstrance by the applicant to the formation of a Local Improvement District (LID) for streets, utilities and/or other public purposes.
10. Modify the proposed development in order to prevent congestion of streets and/or to facilitate transportation.
11. Condition the issuance of an occupancy permit upon the installation of landscaping or upon a reasonable scheduling for completion of the installation of landscaping. In the latter event, a posting of a bond or other security in an amount equal to one hundred ten percent (110%) of the cost of the landscaping and installation may be required.
12. A dedication of property for streets, pathways, and bicycle paths in accordance with adopted Facilities Master Plans or such other streets necessary to provide proper development of adjacent properties.

Applicant's Response: *Since the Owner/Applicant is meeting the minimum standards on the Parkworks Spec Building, no additional measures are necessary.*

- (.04) The Planning Director and Development Review Board shall, in making their determination of compliance in attaching conditions, consider the effects of this action on availability and

cost. The provisions of this section shall not be used in such a manner that additional conditions, either singularly or cumulatively, have the effect of unnecessarily increasing the cost of development. However, consideration of these factors shall not prevent the Board from imposing conditions of approval necessary to meet the minimum requirements of the Comprehensive Plan and Code.

Applicant's Response: *The Owner/Applicant understands that Planning Director may, at their discretion, consider the effects of any condition of approval related to availability and cost. However, these considerations will preclude the Planning Director from requiring such conditions of approval, as necessary, to meet the minimum requirements.*

(.05) The Planning Director, Development Review Board, or on appeal, the City Council, may as a condition of approval for any development for which an application is submitted, require that portions of the tract or tracts under consideration be set aside, improved, conveyed or dedicated for the following uses:

A. Recreational Facilities: The Director, Board, or Council, as the case may be, may require that suitable area for parks or playgrounds be set aside, improved or permanently reserved for the owners, residents, employees or patrons of the development consistent with adopted Park standards and Parks and Recreation Master Plan.

Applicant's Response: *Again, the Owner/Applicant will meet the minimum standards on the Parkworks Spec Building.*

B. Open Space Area: Whenever private and/or common open space area is provided, the City shall require that an association of owners or tenants be established which shall adopt such Articles of Incorporation, By-Laws or other appropriate agreement, and shall adopt and impose such Declaration of Covenants and Restrictions on such open space areas and/or common areas that are acceptable to the Development Review Board. Said association shall be formed and continued for the purpose of maintaining such open space area. Such an association, if required, may undertake other functions. It shall be created in such a manner that owners of property shall automatically be members and shall be subject to assessments levied to maintain said open space area for the purposes intended. The period of existence of such association shall be not less than twenty (20) years and it shall continue thereafter and until a majority vote of the members shall terminate it, and the City Council formally votes to accept such termination.

Applicant's Response: *As part of the proposed 2-lot partition, no land is specifically being set aside for open space.*

C. Easements: Easements necessary to the orderly extension of public utilities, and the protection of open space, may be required as a condition of approval. When required, such easements must meet the requirements of the City Attorney prior to recordation.

Applicant's Response: *The Owner/Applicant understands that easements necessary to facilitate the extension of public utilities may eventually be required to provided utilities to the resulting parcel.*

- (.06) Nothing in this Code shall prevent the owner of a site that is less than two (2) acres in size from filing an application to rezone and develop the site as a Planned Development. Smaller properties may or may not be suitable for such development, depending upon their particular sizes, shapes, locations, and the nature of the proposed development, but Planned Developments shall be encouraged at any appropriate location.

Applicant's Response: *The subject property is currently zoned Planned Development Industrial (PDI). As part of the 2-lot partition application, the 88.283 acres are being partitioned into two (2) smaller parcels and right-of-way dedication.*

- (.07) Density Transfers. In order to protect significant open space or resource areas, the Development Review Board may authorize the transfer of development densities from one portion of a proposed development to another. Such transfers may go to adjoining properties, provided that those properties are considered to be part of the total development under consideration as a unit.

Applicant's Response: *No density transfers are currently being requested as part of the Parkway Woods Business Park improvement work.*

- (.08) Wetland Mitigation and other mitigation for lost or damaged resources. The Development Review Board may, after considering the testimony of experts in the field, allow for the replacement of resource areas with newly created or enhanced resource areas. The Board may specify the ratio of lost to created and/or enhanced areas after making findings based on information in the record. As much as possible, mitigation areas shall replicate the beneficial values of the lost or damaged resource areas.

Applicant's Response: *The proposed partition will not result in the loss of wetland resources.*

- (.09) Habitat-Friendly Development Practices. To the extent practicable, development and construction activities of any lot shall consider the use of habitat-friendly development practices, which include:
- A. Minimizing grading, removal of native vegetation, disturbance and removal of native soils, and impervious area;
 - B. Minimizing adverse hydrological impacts on water resources, such as using the practices described in Part (a) of Table NR-2 in Section 4.139.03, unless their use is prohibited by an applicable and required state or federal permit, such as a permit required under the federal Clean Water Act, 33 U.S.C. §§1251 et seq., or the federal Safe Drinking Water Act, 42 U.S.C. §§300f et seq., and including conditions or plans required by such permit;
 - C. Minimizing impacts on wildlife corridors and fish passage, such as by using the practices described in Part (b) of Table NR-2 in Section 4.139.03; and
 - D. Using the practices described in Part (c) of Table NR-2 in Section 4.139.03.

[Section 4.118(.09) added by Ord. # 674 11/16/09]

Applicant's Response: *As future development occurs on the resulting property, habitat-friendly development practices will be implemented to the extent possible.*

Planned Development Regulations

Section Contains:

- Section 4.118 Standards applying to all Planned Development Zones

Section 4.140. Planned Development Regulations.

(.01) Purpose.

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

Applicant's Response: The proposal is consistent with the purpose of the PD Regulations as demonstrated below.

- B. It is the further purpose of the following Section:
1. To take advantage of advances in technology, architectural design, and functional land use design:
 2. To recognize the problems of population density, distribution and circulation and to allow a deviation from rigid established patterns of land uses, but controlled by defined policies and objectives detailed in the comprehensive plan;
 3. To produce a comprehensive development equal to or better than that resulting from traditional lot land use development.
 4. To permit flexibility of design in the placement and uses of buildings and open spaces, circulation facilities and off-street parking areas, and to more efficiently utilize potentials of sites characterized by special features of geography, topography, size or shape or characterized by problems of flood hazard, severe soil limitations, or other hazards;
 5. To permit flexibility in the height of buildings while maintaining a ratio of site area to dwelling units that is consistent with the densities established by the Comprehensive Plan and the intent of the Plan to provide open space, outdoor living area and buffering of low-density development.

6. To allow development only where necessary and adequate services and facilities are available or provisions have been made to provide these services and facilities.
7. To permit mixed uses where it can clearly be demonstrated to be of benefit to the users and can be shown to be consistent with the intent of the Comprehensive Plan.
8. To allow flexibility and innovation in adapting to changes in the economic and technological climate.

Applicant's Response: The Owner/Applicant further understands that the purpose of this section is to allow for the flexibility in use and design.

As it relates to the proposed improvement project for Parkway Woods Business Park, the code allow for the flexibility of design in the placement and uses circulation facilities and off-street parking areas, and to more efficiently utilize sites characterized by features of geography, topography, size or shape (such as lowlands/wetland and drainage features.

(.02) Lot Qualification.

- A. Planned Development may be established on lots which are suitable for and of a size to be planned and developed in a manner consistent with the purposes and objectives of Section 4.140.

Applicant's Response: The Owner/Applicant is requesting approval of a tentative plat for a partition in order to split the 88.283 acres into two (2) smaller parcels and right-of-way dedication.

Any subsequent development of this property would continue to fall under the Planned Development Industrial (PDI) designation and meet the standards and requirements of this district.

- B. Any site designated for development in the Comprehensive Plan may be developed as a Planned Development, provided that it is zoned "PD." All sites which are greater than two (2) acres in size, and designated in the Comprehensive Plan for commercial, residential, or industrial use shall be developed as Planned Developments, unless approved for other uses permitted by the Development Code. Smaller sites may also be developed through the City's PD procedures, provided that the location, size, lot configuration, topography, open space and natural vegetation of the site warrant such development.

Applicant's Response: The Owner/Applicant understand that sites that are greater than two (2) acres in size, and designated in the Comprehensive Plan for commercial, residential, or industrial use are required to be developed as Planned Developments. This would include the existing developed property as well as the Parcel 5 created through the partition process.

(.03) Ownership.

- A. The tract or tracts of land included in a proposed Planned Development must be in one (1) ownership or control or the subject of a joint application by the owners of all the property included. The holder of a written option to purchase, with written authorization by the owner to make applications, shall be deemed the owner of such land for the purposes of Section 4.140.

Applicant's Response: *In accordance with this section, the subject property, consisting of three (3) tax lots) is under one ownership. For this particular property, the Owner is identified as SKB – Parkworks Holding LLC. SKB Holding Corporation, LLC is a holding company for SKB – Parkworks Holdings, LLC.*

Refer to Section D – Appendices, Appendix 2 – Preliminary Title Report/Deed.

- B. Unless otherwise provided as a condition for approval of a Planned Development permit, the permittee may divide and transfer units or parcels of any development. The transferee shall use and maintain each such unit or parcel in strict conformance with the approval permit and development plan.

Applicant's Response: *As part of the prior Planned Development Industrial approval, the permittee is allowed to divide and transfer units or parcels of any development. Furthermore, the transferee of any subsequent land division or uses are required to comply with the original approved permit and/or development plan.*

(.04) Professional Design.

- A. The applicant for all proposed Planned Developments shall certify that the professional services of the appropriate professionals have been utilized in the planning process for development.

Applicant's Response: *The Owner/Applicant retained a number of professional service firms to provide technical work associated with the improvements to the Parkway Woods Business Park. This included surveying, arboriculture, planning, and engineering.*

Refer to Section A – Introduction for a list of team members that provided technical and professional services in conjunction with the proposed improvements.

- B. Appropriate professionals shall include, but not be limited to the following to provide the elements of the planning process set out in Section 4.139:
1. An architect licensed by the State of Oregon;

2. A landscape architect registered by the State of Oregon;
3. An urban planner holding full membership in the American Institute of Certified Planners, or a professional planner with prior experience representing clients before the Development Review Board, Planning Commission, or City Council; or
4. A registered engineer or a land surveyor licensed by the State of Oregon.

Applicant's Response: *In accordance with this section, the Owner/Applicant has retained the following firms to provide technical information in the planning process.*

- 1) *Planning and Civil Engineering: Atwell, LLC.*
- 2) *Plat Surveying: OTAK*

In addition, Teragan and Associates, LLC provided arboriculture services related to the tree inventory and Pacific Habitat Services, LLC provided wetland and natural resource services associated with the SROZ boundary delineation.

- C. One of the professional consultants chosen by the applicant from either 1, 2, or 3, above, shall be designated to be responsible for conferring with the planning staff with respect to the concept and details of the plan.

Applicant's Response: *For purposes of this section, the Atwell, LLC has been the primary contact with planning staff regarding the concept and details of the tentative plat review application.*

- D. The selection of the professional coordinator of the design team will not limit the owner or the developer in consulting with the planning staff.

Applicant's Response: *The Owner/Applicant has also been involved in consultation with staff about the project.*

(.05) Planned Development Permit Process.

- A. All parcels of land exceeding two (2) acres in size that are to be used for residential, commercial or industrial development, shall, prior to the issuance of any building permit:
 1. Be zoned for planned development;
 2. Obtain a planned development permit; and
 3. Obtain Development Review Board, or, on appeal, City Council approval.

Applicant's Response: *As previously mentioned, the Owner/Applicant has already obtained a Planned Development Permit for the existing development.*

This application seeks an approval of a 2-lot partition to enable the Owner/Applicant to add additional development on Parcel 5 of the proposed partition.

- B. Zone change and amendment to the zoning map are governed by the applicable provisions of the Zoning Sections, inclusive of Section 4.197

Applicant's Response: *No zone changes are proposed. The intended uses are permitted outright within the Planned Development Industrial zoning district.*

- C. Development Review Board approval is governed by Sections 4.400 to 4.450

Applicant's Response: *Any modifications to an approved Planned Development is reviewed by the Development Review Board. Since the proposed partition is being reviewed concurrently with the Parkworks Spec Building, the project will require a review before the Development Review Board.*

- D. All planned developments require a planned development permit. The planned development permit review and approval process consists of the following multiple stages, the last two or three of which can be combined at the request of the applicant:

1. Pre-application conference with Planning Department;
2. Preliminary (Stage I) review by the Development Review Board. When a zone change is necessary, application for such change shall be made simultaneously with an application for preliminary approval to the Board; and
3. Final (Stage II) review by the Development Review Board
4. In the case of a zone change and zone boundary amendment, City Council approval is required to authorize a Stage I preliminary plan.

Applicant's Response: *A pre-application meeting was requested and subsequently held on February 20, 2020. A separated pre-application meeting was held for the Parkworks Spec Building. Refer the this application for additional information.*

It should be noted that the current partition plat was recorded on October 18, 2018. Refer to Section D – Appendices, Appendix 4 - Partition Plat 2018-109. This was approved by the City of Wilsonville through case file AR16-0037.

In 2020, the Owner/Applicant applied for and received approval for a Planned Development - Stage II (Modification); Site Design Review; Tree Removal (Type C); SROZ Review (Verification) and Master Sign Plan. Subsequent to this approval some minor modifications to the site

plan and tree plan were proposed. This was approved by the City as part of case file AR21-0016.

(.06) Staff Report:

- A. The planning staff shall prepare a report of its findings and conclusions as to whether the use contemplated is consistent with the land use designated on the Comprehensive Plan. If there is a disagreement as to whether the use contemplated is consistent, the applicant, by request, or the staff, may take the preliminary information provided to the Development Review Board for a use interpretation.

Applicant's Response: In accordance with this section, the Owner/Applicant understands that the planning staff will prepare a report of its findings and conclusions as to whether the use contemplated is consistent with the applicable codes and regulations.

- B. The applicant may proceed to apply for Stage I - Preliminary Approval - upon determination by either staff or the Development Review Board that the use contemplated is consistent with the Comprehensive Plan.

Applicant's Response: The Owner/Applicant is requesting approval of a tentative plat for a 2-lot partition in order to split the 88.283 acres into two (2) smaller parcels and right-of-way dedication.

Development of Parcel 5 and any subsequent development of the property would continue to fall under the Planned Development Industrial (PDI) designation and meet the standards and requirements of this district.

(.07) Preliminary Approval (Stage One): ***This criterion is not applicable to this application since no specific development is being proposed.***

(.09) Final Approval (Stage Two): ***This criterion is not applicable to this application since no specific development is being proposed.***

(.10) Early Vesting of Traffic Generation. Applicants with Stage I or Master Plan approvals occurring after June 2, 2003 may apply to vest the right to use available transportation capacity at the intersections of Wilsonville Road with Boone's Ferry Road and with Town Center Loop West, and/or the I-5 interchange. Vesting for properties with such approvals shall occur upon execution of a vesting agreement satisfactory to the city, which agreement shall include a proposed development schedule or phasing plan and either provide for the payment of any and all Supplemental Street SDCs or provide other means of financing public improvements. Vesting for properties pending such approvals shall occur upon such agreement and the date the approvals are final.

The number of trips vested is subject to modification based upon updated traffic analysis associated with subsequent development approvals for the property. A reduction in vested

trips shall attend repayment of vesting fees by the City. An increase in available vested trips shall occur upon payment of necessary vesting fees.

Vesting shall remain valid and run with the property, unless an approval that is necessary for vesting to occur is terminated or a vesting agreement is terminated. If the vested right to use certain trips is lost or terminated, as determined by the Community Development Director with the concurrence of City Council, such trips shall be made available to other development upon City repayment, without interest, of associated vesting fees. *[Added by Ord. 561, adopted 12/15/03.]*

Applicant's Response: *New trips will be generated by the future development of Parcel 5. Refer to the Parkworks Spec Building application, Exhibit D – Transportation Impact Study (TIS) for additional information.*

Use and Zone Specific Standards and Regulations

Industrial Development Standards and Industrial Zoning

Section Contains:

- Section 4.117. Standards Applying To Industrial Developments In Any Zone
- Section 4.135. PDI - Planned Development Industrial Zone

Section 4.117. Standards Applying To Industrial Developments In Any Zone.

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

Applicant's Response: *In accordance with this section, all projects within industrial developments, uses, or activities are subject to performance standards as specified in Section 4.135.*

Section 4.135. PDI- Planned Development Industrial Zone.

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

Applicant's Response: *The Owner/Applicant understands that the purpose of the Planned Development Industrial (PDI) zone is to provide a variety of industrial operations.*

All future uses will be appropriately permitted in accordance with the uses allowed within the PDI zone district.

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

Applicant's Response: *The Owner/Applicant understand that the uses and standards identified in the Planned Development Industrial Zone are governed by Section 4.140, Planned Development Regulations. The Owner/Applicant has demonstrated that the proposal is consistent with these regulations, above.*

- (.03) Uses that are typically permitted:

- A. Warehouses and other buildings for storage of wholesale goods, including cold storage plants.
- B. Storage and wholesale distribution of agricultural and other bulk products, provided that dust and odors are effectively contained within the site.

- C. Assembly and packing of products for wholesale shipment
- D. Manufacturing and processing
- E. Motor vehicle services, or other services complementary or incidental to primary uses, and which support the primary uses by allowing more efficient or cost-effective operations
- F. Manufacturing and processing of electronics, technical instrumentation components and health care equipment.
- G. Fabrication
- H. Office complexes - Technology
- I. Corporate headquarters
- J. Call centers
- K. Research and development
- L. Laboratories
- M. Repair, finishing and testing of product types manufactured or fabricated within the zone.
- N. Industrial services
- O. Any use allowed in a PDC Zone, subject to the following limitations:
 - 1. Service Commercial uses (defined as professional services that cater to daily customers such as financial, insurance, real estate, legal, medical or dental offices) not to exceed 5000 square feet of floor area in a single building, or 20,000 square feet of combined floor area within a multi-building development.
 - 2. Office Complex Use (as defined in Section 4.001) shall not exceed 30% of total floor area within a project site.
 - 3. Retail uses, not to exceed 5000 square feet of indoor and outdoor sales, service or inventory storage area for a single building and 20,000 square feet of indoor and outdoor sales, service or inventory storage area for multiple buildings.
 - 4. Combined uses under Subsections 4.135(.03)(O.)(1.) and (3.) shall not exceed a total of 5000 square feet of floor area in a single building or 20,000 square feet of combined floor area within a multi-building development.
- P. Training facilities whose primary purpose is to provide training to meet industrial needs.

- Q. Public facilities.
- R. Accessory uses, buildings and structures customarily incidental to any permitted uses.
- S. Temporary buildings or structures for uses incidental to construction work. Such structures to be removed within 30 days of completion or abandonment of the construction work.
- T. Other similar uses, which in the judgment of the Planning Director, are consistent with the purpose of the PDI Zone.

Applicant's Response *The Parkway Woods Business Park contains several tenants. All future uses are anticipated to fall under one of the uses allowed outright in this use category.*

(.04) Block and access standards:

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

Applicant's Response: *As part of the 2-lot partition, one new additional lot will be created. The new lots will meet the applicable block and access standards identified in Section 4.131.*

(.05) Performance Standards. *Since the proposed application is limited to a tentative plat for a land partition, the performance standards are not applicable to this application. As future development occurs on the resulting parcels, the performance standards will be addressed as a part of future applications.*

(.06) Other Standards:

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

Applicant's Response: *In accordance with this section, there is no minimum lot size. With the approval of the 2-lot partition application, the subject property will be split into two parcels and right-of-way dedication.*

<i>Reference</i>	<i>Size</i>
Parcel #5 (<i>Parkworks Spec Building site</i>)	6.418 Ac.
Parcel #6 (<i>Parkway Woods Business Park</i>)	78.725 Ac.
Right-of-Way Dedication	3.140 Ac.
Gross Site Area:	88.283 Acres

For additional information, refer to Section C – Exhibit Drawings, Sheet 3 – Partition/Shadow Plan and Sheet 4 - Partition Plat (Tentative) for additional information.

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

Applicant's Response: While there is no maximum lot coverage, code does require a minimum landscape percentage of 15% landscaping, which would allow a maximum of 85% lot coverage.

Parcels #5 is partially developed with an existing parking area. Future development of this parcel would need to comply with the maximum lot coverage requirements. Parcel #6 would continue to meet this standard. Refer to the Parkworks Spec Building application for additional information on the lot coverage for future Parcel 5.

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

Applicant's Response: Any future development on the newly created parcels (once the 2-lot partition is approved) will also meet the minimum front yard setback of 30 feet. Again, any future development of the newly created parcels would need to comply with the front yard setbacks. Refer to the Parkworks Spec Building application for additional information on the lot coverage for future Parcel 5.

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

Applicant's Response: Any future development on the newly created parcels (once the 2-lot partition is approved) will also meet the minimum side and rear yard setback of 30 feet. Refer to the Parkworks Spec Building application for additional information on the lot coverage for future Parcel 5.

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

Applicant's Response: There are no railroad tracks in the vicinity of the proposed development.

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

Applicant's Response: Currently, there are two primary intersections within the proposed development. The first consists of the intersection of SW Parkway Avenue (public) and SW Printer Parkway (public). The second is the

intersection of SW Parkway Avenue (public) and SW Xerox Road (private). Each of the intersections will meet the vision clearance standards identified in Section 4.177.

The corner vision/sight triangles will remain unaffected by the proposed partitioning of the property.

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

Applicant's Response: All future development will meet the off-street parking and loading standards identified in Section 4.155.

H. Signs: As provided in Sections 4.156.01 through 4.156.11. [Amended by Ord. No. 704, 6/18/12]

Applicant's Response: All future development will be required to meet the standards Master Sign Program.

[Section 4.135 amended by Ordinance No. 574, 11/1/04.]

Overlay Zones and Area Specific Regulations, including Design, Natural Resources, Interchange Area Traffic Management

Significant Resource Overlay Zone (SROZ)

Section Contains:

- Section 4.139.00 Significant Resource Overlay Zone (SROZ) Ordinance
- Section 4.139.01 SROZ – Purpose
- Section 4.139.02 Where These Regulations Apply
- Section 4.139.03 Administration
- Section 4.139.04 Uses and Activities Exempt from These Regulations
- Section 4.139.05 Significant Resource Overlay Zone Map Verification
- Section 4.139.06 Significant Resource Impact Report (SRIR) and Review Criteria
- Section 4.139.07 Mitigation Standards
- Section 4.139.08 Activities Requiring a Class I Administrative Review Process
- Section 4.139.09 Activities Requiring a Class II Administrative Review Process
- Section 4.139.10 Development Review Board (DRB) Process
- Section 4.139.11 Special Provisions

Section 4.139.00 Significant Resource Overlay Zone (SROZ) Ordinance

Definitions:

Applicant’s Response: *The Owner/Applicant acknowledges the terminology related to the application of the significant resource overlay zone (SROZ) code and uses this terminology in response to the criteria. For brevity, these definitions are not included in the application.*

Section 4.139.01 SROZ - Purpose

The Significant Resource Overlay Zone (SROZ) is intended to be used with any underlying base zone as shown on the City of Wilsonville Zoning Map. The purpose of the Significant Resource Overlay Zone is to implement the goals and policies of the Comprehensive Plan relating to natural resources, open space, environment, flood hazard, and the Willamette River Greenway. In addition, the purposes of these regulations are to achieve compliance with the requirements of the Metro Urban Growth Management Functional Plan (UGMFP) relating to Title 3 Water Quality Resource Areas, and Title 13 Habitat Conservation Areas, and that portion of Statewide Planning Goal 5 relating to significant natural resources. It is not the intent of this ordinance to prevent development where the impacts to significant resources can be minimized or mitigated. *[Amended by Ord. # 674 11/16/09]*

Applicant’s Response: *The Owner/Applicant acknowledge that the purpose of the Significant Resource Overlay Zone is to achieve compliance with the requirements of the Metro Urban Growth Management Functional Plan (UGMFP) relating to Title 3 Water Quality Resource Areas.*

Section 4.139.02 Where These Regulations Apply

The regulations of this Section apply to the portion of any lot or development site, which is within a Significant Resource Overlay Zone and its associated “Impact Areas.” The text provisions of the Significant Resource Overlay Zone ordinance take precedence over the Significant Resource Overlay Zone maps. The Significant Resource Overlay Zone is described by boundary lines shown on the City of Wilsonville Significant Resource Overlay Zone Map. For the purpose of implementing the provisions of this Section, the Wilsonville Significant Resource Overlay Zone Map is used to determine whether a Significant Resource Impact Report (SRIR) is required. Through the development of an SRIR, a more specific determination can be made of possible impacts on the significant resources.

Unless otherwise exempted by these regulations, any development proposed to be located within the Significant Resource Overlay Zone and/or Impact Area must comply with these regulations. Where the provisions of this Section conflict with other provisions of the City of Wilsonville Planning and Land Development Ordinance, the more restrictive shall apply.

The SROZ represents the area within the outer boundary of all inventoried significant natural resources. The Significant Resource Overlay Zone includes all land identified and protected under Metro’s UGMFP Title 3 Water Quality Resource Areas and Title 13 Habitat Conservation Areas, as currently configured, significant wetlands, riparian corridors, and significant wildlife habitat that is inventoried and mapped on the Wilsonville Significant Resource Overlay Zone Map. *[Amended by Ord. # 674 11/16/09]*

Applicant’s Response: The Owner/Applicant understands that section apply to the portion of any lot or development site, which is within a and its associated “Impact Areas.”

Based upon the SROZ map, the subject property contains a significant resource overlay zone boundary along the eastern and southern boundary of the site.

Parcel 5 does not contain a Significant Resource Overlay Zone. Since no development is proposed on any parcel containing a mapped SROZ boundary, a SRIR report is not required.

Section 4.139.03 Administration

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

- A. Metro’s UGMFP Title 3 Water Quality Resource Area maps.
- B. The Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM)
- C. The Wilsonville Local Wetland Inventory (LWI) (1998)

- D. The Wilsonville Riparian Corridor Inventory (RCI) (1998)
- E. Locally adopted studies or maps
- F. City of Wilsonville slope analysis maps
- G. Clackamas and Washington County soils surveys
- H. Metro’s UGMFP Title 13 Habitat Conservation Area Map *[Added by Ord. # 674 11/16/09]*

Applicant’s Response: *The Owner/Applicant acknowledge the eight resources cited above in Items A-H were used to determine whether applications may be approved within the Significant Resource Overlay Zone.*

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

Applicant’s Response: *Development is only proposed on Parcel 5. There are no mapped SROZ boundary located within this propose parcel. Refer to the Parkworks Spec Building application for additional information.*

- (.03) Significant Resource Impact Report (SRIR). For proposed non-exempt development within the SROZ, the applicant shall submit a Significant Resource Impact Report (SRIR) as part of any application for a development permit.

Applicant’s Response: *Parcel 5 does not contain a Significant Resource Overlay Zone. Since no development is proposed on any parcel containing a mapped SROZ boundary, a SRIR report is not required.*

- (.04) Prohibited Activities. New structures, development and construction activities shall not be permitted within the SROZ if they will negatively impact significant natural resources. Gardens, lawns, application of chemicals, uncontained areas of hazardous materials as defined by DEQ, domestic animal waste, dumping of materials of any kind, or other activities shall not be permitted within the SROZ if they will negatively impact water quality.

Unauthorized land clearing or grading of a site to alter site conditions is not allowed, and may result in the maximum requirement of mitigation/enhancement regardless of pre-existing conditions.

Applicant's Response: The Owner/Applicant understands that new development and construction activities are not permitted within the SROZ if they will negatively impact significant natural resources.

- (.05) Habitat-Friendly Development Practices. To the extent practicable, development and construction activities that encroach within the Significant Resource Overlay Zone and/or Impact Area shall be designed, located and constructed to:
- A. Minimize grading, removal of native vegetation, disturbance and removal of native soils, and impervious area;
 - B. Minimize adverse hydrological impacts on water resources, such as using the practices described in Part (a) of Table NR-2, unless their use is prohibited by an applicable and required state or federal permit, such as a permit required under the federal Clean Water Act, 33 U.S.C. §§1251 et seq., or the federal Safe Drinking Water Act, 42 U.S.C. §§300f et seq., and including conditions or plans required by such permit;
 - C. Minimize impacts on wildlife corridors and fish passage, such as by using the practices described in Part (b) of Table NR-2; and
 - D. Consider using the practices described in Part (c) of Table NR-2.
[Section 4.139.03(.05) added by Ord. # 674 11/16/09]

Applicant's Response: Development is only proposed on Parcel 5. There are no mapped SROZ boundary located within this propose parcel. Refer to the Parkworks Spec Building application for additional information.

Section 4.139.04 Uses and Activities Exempt from These Regulations

A request for exemption shall be consistent with the submittal requirements listed under Section 4.139.06(.01)(B – I), as applicable to the exempt use and activity. *[Added by Ord. # 674 11/16/09]*

- (.01) Emergency procedures or emergency activities undertaken which are necessary for the protection of public health, safety, and welfare. Measures to remove or abate hazards and nuisances. Areas within the SROZ that are disturbed because of emergency procedures or activities should be repaired and mitigated.
- (.02) Maintenance and repair of buildings, structures, yards, gardens or other activities or uses that were in existence prior to the effective date of these regulations.
- (.03) Alterations of buildings or accessory structures which do not increase building coverage.
- (.04) The following agricultural activities lawfully in existence as of the effective date of this ordinance:
 - A. Mowing of hay, grass or grain crops.

- B. Tilling, disking, planting, seeding, harvesting and related activities for pasture, tree crops, commercial woodlots, food crops or business crops, provided that no additional lands within the SROZ are converted to these uses after the effective date of this ordinance.
- (.05) Operation, maintenance, and repair of irrigation and drainage ditches, constructed ponds, wastewater facilities, stormwater detention or retention facilities, and water facilities consistent with the Stormwater Master Plan or the Comprehensive Plan.
 - (.06) Maintenance and repair of streets and utility services within rights-of way, easements, access drives or other previously improved areas. *[Amended by Ord. 682, 9/9/10]*
 - (.07) Normal and routine maintenance and repair of any public improvement or public recreational area regardless of its location.
 - (.08) The construction of new roads, pedestrian or bike paths into the SROZ in order to provide access to the sensitive area or across the sensitive area, provided the location of the crossing is consistent with the intent of the Wilsonville Comprehensive Plan. Roads and paths shall be constructed so as to minimize and repair disturbance to existing vegetation and slope stability.
 - (.09) Maintenance and repair of existing railroad tracks and related improvements.
 - (.10) The removal of invasive vegetation such as Himalayan Blackberry, English Ivy, Poison Oak, Scots (Scotch) Broom or as defined as invasive in the Metro Native Plant List.
 - (.11) The planting or propagation of any plant identified as native on the Metro Native Plant List. See Wilsonville Planning Division to obtain a copy of this list.
 - (.12) Grading for the purpose of enhancing the Significant Resource as approved by the City.
 - (.13) Enhancement of the riparian corridor or wetlands for water quality or quantity benefits, fish, or wildlife habitat as approved by the City and other appropriate regulatory authorities.
 - (.14) Flood control activities pursuant to the Stormwater Master Plan, save and except those stormwater facilities subject to Class II Administrative Review, as determined by the Planning Director, to ensure such facilities meet applicable standards under federal, state and local laws, rules and regulations.
 - (.15) Developments that propose a minor encroachment into the Significant Resource Overlay Zone. The purpose of this adjustment would be to allow for minor encroachments of impervious surfaces such as accessory buildings, eave overhangs, building appurtenances, building access and exiting requirements or other similar feature. The total adjustment shall not exceed 120 square feet in cumulative area.
 - (.16) The expansion of an existing single family dwelling not exceeding 600 square feet in area. The expansion of an existing single family dwelling or structures that are accessory to a single family dwelling inside the SROZ, provided that the following criteria have been

satisfied. An SRIR is not required to evaluate and reach a decision on the issuance of a permit to expand a single-family residence under this paragraph.

- A. The expansion of a single family structure or improvement (including decks and patios) shall not be located any closer to the stream or wetland area than the existing structure or improvement; and
- B. The coverage of all structures within the SROZ on the subject parcel shall not be increased by more than 600 square feet, based on the coverage in existence prior to the effective date of this ordinance; and,
- C. The applicant must obtain the approval of an erosion and sediment control plan from the City's Building and Environmental Services Divisions; and,
- D. No part of the expansion is located within the Metro UGMFP Title 3 Water Quality Area.

(.17) New Single-Family Dwelling. The construction of a new single family dwelling is exempt unless the building encroaches into the Impact Area and/or the SROZ.

- A. If the proposed building encroaches only into the Impact Area then an abbreviated SRIR may be required as specified in Section 4.139.05, unless it can be clearly determined by the Planning Director that the development proposal will have no impact on the Significant Resource. The primary purpose of the Impact Area is to insure that development does not encroach into the SROZ. Development otherwise in compliance with the Planning and Land Development Ordinance may be authorized within the Impact Area.
- B. If the proposed building encroaches into the SROZ, then a complete or abbreviated SRIR report is required.

(.18) Private or public service connection laterals and service utility extensions.

(.19) A Stage II development permit or other development permits issued by the City and approved prior to the effective date of this ordinance.

(.20) The installation of public streets and utilities specifically mapped within a municipal utility master plan, the Transportation Systems Plan or a capital improvement plan.

(.21) Structures which are non-conforming to the standards of this Section may be re-built in the event of damage due to fire or other natural hazard subject to Sections 4.189 – 4.192 of the Planning and Land Development Ordinance, provided that the structure is placed within the same foundation lines (See Figure NR-6.). An SRIR is not required to evaluate and reach a decision on the issuance of a permit to replace a structure subject to this paragraph.

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

Applicant's Response: *Activities associated with the proposed improvements do not qualify for an exemption under this section of the code.*

Again, development is only proposed on Parcel 5. There are no mapped SROZ boundary located within this propose parcel. Refer to the Parkworks Spec Building application for additional information.

Section 4.139.05 Significant Resource Overlay Zone Map Verification

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

- (.01) In order to confirm the location of the Significant Resource Overlay Zone, map verification shall be required or allowed as follows:
- A. Development that is proposed to be either in the Significant Resource Overlay Zone or less than 100 feet outside of the boundary of the Significant Resource Overlay Zone, as shown on the Significant Resource Overlay Zone Map.
 - B. A lot or parcel that:
 - 1. Either contains the Significant Resource Overlay Zone, or any part of which is less than 100 feet outside the boundary of the Significant Resource Overlay Zone, as shown on the Significant Resource Overlay Zone Map; and
 - 2. Is the subject of a land use application for a partition, subdivision, or any land use application that the approval of which would authorize new development on the subject lot or parcel.

Applicant's Response: *Development is only proposed on Parcel 5. There are no mapped SROZ boundary located within this proposed parcel. Refer to the Parkworks Spec Building application for additional information.*

When additional development is proposed on the newly created parcels, a Significant Resource Overlay Zone Map verification will be required.

- (.02) An application for Significant Resource Overlay Zone Map Verification may be submitted even if one is not required pursuant to Section 4.139.05(.01).

Applicant's Response: *As part of any future development of the resulting parcel, a verification will required since the property contains a SROZ boundary and any proposed development will require a land use decision authorizing development on the property.*

- (.03) If a lot or parcel or parcel is subject to Section 4.139.05(.01), an application for Significant Resource Overlay Zone Map Verification shall be filed concurrently with the other land use applications referenced in Section 4.139.05(.01)(B)(2) unless a previously approved Significant Resource Overlay Zone Map Verification for the subject property remains valid.

Applicant's Response: *Development is only proposed on Parcel 5. There are no mapped SROZ boundary located within this proposed parcel. Refer to the Parkworks Spec Building application for additional information.*

When additional development is proposed on the newly created parcel, a Significant Resource Overlay Zone Map verification will be required.

- (.04) An applicant for Significant Resource Overlay Zone Map Verification shall use one or more of the following methods to verify the Significant Resource Overlay Zone boundary:
- A. The applicant may concur with the accuracy of the Significant Resource Overlay Zone Map of the subject property;

Applicant's Response: *Development is only proposed on Parcel 5. Refer to the Parkworks Spec Building application for additional information.*

- B. The applicant may demonstrate a mapping error was made in the creation of the Significant Resource Overlay Zone Map;

Applicant's Response: *Again, development is only proposed on Parcel 5. Refer to the Parkworks Spec Building application for additional information.*

- C. The applicant may demonstrate that the subject property was developed lawfully prior to June 7, 2001.

Applicant's Response: *While the original building was constructed prior to June 7, 2001, any future development will be subject to the requirements of this section.*

- (.05) The Planning Director shall determine the location of any Significant Resource Overlay Zone on the subject property by considering information submitted by the applicant, information collected during any site visit that may be made to the subject property, information generated by Significant Resource Overlay Zone Map Verification that has occurred on adjacent properties, and any other relevant information that has been provided.

Applicant's Response: *Development is only proposed on Parcel 5. Refer to the Parkworks Spec Building application for additional information.*

- (.06) For applications filed pursuant to Section 4.139.05(.04)(A) and (C), a Significant Resource Overlay Zone Map Verification shall be consistent with the submittal requirements listed under Section 4.139.06(.01)(B-H).

Applicant's Response: *As previously mentioned, development is only proposed on Parcel 5. Refer to the Parkworks Spec Building application for additional information.*

- (.07) For applications filed pursuant to Section 4.139.05(.04)(B), a Significant Resource Overlay Zone Map Verification shall be consistent with the submittal requirements listed under Section 4.139.06(.02)(D)(1).

Applicant's Response: *Development is only proposed on Parcel 5. Refer to the Parkworks Spec Building application for additional information.*

[Section 4.139.05 added by Ord. # 674 11/16/09]

- Section 4.139.06** Significant Resource Impact Report (SRIR) and Review Criteria *This section is not applicable to this application since no development is proposed. The Application is limited to a 2-lot partition.*
- Section 4.139.07** Mitigation Standards *This section is not applicable to this application since no development is proposed. The Application is limited to a 2-lot partition.*
- Section 4.139.08** Activities Requiring a Class I Administrative Review Process *This criterion is not applicable to this application since no verification is being requested.*
- Section 4.139.09** Activities Requiring a Class II Administrative Review Process *This section is not applicable to this application since no development is proposed. The Application is limited to a 2-lot partition.*
- Section 4.139.10** Development Review Board (DRB) Process *This section is not applicable to this application since no development is proposed. The Application is limited to a 2-lot partition.*
- Section 4.139.11** Special Provisions *This criterion is not applicable to this application since no reductions to the setbacks are being requested and no density transfers are being proposed.*

General Development Regulations and Standards

Protection of Natural Features and Other Resources

Section Contains:

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

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

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

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

Applicant's Response: *The Owner/Applicant understands that the purpose is to identify standards and procedures for the use and development of land to assure the protection of valued natural features and cultural resources.*

(.02) General Terrain Preparation:

- All developments shall be planned, designed, constructed and maintained with maximum regard to natural terrain features and topography, especially hillside areas, floodplains, and other significant landforms.
- All grading, filling and excavating done in connection with any development shall be in accordance with the Uniform Building Code
- In addition to any permits required under the Uniform Building Code, all developments shall be planned, designed, constructed and maintained so as to:
 - Limit the extent of disturbance of soils and site by grading, excavation and other land alterations.
 - Avoid substantial probabilities of: (1) accelerated erosion; (2) pollution, contamination, or siltation of lakes, rivers, streams and wetlands; (3) damage to vegetation; (4) injury to wildlife and fish habitats.

3. Minimize the removal of trees and other native vegetation that stabilize hillsides, retain moisture, reduce erosion, siltation and nutrient runoff, and preserve the natural scenic character.

Applicant's Response: Development is only proposed on Parcel 5. Refer to the Parkworks Spec Building application for additional information.

(.03) Hillsides: **This criterion is not applicable to this application because there are no areas within the project limits that maintain slopes greater than 25%.**

(.04) Trees and Wooded Areas.

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

1. Existing vegetation is not disturbed, injured, or removed prior to site development and prior to an approved plan for circulation, parking and structure location.
2. **Existing wooded areas, significant clumps/groves of trees and vegetation, and all trees with a diameter at breast height of six inches or greater shall be incorporated into the development plan and protected wherever feasible.**
3. Existing trees are preserved within any right-of-way when such trees are suitably located, healthy, and when approved grading allows.

Applicant's Response: Again, as part of the 2-lot partition, the northeasterly portion of Parcel 6 is potentially available future development. This portion of the property contains mixed upland and forested wetland.

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

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

Applicant's Response: Development is only proposed on Parcel 5. Refer to the Parkworks Spec Building application for additional information.

(.05) High Voltage Powerline Easements and Rights of Way and Petroleum Pipeline Easements. **This criterion is not applicable to this application because no work is being conducted in the vicinity of the high voltage powerline, north of SW Printer Parkway.**

(.06) Hazards to Safety: Purpose:

A. To protect lives and property from natural or human-induced geologic or hydrologic hazards and disasters.

B. To protect lives and property from damage due to soil hazards.

C. To protect lives and property from forest and brush fires.

D. To avoid financial loss resulting from development in hazard areas.

Applicant's Response: Development is only proposed on Parcel 5. Refer to the Parkworks Spec Building application for additional information.

(.07) Standards for Earth Movement Hazard Areas. **This criterion is not applicable to this application since the application does not include any development.**

(.08) Standards for Soil Hazard Areas. **This criterion is not applicable to this application since the application does not include any development.**

(.09) Historic Protection. **This criterion is not applicable to this application since the application does not include any development.**

(.10) Alteration and Development. **This criterion is not applicable to this application since the application does not include any development.**

(.11) Cultural Resource Designation Criteria: **This criterion is not applicable to this application since the application does not include any development.**

Street Improvement Standards

Section Contains:

- Section 4.177. Street Improvement Standards

Section 4.177. Street Improvement Standards.

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

The purpose of this section is to ensure that development, including redevelopment, provides transportation facilities that are safe, convenient, and adequate in rough proportion to their impacts.

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

Applicant's Response: *As part of the partition, some right-of-way is being proposed to be dedicated to the City. The City and the property owner are currently discussing the required street improvements associated with the future development of Parcel 5. Refer to the Parkworks Spec Building application for more information.*

- A. All street improvements and intersections shall provide for the continuation of streets through specific developments to adjoining properties or subdivisions.
1. Development shall be required to provide existing or future connections to adjacent sites through the use of access easements where applicable. Such easements shall be required in addition to required public street dedications as required in Section 4.236(.04).

Applicant's Response: *SW Parkway Avenue is a partially improved public street that is owned and maintained by the City of Wilsonville. It has been designated as a Minor Arterial and currently contains two travel lanes with no bike lanes, curbs, or sidewalks.*

SW Printer Parkway is a private street owned by Parkway Woods Business Park. It has been designated as a Collector by the City and currently contains two travel lanes with no bike lanes or sidewalks. The proposed 2-lot partition identifies right-of-way dedication to the City along SW Printer Parkway corridor to collector standards identified by the City.

As part of the future development of Parcel 5, the Owner/Applicant will be making street improvements along SW Parkway Avenue and

SW Printer Parkway. Refer to the Parkworks Spec Building application for more information.

- B. The City Engineer shall make the final determination regarding right-of-way and street element widths using the ranges provided in Chapter 3 of the Transportation System Plan and the additional street design standards in the Public Works Standards.

Applicant's Response: SW Parkway Avenue currently has sufficient right-of-way to accommodate the Arterial roadway standard.

Based on conversations with the City, SW Printer Parkway is planned to be designed to collector standards in a 73' right-of-way. However, this currently remains a private road.

The proposed 2-lot partition identifies right-of-way dedication to the City along SW Printer Parkway corridor.

- C. Rights-of-way.

1. Prior to issuance of a Certificate of Occupancy Building permits or as a part of the recordation of a final plat, the City shall require dedication of rights-of-way in accordance with the Transportation System Plan. All dedications shall be recorded with the County Assessor's Office.
2. The City shall also require a waiver of remonstrance against formation of a local improvement district, and all non-remonstrances shall be recorded in the County Recorder's Office as well as the City's Lien Docket, prior to issuance of a Certificate of Occupancy Building Permit or as a part of the recordation of a final plat.
3. In order to allow for potential future widening, a special setback requirement shall be maintained adjacent to all arterial streets. The minimum setback shall be 55 feet from the centerline or 25 feet from the right-of-way designated on the Master Plan, whichever is greater.

Applicant's Response: SW Parkway Avenue is categorized as a Minor Arterial roadway. The right-of-way width for a Minor Arterial roadway ranges between 73 feet and 81 feet. The current right-of-way width is 87 feet. Based on this, it appears that there is sufficient right-of-way to accommodate the full buildout of SW Parkway Avenue.

The City has identified SW Printer Parkway as a public street (i.e. collector street) in their Transportation System Plan. The right-of-way width for a Collector roadway ranges between 76 feet and 93 feet. Currently, there is no public right-of-way along SW Printer Parkway. However, there is a 40 foot wide public access easement along with an 8 foot public utility easement on either side.

The Owner/Applicant is proposing to dedicate right-of-way to the City along SW Printer Parkway corridor to a 73 foot ultimate width as identified by the City.

- D. Dead-end Streets. New dead-end streets or cul-de-sacs shall not exceed 200 feet in length, unless the adjoining land contains barriers such as existing buildings, railroads or freeways, or environmental constraints such as steep slopes, or major streams or rivers, which prevent future street extension and connection. A central landscaped island with rainwater management and infiltration are encouraged in cul-de-sac design. No more than 25 dwelling units shall take access to a new dead-end or cul-de-sac street unless it is determined that the traffic impacts on adjacent streets will not exceed those from a development of 25 or fewer units. All other dimensional standards of dead-end streets shall be governed by the Public Works Standards. Notification that the street is planned for future extension shall be posted on the dead-end street. *[Amended by Ord. # 674 11/16/09]*

Applicant's Response: *There are no dead end streets identified within the subject property.*

- E. Corner or clear vision area.
1. A clear vision area which meets the Public Works Standards shall be maintained on each corner of property at the intersection of any two streets, a street and a railroad or a street and a driveway. However, the following items shall be exempt from meeting this requirement:
 - a. Light and utility poles with a diameter less than 12 inches.
 - b. Trees less than 6" d.b.h., approved as a part of the Stage II Site Design, or administrative review.
 - c. Except as allowed by b., above, an existing tree, trimmed to the trunk, 10 feet above the curb.
 - d. Official warning or street sign.
 - e. Natural contours where the natural elevations are such that there can be no cross-visibility at the intersection and necessary excavation would result in an unreasonable hardship on the property owner or deteriorate the quality of the site.

Applicant's Response: *The clear vision area will be maintained at each corner of the property where two streets intersect or a street and driveway intersect. This condition would apply to the intersection of SW Parkway Avenue/SW Printer Parkway and SW Parkway Avenue/SW Xerox Drive.*

- F. Vertical clearance - a minimum clearance of 12 feet above the pavement surface shall be maintained over all streets and access drives.

Applicant's Response: The Owner/Applicant will maintain a minimum vertical clearance above the pavement surface of a 12 feet along the streets and access drives.

- G. Interim improvement standard. It is anticipated that all existing streets, except those in new subdivisions, will require complete reconstruction to support urban level traffic volumes. However, in most cases, existing and short-term projected traffic volumes do not warrant improvements to full Master Plan standards. Therefore, unless otherwise specified by the Development Review Board, the following interim standards shall apply.
1. Arterials - 24 foot paved, with standard sub-base. Asphalt overlays are generally considered unacceptable, but may be considered as an interim improvement based on the recommendations of the City Engineer, regarding adequate structural quality to support an overlay.
 2. Half-streets are generally considered unacceptable. However, where the Development Review Board finds it essential to allow for reasonable development, a half-street may be approved. Whenever a half-street improvement is approved, it shall conform to the requirements in the Public Works Standards:
 3. When considered appropriate in conjunction with other anticipated or scheduled street improvements, the City Engineer may approve street improvements with a single asphalt lift. However, adequate provision must be made for interim storm drainage, pavement transitions at seams and the scheduling of the second lift through the Capital Improvements Plan. *[Amended by Ord. 610, 5/1/06]*

Applicant's Response: As part of the future development of Parcel 5, the Owner/Applicant will be making street improvements along SW Parkway Avenue and SW Printer Parkway. Refer to the Parkworks Spec Building application for more information.

- (.03) Sidewalks. Sidewalks shall be provided on the public street frontage of all development. Sidewalks shall generally be constructed within the dedicated public right-of-way, but may be located outside of the right-of-way within a public easement with the approval of the City Engineer.
- A. Sidewalk widths shall include a minimum through zone of at least five feet. The through zone may be reduced pursuant to variance procedures in Section 4.196, a waiver pursuant to Section 4.118, or by authority of the City Engineer for reasons of traffic operations, efficiency, or safety.
 - B. Within a Planned Development, the Development Review Board may approve a sidewalk on only one side. If the sidewalk is permitted on just one side of the street, the owners will be required to sign an agreement to an assessment in the future to construct the other sidewalk if the City Council decides it is necessary.

Applicant's Response: *As part of the future development of Parcel 5, the Owner/Applicant will be making street improvements along SW Parkway Avenue and SW Printer Parkway.*

- (.04) Bicycle Facilities. Bicycle facilities shall be provided to implement the Transportation System Plan, and may include on-street and off-street bike lanes, shared lanes, bike boulevards, and cycle tracks. The design of on-street bicycle facilities will vary according to the functional classification and the average daily traffic of the facility.

Applicant's Response: *The Owner/Applicant will be making street improvements along SW Parkway Avenue and SW Printer Parkway, including. Ultimately, bike lanes on both SW Parkway Avenue and SW Printer Parkway.*

- (.05) Multiuse Pathways. Pathways may be in addition to, or in lieu of, a public street. Paths that are in addition to a public street shall generally run parallel to that street, and shall be designed in accordance with the Public Works Standards or as specified by the City Engineer. Paths that are in lieu of a public street shall be considered in areas only where no other public street connection options are feasible, and are subject to the following standards.
- A. Paths shall be located to provide a reasonably direct connection between likely pedestrian and bicyclist destinations. Additional standards relating to entry points, maximum length, visibility, and path lighting are provided in the Public Works Standards.
 - B. To ensure ongoing access to and maintenance of pedestrian/bicycle paths, the City Engineer will require dedication of the path to the public and acceptance of the path by the City as public right-of-way; or creation of a public access easement over the path.

Applicant's Response: *As part of the future development of Parcel 5, the Owner/Applicant will be making street improvements along SW Parkway Avenue and SW Printer Parkway. Refer to the Parkworks Spec Building application for more information.*

- (.06) Transit Improvements

Development on sites that are adjacent to or incorporate major transit streets shall provide improvements as described in this section to any bus stop located along the site's frontage, unless waived by the City Engineer for reasons of safety or traffic operations. Transit facilities include bus stops, shelters, and related facilities. Required transit facility improvements may include the dedication of land or the provision of a public easement.

- A. Development shall at a minimum provide:
 - 1. Reasonably direct pedestrian connections, as defined by Section 4.154, between building entrances and the transit facility and between buildings on the site and streets adjoining transit stops.

2. Improvements at major transit stops. Improvements may include intersection or mid-block traffic management improvements to allow for pedestrian crossings at major transit stops.
- B. Developments generating an average of 49 or more pm peak hour trips shall provide bus stop improvements per the Public Works Standards. Required improvements may include provision of benches, shelters, pedestrian lighting; or provision of an easement or dedication of land for transit facilities.
 - C. In addition to the requirements of 4.177(.06)(A.)(2.), development generating more than 199 pm peak hour trips on major transit streets shall provide a bus pullout, curb extension, and intersection or mid-block traffic management improvements to allow for pedestrian crossings at major transit stops.
 - D. In addition to the requirements of 4.177(.06)(A.) and (B.), development generating more than 500 pm peak-hour trips on major transit streets shall provide on-site circulation to accommodate transit service.

Applicant's Response: While a local transit authority maintains a stop at the west end of the building, no new transit facilities are being proposed as part of this application.

- (.07) Residential Private Access Drives. ***This criterion is not applicable since there no residential private access drives are being proposed.***
- (.08). Access Drive and Driveway Approach Development Standards.

Applicant's Response: All proposed access drive and driveway approaches will be designed and constructed to meet the City's development standards.

- (.09) Minimum street intersection spacing standards.
- A. New streets shall intersect at existing street intersections so that centerlines are not offset. Where existing streets adjacent to a proposed development do not align properly, conditions shall be imposed on the development to provide for proper alignment.
 - B. Minimum intersection spacing standards are provided in Transportation System Plan Table 3-2.

Applicant's Response: No new streets are proposed as part of the proposed Parkway Wood Business Park 2-lot partition.

- (.10) Exceptions and Adjustments. The City may approve adjustments to the spacing standards of subsections (.08) and (.09) above through a Class II process, or as a waiver per Section 4.118(.03)(A.), where an existing connection to a City street does not meet the standards of the roadway authority, the proposed development moves in the direction of code compliance, and mitigation measures alleviate all traffic operations and safety concerns.

Mitigation measures may include consolidated access (removal of one access), joint use driveways (more than one property uses same access), directional limitations (e.g., one-way), turning restrictions (e.g., right in/out only), or other mitigation. [Section 4.177 amended by Ord. 719, 6/17/13]

Applicant's Response: No exceptions or adjustments are being requested.

Land Divisions

Land Divisions

Section Contains:

- Section 4.200 – General Purpose
- Section 4.202 – General Authorization
- Section 4.210 – Application Procedures
- Section 4.220 – Final Plat Review
- Section 4.232 – Expedited Land Divisions *(Not Applicable to this Application)*
- Section 4.233 – Lot Line Adjustments *(Not Applicable to this Application)*
- Section 4.236 – General Requirements - Street
- Section 4.237 – General Requirements - Other
- Section 4.250 – Lots of Record
- Section 4.260 – Improvements - Procedures
- Section 4.262 – Improvements - Requirements
- Section 4.270 – Variance from Land Division Standards
- Section 4.280 – Appeals
- Section 4.290 – Penalties

Section 4.200. General - Purpose.

The City Council hereby finds and deems that it is reasonable and necessary, in order to accomplish the orderly development of land within the corporate limits of the City, and in order to promote the public health, safety and general welfare of the City, to enact these sections, to be hereinafter known as the "Land Division Regulations of the City of Wilsonville, Oregon," in order to provide rules, regulations and standards to govern the approval of plats for subdivisions, land partitions, condominium divisions, and plans for other property divisions, to carry out the development pattern and plan of the City and to promote the public health, safety and general welfare thereof, and in order to lessen congestion of streets, secure safety from fires, flood, pollution and other dangers and to provide adequate light and area, and to prevent overcrowding of land, improve connectivity from one part of the community to another, and to facilitate adequate provision for transportation, water supplies, sewage, drainage, education, recreation and other needs of the people of the City, and to prescribe procedures to be followed in submitting plans and plats of land divisions for approval by the City.

Applicant's Response: The Owner/Applicant acknowledges the purpose of the land division requirements.

Section 4.202. General - Authorization.

- (.01) Pursuant to ORS Chapter 92, plans and plats must be approved by the Planning Director or Development Review Board (Board), as specified in Sections 4.030 and 4.031, before a plat for any land division may be filed in the county recording office for any land within the boundaries of the City, except that the Planning Director shall have authority to approve a final plat that is found to be substantially consistent with the tentative plat approved by the Board.

Applicant's Response: *In accordance with this section, the Owner/Applicant understands that the plans and plats are required be approved by the Planning Director before a plat for any land division may be filed with Clackamas County.*

- (.02) The Development Review Board and Planning Director shall be given all the powers and duties with respect to procedures and action on tentative and final plans, plats and maps of land divisions specified in Oregon Revised Statutes and by this Code.

Applicant's Response: *The Owner/Applicant acknowledges that the Planning Director has the powers and duties with respect to procedures and actions on tentative and final plans, plats and maps of land divisions.*

- (.03) Approval by the Development Review Board or Planning Director of divisions of land within the boundaries of the City, other than statutory subdivisions, is hereby required by virtue of the authority granted to the City in ORS 92.

Applicant's Response: *The Owner/Applicant understand that City has the approval authority for divisions of land within the boundaries of the City.*

- (.04) No person shall sell any lot or parcel in any condominium, subdivision, or land partition until a final condominium, subdivision or partition plat has been approved by the Planning Director as set forth in this Code and properly recorded with the appropriate county.

A. No development permit shall be issued for any lot or parcel that is not legally created in accordance with this Code.

B. It shall be a violation of this Code to divide a tract of land into a parcel smaller than the lot size required in the Zoning Sections of this Code unless specifically approved by the Development Review Board or City Council. No conveyance of any portion of a lot, for other than a public use, shall leave a structure on the remainder of the lot with less than the minimum lot size, width, depth, frontage, yard or setback requirements, unless specifically authorized through the Variance procedures of Section 4.196 or the waiver provisions of the Planned Development procedures of Section 4.118.

Applicant's Response: *In accordance with this section, no person is allowed to sell (or dedicate) any lot or land partition until a final plat has been approved by the Planning Director.*

As it relates to the proposed improvement project, neither the roadway right-of-way or the new parcel can be conveyed until the final plat is approved by the Planning Director.

- (.05) Expedited land divisions, pursuant to ORS 197, shall be processed as provided in Section 4.232.

Applicant's Response: *No expedited land divisions are being requested.*

- (.06) New condominium developments shall be subject to the planned development procedures of Section 4.118 and the standards of Section 4.140. ***This criterion is not applicable since there no condominium development is being proposed.***
- (.07) Condominium conversions shall be subject to the standards and procedures applicable to land divisions. ***This criterion is not applicable since there no condominium development is being proposed.***

Section 4.210. Application Procedure.

- (.01) Pre-application conference. Prior to submission of a tentative condominium, partition, or subdivision plat, a person proposing to divide land in the City shall contact the Planning Department to arrange a pre-application conference as set forth in Section 4.010.
 - A. Preparation of Tentative Plat. The Planning staff shall provide information regarding procedures and general information having a direct influence on the proposed development, such as elements of the Comprehensive Plan, existing and proposed streets, roads and public utilities. The applicant shall cause to be prepared a tentative plat, together with improvement plans and other supplementary material as specified in this Section. The Tentative Plat shall be prepared by an Oregon licensed professional land surveyor or engineer. An affidavit of the services of such surveyor or engineer shall be furnished as part of the submittal.

Applicant's Response: In accordance with this section, the Owner/Applicant will prepare a tentative plat, together with improvement plans and other supplementary material as specified in this Section. The Tentative Plat has been prepared by an Oregon licensed professional land surveyor. An affidavit of the services of such surveyor or engineer shall be furnished as part of the submittal.

- B. Tentative Plat Submission. The purpose of the Tentative Plat is to present a study of the proposed subdivision to the Planning Department and Development Review Board and to receive approval or recommendations for revisions before preparation of a final Plat. The design and layout of this plan plat shall meet the guidelines and requirements set forth in this Code. The Tentative Plat shall be submitted to the Planning Department with the following information:
 - 1. **Site development application form completed and signed by the owner of the land or a letter of authorization signed by the owner. A preliminary title report or other proof of ownership is to be included with the application form.**
 - 2. **Application fees** as established by resolution of the City Council.
 - 3. **Ten (10) copies and one (1) sepia or suitable reproducible tracing of the Tentative Plat shall be submitted with the application.** Paper size shall be eighteen inch (18") by twenty-four inch (24"), or such other size as may be specified by the City Engineer.

4. **Name of the subdivision.** No subdivision name shall duplicate or resemble the name of any other subdivision in Clackamas or Washington County. Names may be checked through the county offices.
5. **Names, addresses, and telephone numbers of the owners and applicants, and engineer or surveyor.**
6. **Date, north point and scale of drawing.**
7. **Location of the subject property by Section, Township, and Range.**
8. **Legal road access to subject property shall be indicated as City, County, or other public roads.**
9. **Vicinity map** showing the relationship to the nearest major highway or street.
10. **Lots: Dimensions of all lots, minimum lot size, average lot size, and proposed lot and block numbers.**
11. **Gross acreage in proposed plat.**
12. **Proposed uses of the property**, including sites, if any, for multi-family dwellings, shopping centers, churches, industries, parks, and playgrounds or other public or semi-public uses.
13. **Improvements:** Statement of the improvements to be made or installed including streets, private drives, sidewalks, lighting, tree planting, and times such improvements are to be made or completed. *[Amended by Ord. 682, 9/9/10]*
14. **Trees.** Locations, types, sizes, and general conditions of all existing trees, as required in Section 4.600.
15. **Utilities** such as electrical, gas, telephone, on and abutting the tract.
16. **Easements: Approximate width, location, and purpose of all existing and proposed easements on, and known easements abutting the tract.**
17. **Deed Restrictions:** Outline of proposed deed restrictions, if any.
18. **Written Statement:** Information which is not practical to be shown on the maps may be shown in separate statements accompanying the Tentative Plat.
19. If the subdivision is to be a "Planned Development," a copy of the proposed Home Owners Association By-Laws must be submitted at the time of submission of the application. The Tentative Plat shall be considered as the Stage I Preliminary Plan. The proposed By-Laws must address the maintenance of any parks, common areas, or facilities.

20. Any plat bordering a stream or river shall indicate areas subject to flooding and shall comply with the provisions of Section 4.172.
21. Proposed use or treatment of any property designated as open space by the City of Wilsonville.
- 22. A list of the names and addresses of the owners of all properties within 250 feet of the subject property, printed on self-adhesive mailing labels.** The list shall be taken from the latest available property ownership records of the Assessor's office of the affected county.
- 23. A completed "liens and assessments" form,** provided by the City Finance Department.
- 24. Locations of all areas designated as a Significant Resource Overlay Zone** by the City, as well as any wetlands shall be shown on the tentative plat.
- 25. Locations of all existing and proposed utilities, including but not limited to domestic water, sanitary sewer, storm drainage, and any private utilities** crossing or intended to serve the site. Any plans to phase the construction or use of utilities shall be indicated. *[Amended by Ord. 682, 9/9/10]*
26. A traffic study, prepared under contract with the City, shall be submitted as part of the tentative plat application process, unless specifically waived by the Community Development Director.

Applicant's Response: The Owner/Applicant has prepared a tentative plat application submittal and include items 1-25 cited above. This information has been included in this application submittal.

Concurrently with this submittal, the Owner is proposed to develop Parcel 5 with a future Industrial Spec Building. This use will be similar in nature to the Parkway Woods Business Park uses that are already in existence. For more information, refer the Parkworks Spec Building application.

Refer to Section C – Exhibit Drawings, Sheet 3 – Partition/Shadow Plan and Sheet 4 – Partition Plat (Tentative) for additional information.

C. Action on proposed tentative plat:

- 1. Consideration of tentative subdivision plat. The Development Review Board shall consider the tentative plat and the reports of City staff and other agencies at a regular Board meeting no more than ninety (90) days after tentative plat application has been accepted as complete by the City.** Final action on the proposed tentative plat shall occur within the time limits specified in Section 4.013. The tentative plat shall be approved if the Development Review Board determines that the tentative plat conforms in all respects to the requirements of this Code.

2. Consideration of tentative partition plat. The Planning Director shall review and consider any proposed land partition plat through the procedures for Administrative Reviews specified in Section 4.030 and 4.035.
3. **The Board shall, by Resolution, adopt its decision, together with findings and a list of all Conditions of Approval or required changes to be reflected on the Final Plat.**
4. Board may limit content of deed restrictions. In order to promote local, regional and state interests in affordable housing, the Board may limit the content that will be accepted within proposed deed restrictions or covenants. In adopting conditions of approval for a residential subdivision or condominium development, the Board may prohibit such things as mandatory minimum construction costs, minimum unit sizes, prohibitions of manufactured housing, etc.
5. **Effect of Approval. After approval of a tentative plat, the applicant may proceed with final surveying, improvement construction and preparation of the final plat. Approval shall be effective for a period of two (2) years, and if the final plat is not submitted to the Planning Department within such time, the tentative plat shall be submitted again and the entire procedure shall be repeated for consideration of any changed conditions which may exist. Except, however, that the Development Review Board may grant a time extension as provided in Section 4.023.**

Applicant's Response: *The Owner/Applicant understands that the Planning Director will consider the tentative plat and the reports of City staff after the tentative plat application has been accepted as complete by the City. The City will adopt its decision, together with findings and a list of all Conditions of Approval or required changes to be reflected on the Final Plat. After approval of a tentative plat, the applicant may proceed with final surveying, improvement construction and preparation of the final plat. The tentative plat approval is valid for a period of two (2) years.*

- D. Land division phases to be shown. Where the applicant intends to develop the land in phases, the schedule of such phasing shall be presented for review at the time of the tentative plat. In acting on an application for tentative plat approval, the Planning Director or Development Review Board may set time limits for the completion of the phasing schedule which, if not met, shall result in an expiration of the tentative plat approval.

Applicant's Response: *No phases are proposed as part of the tentative plat application submittal.*

- E. Remainder tracts to be shown as lots or parcels. Tentative plats shall clearly show all affected property as part of the application for land division. All remainder tracts, regardless of size, shall be shown and counted among the parcels or lots of the division.

Applicant's Response: The Owner/Applicant acknowledge that the tentative plat is to show all affected property as part of the application for a minor partition.

- F. Replats subject to same procedures as new plats. Proposals to replat any previously platted land shall be subject to the same standards and procedures as a new application for tentative plat approval. Except, however, that a replat that proposes the same number of lots or parcels as the originally recorded land division, and that is determined by the Planning Director to create no significant adverse impacts on adjacent properties beyond that of the original division, may be reviewed through Class II Administrative Review procedures.

Applicant's Response: No replats are being proposed.

Section 4.220. Final Plat Review.

- (.01) Submission of the Paper Plat. Prior to submitting the Final Plat as required in subsection "(.02)," below, the applicant shall submit a Paper Plat to the City Engineer for review. Comments of the City Engineer, Planning Director, and Community Development Director shall be conveyed in writing to the County Surveyor of the County where the final plat is to be recorded.

Applicant's Response: In accordance with this section, prior to submitting the Final Plat, the Owner/Applicant will submit a Paper Plat to the City Engineer for review.

- (.02) **Submission of the Final Plat. Any time within two (2) years after approval of the tentative plat, the applicant shall have the subject property, or any part thereof, surveyed and the final plat prepared in conformance with the approved tentative plat.** When the final plat is in order, the applicant will submit the following items to the City offices for final approval of the plat.
 - A. **Plat board**, tracing, and five (5) full-sized blueprint copies of the plat.
 - B. **The signatures of owner(s), surveyor or engineer shall all be properly acknowledged by a notary public. All signatures shall be signed in India ink.**
 - C. **Deed restrictions.** A copy of all protective deed restrictions proposed for the area shall accompany the final Plat and specifications of all easements and dedications as required by the Development Review Board. The Planning Director shall not sign the final plat if the proposed deed restrictions fail to provide for the on-going maintenance of common areas or violate established conditions of approval for the development.
 - D. **Approval of agreement certified for all required improvements** as follows:
 - 1. Improvements as required by conditions of approval have been completed, and a certificate of such fact has been filed with the Planning Director by the City Engineer; or

2. A performance agreement and completion bond has been filed with the City Recorder in sufficient amount to ensure the completion of all required improvements.

Applicant's Response: Within two (2) years after approval of the tentative plat, the Owner/Applicant will prepare the final plat in conformance with the approved tentative plat.

- (.03) Review of Final Plat. Upon receipt of a complete Final Plat, together with the required fee, the Plat and other required information shall be reviewed as follows:
- A. The Planning Director and Community Development Director shall examine the Plat and supplementary materials to determine that the subdivision or partition, as shown, is substantially the same as it appeared on the approved tentative plat and that there has been compliance with provisions of State Law and this Ordinance.
 - B. The County Surveyor, or such other professional land surveyor as shall be selected by the City to perform such work, shall check the site and plat and shall take such measurements and make such computations as are necessary to determine that the plat is correct, and that all requirements of State Law and this Ordinance are met.
 - C. The Community Development Director shall not sign any plat which does not indicate the marking with monuments of the intersections of all streets and the centerlines of all streets at every point of curvature and point of tangent. It shall be the responsibility of the applicant to provide such Monumentation within the land division prior to the issuance of any Building permit for construction within the subject property.

Applicant's Response: The Owner/Applicant understands that the Planning Director and Community Development Director will examine the Plat and supplementary materials to determine that the partition is substantially the same as it appeared on the approved tentative plat. The County Surveyor will check the site and plat to determine that the plat is correct. The Community Development Director will not sign any plat which does not indicate the marking with monuments of the intersections of all streets and the centerlines of all streets at every point of curvature and point of tangent.

- (.04) Action on Final Plat: **Within thirty (30) days of receipt of a complete final plat submittal, the Planning Director shall approve, deny, or, when further information is required, postpone a decision on the application.** Written notice of such action shall be mailed to the applicant by the Planning Director. If the Planning Director determines that full conformity with all applicable ordinances has not been made, the Director shall advise the applicant of the changes or additions that must be made and shall afford the applicant an opportunity to make the necessary changes or additions.
- A. A final plat shall be approved only if affirmative findings can be made that:

1. The Plat is in substantial conformance with the provisions of the Preliminary Plat, as approved;
 2. The proposal is consistent with the provisions, intents and purposes of the Comprehensive Plan, Zoning Regulations and the requirements of other relevant sections of this Code.
 3. Streets, roads and alleys for public use are dedicated without any reservation or restriction other than reversionary rights upon vacation of any such street or road and easements for public utilities;
 4. The plat contains a donation to the public of all common improvements, including, but not limited to, streets, roads, parks, sewage disposal and water supply systems, the donation of which is required by Ordinance or was made a condition of the approval of the tentative plat for the development.
 5. Explanations of all common improvements to remain in private ownership have been accounted for and referenced on the plat;
 6. Private drives indicated on the tentative plat have been approved by the City; and
[Amended by Ord. 682, 9/9/10]
 7. All conditions of approval for the development have been met, or adequate assurances for their completion have been provided, to the satisfaction of the Community Development Director.
- B. If affirmative findings cannot be made with regard to all of the above criteria, the Planning Director shall not approve the final plat.
- C. **If approved, such approval shall be evidenced by the signature on the plat of the Planning Director together with the date of approval.** In the event of denial, the Planning Director shall cause written notice and the reasons for denial to be furnished to the applicant.

Applicant's Response: *In accordance with this section, the Owner/Applicant understand that within thirty (30) days of receipt of a complete final plat submittal, the Planning Director will approve, deny, or, when further information is required, postpone a decision on the application.*

- (.05) Appeal of the Planning Director's Decision. A decision made by the Planning Director to deny a final plat application may be appealed by the applicant as provided in Section 4.022.

Applicant's Response: *A decision made by the Planning Director to deny a final plat application may be appealed by the Owner/Applicant.*

- (.06) Effect of Approval: Approval shall be effective for a period of ninety (90) days, and if the final plat is not offered for record by the applicant in the office of the County Clerk within such time, the final plat shall be submitted again to the Planning Director under Section

4.220 of this Code, and the entire procedure shall be repeated, for consideration of any conditions which may then exist.

Applicant's Response: *In accordance with the section, the effective date of the final Approval is a period of ninety (90) days. If the final plat is not recorded during this time, the final plat shall be submitted again to the Planning Director.*

(.07) Delivery of Final Plat to County Offices. Following the approval of the Planning Director:

- A. Unless otherwise specified by the county where the final plat is to be recorded, the final plat shall be routed to the county departments as follows:
1. The Assessor shall receive the final plat and may research the needed requirements as well as forward identification information to the Tax Department.
 2. **Obtain on the final plat the signature of the County Surveyor, whose signature shall certify that the platting laws of this State have been met.**
 3. **Obtain the signature on the final plat of a majority of the Board of County Commissioners whose signatures shall certify that the plat is approved by them.**
 4. **Obtain the signature on the final plat of the County Tax Department if/or when all taxes on the property are paid.**
 5. **Obtain on the final plat the signature of the County Assessor, whose signature shall certify that ownership is correct and taxes have been pro-rated and collected, if plat is to be recorded after July 1.**
 6. After the above items have been completed, the final plat shall be delivered to the office of the County Clerk and required fees paid for recordation.

Applicant's Response: *The Owner/Applicant acknowledges that the final plat can be recorded at Clackamas County once all the appropriate signatures have been obtained.*

(.08) Recording Final Plat. In addition to the requirements authorized and provided in ORS 92, upon offering the final plat for recordation, the subdivider shall furnish one black line or blue print copy of the final plat to the City Engineer and to such County offices as may be requested or required by the County. *[Amended by Ordinance No. 538, 2/21/02.]*

Applicant's Response: *In accordance with this section, the Owner/Applicant will provide one black line or blue print copy of the final plat to the City Engineer and to any other County offices requesting a copy.*

Section 4.232. Expedited Land Divisions. *This criterion is not applicable to this application since no Expedited Land Use Decisions are being requested.*

Section 4.233. Lot Line Adjustments. *This criterion is not applicable to this application since no Lot Line Adjustments are being requested.*

Section 4.236. General Requirements - Streets.

- (.01) Conformity to the Transportation System Plan. Land divisions shall conform to and be in harmony with the Transportation Systems Plan, the Bicycle and Pedestrian Master Plan, and the Parks and Recreation Master Plan. *[Amended by Ord. #719, 6/17/13]*

Applicant's Response: *The Owner/Applicant acknowledge that the proposed Minor Partition will conform to the requirements of the City's Transportation Plan.*

- (.02) Relation to Adjoining Street System.

- A. A land division shall provide for the continuation of the principal streets existing in the adjoining area, or of their proper projection when adjoining property is not developed, and shall be of a width not less than the minimum requirements for streets set forth in these regulations. Where, in the opinion of the Planning Director or Development Review Board, topographic conditions make such continuation or conformity impractical, an exception may be made. In cases where the Board or Planning Commission has adopted a plan or plat of a neighborhood or area of which the proposed land division is a part, the subdivision shall conform to such adopted neighborhood or area plan.
- B. Where the plat submitted covers only a part of the applicant's tract, a sketch of the prospective future street system of the unsubmitted part shall be furnished and the street system of the part submitted shall be considered in the light of adjustments and connections with the street system of the part not submitted.
- C. At any time when an applicant proposes a land division and the Comprehensive Plan would allow for the proposed lots to be further divided, the city may require an arrangement of lots and streets such as to permit a later re-subdivision in conformity to the street plans and other requirements specified in these regulations.

Applicant's Response: *The Owner/Applicant understands that the Minor Partition will provide for the continuation of the principal streets existing in the adjoining area, or of their proper projection when adjoining property is not developed, and be of a width not less than the minimum requirements for streets set forth in these regulations.*

- (.03) All streets shall conform to the standards set forth in Section 4.177 and the block size requirements of the zone.

Applicant's Response: *All streets will conform to the standards set forth in Section 4.177 and the block size requirements.*

- (.04) Creation of Easements: The Planning Director or Development Review Board may approve an easement to be established without full compliance with these regulations, provided

such an easement is the only reasonable method by which a portion of a lot large enough to allow partitioning into two (2) parcels may be provided with vehicular access and adequate utilities. If the proposed lot is large enough to divide into more than two (2) parcels, a street dedication may be required. *[Amended by Ord. 682, 9/9/10]*

Applicant's Response: *Planning Director may approve an easement to be established without full compliance with these regulations.*

- (.05) Topography: The layout of streets shall give suitable recognition to surrounding topographical conditions in accordance with the purpose of these regulations.

Applicant's Response: The layout of streets shall give suitable recognition to surrounding topographical conditions

- (.06) Reserve Strips: The Planning Director or Development Review Board may require the applicant to create a reserve strip controlling the access to a street. Said strip is to be placed under the jurisdiction of the City Council, when the Director or Board determine that a strip is necessary:

- A. To prevent access to abutting land at the end of a street in order to assure the proper extension of the street pattern and the orderly development of land lying beyond the street; or
- B. To prevent access to the side of a street on the side where additional width is required to meet the right-of-way standards established by the City; or
- C. To prevent access to land abutting a street of the land division but not within the tract or parcel of land being divided; or
- D. To prevent access to land unsuitable for building development.

Applicant's Response: *The Planning Director may require the applicant to create a reserve strip controlling the access to a street.*

- (.07) Future Expansion of Street: ***This criterion is not applicable to this application since there are no existing streets that dead end at a property boundary.***

- (.08) Existing Streets: Whenever existing streets adjacent to or within a tract are of inadequate width, additional right-of-way shall conform to the designated width in this Code or in the Transportation Systems Plan.

Applicant's Response: *Whenever existing streets adjacent to or within a tract are of inadequate width, additional right-of-way shall conform to the designated width in this Code. As necessary, additional right-of-way will be dedicated to the City to meet city requirements.*

- (.09) Street Names: No street names will be used which will duplicate or be confused with the names of existing streets, except for extensions of existing streets. Street names and

numbers shall conform to the established name system in the City, and shall be subject to the approval of the City Engineer.

Applicant's Response: *No new streets are being proposed as part of the proposed 2-lot partition.*

Section 4.237. General Requirements – Other.

(.01) Blocks:

- A. The length, width, and shape of blocks shall be designed with due regard to providing adequate building sites for the use contemplated, consideration of needs for convenient access, circulation, control, and safety of pedestrian, bicycle, and motor vehicle traffic, and recognition of limitations and opportunities of topography.
- B. Sizes: Blocks shall not exceed the sizes and lengths specified for the zone in which they are located unless topographical conditions or other physical constraints necessitate larger blocks. Larger blocks shall only be approved where specific findings are made justifying the size, shape, and configuration.

Applicant's Response: *There are no changes to the over block sizes and lengths.*

(.02) Easements:

- A. **Utility lines. Easements for sanitary or storm sewers, drainage, water mains, electrical lines or other public utilities shall be dedicated wherever necessary. Easements shall be provided consistent with the City's Public Works Standards, as specified by the City Engineer or Planning Director.** All of the public utility lines within and adjacent to the site shall be installed within the public right-of-way or easement; with underground services extending to the private parcel constructed in conformance to the City's Public Works Standards. All franchise utilities shall be installed within a public utility easement. All utilities shall have appropriate easements for construction and maintenance purposes. *[Amended by Ord. 682, 9/9/10]*
- B. Water courses. Where a land division is traversed by a water course, drainage way, channel or stream, there shall be provided a storm water easement or drainage right-of-way conforming substantially with the lines of the water course, and such further width as will be adequate for the purposes of conveying storm water and allowing for maintenance of the facility or channel. Streets or parkways parallel to water courses may be required.

Applicant's Response: *The Owner/Applicant understands that the easements for sanitary or storm sewers, drainage, water mains, electrical lines or other public utilities will be dedicated wherever necessary. All public utilities will be in the right- of-way or utility easements. Where necessary utility easements are being created on the plat.*

Necessary easements have been identified to be recorded with the requested partition plat. Refer to Sheet 4 – Tentative Plat.

- (.03) Pedestrian and bicycle pathways. An improved public pathway shall be required to transverse the block near its middle if that block exceeds the length standards of the zone in which it is located.
- A. Pathways shall be required to connect to cul-de-sacs or to pass through unusually shaped blocks.
 - B. Pathways required by this subsection shall have a minimum width of ten (10) feet unless they are found to be unnecessary for bicycle traffic, in which case they are to have a minimum width of six (6) feet.

Applicant's Response: As part of the future development of Parcel 5, the Owner/Applicant will be making street improvements along SW Parkway Avenue and SW Printer Parkway, including pedestrian and bikeways improvements. It should be noted that there is already a reciprocal access easement for bicycle and vehicular access for the portion of Parcel 6 that abuts the Xerox Property.

- (.04) Tree planting. Tree planting plans for a land division must be submitted to the Planning Director and receive the approval of the Director or Development Review Board before the planting is begun. Easements or other documents shall be provided, guaranteeing the City the right to enter the site and plant, remove, or maintain approved street trees that are located on private property.

Applicant's Response: At this time, some improvements are proposed to the right-of-way, including tree planting.

- (.05) Lot Size and shape. The lot size, width, shape and orientation shall be appropriate for the location of the land division and for the type of development and use contemplated. Lots shall meet the requirements of the zone where they are located.
- A. In areas that are not served by public sewer, an on-site sewage disposal permit is required from the City. If the soil structure is adverse to on-site sewage disposal, no development shall be permitted until sewer service can be provided.
 - B. Where property is zoned or deeded for business or industrial use, other lot widths and areas may be permitted at the discretion of the Development Review Board. Depth and width of properties reserved or laid out for commercial and industrial purposes shall be adequate to provide for the off-street service and parking facilities required by the type of use and development contemplated.
 - C. In approving an application for a Planned Development, the Development Review Board may waive the requirements of this section and lot size, shape, and density shall conform to the Planned Development conditions of approval.

Applicant's Response: *Within the Planned Development Industrial (PDI) zone, there is no minimum standards for size, shape or density.*

The proposed lot sizes, widths, shapes and orientations are appropriate for existing development with potential for additional development meeting standards for the PDI zone.

- (.06) Access. The division of land shall be such that each lot shall have a minimum frontage on a street or private drive, as specified in the standards of the relative zoning districts. This minimum frontage requirement shall apply with the following exceptions:
- A. A lot on the outer radius of a curved street or tract with a private drive, or facing the circular end of a cul-de-sac shall have frontage of not less than twenty-five (25) feet upon a street or tract with a private drive, measured on the arc.
 - B. The Development Review Board may waive lot frontage requirements where in its judgment the waiver of frontage requirements will not have the effect of nullifying the intent and purpose of this regulation or if the Board determines that another standard is appropriate because of the characteristics of the overall development.

[Section 4.237(.06) amended by Ord. 682, 9/9/10]

Applicant's Response: *In accordance with this section, the resulting lots will meet the minimum frontage on a street or private drive. It should be noted that there is already a reciprocal access easement for bicycle and vehicular access for the portion of Parcel 6 that abuts the Xerox Property.*

- (.07) Through lots. Through lots shall be avoided except where essential to provide separation of residential development from major traffic arteries or adjacent non-residential activity or to overcome specific disadvantages of topography and orientation. A planting screen easement of at least ten (10) feet, across which there shall be no access, may be required along the line of lots abutting such a traffic artery or other disadvantageous use. Through lots with planting screens shall have a minimum average depth of one hundred (100) feet. The Development Review Board may require assurance that such screened areas be maintained as specified in Section 4.176.

Applicant's Response: *The existing parcel is a through lot, and one of the proposed parcels remains a through lot. There is no avoidance as the condition exists and is appropriate for a large industrial campus with preserved natural area.*

- (.08) Lot side lines. The side lines of lots, as far as practicable for the purpose of the proposed development, shall run at right angles to the street or tract with a private drive upon which the lots face. *[Amended by Ord. 682, 9/9/10]*

Applicant's Response: *The Owner/Applicant understand, that to the extent possible, the site lot side lines will run at right angles to the street or tract with a private*

drive. The new side parcel line run at 90 degree angles to SW Printer Parkway.

- (.09) Large lot land divisions. In dividing tracts which at some future time are likely to be re-divided, the location of lot lines and other details of the layout shall be such that re-division may readily take place without violating the requirements of these regulations and without interfering with the orderly development of streets. Restriction of buildings within future street locations shall be made a matter of record if the Development Review Board considers it necessary.

Applicant's Response: No future divisions of the proposed parcels are known at this time, but would be allowed. The proposed parcel layout would enable further division of the parcel 6 in the future.

- (.10) Building line. The Planning Director or Development Review Board may establish special building setbacks to allow for the future redivision or other development of the property or for other reasons specified in the findings supporting the decision. If special building setback lines are established for the land division, they shall be shown on the final plat.

Applicant's Response: There are no building lines established for future lots.

- (.11) Build-to line. The Planning Director or Development Review Board may establish special build-to lines for the development, as specified in the findings and conditions of approval for the decision. If special build-to lines are established for the land division, they shall be shown on the final plat.

Applicant's Response: There are no build-to lines established for future lots.

- (.12) Land for public purposes. The Planning Director or Development Review Board may require property to be reserved for public acquisition, or irrevocably offered for dedication, for a specified period of time.

Applicant's Response: In accordance with this section, the Planning Director may require property to be reserved for public acquisition, or irrevocably offered for dedication, for a specified period of time. No property reservation has been identified at this time.

- (.13) Corner lots. Lots on street intersections shall have a corner radius of not less than ten (10) feet.

Applicant's Response: The proposed partition created two new lot corners: 1) one at Parkway Avenue and Printer Parkway and 2) one at Canyon Creek Road and Printer Parkway. The radius is not less than 10 feet at either corner.

Section 4.250. Lots of Record.

All lots of record that have been legally created prior to the adoption of this ordinance shall be considered to be legal lots. Tax lots created by the County Assessor are not necessarily legal lots of record.

Applicant's Response: *The subject property currently consist of one lot of record referred to as Parcel 3 of Partition Plat 2018-109 and includes three (3) tax lots and are reference as follows:*

- *T3S R1W Section 12, Tax Lot 511*
- *T3S R1W Section 12, Tax Lot 581*
- *T3S R1W Section 12, Tax Lot 591*

The resulting parcels will all be legal lots of record.

Section 4.260. Improvements - Procedures.

In addition to other requirements, improvements installed by the developer, either as a requirement of these regulations or at the developer's own option, shall conform to the requirements of this Code and improvement standards and specifications of the City. The improvements shall be installed in accordance with the City's Public Works Standards.

Applicant's Response: *Improvements installed by the developer, either as a requirement of these regulations or at the developer's own option, shall conform to the requirements of this Code and improvement standards and specifications of the City*

Section 4.262. Improvements - Requirements.

- (.01) Streets. Streets within or partially within the development shall be graded for the entire right-of-way width, constructed and surfaced in accordance with the Transportation Systems Plan and City Public Works Standards. Existing streets which abut the development shall be graded, constructed, reconstructed, surfaced or repaired as determined by the City Engineer.

Applicant's Response: *At this time, no frontage improvements are proposed.*

- (.02) Curbs. Curbs shall be constructed in accordance with standards adopted by the City.

Applicant's Response: *At this time, frontage improvements are proposed along SW Parkway Avenue and a portion of SW Printer Parkway.*

- (.03) Sidewalks. Sidewalks shall be constructed in accordance with standards adopted by the City.

Applicant's Response: *At this time, frontage improvements are proposed along SW Parkway Avenue and a portion of SW Printer Parkway.*

- (.04) Sanitary sewers. When the development is within two hundred (200) feet of an existing public sewer main, sanitary sewers shall be installed to serve each lot or parcel in accordance with standards adopted by the City. When the development is more than two hundred (200) feet from an existing public sewer main, the City Engineer may approve an alternate sewage disposal system.

Applicant's Response: *In accordance with this section, the Owner/Applicant acknowledge that the sanitary sewers will installed to serve each lot or parcel in accordance with standards.*

According to the City, there is an existing 12-inch main located in SW Parkway Avenue to serve Parcel #5. A new water meter and backflow device is propose off SW Parkway Avenue to serve Building 63.

There are also public sanitary sewer mains located near the south and southeast of the campus that serve Parcel #6.

- (.05) Drainage. Storm drainage, including detention or retention systems, shall be provided as determined by the City Engineer.

Applicant's Response: *In accordance with this section, the Owner/Applicant acknowledges that on-site storm runoff generated from new and revised impervious surfaces will need to be collected, treated, retained, and detained in accordance with City standards.*

According to the City, there is no storm drainage mains to the subject property, but a main does exist south of the campus in SW Parkway Avenue.

Storm drainage improvements along SW Parkway Avenue will be included as part of future Street Improvements.

- (.06) Underground utility and service facilities. All new utilities shall be subject to the standards of Section 4.300 (Underground Utilities). The developer shall make all necessary arrangements with the serving utility to provide the underground services in conformance with the City's Public Works Standards.

Applicant's Response: *As previously mentioned, all new utilities are required to be placed underground. It is the Owner/Applicant responsibility to coordinate with the serving utility to provide the underground services in conformance with the City's Public Works Standards.*

- (.07) Streetlight standards. Streetlight standards shall be installed in accordance with regulations adopted by the City.

Applicant's Response: *The Owner/Applicant acknowledges that streetlights will be installed in accordance with regulations adopted by the City.*

- (.08) Street signs. Street name signs shall be installed at all street intersections and dead-end signs at the entrance to all dead-end streets and cul-de-sacs in accordance with standards adopted by the City. Other signs may be required by the City Engineer.

Applicant's Response: *The Owner/Applicant acknowledge that street name signs will be installed at all street intersections.*

- (.09) Monuments. Monuments shall be placed at all lot and block corners, angle points, points of curves in streets, at intermediate points and shall be of such material, size and length as required by State Law. Any monuments that are disturbed before all improvements are completed by the developer and accepted by the City shall be replaced to conform to the requirements of State Law.

Applicant's Response: *In accordance with this section, monuments will be placed at all lot and block corners, angle points, points of curves in streets, at intermediate points.*

- (.10) Water. Water mains and fire hydrants shall be installed to serve each lot in accordance with City standards.

Applicant's Response: *In accordance with this section, the Owner/Applicant acknowledge that the water mains and fire hydrants will installed to serve each lot or parcel in accordance with City standards.*

According to the City, there is an existing 16-inch steel main located in SW Parkway Avenue. The subject property is located in a Pressure Zone B were the pressure range is between 50 and 130 psi.

The Applicant is proposing a new water meter and backflow device to serve Building 63.

Section 4.264. Improvements - Assurance.

- (.01) A certificate shall be signed by the City Engineer certifying that the developer has complied with one of the following alternatives:
- A. All improvements have been installed in accordance with the requirements of these regulations and with the action of the Planning Director or Development Review Board, giving conditional approval of the preliminary plat, or
 - B. A bond or other form of security satisfactory to the Community Development Director or a certified check, equal to one and one-half (1 1/2) times the City Engineer's estimate of the cost of such improvement, has been posted with the City to assure completion of all required improvements, or
 - C. Deed restriction to the effect that no lots may be sold until improvements have been completed and accepted by the City, a bond or other security satisfactory to the City

Council or a certified check is posted, or other means approved by the Community Development Director, giving full assurance that the improvements will be completed.

- D. If, at the termination of two (2) years, the work has not been completed, and no extension has been granted, the certified check or bond may be forfeited and the improvements constructed at the direction of the City Engineer. If the work has been completed to the satisfaction of the City Engineer, the certified check or bond shall be released.

Applicant's Response: *The Owner/Applicant understands that the City will require a certificate signed by the City Engineer certifying that the Assurances have been complied with.*

Section 4.270. Variance from Land Division Standards.

- (.01) The Development Review Board may authorize a variance from any requirement set forth in these standards, based upon the procedures, standards and criteria listed in Section 4.196, and the additional standards listed below.

Applicant's Response: *Due to the existing conditions, the City may authorize a variance from any requirement set forth in these standards.*

- (.02) The basic reason for granting a variance will be proof that:
 - A. Special conditions or circumstances unique to the property under consideration make the variance necessary.
 - B. The variance is necessary for the proper development of the land division and the preservation of property rights and values.
 - C. The variance will not at present or hereafter be detrimental to the public welfare or injurious to other properties adjacent to or in the vicinity of the proposed land division.

Applicant's Response: *No variances are being requested.*

- (.03) Consideration for a variance from these regulations shall be based upon a written statement by the applicant giving complete details of conditions and reasons why a variance should be granted.

Applicant's Response: *No variances are being requested.*

Section 4.280. Appeals.

Appeals may be made as set forth in Section 4.022.

Applicant's Response: *In accordance with this section, the Owner/Applicant understands that the decision of the tentative partition may be appealed.*

Section 4.290. Penalties. *This criterion is not applicable since there no development is proposed.*

Underground Utilities

Underground Utilities

Section Contains:

- Section 4.300 General
- Section 4.310 Exceptions
- Section 4.320 Requirements

Section 4.300. General.

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

Applicant's Response: The Owner/Applicant acknowledges that it is the City's intent that to require the underground installation of utilities in all new developments, in order to accomplish the orderly and desirable development of land.

- (.02) After the effective date of this Code, the approval of any development of land within the City will be upon the express condition that all new utility lines, including but not limited to those required for power, communication, street lighting, gas, cable television services and related facilities, shall be placed underground.

Applicant's Response: In accordance with this section, the Owner/Applicant acknowledge that the approval of any development of land will be upon the express condition that all new utility lines, including power, communication, street lighting, gas, cable television services and related facilities, be placed underground.

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

Applicant's Response: The Owner/Applicant understand that all undergrounding of utilities will comply with the City's Public Works standards.

Section 4.310 Exceptions.

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

Applicant's Response: *The Owner/Applicant acknowledge that some features are not able to be undergrounded and are excepted from this requirement. This included surface-mounted transformers, surface-mounted connection boxes, wireless communication facilities, and meter cabinets and other appurtenances which are reasonably necessary to be placed above ground, or to temporary utility service facilities during construction. High capacity electric and communication feeder lines, or to utility transmission lines operating at 50,000 volts or more are also excepted from this requirement.*

Section 4.320. Requirements.

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

Applicant's Response: *As required by this section of the code, the Owner/Applicant will coordinate with the serving utility to provide the underground services (including cost of rearranging any existing overhead facilities).*

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

Applicant's Response: *In accordance with this section, the location of the buried facilities is required to conform to standards supplied by the City. The City also reserves the right to approve location of all surface-mounted transformers.*

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

Applicant's Response: *The Owner/Applicant also understand that interior easement for storm or sanitary sewers will only be used along back lot lines, and front easements will be used for other utilities unless different locations are approved by the City Engineer.*

Definition of Terms

Definition of Terms

Section Contains:

- Section 4.001 Definitions

Section 4.001 Definitions.

Applicants Response: *The definitions in this section have been incorporated into our response.*

Part A - Exhibits

Exhibit C -Tax Map-Title Report

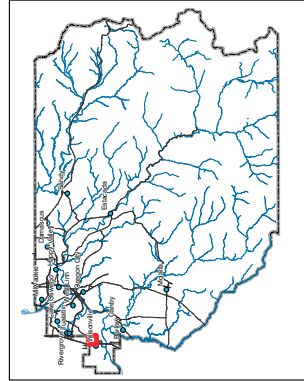
3 1 W 12
& INDEX
WILSONVILLE
SECTION 12 T.3S. R.1W. W.M.
CLACKAMAS COUNTY
1" = 400'

D. L.C.
JANE PAINTER NO. 52

Cancelled Taxlots

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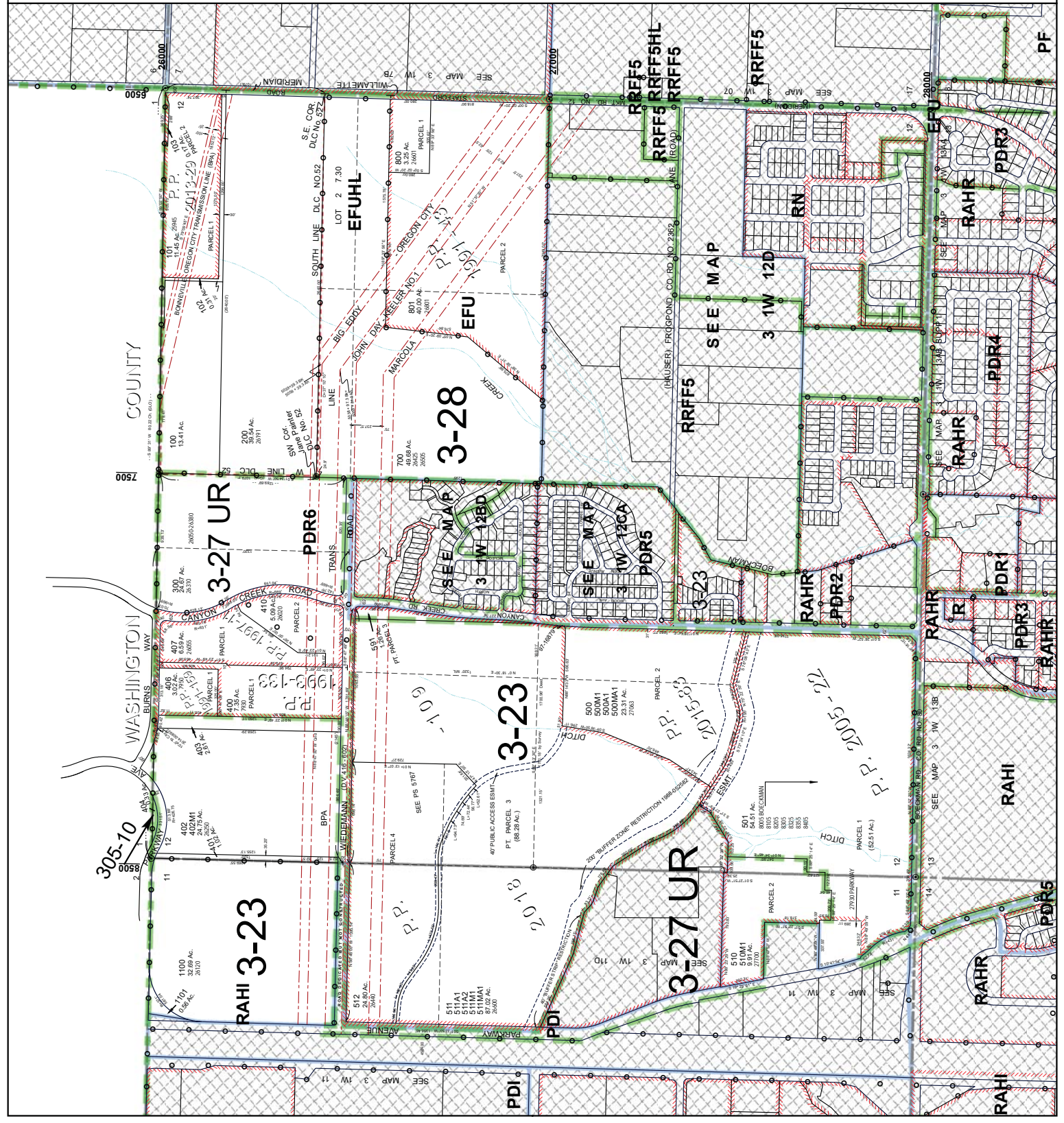
- Parcel Boundary
- Private Road ROW
- Historical Boundary
- Railroad Centreline
- Tax Code Lines
- Map Index
- Water Lines
- Land Use Zoning
- Plats
- Water
- Corner
- Section Corner
- 1/16th Line
- Govt Lot Line
- DLC Line
- Mander Line
- PLSS Section Line
- Historic Corridor 40'
- Historic Corridor 20'



THIS MAP IS FOR ASSESSMENT
PURPOSES ONLY

3 1 W 12
& INDEX
WILSONVILLE

5/3/2022



OWNER'S POLICY OF TITLE INSURANCE

Issued By:

Policy Number:



36262108473

Any notice of claim and any other notice or statement in writing required to be given to the Company under this Policy must be given to the Company at the address shown in Section 18 of the Conditions.

COVERED RISKS

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B, AND THE CONDITIONS, CHICAGO TITLE INSURANCE COMPANY, a Florida corporation (the "Company") insures, as of Date of Policy and, to the extent stated in Covered Risks 9 and 10, after Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

1. Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. This Covered Risk includes but is not limited to insurance against loss from
 - (a) A defect in the Title caused by
 - (i) forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
 - (ii) failure of any person or Entity to have authorized a transfer or conveyance;
 - (iii) a document affecting Title not properly created, executed, witnessed, sealed, acknowledged, notarized, or delivered;
 - (iv) failure to perform those acts necessary to create a document by electronic means authorized by law;
 - (v) a document executed under a falsified, expired, or otherwise invalid power of attorney;
 - (vi) a document not properly filed, recorded, or indexed in the Public Records including failure to perform those acts by electronic means authorized by law; or
 - (vii) a defective judicial or administrative proceeding.
 - (b) The lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
 - (c) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
3. Unmarketable Title.
4. No right of access to and from the Land.
5. The violation or enforcement of any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (a) the occupancy, use, or enjoyment of the Land;
 - (b) the character, dimensions, or location of any improvement erected on the Land;
 - (c) the subdivision of land; or
 - (d) environmental protectionif a notice, describing any part of the Land, is recorded in the Public Records setting forth the violation or intention to enforce, but only to the extent of the violation or enforcement referred to in that notice.

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- 6. An enforcement action based on the exercise of a governmental police power not covered by Covered Risk 5 if a notice of the enforcement action, describing any part of the Land, is recorded in the Public Records, but only to the extent of the enforcement referred to in that notice.
- 7. The exercise of the rights of eminent domain if a notice of the exercise, describing any part of the Land, is recorded in the Public Records.
- 8. Any taking by a governmental body that has occurred and is binding on the rights of a purchaser for value without Knowledge.
- 9. Title being vested other than as stated in Schedule A or being defective
 - (a) as a result of the avoidance in whole or in part, or from a court order providing an alternative remedy, of a transfer of all or any part of the title to or any interest in the Land occurring prior to the transaction vesting Title as shown in Schedule A because that prior transfer constituted a fraudulent or preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws; or
 - (b) because the instrument of transfer vesting Title as shown in Schedule A constitutes a preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws by reason of the failure of its recording in the Public Records
 - (i) to be timely, or
 - (ii) to impart notice of its existence to a purchaser for value or to a judgment or lien creditor.
- 10. Any defect in or lien or encumbrance on the Title or other matter included in Covered Risks 1 through 9 that has been created or attached or has been filed or recorded in the Public Records subsequent to Date of Policy and prior to the recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.


The Company will also pay the costs, attorneys' fees, and expenses incurred in defense of any matter insured against by this Policy, but only to the extent provided in the Conditions.

IN WITNESS WHEREOF, CHICAGO TITLE INSURANCE COMPANY has caused this policy to be signed and sealed by its duly authorized officers.


Issuing Office or Agent:
Ticor Title Company of Oregon
 1433 SW 6th Avenue
 Portland, OR 97201
 (503)646-4444 FAX (503)219-9984

Chicago Title Insurance Company




By: 

 Randy Quirk, President

Attest: 

 Marjorie Nemzura, Secretary

Countersigned By:


 Authorized Officer or Agent
 Maggie Metcalf

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EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - (a) a fraudulent conveyance or fraudulent transfer; or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

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SCHEDULE A

Name and Address of Title Insurance Company: Chicago Title Insurance Company
 c/o Tami Conn
 Ticor Title Company of Oregon
 1433 SW 6th Avenue
 Portland, OR 97201

Address Reference: 26600 SW Parkway Avenue, Wilsonville, OR 97070

Date of Policy	Amount of Insurance	Premium
December 7, 2021 at 03:22 PM	\$99,000,000.00	\$99,090.00

1. Name of Insured:

SKB-Parkworks, LLC, a Delaware limited liability company, Patrick Valencia Parkworks, LLC, a Delaware limited liability company, Terrell and Associates Parkworks, LLC, a Delaware limited liability company, Oak Tree KCMDT TIC Parkworks, LLC, a Delaware limited liability company, Peachland Parkworks, LLC, a Delaware limited liability company, NSK Properties II Parkworks, LLC, a Delaware limited liability company, and RLR MD Parkworks, LLC, a Delaware limited liability company

2. The estate or interest in the Land that is insured by this policy is:

A Fee

3. Title is vested in:

SKB-Parkworks, LLC, a Delaware limited liability company, Patrick Valencia Parkworks, LLC, a Delaware limited liability company, Terrell and Associates Parkworks, LLC, a Delaware limited liability company, Oak Tree KCMDT TIC Parkworks, LLC, a Delaware limited liability company, Peachland Parkworks, LLC, a Delaware limited liability company, NSK Properties II Parkworks, LLC, a Delaware limited liability company, RLR MD Parkworks, LLC, a Delaware limited liability company

4. The Land referred to in this policy is described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED

END OF SCHEDULE A

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**SCHEDULE B
EXCEPTIONS FROM COVERAGE**

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses that arise by reason of:

1. Any lien, or right to a lien, for services, labor, material or equipment rental, or for contributions due to the State of Oregon for unemployment compensation or worker's compensation, heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
2. City Liens, if any, in favor of the City of Wilsonville.
None due or payable as of the date of Policy.
3. Limited Access Provisions contained in Deed to the State of Oregon, by and through its State Highway Commission, which, among other things, provides that no right or easement of right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property;
Recording Date: October 4, 1951
Book: 449
Page: 333
Affects: The Westerly portion

Said easement is depicted on the ALTA/NSPS Land Title Survey prepared by Jon M. Yamashita/Otak, Inc., dated December 6, 2021, as Job No. 17606A140.

4. Limited Access Provisions contained in Deed to the State of Oregon, by and through its State Highway Commission, which, among other things, provides that no right or easement of right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property;
Recording Date: March 17, 1952
Book: 454
Page: 434
Affects: The Westerly portion

Said easement is depicted on the ALTA/NSPS Land Title Survey prepared by Jon M. Yamashita/Otak, Inc., dated December 6, 2021, as Job No. 17606A140.

5. Easement for the purpose shown below and rights incidental thereto, as granted in a document:
Granted to: The United States of America
Purpose: Transmission line
Recording Date: November 15, 1967
Recording No.: 67-001644
Affects: A 75 foot wide strip through the Northerly portion

Said easement is depicted on the ALTA/NSPS Land Title Survey prepared by Jon M. Yamashita/Otak, Inc., dated December 6, 2021, as Job No. 17606A140.

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SCHEDULE B
EXCEPTIONS FROM COVERAGE
(continued)

6. Easement for the purpose shown below and rights incidental thereto, as granted in a document:
Granted to: The City of Wilsonville
Purpose: Sewer
Recording Date: April 20, 1973
Recording No.: 73-011953
Affects: A 12 foot wide strip through the Westerly portion
- Said easement is depicted on the ALTA/NSPS Land Title Survey prepared by Jon M. Yamashita/Otak, Inc., dated December 6, 2021, as Job No. 17606A140.
7. Easement for the purposes shown below and rights incidental thereto, as granted in a document:
Granted to: The City of Wilsonville
Purpose: Water well, well pipe and distribution piping center
Recording Date: August 15, 1985
Recording No.: 85-028465
Affects: The Northeasterly portion
- Said easement is depicted on the ALTA/NSPS Land Title Survey prepared by Jon M. Yamashita/Otak, Inc., dated December 6, 2021, as Job No. 17606A140.
8. Buffer Zone Agreement, including the terms and provisions thereof;
Executed by: Adjoining property owners
Recording Date: December 16, 1988
Recording No.: 88-052582
- Said easement is depicted on the ALTA/NSPS Land Title Survey prepared by Jon M. Yamashita/Otak, Inc., dated December 6, 2021, as Job No. 17606A140.
9. Easement for the purposes shown below and rights incidental thereto, as granted in a document:
Granted to: The City of Wilsonville
Purpose: Sidewalk and public utility
Recording Date: March 7, 1997
Recording No.: 97-016878
Affects: The Easterly portion
- And as shown on recorded PARTITION PLAT NO. 2018-109.
- Said easement is depicted on the ALTA/NSPS Land Title Survey prepared by Jon M. Yamashita/Otak, Inc., dated December 6, 2021, as Job No. 17606A140.

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SCHEDULE B
EXCEPTIONS FROM COVERAGE
(continued)

10. Easement for the purpose shown below and rights incidental thereto, as granted in a document:
Granted to: The City of Wilsonville
Purpose: Wetland mitigation
Recording Date: June 25, 1997
Recording No.: 97-047099
Affects: The Northeasterly portion
- Said easement is depicted on the ALTA/NSPS Land Title Survey prepared by Jon M. Yamashita/Otak, Inc., dated December 6, 2021, as Job No. 17606A140.
11. Easement for the purpose shown below and rights incidental thereto, as granted in a document:
Granted to: The City of Wilsonville
Purpose: Sidewalk
Recording Date: March 18, 1999
Recording No.: 99-027235
Affects: A 10 foot wide strip through the Westerly portion
- Said easement is depicted on the ALTA/NSPS Land Title Survey prepared by Jon M. Yamashita/Otak, Inc., dated December 6, 2021, as Job No. 17606A140.
12. Easement for the purpose shown below and rights incidental thereto, as granted in a document:
Granted to: The City of Wilsonville
Purpose: Stormwater maintenance covenant and access
Recording Date: March 8, 2006
Recording No.: 2006-020409
Affects: Exact location not disclosed
13. Easement for the purpose shown below and rights incidental thereto, as granted in a document:
Granted to: The City of Wilsonville
Purpose: Public utility
Recording Date: July 24, 2013
Recording No.: 2013-051331
Affects: The Northeasterly portion
- And as shown on recorded PARTITION PLAT NO. 2018-109
- Said easement is depicted on the ALTA/NSPS Land Title Survey prepared by Jon M. Yamashita/Otak, Inc., dated December 6, 2021, as Job No. 17606A140.
14. Easement for the purpose shown below and rights incidental thereto as delineated or as offered for dedication on recorded PARTITION PLAT NO. 2015-083:
Purpose: Public utility
Affects: A 10 foot wide strip through the Easterly Westerly portions
- Said easement is depicted on the ALTA/NSPS Land Title Survey prepared by Jon M. Yamashita/Otak, Inc., dated December 6, 2021, as Job No. 17606A140.

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SCHEDULE B
EXCEPTIONS FROM COVERAGE
(continued)

15. Restrictions, but omitting restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said restriction is permitted by applicable law, as shown on recorded PARTITION PLAT NO. 215-083:
Recording Date: November 5, 2015
Recording No.: 2015-074482
16. Sidewalk Easement Agreement, including the terms and provisions thereof;
Executed by: Xerox Corporation, a New York Corporation, and the City of Wilsonville
Recording Date: November 5, 2015
Recording No.: 2015-074483
17. Sanitary Sewer Pipeline Easement Agreement, including the terms and provisions thereof;
Executed by: Xerox Corporation, a New York Corporation, and the City of Wilsonville
Recording Date: November 5, 2015
Recording No.: 2015-074485
18. Declaration of Utility, Fire Protection, Communications and Reciprocal Access Easements, including the terms and provisions thereof;
Recording Date: November 5, 2015
Recording No.: 2015-074486
19. Easement for the purpose shown below and rights incidental thereto as delineated or as offered for dedication on recorded PARTITION PLAT NO. 2018-109;
Purpose: Public utility
Affects: An 8 foot wide strip through the Northerly portion
- Said easement is depicted on the ALTA/NSPS Land Title Survey prepared by Jon M. Yamashita/Otak, Inc., dated December 6, 2021, as Job No. 17606A140.
20. Restrictions, but omitting restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said restriction is permitted by applicable law, as shown on recorded PARTITION PLAT NO. 2018-109:
Recording Date: October 19, 2018
Recording No.: 2018-064476

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**SCHEDULE B
EXCEPTIONS FROM COVERAGE**

(continued)

21. Easement for the purpose shown below and rights incidental thereto, as granted in a document:
Granted to: The City of Wilsonville
Purpose: Public access
Recording Date: October 19, 2018
Recording No.: 2018-064477
Affects: A 40 foot wide strip through the Northerly portion
- And as shown on recorded PARTITION PLAT NO. 2018-109.
- Said easement is depicted on the ALTA/NSPS Land Title Survey prepared by Jon M. Yamashita/Otak, Inc., dated December 6, 2021, as Job No. 17606A140.
22. Declaration of Communications Line Easement and Maintenance Agreement, including the terms and provisions thereof;
Recording Date: October 19, 2018
Recording No.: 2018-064478
- And as shown on recorded PARTITION PLAT NO. 2018-109.
- Said easement is depicted on the ALTA/NSPS Land Title Survey prepared by Jon M. Yamashita/Otak, Inc., dated December 6, 2021, as Job No. 17606A140.
23. Declaration of Private Sanitary Sewer Line Easement and Maintenance Agreement, including the terms and provisions thereof;
Recording Date: October 19, 2018
Recording No.: 2018-064479
- And as shown on recorded PARTITION PLAT NO. 2018-109.
- Said easement is depicted on the ALTA/NSPS Land Title Survey prepared by Jon M. Yamashita/Otak, Inc., dated December 6, 2021, as Job No. 17606A140.
24. Rights or claims of parties in possession as tenants only under unrecorded leases, which said leases do not contain any rights of first refusal of options to purchase the subject property.
25. Rights of the public, riparian owners and governmental bodies in that portion of the subject land lying in wetlands.
26. Terms, provisions, easements and rights incidental thereto, as reserved in a document:
Reserved by: Tektronix, Inc., an Oregon corporation
Purpose: sanitary and storm sewer lines, electrical lines, storm water runoff
Recording Date: December 16, 1988
Recording No: 88-052581
- Said easement is depicted on the ALTA/NSPS Land Title Survey prepared by Jon M. Yamashita/Otak, Inc., dated December 6, 2021, as Job No. 17606A140.

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**SCHEDULE B
EXCEPTIONS FROM COVERAGE**

(continued)

27. Stormwater Maintenance Requirements and Access Easement including the terms and provisions thereof,
Recording Date: November 5, 2015
Recording No: 2015-074484
Between: Xerox Corporation, a New York corporation
And: City of Wilsonville, a municipal corporation of the State of Oregon
- Said easement is depicted on the ALTA/NSPS Land Title Survey prepared by Jon M. Yamashita/Otak, Inc., dated December 6, 2021, as Job No. 17606A140.
28. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Portland General Electric Company, an Oregon corporation
Purpose: Utility system
Recording Date: October 7, 2021
Recording No: 2021-090513
Reference is hereby made to said document for full particulars.
29. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,
Job No.: 17606A140
Dated: December 6, 2021
Prepared by: Jon M. Yamashita/Otak, Inc.
Matters: Overhead wires and utility lines without recorded easements
30. Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing to secure an indebtedness in the amount shown below,
Amount: \$64,800,000.00
Dated: December 7, 2021
Trustor/Grantor: SKB-Parkworks, LLC, a Delaware limited liability company, Patrick Valencia Parkworks, LLC, a Delaware limited liability company, Terrell and Associates Parkworks, LLC, a Delaware limited liability company, Oak Tree KCMDT TIC Parkworks, LLC, a Delaware limited liability company, Peachland Parkworks, LLC, a Delaware limited liability company, NSK Properties II Parkworks, LLC, a Delaware limited liability company, RLR MD Parkworks, LLC, a Delaware limited liability company
Trustee: Ticor Title Company of Oregon, an Oregon corporation
Beneficiary: Wells Fargo Bank, National Association and its successors and assigns
Recording Date: December 7, 2021
Recording No.: 2021-106615
31. Memorandum of Co-Tenancy Agreement including the terms and provisions thereof,
Recording Date: December 7, 2021
Recording No: 2021-106616
Executed by: SKB-Parkworks, LLC, a Delaware limited liability company, Terrell and Associates Parkworks, LLC, a Delaware limited liability company, Patrick Valencia Parkworks, LLC, a Delaware limited liability company, Oak Tree KCMDT TIC Parkworks, LLC, a Delaware limited liability company, Peachland Parkworks, LLC, a Delaware limited liability company, NSK Properties II Parkworks, LLC, a Delaware limited liability company, and RLR MD Parkworks, LLC, a Delaware limited liability company

END OF SCHEDULE B

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SCHEDULE B
EXCEPTIONS FROM COVERAGE
(continued)

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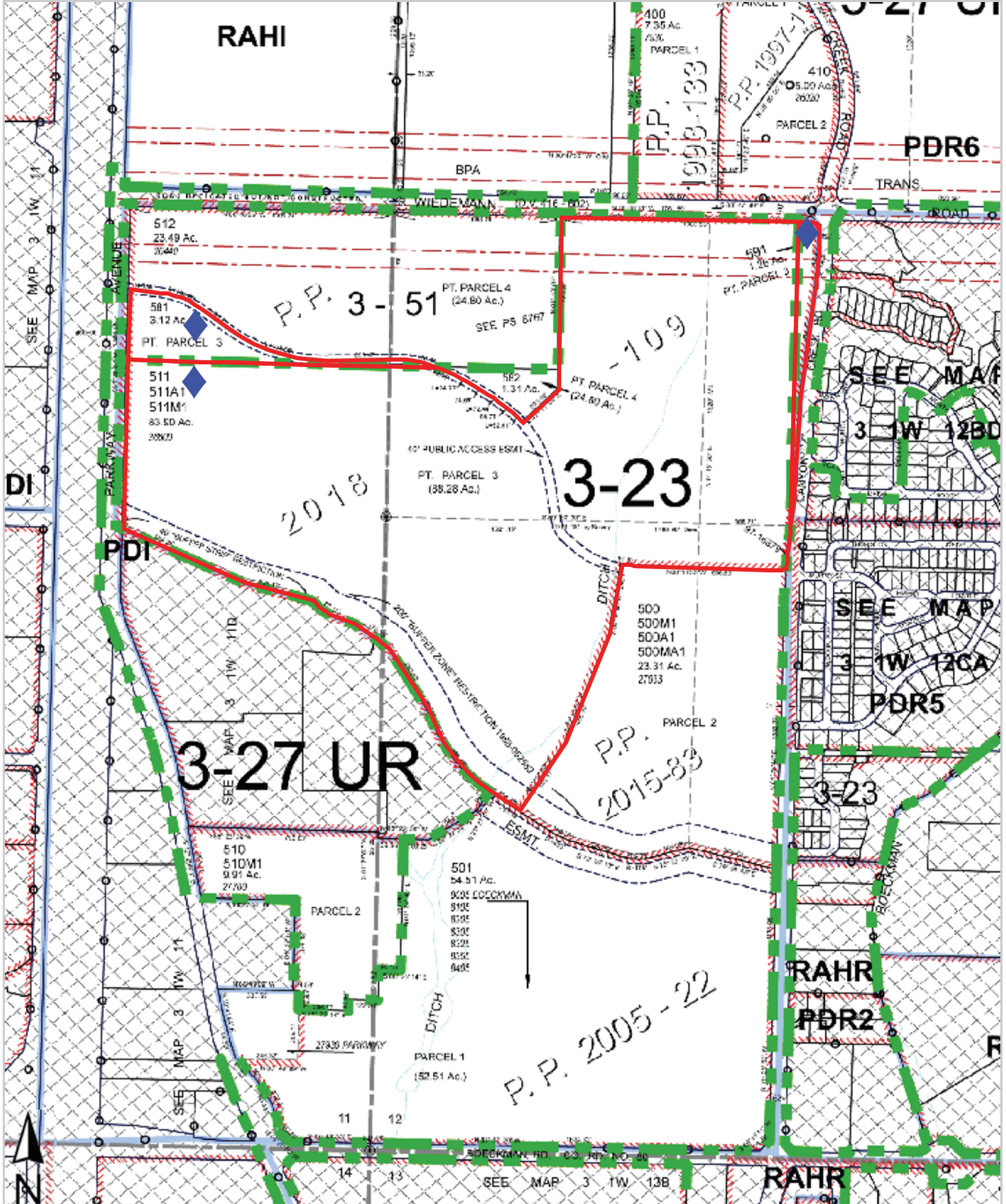
EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 3, PARTITION PLAT NO. 2018-109, recorded October 19, 2018 as Document No. 2018-064476, in the City of Wilsonville, County of Clackamas, State of Oregon.

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This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

ENDORSEMENT

Issued By:



Attached to Policy Number:

36262108473

Date: December 7, 2021

Premium: \$1,000.00

1. The Company insures against loss or damage sustained by the Insured in the event that, at Date of Policy,
 - a. according to applicable zoning ordinances and amendments, the Land is not classified Zone "PDI" Planned Development Industrial;
 - b. the following use or uses are not allowed under that classification:
Office, Manufacturing, Warehouse
 - c. There shall be no liability under paragraph 1.b. if the use or uses are not allowed as the result of any lack of compliance with any conditions, restrictions, or requirements contained in the zoning ordinances and amendments, including but not limited to the failure to secure necessary consents or authorizations as a prerequisite to the use or uses. This paragraph 1.c. does not modify or limit the coverage provided in Covered Risk 5.
2. The Company further insures against loss or damage sustained by the Insured by reason of a final decree of a court of competent jurisdiction either prohibiting the use of the Land, with any existing structure, as specified in paragraph 1.b. or requiring the removal or alteration of the structure, because, at Date of Policy, the zoning ordinances and amendments have been violated with respect to any of the following matters:
 - a. Area, width, or depth of the Land as a building site for the structure
 - b. Floor space area of the structure
 - c. Setback of the structure from the property lines of the Land
 - d. Height of the structure, or
 - e. Number of parking spaces.
3. There shall be no liability under this endorsement based on:
 - a. the invalidity of the zoning ordinances and amendments until after a final decree of a court of competent jurisdiction adjudicating the invalidity, the effect of which is to prohibit the use or uses;
 - b. the refusal of any person to purchase, lease or lend money on the Title covered by this policy.

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This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Order Reference: SKB-Parkworks, LLC, a Delaware limited liability company/Patrick Valencia Parkworks, LLC, a Delaware limited liability company/Terrell and Associates Parkworks, LLC, a Delaware limited liability company/Oak Tree KCMDT TIC Parkworks, LLC, a Delaware limited liability company/Peachland Parkworks, LLC, a Delaware limited liability company/NSK Properties II Parkworks, LLC, a Delaware limited liability company/RLR MD Parkworks, LLC, a Delaware limited liability company

Chicago Title Insurance Company

Countersigned By:



Authorized Officer or Agent
Maggie Metcalf

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ENDORSEMENT

Issued By:



Attached to Policy Number:

36262108473

Date: December 7, 2021

Premium: \$1,000.00

The Company insures against loss or damage sustained by the Insured by reason of an environmental protection lien that, at Date of Policy, is recorded in the Public Records or filed in the records of the clerk of the United States district court for the district in which the Land is located, unless the environmental protection lien is set forth as an exception in Schedule B.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Order Reference: SKB-Parkworks, LLC, a Delaware limited liability company/Patrick Valencia Parkworks, LLC, a Delaware limited liability company/Terrell and Associates Parkworks, LLC, a Delaware limited liability company/Oak Tree KCMDT TIC Parkworks, LLC, a Delaware limited liability company/Peachland Parkworks, LLC, a Delaware limited liability company/NSK Properties II Parkworks, LLC, a Delaware limited liability company/RLR MD Parkworks, LLC, a Delaware limited liability company

Chicago Title Insurance Company

Countersigned By:

A handwritten signature in cursive script that reads "Maggie Metcalf".

Authorized Officer or Agent
Maggie Metcalf

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ENDORSEMENT

Issued By:



Attached to Policy Number:

36262108473

Date: December 7, 2021

Premium: \$1,500.00

1. The insurance provided by this endorsement is subject to the exclusions in Section 4 of this endorsement; and the Exclusions from Coverage, the Exceptions from Coverage contained in Schedule B, and the Conditions in the policy.
2. For the purposes of this endorsement only,
 - a. "Covenant" means a covenant, condition, limitation or restriction in a document or instrument in effect at Date of Policy.
 - b. "Improvement" means a building, structure located on the surface of the Land, road, walkway, driveway, or curb, affixed to the Land at Date of Policy and that by law constitutes real property, but excluding any crops, landscaping, lawn, shrubbery, or trees.
3. The Company insures against loss or damage sustained by the Insured by reason of:
 - a. A violation on the Land at Date of Policy of an enforceable Covenant, unless an exception in Schedule B of the policy identifies the violation;
 - b. Enforced removal of an Improvement as a result of a violation, at Date of Policy, of a building setback line shown on a plat of subdivision recorded or filed in the Public Records, unless an exception in Schedule B of the policy identifies the violation; or
 - c. A notice of a violation, recorded in the Public Records at Date of Policy, of an enforceable Covenant relating to environmental protection describing any part of the Land and referring to that Covenant, but only to the extent of the violation of the Covenant referred to in that notice, unless an exception in Schedule B of the policy identifies the notice of the violation.
4. This endorsement does not insure against loss or damage (and the Company will not pay costs, attorneys' fees, or expenses) resulting from:
 - a. any Covenant contained in an instrument creating a lease;
 - b. any Covenant relating to obligations of any type to perform maintenance, repair, or remediation on the Land; or
 - c. except as provided in Section 3.c., any Covenant relating to environmental protection of any kind or nature, including hazardous or toxic matters, conditions, or substances.

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This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Order Reference: SKB-Parkworks, LLC, a Delaware limited liability company/Patrick Valencia Parkworks, LLC, a Delaware limited liability company/Terrell and Associates Parkworks, LLC, a Delaware limited liability company/Oak Tree KCMDT TIC Parkworks, LLC, a Delaware limited liability company/Peachland Parkworks, LLC, a Delaware limited liability company/NSK Properties II Parkworks, LLC, a Delaware limited liability company/RLR MD Parkworks, LLC, a Delaware limited liability company

Chicago Title Insurance Company

Countersigned By:



Authorized Officer or Agent
Maggie Metcalf

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ENDORSEMENT

Issued By:



Attached to Policy Number:

36262108473

Date: December 7, 2021

Premium: \$275.00

The Company insures against loss or damage sustained by the Insured by reason of the lack of a right of access to the following utilities or services:

- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> Water service | <input checked="" type="checkbox"/> Natural gas service | <input checked="" type="checkbox"/> Telephone service |
| <input checked="" type="checkbox"/> Electrical power service | <input checked="" type="checkbox"/> Sanitary sewer | <input checked="" type="checkbox"/> Storm water drainage |

either over, under or upon rights-of-way or easements for the benefit of the Land because of:

- (1) a gap or gore between the boundaries of the Land and the rights-of-way or easements;
- (2) a gap between the boundaries of the rights-of-way or easements ; or
- (3) a termination by a grantor, or its successor, of the rights-of-way or easements.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Order Reference: SKB-Parkworks, LLC, a Delaware limited liability company/Patrick Valencia Parkworks, LLC, a Delaware limited liability company/Terrell and Associates Parkworks, LLC, a Delaware limited liability company/Oak Tree KCMDT TIC Parkworks, LLC, a Delaware limited liability company/Peachland Parkworks, LLC, a Delaware limited liability company/NSK Properties II Parkworks, LLC, a Delaware limited liability company/RLR MD Parkworks, LLC, a Delaware limited liability company

Chicago Title Insurance Company

Countersigned By:

A handwritten signature in cursive script that reads "Maggie Metcalf".

Authorized Officer or Agent
Maggie Metcalf

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ENDORSEMENT

Issued By:



Attached to Policy Number:

36262108473

Date: December 7, 2021

Premium: \$125.00

The Company insures against loss or damage sustained by the Insured if, at Date of Policy (i) the Land does not abut and have both actual vehicular and pedestrian access to and from SW Parkway Avenue (the "Street"), (ii) the Street is not physically open and publicly maintained, or (iii) the Insured has no right to use existing curb cuts or entries along that portion of the Street abutting the Land.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Order Reference: SKB-Parkworks, LLC, a Delaware limited liability company/Patrick Valencia Parkworks, LLC, a Delaware limited liability company/Terrell and Associates Parkworks, LLC, a Delaware limited liability company/Oak Tree KCMDT TIC Parkworks, LLC, a Delaware limited liability company/Peachland Parkworks, LLC, a Delaware limited liability company/NSK Properties II Parkworks, LLC, a Delaware limited liability company/RLR MD Parkworks, LLC, a Delaware limited liability company

Chicago Title Insurance Company

Countersigned By:

A handwritten signature in cursive script that reads "Maggie Metcalf".

Authorized Officer or Agent
Maggie Metcalf

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ENDORSEMENT

Issued By:



Attached to Policy Number:

36262108473

Date: December 7, 2021

Premium: \$75.00

The Company insures against loss or damage sustained by the Insured by reason of:

1. those portions of the Land identified below not being assessed for real estate taxes under the listed tax identification numbers or those tax identification numbers including any additional land:

Parcel:	Tax Identification Numbers:
05025755	31W12 00581
05030367	31W12 00511
01469459	31W12 00591
05030853	31W12 00511A1
05030854	31W12 00511M1

2. the easements, if any, described in Schedule A being cut off or disturbed by the nonpayment of real estate taxes, assessments or other charges imposed on the servient estate by a governmental authority.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Order Reference: SKB-Parkworks, LLC, a Delaware limited liability company/Patrick Valencia Parkworks, LLC, a Delaware limited liability company/Terrell and Associates Parkworks, LLC, a Delaware limited liability company/Oak Tree KCMDT TIC Parkworks, LLC, a Delaware limited liability company/Peachland Parkworks, LLC, a Delaware limited liability company/NSK Properties II Parkworks, LLC, a Delaware limited liability company/RLR MD Parkworks, LLC, a Delaware limited liability company

Chicago Title Insurance Company

Countersigned By:

A handwritten signature in cursive script that reads "Maggie Metcalf".

Authorized Officer or Agent
Maggie Metcalf

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ENDORSEMENT

Issued By:



Attached to Policy Number:

36262108473

Date: December 7, 2021

Premium: \$100.00

The Company insures against loss or damage sustained by the Insured by reason of the failure of the Land as described in Schedule A to be the same as that identified on the survey made by Jon M. Yamashita/Otak, Inc. dated December 6, 2021, and designated Job No. 17606A140.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Order Reference: SKB-Parkworks, LLC, a Delaware limited liability company/Patrick Valencia Parkworks, LLC, a Delaware limited liability company/Terrell and Associates Parkworks, LLC, a Delaware limited liability company/Oak Tree KCMDT TIC Parkworks, LLC, a Delaware limited liability company/Peachland Parkworks, LLC, a Delaware limited liability company/NSK Properties II Parkworks, LLC, a Delaware limited liability company/RLR MD Parkworks, LLC, a Delaware limited liability company

Chicago Title Insurance Company

Countersigned By:

A handwritten signature in cursive script that reads "Maggie Metcalf".

Authorized Officer or Agent
Maggie Metcalf

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ENDORSEMENT

Issued By:



Attached to Policy Number:

36262108473

Date: December 7, 2021

Premium: \$100.00

The Company insures against loss or damage sustained by the Insured if the exercise of the granted or reserved rights to use or maintain the easement(s) referred to in Exception(s) 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 16, 17, 18, 19, 21, 22, 23, 26, 27 of Schedule B results in:

- (1) damage to an existing building located on the Land, or
- (2) enforced removal or alteration of an existing building located on the Land.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Order Reference: SKB-Parkworks, LLC, a Delaware limited liability company/Patrick Valencia Parkworks, LLC, a Delaware limited liability company/Terrell and Associates Parkworks, LLC, a Delaware limited liability company/Oak Tree KCMDT TIC Parkworks, LLC, a Delaware limited liability company/Peachland Parkworks, LLC, a Delaware limited liability company/NSK Properties II Parkworks, LLC, a Delaware limited liability company/RLR MD Parkworks, LLC, a Delaware limited liability company

Chicago Title Insurance Company

Countersigned By:

A handwritten signature in cursive script that reads "Maggie Metcalf".

Authorized Officer or Agent
Maggie Metcalf

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CONDITIONS**1. DEFINITION OF TERMS**

The following terms when used in this policy mean:

- (a) "Amount of Insurance": The amount stated in Schedule A, as may be increased or decreased by endorsement to this policy, increased by Section 8(b), or decreased by Sections 10 and 11 of these Conditions.
- (b) "Date of Policy": The date designated as "Date of Policy" in Schedule A.
- (c) "Entity": A corporation, partnership, trust, limited liability company, or other similar legal entity.
- (d) "Insured": The Insured named in Schedule A.
 - (i) The term "Insured" also includes
 - (A) successors to the Title of the Insured by operation of law as distinguished from purchase, including heirs, devisees, survivors, personal representatives, or next of kin;
 - (B) successors to an Insured by dissolution, merger, consolidation, distribution, or reorganization;
 - (C) successors to an Insured by its conversion to another kind of Entity;
 - (D) a grantee of an Insured under a deed delivered without payment of actual valuable consideration conveying the Title
 - (1) if the stock, shares, memberships, or other equity interests of the grantee are wholly-owned by the named Insured,
 - (2) if the grantee wholly owns the named Insured,
 - (3) if the grantee is wholly-owned by an affiliated Entity of the named Insured, provided the affiliated Entity and the named Insured are both wholly-owned by the same person or Entity, or
 - (4) if the grantee is a trustee or beneficiary of a trust created by a written instrument established by the Insured named in Schedule A for estate planning purposes.
 - (ii) With regard to (A), (B), (C), and (D) reserving, however, all rights and defenses as to any successor that the Company would have had against any predecessor Insured.
- (e) "Insured Claimant": An Insured claiming loss or damage.
- (f) "Knowledge" or "Known": Actual knowledge, not constructive knowledge or notice that may be imputed to an Insured by reason of the Public Records or any other records that impart constructive notice of matters affecting the Title.
- (g) "Land": The land described in Schedule A, and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is insured by this policy.
- (h) "Mortgage": Mortgage, deed of trust, trust deed, or other security instrument, including one evidenced by electronic means authorized by law.
- (i) "Public Records": Records established under state statutes at Date of Policy for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge. With respect to Covered Risk 5(d), "Public Records" shall also include environmental protection liens filed in the records of the clerk of the United States District Court for the district where the Land is located.
- (j) "Title": The estate or interest described in Schedule A.
- (k) "Unmarketable Title": Title affected by an alleged or apparent matter that would permit a prospective purchaser or lessee of the Title or lender on the Title to be released from the obligation to purchase, lease, or lend if there is a contractual condition requiring the delivery of marketable title.

2. CONTINUATION OF INSURANCE

The coverage of this policy shall continue in force as of Date of Policy in favor of an Insured, but only so long as the Insured retains an estate or interest in the Land, or holds an obligation secured by a purchase money Mortgage given by a purchaser from the Insured, or only so long as the Insured shall have liability by reason of warranties in any transfer or conveyance of the Title. This policy shall not continue in force in favor of any purchaser from the Insured of either (i) an estate or interest in the Land, or (ii) an obligation secured by a purchase money Mortgage given to the Insured.

3. NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT

The Insured shall notify the Company promptly in writing (i) in case of any litigation as set forth in Section 5(a) of these Conditions, (ii) in case Knowledge shall come to an Insured hereunder of any claim of title or interest that is adverse to the Title, as insured, and that might cause loss or damage for which the Company may be liable by virtue of this policy, or (iii) if the Title, as insured, is rejected as Unmarketable Title. If the Company is prejudiced by the failure of the Insured Claimant to provide prompt notice, the Company's liability to the Insured Claimant under the policy shall be reduced to the extent of the prejudice.

4. PROOF OF LOSS

In the event the Company is unable to determine the amount of loss or damage, the Company may, at its option, require as a condition of payment that the Insured Claimant furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance, or other matter insured against by this policy that constitutes the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage.

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(continued)

5. DEFENSE AND PROSECUTION OF ACTIONS

- (a) Upon written request by the Insured, and subject to the options contained in Section 7 of these Conditions, the Company, at its own cost and without unreasonable delay, shall provide for the defense of an Insured in litigation in which any third party asserts a claim covered by this policy adverse to the Insured. This obligation is limited to only those stated causes of action alleging matters insured against by this policy. The Company shall have the right to select counsel of its choice (subject to the right of the Insured to object for reasonable cause) to represent the Insured as to those stated causes of action. It shall not be liable for and will not pay the fees of any other counsel. The Company will not pay any fees, costs, or expenses incurred by the Insured in the defense of those causes of action that allege matters not insured against by this policy.
- (b) The Company shall have the right, in addition to the options contained in Section 7 of these Conditions, at its own cost, to institute and prosecute any action or proceeding or to do any other act that in its opinion may be necessary or desirable to establish the Title, as insured, or to prevent or reduce loss or damage to the Insured. The Company may take any appropriate action under the terms of this policy, whether or not it shall be liable to the Insured. The exercise of these rights shall not be an admission of liability or waiver of any provision of this policy. If the Company exercises its rights under this subsection, it must do so diligently.
- (c) Whenever the Company brings an action or asserts a defense as required or permitted by this policy, the Company may pursue the litigation to a final determination by a court of competent jurisdiction, and it expressly reserves the right, in its sole discretion, to appeal from any adverse judgment or order.

6. DUTY OF INSURED CLAIMANT TO COOPERATE

- (a) In all cases where this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding and any appeals, the Insured shall secure to the Company the right to so prosecute or provide defense in the action or proceeding, including the right to use, at its option, the name of the Insured for this purpose. Whenever requested by the Company, the Insured, at the Company's expense, shall give the Company all reasonable aid (i) in securing evidence, obtaining witnesses, prosecuting or defending the action or proceeding, or effecting settlement, and (ii) in any other lawful act that in the opinion of the Company may be necessary or desirable to establish the Title or any other matter as insured. If the Company is prejudiced by the failure of the Insured to furnish the required cooperation, the Company's obligations to the Insured under the policy shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation, with regard to the matter or matters requiring such cooperation.
- (b) The Company may reasonably require the Insured Claimant to submit to examination under oath by any authorized representative of the Company and to produce for examination, inspection, and copying, at such reasonable times and places as may be designated by the authorized representative of the Company, all records, in whatever medium maintained, including books, ledgers, checks, memoranda, correspondence, reports, e-mails, disks, tapes, and videos whether bearing a date before or after Date of Policy, that reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Insured Claimant shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect, and copy all of these records in the custody or control of a third party that reasonably pertain to the loss or damage. All information designated as confidential by the Insured Claimant provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Insured Claimant to submit for examination under oath, produce any reasonably requested information, or grant permission to secure reasonably necessary information from third parties as required in this subsection, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this policy as to that claim.

7. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS; TERMINATION OF LIABILITY

In case of a claim under this policy, the Company shall have the following additional options:

- (a) To Pay or Tender Payment of the Amount of Insurance.

To pay or tender payment of the Amount of Insurance under this policy together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay.

Upon the exercise by the Company of this option, all liability and obligations of the Company to the Insured under this policy, other than to make the payment required in this subsection, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

- (b) To Pay or Otherwise Settle With Parties Other Than the Insured or With the Insured Claimant.

(i) to pay or otherwise settle with other parties for or in the name of an Insured Claimant any claim insured against under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay; or

(ii) to pay or otherwise settle with the Insured Claimant the loss or damage provided for under this policy, together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay.

Upon the exercise by the Company of either of the options provided for in subsections (b)(i) or (ii), the Company's obligations to the Insured under this policy for the claimed loss or damage, other than the payments required to be made, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

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(continued)

8. DETERMINATION AND EXTENT OF LIABILITY

This policy is a contract of indemnity against actual monetary loss or damage sustained or incurred by the Insured Claimant who has suffered loss or damage by reason of matters insured against by this policy.

- (a) The extent of liability of the Company for loss or damage under this policy shall not exceed the lesser of
 - (i) the Amount of Insurance; or
 - (ii) the difference between the value of the Title as insured and the value of the Title subject to the risk insured against by this policy.
- (b) If the Company pursues its rights under Section 5 of these Conditions and is unsuccessful in establishing the Title, as insured,
 - (i) the Amount of Insurance shall be increased by Ten percent (10%), and
 - (ii) the Insured Claimant shall have the right to have the loss or damage determined either as of the date the claim was made by the Insured Claimant or as of the date it is settled and paid.
- (c) In addition to the extent of liability under (a) and (b), the Company will also pay those costs, attorneys' fees, and expenses incurred in accordance with Sections 5 and 7 of these Conditions.

9. LIMITATION OF LIABILITY

- (a) If the Company establishes the Title, or removes the alleged defect, lien, or encumbrance, or cures the lack of a right of access to or from the Land, or cures the claim of Unmarketable Title, all as insured, in a reasonably diligent manner by any method, including litigation and the completion of any appeals, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused to the Insured.
- (b) In the event of any litigation, including litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals, adverse to the Title, as insured.
- (c) The Company shall not be liable for loss or damage to the Insured for liability voluntarily assumed by the Insured in settling any claim or suit without the prior written consent of the Company.

10. REDUCTION OF INSURANCE; REDUCTION OR TERMINATION OF LIABILITY

All payments under this policy, except payments made for costs, attorneys' fees, and expenses, shall reduce the Amount of Insurance by the amount of the payment.

11. LIABILITY NONCUMULATIVE

The Amount of Insurance shall be reduced by any amount the Company pays under any policy insuring a Mortgage to which exception is taken in Schedule B or to which the Insured has agreed, assumed, or taken subject, or which is executed by an Insured after Date of Policy and which is a charge or lien on the Title, and the amount so paid shall be deemed a payment to the Insured under this policy.

12. PAYMENT OF LOSS

When liability and the extent of loss or damage have been definitely fixed in accordance with these Conditions, the payment shall be made within thirty (30) days.

13. RIGHTS OF RECOVERY UPON PAYMENT OR SETTLEMENT

- (a) Whenever the Company shall have settled and paid a claim under this policy, it shall be subrogated and entitled to the rights of the Insured Claimant in the Title and all other rights and remedies in respect to the claim that the Insured Claimant has against any person or property, to the extent of the amount of any loss, costs, attorneys' fees, and expenses paid by the Company. If requested by the Company, the Insured Claimant shall execute documents to evidence the transfer to the Company of these rights and remedies. The Insured Claimant shall permit the Company to sue, compromise, or settle in the name of the Insured Claimant and to use the name of the Insured Claimant in any transaction or litigation involving these rights and remedies.

If a payment on account of a claim does not fully cover the loss of the Insured Claimant, the Company shall defer the exercise of its right to recover until after the Insured Claimant shall have recovered its loss.

- (b) The Company's right of subrogation includes the rights of the Insured to indemnities, guaranties, other policies of insurance, or bonds, notwithstanding any terms or conditions contained in those instruments that address subrogation rights.

14. INTENTIONALLY DELETED**15. LIABILITY LIMITED TO THIS POLICY; POLICY ENTIRE CONTRACT**

- (a) This policy together with all endorsements, if any, attached to it by the Company is the entire policy and contract between the Insured and the Company. In interpreting any provision of this policy, this policy shall be construed as a whole.
- (b) Any claim of loss or damage that arises out of the status of the Title or by any action asserting such claim shall be restricted to this policy.
- (c) Any amendment of or endorsement to this policy must be in writing and authenticated by an authorized person, or expressly incorporated by Schedule A of this policy.
- (d) Each endorsement to this policy issued at any time is made a part of this policy and is subject to all of its terms and provisions. Except as the endorsement expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsement, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance.

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(continued)

16. SEVERABILITY

In the event any provision of this policy, in whole or in part, is held invalid or unenforceable under applicable law, the policy shall be deemed not to include that provision or such part held to be invalid, but all other provisions shall remain in full force and effect.

17. CHOICE OF LAW; FORUM

(a) Choice of Law: The Insured acknowledges the Company has underwritten the risks covered by this policy and determined the premium charged therefor in reliance upon the law affecting interests in real property and applicable to the interpretation, rights, remedies, or enforcement of policies of title insurance of the jurisdiction where the Land is located.

Therefore, the court or an arbitrator shall apply the law of the jurisdiction where the Land is located to determine the validity of claims against the Title that are adverse to the Insured and to interpret and enforce the terms of this policy. In neither case shall the court or arbitrator apply its conflicts of law principles to determine the applicable law.

(b) Choice of Forum: Any litigation or other proceeding brought by the Insured against the Company must be filed only in a state or federal court within the United States of America or its territories having appropriate jurisdiction.

18. NOTICES, WHERE SENT

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at:

Chicago Title Insurance Company
P.O. Box 45023
Jacksonville, FL 32232-5023
Attn: Claims Department

END OF CONDITIONS

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LOAN POLICY OF TITLE INSURANCE

Issued By:

Policy Number:



36262108473

Any notice of claim and any other notice or statement in writing required to be given to the Company under this Policy must be given to the Company at the address shown in Section 17 of the Conditions.

COVERED RISKS

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B, AND THE CONDITIONS, CHICAGO TITLE INSURANCE COMPANY, a Florida corporation (the "Company") insures as of Date of Policy and, to the extent stated in Covered Risks 11, 13, and 14, after Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

1. Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. This Covered Risk includes but is not limited to insurance against loss from
 - (a) A defect in the Title caused by
 - (i) forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
 - (ii) failure of any person or Entity to have authorized a transfer or conveyance;
 - (iii) a document affecting Title not properly created, executed, witnessed, sealed, acknowledged, notarized, or delivered;
 - (iv) failure to perform those acts necessary to create a document by electronic means authorized by law;
 - (v) a document executed under a falsified, expired, or otherwise invalid power of attorney;
 - (vi) a document not properly filed, recorded, or indexed in the Public Records including failure to perform those acts by electronic means authorized by law; or
 - (vii) a defective judicial or administrative proceeding.
 - (b) The lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
 - (c) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
3. Unmarketable Title.
4. No right of access to and from the Land.
5. The violation or enforcement of any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (a) the occupancy, use, or enjoyment of the Land;
 - (b) the character, dimensions, or location of any improvement erected on the Land;
 - (c) the subdivision of land; or
 - (d) environmental protectionif a notice, describing any part of the Land, is recorded in the Public Records setting forth the violation or intention to enforce, but only to the extent of the violation or enforcement referred to in that notice.
6. An enforcement action based on the exercise of a governmental police power not covered by Covered Risk 5 if a notice of the enforcement action, describing any part of the Land, is recorded in the Public Records, but only to the extent of the enforcement referred to in that notice.
7. The exercise of the rights of eminent domain if a notice of the exercise, describing any part of the Land, is recorded in the Public Records.
8. Any taking by a governmental body that has occurred and is binding on the rights of a purchaser for value without Knowledge.

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9. The invalidity or unenforceability of the lien of the Insured Mortgage upon the Title. This Covered Risk includes but is not limited to insurance against loss from any of the following impairing the lien of the Insured Mortgage
 - (a) forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
 - (b) failure of any person or Entity to have authorized a transfer or conveyance;
 - (c) the Insured Mortgage not being properly created, executed, witnessed, sealed, acknowledged, notarized, or delivered;
 - (d) failure to perform those acts necessary to create a document by electronic means authorized by law;
 - (e) a document executed under a falsified, expired, or otherwise invalid power of attorney;
 - (f) a document not properly filed, recorded, or indexed in the Public Records including failure to perform those acts by electronic means authorized by law; or
 - (g) a defective judicial or administrative proceeding.
10. The lack of priority of the lien of the Insured Mortgage upon the Title over any other lien or encumbrance.
11. The lack of priority of the lien of the Insured Mortgage upon the Title
 - (a) as security for each and every advance of proceeds of the loan secured by the Insured Mortgage over any statutory lien for services, labor, or material arising from construction of an improvement or work related to the Land when the improvement or work is either
 - (i) contracted for or commenced on or before Date of Policy; or
 - (ii) contracted for, commenced, or continued after Date of Policy if the construction is financed, in whole or in part, by proceeds of the loan secured by the Insured Mortgage that the Insured has advanced or is obligated on Date of Policy to advance; and
 - (b) over the lien of any assessments for street improvements under construction or completed at Date of Policy.
12. The invalidity or unenforceability of any assignment of the Insured Mortgage, provided the assignment is shown in Schedule A, or the failure of the assignment shown in Schedule A to vest title to the Insured Mortgage in the named Insured assignee free and clear of all liens.
13. The invalidity, unenforceability, lack of priority, or avoidance of the lien of the Insured Mortgage upon the Title
 - (a) resulting from the avoidance in whole or in part, or from a court order providing an alternative remedy, of any transfer of all or any part of the title to or any interest in the Land occurring prior to the transaction creating the lien of the Insured Mortgage because that prior transfer constituted a fraudulent or preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws; or
 - (b) because the Insured Mortgage constitutes a preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws by reason of the failure of its recording in the Public Records
 - (i) to be timely, or
 - (ii) to impart notice of its existence to a purchaser for value or to a judgment or lien creditor.
14. Any defect in or lien or encumbrance on the Title or other matter included in Covered Risks 1 through 13 that has been created or attached or has been filed or recorded in the Public Records subsequent to Date of Policy and prior to the recording of the Insured Mortgage in the Public Records.

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The Company will also pay the costs, attorneys' fees, and expenses incurred in defense of any matter insured against by this Policy, but only to the extent provided in the Conditions.

IN WITNESS WHEREOF, CHICAGO TITLE INSURANCE COMPANY has caused this policy to be signed and sealed by its duly authorized officers.

Issuing Office or Agent:
Ticor Title Company of Oregon
1433 SW 6th Avenue
Portland, OR 97201
(503)646-4444 FAX (503)219-9984

Chicago Title Insurance Company



By:

Handwritten signature of Randy Quirk.

Randy Quirk, President

Attest:

Handwritten signature of Marjorie Nemzura.

Marjorie Nemzura, Secretary

Countersigned By:

Handwritten signature of Maggie Metcalf.

Authorized Officer or Agent
Maggie Metcalf



EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

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SCHEDULE A

Date of Policy	Amount of Insurance	Premium
December 7, 2021 at 03:22 PM	\$64,800,000.00	\$17,088.00

Name and Address of Title Insurance Company: Chicago Title Insurance Company
c/o Tami Conn
Ticor Title Company of Oregon
1433 SW 6th Avenue
Portland, OR 97201

Policy No.: 36262108473

Loan No.: 31-0959783

Address Reference: 26600 SW Parkway Avenue, Wilsonville, OR 97070

1. Name of Insured:

Wells Fargo Bank, National Association and its successors and assigns

2. The estate or interest in the Land that is encumbered by the Insured Mortgage is:

A Fee

3. Title is vested in:

SKB-Parkworks, LLC, a Delaware limited liability company, Patrick Valencia Parkworks, LLC, a Delaware limited liability company, Terrell and Associates Parkworks, LLC, a Delaware limited liability company, Oak Tree KCMDT TIC Parkworks, LLC, a Delaware limited liability company, Peachland Parkworks, LLC, a Delaware limited liability company, NSK Properties II Parkworks, LLC, a Delaware limited liability company, RLR MD Parkworks, LLC, a Delaware limited liability company

4. The Insured Mortgage and its assignments, if any, are described as follows:

Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing to secure an indebtedness in the amount shown below,

Amount: \$64,800,000.00

Dated: December 7, 2021

Trustor/Grantor: SKB-Parkworks, LLC, a Delaware limited liability company, Patrick Valencia Parkworks, LLC, a Delaware limited liability company, Terrell and Associates Parkworks, LLC, a Delaware limited liability company, Oak Tree KCMDT TIC Parkworks, LLC, a Delaware limited liability company, Peachland Parkworks, LLC, a Delaware limited liability company, NSK Properties II Parkworks, LLC, a Delaware limited liability company, RLR MD Parkworks, LLC, a Delaware limited liability company

Trustee: Ticor Title Company of Oregon, an Oregon corporation

Beneficiary: Wells Fargo Bank, National Association and its successors and assigns

Recording Date: December 7, 2021

Recording No: 2021-106615

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SCHEDULE A

(continued)

5. The Land referred to in this policy is described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

6. This policy incorporates by reference those endorsements selected below:

OTIRO 217-06 - Access and Entry (ALTA 17-06)

OTIRO 208.2-06 - Commercial Environmental Protection Lien (ALTA 8.2-06)

OTIRO 209.6.1-06 - Private Rights - Current Assessments (ALTA 9.6.1-06)

OTIRO 209.10-06 - Restrictions, Encroachments, Minerals - Current Violations (ALTA 9.10-06)

OTIRO 228-06 - Easement - Damage or Enforced Removal (ALTA 28-06)

OTIRO 228.1-06 - Encroachments - Boundaries and Easements (ALTA 28.1-06)

OTIRO 222-06 - Location (ALTA 22-06)

OTIRO 239-06 - Policy Authentication (ALTA 39-06)

OTIRO 225-06 - *M* - Same as Survey (ALTA 25-06)

OTIRO 218.1-06 - Multiple Tax Parcel - Easements (ALTA 18.1-06)

OTIRO 217.2-06 - Utility Access (ALTA 17.2-06)

OTIRO 203.1-06 - *M* - Zoning - Improved Land (ALTA 3.1-06)

OTIRO 66 - Elimination of Exceptions

THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED

END OF SCHEDULE A

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**SCHEDULE B
EXCEPTIONS FROM COVERAGE**

Except as provided in Schedule B - Part II, this policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

PART I

1. Any lien or right to a lien, for services, labor and material, equipment rental or worker's compensation heretofore or hereafter furnished, imposed by law and not shown by the public records that may arise out of that certain contract between PWII Owner, LLC and Lorentz Bruun Company, Inc, dated April 5, 2021 including all amendments and change orders thereto.

2. City Liens, if any, in favor of the City of Wilsonville.
None due or payable as of the date of Policy.

3. Limited Access Provisions contained in Deed to the State of Oregon, by and through its State Highway Commission, which, among other things, provides that no right or easement of right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property;
Recording Date: October 4, 1951
Book: 449
Page: 333
Affects: The Westerly portion

Said easement is depicted on the ALTA/NSPS Land Title Survey prepared by Jon M. Yamashita/Otak, Inc., dated December 6, 2021, as Job No. 17606A140.

4. Limited Access Provisions contained in Deed to the State of Oregon, by and through its State Highway Commission, which, among other things, provides that no right or easement of right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property;
Recording Date: March 17, 1952
Book: 454
Page: 434
Affects: The Westerly portion

Said easement is depicted on the ALTA/NSPS Land Title Survey prepared by Jon M. Yamashita/Otak, Inc., dated December 6, 2021, as Job No. 17606A140.

5. Easement for the purpose shown below and rights incidental thereto, as granted in a document:
Granted to: The United States of America
Purpose: Transmission line
Recording Date: November 15, 1967
Recording No.: 67-001644
Affects: A 75 foot wide strip through the Northerly portion

Said easement is depicted on the ALTA/NSPS Land Title Survey prepared by Jon M. Yamashita/Otak, Inc., dated December 6, 2021, as Job No. 17606A140.

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SCHEDULE B
EXCEPTIONS FROM COVERAGE
(continued)

6. Easement for the purpose shown below and rights incidental thereto, as granted in a document:

Granted to: The City of Wilsonville

Purpose: Sewer

Recording Date: April 20, 1973

Recording No.: 73-011953

Affects: A 12 foot wide strip through the Westerly portion

Said easement is depicted on the ALTA/NSPS Land Title Survey prepared by Jon M. Yamashita/Otak, Inc., dated December 6, 2021, as Job No. 17606A140.

7. Easement for the purposes shown below and rights incidental thereto, as granted in a document:

Granted to: The City of Wilsonville

Purpose: Water well, well pipe and distribution piping center

Recording Date: August 15, 1985

Recording No.: 85-028465

Affects: The Northeasterly portion

Said easement is depicted on the ALTA/NSPS Land Title Survey prepared by Jon M. Yamashita/Otak, Inc., dated December 6, 2021, as Job No. 17606A140.

8. Buffer Zone Agreement, including the terms and provisions thereof;

Executed by: Adjoining property owners

Recording Date: December 16, 1988

Recording No.: 88-052582

Said easement is depicted on the ALTA/NSPS Land Title Survey prepared by Jon M. Yamashita/Otak, Inc., dated December 6, 2021, as Job No. 17606A140.

9. Easement for the purposes shown below and rights incidental thereto, as granted in a document:

Granted to: The City of Wilsonville

Purpose: Sidewalk and public utility

Recording Date: March 7, 1997

Recording No.: 97-016878

Affects: The Easterly portion

And as shown on recorded PARTITION PLAT NO. 2018-109.

Said easement is depicted on the ALTA/NSPS Land Title Survey prepared by Jon M. Yamashita/Otak, Inc., dated December 6, 2021, as Job No. 17606A140.

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SCHEDULE B
EXCEPTIONS FROM COVERAGE
(continued)

10. Easement for the purpose shown below and rights incidental thereto, as granted in a document:
Granted to: The City of Wilsonville
Purpose: Wetland mitigation
Recording Date: June 25, 1997
Recording No.: 97-047099
Affects: The Northeasterly portion
- Said easement is depicted on the ALTA/NSPS Land Title Survey prepared by Jon M. Yamashita/Otak, Inc., dated December 6, 2021, as Job No. 17606A140.
11. Easement for the purpose shown below and rights incidental thereto, as granted in a document:
Granted to: The City of Wilsonville
Purpose: Sidewalk
Recording Date: March 18, 1999
Recording No.: 99-027235
Affects: A 10 foot wide strip through the Westerly portion
- Said easement is depicted on the ALTA/NSPS Land Title Survey prepared by Jon M. Yamashita/Otak, Inc., dated December 6, 2021, as Job No. 17606A140.
12. Easement for the purpose shown below and rights incidental thereto, as granted in a document:
Granted to: The City of Wilsonville
Purpose: Stormwater maintenance covenant and access
Recording Date: March 8, 2006
Recording No.: 2006-020409
Affects: Exact location not disclosed
13. Easement for the purpose shown below and rights incidental thereto, as granted in a document:
Granted to: The City of Wilsonville
Purpose: Public utility
Recording Date: July 24, 2013
Recording No.: 2013-051331
Affects: The Northeasterly portion
- And as shown on recorded PARTITION PLAT NO. 2018-109
- Said easement is depicted on the ALTA/NSPS Land Title Survey prepared by Jon M. Yamashita/Otak, Inc., dated December 6, 2021, as Job No. 17606A140.

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SCHEDULE B
EXCEPTIONS FROM COVERAGE
(continued)

14. Easement for the purpose shown below and rights incidental thereto as delineated or as offered for dedication on recorded PARTITION PLAT NO. 2015-083:
Purpose: Public utility
Affects: A 10 foot wide strip through the Easterly Westerly portions
- Said easement is depicted on the ALTA/NSPS Land Title Survey prepared by Jon M. Yamashita/Otak, Inc., dated December 6, 2021, as Job No. 17606A140.
15. Restrictions, but omitting restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said restriction is permitted by applicable law, as shown on recorded PARTITION PLAT NO. 215-083:
Recording Date: November 5, 2015
Recording No.: 2015-074482
16. Sidewalk Easement Agreement, including the terms and provisions thereof;
Executed by: Xerox Corporation, a New York Corporation, and the City of Wilsonville
Recording Date: November 5, 2015
Recording No.: 2015-074483
17. Sanitary Sewer Pipeline Easement Agreement, including the terms and provisions thereof;
Executed by: Xerox Corporation, a New York Corporation, and the City of Wilsonville
Recording Date: November 5, 2015
Recording No.: 2015-074485
18. Declaration of Utility, Fire Protection, Communications and Reciprocal Access Easements, including the terms and provisions thereof;
Recording Date: November 5, 2015
Recording No.: 2015-074486
19. Easement for the purpose shown below and rights incidental thereto as delineated or as offered for dedication on recorded PARTITION PLAT NO. 2018-109;
Purpose: Public utility
Affects: An 8 foot wide strip through the Northerly portion
- Said easement is depicted on the ALTA/NSPS Land Title Survey prepared by Jon M. Yamashita/Otak, Inc., dated December 6, 2021, as Job No. 17606A140.
20. Restrictions, but omitting restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said restriction is permitted by applicable law, as shown on recorded PARTITION PLAT NO. 2018-109:
Recording Date: October 19, 2018
Recording No.: 2018-064476

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SCHEDULE B
EXCEPTIONS FROM COVERAGE
(continued)

21. Easement for the purpose shown below and rights incidental thereto, as granted in a document:
Granted to: The City of Wilsonville
Purpose: Public access
Recording Date: October 19, 2018
Recording No.: 2018-064477
Affects: A 40 foot wide strip through the Northerly portion

And as shown on recorded PARTITION PLAT NO. 2018-109.

Said easement is depicted on the ALTA/NSPS Land Title Survey prepared by Jon M. Yamashita/Otak, Inc., dated December 6, 2021, as Job No. 17606A140.
22. Declaration of Communications Line Easement and Maintenance Agreement, including the terms and provisions thereof;
Recording Date: October 19, 2018
Recording No.: 2018-064478

And as shown on recorded PARTITION PLAT NO. 2018-109.

Said easement is depicted on the ALTA/NSPS Land Title Survey prepared by Jon M. Yamashita/Otak, Inc., dated December 6, 2021, as Job No. 17606A140.
23. Declaration of Private Sanitary Sewer Line Easement and Maintenance Agreement, including the terms and provisions thereof;
Recording Date: October 19, 2018
Recording No.: 2018-064479

And as shown on recorded PARTITION PLAT NO. 2018-109.

Said easement is depicted on the ALTA/NSPS Land Title Survey prepared by Jon M. Yamashita/Otak, Inc., dated December 6, 2021, as Job No. 17606A140.
24. Rights or claims of parties in possession as tenants only under unrecorded leases, which said leases do not contain any rights of first refusal of options to purchase the subject property.
25. Rights of the public, riparian owners and governmental bodies in that portion of the subject land lying in wetlands.
26. Terms, provisions, easements and rights incidental thereto, as reserved in a document:
Reserved by: Tektronix, Inc., an Oregon corporation
Purpose: sanitary and storm sewer lines, electrical lines, storm water runoff
Recording Date: December 16, 1988
Recording No: 88-052581

Said easement is depicted on the ALTA/NSPS Land Title Survey prepared by Jon M. Yamashita/Otak, Inc., dated December 6, 2021, as Job No. 17606A140.

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SCHEDULE B
EXCEPTIONS FROM COVERAGE
(continued)

27. Stormwater Maintenance Requirements and Access Easement including the terms and provisions thereof,
Recording Date: November 5, 2015
Recording No: 2015-074484
Between: Xerox Corporation, a New York corporation
And: City of Wilsonville, a municipal corporation of the State of Oregon
- Said easement is depicted on the ALTA/NSPS Land Title Survey prepared by Jon M. Yamashita/Otak, Inc., dated December 6, 2021, as Job No. 17606A140.
28. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Portland General Electric Company, an Oregon corporation
Purpose: Utility system
Recording Date: October 7, 2021
Recording No: 2021-090513
Reference is hereby made to said document for full particulars.
29. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,
Job No.: 17606A140
Dated: December 6, 2021
Prepared by: Jon M. Yamashita/Otak, Inc.
Matters: Overhead wires and utility lines without recorded easements

PART II

In addition to the matters set forth in Part I of this Schedule, the Title is subject to the following matters, and the Company insures against loss or damage sustained in the event that they are not subordinate to the lien of the Insured Mortgage:

1. Memorandum of Co-Tenancy Agreement including the terms and provisions thereof,
Recording Date: December 7, 2021
Recording No: 2021-106616
Between: SKB-Parkworks, LLC, a Delaware limited liability company, Terrell and Associates Parkworks, LLC, a Delaware limited liability company, Patrick Valencia Parkworks, LLC, a Delaware limited liability company, Oak Tree KCMDT TIC Parkworks, LLC, a Delaware limited liability company, Peachland Parkworks, LLC, a Delaware limited liability company, NSK Properties II Parkworks, LLC, a Delaware limited liability company, and RLR MD Parkworks, LLC, a Delaware limited liability company

END OF SCHEDULE B

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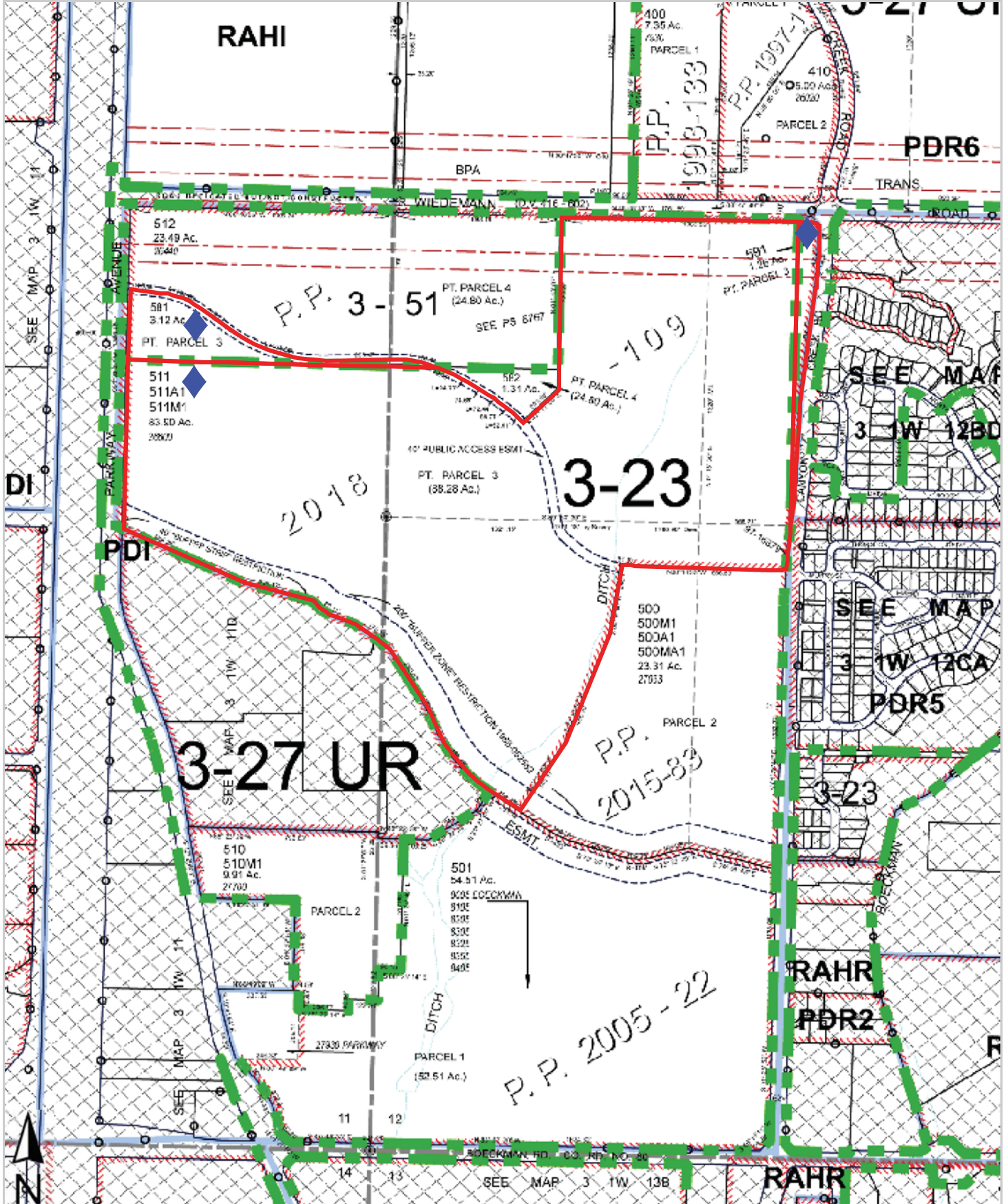
EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 3, PARTITION PLAT NO. 2018-109, recorded October 19, 2018 as Document No. 2018-064476, in the City of Wilsonville, County of Clackamas, State of Oregon.

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This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

ENDORSEMENT

Issued By:



Attached to Policy Number:

36262108473

Date: December 7, 2021

Premium: \$125.00

The Company insures against loss or damage sustained by the Insured if, at Date of Policy (i) the Land does not abut and have both actual vehicular and pedestrian access to and from SW Parkway Avenue (the "Street"), (ii) the Street is not physically open and publicly maintained, or (iii) the Insured has no right to use existing curb cuts or entries along that portion of the Street abutting the Land.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Order Reference: Loan No. 31-0959783, SKB-Parkworks, LLC, a Delaware limited liability company/Patrick Valencia Parkworks, LLC, a Delaware limited liability company/Terrell and Associates Parkworks, LLC, a Delaware limited liability company/Oak Tree KCMDT TIC Parkworks, LLC, a Delaware limited liability company/Peachland Parkworks, LLC, a Delaware limited liability company/NSK Properties II Parkworks, LLC, a Delaware limited liability company/RLR MD Parkworks, LLC, a Delaware limited liability company

Chicago Title Insurance Company

Countersigned By:

A handwritten signature in cursive script that reads "Maggie Metcalf".

Authorized Officer or Agent
Maggie Metcalf

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ENDORSEMENT

Issued By:



Attached to Policy Number:

36262108473

Date: December 7, 2021

Premium: \$1,000.00

The Company insures against loss or damage sustained by the Insured by reason of an environmental protection lien that, at Date of Policy, is recorded in the Public Records or filed in the records of the clerk of the United States district court for the district in which the Land is located, unless the environmental protection lien is set forth as an exception in Schedule B.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Order Reference: Loan No. 31-0959783, SKB-Parkworks, LLC, a Delaware limited liability company/Patrick Valencia Parkworks, LLC, a Delaware limited liability company/Terrell and Associates Parkworks, LLC, a Delaware limited liability company/Oak Tree KCMDT TIC Parkworks, LLC, a Delaware limited liability company/Peachland Parkworks, LLC, a Delaware limited liability company/NSK Properties II Parkworks, LLC, a Delaware limited liability company/RLR MD Parkworks, LLC, a Delaware limited liability company

Chicago Title Insurance Company

Countersigned By:

A handwritten signature in cursive script that reads "Maggie Metcalf".

Authorized Officer or Agent
Maggie Metcalf

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ENDORSEMENT

Issued By:



Attached to Policy Number:

36262108473

Date: December 7, 2021

Premium: \$100.00

1. The insurance provided by this endorsement is subject to the exclusions in Section 4 of this endorsement; and the Exclusions from Coverage, the Exceptions from Coverage contained in Schedule B, and the Conditions in the policy.
2. For purposes of this endorsement only:
 - (a) "Covenant" means a covenant, condition, limitation, or restriction in a document or instrument recorded in the Public Records at Date of Policy.
 - (b) "Private Right" means:
 - (i) a private charge or assessment due and payable at Date of Policy;
 - (ii) an option to purchase;
 - (iii) a right of first refusal; or
 - (iv) a right of prior approval of a future purchaser or occupant.
3. The Company insures against loss or damage sustained by the Insured under the policy if enforcement of a Private Right in a Covenant affecting the Title at Date of Policy:
 - (a) Results in the invalidity, unenforceability, or lack of priority of the lien of the Insured Mortgage; or
 - (b) Causes a loss of the Insured's Title acquired in satisfaction or partial satisfaction of the Indebtedness.
4. This endorsement does not insure against loss or damage (and the Company will not pay costs, attorneys' fees, or expenses) resulting from:
 - (a) Any Covenant contained in an instrument creating a lease;
 - (b) Any Covenant relating to obligations of any type to perform maintenance, repair, or remediation on the Land; or
 - (c) Any Covenant relating to environmental protection of any kind or nature, including hazardous or toxic matters, conditions, or substances.

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This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Order Reference: Loan No. 31-0959783, SKB-Parkworks, LLC, a Delaware limited liability company/Patrick Valencia Parkworks, LLC, a Delaware limited liability company/Terrell and Associates Parkworks, LLC, a Delaware limited liability company/Oak Tree KCMDT TIC Parkworks, LLC, a Delaware limited liability company/Peachland Parkworks, LLC, a Delaware limited liability company/NSK Properties II Parkworks, LLC, a Delaware limited liability company/RLR MD Parkworks, LLC, a Delaware limited liability company

Chicago Title Insurance Company

Countersigned By:



Authorized Officer or Agent
Maggie Metcalf

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ENDORSEMENT

Issued By:



Attached to Policy Number:

36262108473

Date: December 7, 2021

Premium: \$100.00

1. The insurance provided by this endorsement is subject to the exclusions in Section 5 of this endorsement; and the Exclusions from Coverage, the Exceptions from Coverage contained in Schedule B, and the Conditions in the policy.
2. For the purposes of this endorsement only:
 - a. "Covenant" means a covenant, condition, limitation or restriction in a document or instrument in effect at Date of Policy.
 - b. "Improvement" means an improvement, including any lawn, shrubbery, or trees, affixed to either the Land or adjoining land at Date of Policy that by law constitutes real property.
3. The Company insures against loss or damage sustained by the Insured by reason of:
 - a. A violation at Date of Policy of a Covenant that:
 - i. divests, subordinates, or extinguishes the lien of the Insured Mortgage,
 - ii. results in the invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage, or
 - iii. causes a loss of the Insured's Title acquired in satisfaction or partial satisfaction of the Indebtedness;
 - b. A violation on the Land at Date of Policy of an enforceable Covenant, unless an exception in Schedule B of the policy identifies the violation;
 - c. Enforced removal of an Improvement located on the Land as a result of a violation, at Date of Policy, of a building setback line shown on a plat of subdivision recorded or filed in the Public Records, unless an exception in Schedule B of the policy identifies the violation; or
 - d. A notice of a violation, recorded in the Public Records at Date of Policy, of an enforceable Covenant relating to environmental protection describing any part of the Land and referring to that Covenant, but only to the extent of the violation of the Covenant referred to in that notice, unless an exception in Schedule B of the policy identifies the notice of the violation.
4. The Company insures against loss or damage sustained by reason of:
 - a. An encroachment of:
 - i. an Improvement located on the Land, at Date of Policy, onto adjoining land or onto that portion of the Land subject to an easement; or
 - ii. an Improvement located on adjoining land onto the Land at Date of Policyunless an exception in Schedule B of the policy identifies the encroachment otherwise insured against in Sections 4.a.i. or 4.a.ii.;
 - b. A final court order or judgment requiring the removal from any land adjoining the Land of an encroachment identified in Schedule B; or

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- c. Damage to an Improvement located on the Land, at Date of Policy:
 - i. that is located on or encroaches onto that portion of the Land subject to an easement excepted in Schedule B, which damage results from the exercise of the right to maintain the easement for the purpose for which it was granted or reserved; or
 - ii. resulting from the future exercise of a right to use the surface of the Land for the extraction or development of minerals or any other subsurface substances excepted from the description of the Land or excepted in Schedule B.
- 5. This endorsement does not insure against loss or damage (and the Company will not pay costs, attorneys' fees, or expenses) resulting from:
 - a. any Covenant contained in an instrument creating a lease;
 - b. any Covenant relating to obligations of any type to perform maintenance, repair, or remediation on the Land;
 - c. except as provided in Section 3.d., any Covenant relating to environmental protection of any kind or nature, including hazardous or toxic matters, conditions, or substances;
 - d. contamination, explosion, fire, flooding, vibration, fracturing, earthquake or subsidence; or
 - e. negligence by a person or an Entity exercising a right to extract or develop minerals or other subsurface substances.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Order Reference: Loan No. 31-0959783, SKB-Parkworks, LLC, a Delaware limited liability company/Patrick Valencia Parkworks, LLC, a Delaware limited liability company/Terrell and Associates Parkworks, LLC, a Delaware limited liability company/Oak Tree KCMDT TIC Parkworks, LLC, a Delaware limited liability company/Peachland Parkworks, LLC, a Delaware limited liability company/NSK Properties II Parkworks, LLC, a Delaware limited liability company/RLR MD Parkworks, LLC, a Delaware limited liability company

Chicago Title Insurance Company

Countersigned By:



Authorized Officer or Agent
Maggie Metcalf

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ENDORSEMENT

Issued By:



Attached to Policy Number:

36262108473

Date: December 7, 2021

Premium: \$100.00

The Company insures against loss or damage sustained by the Insured if the exercise of the granted or reserved rights to use or maintain the easement(s) referred to in Exception(s) 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 16, 17, 18, 19, 21, 22, 23, 26, 27 of Schedule B results in:

- (1) damage to an existing building located on the Land, or
- (2) enforced removal or alteration of an existing building located on the Land.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Order Reference: Loan No. 31-0959783, SKB-Parkworks, LLC, a Delaware limited liability company/Patrick Valencia Parkworks, LLC, a Delaware limited liability company/Terrell and Associates Parkworks, LLC, a Delaware limited liability company/Oak Tree KCMDT TIC Parkworks, LLC, a Delaware limited liability company/Peachland Parkworks, LLC, a Delaware limited liability company/NSK Properties II Parkworks, LLC, a Delaware limited liability company/RLR MD Parkworks, LLC, a Delaware limited liability company

Chicago Title Insurance Company

Countersigned By:

A handwritten signature in cursive script that reads "Maggie Metcalf".

Authorized Officer or Agent
Maggie Metcalf

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ENDORSEMENT

Issued By:



Attached to Policy Number:

36262108473

Date: December 7, 2021

Premium: \$1,000.00

1. The insurance provided by this endorsement is subject to the exclusions in Section 4 of this endorsement; and the Exclusions from Coverage, the Exceptions from Coverage contained in Schedule B, and the Conditions in the policy.
2. For purposes of this endorsement only, "Improvement" means an existing building, located on either the Land or adjoining land at Date of Policy and that by law constitutes real property.
3. The Company insures against loss or damage sustained by the Insured by reason of:
 - a. An encroachment of any Improvement located on the Land onto adjoining land or onto that portion of the Land subject to an easement, unless an exception in Schedule B of the policy identifies the encroachment;
 - b. An encroachment of any Improvement located on adjoining land onto the Land at Date of Policy, unless an exception in Schedule B of the policy identifies the encroachment;
 - c. Enforced removal of any Improvement located on the Land as a result of an encroachment by the Improvement onto any portion of the Land subject to any easement, in the event that the owners of the easement shall, for the purpose of exercising the right of use or maintenance of the easement, compel removal or relocation of the encroaching Improvement; or
 - d. Enforced removal of any Improvement located on the Land that encroaches onto adjoining land.
4. This endorsement does not insure against loss or damage (and the Company will not pay costs, attorneys' fees, or expenses) resulting from the encroachments listed as Exception(s) none of Schedule B.

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Chicago Title Insurance Company

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ENDORSEMENT

Issued By:



Attached to Policy Number:

36262108473

Date: December 7, 2021

Premium: \$0.00

The Company insures against loss or damage sustained by the Insured by reason of the failure of a commercial buildings, known as 26600 SW Parkway Avenue, Wilsonville, OR 97070, to be located on the Land at Date of Policy.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

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Chicago Title Insurance Company

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Authorized Officer or Agent
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ENDORSEMENT

Issued By:



Attached to Policy Number:

36262108473

Date: December 7, 2021

Premium: \$50.00

When the policy is issued by the Company with a policy number and Date of Policy, the Company will not deny liability under the policy or any endorsements issued with the policy solely on the grounds that the policy or endorsements were issued electronically or lack signatures in accordance with the Conditions.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

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ENDORSEMENT

Issued By:



Attached to Policy Number:

36262108473

Date: December 7, 2021

Premium: \$100.00

The Company insures against loss or damage sustained by the Insured by reason of the failure of the Land as described in Schedule A to be the same as that identified on the survey made by Jon M. Yamashita/Otak, Inc. dated December 6, 2021, and designated Job No. 17606A140.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

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Chicago Title Insurance Company

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Authorized Officer or Agent
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ENDORSEMENT

Issued By:



Attached to Policy Number:

36262108473

Date: December 7, 2021

Premium: \$75.00

The Company insures against loss or damage sustained by the Insured by reason of:

1. those portions of the Land identified below not being assessed for real estate taxes under the listed tax identification numbers or those tax identification numbers including any additional land:

Parcel:	Tax Identification Numbers:
05025755	31W12 00581
05030367	31W12 00511
01469459	31W12 00591
05030853	31W12 00511A1
05030854	31W12 00511M1

2. the easements, if any, described in Schedule A being cut off or disturbed by the nonpayment of real estate taxes, assessments or other charges imposed on the servient estate by a governmental authority.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

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Chicago Title Insurance Company

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Authorized Officer or Agent
Maggie Metcalf

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ENDORSEMENT

Issued By:



Attached to Policy Number:

36262108473

Date: December 7, 2021

Premium: \$275.00

The Company insures against loss or damage sustained by the Insured by reason of the lack of a right of access to the following utilities or services:

- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> Water service | <input checked="" type="checkbox"/> Natural gas service | <input checked="" type="checkbox"/> Telephone service |
| <input checked="" type="checkbox"/> Electrical power service | <input checked="" type="checkbox"/> Sanitary sewer | <input checked="" type="checkbox"/> Storm water drainage |

either over, under or upon rights-of-way or easements for the benefit of the Land because of:

- (1) a gap or gore between the boundaries of the Land and the rights-of-way or easements;
- (2) a gap between the boundaries of the rights-of-way or easements ; or
- (3) a termination by a grantor, or its successor, of the rights-of-way or easements.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

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Countersigned By:

Handwritten signature of Maggie Metcalf in cursive.

Authorized Officer or Agent
Maggie Metcalf

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ENDORSEMENT

Issued By:



Attached to Policy Number:

36262108473

Date: December 7, 2021

Premium: \$1,000.00

1. The Company insures against loss or damage sustained by the Insured in the event that, at Date of Policy,
 - a. according to applicable zoning ordinances and amendments, the Land is not classified Zone "PDI" Planned Development Industrial;
 - b. the following use or uses are not allowed under that classification:
Office, Manufacturing, Warehouse
 - c. There shall be no liability under paragraph 1.b. if the use or uses are not allowed as the result of any lack of compliance with any conditions, restrictions, or requirements contained in the zoning ordinances and amendments, including but not limited to the failure to secure necessary consents or authorizations as a prerequisite to the use or uses. This paragraph 1.c. does not modify or limit the coverage provided in Covered Risk 5.
2. The Company further insures against loss or damage sustained by the Insured by reason of a final decree of a court of competent jurisdiction either prohibiting the use of the Land, with any existing structure, as specified in paragraph 1.b. or requiring the removal or alteration of the structure, because, at Date of Policy, the zoning ordinances and amendments have been violated with respect to any of the following matters:
 - a. Area, width, or depth of the Land as a building site for the structure
 - b. Floor space area of the structure
 - c. Setback of the structure from the property lines of the Land
 - d. Height of the structure, or
 - e. Number of parking spaces.
3. There shall be no liability under this endorsement based on:
 - a. the invalidity of the zoning ordinances and amendments until after a final decree of a court of competent jurisdiction adjudicating the invalidity, the effect of which is to prohibit the use or uses;
 - b. the refusal of any person to purchase, lease or lend money on the Title covered by this policy.

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CONDITIONS

1. DEFINITION OF TERMS

The following terms when used in this policy mean:

- (a) "Amount of Insurance": The amount stated in Schedule A, as may be increased or decreased by endorsement to this policy, increased by Section 8(b) or decreased by Section 10 of these Conditions.
- (b) "Date of Policy": The date designated as "Date of Policy" in Schedule A.
- (c) "Entity": A corporation, partnership, trust, limited liability company, or other similar legal entity.
- (d) "Indebtedness": The obligation secured by the Insured Mortgage including one evidenced by electronic means authorized by law, and if that obligation is the payment of a debt, the Indebtedness is the sum of
- (i) the amount of the principal disbursed as of Date of Policy;
 - (ii) the amount of the principal disbursed subsequent to Date of Policy;
 - (iii) the construction loan advances made subsequent to Date of Policy for the purpose of financing in whole or in part the construction of an improvement to the Land or related to the Land that the Insured was and continued to be obligated to advance at Date of Policy and at the date of the advance;
 - (iv) interest on the loan;
 - (v) the prepayment premiums, exit fees, and other similar fees or penalties allowed by law;
 - (vi) the expenses of foreclosure and any other costs of enforcement;
 - (vii) the amounts advanced to assure compliance with laws or to protect the lien or the priority of the lien of the Insured Mortgage before the acquisition of the estate or interest in the Title;
 - (viii) the amounts to pay taxes and insurance; and
 - (ix) the reasonable amounts expended to prevent deterioration of improvements;
- but the Indebtedness is reduced by the total of all payments and by any amount forgiven by an Insured.
- (e) "Insured": The Insured named in Schedule A.
- (i) The term "Insured" also includes
 - (A) the owner of the Indebtedness and each successor in ownership of the Indebtedness, whether the owner or successor owns the Indebtedness for its own account or as a trustee or other fiduciary, except a successor who is an obligor under the provisions of Section 12(c) of these Conditions;
 - (B) the person or Entity who has "control" of the "transferable record," if the Indebtedness is evidenced by a "transferable record," as these terms are defined by applicable electronic transactions law;
 - (C) successors to an Insured by dissolution, merger, consolidation, distribution, or reorganization;
 - (D) successors to an Insured by its conversion to another kind of Entity;
 - (E) a grantee of an Insured under a deed delivered without payment of actual valuable consideration conveying the Title
 - (1) if the stock, shares, memberships, or other equity interests of the grantee are wholly-owned by the named Insured,
 - (2) if the grantee wholly owns the named Insured, or
 - (3) if the grantee is wholly-owned by an affiliated Entity of the named Insured, provided the affiliated Entity and the named Insured are both wholly-owned by the same person or Entity;
 - (F) any government agency or instrumentality that is an insurer or guarantor under an insurance contract or guaranty insuring or guaranteeing the Indebtedness secured by the Insured Mortgage, or any part of it, whether named as an Insured or not;
 - (ii) With regard to (A), (B), (C), (D), and (E) reserving, however, all rights and defenses as to any successor that the Company would have had against any predecessor Insured, unless the successor acquired the Indebtedness as a purchaser for value without Knowledge of the asserted defect, lien, encumbrance, or other matter insured against by this policy.
- (f) "Insured Claimant": An Insured claiming loss or damage.
- (g) "Insured Mortgage": The Mortgage described in paragraph 4 of Schedule A.
- (h) "Knowledge" or "Known": Actual knowledge, not constructive knowledge or notice that may be imputed to an Insured by reason of the Public Records or any other records that impart constructive notice of matters affecting the Title.
- (i) "Land": The land described in Schedule A, and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is insured by this policy.
- (j) "Mortgage": Mortgage, deed of trust, trust deed, or other security instrument, including one evidenced by electronic means authorized by law.
- (k) "Public Records": Records established under state statutes at Date of Policy for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge. With respect to Covered Risk 5(d), "Public Records" shall also

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(continued)

include environmental protection liens filed in the records of the clerk of the United States District Court for the district where the Land is located.

- (l) "Title": The estate or interest described in Schedule A.
- (m) "Unmarketable Title": Title affected by an alleged or apparent matter that would permit a prospective purchaser or lessee of the Title or lender on the Title or a prospective purchaser of the Insured Mortgage to be released from the obligation to purchase, lease, or lend if there is a contractual condition requiring the delivery of marketable title.

2. CONTINUATION OF INSURANCE

The coverage of this policy shall continue in force as of Date of Policy in favor of an Insured after acquisition of the Title by an Insured or after conveyance by an Insured, but only so long as the Insured retains an estate or interest in the Land, or holds an obligation secured by a purchase money Mortgage given by a purchaser from the Insured, or only so long as the Insured shall have liability by reason of warranties in any transfer or conveyance of the Title. This policy shall not continue in force in favor of any purchaser from the Insured of either (i) an estate or interest in the Land, or (ii) an obligation secured by a purchase money Mortgage given to the Insured.

3. NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT

The Insured shall notify the Company promptly in writing (i) in case of any litigation as set forth in Section 5(a) of these Conditions, (ii) in case Knowledge shall come to an Insured of any claim of title or interest that is adverse to the Title or the lien of the Insured Mortgage, as insured, and that might cause loss or damage for which the Company may be liable by virtue of this policy, or (iii) if the Title or the lien of the Insured Mortgage, as insured, is rejected as Unmarketable Title. If the Company is prejudiced by the failure of the Insured Claimant to provide prompt notice, the Company's liability to the Insured Claimant under the policy shall be reduced to the extent of the prejudice.

4. PROOF OF LOSS

In the event the Company is unable to determine the amount of loss or damage, the Company may, at its option, require as a condition of payment that the Insured Claimant furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance, or other matter insured against by this policy that constitutes the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage.

5. DEFENSE AND PROSECUTION OF ACTIONS

- (a) Upon written request by the Insured, and subject to the options contained in Section 7 of these Conditions, the Company, at its own cost and without unreasonable delay, shall provide for the defense of an Insured in litigation in which any third party asserts a claim covered by this policy adverse to the Insured. This obligation is limited to only those stated causes of action alleging matters insured against by this policy. The Company shall have the right to select counsel of its choice (subject to the right of the Insured to object for reasonable cause) to represent the Insured as to those stated causes of action. It shall not be liable for and will not pay the fees of any other counsel. The Company will not pay any fees, costs, or expenses incurred by the Insured in the defense of those causes of action that allege matters not insured against by this policy.
- (b) The Company shall have the right, in addition to the options contained in Section 7 of these Conditions, at its own cost, to institute and prosecute any action or proceeding or to do any other act that in its opinion may be necessary or desirable to establish the Title or the lien of the Insured Mortgage, as insured, or to prevent or reduce loss or damage to the Insured. The Company may take any appropriate action under the terms of this policy, whether or not it shall be liable to the Insured. The exercise of these rights shall not be an admission of liability or waiver of any provision of this policy. If the Company exercises its rights under this subsection, it must do so diligently.
- (c) Whenever the Company brings an action or asserts a defense as required or permitted by this policy, the Company may pursue the litigation to a final determination by a court of competent jurisdiction, and it expressly reserves the right, in its sole discretion, to appeal any adverse judgment or order.

6. DUTY OF INSURED CLAIMANT TO COOPERATE

- (a) In all cases where this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding and any appeals, the Insured shall secure to the Company the right to so prosecute or provide defense in the action or proceeding, including the right to use, at its option, the name of the Insured for this purpose.

Whenever requested by the Company, the Insured, at the Company's expense, shall give the Company all reasonable aid (i) in securing evidence, obtaining witnesses, prosecuting or defending the action or proceeding, or effecting settlement, and (ii) in any other lawful act that in the opinion of the Company may be necessary or desirable to establish the Title, the lien of the Insured Mortgage, or any other matter as insured. If the Company is prejudiced by the failure of the Insured to furnish the required cooperation, the Company's obligations to the Insured under the policy shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation, with regard to the matter or matters requiring such cooperation.

- (b) The Company may reasonably require the Insured Claimant to submit to examination under oath by any authorized representative of the Company and to produce for examination, inspection, and copying, at such reasonable times and places as may be designated by the authorized representative of the Company, all records, in whatever medium maintained, including books, ledgers, checks, memoranda, correspondence, reports, e-mails, disks, tapes, and videos whether bearing a date before or after Date of Policy, that reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Insured Claimant shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect, and copy all of these records in the custody or control of a third party that reasonably pertain to the loss or damage. All information designated as confidential by the Insured Claimant provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Insured Claimant to submit for examination under oath, produce any reasonably requested

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(continued)

information, or grant permission to secure reasonably necessary information from third parties as required in this subsection, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this policy as to that claim.

7. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS; TERMINATION OF LIABILITY

In case of a claim under this policy, the Company shall have the following additional options:

- (a) To Pay or Tender Payment of the Amount of Insurance or to Purchase the Indebtedness.
- (i) To pay or tender payment of the Amount of Insurance under this policy together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay; or
- (ii) To purchase the Indebtedness for the amount of the Indebtedness on the date of purchase, together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of purchase and that the Company is obligated to pay.

When the Company purchases the Indebtedness, the Insured shall transfer, assign, and convey to the Company the Indebtedness and the Insured Mortgage, together with any collateral security.

Upon the exercise by the Company of either of the options provided for in subsections (a)(i) or (ii), all liability and obligations of the Company to the Insured under this policy, other than to make the payment required in those subsections, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

- (b) To Pay or Otherwise Settle With Parties Other Than the Insured or With the Insured Claimant.
- (i) to pay or otherwise settle with other parties for or in the name of an Insured Claimant any claim insured against under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay; or
- (ii) to pay or otherwise settle with the Insured Claimant the loss or damage provided for under this policy, together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay.

Upon the exercise by the Company of either of the options provided for in subsections (b)(i) or (ii), the Company's obligations to the Insured under this policy for the claimed loss or damage, other than the payments required to be made, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

8. DETERMINATION AND EXTENT OF LIABILITY

This policy is a contract of indemnity against actual monetary loss or damage sustained or incurred by the Insured Claimant who has suffered loss or damage by reason of matters insured against by this policy.

- (a) The extent of liability of the Company for loss or damage under this policy shall not exceed the least of
- (i) the Amount of Insurance,
- (ii) the Indebtedness,
- (iii) the difference between the value of the Title as insured and the value of the Title subject to the risk insured against by this policy, or
- (iv) if a government agency or instrumentality is the Insured Claimant, the amount it paid in the acquisition of the Title or the Insured Mortgage in satisfaction of its insurance contract or guaranty.
- (b) If the Company pursues its rights under Section 5 of these Conditions and is unsuccessful in establishing the Title or the lien of the Insured Mortgage, as insured,
- (i) the Amount of Insurance shall be increased by Ten percent (10%), and
- (ii) the Insured Claimant shall have the right to have the loss or damage determined either as of the date the claim was made by the Insured Claimant or as of the date it is settled and paid.
- (c) In the event the Insured has acquired the Title in the manner described in Section 2 of these Conditions or has conveyed the Title, then the extent of liability of the Company shall continue as set forth in Section 8(a) of these Conditions.
- (d) In addition to the extent of liability under (a), (b), and (c), the Company will also pay those costs, attorneys' fees, and expenses incurred in accordance with Sections 5 and 7 of these Conditions.

9. LIMITATION OF LIABILITY

- (a) If the Company establishes the Title, or removes the alleged defect, lien, or encumbrance, or cures the lack of a right of access to or from the Land, or cures the claim of Unmarketable Title, or establishes the lien of the Insured Mortgage, all as insured, in a reasonably diligent manner by any method, including litigation and the completion of any appeals, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused to the Insured.
- (b) In the event of any litigation, including litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals, adverse to the Title or to the lien of the Insured Mortgage, as insured.
- (c) The Company shall not be liable for loss or damage to the Insured for liability voluntarily assumed by the Insured in settling any claim or suit without the prior written consent of the Company.

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(continued)

10. REDUCTION OF INSURANCE; REDUCTION OR TERMINATION OF LIABILITY

- (a) All payments under this policy, except payments made for costs, attorneys' fees, and expenses, shall reduce the Amount of Insurance by the amount of the payment. However, any payments made prior to the acquisition of Title as provided in Section 2 of these Conditions shall not reduce the Amount of Insurance afforded under this policy except to the extent that the payments reduce the Indebtedness.
- (b) The voluntary satisfaction or release of the Insured Mortgage shall terminate all liability of the Company except as provided in Section 2 of these Conditions.

11. PAYMENT OF LOSS

When liability and the extent of loss or damage have been definitely fixed in accordance with these Conditions, the payment shall be made within thirty (30) days.

12. RIGHTS OF RECOVERY UPON PAYMENT OR SETTLEMENT**(a) The Company's Right to Recover**

Whenever the Company shall have settled and paid a claim under this policy, it shall be subrogated and entitled to the rights of the Insured Claimant in the Title or Insured Mortgage and all other rights and remedies in respect to the claim that the Insured Claimant has against any person or property, to the extent of the amount of any loss, costs, attorneys' fees, and expenses paid by the Company. If requested by the Company, the Insured Claimant shall execute documents to evidence the transfer to the Company of these rights and remedies. The Insured Claimant shall permit the Company to sue, compromise, or settle in the name of the Insured Claimant and to use the name of the Insured Claimant in any transaction or litigation involving these rights and remedies.

If a payment on account of a claim does not fully cover the loss of the Insured Claimant, the Company shall defer the exercise of its right to recover until after the Insured Claimant shall have recovered its loss.

(b) The Insured's Rights and Limitations

- (i) The owner of the Indebtedness may release or substitute the personal liability of any debtor or guarantor, extend or otherwise modify the terms of payment, release a portion of the Title from the lien of the Insured Mortgage, or release any collateral security for the Indebtedness, if it does not affect the enforceability or priority of the lien of the Insured Mortgage.
- (ii) If the Insured exercises a right provided in (b)(i), but has Knowledge of any claim adverse to the Title or the lien of the Insured Mortgage insured against by this policy, the Company shall be required to pay only that part of any losses insured against by this policy that shall exceed the amount, if any, lost to the Company by reason of the impairment by the Insured Claimant of the Company's right of subrogation.

(c) The Company's Rights Against Noninsured Obligors

The Company's right of subrogation includes the Insured's rights against non-insured obligors including the rights of the Insured to indemnities, guaranties, other policies of insurance, or bonds, notwithstanding any terms or conditions contained in those instruments that address subrogation rights.

The Company's right of subrogation shall not be avoided by acquisition of the Insured Mortgage by an obligor (except an obligor described in Section 1(e)(i)(F) of these Conditions) who acquires the Insured Mortgage as a result of an indemnity, guarantee, other policy of insurance, or bond, and the obligor will not be an Insured under this policy.

13. INTENTIONALLY DELETED**14. LIABILITY LIMITED TO THIS POLICY; POLICY ENTIRE CONTRACT**

- (a) This policy together with all endorsements, if any, attached to it by the Company is the entire policy and contract between the Insured and the Company. In interpreting any provision of this policy, this policy shall be construed as a whole.
- (b) Any claim of loss or damage that arises out of the status of the Title or lien of the Insured Mortgage or by any action asserting such claim shall be restricted to this policy.
- (c) Any amendment of or endorsement to this policy must be in writing and authenticated by an authorized person, or expressly incorporated by Schedule A of this policy.
- (d) Each endorsement to this policy issued at any time is made a part of this policy and is subject to all of its terms and provisions. Except as the endorsement expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsement, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance.

15. SEVERABILITY

In the event any provision of this policy, in whole or in part, is held invalid or unenforceable under applicable law, the policy shall be deemed not to include that provision or such part held to be invalid, but all other provisions shall remain in full force and effect.

16. CHOICE OF LAW; FORUM

- (a) Choice of Law: The Insured acknowledges the Company has underwritten the risks covered by this policy and determined the premium charged therefor in reliance upon the law affecting interests in real property and applicable to the interpretation, rights, remedies, or enforcement of policies of title insurance of the jurisdiction where the Land is located.

Therefore, the court or an arbitrator shall apply the law of the jurisdiction where the Land is located to determine the validity of claims against the Title or the lien of the Insured Mortgage that are adverse to the Insured and to interpret and enforce the terms of this policy. In neither case shall the court or arbitrator apply its conflicts of law principles to determine the applicable law.

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(continued)

(b) Choice of Forum: Any litigation or other proceeding brought by the Insured against the Company must be filed only in a state or federal court within the United States of America or its territories having appropriate jurisdiction.

17. NOTICES, WHERE SENT

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at:

Chicago Title Insurance Company
P.O. Box 45023
Jacksonville, FL 32232-5023
Attn: Claims Department

END OF CONDITIONS

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Exhibit D - Transportation Impact Study

July 13, 2022

Project #: 27952

Mr. John Olivier
ScanlanKemberBard
222 SW Columbia Street, Suite 700
Portland, OR 97201

RE: Parkway Woods TIA Review

Dear John:

Per your request, we reviewed the assumptions, methods, and findings included in the May 2022 *Parkway Woods Transportation Impact Analysis* report. In addition, based on a methodology presented herein, we have provided additional calculations to help understand the proportional transportation impacts of the Parkway Woods project. This letter provides an overview of our findings.

MAY 2022 PARKWAY WOODS TRANSPORTATION IMPACT ANALYSIS REVIEW

The City of Wilsonville (City) commissioned DKS Associates to perform a transportation impact study on behalf of the proposed Parkway Woods Flex Industrial development. This study evaluated the transportation impacts of the proposed flex industrial development to be located on the southeast quadrant of the SW Parkway Avenue/Printer Parkway intersection.

Our review of the study found that the technical analysis was prepared according to industry practice/standards and is consistent with studies performed for other development projects in the project vicinity. However, we would recommend that further review of the assumed trip assignment and the left-turn lane assessment provided in the study be requested of the City. Each of these topics is outlined in the sections below.

TRIP ASSIGNMENT

As noted on Page 10 and Figure 3 of the transportation impact analysis, the estimated site-generated traffic was distributed onto the local and regional transportation network based on output from the Wilsonville Travel Demand Model. The trip assignment routed all site-generated trips along the SW Parkway Avenue corridor. Given that the site has access to the SW Canyon Creek Road corridor via Printer Parkway and Xerox Drive, it is likely that the 20% of east-oriented site-generated traffic would instead use SW Canyon Creek Road¹.

If the Printer Parkway and Xerox Drive connections to the SW Canyon Creek Road corridor were accounted for in the overall trip assignment, it could result in lower demand from the projected Parkway Woods Flex Industrial development and assumed Stage II in-process traffic along the SW Parkway Avenue corridor. This in turn could potentially change the results of the southbound left-turn lane analysis at the SW

¹ It appears that the Wilsonville Travel Demand Model does not include or recognize Printer Parkway and Xerox Drive as viable connections to/from the SW Canyon Creek Road corridor; typically travel demand models only include collector and arterial streets so the use of local streets or private connections would not be accounted for in the assignment.

Parkway Avenue/Printer Parkway and SW Parkway Avenue/Xerox Drive intersections. Additional discussion on this topic is provided in the following section.

SW PARKWAY AVENUE SOUTHBOUND LEFT-TURN LANE PROPORTIONALITY ANALYSIS

The May 2022 *Parkway Woods Transportation Impact Analysis* report assessed the criteria for southbound left-turn lanes at the SW Parkway Avenue/Printer Parkway and SW Parkway Avenue/Xerox Drive intersections. From this analysis, it was determined that the volume-based left-turn criteria would be met with the inclusion of forecast trips from the proposed Parkway Woods Flex Industrial development during the weekday AM peak hour at both Printer Parkway and Xerox Drive. However, the left-turn lane assessment did not identify whether the left-turn lanes were warranted by only the incremental increase of the Parkway Woods site-generated trips or if the need for the left-turn lanes is related to existing demand or the Stage II in-process demand.

To better understand the proportionality of the future left-turn demand, Table 1 shows the breakdown of Existing, Stage II, and development-related demand on the SW Parkway Avenue southbound left-turn movement using the data included in the transportation impact analysis.

Table 1 – SW Parkway Avenue SB Left-Turn Demand Volume Breakdown, Weekday AM Peak Hour

Intersection	Existing SB Left-turn Demand	Stage II In-Process SB Left-Turn Demand	Projected Parkway Woods Flex Industrial Development SB Left-Turn Demand	% of Total SB Left-Turn Demand Attributed to Proposed Parkway Woods Flex Industrial Development
<i>Based on volumes extracted directly from the May 2022 Parkway Woods Transportation Impact Analysis report</i>				
SW Parkway Avenue/Printer Parkway	47	29	14	15.5%
SW Parkway Avenue/Xerox Drive	15	17	8	20%
<i>Accounting for an assumed 20% reduction in forecast demand away from the SW Parkway Avenue corridor</i>				
SW Parkway Avenue/Printer Parkway	47	23	11	13.6%
SW Parkway Avenue/Xerox Drive	15	14	7	19.4%

Taking into account the existing measured demand and Stage II in-process development demand, the Parkway Woods Flex Industrial Development is forecast to constitute 15.5% of the overall demand at the SW Parkway Avenue/Printer Parkway southbound left-turn movement and 20% of the overall demand at the SW Parkway Avenue/Xerox Drive southbound left-turn movement. If some site-generated trips were to use the SW Canyon Creek corridor as well, the Parkway Woods Flex Industrial Development is forecast to constitute 13.6% of the overall demand at the SW Parkway Avenue/Printer Parkway southbound left-turn movement and 19.4% of the overall demand at the SW Parkway Avenue/Xerox Drive southbound left-turn movement.

Based on this analysis, it is reasonable to request that the southbound left-turn lane assessment at both locations be re-evaluated as follows:

1. Reassess the need for a southbound left-turn lane taking into consideration the additional connectivity provided by the site's access to the SW Canyon Creek Road corridor to the east.
2. Assess the need for a southbound left-turn lane using just the existing measured demand and the forecast impacts associated with the Stage II in-process developments.
3. Compare the results of the additional southbound left-turn lane assessment with the Parkway Woods Flex Industrial development assessment and consider the proportional impacts.

SW PARKWAY AVENUE PROPORTIONALITY ANALYSIS

At your request, we have calculated the percentage increase in the two-way traffic volumes during the weekday PM peak hour on SW Parkway Avenue associated with the proposed Parkway Woods Flex Industrial Development. Table 2 identifies the incremental increase in total traffic volumes along the street under two scenarios – the existing trip assignment in the report and the use of the SW Canyon Creek Road for additional ingress/egress to the site.

Table 2 – Parkway Woods Flex Industrial Development Impact on SW Parkway Avenue During the Weekday PM Peak Hour

Time Period	Existing + Stage II In-Process Demand on SW Parkway Avenue	Projected Parkway Woods Flex Industrial Development Demand to SW Parkway Avenue	% Increase to SW Parkway Avenue Demand Attributed to the Parkway Woods Flex Industrial Development
Based on volumes extracted directly from the May 2022 <i>Parkway Woods Transportation Impact Analysis</i> report			
SW Parkway Avenue north of Printer Parkway	961	26	2.7%
SW Parkway Avenue South of Xerox Drive	918	26	2.8%
Accounting for an assumed 20% reduction in forecast demand away from the SW Parkway Avenue corridor			
SW Parkway Avenue north of Printer Parkway	950	21	2.2%
SW Parkway Avenue South of Xerox Drive	907	21	2.3%

PRIOR TRAFFIC VOLUMES ASSOCIATED WITH THE XEROX CAMPUS

At your request, we have also estimated the potential trip generation of the prior use of the campus by Xerox when it was fully operational. These estimates are summarized in Table 3 based on the Research and Development Center land use category in the 11th Edition of the ITE *Trip Generation Manual*.

Table 3 - Trip Generation Estimates for Historical Xerox Campus

Prior Use Description	Land Use	ITE Code	Size	Daily	Weekday PM Peak Hour		
					Total	In	Out
Xerox Campus	Research & Development Center	760	585,848	5,930	574	92	482
Total Site Generated Trips				5,930	574	92	482
Total Site Generated Trips Using the SW Parkway Avenue Corridor¹				4,744	459	74	385

¹ Represents approximately 80% of all site-generated traffic

Table 4 summarizes how the existing and projected travel demand compares to the estimated volumes from the prior use of the campus along the SW Parkway Avenue corridor. While theoretical, these calculations show that the Existing + Project + Stage II in process developments represent less than 60% of the previous volumes that could have occurred when the former Xerox Campus was in full operation.

Table 4 - Comparison to Historical Demand from the Former Xerox Campus

	Total Weekday PM Peak Hour Demand Accessing Printer Parkway and Xerox Drive via SW Parkway Avenue as documented in the TIA	Ratio of Two-Way Traffic in TIA versus that associated with the Estimated Xerox Volumes
Existing PM Peak	117	117/459 = 25%
Existing + Project	159	159/459 = 35%
Existing + Project + Stage II	247	247/459 = 54%

Please let us know if you need anything else as part of your discussions with the City.

Sincerely,
KITTELSON & ASSOCIATES, INC.



Matt Hughart, AICP
 Principal Planner



Julia Kuhn, P.E.
 Senior Principal Engineer



PARKWAY WOODS TRANSPORTATION IMPACT ANALYSIS

SEPTEMBER 2022

PREPARED FOR CITY OF WILSONVILLE



PREPARED BY DKS ASSOCIATES

Scott Mansur, P.E., PTOE

Jenna Bogert, P.E.

Travis Larson, E.I



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INTRODUCTION

This study evaluates the transportation impacts associated with the proposed Parkway Woods Flex Industrial building to be located in the northwest portion of the Parkway Woods Business Park in Wilsonville, Oregon. The project will consist of approximately 80,000 square-feet of industrial manufacturing space with a tenant to-be-determined.

The purpose of this transportation impact analysis is to identify potential mitigation measures needed to offset transportation impacts that the proposed development may have on the nearby transportation network. The impact analysis is focused on the study intersections, which were selected for evaluation in coordination with City staff. The intersections are listed below and shown in Figure 1. Important characteristics of the study area and proposed project are listed in Table 1.

1. SW Parkway Avenue/Boeckman Road
2. SW Parkway Avenue/Xerox Drive
3. SW Parkway Avenue/Printer Parkway
4. Parkway Center Drive/Elligsen Road

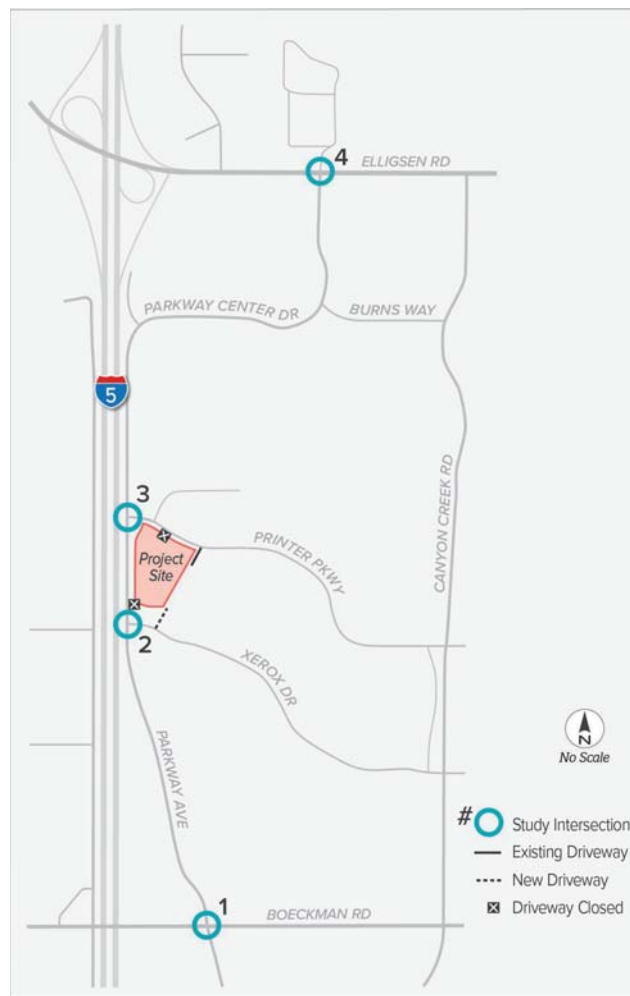


FIGURE 1: STUDY AREA MAP

TABLE 1: STUDY AREA AND PROPOSED PROJECT CHARACTERISTICS

STUDY AREA	
NUMBER OF STUDY INTERSECTIONS	Four
ANALYSIS PERIODS	Weekday PM peak hour (one hour between 4pm – 6pm)
PROPOSED DEVELOPMENT	
SIZE AND LAND USE	80,000 square-foot industrial manufacturing building
PROJECT TRIPS	52 total PM peak hour trips (16 in, 36 out)
VEHICLE ACCESS POINTS	One access point on Printer Parkway and one access point on Xerox Drive which provide access to SW Parkway Avenue.
NEARBY TRANSPORTATION FACILITIES	
PEDESTRIAN AND BICYCLE FACILITIES	Limited bicycle and pedestrian facilities exist near the proposed development site.
TRANSIT FACILITIES	SMART Transit Routes 2X and 6 service the area around the proposed development with bus stops directly within the parking area.

EXISTING CONDITIONS

This chapter provides documentation of existing study area conditions, including the study area roadway network, pedestrian and bicycle facilities, and existing traffic volumes and operations.

STUDY AREA ROADWAY NETWORK

Key roadways in the study area are summarized in Table 2 along with their existing roadway characteristics. The functional classifications for City of Wilsonville streets are provided in the City of Wilsonville Transportation System Plan (TSP).¹

¹ Chapter 3: The Standards, Wilsonville Transportation System Plan, Amended November 2020.

TABLE 2: STUDY AREA ROADWAY CHARACTERISTICS

ROADWAY	FUNCTIONAL CLASSIFICATION	OWNER	LANES	POSTED SPEED	SIDEWALKS	BIKE FACILITIES	ON-STREET PARKING
PARKWAY AVENUE	Minor Arterial	City	2	45 mph	Partial ^a	Partial ^b	No
PARKWAY CENTER DRIVE	Major Arterial/ Minor Arterial ^c	City	2-5	35 mph	Partial ^d	Yes	No
PRINTER PARKWAY	Collector	Private	2	20 mph	No	No	No
XEROX DRIVE	Local	Private	2	20 mph	No	No	No
ELLIGSEN ROAD	Major Arterial/ Minor Arterial ^e	City	2-5	35 mph	Partial ^f	Partial ^g	No
BOECKMAN ROAD	Major Arterial/ Minor Arterial ^h	City	2/3	40 mph	Partial ⁱ	Partial ^j	No

^a Sidewalks exist on both sides of SW Parkway Avenue from Boeckman Road to approximately 150 feet south of Xerox Drive, then continue on the east side of SW Parkway Avenue for another 1400 feet.

^b Bicycle lanes exist for about 2000 feet on both sides of SW Parkway Avenue between Boeckman Road and Xerox Drive.

^c Parkway Center Drive is a Major Arterial north of Burns Way and a Minor Arterial west of Burns Way.

^d Sidewalks are missing on the south side of Parkway Center Drive west of Burns Way.

^e Elligsen Road is Major Arterial west of Parkway Center Drive and a Minor Arterial east of Parkway Center Drive.

^f Sidewalks are generally not present on the north side of Elligsen Road east of Parkway Center Drive.

^g Bicycle lanes are generally not present on Elligsen Road east of Parkway Center Drive.

^h Boeckman Road is Major Arterial west of SW Parkway Avenue and a Minor Arterial east of SW Parkway Avenue.

ⁱ Sidewalks are present on the north side of Boeckman Road east of SW Parkway Avenue.

^j Bicycle lanes are present on Boeckman Road east of SW Parkway Avenue.

BICYCLE AND PEDESTRIAN FACILITIES

There are few bicycle and pedestrian facilities within the study area, as described above. Of the primary roadways, neither Printer Parkway nor Xerox Drive have any pedestrian or bicycle facilities. SW Parkway Avenue, in addition, only has partial sidewalks and bicycle lanes. A meandering path along the east side of SW Parkway Avenue does extend approximately 1400 ft.

PUBLIC TRANSIT SERVICE

South Metro Area Regional Transit (SMART) provides public transportation services within Wilsonville and outlying areas, including Canby, Salem, and the south end of Portland. There are two SMART routes that service the study area. Route 2X (Tualatin Park & Ride) provides service between the Wilsonville Transit Center and Tualatin Park & Ride with headways with approximately 30-minute headways between the hours of 6am – 8pm. Route 6 (Canyon Creek) provides service between the Wilsonville Transit Center and Canyon Creek Road with approximately 30-minute headways between the hours of 7am – 10am and 3pm – 7pm. Each route includes a transit stop at the west entrance of the existing Parkway Woods Business buildings.

PLANNED PROJECTS

The City of Wilsonville Transportation System Plan (TSP) has a list of Higher Priority projects which includes the recommended projects reasonably expected to be funded through 2035. These are the highest priority solutions to meet the City's most important needs. The list includes the following projects that impact the key roadways near the proposed project site.²

- UU-05 (SW Parkway Avenue Urban Upgrade) – Upgrade to meet applicable cross-section standards (i.e., 3 lanes with bike lanes, sidewalks, and transit stop improvements).
- UU-09 (Printer Parkway Urban Upgrade) – Upgrade Printer Parkway to a three-lane collector with bicycle lanes and multiuse path.
- RT-05 (Wiedemann Road Trail) – Construct east-west trail in north Wilsonville near the Xerox campus with City responsible for portion through developed land and future developer responsible for portion on future development site.
- RW-01 (Boeckman Road Bridge and Corridor Improvements) – Widen Boeckman Road from Boberg Road to 500 feet east of SW Parkway Avenue to include additional travel lanes in both directions along with bike lanes and sidewalks; project includes reconstruction of the bridge over I-5 and improvements at Boeckman Road/Boberg Road and Boeckman Road/SW Parkway Avenue intersections and adjacent transit stops.

EXISTING TRAFFIC VOLUMES

New intersection turning movement count data was collected during two consecutive weekday PM peak periods (4:00pm – 6:00pm) at the study intersections.³ AM peak period (7:00am – 9:00am) turning movement count data was also collected for left turn lane evaluations as described in a later chapter.

In July 2021, ODOT released their final COVID Monitoring Traffic Report, which indicated that statewide traffic levels were approximately back to “pre-COVID” levels (plus or minus 5%). Other local agencies in the area have anecdotally noted similar observations on the local street system. Additionally, the traffic counts were collected when Wilsonville schools were back to full-time, in-person attendance. Therefore, no COVID adjustment was applied to the traffic counts.

Figure 2 shows the Existing PM peak hour traffic volumes for the study intersections, along with the lane configurations and traffic control.

² Figure 5-2, Chapter 5, Wilsonville Transportation System Plan, Amended November 16, 2020.

³ Traffic data collected by All Traffic Data Services on Tuesday, March 29th and Wednesday, March 30th.

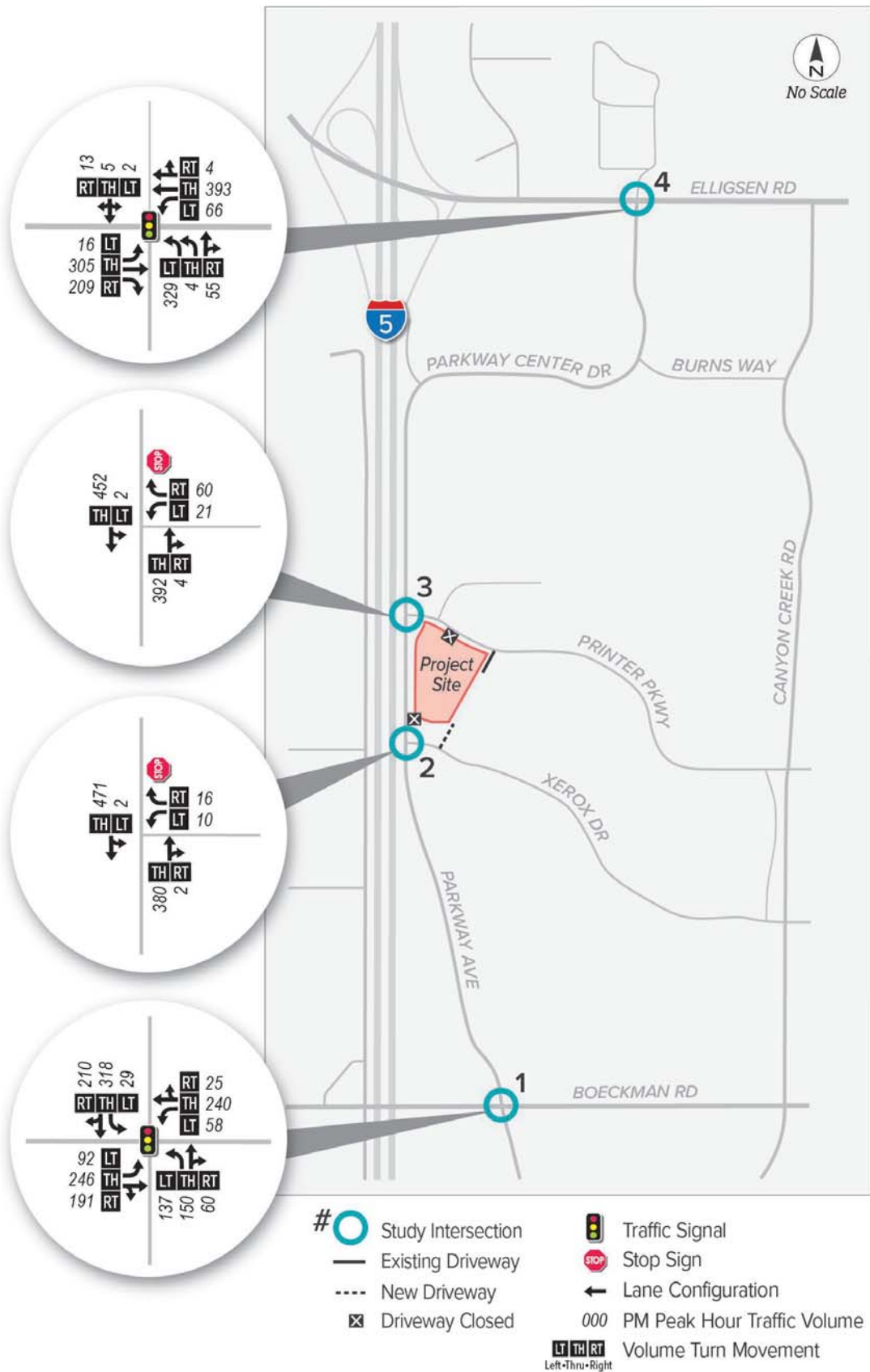


FIGURE 2: EXISTING PM PEAK HOUR TRAFFIC VOLUMES

INTERSECTION PERFORMANCE MEASURES

Agency mobility standards often require intersections to meet level of service (LOS) or volume-to-capacity (V/C) intersection operation thresholds. Additional details about LOS and delay are provided in Appendix B.

- The intersection LOS is similar to a “report card” rating based upon average vehicle delay. Level of service A, B, and C indicate conditions where traffic moves without significant delays over periods of peak hour travel demand. Level of service D and E are progressively worse operating conditions. Level of service F represents conditions where average vehicle delay has become excessive, and demand has exceeded capacity. This condition is typically evident in long queues and delays.
- The volume-to-capacity (v/c) ratio represents the level of saturation of the intersection or individual movement. It is determined by dividing the peak hour traffic volume by the maximum hourly capacity of an intersection or turn movement. When the V/C ratio approaches 0.95, operations become unstable and small disruptions can cause the traffic flow to break down, resulting in the formation of excessive queues.

The City of Wilsonville requires study intersections on public streets to meet its minimum acceptable level of service (LOS) standard, which is LOS D for the overall intersection for the PM peak period.

EXISTING INTERSECTION OPERATIONS

An analysis of the existing intersection operations was performed at the study intersections to determine the current operating conditions of the study area. Intersection operations were analyzed for the PM peak hour using Highway Capacity Manual (HCM) 6th Edition methodology.⁴ The volume to capacity (v/c) ratio, delay, and level of service (LOS) of each study intersection are listed in Table 3.

⁴ Highway Capacity Manual, 6th Edition, Transportation Research Board, 2017.

TABLE 3: EXISTING INTERSECTION OPERATIONS

INTERSECTION	OPERATING STANDARD	PM PEAK HOUR		
		V/C	DELAY	LOS
UNSIGNALIZED				
PRINTER PARKWAY/ PARKWAY AVENUE	LOS D	0.07	17.7	A/C
XEROX DRIVE/ PARKWAY AVENUE	LOS D	0.04	17.2	A/C
SIGNALIZED				
ELLIGSEN ROAD/ PARKWAY CENTER DRIVE	LOS D	0.38	17.6	B
BOECKMAN ROAD/ PARKWAY AVENUE	LOS D	0.79	22.6	C

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)

SIGNALIZED INTERSECTION:
 Delay = Average Intersection Delay (secs)
 v/c = Total Volume-to-Capacity Ratio
 LOS = Total Level of Service

As shown, all study intersections meet the operating standard (LOS D) for the existing conditions.

PROJECT IMPACTS

This chapter reviews the impacts that the proposed development may have on the study area transportation system. This analysis includes site plan evaluation, trip generation, trip distribution, and future year traffic volumes and operating conditions for the study intersections.

PROPOSED DEVELOPMENT

The proposed development consists of an 80,000 square-foot industrial manufacturing building which will be part of the greater Parkway Woods Business Park. No tenant has yet been determined and the area of land is currently vacant. The development will have access to the greater transportation system via an internal drive aisle that connects to Printer Parkway and Xerox Drive. An existing driveway directly on SW Parkway Avenue will be closed.

FUTURE ANALYSIS SCENARIOS

Operating conditions were analyzed at the study intersections for the following traffic scenarios. The comparison of the following scenarios enables the assessment of project impacts:

- Existing + Stage II
- Existing + Project
- Existing + Stage II + Project

All future analysis scenarios assume the same traffic control as existing conditions. Stage II represents traffic from other developments that have Stage II approval or are under construction in Wilsonville.

Additionally, an existing portion of the main Xerox building on the Parkway Woods Business Park property is currently unoccupied as it is under reconstruction, but it is expected to be occupied in the near future by Twist Bioscience. Additional vehicle trips are estimated for this development and included in the Stage II trips.

TRIP GENERATION

Trip generation is the method used to estimate the number of vehicles added to site driveways and the adjacent roadway network by a development during a specified period (i.e., such as the PM peak hour). The Institute of Transportation Engineers (ITE) publishes trip generation rates for the various land uses that can be applied to determine estimated traffic volumes.⁵ ITE Land Use Manufacturing (140) was used for this analysis and the total trip generation is shown in Table 4.

As shown, the proposed development is expected to generate a total 58 AM peak hour trips (44 in, 14 out), 52 PM peak hour trips (16 in, 36 out), and 504 daily trips.

TABLE 4: VEHICLE TRIP GENERATION

LAND USE (ITE CODE)	SIZE	AM PEAK TRIPS			PM PEAK TRIPS			DAILY TRIPS
		IN	OUT	TOTAL	IN	OUT	TOTAL	
MANUFACTURING (140)	80.0 KSF ^A	44	14	58	16	36	52	504

^A KSF = 1,000 square feet

VEHICLE TRIP DISTRIBUTION

Vehicle trip distribution provides an estimation of where vehicles would be coming from and going to. It is given as a percentage at key gateways to the study area and is used to route project trips through the study intersections. Figure 3 shows the trip distribution for the proposed site. The trip distribution was based on the Wilsonville Travel Demand Model.⁶

PROJECT TRIPS THROUGH CITY OF WILSONVILLE INTERCHANGE AREAS

The project trips through the two City of Wilsonville I-5 interchange areas were estimated based on the trip generation and distribution assumptions as discussed prior. Approximately 10% of the project trips are expected to travel through the I-5/Wilsonville Road interchange area and approximately 40% are expected to travel through the I-5/Elligsen Road interchange area; that is, the proposed development is expected to generate 5 new PM peak hour trips through the I-5/Wilsonville Road interchange area and 20 new PM peak hour trips through the I-5/Elligsen Road interchange area.

⁵ Trip Generation Manual, 11th Edition, Institute of Transportation Engineers, 2021.

⁶ Select Zone Analysis, Zone 4039, 2035 Wilsonville Travel Demand Model.

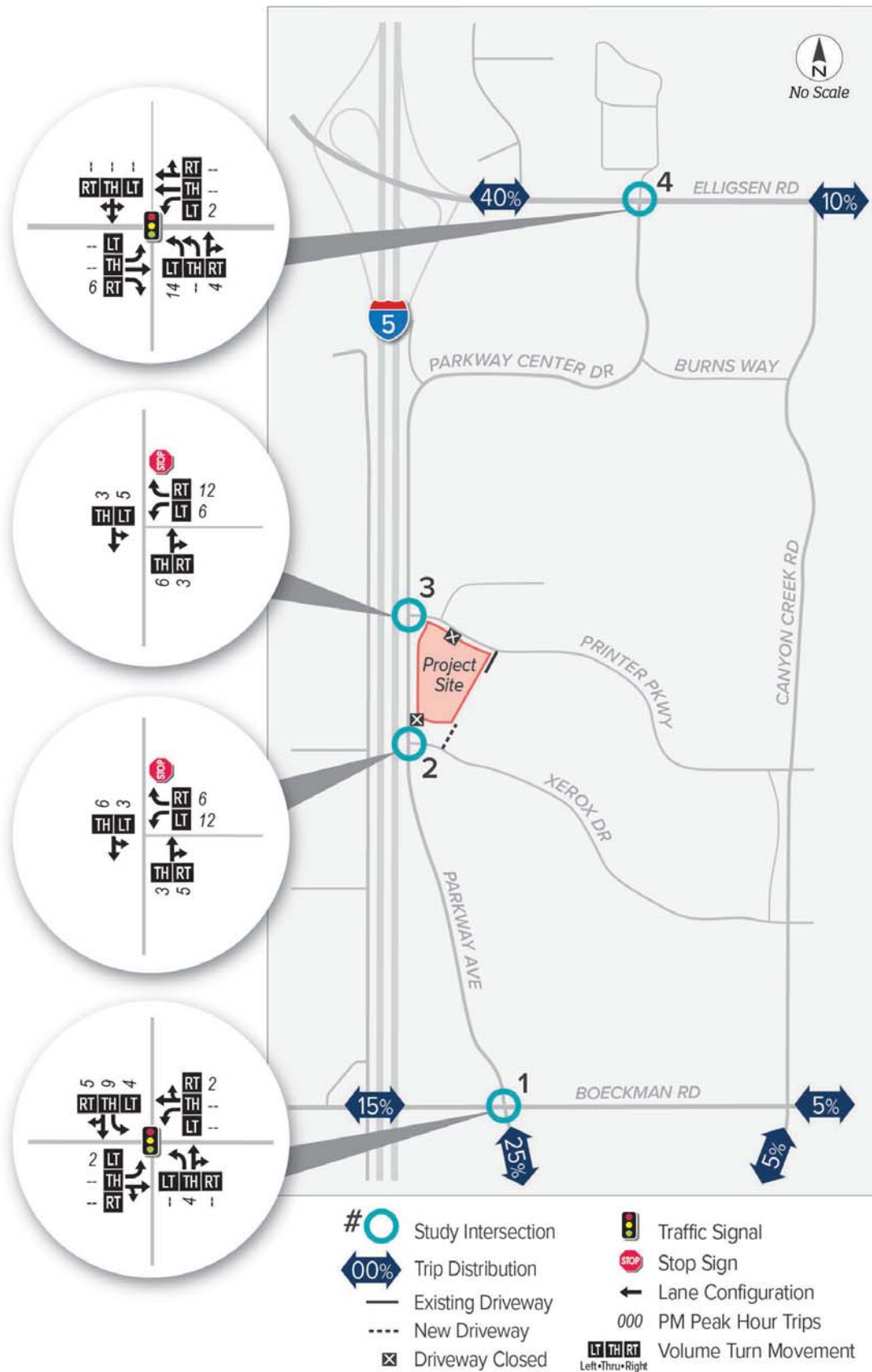


FIGURE 3: TRIP DISTRIBUTION AND PROJECT TRIPS

STAGE II TRIPS

Stage II development trips are estimated based on the list of currently approved Stage II developments provided by City staff.⁷ The developments on this list only provide trip information for the PM peak hour, not the AM peak hour.

In addition to the official list of Stage II developments, future trips from a new tenant within the Parkway Woods Business Park, Twist Bioscience, were included for both the AM and PM peak hours.

Twist Bioscience will soon occupy about 100,000 square-feet of a currently vacant area of the Xerox main building for office and laboratory space. Using the Research and Development Center (760) Institute of Transportation Engineers (ITE) trip generation rate, the new tenant is expected to generate a total 114 AM peak hour trips (93 in, 21 out) and 109 PM peak hour trips (17 in, 92 out) which were distributed using the same distribution as the Parkway Woods Flex Industrial trip distribution above.

FUTURE TRAFFIC VOLUMES

Traffic volumes were estimated at the study intersections for the three future analysis scenarios previously listed using the various combinations of three types of traffic: Existing, Project, and Stage II. Figure 4 shows the future PM peak hour traffic volumes for those three scenarios.

⁷ Email from Daniel Pauly, City of Wilsonville, April 15, 2022.

2022 Existing + Project
PM Peak Hour

2022 Existing + Stage II
PM Peak Hour

2022 Existing +
Project + Stage II
PM Peak Hour

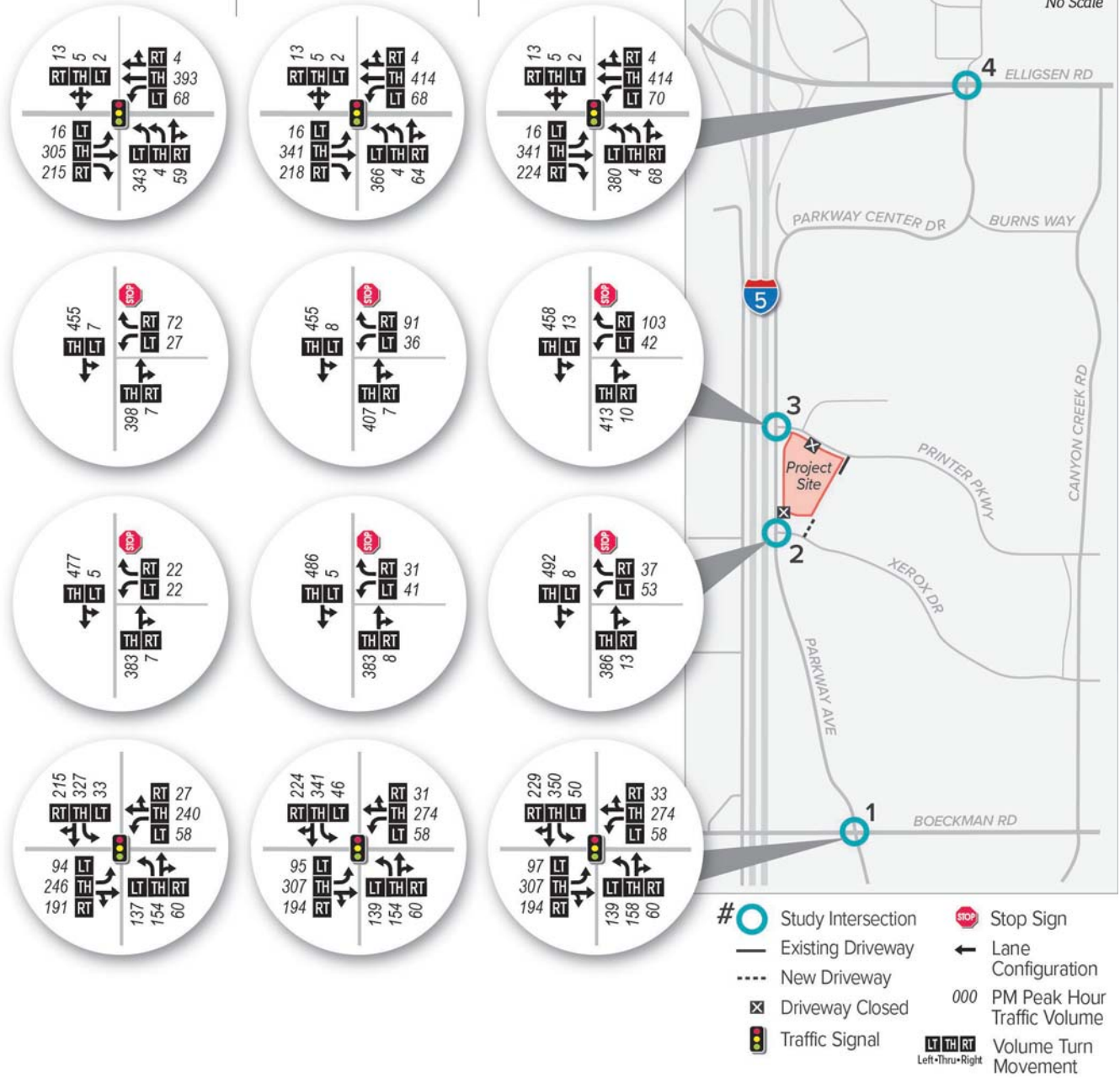


FIGURE 4: FUTURE PM PEAK HOUR TRAFFIC VOLUMES

FUTURE INTERSECTION OPERATIONS

Intersection operations were analyzed for the PM peak hour at all study intersections for the future scenarios using Highway Capacity Manual (HCM) 6th Edition methodology.⁸ The volume to capacity (v/c) ratio, delay, and level of service (LOS) of each study intersection are listed in Table 5.

TABLE 5: FUTURE INTERSECTION OPERATIONS

INTERSECTION	OPERATING STANDARD	EXISTING + PROJECT PM			EXISTING + STAGE II PM			EXISTING + STAGE II + PROJECT PM		
		V/C	DELAY	LOS	V/C	DELAY	LOS	V/C	DELAY	LOS
UNSIGNALIZED										
PRINTER PARKWAY/ PARKWAY AVENUE	LOS D	0.10	18.6	A/C	0.13	19.4	A/C	0.16	20.4	A/C
XEROX DRIVE/ PARKWAY AVENUE	LOS D	0.08	18.1	A/C	0.15	19.4	A/C	0.20	20.7	A/C
SIGNALIZED										
ELDIGEN ROAD/ PARKWAY CENTER DRIVE	LOS D	0.39	17.9	B	0.42	18.2	B	0.43	18.5	B
BOECKMAN ROAD/ PARKWAY AVENUE	LOS D	0.80	23.3	C	0.87	28.6	C	0.88	29.5	C

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)

SIGNALIZED INTERSECTION:

Delay = Average Intersection Delay (secs)
v/c = Total Volume-to-Capacity Ratio
LOS = Total Level of Service

As shown, the study intersections are expected to meet the City's operating standard under all future analysis scenarios.

⁸ Highway Capacity Manual, 6th Edition, Transportation Research Board, 2017.

LEFT TURN LANE CRITERIA

The need for southbound left-turn lanes at the Printer Parkway/SW Parkway Avenue and Xerox Drive/SW Parkway Avenue intersections were evaluated as part of this impact analysis. The necessity for these left-turn lanes on major road approaches at unsignalized intersections is based on guidance provided in the ODOT Analysis Procedures Manual (APM)⁹ and the ODOT Highway Design Manual (HDM).¹⁰ The guidance provides three criteria to consider for the installation of left-turn lanes: Volume, Crash, and Special Case. If one or more of these criteria are met, a left-turn lane should be considered. These turn lanes are needed to address safety concerns of high speed (45 MPH) southbound traffic on SW Parkway Avenue conflicting with left turning vehicles at the private streets of Printer Parkway and Xerox Drive.

As shown in Table 6 below, both intersections meet the volume criteria for southbound left-turn lanes based on the estimated Existing AM + Project volumes. Based on the results, left turn lanes are recommended at both locations to safely accommodate left turning traffic from SW Parkway Avenue during the AM peak hour.

The PM peak hour volumes at either intersection do not meet the volume threshold based on the estimated Existing PM + Project volumes as there are less than 10 left-turning vehicles. There are only a few crashes at both locations and no unique traffic cases, so neither of those criteria are met either.

TABLE 6: LEFT-TURN LANE CRITERIA (EXISTING + PROJECT VOLUMES)

CRITERIA	HIGH-LEVEL EXPLANATION	CRITERION MET?			
		PRINTER PARKWAY/ PARKWAY AVENUE		XEROX DRIVE/ PARKWAY AVENUE	
		AM PEAK HOUR	PM PEAK HOUR	AM PEAK HOUR	PM PEAK HOUR
VOLUME	Sliding scale based speed and volume of approaching and opposing vehicles; minimum of 10 left turns	YES	No	YES	No
CRASH	History of crashes susceptible to correction by a left-turn lane or right-turn lane	No	No	No	No
SPECIAL CASE	Unique traffic cases like the presence of railroad crossings, geometric constraints, or non-traversable medians	No	No	No	No

⁹ Left Turn Lane Criteria, Chapter 12, Analysis Procedures Manual, Oregon Department of Transportation, June 2022.

¹⁰ Left Turn Lanes, Part 506, Highway Design Manual, Oregon Department of Transportation, January 2023.

LEFT TURN LANE SENSITIVITY ANALYSIS

Based on a third-party review of this TIA¹¹, it was suggested that 20% of the project trips would utilize Canyon Creek Road instead of SW Parkway Avenue to access the project site. Therefore, a sensitivity analysis was conducted to determine if the southbound left-turn lanes would still be recommended with 20% of trips on Canyon Creek Road and not SW Parkway Avenue. The findings showed that both intersections still met the volume criterion under this assumption based on the Existing AM + Project after the 20% shift of trips.

Other volume sets were also investigated to provide greater context of the left turn volumes at the two intersections. Table 7 shows the results of left-turn volume criteria for both intersections under all combinations of AM peak hour volume scenarios, including the 20% shift in volume. As noted earlier, the Stage II trips for the AM peak hour in Wilsonville are not comprehensive of all in-process developments and only include the Twist Bioscience development (discussed on Page 12).

As shown, all future combinations of volume meet the volume criteria, even with the suggested shift in volume. Additionally, the volume criterion is also met for the AM peak hour under Existing conditions at the Printer Parkway intersection. Refer to Appendix I for the left turn lane volume criteria graphs.

TABLE 7: LEFT-TURN LANE VOLUME CRITERION (AM PEAK HOUR)

VOLUME SCENARIO	PRINTER PARKWAY/ PARKWAY AVENUE	XEROX DRIVE/ PARKWAY AVENUE
EXISTING	YES	No
EXISTING + PROJECT	YES	YES
EXISTING + PROJECT (W/ 20% TRIP SHIFT)	YES	YES
EXISTING + STAGE II	YES	YES
EXISTING + PROJECT + STAGE II	YES	YES
EXISTING + PROJECT + STAGE II (W/ 20% TRIP SHIFT)	YES	YES

¹¹ Parkway Woods TIA Review, Kittelson & Associates, July 13, 2022.

LEFT TURN LANE CONCEPTS

Left-turn storage lengths of 75 feet are recommended at each intersection based on estimated queue lengths derived from the ODOT Two-Way Stop Controlled Intersection Calculator.¹² While the calculator estimates queue lengths of 32 feet at the Printer Parkway intersection and 35 feet at the Xerox Drive intersection, a greater distance is needed for a standard left turn pocket. Additional street widening will need to be dedicated for turn lane deceleration, taperers and transition requirements. Figure 5 provides a conceptual level overview of what the left-turn needs.

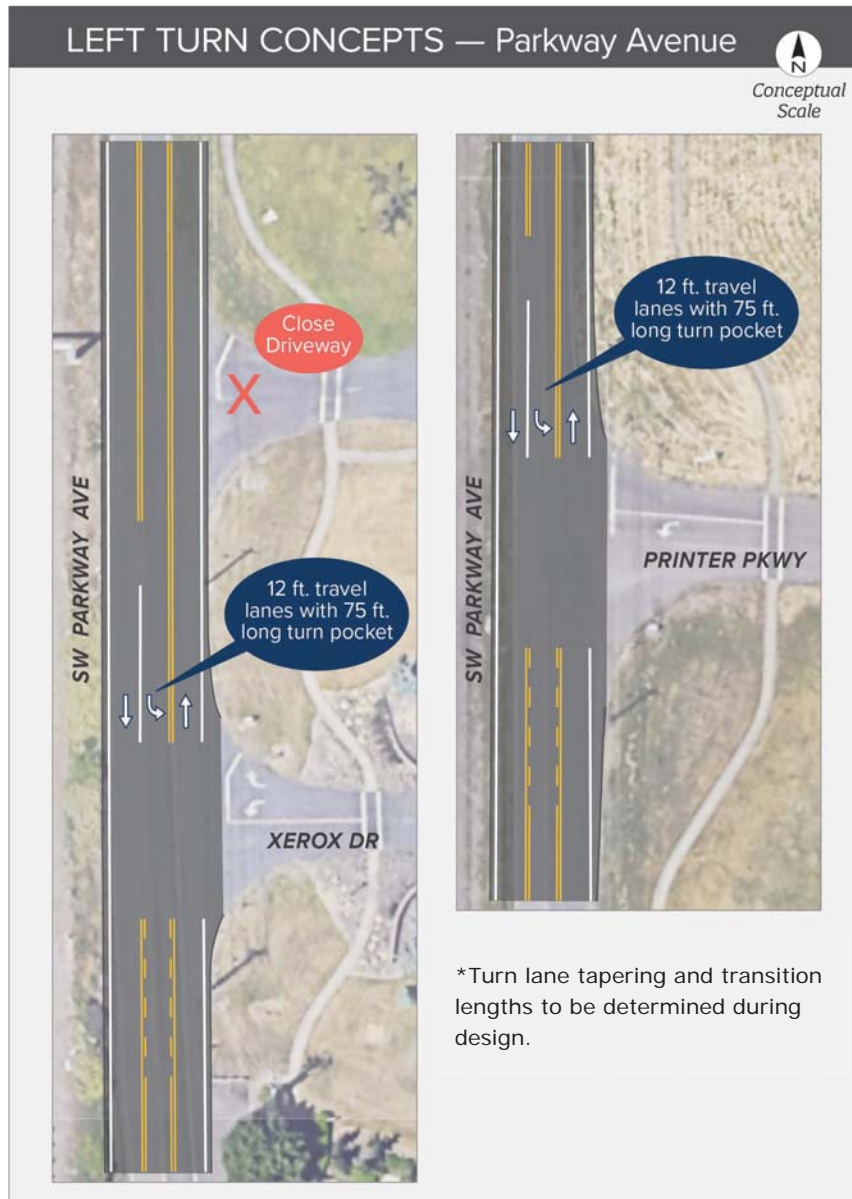


FIGURE 5: LEFT-TURN LANE CONCEPTUAL OVERVIEW

¹² Unsignalized Intersection Tools, Planning & Technical Guidance, Oregon Department of Transportation, <https://www.oregon.gov/odot/Planning/Pages/Technical-Tools.aspx>.

SITE REVIEW

The following sections discuss the site access spacing and sight distance, pedestrian and bicycle facilities, parking, on-site circulation, and frontage improvements for the proposed development. The site plan is provided in the appendix.

SITE ACCESSES

The new industrial development includes alterations to the current site accesses for the existing Parkway Woods buildings. Of greatest significance, the driveway access directly on SW Parkway Avenue between Printer Parkway and Xerox Drive will be closed. A new access point to the development is proposed as a replacement on Xerox Drive located approximately 225 feet east of the SW Parkway Avenue/Xerox Drive intersection. In addition, the western-most driveway on Printer Parkway located approximately 400 feet east from the SW Parkway Avenue/Xerox Drive intersection will also be closed (however, another driveway is present another 250 feet to the east). Therefore, the new development will have access via both Printer Parkway and Xerox Drive.

All proposed access points are required to meet the City's Public Works Construction Standards for Access Spacing on city streets.¹³ SW Parkway Avenue, as a minor arterial, shall have a minimum access spacing of 600 feet with a desired spacing of 1000 feet. The total distance between the two existing Printer Parkway and Xerox Drive intersections is 900 feet, meeting the City's minimum standards.

SIGHT DISTANCE

Adequate sight distance should be provided at all intersections and driveways. Objects (e.g., buildings, fences, walls, or vegetation) located near the intersections may inhibit sight distance for drivers attempting to turn out of a minor street onto the major street. With a speed limit of 45 miles per hour on SW Parkway Avenue, the sight distance requirement for the two Printer Parkway and Xerox Drive intersections is 500 feet for vehicles turning left from the minor roadway and 430 feet for vehicles turning right from the minor roadway.¹⁴

Prior to occupancy, sight distance at any existing or proposed driveways will need to be verified, documented, and stamped by a registered professional Civil or Traffic Engineer licensed in the State of Oregon to assure that buildings, signs, or landscaping does not restrict sight distance.

PARKING

The proposed project is required to comply with the Wilsonville Code for the number of vehicular parking and bicycle parking spaces that are provided on site.¹⁵ Table 8 lists the vehicular and bicycle parking requirements for the project site. The parking requirements are based on the building use and size.

¹³ Section 2, Table 2.12, Public Works Construction Standards, City of Wilsonville, Revised September 2017.

¹⁴ Chapter 9, Tables 9-7 & 9-9, A Policy on Geometric Design of Highways and Streets, AASHTO, 7th Edition, 2018.

¹⁵ Section 4.155, Table 5, Wilsonville Development Code, Updated March 2022.

TABLE 8: VEHICLE AND BICYCLE PARKING REQUIREMENTS

LAND USE	SIZE (KSF)	MINIMUM RATE	MAXIMUM RATE	SPACES REQUIRED		
				VEHICLE MINIMUM	VEHICLE MAXIMUM	BICYCLE MINIMUM
MANUFACTURING	80.0	1.6 stalls/KSF	No Limit	128	No Limit	8
PROPOSED NUMBER OF STALLS				> 130		Not Shown

As shown above, 128 vehicular parking spaces and 8 bicycle parking spaces are needed to meet the minimum Code requirements for the project. There are more than the minimum number of vehicular parking spaces, but no bicycle parking spaces are shown. The Code also dictates that one ADA-accessible parking space is to be constructed for every 50 standard parking spaces. There are 8 of these spaces shown on the site plan, which meets this requirement. It is recommended that both bicycle parking be added to the site plan and that the Long-Term Bicycle Parking be considered as indicated in the City's *Bicycle Parking Code* requirements.

PEDESTRIAN AND BICYCLE FACILITIES

The City provides standards for pedestrian facilities within developments to provide safe and convenient accessibility for all pedestrians.¹⁶ The site plan does not currently show any pedestrian facilities, so it is recommended that adequate sidewalks and crosswalks be provided in accordance with the City's Development Code and that they connect with the existing facilities of the nearby buildings. No pedestrian or bicycle facilities exist on Printer Parkway or Xerox Drive, as well. It is recommended that adequate pedestrian and bicycle facilities be constructed along these roads along the project site frontage.

VEHICULAR ON-SITE CIRCULATION

The City desires for all modes of transportation to have practical parking and circulation that is safe and convenient.¹⁷ The site plan includes a primary drive aisle (from the pre-existing development) with two internal access points off this drive aisle to the main parking area of the new development. The site plan appears to allow for adequate circulation for vehicles, bicycles, and transit that provides access and limits conflict points.

FRONTAGE IMPROVEMENTS

The developer shall coordinate with the City of Wilsonville regarding the required frontage improvements on SW Parkway Avenue. The Minor Arterial street cross-section standards for SW Parkway Avenue are shown in Figure 3-7 in the City TSP and in the figure on the following page.¹⁸

¹⁶ Section 4.154, Wilsonville Development Code, Updated March 2022.

¹⁷ Section 4.421, Wilsonville Development Code, Updated March 2022.

¹⁸ Chapter 3: The Standards, Wilsonville Transportation System Plan, Amended November 2020.

Based on the standards, SW Parkway Avenue (a minor arterial) is to have sidewalks, planter strips, and bike lanes along the project frontage. Minor arterials are also to have a median/center turn lane. As SW Parkway Avenue is also a Freight Route, separation between bicycles and vehicles is recommended.

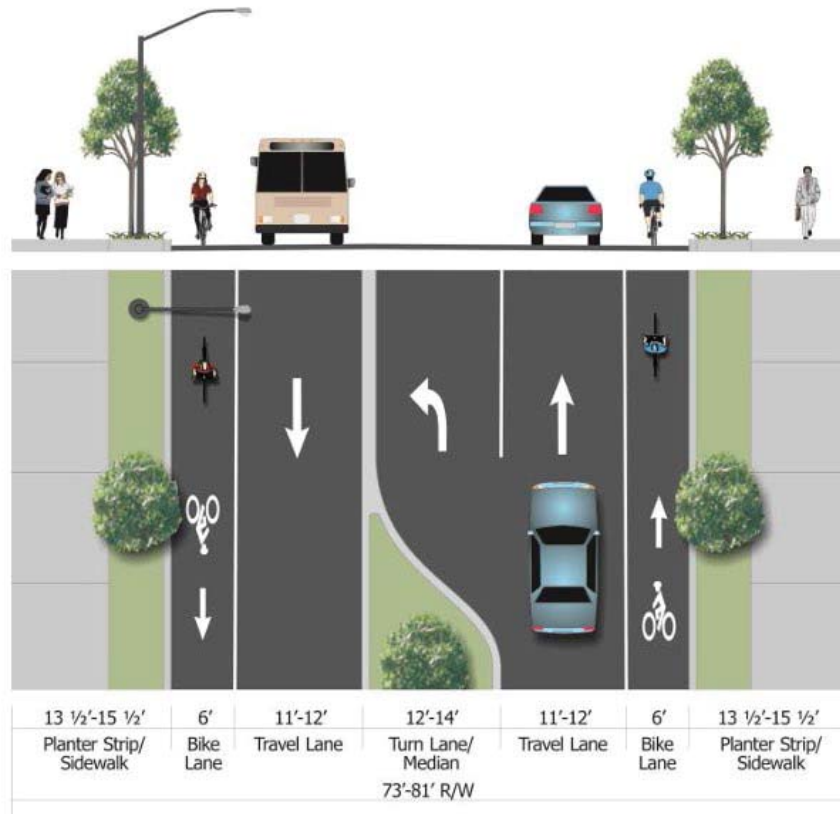


FIGURE 6: MINOR ARTERIAL CROSS SECTION STANDARD

SUMMARY OF PROJECT IMPACTS

The key findings of the transportation impact analysis for the Parkway Woods Flex Industrial development are discussed below.

- The project will consist of an 80,000 square-foot industrial manufacturing building which will be part of the greater Parkway Woods Business Park. No tenant has yet been determined and the area of land is currently vacant.
- The development will have access to the greater Wilsonville transportation system via an internal drive aisle that connects to both Printer Parkway and Xerox Drive. An existing driveway directly onto SW Parkway Avenue will be closed.
- The proposed development is expected to generate 52 PM peak hour trips (16 in, 36 out).

- Of those project trips, 5 new trips are expected to travel through the I-5/Wilsonville Road interchange area and 20 new trips are expected to travel through the I-5/Elligsen Road interchange area.
- The traffic operations at the four study intersections are expected to operate within the City's LOS D standard under project build conditions.
- Southbound left turn lanes on SW Parkway Avenue at Printer Parkway and Xerox Drive meet the left-turn lane criteria established by ODOT and are recommended. These left turn lanes are needed to address safety concerns of high speed (45 MPH) southbound traffic on SW Parkway Avenue conflicting with left turning vehicles at the private street intersections.
- Prior to occupancy, sight distance at the proposed project access points will need to be verified, documented, and stamped by a registered professional Civil or Traffic Engineer licensed in the State of Oregon.
- The proposed vehicle parking spaces shown on the site plan are sufficient to meet the City's parking requirements.
- It is recommended that the pedestrian and bicycle facilities (including the necessary bicycle parking) be shown on the site plan. Pedestrian and bicycle facilities are also recommended that connect the site to SW Parkway Avenue.
- The developer will need to coordinate with the City regarding the frontage improvements on SW Parkway Avenue.

APPENDIX

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- A. TRAFFIC COUNT DATA
- B. LOS DESCRIPTION
- C. HCM REPORT – EXISTING CONDITIONS
- D. STAGE II LIST
- E. TWIST BIOSCIENCE IN-PROCESS TRIPS
- F. HCM REPORT – EXISTING + PROJECT
- G. HCM REPORT – EXISTING + STAGE II
- H. HCM REPORT – EXISTING + STAGE II + PROJECT
- I. TURN LANE ANALYSIS – VOLUMES
- J. TURN LANE ANALYSIS – CRASH DATA
- K. TURN LANE ANALYSIS – QUEUE ESTIMATION WORKSHEET
- L. SITE PLAN



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APPENDIX A

TRAFFIC COUNT DATA

Location: 2 SW Parkway Ave & Xerox Dr AM

Traffic Counts - Heavy Vehicles, Bicycles on Road, and Pedestrians/Bicycles on Crosswalk

Interval Start Time	Heavy Vehicles					Interval Start Time	Bicycles on Roadway					Interval Start Time	Pedestrians/Bicycles on Crosswalk				
	EB	NB	WB	SB	Total		EB	NB	WB	SB	Total		EB	NB	WB	SB	Total
7:00 AM	0	0	0	0	0	7:00 AM	0	0	0	0	0	7:00 AM	0	0	0	0	0
7:05 AM	0	1	0	0	1	7:05 AM	0	0	0	0	0	7:05 AM	0	0	0	0	0
7:10 AM	0	0	0	1	1	7:10 AM	0	0	0	0	0	7:10 AM	0	0	0	0	0
7:15 AM	0	0	0	0	0	7:15 AM	0	0	0	0	0	7:15 AM	0	0	0	0	0
7:20 AM	0	0	0	2	2	7:20 AM	0	0	0	0	0	7:20 AM	0	0	0	0	0
7:25 AM	0	0	0	1	1	7:25 AM	0	0	0	0	0	7:25 AM	0	0	0	0	0
7:30 AM	0	0	0	0	0	7:30 AM	0	0	0	0	0	7:30 AM	0	0	0	0	0
7:35 AM	0	1	0	0	1	7:35 AM	0	0	0	0	0	7:35 AM	0	0	0	0	0
7:40 AM	0	1	0	1	2	7:40 AM	0	0	0	0	0	7:40 AM	0	0	0	0	0
7:45 AM	0	1	0	0	1	7:45 AM	0	0	0	0	0	7:45 AM	0	0	0	0	0
7:50 AM	0	0	0	0	0	7:50 AM	0	0	0	0	0	7:50 AM	0	0	0	0	0
7:55 AM	0	1	0	0	1	7:55 AM	0	0	0	0	0	7:55 AM	0	0	0	0	0
8:00 AM	0	0	0	0	0	8:00 AM	0	0	0	0	0	8:00 AM	0	0	0	0	0
8:05 AM	0	0	0	1	1	8:05 AM	0	0	0	1	1	8:05 AM	0	0	0	0	0
8:10 AM	0	2	0	1	3	8:10 AM	0	0	0	0	0	8:10 AM	0	0	0	0	0
8:15 AM	0	1	0	0	1	8:15 AM	0	0	0	0	0	8:15 AM	0	0	0	0	0
8:20 AM	0	0	0	1	1	8:20 AM	0	0	0	0	0	8:20 AM	0	0	0	0	0
8:25 AM	0	2	0	0	2	8:25 AM	0	0	0	0	0	8:25 AM	0	0	0	0	0
8:30 AM	0	0	0	1	1	8:30 AM	0	0	0	0	0	8:30 AM	0	0	0	0	0
8:35 AM	0	1	0	0	1	8:35 AM	0	0	0	0	0	8:35 AM	0	0	0	0	0
8:40 AM	0	1	0	1	2	8:40 AM	0	0	0	0	0	8:40 AM	0	0	0	0	0
8:45 AM	0	0	0	0	0	8:45 AM	0	0	0	0	0	8:45 AM	0	0	0	0	0
8:50 AM	0	0	0	0	0	8:50 AM	0	0	0	0	0	8:50 AM	0	0	0	0	0
8:55 AM	0	0	0	0	0	8:55 AM	0	0	0	0	0	8:55 AM	0	0	0	0	0
Count Total	0	12	0	10	22	Count Total	0	0	0	1	1	Count Total	0	0	0	0	0
Peak Hour	0	9	0	5	14	Peak Hour	0	0	0	1	1	Peak Hour	0	0	0	0	0

Location: 3 SW Parkway Ave & Printer Pkwy AM



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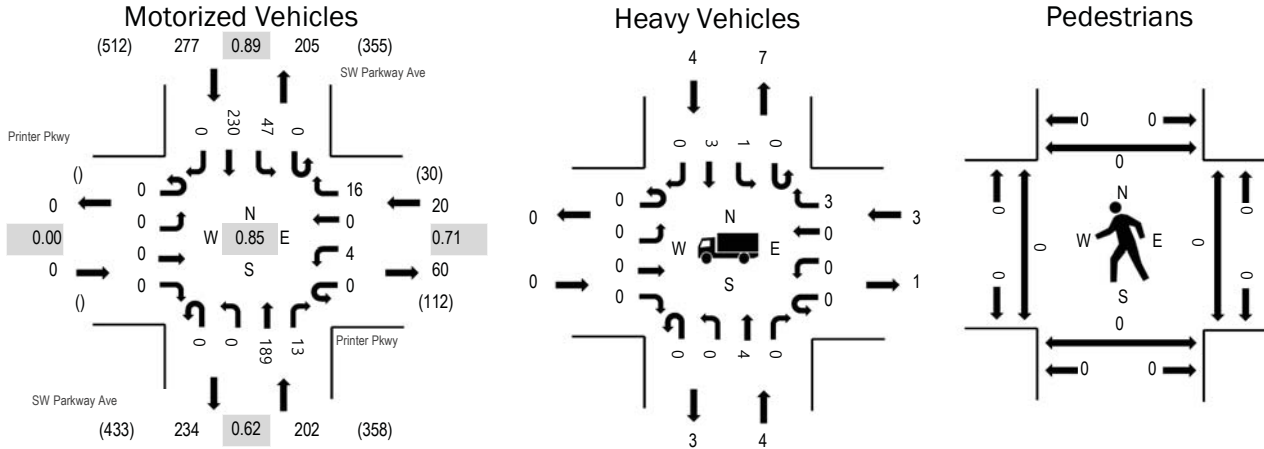
Location: 3 SW Parkway Ave & Printer Pkwy AM

Date: Wednesday, March 30, 2022

Peak Hour: 07:55 AM - 08:55 AM

Peak 15-Minutes: 08:25 AM - 08:40 AM

Peak Hour



Note: Total study counts contained in parentheses.

	HV%	PHF
EB	0.0%	0.00
WB	15.0%	0.71
NB	2.0%	0.62
SB	1.4%	0.89
All	2.2%	0.85

Traffic Counts - Motorized Vehicles

Interval Start Time	Printer Pkwy Eastbound				Printer Pkwy Westbound				SW Parkway Ave Northbound				SW Parkway Ave Southbound				Total	Rolling Hour
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right		
7:00 AM	0	0	0	0	0	0	0	0	0	0	6	3	0	2	8	0	19	402
7:05 AM	0	0	0	0	0	0	0	0	0	0	13	2	0	0	11	0	26	418
7:10 AM	0	0	0	0	0	0	0	0	0	0	13	0	0	3	19	0	35	433
7:15 AM	0	0	0	0	0	1	0	0	0	0	8	0	0	3	16	0	28	434
7:20 AM	0	0	0	0	0	0	0	1	0	0	9	1	0	4	22	0	37	440
7:25 AM	0	0	0	0	0	0	0	2	0	0	17	1	0	5	13	0	38	437
7:30 AM	0	0	0	0	0	1	0	2	0	0	15	1	0	4	13	0	36	451
7:35 AM	0	0	0	0	0	0	0	2	0	0	10	0	0	3	14	0	29	463
7:40 AM	0	0	0	0	0	0	0	1	0	0	14	1	0	2	23	0	41	480
7:45 AM	0	0	0	0	0	0	0	0	0	0	10	3	0	3	23	0	39	486
7:50 AM	0	0	0	0	0	0	0	0	0	0	9	0	0	5	18	0	32	486
7:55 AM	0	0	0	0	0	0	0	1	0	0	17	1	0	3	20	0	42	499
8:00 AM	0	0	0	0	0	1	0	1	0	0	5	3	0	7	18	0	35	498
8:05 AM	0	0	0	0	0	0	0	2	0	0	9	0	0	4	26	0	41	
8:10 AM	0	0	0	0	0	0	0	2	0	0	13	3	0	2	16	0	36	
8:15 AM	0	0	0	0	0	0	0	3	0	0	8	0	0	5	18	0	34	
8:20 AM	0	0	0	0	0	0	0	1	0	0	11	2	0	4	16	0	34	
8:25 AM	0	0	0	0	0	0	0	2	0	0	24	0	0	6	20	0	52	
8:30 AM	0	0	0	0	0	0	0	0	0	0	32	1	0	0	15	0	48	
8:35 AM	0	0	0	0	0	1	0	0	0	0	23	2	0	2	18	0	46	
8:40 AM	0	0	0	0	0	1	0	1	0	0	19	0	0	1	25	0	47	
8:45 AM	0	0	0	0	0	1	0	1	0	0	13	1	0	9	14	0	39	
8:50 AM	0	0	0	0	0	0	0	2	0	0	15	0	0	4	24	0	45	
8:55 AM	0	0	0	0	0	0	0	0	0	0	18	2	0	4	17	0	41	
Count Total	0	0	0	0	0	6	0	24	0	0	331	27	0	85	427	0	900	
Peak Hour	0	0	0	0	0	4	0	16	0	0	189	13	0	47	230	0	499	

Location: 3 SW Parkway Ave & Printer Pkwy AM

Traffic Counts - Heavy Vehicles, Bicycles on Road, and Pedestrians/Bicycles on Crosswalk

Interval Start Time	Heavy Vehicles					Interval Start Time	Bicycles on Roadway					Interval Start Time	Pedestrians/Bicycles on Crosswalk				
	EB	NB	WB	SB	Total		EB	NB	WB	SB	Total		EB	NB	WB	SB	Total
7:00 AM	0	0	0	0	0	7:00 AM	0	0	0	0	0	7:00 AM	0	0	0	0	0
7:05 AM	0	0	0	0	0	7:05 AM	0	0	0	0	0	7:05 AM	0	0	0	0	0
7:10 AM	0	0	0	1	1	7:10 AM	0	0	0	0	0	7:10 AM	0	0	0	0	0
7:15 AM	0	0	0	0	0	7:15 AM	0	0	0	0	0	7:15 AM	0	0	0	0	0
7:20 AM	0	0	1	2	3	7:20 AM	0	0	0	0	0	7:20 AM	0	0	0	0	0
7:25 AM	0	0	0	0	0	7:25 AM	0	0	0	0	0	7:25 AM	0	0	0	0	0
7:30 AM	0	0	0	1	1	7:30 AM	0	0	0	0	0	7:30 AM	0	0	0	0	0
7:35 AM	0	0	0	0	0	7:35 AM	0	0	0	0	0	7:35 AM	0	0	0	0	0
7:40 AM	0	1	0	1	2	7:40 AM	0	0	0	0	0	7:40 AM	0	0	0	0	0
7:45 AM	0	0	0	0	0	7:45 AM	0	0	0	0	0	7:45 AM	0	0	0	0	0
7:50 AM	0	0	0	0	0	7:50 AM	0	0	0	0	0	7:50 AM	0	0	0	0	0
7:55 AM	0	0	1	0	1	7:55 AM	0	0	0	0	0	7:55 AM	0	0	0	0	0
8:00 AM	0	0	0	0	0	8:00 AM	0	0	0	1	1	8:00 AM	0	0	0	0	0
8:05 AM	0	0	0	0	0	8:05 AM	0	0	0	0	0	8:05 AM	0	0	0	0	0
8:10 AM	0	1	0	1	2	8:10 AM	0	0	0	0	0	8:10 AM	0	0	0	0	0
8:15 AM	0	0	0	1	1	8:15 AM	0	0	0	0	0	8:15 AM	0	0	0	0	0
8:20 AM	0	0	1	1	2	8:20 AM	0	0	0	0	0	8:20 AM	0	0	0	0	0
8:25 AM	0	2	1	0	3	8:25 AM	0	0	0	0	0	8:25 AM	0	0	0	0	0
8:30 AM	0	0	0	0	0	8:30 AM	0	0	0	0	0	8:30 AM	0	0	0	0	0
8:35 AM	0	0	0	0	0	8:35 AM	0	0	0	0	0	8:35 AM	0	0	0	0	0
8:40 AM	0	1	0	1	2	8:40 AM	0	0	0	0	0	8:40 AM	0	0	0	0	0
8:45 AM	0	0	0	0	0	8:45 AM	0	0	0	0	0	8:45 AM	0	0	0	0	0
8:50 AM	0	0	0	0	0	8:50 AM	0	0	0	1	1	8:50 AM	0	0	0	0	0
8:55 AM	0	0	0	0	0	8:55 AM	0	0	0	0	0	8:55 AM	0	0	0	0	0
Count Total	0	5	4	9	18	Count Total	0	0	0	2	2	Count Total	0	0	0	0	0
Peak Hour	0	4	3	4	11	Peak Hour	0	0	0	2	2	Peak Hour	0	0	0	0	0

Location: 1 SW Parkway Ave & Boeckman Rd PM

Traffic Counts - Heavy Vehicles, Bicycles on Road, and Pedestrians/Bicycles on Crosswalk

Interval Start Time	Heavy Vehicles					Interval Start Time	Bicycles on Roadway					Interval Start Time	Pedestrians/Bicycles on Crosswalk				
	EB	NB	WB	SB	Total		EB	NB	WB	SB	Total		EB	NB	WB	SB	Total
4:00 PM	2	0	0	0	2	4:00 PM	0	0	0	0	0	4:00 PM	0	0	0	0	0
4:05 PM	0	0	1	0	1	4:05 PM	0	0	2	0	2	4:05 PM	0	0	0	0	0
4:10 PM	0	1	0	1	2	4:10 PM	1	0	0	1	2	4:10 PM	0	0	0	0	0
4:15 PM	0	0	0	0	0	4:15 PM	1	0	0	0	1	4:15 PM	0	0	0	0	0
4:20 PM	0	0	2	0	2	4:20 PM	0	0	0	0	0	4:20 PM	0	0	0	0	0
4:25 PM	0	0	1	0	1	4:25 PM	0	1	0	0	1	4:25 PM	0	0	0	0	0
4:30 PM	0	0	1	0	1	4:30 PM	0	0	0	0	0	4:30 PM	0	0	0	0	0
4:35 PM	0	0	2	0	2	4:35 PM	1	0	0	0	1	4:35 PM	0	0	0	2	2
4:40 PM	0	0	0	0	0	4:40 PM	0	0	0	0	0	4:40 PM	0	0	0	0	0
4:45 PM	0	0	0	0	0	4:45 PM	0	0	0	0	0	4:45 PM	0	0	0	0	0
4:50 PM	0	0	0	0	0	4:50 PM	0	0	0	0	0	4:50 PM	0	0	0	0	0
4:55 PM	0	0	0	0	0	4:55 PM	1	0	20	0	21	4:55 PM	0	0	0	0	0
5:00 PM	0	0	0	0	0	5:00 PM	0	0	16	0	16	5:00 PM	0	1	3	0	4
5:05 PM	0	0	0	0	0	5:05 PM	1	0	0	0	1	5:05 PM	0	0	0	0	0
5:10 PM	0	0	0	0	0	5:10 PM	0	0	2	0	2	5:10 PM	0	0	0	0	0
5:15 PM	0	0	0	0	0	5:15 PM	0	0	0	0	0	5:15 PM	0	0	2	0	2
5:20 PM	0	0	0	0	0	5:20 PM	1	1	0	1	3	5:20 PM	0	0	0	0	0
5:25 PM	0	0	0	0	0	5:25 PM	0	0	1	0	1	5:25 PM	0	1	0	0	1
5:30 PM	0	0	0	0	0	5:30 PM	0	0	1	0	1	5:30 PM	0	1	0	0	1
5:35 PM	0	0	0	0	0	5:35 PM	0	0	1	0	1	5:35 PM	0	0	0	0	0
5:40 PM	0	0	0	0	0	5:40 PM	0	0	0	0	0	5:40 PM	0	0	4	0	4
5:45 PM	0	0	1	0	1	5:45 PM	0	0	0	0	0	5:45 PM	0	1	1	1	3
5:50 PM	0	0	0	0	0	5:50 PM	0	0	0	0	0	5:50 PM	0	0	0	0	0
5:55 PM	0	0	0	0	0	5:55 PM	0	0	0	0	0	5:55 PM	0	0	0	0	0
Count Total	2	1	8	1	12	Count Total	6	2	43	2	53	Count Total	0	4	10	3	17
Peak Hour	2	1	7	1	11	Peak Hour	4	1	22	1	28	Peak Hour	0	0	0	2	2

Location: 2 SW Parkway Ave & Xerox Dr PM



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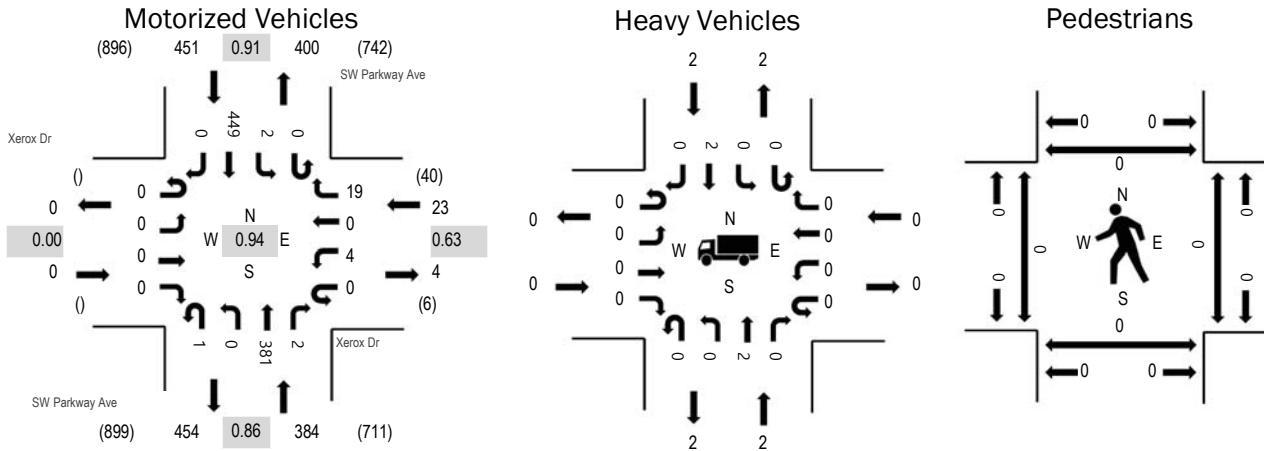
Location: 2 SW Parkway Ave & Xerox Dr PM

Date: Tuesday, March 29, 2022

Peak Hour: 04:20 PM - 05:20 PM

Peak 15-Minutes: 05:00 PM - 05:15 PM

Peak Hour



Note: Total study counts contained in parentheses.

	HV%	PHF
EB	0.0%	0.00
WB	0.0%	0.63
NB	0.5%	0.86
SB	0.4%	0.91
All	0.5%	0.94

Traffic Counts - Motorized Vehicles

Interval Start Time	Xerox Dr Eastbound				Xerox Dr Westbound				SW Parkway Ave Northbound				SW Parkway Ave Southbound				Total	Rolling Hour
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right		
4:00 PM	0	0	0	0	0	0	0	0	0	0	42	0	0	1	41	0	84	855
4:05 PM	0	0	0	0	0	0	0	2	0	0	33	0	0	0	46	0	81	838
4:10 PM	0	0	0	0	0	0	0	1	0	0	27	0	0	0	38	0	66	839
4:15 PM	0	0	0	0	0	0	0	0	0	0	25	0	0	0	30	0	55	853
4:20 PM	0	0	0	0	0	0	0	1	0	0	28	0	0	0	41	0	70	858
4:25 PM	0	0	0	0	0	1	0	2	0	0	30	0	0	1	34	0	68	848
4:30 PM	0	0	0	0	0	1	0	0	0	0	28	0	0	0	50	0	79	846
4:35 PM	0	0	0	0	0	0	0	3	0	0	31	0	0	0	31	0	65	817
4:40 PM	0	0	0	0	0	1	0	2	0	0	31	0	0	1	38	0	73	831
4:45 PM	0	0	0	0	0	0	0	0	0	0	30	1	0	0	43	0	74	835
4:50 PM	0	0	0	0	0	0	0	0	0	0	38	0	0	0	31	0	69	824
4:55 PM	0	0	0	0	0	0	0	1	0	0	37	1	0	0	32	0	71	808
5:00 PM	0	0	0	0	0	1	0	3	0	0	30	0	0	0	33	0	67	792
5:05 PM	0	0	0	0	0	0	0	1	0	0	44	0	0	0	37	0	82	
5:10 PM	0	0	0	0	0	0	0	3	0	0	33	0	0	0	44	0	80	
5:15 PM	0	0	0	0	0	0	0	3	1	0	21	0	0	0	35	0	60	
5:20 PM	0	0	0	0	0	0	0	2	0	0	26	0	0	0	32	0	60	
5:25 PM	0	0	0	0	0	0	0	0	0	0	27	0	0	0	39	0	66	
5:30 PM	0	0	0	0	0	0	0	0	0	0	22	0	0	1	27	0	50	
5:35 PM	0	0	0	0	0	0	0	4	0	0	33	0	0	0	42	0	79	
5:40 PM	0	0	0	0	0	1	0	4	0	0	27	0	0	0	45	0	77	
5:45 PM	0	0	0	0	0	0	0	1	0	0	25	0	0	0	37	0	63	
5:50 PM	0	0	0	0	0	0	0	0	0	0	20	0	0	0	33	0	53	
5:55 PM	0	0	0	0	0	1	0	1	0	0	20	0	0	0	33	0	55	
Count Total	0	0	0	0	0	6	0	34	1	0	708	2	0	4	892	0	1,647	
Peak Hour	0	0	0	0	0	4	0	19	1	0	381	2	0	2	449	0	858	

Location: 2 SW Parkway Ave & Xerox Dr PM

Traffic Counts - Heavy Vehicles, Bicycles on Road, and Pedestrians/Bicycles on Crosswalk

Interval Start Time	Heavy Vehicles					Interval Start Time	Bicycles on Roadway					Interval Start Time	Pedestrians/Bicycles on Crosswalk				
	EB	NB	WB	SB	Total		EB	NB	WB	SB	Total		EB	NB	WB	SB	Total
4:00 PM	0	1	0	1	2	4:00 PM	0	0	0	0	0	4:00 PM	0	0	0	0	0
4:05 PM	0	1	0	1	2	4:05 PM	0	0	0	0	0	4:05 PM	0	0	0	0	0
4:10 PM	0	0	0	0	0	4:10 PM	0	0	0	0	0	4:10 PM	0	0	0	0	0
4:15 PM	0	0	0	1	1	4:15 PM	0	0	0	0	0	4:15 PM	0	0	0	0	0
4:20 PM	0	1	0	0	1	4:20 PM	0	0	0	0	0	4:20 PM	0	0	0	0	0
4:25 PM	0	0	0	0	0	4:25 PM	0	0	0	0	0	4:25 PM	0	0	0	0	0
4:30 PM	0	0	0	0	0	4:30 PM	0	0	0	0	0	4:30 PM	0	0	0	0	0
4:35 PM	0	0	0	0	0	4:35 PM	0	0	0	0	0	4:35 PM	0	0	0	0	0
4:40 PM	0	0	0	0	0	4:40 PM	0	0	0	0	0	4:40 PM	0	0	0	0	0
4:45 PM	0	0	0	0	0	4:45 PM	0	0	0	0	0	4:45 PM	0	0	0	0	0
4:50 PM	0	0	0	0	0	4:50 PM	0	0	0	0	0	4:50 PM	0	0	0	0	0
4:55 PM	0	0	0	0	0	4:55 PM	0	0	0	0	0	4:55 PM	0	0	0	0	0
5:00 PM	0	0	0	1	1	5:00 PM	0	0	0	0	0	5:00 PM	0	0	0	0	0
5:05 PM	0	0	0	0	0	5:05 PM	0	0	0	0	0	5:05 PM	0	0	0	0	0
5:10 PM	0	1	0	0	1	5:10 PM	0	0	0	0	0	5:10 PM	0	0	0	0	0
5:15 PM	0	0	0	1	1	5:15 PM	0	0	0	1	1	5:15 PM	0	0	0	0	0
5:20 PM	0	0	0	0	0	5:20 PM	0	0	0	0	0	5:20 PM	0	0	0	0	0
5:25 PM	0	0	0	0	0	5:25 PM	0	0	0	0	0	5:25 PM	0	0	0	0	0
5:30 PM	0	0	0	0	0	5:30 PM	0	0	0	0	0	5:30 PM	0	0	0	0	0
5:35 PM	0	0	0	0	0	5:35 PM	0	0	0	0	0	5:35 PM	0	0	0	0	0
5:40 PM	0	0	0	0	0	5:40 PM	0	0	0	0	0	5:40 PM	0	0	0	0	0
5:45 PM	0	1	0	0	1	5:45 PM	0	0	0	0	0	5:45 PM	0	0	0	0	0
5:50 PM	0	0	0	0	0	5:50 PM	0	0	0	0	0	5:50 PM	0	0	0	0	0
5:55 PM	0	0	0	0	0	5:55 PM	0	0	0	0	0	5:55 PM	0	0	0	0	0
Count Total	0	5	0	5	10	Count Total	0	0	0	1	1	Count Total	0	0	0	0	0
Peak Hour	0	2	0	2	4	Peak Hour	0	0	0	1	1	Peak Hour	0	0	0	0	0

Location: 3 SW Parkway Ave & Printer Pkwy PM



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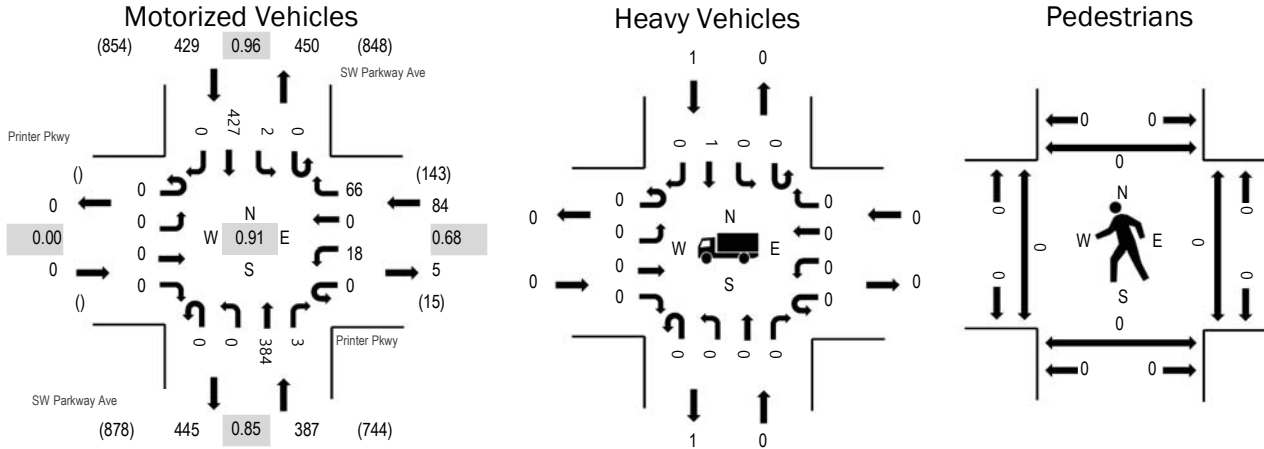
Location: 3 SW Parkway Ave & Printer Pkwy PM

Date: Tuesday, March 29, 2022

Peak Hour: 04:00 PM - 05:00 PM

Peak 15-Minutes: 04:00 PM - 04:15 PM

Peak Hour



Note: Total study counts contained in parentheses.

	HV%	PHF
EB	0.0%	0.00
WB	0.0%	0.68
NB	0.0%	0.85
SB	0.2%	0.96
All	0.1%	0.91

Traffic Counts - Motorized Vehicles

Interval Start Time	Printer Pkwy Eastbound				Printer Pkwy Westbound				SW Parkway Ave Northbound				SW Parkway Ave Southbound				Total	Rolling Hour
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right		
4:00 PM	0	0	0	0	0	4	0	8	0	0	40	0	0	0	35	0	87	900
4:05 PM	0	0	0	0	0	2	0	8	0	0	35	0	0	0	41	0	86	888
4:10 PM	0	0	0	0	0	1	0	6	0	0	30	0	0	0	36	0	73	890
4:15 PM	0	0	0	0	0	0	0	14	0	0	26	0	0	0	26	0	66	895
4:20 PM	0	0	0	0	0	4	0	6	0	0	25	1	0	0	38	0	74	893
4:25 PM	0	0	0	0	0	0	0	5	0	0	35	0	0	0	36	0	76	886
4:30 PM	0	0	0	0	0	1	0	2	0	0	24	1	0	0	50	0	78	877
4:35 PM	0	0	0	0	0	0	0	3	0	0	35	0	0	0	30	0	68	853
4:40 PM	0	0	0	0	0	2	0	4	0	0	32	0	0	0	34	0	72	872
4:45 PM	0	0	0	0	0	3	0	2	0	0	31	0	0	0	40	0	76	882
4:50 PM	0	0	0	0	0	0	0	4	0	0	40	0	0	1	30	0	75	870
4:55 PM	0	0	0	0	0	1	0	4	0	0	31	1	0	1	31	0	69	854
5:00 PM	0	0	0	0	0	2	0	3	0	0	38	0	0	0	32	0	75	841
5:05 PM	0	0	0	0	0	1	0	2	0	0	48	0	0	0	37	0	88	
5:10 PM	0	0	0	0	0	1	0	3	0	0	32	1	0	0	41	0	78	
5:15 PM	0	0	0	0	0	1	0	4	0	0	26	0	0	1	32	0	64	
5:20 PM	0	0	0	0	0	0	0	2	0	0	29	0	0	0	36	0	67	
5:25 PM	0	0	0	0	0	0	0	2	0	0	25	0	0	0	40	0	67	
5:30 PM	0	0	0	0	0	3	0	3	0	0	25	1	0	0	22	0	54	
5:35 PM	0	0	0	0	0	4	0	8	0	0	33	1	0	1	40	0	87	
5:40 PM	0	0	0	0	0	1	0	5	0	0	33	0	0	2	41	0	82	
5:45 PM	0	0	0	0	0	0	0	4	0	0	24	1	0	2	33	0	64	
5:50 PM	0	0	0	0	0	0	0	6	0	0	19	0	0	0	34	0	59	
5:55 PM	0	0	0	0	0	1	0	3	0	0	21	0	0	0	31	0	56	
Count Total	0	0	0	0	0	32	0	111	0	0	737	7	0	8	846	0	1,741	
Peak Hour	0	0	0	0	0	18	0	66	0	0	384	3	0	2	427	0	900	

Location: 3 SW Parkway Ave & Printer Pkwy PM

Traffic Counts - Heavy Vehicles, Bicycles on Road, and Pedestrians/Bicycles on Crosswalk

Interval Start Time	Heavy Vehicles					Interval Start Time	Bicycles on Roadway					Interval Start Time	Pedestrians/Bicycles on Crosswalk				
	EB	NB	WB	SB	Total		EB	NB	WB	SB	Total		EB	NB	WB	SB	Total
4:00 PM	0	0	0	0	0	4:00 PM	0	0	0	0	0	4:00 PM	0	0	0	0	0
4:05 PM	0	0	0	1	1	4:05 PM	0	0	0	0	0	4:05 PM	0	0	0	0	0
4:10 PM	0	0	0	0	0	4:10 PM	0	0	0	0	0	4:10 PM	0	0	0	0	0
4:15 PM	0	0	0	0	0	4:15 PM	0	0	0	0	0	4:15 PM	0	0	0	0	0
4:20 PM	0	0	0	0	0	4:20 PM	0	0	0	0	0	4:20 PM	0	0	0	0	0
4:25 PM	0	0	0	0	0	4:25 PM	0	0	0	0	0	4:25 PM	0	0	0	0	0
4:30 PM	0	0	0	0	0	4:30 PM	0	0	0	0	0	4:30 PM	0	0	0	0	0
4:35 PM	0	0	0	0	0	4:35 PM	0	0	0	0	0	4:35 PM	0	0	0	0	0
4:40 PM	0	0	0	0	0	4:40 PM	0	0	0	0	0	4:40 PM	0	0	0	0	0
4:45 PM	0	0	0	0	0	4:45 PM	0	0	0	0	0	4:45 PM	0	0	0	0	0
4:50 PM	0	0	0	0	0	4:50 PM	0	0	0	0	0	4:50 PM	0	0	0	0	0
4:55 PM	0	0	0	0	0	4:55 PM	0	0	0	0	0	4:55 PM	0	0	0	0	0
5:00 PM	0	0	0	1	1	5:00 PM	0	0	0	0	0	5:00 PM	0	0	0	0	0
5:05 PM	0	0	0	0	0	5:05 PM	0	0	0	0	0	5:05 PM	0	0	0	0	0
5:10 PM	0	0	0	0	0	5:10 PM	0	0	0	0	0	5:10 PM	0	0	0	0	0
5:15 PM	0	0	0	0	0	5:15 PM	0	0	0	0	0	5:15 PM	0	0	0	0	0
5:20 PM	0	0	0	0	0	5:20 PM	0	0	0	0	0	5:20 PM	0	0	0	0	0
5:25 PM	0	0	0	0	0	5:25 PM	0	0	1	0	1	5:25 PM	0	0	0	0	0
5:30 PM	0	0	0	0	0	5:30 PM	0	0	0	0	0	5:30 PM	0	0	0	0	0
5:35 PM	0	0	0	0	0	5:35 PM	0	0	0	0	0	5:35 PM	0	0	0	0	0
5:40 PM	0	0	0	0	0	5:40 PM	0	0	0	0	0	5:40 PM	0	0	0	0	0
5:45 PM	0	0	0	0	0	5:45 PM	0	0	0	0	0	5:45 PM	0	0	0	0	0
5:50 PM	0	0	0	0	0	5:50 PM	0	0	0	0	0	5:50 PM	0	0	0	0	0
5:55 PM	0	0	0	0	0	5:55 PM	0	0	0	0	0	5:55 PM	0	0	0	0	0
Count Total	0	0	0	2	2	Count Total	0	0	1	0	1	Count Total	0	0	0	0	0
Peak Hour	0	0	0	1	1	Peak Hour	0	0	0	0	0	Peak Hour	0	0	0	0	0

Location: 4 Parkway Center Dr & SW Elligsen Rd PM



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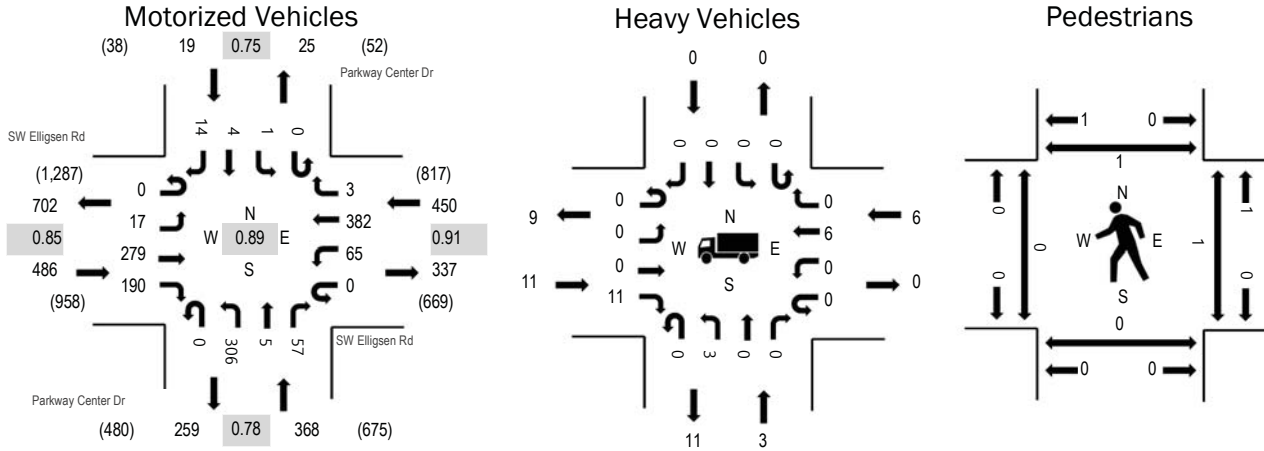
Location: 4 Parkway Center Dr & SW Elligsen Rd PM

Date: Tuesday, March 29, 2022

Peak Hour: 04:30 PM - 05:30 PM

Peak 15-Minutes: 05:05 PM - 05:20 PM

Peak Hour



Note: Total study counts contained in parentheses.

	HV%	PHF
EB	2.3%	0.85
WB	1.3%	0.91
NB	0.8%	0.78
SB	0.0%	0.75
All	1.5%	0.89

Traffic Counts - Motorized Vehicles

Interval Start Time	SW Elligsen Rd Eastbound				SW Elligsen Rd Westbound				Parkway Center Dr Northbound				Parkway Center Dr Southbound				Total	Rolling Hour
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right		
4:00 PM	0	0	19	16	0	4	17	0	0	32	1	4	0	0	0	0	93	1,236
4:05 PM	0	0	28	10	0	7	42	0	0	30	0	5	0	0	0	1	123	1,252
4:10 PM	0	5	23	11	0	3	30	1	0	23	0	1	0	1	1	2	101	1,251
4:15 PM	0	1	16	9	0	3	34	0	0	26	0	4	0	0	0	3	96	1,262
4:20 PM	0	3	31	19	0	3	27	0	0	21	1	6	0	0	0	1	112	1,305
4:25 PM	0	2	19	10	0	1	33	0	0	14	0	7	0	0	1	2	89	1,289
4:30 PM	0	1	22	13	0	7	29	0	0	26	1	5	0	0	0	0	104	1,323
4:35 PM	0	0	20	14	0	6	30	1	0	36	0	2	0	0	0	1	110	1,301
4:40 PM	0	0	20	13	0	2	38	0	0	22	0	4	0	1	0	1	101	1,306
4:45 PM	0	1	26	21	0	2	25	0	0	21	0	4	0	0	2	3	105	1,310
4:50 PM	0	0	15	18	0	2	25	0	0	22	0	4	0	0	0	0	86	1,309
4:55 PM	0	1	19	14	0	10	36	0	0	26	1	7	0	0	1	1	116	1,296
5:00 PM	0	2	21	11	0	8	29	0	0	31	2	3	0	0	1	1	109	1,252
5:05 PM	0	3	18	13	0	4	34	1	0	41	1	7	0	0	0	0	122	
5:10 PM	0	2	21	24	0	5	36	1	0	13	0	8	0	0	0	2	112	
5:15 PM	0	3	37	17	0	8	35	0	0	30	0	7	0	0	0	2	139	
5:20 PM	0	0	28	14	0	5	26	0	0	16	0	5	0	0	0	2	96	
5:25 PM	0	4	32	18	0	6	39	0	0	22	0	1	0	0	0	1	123	
5:30 PM	0	1	22	9	0	5	22	2	0	17	0	3	0	0	1	0	82	
5:35 PM	0	0	30	20	0	4	31	0	0	25	1	3	0	0	0	1	115	
5:40 PM	0	4	26	20	0	5	27	0	0	17	0	4	0	0	0	2	105	
5:45 PM	0	2	33	17	0	8	21	0	0	15	1	6	0	0	0	1	104	
5:50 PM	0	0	15	18	0	1	16	0	0	18	1	3	0	0	0	1	73	
5:55 PM	0	1	20	12	0	3	17	0	0	15	0	3	0	0	0	1	72	
Count Total	0	36	561	361	0	112	699	6	0	559	10	106	0	2	7	29	2,488	
Peak Hour	0	17	279	190	0	65	382	3	0	306	5	57	0	1	4	14	1,323	

Location: 4 Parkway Center Dr & SW Elligsen Rd PM

Traffic Counts - Heavy Vehicles, Bicycles on Road, and Pedestrians/Bicycles on Crosswalk

Interval Start Time	Heavy Vehicles					Interval Start Time	Bicycles on Roadway					Interval Start Time	Pedestrians/Bicycles on Crosswalk				
	EB	NB	WB	SB	Total		EB	NB	WB	SB	Total		EB	NB	WB	SB	Total
4:00 PM	0	0	1	0	1	4:00 PM	0	0	0	0	0	4:00 PM	0	0	2	2	4
4:05 PM	1	0	0	0	1	4:05 PM	0	0	0	0	0	4:05 PM	0	0	0	0	0
4:10 PM	1	1	2	0	4	4:10 PM	0	0	0	0	0	4:10 PM	0	0	0	0	0
4:15 PM	1	2	0	1	4	4:15 PM	0	0	0	0	0	4:15 PM	0	0	2	1	3
4:20 PM	1	1	1	0	3	4:20 PM	0	0	0	0	0	4:20 PM	0	0	0	0	0
4:25 PM	1	0	0	0	1	4:25 PM	0	0	0	0	0	4:25 PM	0	0	0	0	0
4:30 PM	1	0	1	0	2	4:30 PM	0	0	0	0	0	4:30 PM	0	0	0	2	2
4:35 PM	0	1	2	0	3	4:35 PM	0	0	0	0	0	4:35 PM	0	0	0	0	0
4:40 PM	0	0	2	0	2	4:40 PM	0	0	0	0	0	4:40 PM	0	0	0	0	0
4:45 PM	2	0	0	0	2	4:45 PM	0	0	0	0	0	4:45 PM	0	0	0	0	0
4:50 PM	0	0	0	0	0	4:50 PM	0	0	0	0	0	4:50 PM	0	0	1	0	1
4:55 PM	2	1	0	0	3	4:55 PM	0	0	0	0	0	4:55 PM	0	0	0	0	0
5:00 PM	0	0	0	0	0	5:00 PM	0	0	0	0	0	5:00 PM	0	0	0	0	0
5:05 PM	1	0	0	0	1	5:05 PM	0	0	0	0	0	5:05 PM	0	0	0	0	0
5:10 PM	1	1	1	0	3	5:10 PM	0	0	0	0	0	5:10 PM	0	0	0	0	0
5:15 PM	1	0	0	0	1	5:15 PM	0	0	0	0	0	5:15 PM	0	0	0	0	0
5:20 PM	1	0	0	0	1	5:20 PM	0	0	0	0	0	5:20 PM	0	0	0	0	0
5:25 PM	2	0	0	0	2	5:25 PM	0	0	0	0	0	5:25 PM	0	0	0	0	0
5:30 PM	1	0	0	0	1	5:30 PM	0	0	0	0	0	5:30 PM	0	0	0	0	0
5:35 PM	1	0	0	0	1	5:35 PM	0	0	0	0	0	5:35 PM	0	0	0	0	0
5:40 PM	1	1	0	0	2	5:40 PM	0	0	0	0	0	5:40 PM	0	0	0	0	0
5:45 PM	0	0	0	0	0	5:45 PM	0	0	0	0	0	5:45 PM	0	0	0	0	0
5:50 PM	1	0	0	0	1	5:50 PM	0	0	0	0	0	5:50 PM	0	0	0	0	0
5:55 PM	0	0	0	0	0	5:55 PM	0	0	0	0	0	5:55 PM	0	0	0	0	0
Count Total	20	8	10	1	39	Count Total	0	0	0	0	0	Count Total	0	0	5	5	10
Peak Hour	11	3	6	0	20	Peak Hour	0	0	0	0	0	Peak Hour	0	0	1	2	3

Location: 1 SW Parkway Ave & Boeckman Rd PM

Traffic Counts - Heavy Vehicles, Bicycles on Road, and Pedestrians/Bicycles on Crosswalk

Interval Start Time	Heavy Vehicles					Interval Start Time	Bicycles on Roadway					Interval Start Time	Pedestrians/Bicycles on Crosswalk				
	EB	NB	WB	SB	Total		EB	NB	WB	SB	Total		EB	NB	WB	SB	Total
4:00 PM	0	0	0	0	0	4:00 PM	0	0	1	1	2	4:00 PM	0	0	0	0	0
4:05 PM	2	0	0	0	2	4:05 PM	0	0	1	0	1	4:05 PM	0	1	0	0	1
4:10 PM	0	1	0	0	1	4:10 PM	1	0	0	1	2	4:10 PM	0	0	0	0	0
4:15 PM	0	0	0	0	0	4:15 PM	0	0	0	0	0	4:15 PM	0	0	0	1	1
4:20 PM	0	0	2	0	2	4:20 PM	0	0	1	0	1	4:20 PM	0	0	0	0	0
4:25 PM	0	0	0	0	0	4:25 PM	0	1	0	0	1	4:25 PM	0	0	0	0	0
4:30 PM	0	0	1	0	1	4:30 PM	0	0	1	0	1	4:30 PM	0	0	0	0	0
4:35 PM	0	0	1	0	1	4:35 PM	0	0	0	0	0	4:35 PM	0	0	0	0	0
4:40 PM	0	1	1	0	2	4:40 PM	0	0	0	0	0	4:40 PM	1	0	0	0	1
4:45 PM	0	0	1	0	1	4:45 PM	0	0	0	0	0	4:45 PM	0	1	0	1	2
4:50 PM	0	0	0	0	0	4:50 PM	0	0	0	0	0	4:50 PM	0	0	0	0	0
4:55 PM	0	0	0	0	0	4:55 PM	1	0	0	0	1	4:55 PM	1	0	0	1	2
5:00 PM	0	0	0	0	0	5:00 PM	1	0	0	0	1	5:00 PM	2	0	0	2	4
5:05 PM	0	0	0	0	0	5:05 PM	0	0	0	0	0	5:05 PM	0	0	2	0	2
5:10 PM	0	0	0	0	0	5:10 PM	0	0	0	0	0	5:10 PM	0	0	0	0	0
5:15 PM	0	0	0	0	0	5:15 PM	0	0	0	0	0	5:15 PM	0	0	1	0	1
5:20 PM	0	0	0	0	0	5:20 PM	0	0	0	0	0	5:20 PM	0	2	2	0	4
5:25 PM	0	0	0	0	0	5:25 PM	1	0	1	0	2	5:25 PM	0	0	1	0	1
5:30 PM	0	0	0	0	0	5:30 PM	0	0	0	0	0	5:30 PM	0	0	0	0	0
5:35 PM	0	0	0	0	0	5:35 PM	0	0	0	0	0	5:35 PM	2	0	1	2	5
5:40 PM	0	0	0	0	0	5:40 PM	0	0	0	0	0	5:40 PM	0	0	0	0	0
5:45 PM	0	0	0	0	0	5:45 PM	0	0	0	1	1	5:45 PM	0	0	1	1	2
5:50 PM	0	0	0	0	0	5:50 PM	0	0	0	0	0	5:50 PM	0	1	1	1	3
5:55 PM	0	0	2	0	2	5:55 PM	0	0	0	0	0	5:55 PM	0	0	0	0	0
Count Total	2	2	8	0	12	Count Total	4	1	5	3	13	Count Total	6	5	9	9	29
Peak Hour	0	1	6	0	7	Peak Hour	2	1	2	0	5	Peak Hour	4	1	3	4	12

Location: 2 SW Parkway Ave & Xerox Dr PM



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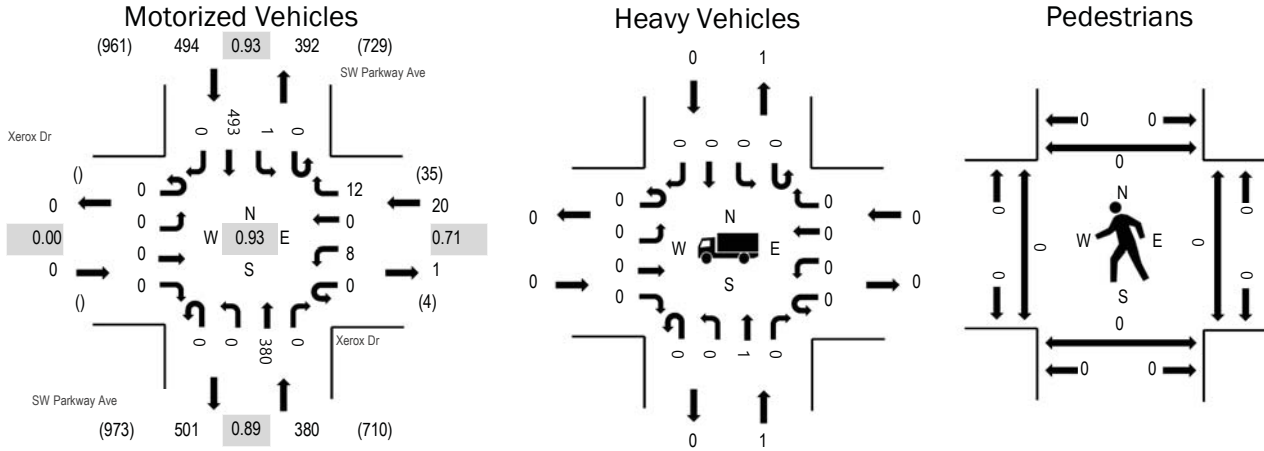
Location: 2 SW Parkway Ave & Xerox Dr PM

Date: Wednesday, March 30, 2022

Peak Hour: 04:10 PM - 05:10 PM

Peak 15-Minutes: 04:50 PM - 05:05 PM

Peak Hour



Note: Total study counts contained in parentheses.

	HV%	PHF
EB	0.0%	0.00
WB	0.0%	0.71
NB	0.3%	0.89
SB	0.0%	0.93
All	0.1%	0.93

Traffic Counts - Motorized Vehicles

Interval Start Time	Xerox Dr Eastbound				Xerox Dr Westbound				SW Parkway Ave Northbound				SW Parkway Ave Southbound				Total	Rolling Hour
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right		
4:00 PM	0	0	0	0	0	1	0	1	0	0	29	0	0	2	40	0	73	877
4:05 PM	0	0	0	0	0	0	0	1	0	0	28	0	0	0	33	0	62	893
4:10 PM	0	0	0	0	0	0	0	2	0	0	32	0	0	0	42	0	76	894
4:15 PM	0	0	0	0	0	0	0	0	0	0	27	0	0	0	47	0	74	893
4:20 PM	0	0	0	0	0	3	0	2	0	0	29	0	0	1	44	0	79	879
4:25 PM	0	0	0	0	0	0	0	2	0	0	34	0	0	0	42	0	78	862
4:30 PM	0	0	0	0	0	0	0	0	0	0	29	0	0	0	39	0	68	851
4:35 PM	0	0	0	0	0	1	0	1	0	0	41	0	0	0	41	0	84	856
4:40 PM	0	0	0	0	0	1	0	0	0	0	21	0	0	0	43	0	65	843
4:45 PM	0	0	0	0	0	0	0	1	0	0	25	0	0	0	40	0	66	844
4:50 PM	0	0	0	0	0	0	0	1	0	0	42	0	0	0	37	0	80	849
4:55 PM	0	0	0	0	0	0	0	2	0	0	26	0	0	0	44	0	72	836
5:00 PM	0	0	0	0	0	2	0	1	0	0	39	0	0	0	47	0	89	829
5:05 PM	0	0	0	0	0	1	0	0	0	0	35	0	0	0	27	0	63	
5:10 PM	0	0	0	0	0	0	0	0	0	0	33	0	0	0	42	0	75	
5:15 PM	0	0	0	0	0	0	0	2	0	0	24	0	0	0	34	0	60	
5:20 PM	0	0	0	0	0	2	0	1	0	0	29	0	0	0	30	0	62	
5:25 PM	0	0	0	0	0	1	0	0	0	0	27	0	0	0	39	0	67	
5:30 PM	0	0	0	0	0	1	0	0	0	0	27	1	0	0	44	0	73	
5:35 PM	0	0	0	0	0	1	0	0	0	0	26	0	0	0	44	0	71	
5:40 PM	0	0	0	0	0	1	0	0	0	0	23	0	0	0	42	0	66	
5:45 PM	0	0	0	0	0	0	0	0	0	0	33	0	0	0	38	0	71	
5:50 PM	0	0	0	0	0	0	0	0	0	0	24	0	0	0	43	0	67	
5:55 PM	0	0	0	0	0	0	0	3	0	0	26	0	0	0	36	0	65	
Count Total	0	0	0	0	0	15	0	20	0	0	709	1	0	3	958	0	1,706	
Peak Hour	0	0	0	0	0	8	0	12	0	0	380	0	0	1	493	0	894	

Location: 2 SW Parkway Ave & Xerox Dr PM

Traffic Counts - Heavy Vehicles, Bicycles on Road, and Pedestrians/Bicycles on Crosswalk

Interval Start Time	Heavy Vehicles					Interval Start Time	Bicycles on Roadway					Interval Start Time	Pedestrians/Bicycles on Crosswalk				
	EB	NB	WB	SB	Total		EB	NB	WB	SB	Total		EB	NB	WB	SB	Total
4:00 PM	0	0	0	0	0	4:00 PM	0	0	0	0	0	4:00 PM	0	0	0	0	0
4:05 PM	0	0	0	0	0	4:05 PM	0	0	0	0	0	4:05 PM	0	0	0	0	0
4:10 PM	0	0	0	0	0	4:10 PM	0	0	0	0	0	4:10 PM	0	0	0	0	0
4:15 PM	0	0	0	0	0	4:15 PM	0	0	0	0	0	4:15 PM	0	0	0	0	0
4:20 PM	0	0	0	0	0	4:20 PM	0	0	0	0	0	4:20 PM	0	0	0	0	0
4:25 PM	0	0	0	0	0	4:25 PM	0	0	0	0	0	4:25 PM	0	0	0	0	0
4:30 PM	0	0	0	0	0	4:30 PM	0	0	0	0	0	4:30 PM	0	0	0	0	0
4:35 PM	0	0	0	0	0	4:35 PM	0	0	0	0	0	4:35 PM	0	0	0	0	0
4:40 PM	0	1	0	0	1	4:40 PM	0	0	0	0	0	4:40 PM	0	0	0	0	0
4:45 PM	0	0	0	0	0	4:45 PM	0	0	0	0	0	4:45 PM	0	0	0	0	0
4:50 PM	0	0	0	0	0	4:50 PM	0	0	0	0	0	4:50 PM	0	0	0	0	0
4:55 PM	0	0	0	0	0	4:55 PM	0	0	0	0	0	4:55 PM	0	0	0	0	0
5:00 PM	0	0	0	0	0	5:00 PM	0	0	0	0	0	5:00 PM	0	0	0	0	0
5:05 PM	0	0	0	0	0	5:05 PM	0	0	0	0	0	5:05 PM	0	0	0	0	0
5:10 PM	0	0	0	0	0	5:10 PM	0	0	0	0	0	5:10 PM	0	0	0	0	0
5:15 PM	0	0	0	0	0	5:15 PM	0	0	0	0	0	5:15 PM	0	0	0	0	0
5:20 PM	0	0	0	0	0	5:20 PM	0	0	0	0	0	5:20 PM	0	0	0	0	0
5:25 PM	0	0	0	0	0	5:25 PM	0	0	0	0	0	5:25 PM	0	0	0	0	0
5:30 PM	0	0	0	0	0	5:30 PM	0	0	0	0	0	5:30 PM	0	0	0	0	0
5:35 PM	0	0	0	0	0	5:35 PM	0	0	0	0	0	5:35 PM	0	0	0	0	0
5:40 PM	0	0	0	0	0	5:40 PM	0	0	0	0	0	5:40 PM	0	0	0	0	0
5:45 PM	0	0	0	0	0	5:45 PM	0	0	0	1	1	5:45 PM	0	0	0	0	0
5:50 PM	0	0	0	0	0	5:50 PM	0	0	0	0	0	5:50 PM	0	0	0	0	0
5:55 PM	0	0	0	0	0	5:55 PM	0	0	0	0	0	5:55 PM	0	0	0	0	0
Count Total	0	1	0	0	1	Count Total	0	0	0	1	1	Count Total	0	0	0	0	0
Peak Hour	0	1	0	0	1	Peak Hour	0	0	0	0	0	Peak Hour	0	0	0	0	0

Location: 3 SW Parkway Ave & Printer Pkwy PM

Traffic Counts - Heavy Vehicles, Bicycles on Road, and Pedestrians/Bicycles on Crosswalk

Interval Start Time	Heavy Vehicles					Interval Start Time	Bicycles on Roadway					Interval Start Time	Pedestrians/Bicycles on Crosswalk				
	EB	NB	WB	SB	Total		EB	NB	WB	SB	Total		EB	NB	WB	SB	Total
4:00 PM	0	0	0	0	0	4:00 PM	0	0	0	0	0	4:00 PM	0	0	0	0	0
4:05 PM	0	0	0	0	0	4:05 PM	0	0	0	0	0	4:05 PM	0	0	0	0	0
4:10 PM	0	0	0	0	0	4:10 PM	0	0	0	0	0	4:10 PM	0	0	0	0	0
4:15 PM	0	0	0	0	0	4:15 PM	0	0	0	0	0	4:15 PM	0	0	0	0	0
4:20 PM	0	0	0	0	0	4:20 PM	0	0	0	0	0	4:20 PM	0	0	0	0	0
4:25 PM	0	0	0	0	0	4:25 PM	0	0	0	0	0	4:25 PM	0	0	0	0	0
4:30 PM	0	0	0	0	0	4:30 PM	0	0	0	0	0	4:30 PM	0	0	0	0	0
4:35 PM	0	0	0	0	0	4:35 PM	0	0	0	0	0	4:35 PM	0	0	0	0	0
4:40 PM	0	1	0	0	1	4:40 PM	0	0	0	0	0	4:40 PM	0	0	0	0	0
4:45 PM	0	0	0	0	0	4:45 PM	0	0	0	0	0	4:45 PM	0	0	0	0	0
4:50 PM	0	0	0	0	0	4:50 PM	0	0	0	0	0	4:50 PM	0	0	0	0	0
4:55 PM	0	0	0	0	0	4:55 PM	0	0	0	0	0	4:55 PM	0	0	0	0	0
5:00 PM	0	0	0	0	0	5:00 PM	0	0	0	0	0	5:00 PM	0	0	0	0	0
5:05 PM	0	0	0	0	0	5:05 PM	0	0	0	0	0	5:05 PM	0	0	0	0	0
5:10 PM	0	0	0	0	0	5:10 PM	0	0	0	0	0	5:10 PM	0	0	0	0	0
5:15 PM	0	0	0	0	0	5:15 PM	0	0	0	0	0	5:15 PM	0	0	0	0	0
5:20 PM	0	0	0	0	0	5:20 PM	0	0	0	0	0	5:20 PM	0	0	0	0	0
5:25 PM	0	0	0	0	0	5:25 PM	0	0	0	0	0	5:25 PM	0	0	0	0	0
5:30 PM	0	0	0	1	1	5:30 PM	0	0	0	0	0	5:30 PM	0	0	0	0	0
5:35 PM	0	0	0	0	0	5:35 PM	0	0	0	0	0	5:35 PM	0	0	0	0	0
5:40 PM	0	0	0	0	0	5:40 PM	0	0	0	0	0	5:40 PM	0	0	0	0	0
5:45 PM	0	0	0	0	0	5:45 PM	0	0	0	0	0	5:45 PM	0	0	0	0	0
5:50 PM	0	0	0	0	0	5:50 PM	0	0	0	0	0	5:50 PM	0	0	0	0	0
5:55 PM	0	0	0	0	0	5:55 PM	0	0	0	0	0	5:55 PM	0	0	0	0	0
Count Total	0	1	0	1	2	Count Total	0	0	0	0	0	Count Total	0	0	0	0	0
Peak Hour	0	1	0	0	1	Peak Hour	0	0	0	0	0	Peak Hour	0	0	0	0	0

Location: 4 Parkway Center Dr & SW Elligsen Rd PM



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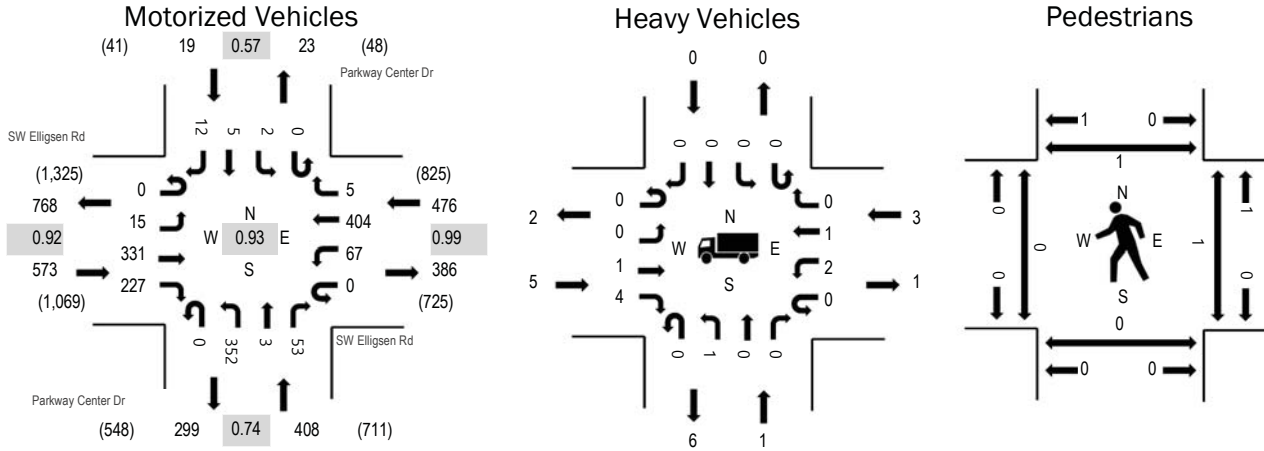
Location: 4 Parkway Center Dr & SW Elligsen Rd PM

Date: Wednesday, March 30, 2022

Peak Hour: 04:15 PM - 05:15 PM

Peak 15-Minutes: 04:30 PM - 04:45 PM

Peak Hour



Note: Total study counts contained in parentheses.

	HV%	PHF
EB	0.9%	0.92
WB	0.6%	0.99
NB	0.2%	0.74
SB	0.0%	0.57
All	0.6%	0.93

Traffic Counts - Motorized Vehicles

Interval Start Time	SW Elligsen Rd Eastbound				SW Elligsen Rd Westbound				Parkway Center Dr Northbound				Parkway Center Dr Southbound				Total	Rolling Hour
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right		
4:00 PM	0	0	19	18	0	3	19	0	0	24	0	4	0	0	0	0	87	1,408
4:05 PM	0	1	33	13	0	5	26	0	0	23	0	10	0	0	1	2	114	1,455
4:10 PM	0	0	19	18	0	4	26	0	0	26	0	6	0	0	2	3	104	1,463
4:15 PM	0	0	34	23	0	9	37	0	0	18	0	5	0	0	0	3	129	1,476
4:20 PM	0	1	16	11	0	9	33	0	0	25	1	5	0	0	0	2	103	1,467
4:25 PM	0	2	34	31	0	4	28	0	0	28	0	6	0	0	1	1	135	1,472
4:30 PM	0	0	24	19	0	7	36	1	0	31	1	5	0	1	1	1	127	1,432
4:35 PM	0	0	19	14	0	4	39	1	0	45	0	5	0	0	0	1	128	1,388
4:40 PM	0	0	26	25	0	7	25	0	0	56	0	2	0	0	1	0	142	1,359
4:45 PM	0	1	32	15	0	2	31	0	0	21	1	5	0	0	0	1	109	1,316
4:50 PM	0	3	28	21	0	7	34	1	0	19	0	5	0	1	0	0	119	1,308
4:55 PM	0	0	26	16	0	6	35	0	0	24	0	3	0	0	0	1	111	1,253
5:00 PM	0	3	27	16	0	4	29	1	0	42	0	10	0	0	1	1	134	1,238
5:05 PM	0	3	34	17	0	3	40	1	0	23	0	1	0	0	0	0	122	
5:10 PM	0	2	31	19	0	5	37	0	0	20	0	1	0	0	1	1	117	
5:15 PM	0	3	30	18	0	7	27	0	0	22	1	9	0	0	1	2	120	
5:20 PM	0	1	28	10	0	3	34	1	0	25	0	4	0	0	0	2	108	
5:25 PM	0	6	24	19	0	5	26	0	0	12	1	2	0	0	0	0	95	
5:30 PM	0	0	11	18	0	5	26	0	0	19	1	3	0	0	0	0	83	
5:35 PM	0	4	31	11	0	1	23	0	0	18	0	6	0	0	0	5	99	
5:40 PM	0	1	21	22	0	5	28	0	0	17	0	3	0	0	0	2	99	
5:45 PM	0	1	23	19	0	4	23	0	0	27	0	3	0	0	1	0	101	
5:50 PM	0	1	15	14	0	4	13	0	0	13	0	3	0	0	0	1	64	
5:55 PM	0	3	26	15	0	3	28	0	0	15	0	6	0	0	0	0	96	
Count Total	0	36	611	422	0	116	703	6	0	593	6	112	0	2	10	29	2,646	
Peak Hour	0	15	331	227	0	67	404	5	0	352	3	53	0	2	5	12	1,476	

Location: 4 Parkway Center Dr & SW Elligsen Rd PM

Traffic Counts - Heavy Vehicles, Bicycles on Road, and Pedestrians/Bicycles on Crosswalk

Interval Start Time	Heavy Vehicles					Interval Start Time	Bicycles on Roadway					Interval Start Time	Pedestrians/Bicycles on Crosswalk				
	EB	NB	WB	SB	Total		EB	NB	WB	SB	Total		EB	NB	WB	SB	Total
4:00 PM	0	0	0	0	0	4:00 PM	0	0	0	0	0	4:00 PM	0	0	0	0	0
4:05 PM	0	1	1	0	2	4:05 PM	1	0	0	0	1	4:05 PM	0	0	0	0	0
4:10 PM	0	0	1	0	1	4:10 PM	0	0	0	0	0	4:10 PM	0	1	1	0	2
4:15 PM	0	0	1	0	1	4:15 PM	0	0	0	0	0	4:15 PM	0	0	0	0	0
4:20 PM	0	0	0	0	0	4:20 PM	0	0	0	0	0	4:20 PM	0	0	0	0	0
4:25 PM	0	0	1	0	1	4:25 PM	0	0	0	0	0	4:25 PM	0	0	0	0	0
4:30 PM	1	0	0	0	1	4:30 PM	0	0	0	0	0	4:30 PM	0	0	0	0	0
4:35 PM	1	0	0	0	1	4:35 PM	0	0	0	0	0	4:35 PM	0	0	0	0	0
4:40 PM	1	0	0	0	1	4:40 PM	0	0	0	0	0	4:40 PM	0	0	0	0	0
4:45 PM	0	0	0	0	0	4:45 PM	0	0	0	0	0	4:45 PM	0	0	1	1	2
4:50 PM	0	1	0	0	1	4:50 PM	0	0	0	0	0	4:50 PM	0	0	0	0	0
4:55 PM	0	0	0	0	0	4:55 PM	0	0	0	0	0	4:55 PM	0	0	0	0	0
5:00 PM	1	0	0	0	1	5:00 PM	0	0	0	0	0	5:00 PM	0	0	0	0	0
5:05 PM	1	0	1	0	2	5:05 PM	0	0	0	0	0	5:05 PM	0	0	0	0	0
5:10 PM	0	0	0	0	0	5:10 PM	0	0	0	0	0	5:10 PM	0	0	0	0	0
5:15 PM	1	0	0	0	1	5:15 PM	0	0	0	0	0	5:15 PM	0	0	0	0	0
5:20 PM	3	0	2	0	5	5:20 PM	0	0	0	0	0	5:20 PM	0	0	1	0	1
5:25 PM	4	0	0	0	4	5:25 PM	0	0	0	0	0	5:25 PM	0	0	0	0	0
5:30 PM	1	0	0	0	1	5:30 PM	0	0	0	0	0	5:30 PM	0	0	0	0	0
5:35 PM	1	0	0	0	1	5:35 PM	0	0	0	0	0	5:35 PM	0	0	0	0	0
5:40 PM	0	0	0	0	0	5:40 PM	0	0	0	0	0	5:40 PM	0	0	0	0	0
5:45 PM	1	0	0	0	1	5:45 PM	0	0	0	0	0	5:45 PM	0	0	0	0	0
5:50 PM	1	0	0	0	1	5:50 PM	0	0	0	0	0	5:50 PM	0	0	0	0	0
5:55 PM	2	0	0	0	2	5:55 PM	0	0	0	0	0	5:55 PM	0	0	0	0	0
Count Total	19	2	7	0	28	Count Total	1	0	0	0	1	Count Total	0	1	3	1	5
Peak Hour	5	1	3	0	9	Peak Hour	0	0	0	0	0	Peak Hour	0	0	1	1	2

APPENDIX B

LOS DESCRIPTION

TRAFFIC LEVELS OF SERVICE

Analysis of traffic volumes is useful in understanding the general nature of traffic in an area, but by itself indicates neither the ability of the street network to carry additional traffic nor the quality of service afforded by the street facilities. For this, the concept of level of service has been developed to subjectively describe traffic performance. Level of service can be measured at intersections and along key roadway segments.

Levels of service categories are similar to report card ratings for traffic performance. Intersections are typically the controlling bottlenecks of traffic flow and the ability of a roadway system to carry traffic efficiently is generally diminished in their vicinities. Levels of Service A, B and C indicate conditions where traffic moves without significant delays over periods of peak travel demand. Level of service D and E are progressively worse peak hour operating conditions and F conditions represent where demand exceeds the capacity of an intersection. Most urban communities set level of service D as the minimum acceptable level of service for peak hour operation and plan for level of service C or better for all other times of the day. The Highway Capacity Manual provides level of service calculation methodology for both intersections and arterials¹. The following two sections provide interpretations of the analysis approaches.

¹ *2000 Highway Capacity Manual*, Transportation Research Board, Washington D.C., 2000, Chapter 16 and 17.

UNSIGNALIZED INTERSECTIONS (Two-Way Stop Controlled)

Unsignalized intersection level of service is reported for the major street and minor street (generally, left turn movements). The method assesses available and critical gaps in the traffic stream which make it possible for side street traffic to enter the main street flow. The 2010 Highway Capacity Manual describes the detailed methodology. It is not unusual for an intersection to experience level of service E or F conditions for the minor street left turn movement. It should be understood that, often, a poor level of service is experienced by only a few vehicles and the intersection as a whole operates acceptably.

Unsignalized intersection levels of service are described in the following table.

Level-of-Service Criteria: Automobile Mode

Control Delay (s/vehicle)	LOS by Volume-to-Capacity Ratio	
	$v/c \leq 1.0$	$v/c > 1.0$
0-10	A	F
>10-15	B	F
>15-25	C	F
>25-35	D	F
>35-50	E	F
>50	F	F

Note: The LOS criteria apply to each lane on a given approach and to each approach on the minor street.
LOS is not calculated for major-street approaches or for the intersection as a whole

SIGNALIZED INTERSECTIONS

For signalized intersections, level of service is evaluated based upon average vehicle delay experienced by vehicles entering an intersection. Control delay (or signal delay) includes initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. In previous versions of this chapter of the HCM (1994 and earlier), delay included only stopped delay. As delay increases, the level of service decreases. Calculations for signalized and unsignalized intersections are different due to the variation in traffic control. The 2000 Highway Capacity Manual provides the basis for these calculations.

Level of Service	Delay (secs.)	Description
A	<10.00	Free Flow/Insignificant Delays: No approach phase is fully utilized by traffic and no vehicle waits longer than one red indication. Most vehicles do not stop at all. Progression is extremely favorable and most vehicles arrive during the green phase.
B	10.1-20.0	Stable Operation/Minimal Delays: An occasional approach phase is fully utilized. Many drivers begin to feel somewhat restricted within platoons of vehicles. This level generally occurs with good progression, short cycle lengths, or both.
C	20.1-35.0	Stable Operation/Acceptable Delays: Major approach phases fully utilized. Most drivers feel somewhat restricted. Higher delays may result from fair progression, longer cycle lengths, or both. Individual cycle failures may begin to appear at this level, and the number of vehicles stopping is significant.
D	35.1-55.0	Approaching Unstable/Tolerable Delays: The influence of congestion becomes more noticeable. Drivers may have to wait through more than one red signal indication. Longer delays may result from some combination of unfavorable progression, long cycle lengths, or high v/c ratios. The proportion of vehicles not stopping declines, and individual cycle failures are noticeable.
E	55.1-80.0	Unstable Operation/Significant Delays: Volumes at or near capacity. Vehicles may wait through several signal cycles. Long queues form upstream from intersection. These high delay values generally indicate poor progression, long cycle lengths, and high v/c ratios. Individual cycle failures are a frequent occurrence.
F	>80.0	Forced Flow/Excessive Delays: Represents jammed conditions. Queues may block upstream intersections. This level occurs when arrival flow rates exceed intersection capacity, and is considered to be unacceptable to most drivers. Poor progression, long cycle lengths, and v/c ratios approaching 1.0 may contribute to these high delay levels.

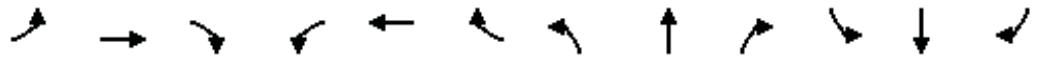
Source: *2000 Highway Capacity Manual*, Transportation Research Board, Washington D.C.

APPENDIX C

HCM REPORT – EXISTING CONDITIONS

HCM 6th Signalized Intersection Summary
1: Parkway Ave & Boeckman Rd

Wilsonville Parkway Woods TIA
Existing PM



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	92	246	191	58	240	25	137	150	60	29	318	210
Future Volume (veh/h)	92	246	191	58	240	25	137	150	60	29	318	210
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		0.97	1.00		0.96	1.00		0.98	1.00		0.98
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1900	1900	1885	1900	1856	1900	1885	1885	1900	1900	1900	1900
Adj Flow Rate, veh/h	96	256	168	60	250	22	143	156	45	30	331	192
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Percent Heavy Veh, %	0	0	1	0	3	0	1	1	0	0	0	0
Cap, veh/h	360	301	198	229	449	39	314	571	165	545	402	233
Arrive On Green	0.06	0.29	0.28	0.04	0.27	0.26	0.07	0.41	0.40	0.03	0.36	0.35
Sat Flow, veh/h	1810	1057	694	1810	1674	147	1795	1398	403	1810	1117	648
Grp Volume(v), veh/h	96	0	424	60	0	272	143	0	201	30	0	523
Grp Sat Flow(s),veh/h/ln	1810	0	1750	1810	0	1821	1795	0	1801	1810	0	1765
Q Serve(g_s), s	2.5	0.0	15.2	1.6	0.0	8.5	3.2	0.0	5.0	0.7	0.0	17.9
Cycle Q Clear(g_c), s	2.5	0.0	15.2	1.6	0.0	8.5	3.2	0.0	5.0	0.7	0.0	17.9
Prop In Lane	1.00		0.40	1.00		0.08	1.00		0.22	1.00		0.37
Lane Grp Cap(c), veh/h	360	0	499	229	0	488	314	0	735	545	0	636
V/C Ratio(X)	0.27	0.00	0.85	0.26	0.00	0.56	0.46	0.00	0.27	0.06	0.00	0.82
Avail Cap(c_a), veh/h	474	0	659	374	0	685	398	0	895	717	0	876
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	16.9	0.0	22.5	18.4	0.0	20.9	14.4	0.0	13.1	13.1	0.0	19.4
Incr Delay (d2), s/veh	0.3	0.0	7.4	0.4	0.0	0.7	0.8	0.0	0.3	0.0	0.0	5.4
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.0	0.0	6.6	0.6	0.0	3.4	1.1	0.0	1.8	0.2	0.0	7.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	17.2	0.0	29.9	18.8	0.0	21.7	15.2	0.0	13.4	13.1	0.0	24.8
LnGrp LOS	B	A	C	B	A	C	B	A	B	B	A	C
Approach Vol, veh/h		520			332			344			553	
Approach Delay, s/veh		27.6			21.2			14.2			24.2	
Approach LOS		C			C			B			C	
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	8.9	27.9	6.7	22.9	5.7	31.1	7.8	21.8				
Change Period (Y+Rc), s	4.0	4.5	4.0	4.5	4.0	4.5	4.0	4.5				
Max Green Setting (Gmax), s	8.0	32.5	8.0	24.5	8.0	32.5	8.0	24.5				
Max Q Clear Time (g_c+I1), s	5.2	19.9	3.6	17.2	2.7	7.0	4.5	10.5				
Green Ext Time (p_c), s	0.1	3.5	0.0	1.2	0.0	1.5	0.0	1.0				
Intersection Summary												
HCM 6th Ctrl Delay			22.6									
HCM 6th LOS			C									

Intersection						
Int Delay, s/veh	0.4					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	10	16	380	2	2	471
Future Vol, veh/h	10	16	380	2	2	471
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	20	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	0	0	1	0	0	0
Mvmt Flow	11	17	404	2	2	501

Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	910	405	0	0	406	0
Stage 1	405	-	-	-	-	-
Stage 2	505	-	-	-	-	-
Critical Hdwy	6.4	6.2	-	-	4.1	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	-	-	2.2	-
Pot Cap-1 Maneuver	307	650	-	-	1164	-
Stage 1	678	-	-	-	-	-
Stage 2	610	-	-	-	-	-
Platoon blocked, %			-	-	-	-
Mov Cap-1 Maneuver	306	650	-	-	1164	-
Mov Cap-2 Maneuver	306	-	-	-	-	-
Stage 1	678	-	-	-	-	-
Stage 2	609	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	13.2	0	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	306	650	1164	-
HCM Lane V/C Ratio	-	-	0.035	0.026	0.002	-
HCM Control Delay (s)	-	-	17.2	10.7	8.1	0
HCM Lane LOS	-	-	C	B	A	A
HCM 95th %tile Q(veh)	-	-	0.1	0.1	0	-

Intersection						
Int Delay, s/veh	1.1					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	21	60	392	4	2	452
Future Vol, veh/h	21	60	392	4	2	452
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	60	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	23	65	422	4	2	486

Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	914	424	0	0	426	0
Stage 1	424	-	-	-	-	-
Stage 2	490	-	-	-	-	-
Critical Hdwy	6.4	6.2	-	-	4.1	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	-	-	2.2	-
Pot Cap-1 Maneuver	306	634	-	-	1144	-
Stage 1	664	-	-	-	-	-
Stage 2	620	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	305	634	-	-	1144	-
Mov Cap-2 Maneuver	305	-	-	-	-	-
Stage 1	664	-	-	-	-	-
Stage 2	619	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	13	0	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	305	634	1144	-
HCM Lane V/C Ratio	-	-	0.074	0.102	0.002	-
HCM Control Delay (s)	-	-	17.7	11.3	8.2	0
HCM Lane LOS	-	-	C	B	A	A
HCM 95th %tile Q(veh)	-	-	0.2	0.3	0	-

HCM 6th Signalized Intersection Summary

4: Parkway Center Dr & Elligsen Rd

Wilsonville Parkway Woods TIA
Existing PM



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	16	305	209	66	393	4	329	4	55	2	5	13
Future Volume (veh/h)	16	305	209	66	393	4	329	4	55	2	5	13
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1900	1900	1841	1870	1885	1900	1885	1900	1900	1900	1900	1900
Adj Flow Rate, veh/h	18	335	168	73	432	4	362	4	4	2	5	0
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Percent Heavy Veh, %	0	0	4	2	1	0	1	0	0	0	0	0
Cap, veh/h	719	1165	1163	680	2389	22	463	116	116	13	33	0
Arrive On Green	0.03	0.61	0.61	0.08	0.66	0.66	0.13	0.13	0.13	0.01	0.02	0.00
Sat Flow, veh/h	1810	1900	1559	1781	3636	34	3483	870	870	535	1338	0
Grp Volume(v), veh/h	18	335	168	73	213	223	362	0	8	7	0	0
Grp Sat Flow(s),veh/h/ln	1810	1900	1559	1781	1791	1879	1742	0	1740	1873	0	0
Q Serve(g_s), s	0.4	8.7	3.2	1.3	4.9	4.9	10.6	0.0	0.4	0.4	0.0	0.0
Cycle Q Clear(g_c), s	0.4	8.7	3.2	1.3	4.9	4.9	10.6	0.0	0.4	0.4	0.0	0.0
Prop In Lane	1.00		1.00	1.00		0.02	1.00		0.50	0.29		0.00
Lane Grp Cap(c), veh/h	719	1165	1163	680	1176	1234	463	0	231	47	0	0
V/C Ratio(X)	0.03	0.29	0.14	0.11	0.18	0.18	0.78	0.00	0.03	0.15	0.00	0.00
Avail Cap(c_a), veh/h	814	1165	1163	713	1176	1234	962	0	480	161	0	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	6.6	9.5	3.8	5.2	7.0	7.0	44.0	0.0	39.6	50.3	0.0	0.0
Incr Delay (d2), s/veh	0.0	0.6	0.3	0.0	0.3	0.3	1.1	0.0	0.0	0.5	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.1	3.5	1.6	0.4	1.8	1.9	4.6	0.0	0.2	0.2	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	6.7	10.2	4.1	5.3	7.4	7.3	45.1	0.0	39.7	50.9	0.0	0.0
LnGrp LOS	A	B	A	A	A	A	D	A	D	D	A	A
Approach Vol, veh/h		521			509			370				7
Approach Delay, s/veh		8.1			7.0			45.0				50.9
Approach LOS		A			A			D				D
Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	12.0	68.4		6.6	7.5	73.0		18.0				
Change Period (Y+Rc), s	5.0	5.0		5.5	5.0	5.0		5.0				
Max Green Setting (Gmax), s	9.0	40.0		7.5	8.0	41.0		28.0				
Max Q Clear Time (g_c+I1), s	3.3	10.7		2.4	2.4	6.9		12.6				
Green Ext Time (p_c), s	0.0	0.4		0.0	0.0	0.3		0.2				

Intersection Summary

HCM 6th Ctrl Delay	17.6
HCM 6th LOS	B

Notes

User approved volume balancing among the lanes for turning movement.

ID	Software/Method	Intersection	Control Type	Mobility Target	LOS	Delay	V/C Ratio	Over Target
1	Synchro HCM 6th Signal	Parkway Ave & Boeckman Rd	Signal	LOS D	C	23	0.79	FALSE
4	Synchro HCM 6th Signal	Parkway Center Dr & Elligsen Rd	Signal	LOS D	B	18	0.38	FALSE

APPENDIX D

STAGE II LIST

Stage II Approved

Project	Land Use	Status	Size	Total PM Peak Trips		Trip Allocation		Net New (Primary + Diverted) PM Peak		
				In	Out	Internal	Pass-By	In	Out	Total
Hydro-Temp. Recent agreement with the City, the project is vested and so are the traffic trips	Office/Flex-Space	Not built	60.8 KSF	44	46			44	46	90
Mercedes Benz (Phase 2)	Auto Dealership	Not built		20	26			20	26	46
Shredding Systems (SQFT does not including paint canopy and another canopy)	Industrial/Commercial	Under construction	66.8 KSF	20	46			20	46	66
town center thru the arrangement to winter park store		Not built	7.5 KSF	24	17			24	17	47*
Uses marked with - have not been built and PM peak in trip sum exceeds remaining vested trip level by 2 trips. (1 has yet to be determined how to allocate the trip allocation)	*High Turnover Restaurant (Pad 1) Remaining Approved Total									47
Wilsonville Road Business Park Phase II	Phase 2 - office (2-story building on west parcel)	Partially Built	21.7 KSF	15	71			15	71	86
Frog Pond-Stafford Meadows (Phase 2 and 3a of 10/18 Study)	Residential	Partially Built, 34 homes built and occupied	44 units	6	4			6	4	10
Frog Pond-Frog Pond Meadows (Phase 3b, 4A, 4B of 10/18 Study)	Residential	Partially Built, 37 homes built and occupied	74 units	24	13			24	13	37
Frog Pond Ridge	Residential	Under construction, no homes built or occupied	71 units	43	28			43	28	71
Frog Pond-Morgan Farm	Residential	Partially Built, 57 homes built and occupied	78 units	14	7			14	7	21
Frog Pond Crossing	Residential	Approved	29 units	19	12			19	12	31
Frog Pond Estates	Residential	Approved	17 units	11	7			11	7	18
Frog Pond Oaks	Residential	Approved	41 units	26	16			26	16	42
Frog Pond Vista	Residential	Approved	38 units	27	17			27	17	44
Magnolia Townhomes	Residential	Under construction	6 units	3	2			3	2	5
Canyon Creek III	Residential	Approved	5 units (traffic study was for 11)	2	3			2	3	5
Coffee Creek Logistics	Industrial/Commercial	Under construction	115K	16	41			16	41	57
RW Complex on Bobweg	Public	Approved	15,800 office, 17,900 warehouse	11	39			11	39	50
DAS North Valley Complex	Public/Industrial	Under construction	174,700 sf	5	15			5	15	20

Stage II Approved - Villebois

Project	Phase	Status	Size	Land Use		Total PM Peak Trips		Trip Allocation		Net New (Primary + Diverted) PM Peak		
				Town.	SF	In	Out	Internal	Pass-By	In	Out	Total
North (Entirety)	Residential	Partially built, 364 homes sold and occupied	451									
Central	Residential	Partially Built, 991 homes (102 single family, 319 condos/row homes, 365 apartments) occupied	102	391	510					53	34	87

Pending Projects for Which Traffic Analysis has been completed

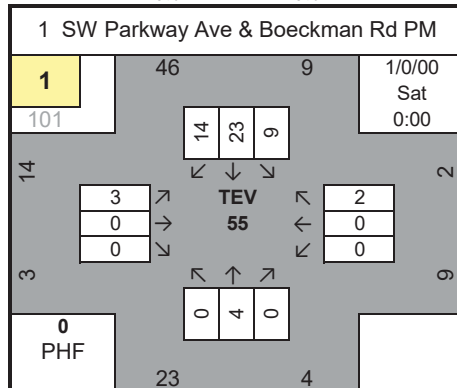
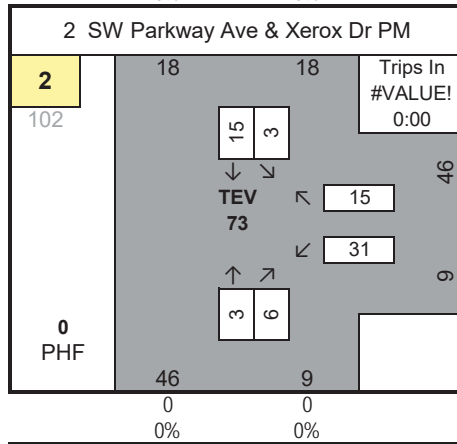
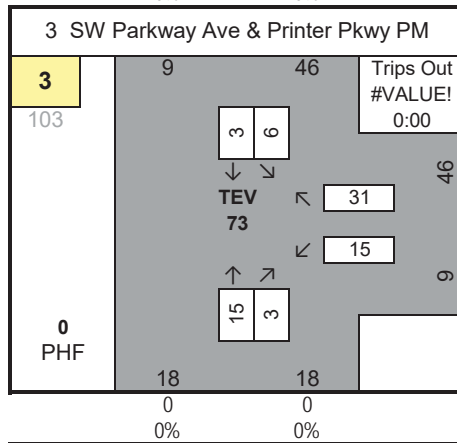
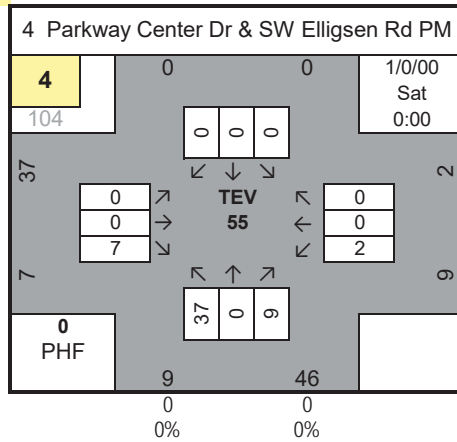
Project	Land Use	Status	Size	Total PM Peak Trips		Trip Allocation Percentage		Net New (Primary) PM Peak Hour Trips		
				In	Out	Internal	Pass-By	In	Out	Total
Boomer Ferry Gas Station/Convenience Store	Commercial	under review	3,460 sf store, 12 gas pumps	240	53			53	106	
Delta Logistics	Industrial	under review	56,100 sf warehouse	33	24	134		9	24	33
Building W5 Boeckman and Kinsman	Industrial	under review	80,000 sf manufacturing	54	17			17	37	54
Frog Pond Overlook	Residential	under review	12 lots	13	8			8	5	13
Frog Pond Terrace	Residential	under review	19 lots	20	12			12	8	20
Boomer Ferry Construction Storage Yard	Industrial	under review	1.25 acres	5	1			1	4	5
Black Creek Group-Garden Acres	Industrial	under review	148,500 sf warehouse	178	69			69	109	178

APPENDIX E

TWIST BIOSCIENCE IN-PROCESS TRIPS

PM Stage II Trips - Twist Bios

100

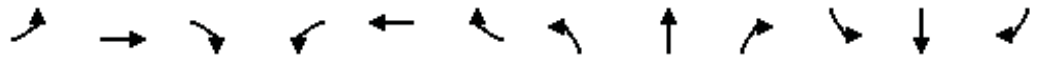


APPENDIX F

HCM REPORT – EXISTING + PROJECT

HCM 6th Signalized Intersection Summary
 1: Parkway Ave & Boeckman Rd

Wilsonville Parkway Woods TIA
 Existing PM + Project



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	94	246	191	58	240	27	137	154	60	33	327	215
Future Volume (veh/h)	94	246	191	58	240	27	137	154	60	33	327	215
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		0.97	1.00		0.96	1.00		0.98	1.00		0.98
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1900	1900	1885	1900	1856	1900	1885	1885	1900	1900	1900	1900
Adj Flow Rate, veh/h	98	256	168	60	250	24	143	160	46	34	341	197
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Percent Heavy Veh, %	0	0	1	0	3	0	1	1	0	0	0	0
Cap, veh/h	355	300	197	225	441	42	308	576	166	548	410	237
Arrive On Green	0.06	0.28	0.28	0.04	0.27	0.26	0.07	0.41	0.40	0.03	0.37	0.36
Sat Flow, veh/h	1810	1057	694	1810	1659	159	1795	1399	402	1810	1119	646
Grp Volume(v), veh/h	98	0	424	60	0	274	143	0	206	34	0	538
Grp Sat Flow(s),veh/h/ln	1810	0	1750	1810	0	1818	1795	0	1801	1810	0	1765
Q Serve(g_s), s	2.6	0.0	15.5	1.6	0.0	8.8	3.2	0.0	5.1	0.8	0.0	18.8
Cycle Q Clear(g_c), s	2.6	0.0	15.5	1.6	0.0	8.8	3.2	0.0	5.1	0.8	0.0	18.8
Prop In Lane	1.00		0.40	1.00		0.09	1.00		0.22	1.00		0.37
Lane Grp Cap(c), veh/h	355	0	497	225	0	483	308	0	741	548	0	647
V/C Ratio(X)	0.28	0.00	0.85	0.27	0.00	0.57	0.46	0.00	0.28	0.06	0.00	0.83
Avail Cap(c_a), veh/h	464	0	647	367	0	672	390	0	879	712	0	862
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	17.3	0.0	23.0	18.8	0.0	21.5	14.7	0.0	13.3	13.0	0.0	19.6
Incr Delay (d2), s/veh	0.3	0.0	7.9	0.5	0.0	0.8	0.8	0.0	0.3	0.0	0.0	6.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.0	0.0	6.8	0.6	0.0	3.5	1.2	0.0	1.9	0.3	0.0	7.6
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	17.6	0.0	30.9	19.3	0.0	22.3	15.5	0.0	13.5	13.0	0.0	25.7
LnGrp LOS	B	A	C	B	A	C	B	A	B	B	A	C
Approach Vol, veh/h		522			334			349			572	
Approach Delay, s/veh		28.4			21.7			14.3			25.0	
Approach LOS		C			C			B			C	
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	8.9	28.8	6.7	23.2	5.9	31.8	7.9	22.0				
Change Period (Y+Rc), s	4.0	4.5	4.0	4.5	4.0	4.5	4.0	4.5				
Max Green Setting (Gmax), s	8.0	32.5	8.0	24.5	8.0	32.5	8.0	24.5				
Max Q Clear Time (g_c+I1), s	5.2	20.8	3.6	17.5	2.8	7.1	4.6	10.8				
Green Ext Time (p_c), s	0.1	3.5	0.0	1.2	0.0	1.6	0.0	1.0				
Intersection Summary												
HCM 6th Ctrl Delay			23.3									
HCM 6th LOS			C									

Intersection						
Int Delay, s/veh	0.7					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	22	22	383	7	5	477
Future Vol, veh/h	22	22	383	7	5	477
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	20	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	0	0	1	0	0	0
Mvmt Flow	23	23	407	7	5	507

Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	928	411	0	0	414	0
Stage 1	411	-	-	-	-	-
Stage 2	517	-	-	-	-	-
Critical Hdwy	6.4	6.2	-	-	4.1	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	-	-	2.2	-
Pot Cap-1 Maneuver	300	645	-	-	1156	-
Stage 1	674	-	-	-	-	-
Stage 2	603	-	-	-	-	-
Platoon blocked, %			-	-	-	-
Mov Cap-1 Maneuver	298	645	-	-	1156	-
Mov Cap-2 Maneuver	298	-	-	-	-	-
Stage 1	674	-	-	-	-	-
Stage 2	599	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	14.5	0	0.1
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	298	645	1156	-
HCM Lane V/C Ratio	-	-	0.079	0.036	0.005	-
HCM Control Delay (s)	-	-	18.1	10.8	8.1	0
HCM Lane LOS	-	-	C	B	A	A
HCM 95th %tile Q(veh)	-	-	0.3	0.1	0	-

Intersection						
Int Delay, s/veh	1.4					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	27	72	398	7	7	455
Future Vol, veh/h	27	72	398	7	7	455
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	60	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	29	77	428	8	8	489

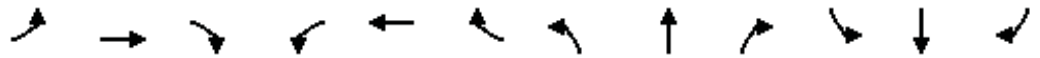
Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	937	432	0	0	436	0
Stage 1	432	-	-	-	-	-
Stage 2	505	-	-	-	-	-
Critical Hdwy	6.4	6.2	-	-	4.1	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	-	-	2.2	-
Pot Cap-1 Maneuver	296	628	-	-	1134	-
Stage 1	659	-	-	-	-	-
Stage 2	610	-	-	-	-	-
Platoon blocked, %			-	-	-	-
Mov Cap-1 Maneuver	293	628	-	-	1134	-
Mov Cap-2 Maneuver	293	-	-	-	-	-
Stage 1	659	-	-	-	-	-
Stage 2	604	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	13.4	0	0.1
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	293	628	1134	-
HCM Lane V/C Ratio	-	-	0.099	0.123	0.007	-
HCM Control Delay (s)	-	-	18.6	11.5	8.2	0
HCM Lane LOS	-	-	C	B	A	A
HCM 95th %tile Q(veh)	-	-	0.3	0.4	0	-

HCM 6th Signalized Intersection Summary
4: Parkway Center Dr & Elligsen Rd

Wilsonville Parkway Woods TIA
Existing PM + Project



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	16	305	215	68	393	4	343	4	59	2	5	13
Future Volume (veh/h)	16	305	215	68	393	4	343	4	59	2	5	13
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1900	1900	1841	1870	1885	1900	1885	1900	1900	1900	1900	1900
Adj Flow Rate, veh/h	18	335	172	75	432	4	377	4	5	2	5	0
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Percent Heavy Veh, %	0	0	4	2	1	0	1	0	0	0	0	0
Cap, veh/h	714	1156	1163	674	2373	22	478	105	131	13	33	0
Arrive On Green	0.03	0.61	0.61	0.08	0.65	0.65	0.14	0.14	0.14	0.01	0.02	0.00
Sat Flow, veh/h	1810	1900	1559	1781	3636	34	3483	766	958	535	1338	0
Grp Volume(v), veh/h	18	335	172	75	213	223	377	0	9	7	0	0
Grp Sat Flow(s),veh/h/ln	1810	1900	1559	1781	1791	1879	1742	0	1724	1873	0	0
Q Serve(g_s), s	0.4	8.8	3.3	1.4	4.9	4.9	11.0	0.0	0.5	0.4	0.0	0.0
Cycle Q Clear(g_c), s	0.4	8.8	3.3	1.4	4.9	4.9	11.0	0.0	0.5	0.4	0.0	0.0
Prop In Lane	1.00		1.00	1.00		0.02	1.00		0.56	0.29		0.00
Lane Grp Cap(c), veh/h	714	1156	1163	674	1169	1226	478	0	237	47	0	0
V/C Ratio(X)	0.03	0.29	0.15	0.11	0.18	0.18	0.79	0.00	0.04	0.15	0.00	0.00
Avail Cap(c_a), veh/h	810	1156	1163	706	1169	1226	962	0	476	161	0	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	6.8	9.8	3.8	5.4	7.2	7.2	43.8	0.0	39.3	50.3	0.0	0.0
Incr Delay (d2), s/veh	0.0	0.6	0.3	0.0	0.3	0.3	1.1	0.0	0.0	0.5	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.1	3.6	1.7	0.4	1.8	1.9	4.7	0.0	0.2	0.2	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	6.8	10.4	4.1	5.4	7.5	7.5	44.9	0.0	39.3	50.9	0.0	0.0
LnGrp LOS	A	B	A	A	A	A	D	A	D	D	A	A
Approach Vol, veh/h		525			511			386				7
Approach Delay, s/veh		8.2			7.2			44.8				50.9
Approach LOS		A			A			D				D
Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	12.1	67.9		6.6	7.5	72.5		18.4				
Change Period (Y+Rc), s	5.0	5.0		5.5	5.0	5.0		5.0				
Max Green Setting (Gmax), s	9.0	40.0		7.5	8.0	41.0		28.0				
Max Q Clear Time (g_c+I1), s	3.4	10.8		2.4	2.4	6.9		13.0				
Green Ext Time (p_c), s	0.0	0.4		0.0	0.0	0.3		0.3				

Intersection Summary

HCM 6th Ctrl Delay	17.9
HCM 6th LOS	B

Notes

User approved volume balancing among the lanes for turning movement.

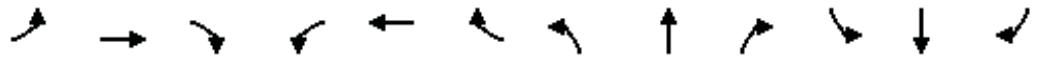
ID	Software/Method	Intersection	Control Type	Mobility Target	LOS	Delay	V/C Ratio	Over Target
1	Synchro HCM 6th Signal	Parkway Ave & Boeckman Rd	Signal	LOS D	C	23	0.80	FALSE
4	Synchro HCM 6th Signal	Parkway Center Dr & Elligsen Rd	Signal	LOS D	B	18	0.39	FALSE

APPENDIX G

HCM REPORT – EXISTING + STAGE II

HCM 6th Signalized Intersection Summary
 1: Parkway Ave & Boeckman Rd

Wilsonville Parkway Woods TIA
 Existing PM + Stage II



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	95	307	194	58	274	31	139	154	60	46	341	224
Future Volume (veh/h)	95	307	194	58	274	31	139	154	60	46	341	224
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		0.97	1.00		0.96	1.00		0.98	1.00		0.98
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1900	1900	1885	1900	1856	1900	1885	1885	1900	1900	1900	1900
Adj Flow Rate, veh/h	99	320	176	60	285	28	145	160	47	48	355	206
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Percent Heavy Veh, %	0	0	1	0	3	0	1	1	0	0	0	0
Cap, veh/h	351	357	196	199	487	48	278	560	165	536	406	236
Arrive On Green	0.06	0.31	0.31	0.04	0.29	0.29	0.07	0.40	0.40	0.03	0.36	0.36
Sat Flow, veh/h	1810	1139	627	1810	1655	163	1795	1391	409	1810	1117	648
Grp Volume(v), veh/h	99	0	496	60	0	313	145	0	207	48	0	561
Grp Sat Flow(s),veh/h/ln	1810	0	1766	1810	0	1818	1795	0	1800	1810	0	1765
Q Serve(g_s), s	2.9	0.0	20.2	1.7	0.0	11.1	3.7	0.0	5.9	1.3	0.0	22.3
Cycle Q Clear(g_c), s	2.9	0.0	20.2	1.7	0.0	11.1	3.7	0.0	5.9	1.3	0.0	22.3
Prop In Lane	1.00		0.35	1.00		0.09	1.00		0.23	1.00		0.37
Lane Grp Cap(c), veh/h	351	0	553	199	0	535	278	0	725	536	0	642
V/C Ratio(X)	0.28	0.00	0.90	0.30	0.00	0.59	0.52	0.00	0.29	0.09	0.00	0.87
Avail Cap(c_a), veh/h	440	0	614	323	0	633	338	0	760	667	0	745
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	18.0	0.0	24.8	20.2	0.0	22.7	17.1	0.0	15.2	14.4	0.0	22.4
Incr Delay (d2), s/veh	0.3	0.0	14.6	0.6	0.0	0.8	1.1	0.0	0.3	0.1	0.0	10.8
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.1	0.0	9.9	0.7	0.0	4.4	1.4	0.0	2.2	0.5	0.0	10.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	18.3	0.0	39.4	20.8	0.0	23.4	18.2	0.0	15.5	14.5	0.0	33.2
LnGrp LOS	B	A	D	C	A	C	B	A	B	B	A	C
Approach Vol, veh/h		595			373			352			609	
Approach Delay, s/veh		35.9			23.0			16.6			31.7	
Approach LOS		D			C			B			C	
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	9.5	31.4	6.9	27.6	6.5	34.3	8.3	26.2				
Change Period (Y+Rc), s	4.0	4.5	4.0	4.5	4.0	4.5	4.0	4.5				
Max Green Setting (Gmax), s	8.0	31.3	8.0	25.7	8.0	31.3	8.0	25.7				
Max Q Clear Time (g_c+I1), s	5.7	24.3	3.7	22.2	3.3	7.9	4.9	13.1				
Green Ext Time (p_c), s	0.1	2.5	0.0	0.9	0.0	1.5	0.0	1.1				
Intersection Summary												
HCM 6th Ctrl Delay			28.6									
HCM 6th LOS			C									

Intersection						
Int Delay, s/veh	1.2					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	41	31	383	8	5	486
Future Vol, veh/h	41	31	383	8	5	486
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	20	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	0	0	1	0	0	0
Mvmt Flow	44	33	407	9	5	517

Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	939	412	0	0	416	0
Stage 1	412	-	-	-	-	-
Stage 2	527	-	-	-	-	-
Critical Hdwy	6.4	6.2	-	-	4.1	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	-	-	2.2	-
Pot Cap-1 Maneuver	295	644	-	-	1154	-
Stage 1	673	-	-	-	-	-
Stage 2	596	-	-	-	-	-
Platoon blocked, %			-	-	-	-
Mov Cap-1 Maneuver	293	644	-	-	1154	-
Mov Cap-2 Maneuver	293	-	-	-	-	-
Stage 1	673	-	-	-	-	-
Stage 2	592	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	15.7	0	0.1
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	293	644	1154	-
HCM Lane V/C Ratio	-	-	0.149	0.051	0.005	-
HCM Control Delay (s)	-	-	19.4	10.9	8.1	0
HCM Lane LOS	-	-	C	B	A	A
HCM 95th %tile Q(veh)	-	-	0.5	0.2	0	-

HCM 6th TWSC
3: Parkway Ave & Printer Pkwy

Wilsonville Parkway Woods TIA
Existing PM + Stage II

Intersection						
Int Delay, s/veh	1.8					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	36	91	407	7	8	455
Future Vol, veh/h	36	91	407	7	8	455
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	60	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	39	98	438	8	9	489

Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	949	442	0	0	446	0
Stage 1	442	-	-	-	-	-
Stage 2	507	-	-	-	-	-
Critical Hdwy	6.4	6.2	-	-	4.1	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	-	-	2.2	-
Pot Cap-1 Maneuver	291	620	-	-	1125	-
Stage 1	652	-	-	-	-	-
Stage 2	609	-	-	-	-	-
Platoon blocked, %			-	-	-	-
Mov Cap-1 Maneuver	288	620	-	-	1125	-
Mov Cap-2 Maneuver	288	-	-	-	-	-
Stage 1	652	-	-	-	-	-
Stage 2	602	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	14	0	0.1
HCM LOS	B		

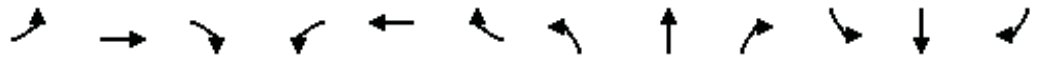
Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	288	620	1125	-
HCM Lane V/C Ratio	-	-	0.134	0.158	0.008	-
HCM Control Delay (s)	-	-	19.4	11.9	8.2	0
HCM Lane LOS	-	-	C	B	A	A
HCM 95th %tile Q(veh)	-	-	0.5	0.6	0	-

HCM 6th Signalized Intersection Summary

4: Parkway Center Dr & Elligsen Rd

Wilsonville Parkway Woods TIA

Existing PM + Stage II



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	16	341	218	68	414	4	366	4	64	2	5	13
Future Volume (veh/h)	16	341	218	68	414	4	366	4	64	2	5	13
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1900	1900	1841	1870	1885	1900	1885	1900	1900	1900	1900	1900
Adj Flow Rate, veh/h	18	375	175	75	455	4	402	4	5	2	5	0
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Percent Heavy Veh, %	0	0	4	2	1	0	1	0	0	0	0	0
Cap, veh/h	692	1143	1163	638	2349	21	502	110	138	13	33	0
Arrive On Green	0.03	0.60	0.60	0.08	0.65	0.65	0.14	0.14	0.14	0.01	0.02	0.00
Sat Flow, veh/h	1810	1900	1559	1781	3638	32	3483	766	958	535	1338	0
Grp Volume(v), veh/h	18	375	175	75	224	235	402	0	9	7	0	0
Grp Sat Flow(s),veh/h/ln	1810	1900	1559	1781	1791	1879	1742	0	1724	1873	0	0
Q Serve(g_s), s	0.4	10.3	3.4	1.4	5.3	5.3	11.7	0.0	0.5	0.4	0.0	0.0
Cycle Q Clear(g_c), s	0.4	10.3	3.4	1.4	5.3	5.3	11.7	0.0	0.5	0.4	0.0	0.0
Prop In Lane	1.00		1.00	1.00		0.02	1.00		0.56	0.29		0.00
Lane Grp Cap(c), veh/h	692	1143	1163	638	1156	1214	502	0	249	47	0	0
V/C Ratio(X)	0.03	0.33	0.15	0.12	0.19	0.19	0.80	0.00	0.04	0.15	0.00	0.00
Avail Cap(c_a), veh/h	787	1143	1163	653	1156	1214	896	0	443	143	0	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	7.1	10.4	3.8	5.8	7.5	7.5	43.5	0.0	38.7	50.3	0.0	0.0
Incr Delay (d2), s/veh	0.0	0.8	0.3	0.0	0.4	0.4	1.1	0.0	0.0	0.5	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.1	4.2	1.8	0.4	2.0	2.1	5.0	0.0	0.2	0.2	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	7.1	11.2	4.1	5.8	7.9	7.9	44.6	0.0	38.7	50.9	0.0	0.0
LnGrp LOS	A	B	A	A	A	A	D	A	D	D	A	A
Approach Vol, veh/h		568			534			411				7
Approach Delay, s/veh		8.9			7.6			44.5				50.9
Approach LOS		A			A			D				D
Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	12.1	67.2		6.6	7.5	71.8		19.1				
Change Period (Y+Rc), s	5.0	5.0		5.5	5.0	5.0		5.0				
Max Green Setting (Gmax), s	8.0	44.0		6.5	8.0	44.0		26.0				
Max Q Clear Time (g_c+I1), s	3.4	12.3		2.4	2.4	7.3		13.7				
Green Ext Time (p_c), s	0.0	0.5		0.0	0.0	0.3		0.3				

Intersection Summary

HCM 6th Ctrl Delay	18.2
HCM 6th LOS	B

Notes

User approved volume balancing among the lanes for turning movement.

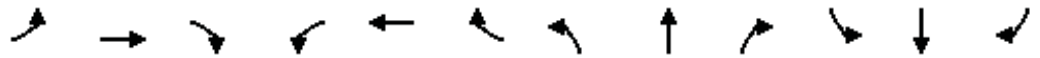
ID	Software/Method	Intersection	Control Type	Mobility Target	LOS	Delay	V/C Ratio	Over Target
1	Synchro HCM 6th Signal	Parkway Ave & Boeckman Rd	Signal	LOS D	C	29	0.87	FALSE
4	Synchro HCM 6th Signal	Parkway Center Dr & Elligsen Rd	Signal	LOS D	B	18	0.42	FALSE

APPENDIX H

HCM REPORT – EXISTING + PROJECT + STAGE II

HCM 6th Signalized Intersection Summary
 1: Parkway Ave & Boeckman Rd

Wilsonville Parkway Woods TIA
 Existing PM + Project + Stage II



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	97	307	194	58	274	33	139	158	60	50	350	229
Future Volume (veh/h)	97	307	194	58	274	33	139	158	60	50	350	229
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		0.97	1.00		0.96	1.00		0.98	1.00		0.98
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1900	1900	1885	1900	1856	1900	1885	1885	1900	1900	1900	1900
Adj Flow Rate, veh/h	101	320	176	60	285	29	145	165	47	52	365	212
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Percent Heavy Veh, %	0	0	1	0	3	0	1	1	0	0	0	0
Cap, veh/h	347	355	195	196	481	49	271	570	162	537	412	239
Arrive On Green	0.06	0.31	0.31	0.04	0.29	0.29	0.07	0.41	0.40	0.03	0.37	0.36
Sat Flow, veh/h	1810	1139	627	1810	1649	168	1795	1402	399	1810	1116	648
Grp Volume(v), veh/h	101	0	496	60	0	314	145	0	212	52	0	577
Grp Sat Flow(s),veh/h/ln	1810	0	1766	1810	0	1817	1795	0	1802	1810	0	1765
Q Serve(g_s), s	3.0	0.0	20.6	1.8	0.0	11.3	3.7	0.0	6.1	1.4	0.0	23.5
Cycle Q Clear(g_c), s	3.0	0.0	20.6	1.8	0.0	11.3	3.7	0.0	6.1	1.4	0.0	23.5
Prop In Lane	1.00		0.35	1.00		0.09	1.00		0.22	1.00		0.37
Lane Grp Cap(c), veh/h	347	0	551	196	0	530	271	0	732	537	0	652
V/C Ratio(X)	0.29	0.00	0.90	0.31	0.00	0.59	0.54	0.00	0.29	0.10	0.00	0.89
Avail Cap(c_a), veh/h	431	0	604	317	0	622	329	0	749	663	0	733
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	18.4	0.0	25.3	20.7	0.0	23.2	17.4	0.0	15.3	14.4	0.0	22.7
Incr Delay (d2), s/veh	0.3	0.0	15.4	0.7	0.0	0.8	1.2	0.0	0.3	0.1	0.0	12.2
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.2	0.0	10.2	0.7	0.0	4.6	1.4	0.0	2.3	0.5	0.0	10.7
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	18.8	0.0	40.7	21.3	0.0	24.1	18.7	0.0	15.6	14.4	0.0	34.9
LnGrp LOS	B	A	D	C	A	C	B	A	B	B	A	C
Approach Vol, veh/h		597			374			357			629	
Approach Delay, s/veh		37.0			23.6			16.9			33.2	
Approach LOS		D			C			B			C	
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	9.5	32.3	6.9	27.9	6.7	35.1	8.4	26.3				
Change Period (Y+Rc), s	4.0	4.5	4.0	4.5	4.0	4.5	4.0	4.5				
Max Green Setting (Gmax), s	8.0	31.3	8.0	25.7	8.0	31.3	8.0	25.7				
Max Q Clear Time (g_c+I1), s	5.7	25.5	3.8	22.6	3.4	8.1	5.0	13.3				
Green Ext Time (p_c), s	0.1	2.3	0.0	0.8	0.0	1.6	0.0	1.1				

Intersection Summary												
HCM 6th Ctrl Delay				29.5								
HCM 6th LOS				C								

Intersection						
Int Delay, s/veh	1.6					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	53	37	386	13	8	492
Future Vol, veh/h	53	37	386	13	8	492
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	20	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	0	0	1	0	0	0
Mvmt Flow	56	39	411	14	9	523

Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	959	418	0	0	425	0
Stage 1	418	-	-	-	-	-
Stage 2	541	-	-	-	-	-
Critical Hdwy	6.4	6.2	-	-	4.1	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	-	-	2.2	-
Pot Cap-1 Maneuver	288	639	-	-	1145	-
Stage 1	669	-	-	-	-	-
Stage 2	588	-	-	-	-	-
Platoon blocked, %			-	-	-	-
Mov Cap-1 Maneuver	285	639	-	-	1145	-
Mov Cap-2 Maneuver	285	-	-	-	-	-
Stage 1	669	-	-	-	-	-
Stage 2	582	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	16.7	0	0.1
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	285	639	1145	-
HCM Lane V/C Ratio	-	-	0.198	0.062	0.007	-
HCM Control Delay (s)	-	-	20.7	11	8.2	0
HCM Lane LOS	-	-	C	B	A	A
HCM 95th %tile Q(veh)	-	-	0.7	0.2	0	-

Intersection						
Int Delay, s/veh	2.1					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	42	103	413	10	13	458
Future Vol, veh/h	42	103	413	10	13	458
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	60	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	45	111	444	11	14	492

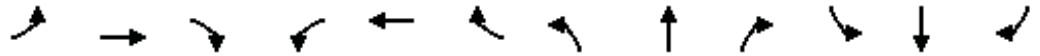
Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	970	450	0	0	455	0
Stage 1	450	-	-	-	-	-
Stage 2	520	-	-	-	-	-
Critical Hdwy	6.4	6.2	-	-	4.1	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	-	-	2.2	-
Pot Cap-1 Maneuver	283	613	-	-	1116	-
Stage 1	647	-	-	-	-	-
Stage 2	601	-	-	-	-	-
Platoon blocked, %			-	-	-	-
Mov Cap-1 Maneuver	278	613	-	-	1116	-
Mov Cap-2 Maneuver	278	-	-	-	-	-
Stage 1	647	-	-	-	-	-
Stage 2	591	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	14.6	0	0.2
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	278	613	1116	-
HCM Lane V/C Ratio	-	-	0.162	0.181	0.013	-
HCM Control Delay (s)	-	-	20.4	12.2	8.3	0
HCM Lane LOS	-	-	C	B	A	A
HCM 95th %tile Q(veh)	-	-	0.6	0.7	0	-

HCM 6th Signalized Intersection Summary
4: Parkway Center Dr & Elligsen Rd

Wilsonville Parkway Woods TIA
Existing PM + Project + Stage II



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	16	341	224	70	414	4	380	4	68	2	5	13
Future Volume (veh/h)	16	341	224	70	414	4	380	4	68	2	5	13
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1900	1900	1841	1870	1885	1900	1885	1900	1900	1900	1900	1900
Adj Flow Rate, veh/h	18	375	180	77	455	4	418	4	6	2	5	0
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Percent Heavy Veh, %	0	0	4	2	1	0	1	0	0	0	0	0
Cap, veh/h	687	1133	1162	631	2333	21	518	102	153	13	33	0
Arrive On Green	0.03	0.60	0.60	0.08	0.64	0.64	0.15	0.15	0.15	0.01	0.02	0.00
Sat Flow, veh/h	1810	1900	1559	1781	3638	32	3483	684	1027	535	1338	0
Grp Volume(v), veh/h	18	375	180	77	224	235	418	0	10	7	0	0
Grp Sat Flow(s),veh/h/ln	1810	1900	1559	1781	1791	1879	1742	0	1711	1873	0	0
Q Serve(g_s), s	0.4	10.4	3.5	1.5	5.4	5.4	12.2	0.0	0.5	0.4	0.0	0.0
Cycle Q Clear(g_c), s	0.4	10.4	3.5	1.5	5.4	5.4	12.2	0.0	0.5	0.4	0.0	0.0
Prop In Lane	1.00		1.00	1.00		0.02	1.00		0.60	0.29		0.00
Lane Grp Cap(c), veh/h	687	1133	1162	631	1148	1205	518	0	254	47	0	0
V/C Ratio(X)	0.03	0.33	0.15	0.12	0.19	0.20	0.81	0.00	0.04	0.15	0.00	0.00
Avail Cap(c_a), veh/h	782	1133	1162	646	1148	1205	896	0	440	143	0	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	7.3	10.7	3.9	6.0	7.7	7.7	43.2	0.0	38.3	50.3	0.0	0.0
Incr Delay (d2), s/veh	0.0	0.8	0.3	0.0	0.4	0.4	1.2	0.0	0.0	0.5	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.1	4.3	1.9	0.5	2.0	2.1	5.2	0.0	0.2	0.2	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	7.3	11.4	4.1	6.0	8.1	8.1	44.4	0.0	38.3	50.9	0.0	0.0
LnGrp LOS	A	B	A	A	A	A	D	A	D	D	A	A
Approach Vol, veh/h		573			536			428				7
Approach Delay, s/veh		9.0			7.8			44.3				50.9
Approach LOS		A			A			D				D
Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	12.2	66.6		6.6	7.5	71.3		19.6				
Change Period (Y+Rc), s	5.0	5.0		5.5	5.0	5.0		5.0				
Max Green Setting (Gmax), s	8.0	44.0		6.5	8.0	44.0		26.0				
Max Q Clear Time (g_c+I1), s	3.5	12.4		2.4	2.4	7.4		14.2				
Green Ext Time (p_c), s	0.0	0.5		0.0	0.0	0.3		0.3				

Intersection Summary

HCM 6th Ctrl Delay	18.5
HCM 6th LOS	B

Notes

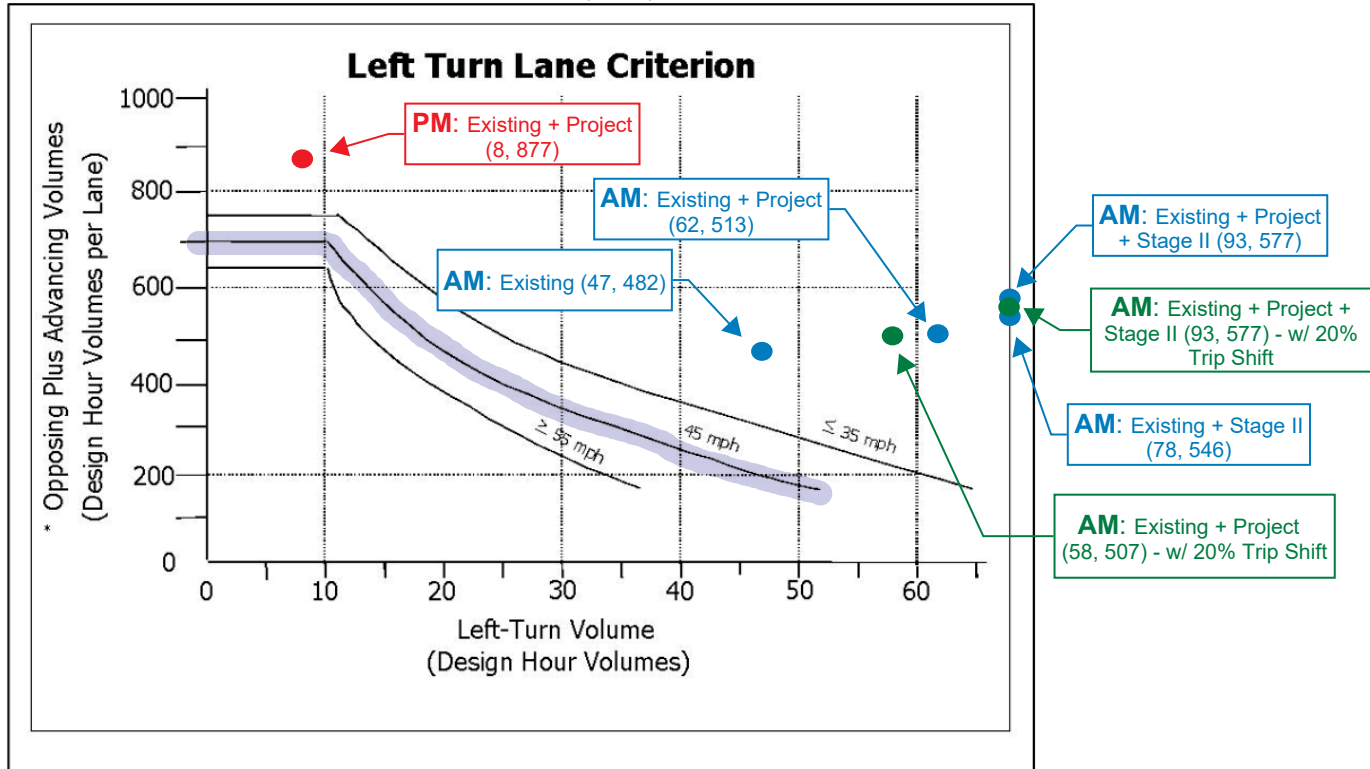
User approved volume balancing among the lanes for turning movement.

ID	Software/Method	Intersection	Control Type	Mobility Target	LOS	Delay	V/C Ratio	Over Target
1	Synchro HCM 6th Signal	Parkway Ave & Boeckman Rd	Signal	LOS D	C	30	0.88	FALSE
4	Synchro HCM 6th Signal	Parkway Center Dr & Elligsen Rd	Signal	LOS D	B	19	0.43	FALSE

APPENDIX I

TURN LANE ANALYSIS - VOLUMES

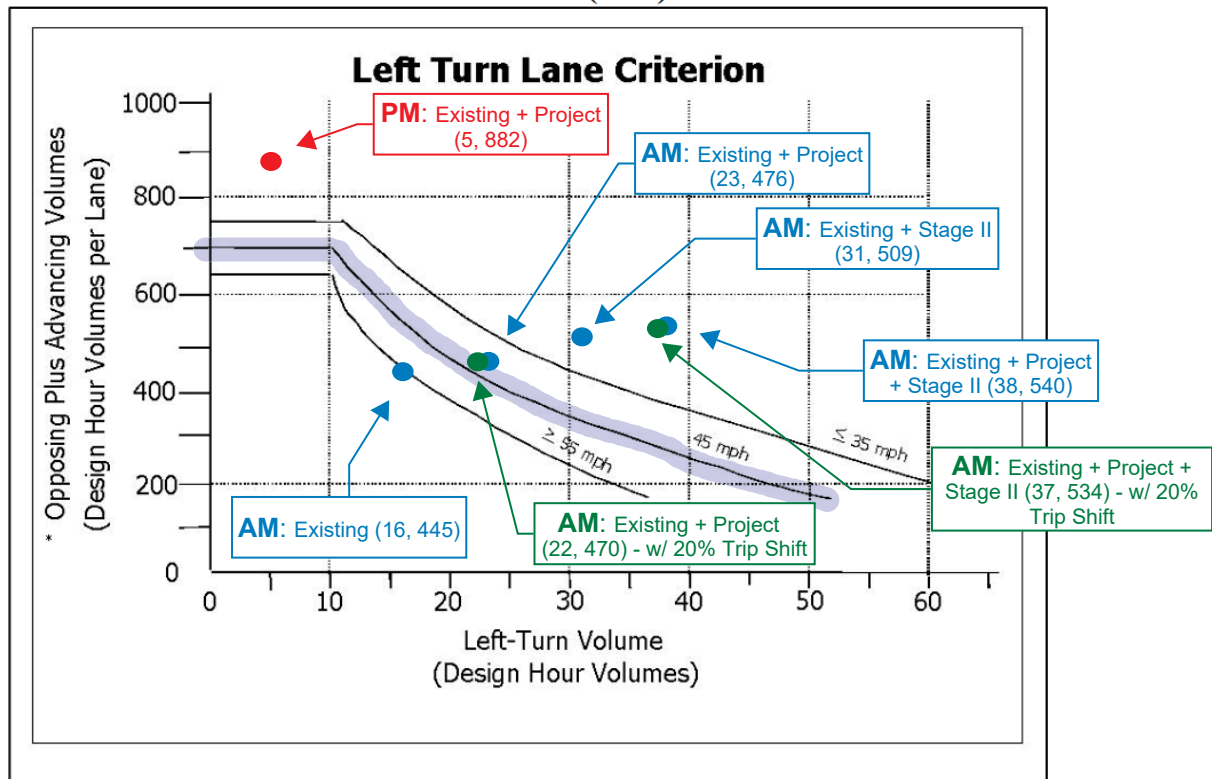
Exhibit 12-1 Left Turn Lane Criterion (TTI)



*(Advancing Volume/Number of Advancing Through Lanes) + (Opposing Volume/Number of Opposing Through Lanes)

Opposing left turns are not counted as opposing volumes

Exhibit 12-1 Left Turn Lane Criterion (TTI)



*(Advancing Volume/Number of Advancing Through Lanes) + (Opposing Volume/Number of Opposing Through Lanes)

Opposing left turns are not counted as opposing volumes

APPENDIX J

TURN LANE ANALYSIS – CRASH DATA

000 Crash	015 Street	016 Intersect	028 Crash	029 Collisr	031 Weatr	032 Road	033 Lighthr	034 Traffic	036 Crash	114 Road	117 Severit	118 Interst	126 Bike	Week of	002 Year	007 Count	008 Jurisdi	119 State	005 Regio	011 Hwy	N 013 Lat	014 Long	019 Mp	Mc001	CRASH	L003	Crash	004	Crash
1751656	SW PRINTESW PARKW	ANGL-STP	TURN	TURN	RAIN	WET	WET	DAY	DLIT	NONE	STOP SIGN	NO-YIELD	No	PDO	Yes	Neither	5-Mar-17	2017	Clackamas	Wilsonville	No	1	45.32724	-122.769	3/10/2017	10	3A		
1737060	SW PRINTESW PARKW	BIKE	BIKE	TURN	RAIN	WET	WET	DAY	DLIT	NONE	IMP-OVER	No	Minor Inju	5-Mar-17	2017	Clackamas	Wilsonville	No	1	45.32724	-122.769	6/15/2017	15	7A					
1717920	SW PRINTESW PARKW	FIX OBJ	FIX	FIX	RAIN	WET	WET	DAY	DLIT	UNKNOW	DEF-STER	Yes	Possible In	11-Jun-17	2017	Clackamas	Wilsonville	No	1	45.32723	-122.769	2/13/2017	13	6P					
1805262	PARKWAY	XEROX DR	FIX OBJ	FIX	SNOW	ICE	ICE	DAY	DAY	UNKNOW	TOO-FAST	Yes	PDO	12-Feb-17	2018	Clackamas	Wilsonville	No	1	45.32506	-122.769	2/22/2018	22	7A					
1759534	PARKWAY	XEROX DR	FIX OBJ	FIX	CLR	DRY	DRY	DAY	DAY	NONE	FATIGUE	Yes	PDO	18-Feb-18	2017	Clackamas	Wilsonville	No	1	45.32492	-122.769	8/5/2017	5	8P					

000 Crash	006 Cnty	009 Urban	010 Functi	012 Hwy	017 From I	018 Cmpss	020 Postec	021 Road	022 Off Ro	023 Issect	T024 Issect	R025 Drwy	026 Ln Qty	027 Medin	030 Crash	035 Crash	037 School	038 Work	039 Alcoh	040 Drug	041 Mariju	042 Speed	043 Tot Fa	044 Tot Inj	045 Tot Inj	046 Tot Inj	047 Tot Inj
1751656	3	PORTLAND U MN-ART	0	9	INTER	FALSE	3-LEG	FALSE	FALSE	FALSE	FALSE	FALSE	FALSE	FALSE	FALSE	FALSE	FALSE	FALSE	FALSE	FALSE	FALSE	FALSE	0	0	0	0	0
1737060	3	PORTLAND U MN-ART	0	9	INTER	FALSE	3-LEG	FALSE	FALSE	FALSE	FALSE	FALSE	FALSE	FALSE	FALSE	FALSE	FALSE	FALSE	FALSE	FALSE	FALSE	FALSE	0	0	1	0	0
1717920	3	PORTLAND U LOCAL	40	3	STRGHT	TRUE	3-LEG	FALSE	FALSE	FALSE	FALSE	FALSE	2 NONE	INJ	OTH SIGN	0	0	0	0	0	0	FALSE	0	0	0	1	1
1805262	3	PORTLAND U MN-ART	100	1	35 STRGHT	TRUE	3-LEG	FALSE	FALSE	FALSE	FALSE	FALSE	2 NONE	PDO	SLIPPERY	0	0	0	0	0	0	TRUE	0	0	0	0	0
1759534	3	PORTLAND U MN-ART	50	1	35 STRGHT	TRUE	3-LEG	FALSE	FALSE	FALSE	FALSE	FALSE	2 NONE	PDO	FENCE	0	0	0	0	0	0	FALSE	0	0	0	0	0

APPENDIX K

TURN LANE ANALYSIS – QUEUE ESTIMATION WORKSHEET

APPENDIX L

SITE PLAN

Exhibit E - Arborist Report1



Date: December 16th, 2022

To: Atwell – Brady Berry

From: Peter van Oss ISA Certified Arborist, TRAQ PN-8145A, ASCA Member

Re: (2630.3) Tree Protection Plan for the Demolition and Development – Parkway Woods.

Summary

Teragan and Associates has been contracted with Atwell to provide arboricultural consulting services. This report is the tree plan for the demolition of the existing features and the construction of the proposed development. The tree plan meets the recommendations and requirements in the City of Wilsonville Code.

Background

Atwell proposes to develop the northwestern portion of the property that is located at 26600 SW Parkway Ave, Wilsonville, OR 97070. The development area currently consists of a parking lot that is surrounded by landscaping and green space.

The plans indicate the proposed development of a new building along Printer Parkway including the modification of the parking lot to suit the proposed building.

Limits of the Report

The trees were assessed visually from the ground only. No tools were used to examine any of the tree parts. The trees were plotted using a GNNS receiver with 60cm accuracy. The plans in this report are for reference only and should not be used for architectural, engineering, and construction purposes. Only the trees in proximity to the proposed project were inventoried since the property consists of many buildings and covers a large area.

Purpose and Use of the Report

The purpose of this report is to establish tree protection measures that need to be adhered to during the construction project to ensure positive results of the retention efforts of the trees. The owner of the report may use this information to communicate the tree protection measures with the City of Wilsonville and the contractors involved with the project.

Tree Inventory

I completed the inventory during the site visit on December 12th, 2022. The tree diameters were recorded using a diameter tape. The health and conditions of the trees are determined by the plant species profiles compared to the current condition the trees present. Attributes that can negatively impact the ratings are growing conditions, bark inclusions, broken branches, poor vigor...etc.

Teragan and Associates Inc.
3145 Westview Circle, Lake Oswego, OR 97034
P: 503.697.1975 | E: info@teragan.com

Tree Removal

The attached site plan shows the trees that are proposed for removal. There are trees that have been removed that are still shown on the plans. The remaining trees that are still on the property are indicated by a green dot with the corresponding number.

The trees on the west side of the property are proposed for removal to allow for the development of the new building and modification of the parking lot. There are two trees located on the east side that are identified as trees #4152 and #4158 that are dead and/or dying. The trees are located on the east side inside of the tree protection area. The trees were originally proposed for retention but given the state of decline it may be advisable to remove the trees.

Tree Protection During Demolition and Construction

The attached site plan in appendix C – T.I.1 shows the existing condition with the site improvements as a red overlay. The retained trees that are in the temporary disturbance area are primarily on the northeast side of the development area.

The trees should be protected at 12X the diameter of the trees. This means that grading, excavation, staging of materials and equipment must remain outside of this measurement. The one-foot per diameter inch of the tree is measured from the trunk in circumference of the tree.

If ground disturbing activities take place within the 12X measurement the project arborist shall be onsite to observe and supervise the activities. Anticipated activities include but are not limited to the removal of the existing asphalt in proximity to the trees, install of new curbs, and grading near the tree protection zones.

It is recommended that the trees in the existing large planter bed are protected by construction fencing. The panels should be anchored with the use of stakes at each panel to avoid accidental and intentional movement of the fencing. The trees that are retained in the parking lots that are in small planters can be protected by placing 4-foot-tall metal fencing with a minimum of 16-gauge wire at the edge of the existing curbing.

Additional Tree Protection Mitigation in Appendix E

Conclusion

It is in my professional opinion that the tree protection measures set forth in this tree plan will suffice in the protection of the trees during the demolition and construction phase of the project. It is important to adhere to the tree protection recommendations and standards in this report to ensure that the retention goals are successful.



Peter van Oss

ISA Certified Arborist PN-8145A

Tree Risk Assessment Qualified

ASCA Member

Enclosures:

- Appendix A: Certification of Performance
- Appendix B: Assumptions and Limiting Conditions
- Appendix C: Site Plan Fencing Placement and Tree Protection Zones
- Appendix D: Inventory
- Appendix E: Additional Tree Protection Standards

Appendix A: Certification of Performance

I, Peter van Oss, Certify:

- That a representative of Teragan & Associates, Inc., has inspected the tree(s) and/or the property referred to in this report. The extent of the evaluation is stated in the attached report.
- That Teragan & Associates, Inc. has no current or prospective interest in the vegetation of the property that is the subject of this report, and Teragan & Associates, Inc. has no personal interest or bias with respect to the parties involved.
- That Teragan & Associates, Inc.'s compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party, or upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events.
- That the analysis, opinions, and conclusions that were developed as part of this report have been prepared according to commonly accepted arboricultural practices.
- That a Certified Arborist has overseen the gathering of data.

Appendix B: Assumptions and Limiting Conditions

- Any legal description provided to the consultant is assumed to be correct. Teragan and Associates, Inc. checked the species identification and tree diameters in the field.
- It is assumed that this property is not in violation of any codes, statutes, ordinances, or other governmental regulations.
- The consultant is not responsible for information gathered from others involved in various activities pertaining to this project. Care has been taken to obtain information from reliable sources.
- Loss or alteration of any part of this delivered report invalidates the entire report.
- Drawings and information contained in this report may not be to scale and are intended to be used as display points of reference only.
- The consultants' role is only to make recommendations. Inaction on the part of those receiving the report is not the responsibility of the consultant.
- This report is to certify the trees that are on site, their size and condition and create a tree plan. Tree plans are to include the measurements necessary to protect trees that are to be retained during the construction process.



Survey Number	Common and Scientific Name	DBH	Condition Health	Condition Structure	Crown Radius	Tree Height (Estimated)	Proposed Removal	Field Notes/ Comments
1127	Douglas-fir (<i>Pseudotsuga menziesii</i>)	28	Fair	Fair	15	80		Codominant leaders with included bark present at approx 40'.
1264	Douglas-fir (<i>Pseudotsuga menziesii</i>)	23	Fair	Good	15	70	Yes	Minor tip dieback in canopy.
1603	ponderosa-pine (<i>Pinus ponderosa</i>)	11	Good	Good	10	25	Yes	16' from pavement.
2159	red oak (<i>Quercus rubra</i>)	19	Fair	Fair	15			Broken limbs in canopy. Lower canopy pruned for parking lot clearance.
2509	Oregon-white-oak (<i>Quercus garryana</i>)	20	Good	Fair	20	45		Lower canopy pruned for clearance.
3765	black pine (<i>Pinus nigra</i>)	17	Fair	Poor	12	30	Yes	Broken branches hanging in canopy, all sides. Tree leaning to east.
3767	ponderosa-pine (<i>Pinus ponderosa</i>)	11	Good	Good	8	20	Yes	Proper conical structure.
3768	black pine (<i>Pinus nigra</i>)	17	Poor	Poor	10	20	Yes	Tree leaning to south. Top has previously failed
3770	black pine (<i>Pinus nigra</i>)	15	Fair	Fair	12	25	Yes	Two stems at base 10", 11". Leaning, one sided canopy to south
3772	black pine (<i>Pinus nigra</i>)	13	Fair	Fair	10	30	Yes	Tree leaning to south. Broken branches hanging in canopy.
3774	black pine (<i>Pinus nigra</i>)	13	Fair	Fair	10	20	Yes	Tree leaning to south. Top has previously failed at 20'.



Survey Number	Common and Scientific Name	DBH	Condition Health	Condition Structure	Crown Radius	Tree Height (Estimated)	Proposed Removal	Field Notes/ Comments
3776	black pine (Pinus nigra)	12	Fair	Poor	8	15	Yes	Upper crown has multiple previous failures. Remaining growth bent over from weight.
3778	black pine (Pinus nigra)	14	Fair	Fair	10	25	Yes	Broken/damaged limbs in canopy, north side. Extended lateral growth.
3780	ponderosa-pine (Pinus ponderosa)	8	Good	Fair	5	15	Yes	Codominate 3 leaders at top
3782	black pine (Pinus nigra)	12	Fair	Fair	10	25	Yes	Codominate leaders at approx 10'. Both leaders have broken tops. Leaning to south.
3784	red oak (Quercus rubra)	34	Good	Poor	25	50	Yes	Large broken, hanging limbs in canopy, all sided.
3786	red oak (Quercus rubra)	38	Fair	Poor	25	50	Yes	Large broken, hanging limbs in canopy, all sides.
3788	ponderosa-pine (Pinus ponderosa)	8	Good	Good	5	15	Yes	Trunk is 5' from parking lot.
3790	ponderosa-pine (Pinus ponderosa)	9	Good	Good	8	15	Yes	Trunk is 9 ft from parking lot.
3792	Norway-maple (Acer platanoides)	14	Fair	Poor	15	20	Yes	Canopy leaning to north. Central leader has been removed.
3800	ponderosa-pine (Pinus ponderosa)	8	Good	Good	5	15	Yes	Lower canopy pruned for clearance.
3802???	western-red-cedar (Thuja plicata)	14	Fair	Fair	5	20	Yes	3stems at base 10", 7", 7". Excessive sprouting growth on trunk.



Survey Number	Common and Scientific Name	DBH	Condition Health	Condition Structure	Crown Radius	Tree Height (Estimated)	Proposed Removal	Field Notes/ Comments
4090	red oak (<i>Quercus rubra</i>)	22	Fair	Fair	20	50		Extended lateral growth over road. Large holes in canopy.
4092	Oregon-white-oak (<i>Quercus garryana</i>)	30	Good	Good	25	55		Full canopy.
4094	sweet cherry (<i>Prunus avium</i>)	22	Good	Good	15	40		Even canopy.
4095	Oregon-ash (<i>Fraxinus latifolia</i>)	8	Fair	Poor	10	30		Broken top. Excessive sprouting growth on top.
4097	Oregon-ash (<i>Fraxinus latifolia</i>)	11	Fair	Poor	12	35		Codominant leaders at approx 15'. South leader has broken top and lean from weight.
4099	Oregon-ash (<i>Fraxinus latifolia</i>)	10	Good	Fair	10	30		Broken, hanging limbs in canopy.
4101	red oak (<i>Quercus rubra</i>)	21	Good	Good	20	40		Excessive sprouting growth throughout canopy.
4103	Oregon-ash (<i>Fraxinus latifolia</i>)	9	Fair	Fair	12	30		Codominant leaders at approx 10'. North leader has heavy lean.
4105	Oregon-white-oak (<i>Quercus garryana</i>)	12	Good	Fair	15	40		Codominant leaders at approx 12'. One sided canopy to north.
4107	Oregon-white-oak (<i>Quercus garryana</i>)	23	Fair	Fair	20	50		One sided canopy to east. Crown intact.
4107.1	red oak (<i>Quercus rubra</i>)	18	Fair	Poor	15			Canopy is bent over to south from ice damage.
4113	Oregon-white-oak (<i>Quercus garryana</i>)	10	Fair	Fair	10	35		Sparse canopy. Codominant leaders. Poor trunk taper.



Survey Number	Common and Scientific Name	DBH	Condition Health	Condition Structure	Crown Radius	Tree Height (Estimated)	Proposed Removal	Field Notes/ Comments
4115	Oregon-white-oak (Quercus garryana)	12	Fair	Fair	12	30		Leaning one sided canopy to north. Minor deadwood present.
4117	Oregon-white-oak (Quercus garryana)	8	Good	Good	8	25		Under story tree.
4119	Oregon-white-oak (Quercus garryana)	33	Fair	Poor	25	60		Codominate leaders at approx 25'. Large limb failures on east and south sides.
4122	red oak (Quercus rubra)	27	Fair	Fair	25	50		Codominate leaders at approx 12'. One sided canopy to south.
4124	Oregon-white-oak (Quercus garryana)	14	Fair	Fair	15	35		One sided canopy to south.
4126	Oregon-white-oak (Quercus garryana)	26	Poor	Poor	25	55		Multiple canopy failures present. No central leader left. Overextended lateral growth present.
4128	Oregon-white-oak (Quercus garryana)	22	Fair	Fair	20	50		One sided canopy to SE. minor deadwood.
4130	Oregon-ash (Fraxinus latifolia)	25	Poor	Poor	15	50		Multiple leaders with failed tops.
4136	Oregon-white-oak (Quercus garryana)	31	Fair	Poor	20	50		Multiple canopy failures present. One sided canopy to SE.
4140	Oregon-white-oak (Quercus garryana)	43	Good	Fair	25	60		Codominate leaders at approx 5'.
4142	Oregon-white-oak (Quercus garryana)	31	Fair	Fair	20	50		Leaning one sided canopy to south. Broken, hanging limbs in canopy.



Survey Number	Common and Scientific Name	DBH	Condition Health	Condition Structure	Crown Radius	Tree Height (Estimated)	Proposed Removal	Field Notes/ Comments
4152	Oregon-ash (<i>Fraxinus latifolia</i>)	17	Dead/Dying	Poor	0	50		Standing dead tree.
4154	Oregon-ash (<i>Fraxinus latifolia</i>)	22	Poor	Poor	15	50		Previous crown failures present.
4156	Oregon-ash (<i>Fraxinus latifolia</i>)	17	Poor	Poor	12	50		Decay and rot present at base.
4158	English-hawthorn (<i>Crataegus monogyna</i>)	14	Dead/Dying	Failed/Failing	5	15		Multiple broken stems.
4160	Oregon-white-oak (<i>Quercus garryana</i>)	29	Fair	Poor	15	30		Large failure of main stem at approx 20'.
5417	red oak (<i>Quercus rubra</i>)	17	Good	Fair	15	45		Lower canopy pruned for parking lot clearance. Broken branches in canopy.
							19	

Appendix E: Tree Protection Specifications

It is critical that the following steps be taken to ensure that they are retained and protected.

Before Construction Begins

2. Notify all contractors of the tree protection procedures. For successful tree protection on a construction site, all contractors must know and understand the goals of tree protection. It can only take one mistake with a misplaced trench or other action to destroy the future of a tree.

- a. Hold a Tree Protection meeting with all contractors to fully explain goals of tree protection.
- b. Have all subcontractors sign memoranda of understanding regarding the goals of tree protection. Memoranda to include penalty for violating tree protection plan. Penalty to equal appraised value of tree(s) within the violated tree protection zone per the current Trunk Formula Method as outline by the Council of Tree & Landscape Appraisers current edition of the *Guide for Plant Appraisal*.

3. Fencing.

- a. Establish fencing around each tree or grove of trees to be retained as shown on the tree protection site plan.
- b. The fencing is to be put in place before the ground is cleared to protect the trees and the soil around the trees from any disturbance at all. Exception is if trees are to be removed that are located within the tree protection zones, they should be removed prior to installing the tree protection fencing without the use of mechanized wheeled or tracked equipment.
- c. Fencing is to be placed at the edge of the root protection zone as shown on the Tree Protection Plan (Appendix C). Root protection zones are established by the project arborist based on the needs of the site and the tree to be protected.
- d. “Protection fencing consisting of a minimum 6-foot-high metal chain-link fencing, secured with 8-foot metal posts shall be established at the edge of the root protection zone and permissible encroachment area on the development site. Existing structures and/or existing secured fencing at least 3.5 feet tall can serve as the required protective fencing.” If construction fencing is used it is recommended that the panels are secured to prevent movement of the fencing during construction. 4-foot-tall metal fencing can be used in the parking lot islands.
- e. Fencing is to remain in the position that is established by the project arborist and not to be moved without written permission from the project arborist until the end of the project after the final inspection has been completed.

4. Signage

- a. All tree protection fencing should have signage clearly indicating that the area is a vegetation protection zone.
- b. Signage should be placed as to be visible from all sides of a tree protection area and spaced every 35 feet.

During Construction

5.1 Protection guidelines within the Root Protection Zone

- a. No traffic shall be allowed within the root protection zone. No vehicle, heavy equipment, or even repeated foot traffic.
- b. No storage of materials including but not limited to soil, construction material, or waste from the site.
- c. Waste includes but is not limited to concrete wash out, gasoline, diesel, paint, cleaner, thinners, etc.
- d. Construction trailers are not to be parked / placed within the root protection zone without written clearance from the project arborist.
- e. No vehicles shall be allowed to park within the root protection areas.
- f. No activity shall be allowed that will cause soil compaction within the root protection zone.

6. Tree protection. Retained trees shall be protected from any cutting, skinning, or breaking of branches, trunks, or roots.

7. Root pruning. Any roots that are to be cut from existing trees that are to be retained, the project consulting arborist shall be notified to evaluate, document, and oversee the proper cutting of roots with sharp cutting tools. Cut roots are to be immediately covered with soil or mulch to prevent them from drying out.

8. Grade changes. No grade change should be allowed within the root protection zone.

9. Root protection zone changes. Any necessary deviation of the root protection zone shall be cleared by the project consulting arborist in writing.

10. Watering. Provide water to trees during the summer months as needed. Tree(s) that will have had root system(s) cut back will need supplemental water to overcome the loss of ability to absorb necessary moisture during the summer months.

11. Utilities. Any necessary passage of utilities through the root protection zone shall be by means of tunneling under roots by hand digging or boring.

12. Re-inspection of fencing. Tree protection fencing is subject to inspection by the city. The project arborist highly recommends monthly inspections of tree protection fencing to ensure compliance with the permit and protection of the trees.

After Construction

14. Fences are to remain standing until the completion of the project.

15. Carefully landscape around the tree. Do not allow trenching within the root protection zone which still exists even though the tree protection fencing has been removed for landscape installation. Carefully plant new plants within the root protection zone. Avoid cutting the roots of the existing trees.

16. Do not plan for irrigation within the root protection zone of existing trees unless it is drip irrigation for a specific planting or cleared by the project arborist.

17. Provide for or ensure that adequate drainage will occur around the retained trees.

18. Pruning of the trees should be completed as one of the last steps of the landscaping process before the final placement of trees, shrubs, ground covers, mulch, or turf.

19. Trees that are retained may need to be fertilized as called for by the project arborist if acceptable thresholds are exceeded. Lab analysis may be required.

VEGETATION/TREE PROTECTION ZONE

**DO NOT REMOVE OR ADJUST THIS FENCING.
THE FENCE LOCATIONS ARE APPROVED TO PROTECT
VEGETATION AND TREES.**

Please contact the Code Enforcement Specialist and project arborist, if alterations to the approved location of the protection fencing are needed.



Project Arborist: TERAGAN & ASSOCIATES, INC 503-697-1975

Exhibit F - Geo Tec report

Geotechnical Engineering Report

Parkway Woods Business Park – Parking and
New Buildings
26600 SW Parkway Avenue
Wilsonville, Oregon

for

ScanlanKemperBard, LLC
c/o Atwell, LLC

April 17, 2020



GEOENGINEERS

Earth Science + Technology



Geotechnical Engineering Report

Parkway Woods Business Park – Parking and
New Buildings
26600 SW Parkway Avenue
Wilsonville, Oregon

for

ScanlanKemperBard, LLC
c/o Atwell, LLC

April 17, 2020



333 High Street NE, Suite 102
Salem, Oregon 97301
971.304.3078

Geotechnical Engineering Report
Parkway Woods Business Park – Parking and
New Buildings
26600 SW Parkway Avenue
Wilsonville, Oregon

File No. 23754-001-01

April 17, 2020


Prepared for:


SkatlanKemperBard, LLC
c/o Atwell, Inc.
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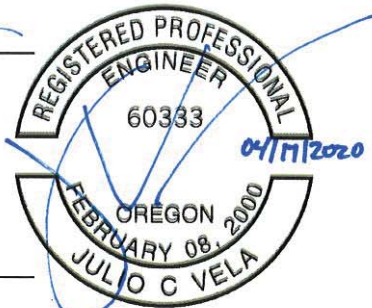
Attention: Brady Berry, PE

Prepared by:

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EXPIRES: 06/30/2020

BJH:JCV:cje

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APPENDICES

Appendix A. Field Explorations and Laboratory Testing

 Figure A-1. Key to Exploration Logs

 Figures A-2 through A-8. Logs of Borings

 Figures A-9 through A-13. Logs of Hand Augers

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Appendix B. Boring Logs for Previous Geotechnical Report for the Site

Appendix C. Report Limitations and Guidelines for Use

1.0 INTRODUCTION

GeoEngineers, Inc. (GeoEngineers), is pleased to submit this geotechnical engineering report for the proposed improvements for the Parkway Woods Business Park (Business Park) located at 26600 SW Parkway Avenue in Wilsonville, Oregon. Our understanding of the project is based on information provided to us by Mr. Brady Berry of Atwell, LLC, including a site plan showing proposed pavement rehabilitation areas, new paved parking areas and new building pad locations. The location of the site relative to the surrounding area is shown in the Vicinity Map, Figure 1.

Based on the information provided to us, we understand that the existing Parkway Woods Business Park is planning to build two new buildings (about 35,000 and 25,000 square-foot footprints – Pad A in the northwest portion of the site, and Pad B in the northeast portion of the site, respectively), construct new parking lots south and east of the existing building, and replace existing landscaping strips with new parking northwest of the existing building. The new buildings are each planned to be single-story commercial space of concrete tilt-up construction. New stormwater management facilities are planned as part of proposed site development.

At the time this report was prepared, specific building and pavement traffic loads were not provided. To develop the proposed scope, we have assumed typical structural loads consistent with this type of development. We have assumed that maximum column and wall loads will be on the order of 75 kips per column or less, and 4 kips per lineal foot (klf) or less respectively, and that floor loads for slabs on grade will be 125 pounds per square foot (psf) or less.

We prepared a geotechnical report for parking expansion and infiltration testing for the site dated January 28, 2019. Explorations conducted as a part of that geotechnical report are included in this report as Appendix B and exploration locations are noted in Figure 2 together with explorations conducted for this phase of work. Explorations included in the 2019 report are noted with a -19 extension in the Site Plan, Figure 2 and explorations conducted for this phase of work with a -20 extension.

2.0 SCOPE OF SERVICES

The purpose of our services for this phase of work was to evaluate on-site soil and groundwater conditions as a basis for providing development-specific geotechnical engineering design recommendations for the proposed project. Our proposed scope of services included the following:

1. Reviewed existing available subsurface soil and groundwater information, geologic maps and other available geotechnical engineering related information pertinent to the site.
2. Coordinated and managing the field investigation, including public utility notification and scheduling of subcontractors and GeoEngineers' field staff.
3. Explored subsurface soil and groundwater conditions at the site by drilling exploratory borings near the proposed improvements as follows:
 - a. Four drilled borings (B-1-20 through B-4-20) at proposed building locations.
 - b. Five hand-auger borings (HA-1-20 through HA-5-20) at proposed parking expansion areas.

- c. Three shallow pavement borings (cores) (C-1-20 through C-3-20) where dynamic cone penetrometer (DCP) tests were performed in existing paved parking areas.

Exploration locations are shown in Figure 2 together with exploration locations conducted as part of the previous geotechnical report. Logs of each exploration for this phase of work are provided in Appendix A. Exploration logs for the previous phase of work are provided in Appendix B for reference.

4. Conducted relatively shallow infiltration testing by means of downhole infiltration testing at five locations.
5. Obtained samples at representative intervals from the explorations, observed groundwater conditions and maintained detailed logs in general accordance with ASTM International (ASTM) Standard Practices Test Method D 2488. Qualified staff from our office observed and documented field activities.
6. Performed laboratory tests on selected soil samples obtained from the explorations to evaluate pertinent engineering characteristics. Laboratory test results are included on the exploration logs in Appendix A.
7. Provided a geotechnical engineering evaluation of the site and design recommendations in this report that address the following geotechnical engineering components:
 - a. A general description of site topography, geology and subsurface conditions.
 - b. An opinion as to the adequacy of site soil conditions for the proposed site development from a geotechnical engineering standpoint.
 - c. Measured infiltration rates for use by others in designing the stormwater infiltration system.
 - d. Recommendations for site preparation measures, including disposition of undocumented fill and unsuitable native soils and constraints for wet weather construction.
 - e. Recommendations for earthwork construction, including use of on-site and imported structural fill and fill placement and compaction requirements.
 - f. Trench backfill recommendations
 - g. Recommendations for constructing asphaltic concrete (AC) pavements for on-site parking, including subgrade, drainage, base rock and pavement section.
 - h. Recommendations for design and construction of spread foundations and slab-on-grade floors as well as providing allowable bearing pressures for isolated and continuous footings and parameters for resistance to lateral loads. In addition, providing estimates of post-construction settlement of building foundations.

Our geotechnical work has been directly supervised by a professional engineer licensed in the state of Oregon.

3.0 SITE CONDITIONS

3.1. Surface Conditions

The proposed development areas are currently a mixture of undeveloped, grass-covered open landscaped areas or existing asphalt-paved parking lots. The landscape areas contain occasional to small stands of

semi-mature and mature oak and conifer trees. The site is generally level to gently undulating, with the majority of the site elevation ranging from approximately 225 feet above mean sea level (MSL) to 230 feet MSL. Site surface conditions are shown in Figure 2.

3.2. Site Geology

Site geology is mapped by the *Geology and Geologic Hazards of Northwestern Clackamas County* (Schlicker and Finlayson 1979) as underlain by “lacustrine sediments” of Willamette Silt. Sedimentary deposits consist of late-stage “cross-bedded to graded” fine sandy silt and clay deposited by impoundment of the late Pleistocene glacial-outburst floods in the Willamette Valley.

Our subsurface explorations suggest that the site geology is consistent with the published mapping with the exception of minor veneer fills associated with development of the Parkway Woods complex.

3.3. Subsurface Conditions

3.3.1. General

We completed on-site field explorations for this phase of work on March 30 and 31, 2020. Our explorations included four borings at the proposed building locations (B-1-20 through B-4-20) each advanced to a depth of 20 feet below ground surface (bgs), five hand augers in proposed pavement areas (HA-1-20 through HA-5-20) advanced to depths between 3½ and 7½ feet bgs, and three shallow pavement borings (cores) at existing paved areas (C-1-20 through C-3-20) each advanced to a depth of 6½ feet bgs. In addition, infiltration tests (IT-1-20 through IT-5-20) were performed at five locations with three of them at hand auger locations and at a depth of 3 to 4 feet bgs. DCP tests were performed at each of the pavement core locations. Approximate exploration locations are shown in Figure 2 with the extension -20 for explorations conducted for this phase, and -19 for explorations conducted for the previous phase. Appendix A summarizes our exploration methods and presents our exploration logs. Laboratory test results are provided in the exploration logs and described in Appendix A.

Field explorations performed at the project site as part of a previous phase of the project consisted of seven soil borings (B-1-19 through B-7-19) and one shallow pavement boring (core) (C-7-19), and infiltration tests (IT-1-19 through IT-3-19) performed at a depth of 3.7 to 6 feet bgs. Subsurface data from the previous phase of work were also used to develop the conclusions and recommendations presented in this report.

Project areas that are currently unpaved are generally surfaced with grass with a topsoil/rootzone approximately 3 to 5 inches thick. An existing pavement section consisting of between 2 to 3 inches of AC over between 8½ to approximately 24 inches of aggregate base was encountered at the ground surface in B-3-20 and B-4-20 as well as C-1-20 through C-3-20. Below the pavement in these borings/cores, and at the ground surface in the remaining explorations, we encountered soft to very stiff (predominantly medium stiff to stiff) Willamette Silt sediment with varying amounts of fine to medium sand to the maximum depth explored. Within the Willamette Silt unit, interbeds consisting of medium stiff to very stiff lean to fat clay and medium dense silty sand were encountered in some of the explorations. In borings B-3-20 and B-4-20 we encountered silty sand material from an approximate depth of 15 feet bgs to the bottom of the exploration.

3.3.2. Existing Pavement and Aggregate Base

The general pavement structure in currently paved areas consists of AC over medium dense to dense crushed rock aggregate base. We encountered approximately 2 to 3 inches of AC pavement, with 2 inches being the most common thickness. The appearance of the asphalt cores suggests that the AC was placed in a single lift.

Full depth cracks were observed penetrating the entire depth of four of the five pavement borings/cores drilled (B-3-20, B-4-20, C-1-20 and C-2-20). The core from C-3-20 was badly damaged during coring, likely as a result of the thin original pavement. Cracks in the existing pavement, including in the four core locations, had been patched (sealed) with a tar-like sealant material.

The underlying aggregate base generally consisted of poorly graded angular to subrounded gravel with silt and sand to silty gravel with sand. The thickness of the base aggregate section was extremely variable, ranging from approximately 4 inches at the C-1-20 location to almost 2 feet at B-4-20.

3.4. Groundwater

Groundwater was observed at a depth of approximately 7 to 9 feet bgs in several explorations, ranging from 7 feet bgs in B-3-20 and B-4-20, and HA-1-20 and HA-2-20, 8½ feet bgs in B-1-20, and 9 feet bgs in B-2-20. This depth is consistent with data from nearby publicly available well logs that note groundwater levels typically between 8 and 12 feet bgs. Groundwater should be expected to rise several feet during periods of extended rainfall as well as from capillary rise in the fine-grained soils.

Dewatering of trenches and excavations will be required when groundwater seepage and/or perched groundwater are encountered, or excavations extend in the groundwater. Groundwater may perch on underlying fine-grained layers. More intensive dewatering may be required if relatively deep excavations extend below groundwater and may be difficult to dewater with conventional sumps if sandy layers are encountered that could cause a “running soils” condition into excavations where sandy material flows into excavations with the seeping groundwater. For deep excavations or where running soils are encountered, dewatering from well points would be required.

Groundwater conditions at the site are expected to vary seasonally due to rainfall events and other factors not observed in our explorations. However, they will remain relatively shallow the majority of the year making for poor infiltration conditions (minimal capacity to infiltrate), during wet times of the year especially.

4.0 CONCLUSIONS

4.1. General

Based on our explorations, testing and analyses, it is our opinion that the site is suitable for the proposed project from a geotechnical standpoint, provided the recommendations in this report are included in design and construction. We offer the following summary of conclusions regarding geotechnical design at the site.

- Groundwater was observed in our borings at depths between approximately 7 and 9 feet bgs. If excavations extend into the groundwater, dewatering will be necessary. Dewatering in sandy soils below depth of groundwater may require dewatering from well points.

- Measured infiltration rates were generally less than 1 inch per hour (0.25 to 1 in/hr) in the Willamette Silts as summarized in Section 5.0 of this report. In general, soils with infiltration rates less than 2 in/hr are not well suited as the sole means of stormwater disposal for sites. In addition, relatively shallow groundwater levels limit the depth to which infiltration facilities can be extended.
- Typical infiltration facilities require at least 5 feet of separation between the base of the facility and the seasonal high groundwater level. That would limit infiltration facility depth to 2 to 4 feet bgs.
- On-site near-surface soils generally consist of medium stiff silt. The silt soils will become significantly disturbed from earthwork occurring during periods of wet weather, or when the moisture content of the soil is more than a few percentage points above optimum. Wet weather construction practices will be required unless earthwork occurs during the dry summer months (typically mid-July to mid-September).
- Proposed structures can be satisfactorily supported on continuous and isolated shallow foundations supported on the firm native soils, or on imported select structural fill that extends to the firm native soils.
- Based on proposed development, our foundation recommendations are based on maximum anticipated loads of 75 kips or less for columns, 4 klf or less for walls, and floor loads of 125 psf or less. Based on these design loads, we estimate total settlement to be less than 1 inch. If larger structural loads are anticipated, we should review and reassess the estimated settlement.
- Fill material encountered at subgrade elevation should be evaluated by GeoEngineers during construction. Soft fill or fill with significant debris or unsuitable material should be removed to native stiff or firmer material and replaced with compacted structural fill.
- Slabs-on-grade will be satisfactorily supported on medium dense native soils with a minimum 6-inch layer of compacted crushed rock base overlying approved subgrade or on structural fill over medium stiff native soils.
- Pavement design considered two options: (1) new pavement or pavement replacement; and (2) an overlay section. We did not consider a grind and inlay section as the relatively thin pavement section would likely be completely demolished by grinding efforts.
- Standard pavement sections prepared as described in this report will suitably support the estimated traffic loads provided the site subgrade is prepared as recommended.

5.0 INFILTRATION TESTING

As requested by the project team, we conducted infiltration tests on site to assist in evaluating the potential capacity of on-site soils for design of stormwater infiltration areas at three locations. Tests were performed in general accordance with the encased falling head methods outlined for Professional Method Infiltration testing in the Clackamas County Service District No. 1 (CCSD#1) Stormwater Standards – Appendix E. On-site testing was performed at depths between approximately 3 to 4 feet bgs. Each test location was pre-soaked over a 4-hour period by repeated addition of water into the embedded pipe when necessary.

After the saturation period, the hole was filled with clean water to at least 12 inches above the soil in the bottom of the boring. The drop-in water level was measured over a period of time after the soak period, and refilled to repeat the test a minimum of three times. In the case where the water level falls during the time-

measured testing, infiltration rates diminish as a result of less head from the water column in the test. Field test results are summarized in Table 1.

TABLE 1. INFILTRATION RESULTS

Infiltration Test No.	Depth (feet)	USCS Material Type	Soil Description	Field Measured Infiltration Rate ¹ (inches/hour)
IT-1-20	4	ML	Yellow-brown silt	0.75
IT-2-20	4	ML	Light gray silt	0.25
IT-3-20	3	ML	Yellow-brown silt	0.25
IT-4-20	4	ML	Yellow-brown silt	1
IT-5-20	3	ML	Yellow-brown silt	0.35

Notes:

¹ Appropriate factors should be applied to the field-measured infiltration rate, based on the design methodology and specific system used.

USCS = Unified Soil Classification System

Infiltration rates shown in Table 1 represent a field-measured infiltration rate. This measurement represents a short-term testing rate, and factors of safety have not been applied for the type of infiltration system being considered, or for variability that may be present across large areas in the on-site soil. In our opinion, and consistent with the state of the practice, correction factors should be applied to this measured rate to reflect the localized area of testing relative to the field sizes.

Appropriate correction factors should also be applied by the project civil engineer to account for long-term infiltration parameters. From a geotechnical perspective, we recommend a factor of safety (correction factor) of at least 2 be applied to the field infiltration values to account for potential soil variability with depth and location within the area tested. In addition, the stormwater system design engineer should determine and apply appropriate remaining correction factor values, or factors of safety, to account for repeated wetting and drying that occur in this area, degree of in-system filtration, frequency and type of system maintenance, vegetation, potential for siltation and bio-fouling, etc., as well as system design correction factors for overflow or redundancy, and base and facility size.

The actual depths, lateral extent and estimated infiltration rates can vary from the values presented above. Field testing/confirmation during construction is often required in large or long systems or other situations where soil conditions may vary within the area where the system is constructed. The results of this field testing might necessitate that the infiltration locations be modified to achieve the design infiltration rate.

The infiltration flow rate of a focused stormwater system, such as a drywell or small infiltration box or pond, typically diminishes over time as suspended solids and precipitates in the stormwater further clog the void spaces between the soil particles or cake on the infiltration surface or in the engineered media. The serviceable life of an infiltration media in a stormwater system can be extended by pre-filtering or with on-going accessible maintenance. Eventually, most systems will fail and will need to be replaced or have media regenerated or replaced.

Because of the very limited infiltration potential of the on-site soils with shallow groundwater conditions, we recommend that infiltration systems include an overflow that is connected to a suitable discharge point.

Also, infiltration systems can cause localized, high groundwater levels and should not be located near basement walls, retaining walls, or other embedded structures unless these are specifically designed to account for the resulting hydrostatic pressure. Infiltration locations should not be located on sloping ground, unless it is approved by a geotechnical engineer, and should not be infiltrated at a location that allows for flow to travel laterally toward a slope face, such as a mounded water condition or too close to a slope face that could cause instability of the slope.

5.1. Suitability of Infiltration System

Successful design and implementation of stormwater infiltration systems and whether a system is suitable for a development depend on several site-specific factors. Stormwater infiltration systems are generally best suited for sites having sandy or gravelly soil with saturated hydraulic conductivities greater than 2 in/hr. That is not the case at this site. Sites with silty/clayey soil such as those encountered at this site, and sites with fine sand, silty sand, or gravel that has a high percentage of silt or clay in the matrix, or sites with relatively shallow underlying decomposed rock (residual soil), are generally not well suited for exclusive stormwater infiltration. Even soils that have fine-grained matrices are susceptible to volumetric change and softening during wetting and drying cycles. Fine-grained soils also have large variations in the magnitude of infiltration rates because of bedding and stratification that occurs during deposition and often has thin layers of less permeable or impermeable soil within a larger layer.

As discussed in Section 3.4 of this report, shallow groundwater was observed at 7 to 9 feet below the existing ground surface. Typical infiltration facilities require a minimum of 5 feet of separation between the facility base and the high groundwater level, which may be as shallow as 5 feet at this site during wet times of the year. Some jurisdictions require up to 10 feet of separation. This would limit the maximum depth of the facility to at least between 3 and 5 feet below the existing ground surface and that is only if 5 feet of separation or less is permitted.

As a result of fine-grained soil conditions, the relatively low measured infiltration rates, and the relatively shallow groundwater levels, we recommend infiltration of stormwater not be used as the sole method of stormwater management at this site unless those design factors can be otherwise accounted for by increasing infiltration area or coupling with other methods of stormwater disposal. Our recommendation is not intended to preclude the use of on-site infiltration, but to provide a framework for the limited capacity for long-term infiltration of any type of facility based on subsurface conditions observed during our exploration and testing.

6.0 EARTHWORK RECOMMENDATIONS

6.1. Site Preparation

6.1.1. General

In general, site preparation and earthwork for site development will include demolition and removal of existing structures and hardscapes, removal or relocation of existing site utilities where present beneath proposed buildings, excavation for removal of existing foundation elements, hardscape, tree and tree root removal, stripping and grubbing, grading the site and excavating for utilities and foundations. General site grading for building construction in the northwest corner will include removal of an existing 4- to 5-foot-high landscape berm. It is likely that soil placed to build the berm was not structural fill quality and/or not

compacted as structural fill and will require complete removal and haul off or use in landscape-only areas of proposed development.

6.1.2. Demolition

All existing structural elements should be excavated out and removed from proposed structural areas. If present, existing utilities that will be abandoned on site should be identified prior to project construction. Abandoned utility lines larger than 4 inches in diameter that are located beneath proposed structural areas should be completely removed or filled with grout if abandoned and left in-place in order to reduce potential settlement or caving in the future.

Materials generated during demolition of existing improvements should be transported off site for disposal. Existing voids and new depressions created during site preparation, and resulting from removal of existing utilities or other subsurface elements, should be cleaned of loose soil or debris down to firm soil and backfilled with compacted structural fill. Disturbance to a greater depth should be expected if site preparation and earthwork are conducted during periods of wet weather.

6.1.3. Stripping and Grubbing

Based on our observations at the site, we estimate that the depth of stripping of on-site organics in grass-covered areas will be on the order of about 3 to 5 inches. Greater stripping depths may be required to remove localized zones of loose or organic soil, and in areas where moderate to heavy vegetation may be present, or surface disturbance has occurred. In addition, if present in areas of proposed development, the primary root systems of trees should be completely removed. Stripped material should be transported off site for disposal or processed and used as fill in landscaping areas.

Where encountered, trees and their root balls should be grubbed to the depth of the roots, which could exceed 3 feet bgs. Depending on the methods used to remove the preceding material, considerable disturbance and loosening of the subgrade could occur. We recommend that disturbed soil be removed to expose stiff native soil. The resulting excavations should be backfilled with structural fill.

Extensive soil removal may be required at the existing 4- to 5-foot-high landscape berm on the west side of the site. It is a landscaped barrier to the roadway and interstate to the west and it is likely that soil placed to build the berm was not well compacted during placement, is not of structural fill quality, and may have been placed on unstripped or unimproved subgrade. The entire berm should be removed to expose native soils and exploratory test pits at the time of grading should be advanced to ensure that pre-existing upper soils, sod or organics have been completely removed at its base.

6.2. Subgrade Preparation and Evaluation

Upon completion of site preparation activities, exposed subgrades should be proof-rolled with a fully loaded dump truck or similar heavy rubber-tired construction equipment where space allows to identify soft, loose or unsuitable areas. Probing may be used for evaluating smaller areas or where proof-rolling is not practical. Proof-rolling and probing should be conducted prior to placing fill, and should be performed by a representative of GeoEngineers who will evaluate the suitability of the subgrade and identify areas of yielding that are indicative of soft or loose soil. If soft or loose zones are identified during proof-rolling or probing, these areas should be excavated to the extent indicated by our representative and replaced with structural fill.

As discussed in Section 4.1 of this report, the native fine-grained, silty soil can be sensitive to small changes in moisture content and will be difficult, if not impossible, to compact adequately during wet weather. While tilling and compacting the subgrade is the economical method for subgrade improvement, it will likely only be possible during extended dry periods and following moisture conditioning of the soil.

During wet weather, or when the exposed subgrade is wet or unsuitable for proof-rolling, the prepared subgrade should be evaluated by observing excavation activity and probing with a steel foundation probe. Observations, probing, and compaction testing should be performed by a member of our staff. Wet soil that has been disturbed due to site preparation activities or soft or loose zones identified during probing should be removed and replaced with compacted structural fill.

6.3. Subgrade Protection and Wet Weather Considerations

The upper fine-grained soils at the site are highly susceptible to moisture. Wet weather construction practices will be necessary if work is performed during periods of wet weather. If site grading will occur during wet weather conditions, it will be necessary to use track-mounted equipment, load material into trucks supported on gravel work pads and employ other methods to reduce ground disturbance. The contractor should be responsible to protect the subgrade during construction reflective of their proposed means and methods and time of year.

Earthwork planning should include considerations for minimizing subgrade disturbance. The following recommendations can be implemented if wet weather construction is considered:

- The ground surface in and around the work area should be sloped so that surface water is directed to a sump or discharge location. The ground surface should be graded such that areas of ponded water do not develop. Measures should be taken by the contractor to prevent surface water from collecting in excavations and trenches. Measures should be implemented to remove surface water from the work area.
- Earthwork activities should not take place during periods of heavy precipitation.
- Slopes with exposed soils should be covered with plastic sheeting or similar means.
- The site soils should not be left uncompacted and exposed to moisture. Sealing the surficial soils by rolling with a smooth-drum roller prior to periods of precipitation will reduce the extent to which these soils become wet or unstable.
- Construction activities should be scheduled so that the length of time that soils are left exposed to moisture is reduced to the extent practicable.
- Construction traffic should be restricted to specific areas of the site, preferably areas that are surfaced with working pad materials not susceptible to wet weather disturbance such as haul roads and rockered staging areas.
- When on-site fine-grained soils are wet of optimum, they are easily disturbed and will not provide adequate support for construction traffic or the proposed development. The use of granular haul roads and staging areas will be necessary for support of construction traffic. Generally, a 12- to 16-inch-thick mat of imported granular base rock aggregate material is sufficient for light staging areas for the building pad and light staging activities but is not expected to be adequate to support repeated heavy equipment or truck traffic. The granular mat for haul roads and areas with repeated heavy construction

traffic should be increased to between 18 and 24 inches. The actual thickness of haul roads and staging areas should be based on the contractor's approach to site development and the amount and type of construction traffic.

- During periods of wet weather, concrete should be placed as soon as practical after preparation of the footing excavations. Foundation bearing surfaces should not be exposed to standing water. If water collects in the excavation, it should be removed before placing structural fill or reinforcing steel. Subgrade protection for foundations consisting of a lean concrete mat may be necessary if footing excavations are exposed to extended wet weather conditions.
- The base rock (Aggregate Base and Aggregate Subbase) thicknesses described in Section 9.0 of this report is intended to support post-construction design traffic loads. The design base rock thicknesses will likely not support repeated heavy construction traffic during site construction, or during pavement construction. A thicker base rock section, as described above for haul roads, will likely be required to support construction traffic.

During wet weather, or when the exposed subgrade is wet or unsuitable for proof-rolling, the prepared subgrade should be evaluated by observing excavation activity and probing with a steel foundation probe. Observations, probing and compaction testing should be performed by a member of our staff. Wet soil that has been disturbed due to site preparation activities or soft or loose zones identified during probing should be removed and replaced with compacted structural fill.

6.4. Cement Treated Subgrade Design

Small project site areas may limit the implementation or use of cement treated subgrade. However, these recommendations are included as a potential alternative to the use of imported granular material for wet weather structural fill. An experienced contractor may be able to amend the on-site soil with portland cement to obtain suitable support properties. Successful use of soil amendment depends on the use of correct mixing techniques, soil moisture content and amendment quantities. Specific recommendations, based on exposed site conditions, for soil amending can be provided if necessary. However, for preliminary planning purposes, it may be assumed that a minimum of 5 percent cement (by dry weight, assuming a unit weight of 100 pounds per cubic foot [pcf]) will be sufficient for subgrade and general fill amendment. Treatment depths of 12 to 16 inches for roadway subgrades are typical (assuming a seven-day unconfined compressive strength of at least 80 pounds per square inch [psi]), though they may be adjusted in the field depending on site conditions. Soil amending should be conducted in accordance with the specifications provided in Oregon Structural Specialty Code 00344 (Treated Subgrade).

Portland cement-amended soil is hard and has low permeability; therefore, this soil does not drain well nor is it suitable for planting. Future landscape areas should not be cement amended, if practical, or accommodations should be planned for drainage and planting. Cement amendment should not be used if runoff during construction cannot be directed or drained away from areas that would be negatively affected by runoff from the amended surface, including adjacent building foundations, low-lying, wet areas or active waterways, and area drainage paths.

We recommend a target strength for cement-amended soils of 80 psi. The amount of cement used to achieve this target generally varies with moisture content and soil type. It is difficult to predict field performance of soil to cement amendment due to variability in soil response, and we recommend laboratory testing to confirm expectations. However, for preliminary design purposes, 4 to 5 percent cement by weight

of dry soil can generally be used when the soil moisture content does not exceed approximately 25 percent. If the soil moisture content is in the range of 25 to 35 percent, 5 to 7 percent by weight of dry soil is recommended. The amount of cement added to the soil may need to be adjusted based on field observations and performance.

When used for construction of pavement, staging, or haul road subgrades, the amended surface should be protected from abrasion by placing a minimum 4-inch thickness of crushed rock. To prevent strength loss during curing, cement-amended soil should be allowed to cure for a minimum of four days prior to placing the crushed rock. The crushed rock may typically become contaminated with soil during construction. Contaminated base rock should be removed and replaced with clean rock in pavement areas such that the minimum thickness of free-draining base at the surface is 4 inches.

It is not possible to amend soil during heavy or continuous rainfall. Work should be completed during suitable conditions.

6.5. Excavation

Based on the materials encountered in our subsurface exploration, it is our opinion that conventional earthmoving equipment in proper working condition should be capable of making necessary general excavations.

The earthwork contractor should be responsible for reviewing this report, including the boring logs, providing their own assessments, and providing equipment and methods needed to excavate the site soils while protecting subgrades.

6.6. Dewatering

As discussed in Section 3.4 of this report, groundwater was encountered at depths between 7 and 9 feet bgs. We do not anticipate excavations to extend below these depths. However, if excavations do extend into saturated/wet soils they should be dewatered. Sump pumps are expected to adequately address groundwater encountered in shallow excavations. Deeper excavations may require more intensive or filtered dewatering or use of well points. Deeper excavations that extend below groundwater into sandier soils may be difficult to dewater with conventional sumps because inflow of water may promote a “running soils” condition into excavations, where sandy material flows in with seeping groundwater. For deep excavations or where running soils are encountered, dewatering from well points would likely be required to maintain an open and workable trench.

In addition to groundwater seepage and upward confining flow, surface water inflow to the excavations during the wet season can be problematic. Provisions for surface water control during earthwork and excavations should be included in the project plans and should be installed prior to commencing earthwork.

6.7. Trench Cuts and Trench Shoring

All trench excavations should be made in accordance with applicable Occupational Safety and Health Administration (OSHA) and state regulations. Site soils within expected excavation depths typically range from medium stiff to stiff silt. In our opinion, native soils are generally OSHA Type B, provided there is no seepage and excavations occur during periods of dry weather. Excavations deeper than 4 feet should be shored or laid back at an inclination of 1H:1V (horizontal to vertical) for Type B soils. Flatter slopes may be necessary if workers are required to enter. Excavations made to construct footings or other structural

elements should be laid back or shored at the surface as necessary to prevent soil from falling into excavations.

Shoring for trenches less than 6 feet deep that are above the effects of groundwater should be possible with a conventional box system. Slight to moderate sloughing should be expected outside the box. Shoring deeper than 6 feet or below the groundwater table should be designed by a registered engineer before installation. Further, the shoring design engineer should be provided with a copy of this report.

In our opinion, the contractor will be in the best position to observe subsurface conditions continuously throughout the construction process and to respond to the soil and groundwater conditions. Construction site safety is generally the sole responsibility of the contractor, who also is solely responsible for the means, methods and sequencing of the construction operations and choices regarding excavations and shoring. Under no circumstances should the information provided by GeoEngineers be interpreted to mean that GeoEngineers is assuming responsibility for construction site safety or the contractor's activities; such responsibility is not being implied and should not be inferred.

6.8. Erosion Control

Erosion control plans are required on construction projects located within Marion County in accordance with Oregon Administrative Rules (OAR) 340-41-006 and 340-41-455 and City of Wilsonville (City) regulations. Measures that can be employed to reduce erosion include the use of silt fences, hay bales, buffer zones of natural growth, sedimentation ponds and granular haul roads.

6.9. Structural Fill and Backfill

6.9.1. General

Structural areas include areas beneath foundations, floor slabs, pavements, and any other areas intended to support structures or within the influence zone of structures, should generally meet the criteria for structural fill presented below. All structural fill soils should be free of debris, clay balls, roots, organic matter, frozen soil, man-made contaminants, particles with greatest dimension exceeding 4 inches (3-inch maximum particle size in building footprints) and other deleterious materials. The suitability of soil for use as structural fill will depend on the gradation and moisture content of the soil. As the amount of fines in the soil matrix increases, the soil becomes increasingly more sensitive to small changes in moisture content and achieving the required degree of compaction becomes more difficult or impossible. Recommendations for suitable fill material are provided in the following sections.

6.9.2. On-Site Soils

On-site near-surface soil consists of native silt (Willamette Silt). On-site soils can be used as structural fill, provided the material meets the above requirements, although due to moisture sensitivity, this material will likely be unsuitable as structural fill during most of the year. If the soil is too wet to achieve satisfactory compaction, moisture conditioning by drying back the material will be required. If the material cannot be properly moisture conditioned, we recommend using imported material for structural fill.

An experienced geotechnical engineer from GeoEngineers should determine the suitability of on-site soil encountered during earthwork activities for reuse as structural fill.

6.9.3. Imported Select Structural Fill

Select imported granular material may be used as structural fill. The imported material should consist of pit or quarry run rock, crushed rock, or crushed gravel and sand that is fairly well-graded between coarse and fine sizes (approximately 25 to 65 percent passing the U.S. No. 4 sieve). It should have less than 5 percent passing the U.S. No. 200 sieve and have a minimum of 75 percent fractured particles according to American Association of State Highway and Transportation Officials (AASHTO) TP-61.

6.9.4. Aggregate Base

Aggregate base material located under floor slabs and pavements and crushed rock used in footing overexcavations should consist of imported clean, durable, crushed angular rock. Such rock should be well-graded, have a maximum particle size of 1 inch and have less than 5 percent passing the U.S. No. 200 sieve (3 percent for retaining walls), and meet the gradation requirements in Table 2. In addition, aggregate base shall have a minimum of 75 percent fractured particles according to AASHTO TP-61 and a sand equivalent of not less than 30 percent based on AASHTO T-176.

TABLE 2. RECOMMENDED GRADATION FOR AGGREGATE BASE

Sieve Size	Percent Passing (by weight)
1 inch	100
½ inch	50 to 65
No. 4	40 to 60
No. 40	5 to 15
No. 200	0 to 5

6.9.5. Trench Backfill

Backfill for pipe bedding and in the pipe zone should consist of well-graded granular material with a maximum particle size of ¾ inch and less than 5 percent passing the U.S. No. 200 sieve. The material should be free of organic matter and other deleterious materials. Further, the backfill should meet the pipe manufacturer’s recommendations. Above the pipe zone backfill, Imported Select Structural Fill may be used as described above.

6.10. Fill Placement and Compaction

Structural fill should be compacted at moisture contents that are within 3 percent of the optimum moisture content as determined by ASTM Test Method D 1557 (Modified Proctor). The optimum moisture content varies with gradation and should be evaluated during construction. Fill material that is not near the optimum moisture content should be moisture conditioned prior to compaction.

Fill and backfill material should be placed in uniform, horizontal lifts, and compacted with appropriate equipment. The appropriate lift thickness will vary depending on the material and compaction equipment used. Fill material should be compacted in accordance with Table 3, below. It is the contractor’s responsibility to select appropriate compaction equipment and place the material in lifts that are thin enough to meet these criteria. However, in no case should the loose lift thickness exceed 18 inches.

TABLE 3. COMPACTION CRITERIA

Fill Type	Compaction Requirements		
	Percent Maximum Dry Density Determined by ASTM Test Method D 1557 at ± 3% of Optimum Moisture		
	0 to 2 Feet Below Subgrade	> 2 Feet Below Subgrade	Pipe Zone
Fine-grained soils (non-expansive)	92	92	----
Imported Granular, maximum particle size < 1¼ inch	95	95	----
Imported Granular, maximum particle size 1¼ inch to 4 inches (3-inch maximum under building footprints)	n/a (proof-roll)	n/a (proof-roll)	----
Retaining Wall Backfill*	92	92	-----
Nonstructural Zones	90	90	90
Trench Backfill	95	90	90

Note:

* Measures should be taken to prevent overcompaction of the backfill behind retaining walls. We recommend placing the zone of backfill located within 5 feet of the wall in lifts not exceeding about 6 inches in loose thickness and compacting this zone with hand-operated equipment such as a vibrating plate compactor and a jumping jack.

A representative from GeoEngineers should evaluate compaction of each lift of fill. Compaction should be evaluated by compaction testing unless other methods are proposed for oversized materials and are approved by GeoEngineers during construction. These other methods typically involve procedural placement and compaction specifications together with verifying requirements such as proof-rolling.

6.11. Slopes

6.11.1. Permanent Slopes

Permanent cut or fill slopes should not exceed a gradient of 2H:1V. Where access for landscape maintenance is desired, we recommend a maximum gradient of 3H:1V. Fill slopes should be overbuilt by at least 12 inches and trimmed back to the required slope to maintain a firm face.

Slopes should be planted with appropriate vegetation to provide protection against erosion as soon as possible after grading. Surface water runoff should be collected and directed away from slopes to prevent water from running down the face of the slope.

6.11.2. Temporary Slopes

All temporary soil cuts associated with site excavations (greater than 4 feet in depth) should be adequately sloped back to prevent sloughing and collapse, in accordance with applicable OSHA and state guidelines.

Temporary cut slopes should not exceed a gradient appropriate for the soil type being excavated. As noted in Section 6.7, medium stiff silt soils should be considered OSHA Soil Type B. However, because of the variables involved, actual slope angles required for stability in temporary cut areas can only be estimated before construction.

The stability and safety of cut slopes depend on a number of factors, including:

- The type and density of the soil.
- The presence and amount of any seepage.
- Depth of cut.
- Proximity and magnitude of the cut to any surcharge loads, such as stockpiled material, traffic loads or structures.
- Duration of the open excavation.
- Care and methods used by the contractor.

We recommend that stability of the temporary slopes used for construction be the responsibility of the contractor, since the contractor is in control of the construction operation and is continuously at the site to observe the nature and condition of the subsurface. If groundwater seepage is encountered within the excavation slopes, the cut slope inclination may have to be flatter than 1.5H:1V. However, appropriate inclinations will ultimately depend on the actual soil and groundwater seepage conditions exposed in the cuts at the time of construction. It is the responsibility of the contractor to ensure that the excavation is properly sloped or braced for worker protection, in accordance with applicable guidelines. To assist with this effort, we make the following recommendations regarding temporary excavation slopes:

- Protect the slope from erosion with plastic sheeting for the duration of the excavation to minimize surface erosion and raveling.
- Limit the maximum duration of the open excavation to the shortest time period possible.
- Place no surcharge loads (equipment, materials, etc.) within 10 feet of the top of the slope.

More restrictive requirements may apply depending on specific site conditions, which should be continuously assessed by the contractor.

If temporary sloping is not feasible based on site spatial constraints, excavations could be supported by internally braced shoring systems, such as a trench box or other temporary shoring. There are a variety of options available. We recommend that the contractor be responsible for selecting the type of shoring system to apply.

6.11.3. Slope Drainage

If seepage is encountered at the face of permanent or temporary slopes, it will be necessary to flatten the slopes or install a subdrain to collect the water. We should be contacted to evaluate such conditions on a case-by-case basis.

7.0 STRUCTURAL DESIGN RECOMMENDATIONS

7.1. Foundation Support Recommendations

Proposed structures can be satisfactorily founded on continuous strip or isolated column footings supported on firm native soils, or on structural fill placed over native soils. Exterior footings should be

established at least 18 inches below the lowest adjacent grade. The recommended minimum footing depth is greater than the anticipated frost depth. Interior footings can be founded a minimum of 12 inches below the top of the floor slab. Continuous wall footings should have a minimum width equal to 18 inches. Isolated column and continuous wall footings should have minimum widths of 24 and 18 inches, respectively. We have assumed that the maximum isolated column loads will be on the order of 75 kips, wall loads will be 4 klf or less and floor loads for slabs-on-grade will be 100 psf or less for the proposed development. If design loads exceed these values, we should be notified as our recommendations may need to be revised.

7.1.1. Foundation Subgrade Preparation

We recommend that prepared subgrades be observed by a member of our firm, who will evaluate the suitability of the subgrade and identify any areas of yielding, which are indicative of soft or loose soil. The exposed subgrade soil should be probed with a ½-inch-diameter steel rod. If soft, yielding or otherwise unsuitable areas are revealed during probing the unsuitable soils should be removed and replaced with structural fill, as needed.

Fill material encountered at subgrade elevation should be evaluated by GeoEngineers during construction. Soft fill or fill with significant debris or unsuitable material should be removed to native medium stiff or stiffer material and replaced with compacted structural fill. The width of the overexcavation should extend beyond the edge of the footing a distance equal to the depth of the overexcavation below the base of the footing.

We recommend loose or disturbed soils be removed before placing reinforcing steel and concrete. Foundation bearing surfaces should not be exposed to standing water. If water infiltrates and pools in the excavation, the water, along with any disturbed soil, should be removed before placing reinforcing steel. A thin layer (2 to 3 inches) of crushed rock can be used to provide protection to the subgrade from light foot traffic. Compaction should be performed as described in Section 6.10.

We recommend GeoEngineers observe all foundation excavations before placing concrete forms and reinforcing steel to determine that bearing surfaces have been adequately prepared and the soil conditions are consistent with those observed during our explorations.

7.1.2. Bearing Capacity – Spread Footings

We recommend conventional footings be proportioned using a maximum allowable bearing pressure of 2,500 psf if supported on medium stiff or stiffer native silt or structural fill bearing on these materials. The recommended bearing pressure applies to the total of dead and long-term live loads and may be increased by one-third when considering earthquake or wind loads. This is a net bearing pressure. The weight of the footing and overlying backfill can be ignored in calculating footing sizes.

7.1.3. Foundation Settlement

Foundations designed and constructed as recommended are expected to experience settlements of less than 1 inch. Differential settlements of up to one half of the total settlement magnitude can be expected between adjacent footings supporting comparable loads.

7.1.4. Lateral Resistance

Lateral loads on footings can be resisted by passive earth pressures on the sides of footings and by friction on the bearing surface. We recommend that passive earth pressures be calculated using an equivalent fluid unit weight of 260 pounds per cubic foot (pcf) for foundations confined by native medium stiff or stiffer silt and 400 pcf if confined by a minimum of 2 feet of imported granular fill.

We recommend using a friction coefficient of 0.40 for foundations placed on the native medium dense or denser silt, or 0.50 for foundations placed on a minimum 1-foot-thickness of compacted crushed rock. The passive earth pressure and friction components may be combined provided the passive component does not exceed two-thirds of the total.

The passive earth pressure value is based on the assumptions that the adjacent grade is level and static groundwater remains below the base of the footing throughout the year. The top 1 foot of soil should be neglected when calculating passive lateral earth pressures unless the adjacent area is covered with pavement or slab-on-grade. The lateral resistance values include a safety factor of approximately 1.5.

7.2. Drainage Considerations

We recommend the ground surface be sloped away from the buildings at least 2 percent. All downspouts should be tightlined away from the building foundation areas and should also be discharged into a stormwater disposal system. Downspouts should not be connected to footing drains.

Although not required based on expected groundwater depths, if perimeter footing drains are used for below-grade structural elements or crawlspaces, they should be installed at the base of the exterior footings. If used, perimeter footing drains should be provided with cleanouts and should consist of at least 4-inch-diameter perforated pipe placed on a 3-inch bed of, and surrounded by, 6 inches of drainage material enclosed in a non-woven geotextile such as Mirafi 140N (or approved equivalent) to prevent fine soil from migrating into the drain material. We recommend against using flexible tubing for footing drainpipes. The perimeter drains should be sloped to drain by gravity to a suitable discharge point, preferably a storm drain. We recommend that the cleanouts be covered and placed in flush-mounted utility boxes. Water collected in roof downspout lines must not be routed to the footing drain lines.

If an elevator pit or utility vaults or other subterranean open structural elements are installed below the expected level of groundwater, we recommend foundation drains be installed as described above. Active dewatering or tightline routing of draining water will be required during wet times of the year at these locations in order to provide a removal pathway.

7.3. Floor Slabs

Satisfactory subgrade support for floor slabs supporting up to 125 psf floor loads can be obtained provided the floor slab subgrade is as described in Section 6.2 of this report. Slabs should be reinforced according to their proposed use and per the structural engineer's recommendations. Subgrade support for concrete slabs can be obtained from the medium stiff or stiffer native soils. We recommend that on-grade slabs be underlain by a minimum 6-inch-thick compacted crushed rock base section to reduce the potential for moisture migration into the slab and to provide structural support as noted below. The crushed rock base material should consist of Aggregate Base material as described Section 6.9 of this report. The material should be placed as recommended in Section 6.10.

If dry slabs are required (e.g., where moisture-sensitive adhesives are used to anchor carpet or tile to the slab), a waterproof liner may be placed as a vapor barrier below the slab. The vapor barrier should be selected by the structural engineer and should be accounted for in the design floor section and mix design selection for the concrete, to accommodate the effect of the vapor barrier on concrete slab curing. Load-bearing concrete slabs should be designed assuming a modulus of subgrade reaction (k) of 125 psi per inch. We estimate that concrete slabs constructed as recommended will settle less than ½ inch. We recommend that the floor slab subgrade be evaluated by proof-rolling prior to placing concrete.

7.4. Seismic Design

Parameters provided in Table 4 are based on the conditions encountered during our subsurface exploration program and the procedure outlined in the 2015 International Building Code (IBC). Some jurisdictions are beginning to adopt the 2018 IBC, which references the 2016 Minimum Design Loads for Buildings and Other Structures (American Society of Civil Engineers [ASCE] 7-16). Per ASCE 7-16 Section 11.4.8, a ground motion hazard analysis or site-specific response analysis is required to determine the design ground motions for structures on Site Class D sites with S_1 greater than or equal to 0.2g.

For this project, the site is classified as Site Class D with an S_1 value of 0.383g; therefore, the provision of 11.4.8 applies. Alternatively, the parameters listed in Table 5 below may be used to determine the design ground motions if Exception 2 of Section 11.4.8 of ASCE 7-16 is used. Using this exception, the seismic response coefficient (C_s) is determined by Equation (Eq.) (12.8-2) for values of $T \leq 1.5T_s$, and taken as equal to 1.5 times the value computed in accordance with either Eq. (12.8-3) for $T_L \geq T > 1.5T_s$ or Eq. (12.8-4) for $T > T_L$, where T represents the fundamental period of the structure and $T_s=0.762$ sec. If requested, we can complete a site-specific seismic response analysis, which might provide somewhat reduced seismic demands from the parameters in Table 5 and the requirements for using Exception 2 of Section 11.4.8 in ASCE 7-16. The reduced values will likely not be significant enough to warrant the additional cost of further evaluation if designing to 2018 IBC.

We recommend seismic design be performed using the values noted in Tables 4 or 5 below depending on the version of the IBC used for design.

TABLE 4. MAPPED 2015 IBC SEISMIC DESIGN PARAMETERS

Parameter	Recommended Value ¹
Site Class	D
Mapped Spectral Response Acceleration at Short Period (S_s)	0.931 g
Mapped Spectral Response Acceleration at 1 Second Period (S_1)	0.411 g
Site Modified Peak Ground Acceleration (PGA_M)	0.446 g
Site Amplification Factor at 0.2 second period (F_a)	1.127
Site Amplification Factor at 1.0 second period (F_v)	1.589
Design Spectral Acceleration at 0.2 second period (S_{DS})	0.70 g
Design Spectral Acceleration at 1.0 second period (S_{D1})	0.435 g

Note:

¹ Parameters developed based on Latitude 45.325360° and Longitude -122.766416° using the ATC Hazards online tool.

TABLE 5. MAPPED 2018 IBC SEISMIC DESIGN PARAMETERS

Parameter	Recommended Value ^{1,2}
Site Class	D
Mapped Spectral Response Acceleration at Short Period (S_s)	0.822 g
Mapped Spectral Response Acceleration at 1 Second Period (S_1)	0.383 g
Site Modified Peak Ground Acceleration (PGA_M)	0.459 g
Site Amplification Factor at 0.2 second period (F_a)	1.171
Site Amplification Factor at 1.0 second period (F_v)	1.917
Design Spectral Acceleration at 0.2 second period (S_{DS})	0.642 g
Design Spectral Acceleration at 1.0 second period (S_{D1})	0.489 g

Notes:

¹ Parameters developed based on Latitude 45.325360° and Longitude -122.766416° using the ATC Hazards online tool.

² These values are only valid if the structural engineer utilizes Exception 2 of Section 11.4.8 (ASCE 7-16).

7.4.1. Liquefaction Potential

Liquefaction is a phenomenon caused by a rapid increase in pore water pressure that reduces the effective stress between soil particles to near zero. The excessive buildup of pore water pressure results in the sudden loss of shear strength in a soil. Granular soil, which relies on interparticle friction for strength, is susceptible to liquefaction until the excess pore pressures can dissipate. Sand boils and flows observed at the ground surface after an earthquake are the result of excess pore pressures dissipating upwards, carrying soil particles with the draining water. In general, loose, saturated sand soil with low silt and clay contents is the most susceptible to liquefaction. Low plasticity, silty sand may be moderately susceptible to liquefaction under relatively higher levels of ground shaking.

Based on our boring logs and the water well logs reviewed at the test site, the groundwater is approximately 7 to 9 feet bgs, indicating that the materials above this elevation are not susceptible to liquefaction. The soils below the groundwater table predominantly consist of a medium stiff to stiff silt with the exception of the noted interbeds consisting of generally medium stiff to stiff silt and silt with sand, to medium dense silty sand. The medium dense silty sand interbeds (thickness ranging from 0 to 4 feet) is marginally susceptible to liquefaction. Based on our analyses, we estimate liquefaction-induced settlement at the site will be less than ½ inch at the ground surface during a seismic event.

8.0 OTHER CONSIDERATIONS

8.1. Frost Penetration

The near-surface soils are slightly susceptible to frost heave. However, floor slabs are expected to bear on compacted granular fill and the foundations will be founded below the anticipated depth of frost penetration in the region, which is approximately 12 inches. The recommended exterior and interior footing embedment depths provided above should allow adequate frost protection.

8.2. Expansive Soils

Based on our laboratory test results and experience with similar soils in the area, we do not consider the soils encountered in our borings to be expansive.

9.0 PAVEMENT RECOMMENDATIONS

9.1. Visual Pavement Surface Assessment

We performed a visual survey to evaluate existing pavement conditions at the site. The visual survey was not intended to evaluate ride roughness or friction, but to assess general conditions in the north main parking lots and the north and south entrance drives.

In general, the existing pavement is in relatively good condition in terms of serviceability (if not aesthetically), but many areas had been crack-sealed and some areas had a thin pavement slurry (seal coat) overlain at the surface. We did not observe significantly large areas that were broken by closely spaced cracks (“gatoring”), were deeply potholed or pitted, or were deeply rutted or heaving. Overall conditions varied between the entrance roads and the parking areas, however, so they are described separately in the sections below.

9.1.1. Entrance Drives

In general, the pavement along the drive aisles displays moderate transverse and longitudinal fatigue cracking with crack widths ranging from approximately hairline (less than $\frac{1}{4}$ to $\frac{1}{2}$ inch, which includes some soil and vegetation accumulation). The pavement surface shows slight raveling and occasional pitting along the full length of the south entrance drive and the western end of the north entrance drive. The surface conditions along eastern end of the north entrance drive, however, are generally better, with only occasional raveling visible where the sealcoat that was applied to the parking areas has been abraded.



Photo 1: North Entrance Drive – Fatigue Cracking



Photo 2: North Entrance Drive – Fatigue Cracking and Raveling. Note sealcoat on eastern section of roadway.

9.1.2. Parking Areas

The surface of the pavement in the main north parking areas is in generally better condition than the bulk of the entrance drives, but this appears to be largely due to the recent application of a surface seal coat. In areas where the coating has worn through minor raveling and pitting are visible. The asphalt surface is broken by widely spaced, random, transverse, and longitudinal cracking with crack widths ranging from 1/8 to 1/2 inch. A thick tar-like seal has been applied to these cracks; based on the vegetation growth in the cracks that have opened within the seal material, these repairs were performed some time ago and has not been renewed.



Photo 3: North Parking Bay –Random/ Transverse/ Longitudinal Cracking



Photo 4: North Parking Bay – Crack Seal closeup

9.2. Dynamic Cone Penetrometer (DCP) Testing

We conducted DCP testing in general accordance with ASTM D 6951 to estimate the subgrade resilient modulus (M_R) at each test location. We recorded penetration depth of the cone versus hammer blow count and terminated testing when at a depth of approximately 3 to 4 feet bgs. The approximate locations of the explorations are presented in Figure 2. We plotted depth of penetration versus blow count and visually assessed portions of the data where slopes were relatively constant using the equation from the Oregon Department of Transportation (ODOT) Pavement Design Guide to estimate the moduli using a conversion coefficient, $C_r = 0.35$. Table 6 lists our estimate of the subgrade resilient modulus, and Appendix A (Figures A-14 through A-19) provides a summary of the field data.

**TABLE 6. ESTIMATED SUBGRADE RESILIENT MODULI
BASED ON DCP TESTING**

Boring Number	Estimated Resilient Modulus (psi)
DCP-1	5,000
DCP-2	4,900
DCP-3	5,400
DCP-4	5,700
DCP-5	4,200
DCP-6	4,600

10.0 PAVEMENT DESIGN & RECOMMENDATIONS

10.1. General

Pavement recommendations are provided below for paved parking and drive areas at the project site. Standards used for pavement design for asphalt pavement design are listed below:

- ODOT Pavement Design Guide (ODOT 2019)
- Guide for Design of Pavement Structures, American Association of State Highway and Transportation Officials (AASHTO 1993)

Our interpretations of the subgrade resilient modulus and structural coefficient for the existing pavement are based on subsurface explorations and DCP testing on existing subgrade, and visual observation of existing pavement surface. Descriptions of our input parameters and the recommended pavement designs are summarized below.

10.2. Traffic Loading

We developed our design traffic loading by estimating 2,500 cars per day and up to 10 delivery trucks per day. In the AASHTO pavement thickness design procedures, traffic information (vehicle weights and the number of passes) are converted into equivalent single axle loads (ESALs). One ESAL is equivalent to the amount of load/damage imparted on a pavement by the tires of a single 18-kip truck axle. The amount of ESALs attributed to a single vehicle depends of the gross weight carried by each axle, and the configuration of the axles (i.e. single, double or triple axles). A single semi-truck-trailer combination can have an ESAL value between about 0.4 and about 2.5 depending on gross weight. A single passenger vehicle typically has an ESAL value of about 0.001. ESAL values were calculated using standard ODOT truck factors and vehicle trips described above for the parking areas and the access roads. The resulting ESAL calculations are provided in Table 7 for a 20-year design period.

TABLE 7. ESAL CALCULATION RESULTS

Traffic Area	Design Period (years)	Calculated ESAL
Drive Lanes	20	39,902
Parking (cars only)	20	6,000

10.3. Input Parameters

10.3.1. Base Layer and Subgrade Resilient Moduli

We used a layer coefficient of 0.10 for the aggregate base layer as suggested in Part III Section 5.4.5 of the AASHTO guide, based on the absence of evidence suggesting base layer contamination by the fine-grained subgrade soil underlying the existing pavement, to estimate a design base layer resilient modulus of 20,000 psi using Figure 2.6 in Part II, Section 2.3.5 of the AASHTO guide.

As shown in Table 6, we estimated a subgrade resilient modulus between 4,200 psi and 5,700 psi from the DCP testing described above. We used a value of 4,500 psi during analysis and design.

10.3.2. AASHTO Input Parameters

Input parameters used in pavement thickness design were selected based on review of typical values found in the City of Wilsonville Public Works Standards and the ODOT Pavement Design guide. The following parameters were used:

- Reliability = 90 percent
- Initial Serviceability = 4.2
- Terminal Serviceability = 2.5
- Standard Deviation = 0.49
- Layer Structural Coefficients: Hot Mix Asphalt (HMA) = 0.42; Existing Distressed Pavement = 0.20; Existing Aggregate Base = 0.10
- Layer Drainage Coefficients: HMA and Existing Distressed Pavement = 1.0; Existing Aggregate Base = 0.8

10.3.3. Frost Design

Frost heave requires the presence of frost-susceptible soil (i.e., fine-grained soil such as silt and clay), water, and freezing temperature; consequently, frost heave will not occur if any one of these three conditions is not present or at least one is eliminated. Based on local building codes, frost depth for the Wilsonville area is 12 inches. Standard practice for a cost-effective mitigation against frost action is to supply non-frost-susceptible materials for the upper half of the frost depth, which reduces the risk of frost-related pavement damage dramatically. The depth to the bottom of the existing pavement sections ranges from 6 to more than 24 inches. The material encountered beneath the asphalt section consisted of silt that has a low to moderate potential for frost heave. Based on the existing section thicknesses and anticipated maximum frost depth, the existing sections meet the standard practice for frost mitigation described above. However, if the project team desires full frost protection, excavation of subgrade soil or raising pavement grades will be necessary.

10.4. Recommendations

10.4.1. General

Based on the results of our explorations, testing and analyses, it is our opinion that the pavement structures can be rehabilitated by complete removal of the existing asphalt, partial grading and recompaction and potential cutting of existing aggregate base, and placement and compaction of new asphalt. We understand that if removal of the asphalt is not feasible, rehabilitation through overlay paving will repair the asphalt for a period of time. Mill and inlay is likely not a feasible option due to the relative small thickness of the existing AC (observed to be 2 to 3 inches). Therefore, two design options were considered: (1) new pavement or pavement replacement; and (2) overlay section. A 20-year design life was considered for both options.

10.4.2. New Pavement or Pavement Replacement Option

Based on our pavement design iterations, recommended new pavement sections or pavement replacement sections that do not result in finish grade changes are presented in Table 8.

TABLE 8. NEW PAVEMENT OR PAVEMENT REPLACEMENT ¹ THICKNESS

Project Area	Design Period (years)	Asphalt Thickness (inches)	Minimum Aggregate Base Thickness (inches) ²
Drive Lanes	20	3.5	10
Parking	20	2.5	8

Notes:

¹ For pavement replacement, may result in a 1-inch increase in grade.

² For pavement replacement, assumes new asphalt pavement is placed on existing, recompactd aggregate base. Thickness based on minimum existing section thickness for encountered in each "Area."

10.4.3. Overlay Option

As an alternative to demolition and reconstruction of existing pavement sections to the recommended thicknesses in Table 8, we provide an overlay thickness of AC as shown in Table 9 for the existing pavements, provided grading plans and existing curb heights can tolerate the additional elevations from new AC. We do not provide a grind and inlay option for the existing asphalts because of the relatively thin existing AC section that will likely completely pull up during grinding.

With a pavement overlay option, reflective cracking will likely manifest at the surface of the new AC over a time period that is shorter than the design life of the section. The occurrence of reflective cracking can be somewhat delayed by installing an asphalt reinforcing material, such as Tensar products GlassPave (8501 or 8511), either by placing it directly on the existing pavement or between two layers of new asphalt pavement, depending on the installation condition. Normally, implementing a reinforcing material along with new asphalt overlays can delay the occurrence of reflective cracking for up to 7 to 10 years after rehabilitation. However, due to the highly distressed nature of the existing pavement, it is highly likely reflective cracking will initiate earlier.

Table 9 presents recommended overlay thicknesses. If a combination of raising grades in the driveway center and maintaining existing grades along the curbs to maintain curb exposure is desired, the reconstructed pavement thickness in Table 8 should be utilized where target finish grades do not allow for the recommended overlay thickness presented in Table 9.

TABLE 9. OVERLAY PAVEMENT THICKNESS

Project Area	Design Period (years)	New Asphalt Overlay Thickness (inches)
Drive Lanes	20	2.5
Parking	20	1.5

11.0 DESIGN REVIEW AND CONSTRUCTION SERVICES

Recommendations provided in this report are based on the assumptions and design information stated herein. We welcome the opportunity to review and discuss construction plans and specifications for this project as they are being developed. In addition, GeoEngineers should be retained to review the

geotechnical-related portions of the plans and specifications to evaluate whether they are in conformance with the recommendations provided in this report.

Satisfactory construction and earthwork performance depend to a large degree on quality of construction. Sufficient monitoring of the contractor's activities is a key part of determining that the work is completed in accordance with the construction drawings and specifications. Subsurface conditions observed during construction should be compared with those encountered during the subsurface explorations. Recognition of changed conditions often requires experience; therefore, qualified personnel should visit the site with sufficient frequency to detect whether subsurface conditions change significantly from those anticipated.

In order to continue as geotechnical engineer of record for the project, we recommend that GeoEngineers be retained to observe construction at the site to confirm that subsurface conditions are consistent with the site explorations, and to confirm that the intent of project plans and specifications relating to earthwork, pavement and foundation construction are being met.

12.0 LIMITATIONS

We have prepared this report for the exclusive use of Atwell, LLC, ScanlanKemperBard, LLC, and their authorized agents and/or regulatory agencies for the proposed Parkway Woods Business Park, Parking and New Buildings project in Wilsonville, Oregon.

This report is not intended for use by others, and the information contained herein is not applicable to other sites. No other party may rely on the product of our services unless we agree in advance and in writing to such reliance.

Within the limitations of scope, schedule, and budget, our services have been executed in accordance with generally accepted practices in the area at the time this report was prepared. No warranty or other conditions, express or implied, should be understood.

13.0 REFERENCES

American Association of State Highway and Transportation Officials (AASHTO). 1993. Guide for Design of Pavement Structures.

American Society of Civil Engineers (ASCE). 2017. Minimum Design Loads and Associated Criteria for Buildings and Other Structures.

International Code Council. 2015. International Building Code (IBC).

International Code Council. 2018. International Building Code (IBC).

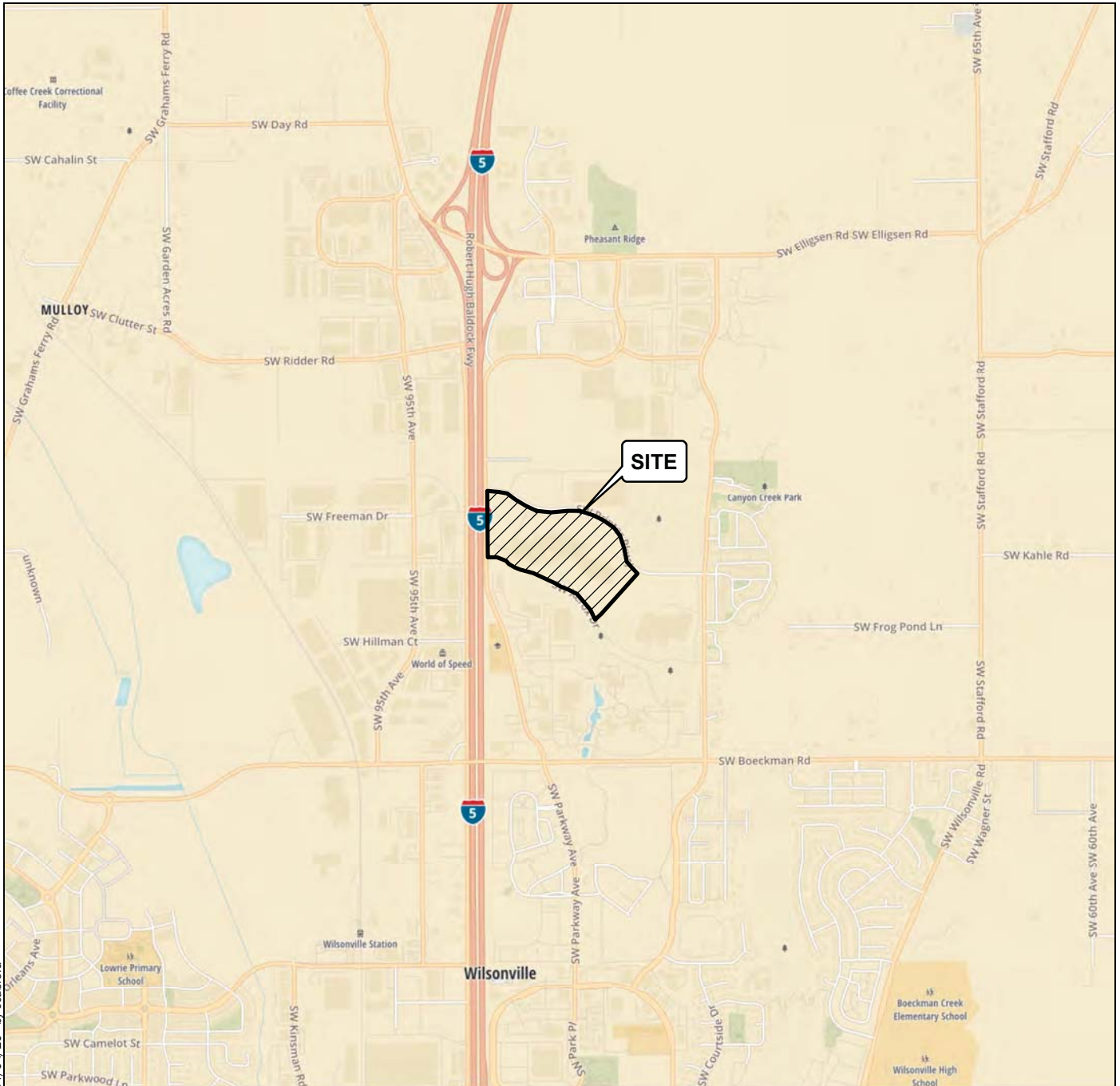
Occupational Safety and Health Administration (OSHA) Technical Manual Section V: Chapter 2, Excavations: Hazard Recognition in Trenching and Shoring:

http://www.osha.gov/dts/osta/otm/otm_v/otm_v_2.html

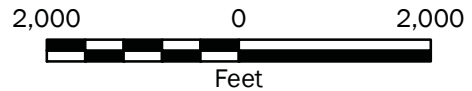
Oregon Department of Transportation (ODOT). 2018. Standard Specifications for Highway Construction. Salem, Oregon.

Oregon Department of Transportation (ODOT). 2019. ODOT Pavement Design Guide. Salem, Oregon.

Schlicker, H.G. and C.T. Finlayson. 1979. *Geology and Geologic Hazards of Northwestern Clackamas County, Oregon*: Oregon Department of Geology and Mineral Industries Bulletin 99, 79 p. 10 pl., 1:24,000 scale.



P:\23\23754001\GIS\MXD\23754001_1_F01_VicinityMap.mxd Date Exported: 04/04/20 by ccabrera



Vicinity Map

**Parkway Woods Business Park
Wilsonville, Oregon**



Figure 1

Notes:

1. The locations of all features shown are approximate.
2. This drawing is for information purposes. It is intended to assist in showing features discussed in an attached document. GeoEngineers, Inc. cannot guarantee the accuracy and content of electronic files. The master file is stored by GeoEngineers, Inc. and will serve as the official record of this communication.

Data Source: Mapbox Open Street Map, 2016

Projection: NAD 1983 UTM Zone 10N



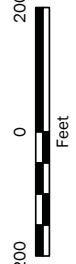
Notes:
 1. The locations of all features shown are approximate. The information presented herein is intended to assist in site features displayed in an attached document. GeoEngineers, Inc. cannot guarantee the accuracy and content of electronic files. The master file is stored by GeoEngineers, Inc. and will serve as the official record of this communication.

Data Source: Clarity
 Projection: NAD 1983 StatePlane Oregon North FIPS 3601 Feet Intl

Legend

- Boring Number and Approximate Location (GeoEngineers 2020)
- Core Number and Approximate Location (GeoEngineers 2020)
- Hand Auger Number and Approximate Location (GeoEngineers 2020)
- Infiltration Number and Approximate Location (GeoEngineers 2020)

- Boring Number and Approximate Location (GeoEngineers 2019)
- Core Number and Approximate Location (GeoEngineers 2019)
- Infiltration Test Number and Approximate Location (GeoEngineers 2019)



Site Plan
 Parkway Woods Business Park
 Wilsonville, Oregon

Figure 2

APPENDIX A
Field Explorations and Laboratory Testing

APPENDIX A

FIELD EXPLORATIONS AND LABORATORY TESTING

Field Explorations

Soil and groundwater conditions at the site were explored on March 30 and 31, 2020, by completing seven drilled borings (B-1-20 through B-4-20 and C-1-20 through C-3-20), five hand-auger borings (HA-1-20 through HA-5-20), five infiltration tests (IT-1-20 through IT-5-20), and six direct cone penetrometer (DCP) tests (DCP-1 through DCP-6) at the approximate locations shown in the Site Plan, Figure 2. The machine-drilled borings were advanced with a solid-stem auger using a trailer-mounted drill rig owned and operated by Dan Fischer Drilling.

The drilling was continuously monitored by an engineering geologist from our office who maintained detailed logs of subsurface exploration, visually classified the soil encountered, and obtained representative soil samples from the borings. Samples were collected using a 1-inch, inside-diameter, standard split spoon sampler and a 3-inch, inside-diameter, Dames and Moore (D&M) split spoon sampler. Samplers were driven into the soil using a rope and cathead 140-pound hammer, free-falling 30 inches on each blow. The number of blows required to drive the sampler each of three, 6-inch increments of penetration were recorded in the field. The sum of the blow counts for the last two, 6-inch increments of penetration was reported on the boring logs as the ASTM International (ASTM) Standard Practices Test Method D 1556 standard penetration testing (SPT) N-value. The approximate N-values for D&M samples were converted to SPT N-values using the Lacroix-Horn Conversion [$N(\text{SPT}) = (2 \cdot N_1 \cdot W_1 \cdot H_1) / (175 \cdot D_1 \cdot D_1 \cdot L_1)$, where N_1 is the non-standard blowcount, W_1 is the hammer weight in pounds (140), H_1 is the hammer drop height in inches (30), D_1 is the non-standard sampler outside diameter in inches (3.23), and L_1 is the length of penetration in inches (12)].

Recovered soil samples were visually classified in the field in general accordance with ASTM D 2488 and the classification chart listed in Key to Exploration Logs, Figure A-1. Logs of the borings are presented in Figures A-2 through A-15. The logs are based on interpretation of the field and laboratory data, and indicate the depth at which subsurface materials or their characteristics change, although these changes might actually be gradual.

Laboratory Testing

Soil samples obtained from the explorations were visually classified in the field and in our laboratory using the Unified Soil Classification System (USCS) and ASTM classification methods. ASTM Test Method D 2488 was used to visually classify the soil samples, while ASTM D 2487 was used to classify the soils based on laboratory tests results. Moisture content tests were performed in general accordance with ASTM D 2216-05 and moisture density tests of the ring samples were estimated in general accordance with ASTM Test Method D 7263. Atterberg limits tests were performed in accordance with ASTM D 4318. Percent fines (silt- and clay-sized particles passing the U.S. No. 200 sieve) tests (ASTM D1140) were completed on representative soil samples. Results of the laboratory testing are presented in the appropriate exploration logs at the respective sample depths.

SOIL CLASSIFICATION CHART

MAJOR DIVISIONS			SYMBOLS		TYPICAL DESCRIPTIONS
			GRAPH	LETTER	
COARSE GRAINED SOILS	GRAVEL AND GRAVELLY SOILS	CLEAN GRAVELS <small>(LITTLE OR NO FINES)</small>		GW	WELL-GRADED GRAVELS, GRAVEL - SAND MIXTURES
		GRAVELS WITH FINES <small>(APPRECIABLE AMOUNT OF FINES)</small>		GP	POORLY-GRADED GRAVELS, GRAVEL - SAND MIXTURES
		GRAVELS WITH FINES <small>(APPRECIABLE AMOUNT OF FINES)</small>		GM	SILTY GRAVELS, GRAVEL - SAND - SILT MIXTURES
	SAND AND SANDY SOILS	CLEAN SANDS <small>(LITTLE OR NO FINES)</small>		SW	WELL-GRADED SANDS, GRAVELLY SANDS
		SANDS WITH FINES <small>(APPRECIABLE AMOUNT OF FINES)</small>		SP	POORLY-GRADED SANDS, GRAVELLY SAND
		SANDS WITH FINES <small>(APPRECIABLE AMOUNT OF FINES)</small>		SM	SILTY SANDS, SAND - SILT MIXTURES
FINE GRAINED SOILS	SILTS AND CLAYS	LIQUID LIMIT LESS THAN 50		ML	INORGANIC SILTS, ROCK FLOUR, CLAYEY SILTS WITH SLIGHT PLASTICITY
		LIQUID LIMIT LESS THAN 50		CL	INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS, SANDY CLAYS, SILTY CLAYS, LEAN CLAYS
		LIQUID LIMIT LESS THAN 50		OL	ORGANIC SILTS AND ORGANIC SILTY CLAYS OF LOW PLASTICITY
	SILTS AND CLAYS	LIQUID LIMIT GREATER THAN 50		MH	INORGANIC SILTS, MICACEOUS OR DIATOMACEOUS SILTY SOILS
		LIQUID LIMIT GREATER THAN 50		CH	INORGANIC CLAYS OF HIGH PLASTICITY
		LIQUID LIMIT GREATER THAN 50		OH	ORGANIC CLAYS AND SILTS OF MEDIUM TO HIGH PLASTICITY
HIGHLY ORGANIC SOILS			PT	PEAT, HUMUS, SWAMP SOILS WITH HIGH ORGANIC CONTENTS	

NOTE: Multiple symbols are used to indicate borderline or dual soil classifications

Sampler Symbol Descriptions

	2.4-inch I.D. split barrel
	Standard Penetration Test (SPT)
	Shelby tube
	Piston
	Direct-Push
	Bulk or grab
	Continuous Coring

Blowcount is recorded for driven samplers as the number of blows required to advance sampler 12 inches (or distance noted). See exploration log for hammer weight and drop.

"P" indicates sampler pushed using the weight of the drill rig.

"WOH" indicates sampler pushed using the weight of the hammer.

NOTE: The reader must refer to the discussion in the report text and the logs of explorations for a proper understanding of subsurface conditions. Descriptions on the logs apply only at the specific exploration locations and at the time the explorations were made; they are not warranted to be representative of subsurface conditions at other locations or times.

ADDITIONAL MATERIAL SYMBOLS

SYMBOLS		TYPICAL DESCRIPTIONS
GRAPH	LETTER	
	AC	Asphalt Concrete
	CC	Cement Concrete
	CR	Crushed Rock/ Quarry Spalls
	SOD	Sod/Forest Duff
	TS	Topsoil

Groundwater Contact



Measured groundwater level in exploration, well, or piezometer



Measured free product in well or piezometer

Graphic Log Contact

Distinct contact between soil strata

Approximate contact between soil strata

Material Description Contact

Contact between geologic units

Contact between soil of the same geologic unit

Laboratory / Field Tests

%F	Percent fines
%G	Percent gravel
AL	Atterberg limits
CA	Chemical analysis
CP	Laboratory compaction test
CS	Consolidation test
DD	Dry density
DS	Direct shear
HA	Hydrometer analysis
MC	Moisture content
MD	Moisture content and dry density
Mohs	Mohs hardness scale
OC	Organic content
PM	Permeability or hydraulic conductivity
PI	Plasticity index
PL	Point lead test
PP	Pocket penetrometer
SA	Sieve analysis
TX	Triaxial compression
UC	Unconfined compression
VS	Vane shear

Sheen Classification

NS	No Visible Sheen
SS	Slight Sheen
MS	Moderate Sheen
HS	Heavy Sheen

Key to Exploration Logs



Figure A-1

Drilled	Start 3/30/2020	End 3/30/2020	Total Depth (ft)	21.5	Logged By Checked By	JLL	Driller	Dan Fischer Drilling	Drilling Method	Solid-stem Auger
Surface Elevation (ft) Vertical Datum	241 NAVD88			Hammer Data	Rope & Cathead 140 (lbs) / 30 (in) Drop			Drilling Equipment	Buck Rogers Trailer	
Easting (X) Northing (Y)	518162.51 5019300.79			System Datum	OR State Plane North NAD83 (feet)			See "Remarks" section for groundwater observed		
Notes: D&M N-values reduced using Lacroix-Horn equation to approximate SPT N-values.										

Elevation (feet)	FIELD DATA					Graphic Log	Group Classification	MATERIAL DESCRIPTION	Moisture Content (%)	Fines Content (%)	REMARKS
	Depth (feet)	Interval Recovered (in)	Blows/foot	Collected Sample	Sample Name Testing						
240	0						ML	Dark brown silt, fine roots to 4 inches (soft, moist) (Willamette Silt)			
		16	5		1 MD			Becomes yellow-brown, medium stiff	33		DD = 82 pcf
235	5	16	3		2			Grades to dark gray			
		18	25		3 MD			Becomes very stiff, trace to occasional sand, wet	42		DD = 80 pcf
230	10	16	10		4 %F		SM	Gray-brown silty fine sand, no plasticity (medium dense, moist)	32	44	Groundwater observed at 8½ feet bgs during drilling
225	15	16	7		5		ML	Gray silt, trace fine sand (medium stiff, wet)			
220	20	16	6		6						

Note: See Figure A-1 for explanation of symbols.
Coordinates Data Source: Horizontal approximated based on Google Earth. Vertical approximated based on Google Earth.

Log of Boring B-1-20



Project: Parkway Woods Business Park Parking
Project Location: Wilsonville, Oregon
Project Number: 23754-001-01

Date: 4/17/20 Path: C:\USERS\CESTES\DOCUMENTS\SHAREPOINT DRAFTS\2375400-01\GPI_DB\Library\Library\GEOENGINEERS_DF_STD_US_JUNE_2017\GLB\GEBR_GEOTECH_STANDARD_SF_NO_GW

Start Drilled	3/30/2020	End	3/30/2020	Total Depth (ft)	21.5	Logged By	JLL	Checked By		Driller	Dan Fischer Drilling	Drilling Method	Solid-stem Auger
Surface Elevation (ft) Vertical Datum	243 NAVD88			Hammer Data	Rope & Cathead 140 (lbs) / 30 (in) Drop			Drilling Equipment	Buck Rogers Trailer				
Easting (X) Northing (Y)	518151.67 5019224.82			System Datum	OR State Plane North NAD83 (feet)			See "Remarks" section for groundwater observed					
Notes:													

Elevation (feet)	FIELD DATA					Graphic Log	Group Classification	MATERIAL DESCRIPTION	Moisture Content (%)	Fines Content (%)	REMARKS
	Depth (feet)	Interval Recovered (in)	Blows/foot	Collected Sample	Sample Name Testing						
0							ML	Dark gray brown silt, fine roots to 4 inches, some wood and charcoal fragments (soft, moist) (Willamette Silt)			
240		10	2		1			Red-brown mottling, gray			
5		16	7		2 AL			Becomes medium stiff	32		AL (LL = 39; PI = 13)
235		16	4		3			Becomes soft to medium stiff, no organic matter, dark gray, red-brown mottling			
10		16	9		4			Becomes gray-green (stiff, wet)			Groundwater observed at 9½ feet bgs during drilling
230											
15		14	7		5			Becomes light gray with red-brown and dark gray mottling, medium stiff			
225											
20		16	9		6			Becomes dark gray, stiff			

Note: See Figure A-1 for explanation of symbols.
Coordinates Data Source: Horizontal approximated based on Google Earth. Vertical approximated based on Google Earth.

Log of Boring B-2-20



Project: Parkway Woods Business Park Parking
Project Location: Wilsonville, Oregon
Project Number: 23754-001-01

Date: 4/17/20 Path: C:\USERS\CESTES\DOCUMENTS\SHAREPOINT DRAFTS\2375400-01\GPI_DBLibrary\Library\GEOENGINEERS_DF_STD_US_JUNE_2017\GLB\GEB_GEOTECH_STANDARD_SF_NO_GW

Start Drilled	3/30/2020	End	3/30/2020	Total Depth (ft)	21.5	Logged By	JLL	Driller	Dan Fischer Drilling	Drilling Method	Solid-stem Auger
Surface Elevation (ft)	239			Hammer Data	Rope & Cathead 140 (lbs) / 30 (in) Drop			Drilling Equipment	Buck Rogers Trailer		
Vertical Datum	NAVD88			System Datum	OR State Plane North NAD83 (feet)			See "Remarks" section for groundwater observed			
Easting (X)	518867.3			Notes: D&M N-values reduced using Lacroix-Horn equation to approximate SPT N-values.							
Northing (Y)	5019189.88										

Elevation (feet)	FIELD DATA				Graphic Log	Group Classification	MATERIAL DESCRIPTION	Moisture Content (%)	Fines Content (%)	REMARKS
	Depth (feet)	Interval Recovered (in)	Blows/foot	Collected Sample						
0					AC	3-inch-thick asphalt concrete pavement				
					GP	1.5-inch-thick aggregate base				
					ML	Gray-brown silt, red-brown mottling (medium stiff, moist) (Willamette Silt)				
238	16	8	1							
5	16	13	2	MD		Becomes stiff	24		DD = 98 pcf	
10	18	21	3			Becomes brown and black with gray mottling (very stiff, wet)			Groundwater observed at 7 feet bgs during drilling	
10	16	31	4	%F		Becomes yellow-brown sandy silt, fine to medium sand, occasional subround fine gravels, weakly cemented (stiff, wet)	33	54		
15	16	11	5		SM	Gray-brown and black with red-brown mottling, silty sand (very loose, wet)				
					SM-ML	Gray-brown silty fine to medium sand to sandy silt, weakly cemented (stiff and medium dense, wet)				
20	16	17	6			Gray with red-brown and black streaking/staining, relict igneous rock texture				

Note: See Figure A-1 for explanation of symbols.
Coordinates Data Source: Horizontal approximated based on Google Earth. Vertical approximated based on Google Earth.

Log of Boring B-3-20



Project: Parkway Woods Business Park Parking
Project Location: Wilsonville, Oregon
Project Number: 23754-001-01

Date: 4/17/20 Path: C:\USERS\CESTES\DOCUMENTS\SHAREPOINT DRAFTS\23754001\GPI_DBLibrary\Library\GEOENGINEERS_DF_STD_US_JUNE_2017\GLB\GEB_GEO TECH_STANDARD_SF_NO_GW

Start Drilled	3/30/2020	End	3/30/2020	Total Depth (ft)	21.5	Logged By	JLL	Checked By		Driller	Dan Fischer Drilling	Drilling Method	Solid-stem Auger
Surface Elevation (ft)	238			Hammer Data	Rope & Cathead			140 (lbs) / 30 (in) Drop		Drilling Equipment	Buck Rogers Trailer		
Vertical Datum	NAVD88			System Datum	OR State Plane North			NAD83 (feet)		See "Remarks" section for groundwater observed			
Easting (X)	518625.08												
Northing (Y)	5019129.61												
Notes:													

Elevation (feet)	FIELD DATA					Graphic Log	Group Classification	MATERIAL DESCRIPTION	Moisture Content (%)	Fines Content (%)	REMARKS
	Depth (feet)	Interval Recovered (in)	Blows/foot	Collected Sample	Sample Name Testing						
0						AC	3-inch-thick asphalt concrete				
						GP	24-inch-thick aggregate base				
235	16	11			1	ML	Gray silt, red-brown mottling (stiff, moist) (Willamette Silt)				
5	16	7			2	AL	Becomes medium stiff, occasional fine sand	29		AL (LL = 30; PI = 4)	
230	16	6			3		Becomes wet			Groundwater observed at 7 feet bgs during drilling	
10	16	18			4		Becomes dark gray-brown with red-brown mottling, trace fine sand, very stiff				
225											
15	14	40			5	SM	Multicolored (gray, brown, occasional black) silty fine sand, occasional fine gravels (dense, wet)	36	38		
220											
20	8	18			6		Becomes medium dense, angular, blocky texture, moderately well cemented				

Note: See Figure A-1 for explanation of symbols.
Coordinates Data Source: Horizontal approximated based on Google Earth. Vertical approximated based on Google Earth.

Log of Boring B-4-20



Project: Parkway Woods Business Park Parking
Project Location: Wilsonville, Oregon
Project Number: 23754-001-01

Date: 4/17/20 Path: C:\USERS\CESTES\DOCUMENTS\SHAREPOINT DRAFTS\2375400-01\GPI_DB\Library\Library\GEOENGINEERS_DF_STD_US_JUNE_2017\GLB\GEBR_GEOTECH_STANDARD_SF_NO_GW

Start Drilled	3/30/2020	End	3/30/2020	Total Depth (ft)	6.5	Logged By	JLL	Checked By		Driller	Dan Fischer Drilling	Drilling Method	Solid-stem Auger
Surface Elevation (ft)	234			Hammer Data	Rope & Cathead			140 (lbs) / 30 (in) Drop		Drilling Equipment	Buck Rogers Trailer		
Vertical Datum	NAVD88			System Datum	OR State Plane North			NAD83 (feet)		Groundwater not observed at time of exploration			
Easting (X)	518184.94												
Northing (Y)	5019128.15												
Notes:													

Elevation (feet)	FIELD DATA					Graphic Log	Group Classification	MATERIAL DESCRIPTION	Moisture Content (%)	Fines Content (%)	REMARKS
	Depth (feet)	Interval Recovered (in)	Blows/foot	Collected Sample	Sample Name Testing						
0						AC	2-inch-thick asphalt concrete				
						GP	4-inch-thick aggregate base course				
						ML	Light gray-brown silt, trace fine sand (stiff, moist) (Willamette Silt)				DCP 1 at 13 inches
5	16	10		1							
	14	13		2							
							Grades to silt with fine to medium sand				

Note: See Figure A-1 for explanation of symbols.
Coordinates Data Source: Horizontal approximated based on Google Earth. Vertical approximated based on Google Earth.

Log of Boring B-5-20 (C-1)



Project: Parkway Woods Business Park Parking
Project Location: Wilsonville, Oregon
Project Number: 23754-001-01

Start Drilled	3/30/2020	End	3/30/2020	Total Depth (ft)	6.5	Logged By	JLL	Checked By		Driller	Dan Fischer Drilling	Drilling Method	Solid-stem Auger
Surface Elevation (ft) Vertical Datum	236 NAVD88			Hammer Data	Rope & Cathead 140 (lbs) / 30 (in) Drop			Drilling Equipment	Buck Rogers Trailer				
Easting (X) Northing (Y)	518291.97 5019185.08			System Datum	OR State Plane North NAD83 (feet)			Groundwater not observed at time of exploration					
Notes:													

Elevation (feet)	FIELD DATA					Graphic Log	Group Classification	MATERIAL DESCRIPTION	Moisture Content (%)	Fines Content (%)	REMARKS
	Depth (feet)	Interval Recovered (in)	Blows/foot	Collected Sample	Sample Name Testing						
235	0					AC	2½-inch-thick asphalt concrete pavement			DCP 2 at 13 inches	
						GM	8½-inch-thick aggregate base course				
						ML	Gray silt, trace fine sand, red-brown mottling (stiff, moist) (Willamette Silt)				
		16	11		1		Grades to yellow-gray with red-brown mottling				
230	5					SM	Gray-brown silty fine to medium sand (medium dense, moist)				
		14	19		2						

Note: See Figure A-1 for explanation of symbols.
Coordinates Data Source: Horizontal approximated based on Google Earth. Vertical approximated based on Google Earth.

Log of Boring B-6-20 (C-2)



Project: Parkway Woods Business Park Parking
Project Location: Wilsonville, Oregon
Project Number: 23754-001-01

Figure A-7
Sheet 1 of 1

Date: 4/17/20 Path: C:\USERS\CESTES\DOCUMENTS\SHAREPOINT DRAFTS\2375400-01\GPI_DB\Library\Library\GEOENGINEERS_DF_STD_US_JUNE_2017\GLB\GEBR_GEOTECH_STANDARD_MF_NO_GW

Start Drilled	3/30/2020	End	3/30/2020	Total Depth (ft)	6.5	Logged By	JLL	Checked By		Driller	Dan Fischer Drilling	Drilling Method	Solid-stem Auger
Surface Elevation (ft) Vertical Datum	235 NAVD88			Hammer Data	Rope & Cathead 140 (lbs) / 30 (in) Drop			Drilling Equipment	Buck Rogers Trailer				
Easting (X) Northing (Y)	518421.99 5019216.51			System Datum	OR State Plane North NAD83 (feet)			Groundwater not observed at time of exploration					
Notes:													

Elevation (feet)	FIELD DATA					Graphic Log	Group Classification	MATERIAL DESCRIPTION	Moisture Content (%)	Fines Content (%)	REMARKS
	Depth (feet)	Interval Recovered (in)	Blows/foot	Collected Sample	Sample Name Testing						
0						AC	2- to 2½-inch-thick asphalt concrete pavement			DCP-3 at 13 inches	
						GM	10-inch-thick aggregate base course				
						ML	Yellow-gray silt with red-brown mottling, trace fine sand (stiff, moist) (Willamette Silt)				
	14	11		1							
5	18	7		2			Becomes medium stiff				

Note: See Figure A-1 for explanation of symbols.
Coordinates Data Source: Horizontal approximated based on Google Earth. Vertical approximated based on Google Earth.

Log of Boring B-7-20 (C-3)



Project: Parkway Woods Business Park Parking
Project Location: Wilsonville, Oregon
Project Number: 23754-001-01

Date: 4/17/20 Path: C:\USERS\CESTES\DOCUMENTS\SHAREPOINT DRAFTS\2375400-01\GPI_DB\Library\Library\GEOENGINEERS_DF_STD_US_JUNE_2017\GLB\GEBR_GEO TECH_STANDARD_MF_NO_GW

Drilled	Start 3/30/2020	End 3/30/2020	Total Depth (ft)	7.5	Logged By Checked By	JLL TNG	Driller	GEI	Drilling Method	Hand Auger
Surface Elevation (ft) Vertical Datum	231 NAVD88		Hammer Data	Rope & Cathead 140 (lbs) / 30 (in) Drop		Drilling Equipment		Hand Auger		
Easting (X) Northing (Y)	518212.04 5019032.35		System Datum	OR State Plane North NAD83 (feet)		See "Remarks" section for groundwater observed				
Notes: See Figure A-1 for explanation of symbols. The depths on the hand-augered boring logs are based on an average of measurements across the hand-auger and should be considered accurate to 1/2 foot.										

Elevation (feet)	FIELD DATA					Group Classification	MATERIAL DESCRIPTION	Moisture Content (%)	Fines Content (%)	REMARKS
	Depth (feet)	Interval Recovered (in)	Blows/foot	Collected Sample	Sample Name Testing					
230	0					CL	Dark brown lean clay, occasional roots to 6 to 10 inches (medium stiff, moist) (Willamette Silt)			
	6	6			1		Grades to yellow-brown with red-brown mottling			
225	5	6			2		Grades to stiff Grades to silt with fine to medium sand			
	6	6			3		Becomes wet			Groundwater observed at 7 feet bgs during exploration

Note: See Figure A-1 for explanation of symbols.
Coordinates Data Source: Horizontal approximated based on Google Earth. Vertical approximated based on Google Earth.

Log of Hand Auger HA-1-20



Project: Parkway Woods Business Park Parking
Project Location: Wilsonville, Oregon
Project Number: 23754-001-01

Figure A-9
Sheet 1 of 1

Date: 4/17/20 Path: C:\USERS\CESTES\DOCUMENTS\SHAREPOINT DRAFTS\2375400-01\GPI_DB\Library\Library\GEOENGINEERS_DF_STD_US_JUNE_2017\GLB\GEBR_GEOTECH_STANDARD_MF_NO_GW

Drilled	Start 3/31/2020	End 3/31/2020	Total Depth (ft)	7.5	Logged By Checked By	JLL TNG	Driller	GEI	Drilling Method	Hand Auger
Surface Elevation (ft) Vertical Datum	233 NAVD88			Hammer Data	Rope & Cathead 140 (lbs) / 30 (in) Drop			Drilling Equipment	Hand Auger	
Easting (X) Northing (Y)	518365.22 5018971.87			System Datum	OR State Plane North NAD83 (feet)			See "Remarks" section for groundwater observed		
Notes: See Figure A-1 for explanation of symbols. The depths on the hand-augered boring logs are based on an average of measurements across the hand-auger and should be considered accurate to ½ foot.										

Elevation (feet)	FIELD DATA					Group Classification	MATERIAL DESCRIPTION	Moisture Content (%)	Fines Content (%)	REMARKS
	Depth (feet)	Interval Recovered (in)	Blows/foot	Collected Sample	Sample Name Testing					
0						GM	Brown silty gravel, rounded gravels to 2 to 3 inches in silt matrix (loose, moist) (fill)			
3	12				1 AL	CL	Yellow-brown lean clay with red-brown mottling, occasional roots (medium stiff, moist) (Willamette Silt)	34		IT-3 at 3 feet AL (LL = 48; PI = 24)
5							Becomes silt with fine to medium sand, stiff			

Note: See Figure A-1 for explanation of symbols.
Coordinates Data Source: Horizontal approximated based on Google Earth. Vertical approximated based on Google Earth.

Log of Hand Auger HA-2-20 (IT-3)



Project: Parkway Woods Business Park Parking
Project Location: Wilsonville, Oregon
Project Number: 23754-001-01

Figure A-10
Sheet 1 of 1

Date: 4/17/20 Path: C:\USERS\CESTES\DOCUMENTS\SHAREPOINT DRAFTS\2375400-01\GP1_DBLibrary\Library\GEOENGINEERS_DF_STD_US_JUNE_2017\GLB\GEB_GEOTECH_STANDARD_MF_NO_GW

Drilled	Start 3/31/2020	End 3/31/2020	Total Depth (ft)	3.5	Logged By Checked By	JLL TNG	Driller	GEI	Drilling Method	Hand Auger
Surface Elevation (ft) Vertical Datum	239 NAVD88			Hammer Data	Rope & Cathead 140 (lbs) / 30 (in) Drop			Drilling Equipment	Hand Auger	
Easting (X) Northing (Y)	518495.64 5018936.86			System Datum	OR State Plane North NAD83 (feet)			Groundwater not observed at time of exploration		
Notes: See Figure A-1 for explanation of symbols. The depths on the hand-augered boring logs are based on an average of measurements across the hand-auger and should be considered accurate to ½ foot.										

Elevation (feet)	FIELD DATA					MATERIAL DESCRIPTION	Moisture Content (%)	Fines Content (%)	REMARKS
	Depth (feet)	Interval Recovered (in)	Blows/foot	Collected Sample	Sample Name Testing				
0						ML			
	12			1 MC			29		
						GM			
						Grades to yellow-brown with red-brown mottling Brown silty gravel, angular gravel and coarse sand (dense, moist to wet) (practical refusal on gravel)			

Note: See Figure A-1 for explanation of symbols.
Coordinates Data Source: Horizontal approximated based on Google Earth. Vertical approximated based on Google Earth.

Date: 4/17/20 Path: C:\USERS\CESTES\DOCUMENTS\SHAREPOINT DRAFTS\2375400-01\GPI_DB\Library\Library\GEOENGINEERS_DF_STD_US_JUNE_2017\GLB\GEB_GEOTECH_STANDARD_MF_NO_GW

Log of Hand Auger HA-3-20		
	Project: Parkway Woods Business Park Parking	
	Project Location: Wilsonville, Oregon	
	Project Number: 23754-001-01	
	Figure A-11 Sheet 1 of 1	

Drilled	Start 3/31/2020	End 3/31/2020	Total Depth (ft)	7	Logged By Checked By	JLL TNG	Driller	GEI	Drilling Method	Hand Auger
Surface Elevation (ft) Vertical Datum	235 NAVD88			Hammer Data	Rope & Cathead 140 (lbs) / 30 (in) Drop			Drilling Equipment	Hand Auger	
Easting (X) Northing (Y)	518579.91 5018907.61			System Datum	OR State Plane North NAD83 (feet)			See "Remarks" section for groundwater observed		
Notes: See Figure A-1 for explanation of symbols. The depths on the hand-augered boring logs are based on an average of measurements across the hand-auger and should be considered accurate to 1/2 foot.										

Elevation (feet)	FIELD DATA					Graphic Log	Group Classification	MATERIAL DESCRIPTION	Moisture Content (%)	Fines Content (%)	REMARKS
	Depth (feet)	Interval Recovered (in)	Blows/foot	Collected Sample	Sample Name Testing						
0							ML	Dark brown silt, fine roots to 4 inches (medium stiff, moist) (Willamette Silt)			
								Grades to yellow-brown with red-brown mottling			
230		12			1						IT-4 at 4 feet
5		6			2						

Note: See Figure A-1 for explanation of symbols.
Coordinates Data Source: Horizontal approximated based on Google Earth. Vertical approximated based on Google Earth.

Log of Hand Auger HA-4-20 (IT-4)



Project: Parkway Woods Business Park Parking
Project Location: Wilsonville, Oregon
Project Number: 23754-001-01

Figure A-12
Sheet 1 of 1

Date: 4/17/20 Path: C:\USERS\CESTES\DOCUMENTS\SHAREPOINT DRAFTS\2375400-01\GPI_DB\Library\Library\GEOENGINEERS_DF_STD_US_JUNE_2017\GLB\GEBR_GEOTECH_STANDARD_MF_NO_GW

Drilled	Start 3/31/2020	End 3/31/2020	Total Depth (ft)	7	Logged By Checked By	JLL TNG	Driller	GEI	Drilling Method	Hand Auger
Surface Elevation (ft) Vertical Datum	237 NAVD88			Hammer Data	Rope & Cathead 140 (lbs) / 30 (in) Drop			Drilling Equipment	Hand Auger	
Easting (X) Northing (Y)	518654.45 5018938.97			System Datum	OR State Plane North NAD83 (feet)			See "Remarks" section for groundwater observed		
Notes: See Figure A-1 for explanation of symbols. The depths on the hand-augered boring logs are based on an average of measurements across the hand-auger and should be considered accurate to ½ foot.										

Elevation (feet)	FIELD DATA					Group Classification	MATERIAL DESCRIPTION	Moisture Content (%)	Fines Content (%)	REMARKS
	Depth (feet)	Interval Recovered (in)	Blows/foot	Collected Sample	Sample Name Testing					
0						ML	Dark brown silt, fine roots to 4 to 6 inches (medium stiff, moist) (Willamette Silt)			
235		12			1 MC		Grades to yellow-brown with red-brown mottling	40		IT-5 at 3 feet
5							Occasional fine to medium sand			
230										

Note: See Figure A-1 for explanation of symbols.
Coordinates Data Source: Horizontal approximated based on Google Earth. Vertical approximated based on Google Earth.

Log of Hand Auger HA-5-20 (IT-5)




Project: Parkway Woods Business Park Parking
Project Location: Wilsonville, Oregon
Project Number: 23754-001-01

Drilled	Start 3/31/2020	End 3/31/2020	Total Depth (ft)	3	Logged By Checked By	JLL	Driller	Dan Fischer Drilling	Drilling Method	Solid-stem Auger
Surface Elevation (ft) Vertical Datum	Undetermined NAVD88			Hammer Data	Rope & Cathead 140 (lbs) / 30 (in) Drop			Drilling Equipment	Buck Rogers Trailer	
Easting (X) Northing (Y)				System Datum	OR State Plane North NAD83 (feet)			Groundwater not observed at time of exploration		
Notes:										

Elevation (feet)	FIELD DATA					Graphic Log	Group Classification	MATERIAL DESCRIPTION	Moisture Content (%)	Fines Content (%)	REMARKS
	Depth (feet)	Interval Recovered (in)	Blows/foot	Collected Sample	Sample Name Testing						
0						AC	3-inch-thick asphalt concrete pavement				
						GM	11-inch-thick aggregate base				
						ML	Light gray silt, low to moderate plasticity (medium stiff, moist) (Willamette silt)				
					1						

Note: See Figure A-1 for explanation of symbols.
Coordinates Data Source: Horizontal approximated based on Google Earth. Vertical approximated based on Google Earth.

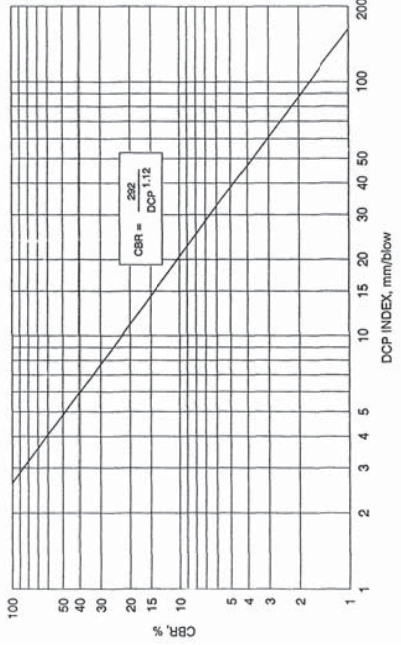
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Log of Boring IT-2-20		
	Project: Parkway Woods Business Park Parking	Figure A-15 Sheet 1 of 1
	Project Location: Wilsonville, Oregon Project Number: 23754-001-01	

Location: Parkway Woods
 121.5
 Date: 3/30/2020
 Dimension: N/A
 Test Hole Number: B-5
 Test Method: Dynamic Cone Penetration
 GeoEngineers Job: 23754-001-01
 Project Name: Parkway Woods Business Park

Depth, feet	Soil Texture
0-1.15	N/A
1.15-6.5	Silt

Test Increment	Number of blows	Cumulative blows	Depth below base of 5-1	Penetration per increment (mm)	Cumulative Penetration (mm)	Penetration per blow set (in)	Penetration per blow (in)	Hammer blow factor 1 for 8kg 2 for 4.5kg banner	DCP Index in/blow	DCP Index mm/blow	CBR	M _d
1	1	6	0.9	22.0	22.0	0.9	0.87	1	0.87	22.00	9	5140
2	1	7	2.0	29.0	51.0	1.1	1.14	1	1.14	29.00	7	4615
3	1	8	2.8	37.0	70.0	2.8	0.75	1	0.75	19.00	11	5442
4	1	9	5.9	81.0	151.0	5.9	3.2	1	3.19	81.00	2	3091
5	1	10	6.9	175.0	226.0	6.9	0.94	1	0.94	24.00	8	4968
6	1	11	7.5	191.0	245.0	7.5	0.6	1	0.63	16.00	13	5819
7	1	12	8.7	222.0	277.0	8.7	1.2	1	1.22	31.00	6	4496
8	1	13	10.0	255.0	300.0	10.0	1.3	1	1.30	33.00	6	4388
9	1	14	11.1	281.0	318.0	11.1	1.0	1	1.02	26.00	8	4815
10	1	15	12.1	307.0	330.0	12.1	0.9	1	0.91	23.00	9	5051
11	1	16	13.0	330.0	348.0	13.0	0.9	1	0.94	24.00	8	4968
12	1	17	13.9	354.0	377.0	13.9	0.9	1	0.91	23.00	9	5051
13	1	18	14.8	377.0	391.0	14.8	0.9	1	0.91	23.00	9	5051
14	1	19	15.3	389.0	406.0	15.3	0.5	1	0.47	12.00	18	6510
15	1	20	15.9	405.0	421.0	15.9	0.6	1	0.63	16.00	13	5819
16	1	21	16.0	420.0	437.0	16.0	0.6	1	0.63	16.00	13	5819
17	1	22	17.2	446.0	454.0	17.2	0.6	1	0.55	14.00	15	5967
18	1	23	17.7	460.0	471.0	17.7	0.6	1	0.55	14.00	15	5967
19	1	24	18.3	465.0	489.0	18.3	0.6	1	0.55	14.00	15	5967
20	1	25	18.9	479.0	507.0	18.9	0.6	1	0.55	14.00	15	6130
21	1	26	19.1	484.0	526.0	19.1	0.2	1	0.20	5.00	48	9159
22	1	27	20.0	507.0	546.0	20.0	0.9	1	0.91	23.00	9	5051
23	1	28	20.5	520.0	566.0	20.5	0.5	1	0.51	13.00	17	6310
24	1	29	20.9	532.0	587.0	20.9	0.5	1	0.47	12.00	18	6510
25	1	30	21.5	545.0	608.0	21.5	0.5	1	0.51	13.00	17	6310
26	1	31	21.9	557.0	629.0	21.9	0.5	1	0.47	12.00	18	6510
27	1	32	22.4	568.0	651.0	22.4	0.4	1	0.43	11.00	20	6735
28	1	33	22.8	579.0	673.0	22.8	0.9	1	0.43	11.00	20	6735
29	1	34	23.2	590.0	696.0	23.2	0.9	1	0.43	11.00	20	6735
30	1	35	24.1	612.0	720.0	24.1	0.9	1	0.43	11.00	20	6735
31	1	36	24.9	637.0	745.0	24.9	0.8	1	0.39	10.00	22	6990
32	1	37	25.7	664.0	770.0	25.7	0.9	1	0.43	11.00	20	6735
33	1	38	26.5	694.0	796.0	26.5	0.8	1	0.39	10.00	22	6990
34	1	39	27.2	727.0	823.0	27.2	0.7	1	0.33	8.50	27	7447
35	1	40	28.0	757.0	851.0	28.0	0.7	1	0.32	8.50	27	7447
36	1	41	28.3	785.0	879.0	28.3	0.7	1	0.32	8.50	27	7447
37	1	42	29.3	816.0	908.0	29.3	0.9	1	0.43	11.00	20	6735
38	1	43	29.9	849.0	938.0	29.9	0.6	1	0.30	7.50	31	7820
39	1	44	30.5	884.0	968.0	30.5	0.6	1	0.30	7.50	31	7820
40	1	45	31.1	921.0	999.0	31.1	0.6	1	0.30	7.50	31	7820
41	1	46	31.7	960.0	1030.0	31.7	0.6	1	0.28	7.00	33	8033
42	1	47	32.6	1002.0	1062.0	32.6	0.4	1	0.22	5.50	43	8825
43	1	48	33.1	1047.0	1095.0	33.1	0.5	1	0.26	6.50	36	8269
44	1	49	33.5	1094.0	1128.0	33.5	0.5	1	0.24	6.00	39	8531
45	1	50	34.1	1143.0	1162.0	34.1	0.5	1	0.24	6.00	39	8531
46	1	51	34.5	1194.0	1196.0	34.5	0.5	1	0.24	6.00	39	8531
47	1	52	35.0	1247.0	1231.0	35.0	0.5	1	0.24	6.00	39	8531
48	1	53	35.6	1302.0	1266.0	35.6	0.6	1	0.30	7.50	31	7820



(after Webster et al., 1992)
 Webster, S. L., Grub, E. H., and Williams, T. P. (1992). Description and application of dual mass dynamic cone penetrometer. Department of the Army Waterways Equipment Station, No. GL-92-3.

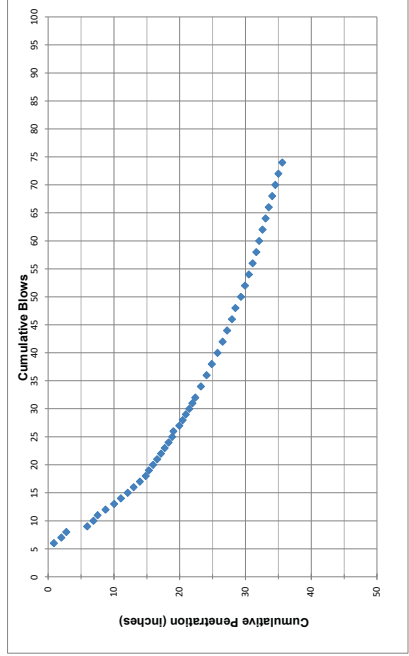
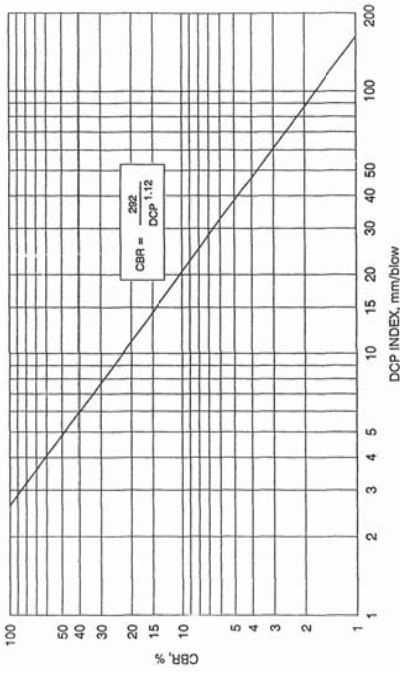


Figure A-16

Location: Parkway Woods
 Wilsonville
 122.25
 Date: 3/30/2020
 Test Hole Number: B-6
 Dimension: N/A
 Tester's Name: John Lawes
 Tester's Company: GeoEngineers, Inc.
 Tester's Contact No: 971-409-7390
 Project Name: Parkway Woods Business Park
 Notes: Driven from base of aggregate ("13" below pavement surface)

Depth, feet	Soil Texture
0-1.15	Asphalt Pavement/Aggregate base
1.15-4.5	Light gray SILT to ELASTIC SILT
4.5-6.5	Gray SILTY fine SAND

Test Increment	Number of blows	Cumulative blows	Depth below base of S-1	Penetration per increment (mm)	Cumulative penetration (mm)	Cumulative Penetration (in)	Penetration per blow set (in)	Penetration per blow (in)	Hammer blow factor 1 for 8kg 2 for 4.6-kg hammer	DCP Index DCP Index	CBR	M _d
1	1	1	2.4	60.0	60.0	2.4	2.4	2.36	1	60.00	3	3475
2	1	2	3.7	34.0	94.0	3.7	1.3	1.34	1	34.00	6	4337
3	1	3	5.2	37.0	131.0	5.2	1.5	1.46	1	37.00	5	4196
4	1	4	6.4	31.0	162.0	6.4	1.2	1.22	1	31.00	6	4496
5	1	5	7.3	24.0	186.0	7.3	0.9	0.94	1	24.00	8	4968
6	1	6	8.2	22.0	208.0	8.2	0.9	0.87	1	22.00	9	5140
7	1	7	8.9	19.0	227.0	8.9	0.7	0.75	1	19.00	11	5442
8	1	8	9.8	22.0	249.0	9.8	0.9	0.87	1	22.00	9	5140
9	1	9	10.6	16.0	265.0	10.6	0.8	0.83	1	16.00	10	5284
10	1	10	11.4	16.0	281.0	11.4	0.8	0.79	1	16.00	10	5284
11	1	11	12.2	15.0	296.0	12.2	0.8	0.79	1	15.00	11	5334
12	1	12	13.0	15.0	311.0	13.0	0.7	0.75	1	15.00	11	5334
13	1	13	13.6	17.0	328.0	13.6	0.7	0.67	1	17.00	12	5683
14	1	14	14.4	19.0	347.0	14.4	0.7	0.75	1	19.00	11	5442
15	1	15	15.0	17.0	364.0	15.0	0.7	0.67	1	17.00	12	5683
16	1	16	15.8	19.0	383.0	15.8	0.7	0.75	1	19.00	11	5442
17	1	17	16.5	19.0	402.0	16.5	0.7	0.75	1	19.00	11	5442
18	1	18	17.2	16.0	418.0	17.2	0.6	0.63	1	16.00	13	5819
19	1	19	17.9	18.0	436.0	17.9	0.7	0.71	1	18.00	11	5558
20	1	20	18.6	18.0	454.0	18.6	0.7	0.71	1	18.00	11	5558
21	1	21	19.3	17.0	471.0	19.3	0.7	0.67	1	17.00	12	5683
22	1	22	19.9	17.0	488.0	19.9	0.7	0.67	1	17.00	12	5683
23	1	23	20.2	6.0	512.0	20.2	0.2	0.24	1	6.00	39	8531
24	1	24	20.9	19.0	531.0	20.9	0.7	0.75	1	19.00	11	5442
25	1	25	21.8	23.0	554.0	21.8	0.9	0.91	1	23.00	9	5051
26	1	26	22.4	15.0	569.0	22.4	0.6	0.59	1	15.00	14	5967
27	1	27	23.0	15.0	584.0	23.0	0.6	0.59	1	15.00	14	5967
28	1	28	23.6	16.0	600.0	23.6	0.6	0.63	1	16.00	13	5819
29	1	29	24.2	15.0	615.0	24.2	0.6	0.59	1	15.00	14	5967
30	1	30	24.8	15.0	630.0	24.8	0.6	0.59	1	15.00	14	5967
31	1	31	25.4	16.0	646.0	25.4	0.6	0.63	1	16.00	13	5819
32	1	32	25.9	13.0	659.0	25.9	0.5	0.51	1	13.00	17	6310
33	1	33	26.1	4.0	663.0	26.1	0.2	0.16	1	4.00	62	9992
34	2	40	27.5	35.0	698.0	27.5	1.4	0.69	1	35.00	12	5619
35	2	42	28.5	25.0	723.0	28.5	1.0	0.49	1	25.00	17	6407
36	2	44	29.4	24.0	747.0	29.4	0.9	0.47	1	24.00	18	6510
37	2	46	30.3	23.0	770.0	30.3	0.9	0.45	1	23.00	19	6619
38	2	48	31.3	25.0	795.0	31.3	1.0	0.49	1	25.00	17	6407
39	2	50	32.1	20.0	815.0	32.1	0.8	0.39	1	20.00	22	6990
40	2	52	33.0	22.0	837.0	33.0	0.9	0.43	1	22.00	20	6735
41	2	54	33.7	19.0	856.0	33.7	0.7	0.37	1	19.00	23	7131
42	2	56	34.3	15.0	871.0	34.3	0.6	0.30	1	15.00	31	7840
43	2	58	35.2	24.0	895.0	35.2	0.9	0.47	1	24.00	18	6510
44	2	60	35.9	18.0	913.0	35.9	0.7	0.35	1	18.00	25	7283



(after Webster et al., 1992)
 Webster, S. L., Craus, R. H., and Williams, T. P. (1992). Description and application of dual mass dynamic cone penetrometer. Department of the Army Waterways Equipment Station, No. GI-92-3.

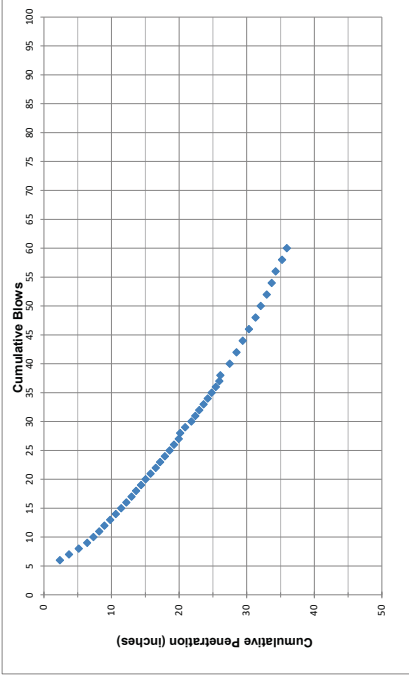
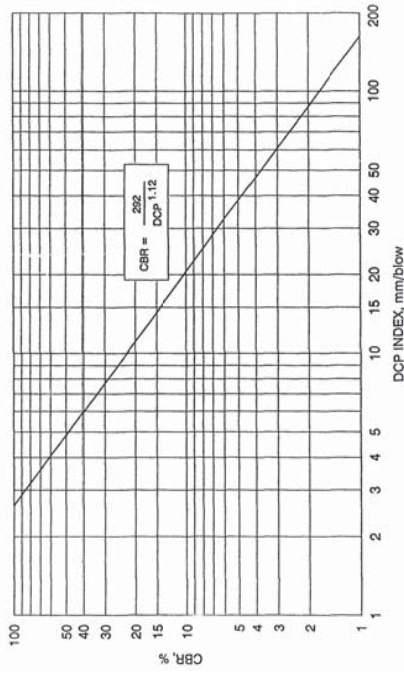


Figure A-17

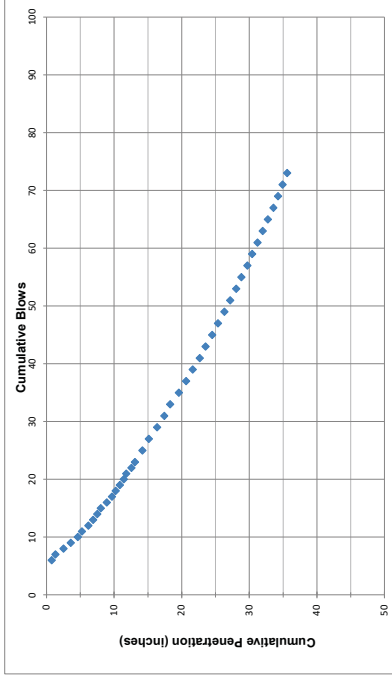


Location: Parkway Woods
 Wilsonville
 121.5
 Date: 3/30/2020
 Dimension: N/A
 Depth to bottom: 48.6
 Tester's Name: John Lawes
 Tester's Company: GeoEngineers, Inc.
 Tester's Contact No: 971-409-7390
 Notes: Driven from base of aggregate ("13" below pavement surface)
 Depth, feet
 0-1.15
 1.15-6.5
 Asphalt Pavement/Aggregate base
 Light gray SILT to ELASTIC SILT
 Soil Texture
 N/A
 Silt to medium stiff

Test Hole Number: B-7
 Test Method: Dynamic Cone Penetration
 GeoEngineers Job: 23754-001-01
 Project Name: Parkway Woods Business Park



(after Webster et al., 1992)
 Webster, S. L., Crau, R. H., and Williams, T. P. (1992). Description and application of dual mass dynamic cone penetrometer. Department of the Army Waterways Equipment Station, No. GL-92-3.



Test Increment	Number of blows	Cumulative blows	Depth below base of S-1 (in)	Penetration per increment (mm)	Cumulative penetration (mm)	Cumulative Penetration (in)	Penetration per blow set (in)	Penetration per blow (in)	Hammer blow factor 1 for 8kg 2 for 4.6kg hammer	DCP Index (mm/blow)	DCP Index (in/blow)	CBR	M _d (psi)
1	1	6	0.7	19.0	0.7	0.7	0.7	0.75	1	0.75	19.00	11	5442
2	1	7	1.3	14.0	1.3	1.3	0.6	0.55	1	0.55	14.00	15	6130
3	1	8	2.5	31.0	64.0	1.3	1.2	1.22	1	1.22	31.00	6	4496
4	1	9	3.6	27.0	91.0	3.6	1.1	1.06	1	1.06	27.00	7	4745
5	1	10	4.6	26.0	117.0	4.6	1.0	1.02	1	1.02	26.00	8	4815
6	1	11	5.2	16.0	133.0	5.2	0.6	0.63	1	0.63	16.00	13	5819
7	1	12	6.2	24.0	157.0	6.2	0.9	0.94	1	0.94	24.00	8	4968
8	1	13	9.9	18.0	175.0	6.9	0.7	0.71	1	0.71	18.00	11	5358
9	1	14	13.0	15.0	190.0	7.3	0.6	0.59	1	0.59	15.00	14	5987
10	1	15	6.0	13.0	203.0	8.0	0.5	0.51	1	0.51	13.00	17	6310
11	1	16	9.0	32.0	235.0	9.8	0.7	0.74	1	0.74	32.00	7	4745
12	1	17	9.6	19.0	254.0	9.8	0.7	0.74	1	0.74	19.00	11	5442
13	1	18	10.2	14.0	268.0	10.2	0.6	0.55	1	0.55	14.00	15	6130
14	1	19	10.8	16.0	284.0	11.4	0.6	0.63	1	0.63	16.00	13	5819
15	1	20	11.4	15.0	299.0	11.4	0.6	0.59	1	0.59	15.00	14	5967
16	1	21	11.8	9.0	308.0	11.8	0.4	0.35	1	0.35	9.00	25	7283
17	1	22	12.6	20.0	319.0	12.6	0.8	0.79	1	0.79	20.00	10	5334
18	1	23	13.1	13.0	332.0	13.1	0.5	0.51	1	0.51	13.00	17	6310
19	2	25	14.2	28.0	360.0	14.2	1.1	0.55	1	0.55	14.00	15	6130
20	2	27	15.1	24.0	384.0	15.1	0.9	0.47	1	0.47	12.00	18	6510
21	2	29	16.3	31.0	415.0	16.3	1.2	0.61	1	0.61	15.50	14	5892
22	2	31	17.4	27.0	442.0	17.4	1.1	0.53	1	0.53	13.50	16	6218
23	2	33	18.3	22.0	464.0	18.3	0.9	0.43	1	0.43	11.00	20	6735
24	2	35	19.6	49.0	497.0	19.6	1.3	0.65	1	0.65	16.50	13	5750
25	2	37	20.6	27.0	524.0	20.6	1.1	0.53	1	0.53	13.50	16	6218
26	2	39	21.6	25.0	549.0	21.6	1.0	0.49	1	0.49	12.50	17	6407
27	2	41	22.6	26.0	575.0	22.6	1.0	0.51	1	0.51	13.00	17	6310
28	2	43	23.5	22.0	597.0	23.5	0.9	0.43	1	0.43	11.00	20	6735
29	2	45	24.5	25.0	622.0	24.5	1.0	0.49	1	0.49	12.50	17	6407
30	2	47	25.4	22.0	644.0	25.4	0.9	0.43	1	0.43	11.00	20	6735
31	2	49	26.3	24.0	668.0	26.3	0.9	0.47	1	0.47	12.00	18	6510
32	2	51	27.2	22.0	690.0	27.2	0.9	0.43	1	0.43	11.00	20	6735
33	2	53	28.0	22.0	712.0	28.0	0.9	0.43	1	0.43	11.00	20	6735
34	2	55	28.8	20.0	732.0	28.8	0.8	0.39	1	0.39	10.00	22	6990
35	2	57	29.7	22.0	754.0	29.7	0.9	0.43	1	0.43	11.00	20	6735
36	2	59	30.4	18.0	772.0	30.4	0.7	0.35	1	0.35	9.00	25	7283
37	2	61	31.2	20.0	792.0	31.2	0.8	0.39	1	0.39	10.00	22	6990
38	2	63	32.0	20.0	812.0	32.0	0.8	0.39	1	0.39	10.00	22	6990
39	2	65	32.8	20.0	832.0	32.8	0.8	0.39	1	0.39	10.00	22	6990
40	2	67	33.5	20.0	852.0	33.5	0.8	0.39	1	0.39	10.00	22	6990
41	2	69	34.3	18.0	870.0	34.3	0.7	0.35	1	0.35	9.00	25	7283
42	2	71	34.9	17.0	887.0	34.9	0.7	0.33	1	0.33	8.50	27	7447
43	2	73	35.6	17.0	904.0	35.6	0.7	0.33	1	0.33	8.50	27	7447

File No: 23754-001-01
 DCP Penetration 3/30/20 March 30, 2020

Figure A-18



Location: Parkway Woods
 Wilsonville
 121.5
 Date: 3/31/2020
 Dimension: N/A
 Depth to bottom: 48.6
 Tester's Name: John Lawes
 Tester's Company: GeoEngineers, Inc.
 Tester's Contact No: 971-409-7390
 Notes: Driven from ground surface

Depth, feet	Soil Texture
0-1.15	N/A
1.15-6.5	Stiff to medium stiff

Test Increment	Number of blows	Cumulative blows	Depth below base of S-1	Penetration per increment (mm)	Cumulative penetration (mm)	Penetration per blow set (in)	Penetration per blow (in)	Hammer blow factor 1 for 8kg 2 for 4.6kg hammer	DCP Index DCP Index	CBR	M _d		
1	1	6	0.7	19.0	0.7	0.7	0.75	1	0.75	19.00	11	5442	
2	1	7	1.3	14.0	1.3	0.6	0.55	1	0.55	14.00	15	6130	
3	1	8	2.5	31.0	64.0	1.2	1.22	1	1.22	31.00	6	4496	
4	1	9	3.6	27.0	91.0	3.6	1.1	1.06	1	1.06	27.00	7	4745
5	1	10	4.6	26.0	117.0	4.6	1.0	1.02	1	1.02	26.00	8	4815
6	1	11	5.2	16.0	133.0	5.2	0.6	0.63	1	0.63	16.00	13	5819
7	1	12	6.2	24.0	157.0	6.2	0.9	0.94	1	0.94	24.00	8	4968
8	1	13	9.9	18.0	175.0	6.9	0.7	0.71	1	0.71	18.00	11	5358
9	1	14	13.0	15.0	190.0	7.3	0.6	0.59	1	0.59	15.00	14	5967
10	1	15	6.0	32.0	222.0	8.0	0.5	0.51	1	0.51	32.00	3	6910
11	1	16	9.0	32.0	254.0	9.8	0.7	0.74	1	0.74	32.00	3	6910
12	1	17	9.6	19.0	273.0	10.2	0.6	0.63	1	0.63	19.00	11	5442
13	1	18	10.2	14.0	287.0	10.8	0.6	0.63	1	0.63	14.00	13	5819
14	1	19	10.8	16.0	303.0	11.4	0.6	0.63	1	0.63	16.00	13	5819
15	1	20	11.4	15.0	318.0	11.8	0.4	0.35	1	0.35	15.00	14	5967
16	1	21	11.8	9.0	327.0	12.6	0.8	0.79	1	0.79	20.00	10	5334
17	1	22	12.6	20.0	347.0	13.1	0.5	0.51	1	0.51	20.00	17	6310
18	1	23	13.1	13.0	360.0	14.2	1.1	0.55	1	0.55	14.00	15	6130
19	2	25	14.2	28.0	388.0	15.1	0.9	0.47	1	0.47	12.00	18	6510
20	2	27	15.1	24.0	412.0	16.3	1.2	0.61	1	0.61	15.50	14	5892
21	2	29	16.3	31.0	443.0	17.4	1.1	0.53	1	0.53	13.50	16	6218
22	2	31	17.4	27.0	470.0	18.3	0.9	0.43	1	0.43	11.00	20	6735
23	2	33	18.3	22.0	492.0	19.6	1.3	0.65	1	0.65	16.50	13	5750
24	2	35	19.6	33.0	525.0	20.6	1.1	0.53	1	0.53	13.50	16	6218
25	2	37	20.6	27.0	552.0	21.6	1.0	0.49	1	0.49	12.50	17	6407
26	2	39	21.6	25.0	577.0	22.6	1.0	0.51	1	0.51	13.00	20	6735
27	2	41	22.6	26.0	603.0	23.5	0.9	0.43	1	0.43	11.00	20	6735
28	2	43	23.5	22.0	625.0	24.5	1.0	0.49	1	0.49	12.50	17	6407
29	2	45	24.5	25.0	650.0	25.4	0.9	0.43	1	0.43	11.00	20	6735
30	2	47	25.4	22.0	672.0	26.3	0.9	0.47	1	0.47	12.00	18	6510
31	2	49	26.3	24.0	696.0	27.2	0.9	0.43	1	0.43	11.00	20	6735
32	2	51	27.2	22.0	718.0	28.0	0.9	0.43	1	0.43	11.00	20	6735
33	2	53	28.0	20.0	738.0	28.8	0.8	0.39	1	0.39	10.00	22	6990
34	2	55	28.8	20.0	758.0	29.7	0.9	0.43	1	0.43	11.00	20	6735
35	2	57	29.7	18.0	776.0	30.4	0.7	0.35	1	0.35	9.00	25	7283
36	2	59	30.4	18.0	794.0	31.2	0.8	0.39	1	0.39	10.00	22	6990
37	2	61	31.2	20.0	814.0	32.0	0.8	0.39	1	0.39	10.00	22	6990
38	2	63	32.0	20.0	834.0	32.8	0.8	0.39	1	0.39	10.00	22	6990
39	2	65	32.8	20.0	854.0	33.5	0.8	0.39	1	0.39	10.00	22	6990
40	2	67	33.5	20.0	874.0	34.3	0.7	0.35	1	0.35	9.00	25	7283
41	2	69	34.3	18.0	892.0	34.9	0.7	0.33	1	0.33	8.50	27	7447
42	2	71	34.9	17.0	909.0	35.6	0.7	0.33	1	0.33	8.50	27	7447
43	2	73	35.6	17.0	926.0	35.6	0.7	0.33	1	0.33	8.50	27	7447

(after Webster et al., 1992)
 Webster, S. L., Crau, R. H., and Williams, T. P. (1992). Description and application of dual mass dynamic cone penetrometer. Department of the Army Waterways Equipment Station, No. GI-92-3.

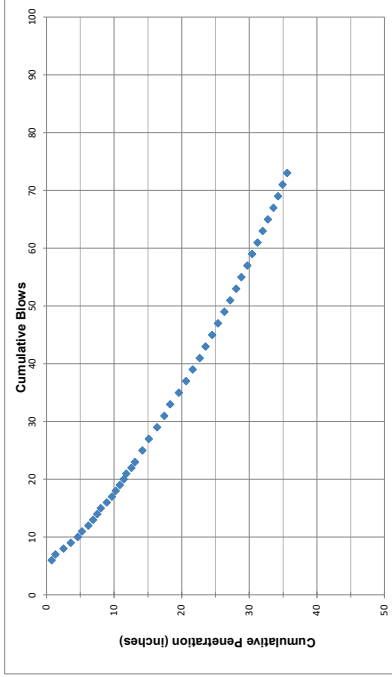
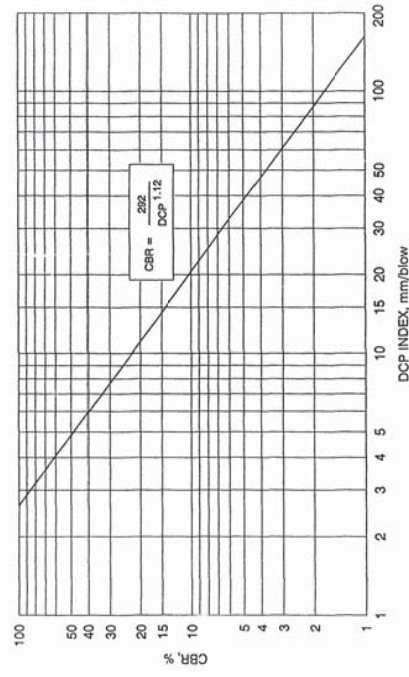
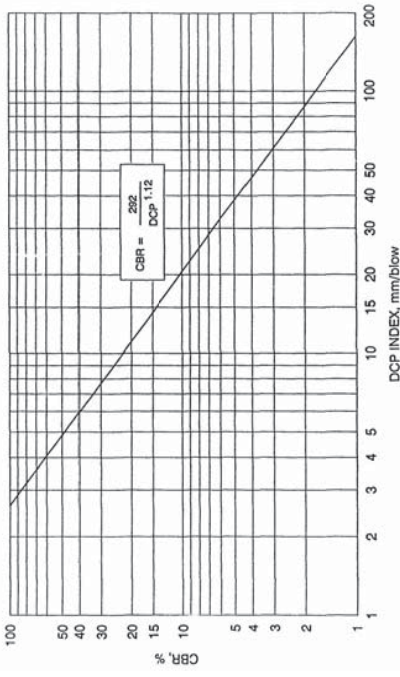


Figure A-19

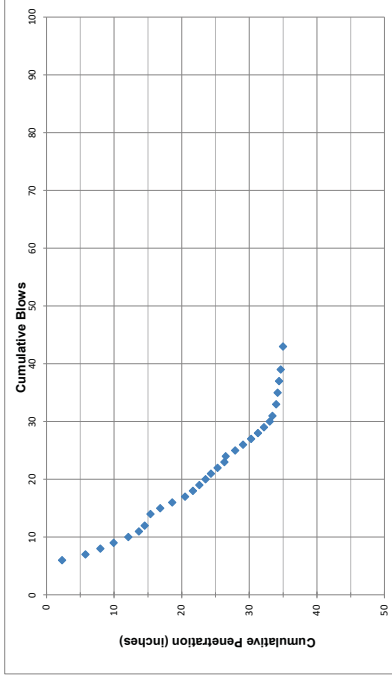
Location: Parkway Woods
 88.8
 Depth to bottom: 35
 Dimension: N/A
 Date: 3/31/2020
 Test Hole Number: HA-3
 Test Method: Dynamic Cone Penetration
 GeoEngineers Job: 23754-001-01
 Project Name: Parkway Woods Business Park
 Tester's Contact No: 971-409-7390
 Tester's Company: GeoEngineers, Inc.
 Notes: Driven from ground surface

Depth, feet	Soil Texture
0-3	SILT
3-3.5	SILTY GRAVEL
	Medium stiff to stiff
	Dense

Test Increment	Number of blows	Cumulative blows	Depth below base of S-1	Penetration per increment (mm)	Cumulative penetration (mm)	Penetration per blow set (in)	Penetration per blow (in)	Hammer blow factor	DCP Index (mm/blow)	DCP Index (in/blow)	CBR	M _d	
1	1	6	2.3	58.0	58.0	2.3	2.28	1	58.00	2.28	3	3572	
2	1	7	5.7	88.0	146.0	3.5	3.46	1	88.00	3.46	2	2993	
3	1	8	8.0	202.0	290.0	2.2	2.20	1	202.00	2.20	3	3570	
4	1	9	9.9	500.0	292.0	2.0	1.97	1	197.00	1.97	4	3731	
5	1	10	12.1	307.0	292.0	2.2	2.17	1	217.00	2.17	3	3595	
6	1	11	13.7	400.0	347.0	1.6	1.57	1	157.00	1.57	5	4071	
7	1	12	14.5	210.0	368.0	0.8	0.83	1	83.00	0.83	10	5234	
8	2	14	15.4	220.0	390.0	0.9	0.43	1	43.00	0.43	20	6735	
9	1	15	16.8	47.0	437.0	1.5	1.46	1	146.00	1.46	5	4186	
10	1	16	18.6	45.0	482.0	1.8	1.77	1	177.00	1.77	4	3886	
11	1	17	20.7	46.0	528.0	1.2	1.18	1	118.00	1.18	6	4554	
12	1	18	22.6	30.0	558.0	1.2	1.18	1	118.00	1.18	6	4554	
13	1	19	23.6	24.0	582.0	0.9	0.94	1	94.00	0.94	8	4968	
14	1	20	23.6	20.0	597.0	0.9	0.91	1	91.00	0.91	10	5334	
15	1	21	24.3	20.0	617.0	0.8	0.79	1	79.00	0.79	10	5334	
16	1	22	25.3	25.0	642.0	1.0	0.98	1	98.00	0.98	8	4880	
17	1	23	26.3	26.0	668.0	1.0	1.02	1	102.00	1.02	8	4815	
18	1	24	26.5	5.0	673.0	0.2	0.20	1	20.00	0.20	48	9159	
19	25	27.9	27.9	36.0	709.0	1.4	1.42	1	142.00	1.42	7	4615	
20	1	26	29.1	29.0	738.0	1.1	1.14	1	114.00	1.14	29.00	7	4615
21	1	27	30.2	30.0	768.0	1.2	1.18	1	118.00	1.18	30.00	6	4554
22	1	28	31.3	26.0	794.0	1.0	1.02	1	102.00	1.02	26.00	8	4815
23	1	29	32.2	23.0	817.0	0.9	0.91	1	91.00	0.91	23.00	9	5051
24	1	30	33.0	21.0	838.0	0.8	0.83	1	83.00	0.83	21.00	10	5234
25	1	31	33.4	10.0	848.0	0.4	0.39	1	39.00	0.39	10.00	22	6990
26	2	33	33.9	14.0	862.0	0.6	0.28	1	28.00	0.28	7.00	33	8033
27	2	35	34.2	6.0	868.0	0.2	0.12	1	12.00	0.12	3.00	85	11179
28	2	37	34.4	6.0	874.0	0.2	0.12	1	12.00	0.12	3.00	85	11179
29	2	39	34.6	6.0	880.0	0.2	0.12	1	12.00	0.12	3.00	85	11179
30	4	43	35.0	8.0	888.0	0.3	0.08	1	0.08	0.08	2.00	134	13094



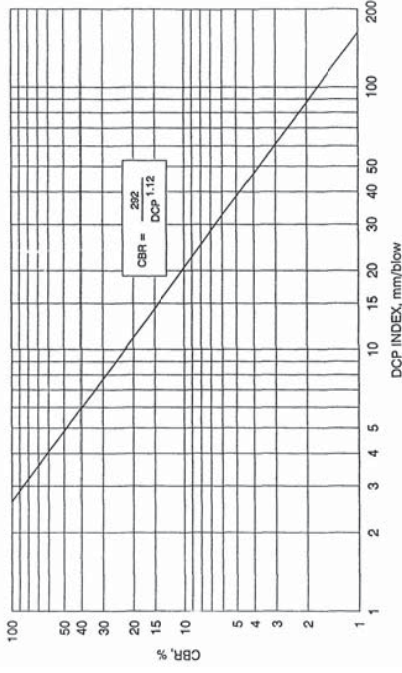
(after Webster et al., 1992)
 Webster, S. L., Graub, R. H., and Williams, T. P., (1992). Description and application of dual mass dynamic cone penetrometer. Department of the Army Waterways Equipment Station, No. GI-92-3.



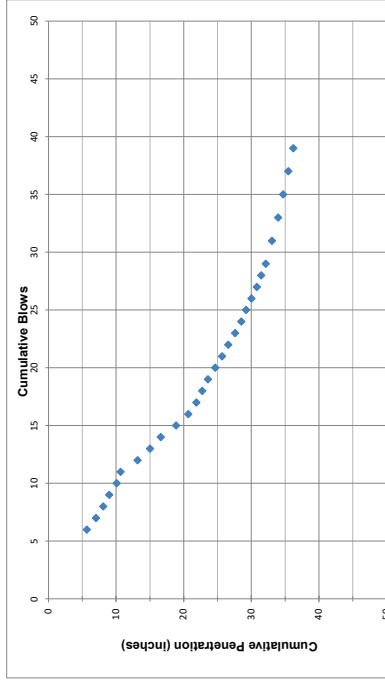
Location: Parkway Woods
 88.8
 Depth to bottom: 35
 Tester's Name: John Lawes
 Tester's Company: GeoEngineers, Inc.
 Date: 3/31/2020
 Dimension: N/A
 Test Hole Number: HA-5
 Test Method: Dynamic Cone Penetration
 GeoEngineers Job: 23754-001-01
 Project Name: Parkway Woods Business Park

Depth, feet	Soil Texture
0-7	SILT
	Medium stiff to stiff

Test Increment	Number of blows	Cumulative blows	Depth below base of S-1 (in)	Penetration per increment (mm)	Cumulative penetration (mm)	Penetration per blow set (in)	Penetration per blow (in)	Hammer blow factor 1 for 8kg 2 for 4.6kg hammer	DCP Index (mm/blow)	DCP Index (in/blow)	CBR	M _d psi
1	6	6	5.7	144.0	144.0	5.7	5.7	1	5.67	144.00	1	2470
2	7	13	7.0	34.0	178.0	7.0	1.3	1	1.34	34.00	6	4337
3	8	21	8.1	27.0	205.0	8.1	1.1	1	1.06	27.00	7	4745
4	9	30	9.0	23.0	228.0	9.0	0.9	1	0.91	23.00	9	5051
5	10	40	10.1	28.0	256.0	10.1	1.1	1	1.10	28.00	7	4678
6	11	51	10.7	15.0	271.0	10.7	0.6	1	0.59	15.00	14	5967
7	12	63	13.1	63.0	334.0	13.1	2.5	1	2.48	63.00	3	3410
8	13	76	15.0	47.0	381.0	15.0	1.9	1	1.85	47.00	4	3823
9	14	90	16.6	41.0	422.0	16.6	0.91	1	0.91	41.00	5	4032
10	15	105	18.9	45.0	467.0	18.9	2.6	1	2.64	45.00	3	3485
11	16	121	20.9	46.0	513.0	20.9	1.8	1	1.84	46.00	3	3485
12	17	138	21.9	30.0	543.0	21.9	1.2	1	1.18	30.00	6	4652
13	18	156	22.7	22.0	565.0	22.7	0.9	1	0.87	22.00	9	5140
14	19	175	23.6	22.0	587.0	23.6	0.9	1	0.87	22.00	9	5140
15	20	195	24.6	27.0	614.0	24.6	1.1	1	1.06	27.00	7	4745
16	21	216	25.7	26.0	640.0	25.7	1.0	1	1.02	26.00	8	4815
17	22	238	26.6	23.0	663.0	26.6	0.9	1	0.91	23.00	9	5051
18	23	261	27.6	26.0	689.0	27.6	1.0	1	1.02	26.00	8	4815
19	24	285	28.5	23.0	712.0	28.5	0.9	1	0.91	23.00	9	5051
20	25	310	29.2	18.0	730.0	29.2	0.7	1	0.71	18.00	11	5558
21	26	336	30.0	20.0	750.0	30.0	0.8	1	0.79	20.00	10	5334
22	27	363	30.8	20.0	770.0	30.8	0.8	1	0.79	20.00	10	5334
23	28	391	31.5	17.0	787.0	31.5	0.7	1	0.67	17.00	12	5683
24	29	420	32.1	17.0	804.0	32.1	0.7	1	0.67	17.00	12	5683
25	31	451	33.0	23.0	827.0	33.0	0.9	1	0.87	23.00	9	5051
26	33	484	33.9	23.0	850.0	33.9	0.9	1	0.87	23.00	9	5051
27	35	519	34.7	19.0	869.0	34.7	0.7	1	0.67	19.00	15	6169
28	37	556	35.5	20.0	889.0	35.5	0.8	1	0.79	20.00	10	5334
29	39	595	36.2	18.0	907.0	36.2	0.7	1	0.67	18.00	15	6169



(after Webster et al., 1992)
 Webster, S. L., Crau, R. H., and Williams, T. P. (1992). Description and application of dual mass dynamic cone penetrometer. Department of the Army Waterways Equipment Station, No. GI-92-3.



APPENDIX B
Boring Logs for Previous Geotechnical Report for the Site

SOIL CLASSIFICATION CHART

MAJOR DIVISIONS			SYMBOLS		TYPICAL DESCRIPTIONS
			GRAPH	LETTER	
COARSE GRAINED SOILS	GRAVEL AND GRAVELLY SOILS	CLEAN GRAVELS <small>(LITTLE OR NO FINES)</small>		GW	WELL-GRADED GRAVELS, GRAVEL - SAND MIXTURES
		GRAVELS WITH FINES <small>(APPRECIABLE AMOUNT OF FINES)</small>		GP	POORLY-GRADED GRAVELS, GRAVEL - SAND MIXTURES
		GRAVELS WITH FINES <small>(APPRECIABLE AMOUNT OF FINES)</small>		GM	SILTY GRAVELS, GRAVEL - SAND - SILT MIXTURES
	SAND AND SANDY SOILS	CLEAN SANDS <small>(LITTLE OR NO FINES)</small>		SW	WELL-GRADED SANDS, GRAVELLY SANDS
		SANDS WITH FINES <small>(APPRECIABLE AMOUNT OF FINES)</small>		SP	POORLY-GRADED SANDS, GRAVELLY SAND
		SANDS WITH FINES <small>(APPRECIABLE AMOUNT OF FINES)</small>		SM	SILTY SANDS, SAND - SILT MIXTURES
FINE GRAINED SOILS	SILTS AND CLAYS	LIQUID LIMIT LESS THAN 50		ML	INORGANIC SILTS, ROCK FLOUR, CLAYEY SILTS WITH SLIGHT PLASTICITY
		LIQUID LIMIT LESS THAN 50		CL	INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS, SANDY CLAYS, SILTY CLAYS, LEAN CLAYS
		LIQUID LIMIT LESS THAN 50		OL	ORGANIC SILTS AND ORGANIC SILTY CLAYS OF LOW PLASTICITY
	SILTS AND CLAYS	LIQUID LIMIT GREATER THAN 50		MH	INORGANIC SILTS, MICACEOUS OR DIATOMACEOUS SILTY SOILS
		LIQUID LIMIT GREATER THAN 50		CH	INORGANIC CLAYS OF HIGH PLASTICITY
		LIQUID LIMIT GREATER THAN 50		OH	ORGANIC CLAYS AND SILTS OF MEDIUM TO HIGH PLASTICITY
HIGHLY ORGANIC SOILS				PT	PEAT, HUMUS, SWAMP SOILS WITH HIGH ORGANIC CONTENTS

NOTE: Multiple symbols are used to indicate borderline or dual soil classifications

Sampler Symbol Descriptions

	2.4-inch I.D. split barrel
	Standard Penetration Test (SPT)
	Shelby tube
	Piston
	Direct-Push
	Bulk or grab
	Continuous Coring

Blowcount is recorded for driven samplers as the number of blows required to advance sampler 12 inches (or distance noted). See exploration log for hammer weight and drop.

"P" indicates sampler pushed using the weight of the drill rig.

"WOH" indicates sampler pushed using the weight of the hammer.

NOTE: The reader must refer to the discussion in the report text and the logs of explorations for a proper understanding of subsurface conditions. Descriptions on the logs apply only at the specific exploration locations and at the time the explorations were made; they are not warranted to be representative of subsurface conditions at other locations or times.

ADDITIONAL MATERIAL SYMBOLS

SYMBOLS		TYPICAL DESCRIPTIONS
GRAPH	LETTER	
	AC	Asphalt Concrete
	CC	Cement Concrete
	CR	Crushed Rock/ Quarry Spalls
	SOD	Sod/Forest Duff
	TS	Topsoil

Groundwater Contact



Measured groundwater level in exploration, well, or piezometer



Measured free product in well or piezometer

Graphic Log Contact

Distinct contact between soil strata

Approximate contact between soil strata

Material Description Contact

Contact between geologic units

Contact between soil of the same geologic unit

Laboratory / Field Tests

%F	Percent fines
%G	Percent gravel
AL	Atterberg limits
CA	Chemical analysis
CP	Laboratory compaction test
CS	Consolidation test
DD	Dry density
DS	Direct shear
HA	Hydrometer analysis
MC	Moisture content
MD	Moisture density
Mohs	Mohs hardness scale
OC	Organic content
PM	Permeability or hydraulic conductivity
PI	Plasticity index
PP	Pocket penetrometer
SA	Sieve analysis
TX	Triaxial compression
UC	Unconfined compression
VS	Vane shear

Sheen Classification

NS	No Visible Sheen
SS	Slight Sheen
MS	Moderate Sheen
HS	Heavy Sheen

Key to Exploration Logs



Figure A-1

Start Drilled	11/17/2018	End	11/17/2018	Total Depth (ft)	6.5	Logged By	JLL	Checked By		Driller	Dan Fischer Excavating	Drilling Method	Solid-stem Auger
Surface Elevation (ft) Vertical Datum	232 NAVD88			Hammer Data	Rope & cat head 140 (lbs) / 30 (in) Drop			Drilling Equipment	Buck Rogers 160 trailer				
Easting (X) Northing (Y)	51839.75 5019345.29			System Datum	NAD83 (feet)			Groundwater not observed at time of exploration					
Notes:													

Elevation (feet)	FIELD DATA					Graphic Log	Group Classification	MATERIAL DESCRIPTION	Moisture Content (%)	Fines Content (%)	REMARKS
	Depth (feet)	Interval Recovered (in)	Blows/foot	Collected Sample	Sample Name Testing						
0					1		GM	Brown silty gravel with fine to medium sand (medium dense, moist) (fill)	9	19.7	
	14	11		2	31						
			8		3		ML	Yellow-brown with red-brown mottling silt, trace fine sand (medium stiff, moist) (Willamette silt)	27		
5			9		4		Becomes stiff	27	IT-1 performed at 5 feet below ground surface		

Note: See Figure A-1 for explanation of symbols.
Coordinates Data Source: Horizontal approximated based on Google Earth. Vertical approximated based on Google Earth.

Log of Boring B-1/IT-1



Project: Parkway Woods Business Park Parking
Project Location: Wilsonville, Oregon
Project Number: 23754-001-00

Figure A-2
Sheet 1 of 1

Date: 12/20/18 Path: P:\23 23754-001\GINT\23754001.GPJ DBLlibrary\library\GEOENGINEERS_DF_STD_US_JUNE_2017\GLB\GEB\GEO TECH_STANDARD_%F_NO_GW

Start Drilled	11/17/2018	End	11/17/2018	Total Depth (ft)	6.5	Logged By	JLL	Checked By		Driller	Dan Fischer Excavating	Drilling Method	Solid-stem Auger
Surface Elevation (ft) Vertical Datum	231 NAVD88			Hammer Data	Rope & cat head 140 (lbs) / 30 (in) Drop			Drilling Equipment	Buck Rogers 160 trailer				
Easting (X) Northing (Y)	518191.95 5019243.39			System Datum	NAD83 (feet)			Groundwater not observed at time of exploration					
Notes:													

Elevation (feet)	FIELD DATA					Graphic Log	Group Classification	MATERIAL DESCRIPTION	Moisture Content (%)	Fines Content (%)	REMARKS
	Depth (feet)	Interval Recovered (in)	Blows/foot	Collected Sample	Sample Name Testing						
0							ML	Gray-brown with red-brown mottling, occasional black silt, trace fine sand, fine roots (very stiff, moist) (fill) No roots at 5 inches			
230		16	17		1						
		14	20		2 MC				22		
5			8		3		ML	Gray with faint bronze mottling silt, trace fine sand (medium stiff, moist) (Willamette silt)			
225											IT-2 performed at 6 feet below ground surface

Note: See Figure A-1 for explanation of symbols.
Coordinates Data Source: Horizontal approximated based on Google Earth. Vertical approximated based on Google Earth.

Log of Boring B-2/IT-2



Project: Parkway Woods Business Park Parking
Project Location: Wilsonville, Oregon
Project Number: 23754-001-00

Figure A-3
Sheet 1 of 1

Date: 12/20/18 Path: P:\23 23754-001\GINT\23754001.GPJ DBLlibrary\library\GEOENGINEERS_DF_STD_US_JUNE_2017\GLB\GEB\GEO TECH_STANDARD_%F_NO_GW

Start Drilled	11/17/2018	End	11/17/2018	Total Depth (ft)	6.5	Logged By	JLL	Checked By		Driller	Dan Fischer Excavating	Drilling Method	Solid-stem Auger
Surface Elevation (ft) Vertical Datum	229 NAVD88			Hammer Data	Rope & cat head 140 (lbs) / 30 (in) Drop			Drilling Equipment	Buck Rogers 160 trailer				
Easting (X) Northing (Y)	518245.97 5019250.38			System Datum	NAD83 (feet)			Groundwater not observed at time of exploration					
Notes:													

Elevation (feet)	FIELD DATA					Graphic Log	Group Classification	MATERIAL DESCRIPTION	Moisture Content (%)	Fines Content (%)	REMARKS
	Depth (feet)	Interval Recovered (in)	Blows/foot	Collected Sample	Sample Name Testing						
0	12	7		1 MC		ML	Dark brown silt, trace fine sand and fine roots (medium stiff, moist) (fill)	24			
22.5	12	9		2 MC		ML	Gray-brown with red-brown mottling silt with fine sand (stiff, moist) (Willamette silt)	11			
5	16	16		3 MC			Becomes gray-brown to yellow-brown with red-brown mottling, trace fine sand (very stiff, moist)	33			

Note: See Figure A-1 for explanation of symbols.
Coordinates Data Source: Horizontal approximated based on Google Earth. Vertical approximated based on Google Earth.

Log of Boring B-3



Project: Parkway Woods Business Park Parking
Project Location: Wilsonville, Oregon
Project Number: 23754-001-00

Figure A-4
Sheet 1 of 1

Date: 12/20/18 Path: P:\23 23754001\GINT\23754001.GPJ DBLlibrary\library\GEOENGINEERS_DF_STD_US_JUNE_2017\GLB\GEB\GEO TECH_STANDARD_%F_NO_GW

Start Drilled	11/17/2018	End	11/17/2018	Total Depth (ft)	6.5	Logged By	JLL	Checked By		Driller	Dan Fischer Excavating	Drilling Method	Solid-stem Auger
Surface Elevation (ft)	227			Vertical Datum	NAVD88	Hammer Data	Rope & cat head 140 (lbs) / 30 (in) Drop			Drilling Equipment	Buck Rogers 160 trailer		
Easting (X)	518240.17			Northing (Y)	5019163.94	System Datum	NAD83 (feet)			Groundwater not observed at time of exploration			
Notes:													

Elevation (feet)	FIELD DATA					Graphic Log	Group Classification	MATERIAL DESCRIPTION	Moisture Content (%)	Fines Content (%)	REMARKS
	Depth (feet)	Interval Recovered (in)	Blows/foot	Collected Sample	Sample Name Testing						
0	12	8		1	MC		ML	Dark brown silt, fine roots to 3 to 4 inches (medium stiff, moist) (Willamette silt)	21		
225	14	14		2	MC			Grades to yellow-brown, occasional charcoal fragments	36		
5	16	9		3	MC			Becomes mottled red-brown, stiff	29		

Note: See Figure A-1 for explanation of symbols.
Coordinates Data Source: Horizontal approximated based on Google Earth. Vertical approximated based on Google Earth.

Log of Boring B-5



Project: Parkway Woods Business Park Parking
Project Location: Wilsonville, Oregon
Project Number: 23754-001-00

Date: 12/20/18 Path: P:\23 23754001\GINT\23754001.GPJ DBLlibrary\library\GEOENGINEERS_DF_STD_US_JUNE_2017\GLB\GEB\GEO TECH_STANDARD_%F_NO_GW

Start Drilled	11/17/2018	End	11/17/2018	Total Depth (ft)	6.5	Logged By	JLL	Checked By		Driller	Dan Fischer Excavating	Drilling Method	Solid-stem Auger
Surface Elevation (ft)	229			Vertical Datum	NAVD88	Hammer Data	Rope & cat head 140 (lbs) / 30 (in) Drop			Drilling Equipment	Buck Rogers 160 trailer		
Easting (X)	518182.29			System Datum	NAD83 (feet)	Groundwater not observed at time of exploration							
Notes:													

Elevation (feet)	FIELD DATA					Graphic Log	Group Classification	MATERIAL DESCRIPTION	Moisture Content (%)	Fines Content (%)	REMARKS
	Depth (feet)	Interval Recovered (in)	Blows/foot	Collected Sample	Sample Name Testing						
0							ML	Dark brown silt, dark brown trace fine sand and fine roots to 4 to 6 feet (very stiff, moist) (Willamette silt)			
		12	21		1			Becomes brown with red-brown mottling			
		14	25		2 MC				17		
5			15		3 MC				15		IT-3 performed at 3 feet 8 inches below ground surface

Note: See Figure A-1 for explanation of symbols.
Coordinates Data Source: Horizontal approximated based on Google Earth. Vertical approximated based on Google Earth.

Log of Boring B-6/IT-3



Project: Parkway Woods Business Park Parking
Project Location: Wilsonville, Oregon
Project Number: 23754-001-00

Date: 12/20/18 Path: P:\23 23754001\GINT\23754001.GPJ DBLlibrary\library\GEOENGINEERS_DF_STD_US_JUNE_2017\GLB\GEB\GEO TECH_STANDARD_%F_NO_GW

Drilled	Start 12/7/2018	End 12/7/2018	Total Depth (ft)	26.5	Logged By Checked By	DMH	Driller	Western States	Drilling Method	Hollow-stem Auger	
Surface Elevation (ft) Vertical Datum		Undetermined NAVD88			Hammer Data		Autohammer 140 (lbs) / 30 (in) Drop		Drilling Equipment		CME-75 Truck Rig
Easting (X) Northing (Y)			System Datum			NAD83 (feet)			See "Remarks" section for groundwater observed		
Notes:											

Elevation (feet)	FIELD DATA					Graphic Log	Group Classification	MATERIAL DESCRIPTION	Moisture Content (%)	Fines Content (%)	REMARKS
	Depth (feet)	Interval Recovered (in)	Blows/foot	Collected Sample	Sample Name Testing						
0							GM	Brown silty gravel with sand (medium dense, moist) (fill)			
							ML	Brown silt with occasional fine sand (medium stiff, moist) (Willamette Silt)			
5							CL	Brown-red clay with occasional fine sand (medium stiff, wet)			Groundwater observed at approximately 5 feet below ground surface 20 minutes after drilling
10	18	6		1				Becomes stiff			
	18	14		2				Becomes very stiff			
15	18	17		3				Becomes stiff			
	18	11		4				Becomes medium stiff to stiff			
20	18	9		5				Becomes stiff			
	18	8		6							
25	18	12		7							

Note: See Figure A-1 for explanation of symbols.
Coordinates Data Source: Horizontal approximated based on Google Earth. Vertical approximated based on Google Earth.

Log of Boring B-7



Project: Parkway Woods Business Park Parking
Project Location: Wilsonville, Oregon
Project Number: 23754-001-00

Figure A-8
Sheet 1 of 1

Date: 12/20/18 Path: P:\23 23754-001\GINT\23754001.GPJ DBLibrary\Library\GEOENGINEERS_DF_STD_US_JUNE_2017\GLB\GEB\GEO TECH_STANDARD_SF_NO_GW

APPENDIX C
Report Limitations and Guidelines for Use

APPENDIX C REPORT LIMITATIONS AND GUIDELINES FOR USE¹

This appendix provides information to help you manage your risks with respect to the use of this report.

Read These Provisions Closely

It is important to recognize that the geoscience practices (geotechnical engineering, geology and environmental science) rely on professional judgment and opinion to a greater extent than other engineering and natural science disciplines, where more precise and/or readily observable data may exist. To help clients better understand how this difference pertains to our services, GeoEngineers includes the following explanatory “limitations” provisions in its reports. Please confer with GeoEngineers if you need to know more how these “Report Limitations and Guidelines for Use” apply to your project or site.

Geotechnical Services Are Performed for Specific Purposes, Persons and Projects

This report has been prepared for SkanlanKemperBard, LLC, Atwell, Inc., and their agents for the Project specifically identified in the report. The information contained herein is not applicable to other sites or projects.

GeoEngineers structures its services to meet the specific needs of its clients. No party other than the party to whom this report is addressed may rely on the product of our services unless we agree to such reliance in advance and in writing. Within the limitations of the agreed scope of services for the Project, and its schedule and budget, our services have been executed in accordance with our Agreement with SkanlanKemperBard LLC, dated January 23, 2020, and generally accepted geotechnical practices in this area at the time this report was prepared. We do not authorize, and will not be responsible for, the use of this report for any purposes or projects other than those identified in the report.

A Geotechnical Engineering or Geologic Report is Based on a Unique Set of Project-Specific Factors

This report has been prepared for the proposed Parkway Woods Business Park – Parking and New Buildings Project in Wilsonville, Oregon. GeoEngineers considered a number of unique, project-specific factors when establishing the scope of services for this project and report. Unless GeoEngineers specifically indicates otherwise, it is important not to rely on this report if it was:

- not prepared for you,
- not prepared for your project,
- not prepared for the specific site explored, or
- completed before important project changes were made.

For example, changes that can affect the applicability of this report include those that affect:

- the function of the proposed structure;

¹ Developed based on material provided by ASFE, Professional Firms Practicing in the Geosciences; www.asfe.org.

- elevation, configuration, location, orientation or weight of the proposed structure;

If changes occur after the date of this report, GeoEngineers cannot be responsible for any consequences of such changes in relation to this report unless we have been given the opportunity to review our interpretations and recommendations. Based on that review, we can provide written modifications or confirmation, as appropriate.

Environmental Concerns Are Not Covered

Unless environmental services were specifically included in our scope of services, this report does not provide any environmental findings, conclusions, or recommendations, including but not limited to, the likelihood of encountering underground storage tanks or regulated contaminants.

Subsurface Conditions Can Change

This geotechnical or geologic report is based on conditions that existed at the time the study was performed. The findings and conclusions of this report may be affected by the passage of time, by man-made events such as construction on or adjacent to the site, new information or technology that becomes available subsequent to the report date, or by natural events such as floods, earthquakes, slope instability or groundwater fluctuations. If more than a few months have passed since issuance of our report or work product, or if any of the described events may have occurred, please contact GeoEngineers before applying this report for its intended purpose so that we may evaluate whether changed conditions affect the continued reliability or applicability of our conclusions and recommendations.

Geotechnical and Geologic Findings Are Professional Opinions

Our interpretations of subsurface conditions are based on field observations from widely spaced sampling locations at the site. Site exploration identifies the specific subsurface conditions only at those points where subsurface tests are conducted, or samples are taken. GeoEngineers reviewed field and laboratory data and then applied its professional judgment to render an informed opinion about subsurface conditions at other locations. Actual subsurface conditions may differ, sometimes significantly, from the opinions presented in this report. Our report, conclusions and interpretations are not a warranty of the actual subsurface conditions.

Geotechnical Engineering Report Recommendations Are Not Final

We have developed the following recommendations based on data gathered from subsurface investigation(s). These investigations sample just a small percentage of a site to create a snapshot of the subsurface conditions elsewhere on the site. Such sampling on its own cannot provide a complete and accurate view of subsurface conditions for the entire site. Therefore, the recommendations included in this report are preliminary and should not be considered final. GeoEngineers' recommendations can be finalized only by observing actual subsurface conditions revealed during construction. GeoEngineers cannot assume responsibility or liability for the recommendations in this report if we do not perform construction observation.

We recommend that you allow sufficient monitoring, testing and consultation during construction by GeoEngineers to confirm that the conditions encountered are consistent with those indicated by the explorations, to provide recommendations for design changes if the conditions revealed during the work differ from those anticipated, and to evaluate whether earthwork activities are completed in accordance with our recommendations. Retaining GeoEngineers for construction observation for this project is the most

effective means of managing the risks associated with unanticipated conditions. If another party performs field observation and confirms our expectations, the other party must take full responsibility for both the observations and recommendations. Please note, however, that another party would lack our project-specific knowledge and resources.

A Geotechnical Engineering or Geologic Report Could Be Subject to Misinterpretation

Misinterpretation of this report by members of the design team or by contractors can result in costly problems. GeoEngineers can help reduce the risks of misinterpretation by conferring with appropriate members of the design team after submitting the report, reviewing pertinent elements of the design team's plans and specifications, participating in pre-bid and preconstruction conferences, and providing construction observation.

Do Not Redraw the Exploration Logs

Geotechnical engineers and geologists prepare final boring and testing logs based upon their interpretation of field logs and laboratory data. The logs included in a geotechnical engineering or geologic report should never be redrawn for inclusion in architectural or other design drawings. Photographic or electronic reproduction is acceptable, but separating logs from the report can create a risk of misinterpretation.

Give Contractors a Complete Report and Guidance

To help reduce the risk of problems associated with unanticipated subsurface conditions, GeoEngineers recommends giving contractors the complete geotechnical engineering or geologic report, including these "Report Limitations and Guidelines for Use." When providing the report, you should preface it with a clearly written letter of transmittal that:

- advises contractors that the report was not prepared for purposes of bid development and that its accuracy is limited; and
- encourages contractors to confer with GeoEngineers and/or to conduct additional study to obtain the specific types of information they need or prefer.

Contractors Are Responsible for Site Safety on Their Own Construction Projects

Our geotechnical recommendations are not intended to direct the contractor's procedures, methods, schedule or management of the work site. The contractor is solely responsible for job site safety and for managing construction operations to minimize risks to on-site personnel and adjacent properties.

Biological Pollutants

GeoEngineers' Scope of Work specifically excludes the investigation, detection, prevention or assessment of the presence of Biological Pollutants. Accordingly, this report does not include any interpretations, recommendations, findings or conclusions regarding the detecting, assessing, preventing or abating of Biological Pollutants, and no conclusions or inferences should be drawn regarding Biological Pollutants as they may relate to this project. The term "Biological Pollutants" includes, but is not limited to, molds, fungi, spores, bacteria and viruses, and/or any of their byproducts.

A Client that desires these specialized services is advised to obtain them from a consultant who offers services in this specialized field.

Exhibit G - Stormwater Report

Memo

TO: City of Wilsonville

FROM: Brady Berry, P.E.

DATE: September 7, 2022

RE: Schematic Design Drainage – SKB Parcel 5

This memorandum is intended to address Storm Drainage for the addition of a new 80,000 SF building in the NW parking area of the Parkworks Campus and is a part of the Schematic Design package. It will analyze the effects that the proposed development will have on the existing site; document the criteria, methodology, and informational sources used to design the proposed stormwater system.

INTRODUCTION/PROJECT DESCRIPTION

Scanlan Kemper Bard (SKB) is the owner of an existing industrial property in Wilsonville Oregon. The project scope includes adding an additional 80,000 SF building to the existing industrial property and will result in additional loading docks, tenants, parking, sidewalks, and improved access. The proposed project will require additional impervious area.

A Grading Permit, Building Permit, and Public Works Permit (Construction for Private Development) from the City of Wilsonville and an Oregon DEQ 1200-C Erosion Control Permit are required for the project.

EXISTING CONDITIONS

The property is currently partially developed and has supporting parking areas for the adjacent large industrial building. The remaining portion of the site consists of a natural grass field that is just east of SW Parkway Avenue.

The site is relatively flat with elevations from 232 to 244. Previous development work has created discrete basins for collection and removal of stormwater within the existing parking lot. The remaining grassed areas either drain to the frontage or to an existing low area where it is then collected by an area drain and conveyed through the local stormwater system.

The current site does not have any on-site water quality or flow control facilities. The property is served by an adequate stormwater collection system which will be utilized as-is with the introduction of best management practices (BMP's) to provide flow control and water quality treatment for the proposed redevelopment.



DESIGN CRITERIA AND METHODOLOGY

The proposed development adds or replaces impervious area more than 5,000 SF and therefore triggers City of Wilsonville requirements for stormwater treatment and flow control. Based on discussions with City of Wilsonville staff, the definitions of “replaced impervious area” is removal of existing surfacing and alteration of the existing base rock.

The City of Wilsonville 2015 Stormwater & Surface Water Design & Construction Standards will be used as the basis of design for development. City of Wilsonville design criteria is discussed in the following paragraphs.

WATER QUALITY

1” over 24 hours – Capture and treat 80% of the average annual runoff volume with the goal of 70% total suspended solids (TSS) removal.

FLOW CONTROL/WATER QUANTITY

The duration of peak flow rates from post-development conditions shall be less than or equal to the duration of peak flow rates from pre-developed conditions for all peak flows between 42% of the 2-yr storm up to the 10-yr peak flow rate.

INPUT PARAMETERS/ANALYSIS

The City of Wilsonville utilizes the Clackamas County Water Environmental Services (WES) Best Management Practices (BMP) Sizing Tool to determine stormwater treatment facilities. The tool is based upon continuous rainfall data and therefore meets City of Wilsonville criteria. BMP Sizing Tool version 1.6.0.2 (May 2018) was utilized for calculations for this development.

The input criteria for the BMP Sizing Tool are as follows:

Criteria	Input
DMA Soil Group	D
Pre-development Surface	Grass
Post-development Surface	Conventional concrete or asphalt paving
BMP Type	Rain Garden – Filtration
Treatment Type	Treatment and Flow Control
Facility Infiltration Rate	C1 (0.35 – 0.49 in/hr)

Infiltration testing was conducted at five locations within the industrial park with resulting infiltration rates between 0.25 and 1.0 in/hr. A factor of safety of 2 was applied to determine the design infiltration rate of between 0.12-0.5 in/hr, which corresponds to the BMP calculator category C1 indicated in the table above.



Precipitation Data was obtained from the NOAA Atlas 2 and Hydrograph Method Guidelines from the City of Wilsonville Standards:

SCS Rainfall Depths: (24hr)	
2-yr	2.50 In.
5-yr	3.00 In.
10-yr	3.45 In.
25-yr	3.90 In.
100-yr	4.50 In.

Filtration planter and rain garden design parameters from the City of Wilsonville Standards are as follows:

<u>Standard</u>	<u>Design Value</u>
Width (2' Min Max)	Varies
Side Slopes (3:1 Max)	3:1 (no side slopes for planters)
Slope (0.5% max)	Varies, 0.5% max
Piping	6" underdrain 1%
Overflow	22" w/orifice from underdrain

The BMP Sizing Tool output, WES BMP Sizing Report, is included in Appendix B.

Runoff from the proposed conditions will maintain existing flow patterns. Site stormwater will be routed through a series of rain gardens and will overflow into the existing storm system.

The proposed development areas on the site have been divided into basins, referred to as Drainage Management Areas (DMA). DMA treatment areas are summarized in Table 1. Most of the areas are being treated on-site by the proposed filtration rain garden BMP's except for two (2) areas that will be referred to as Non-Treated Areas (NTA). See Post-Developed Basin Map in Appendix A. The stormwater runoff from these areas cannot be directed to a stormwater facility due to topographic constraints.

CONVEYANCE CAPACITY CALCULATIONS:

The proposed drainage conveyance system has been designed to convey the peak flows for the 25-yr design event using 8" and 10" pipes for ease of the maintenance. The maximum service area was calculated for these pipes and used for discharge from the DMA areas (see Appendix C).

Table 1: DMA Treatment Areas

DMA #	Treatment Areas (SF)	Required BMP Area (SF)	Provided BMP Area (SF)	Non-Treated Areas (SF)
1	77,969	3,119	3,839	
2	38,826	1,553	2,345	
3	79,159	3,166	3,194	
4	52,519	2,101	2,398	
5	58,250	2,330	2,350	
NTA 1		Not Treated		-3,949
TOTAL	306,723	12,269	14,126	-3,949

GROWING MEDIUM:

The City of Wilsonville Stormwater and Surface Water Standards provides standards for stormwater facility Growing Medium which requires a sand/loam/compost 3-way mix to provide for plant establishment. The suggested growing medium mix for the project is “Storm Water Blend 2.3” as manufactured by Pro-Gro Mixes and Materials in Sherwood, Oregon.

The soil blend provides for filtration through the media to the gravel underdrain/perforated pipe discharge. This provides the desired filtration prior to discharge through the underdrain piping which is connected to the outfall.

SITE ULTIMATE OUTFALL:

There is no change in the ultimate stormwater outfall for the updated plan. The existing stormwater piping system is being utilized and the outfall unchanged. The introduction of the BMP treatments on the project will reduce the flow from the site over most storm events, particularly those through the 10-year storm.

DOWNSTREAM ANALYSIS

The existing storm drain is a private system to the outfall. The proposed development adds flow control on a significant portion of the site where there was previously none and will decrease demand on the system. There are no known issues on the private system upstream or downstream of the subject property.

EMERGENCY OVERFLOW ESCAPE ROUTE

In the event of facility failure during the 100-year design storm event, proposed grades in the parking lot will ensure that stormwater runoff flows around the building and south towards the low end of the site and the ultimate outfall.

IMPERVIOUS AREA

The project provides for extensive redevelopment of the site impervious areas including parking areas, sidewalks and site paths. Tables 2 & 3 tabulate the existing and proposed site impervious areas for the proposed development.

Table 2: Impervious Area Summary by DMA

DMA #	New Impervious Area (SF)	Redeveloped Impervious Area (SF)	Undisturbed Impervious Area (SF)	Total Impervious Area (SF)
1	77,969			77,969
2	23,176	15,650		38,826
3	25,869	53,290		79,159
4	13,212	39,307		52,519
5	7,852	36,404	13,994	58,250
NTA 1	5,635			
NTA 2	3,949			
TOTAL	157,662	144,651	13,994	310,672

PROJECT IMPERVIOUS AREA SUMMARY:

In addition to the treated impervious area there was existing impervious area removed from the property as part of the project. The project area is defined as the area south of Printer Parkway and North of Xerox Drive. Table 2 provides a summary of the overall project impervious and treatment areas.

Table 3: Project Impervious Area Summary

Required Treatment Summary:	(SF)
New Impervious Area	157,662
Redeveloped Impervious Area	144,651
Total Required Treatment Area	302,313
Treatment Summary:	
DMA Treatment Area	306,723
Required Treatment Area	302,313
Overtreatment	4,410
Untreated Impervious Area	3,949
Net Treatment Area (Credit)	461

CONSTRUCTION EROSION CONTROL

The construction erosion control requirements will meet DEQ 1200-C and City of Wilsonville guidelines for grading and erosion control.

OPERATION AND MAINTENANCE

The City of Wilsonville operation maintenance guidelines are to be implemented with the proposed stormwater facility installations. Drawing Numbers ST-6015, ST-6030, ST-6115 of the 2015 Stormwater & Surface Water Design & Construction of the City of Wilsonville provides the Operations and Maintenance Plan for the proposed installations.

SUMMARY AND CONCLUSIONS

The redevelopment of the Parkway Woods property abides by the City of Wilsonville stormwater requirements:

- The selected Stormwater Rain Garden BMP's provide both treatment and flow control to meet the required standards.
- Impervious area treatment exceeded City requirements by close to 500 SF of impervious area treatment.
- Operation and maintenance will be per the City of Wilsonville standard and a maintenance and access agreement for the facilities will be established for the property.

REFERENCES

1. City of Wilsonville, 2015. *Stormwater & Surface Water Design and Construction Standards, Section 3 – Public Works Standards.*
2. City of Wilsonville/City of Oregon City, 2017. *User's Guide for BMP Sizing Tool.*

APPENDICES

Appendix A: Post-Developed Basin Map

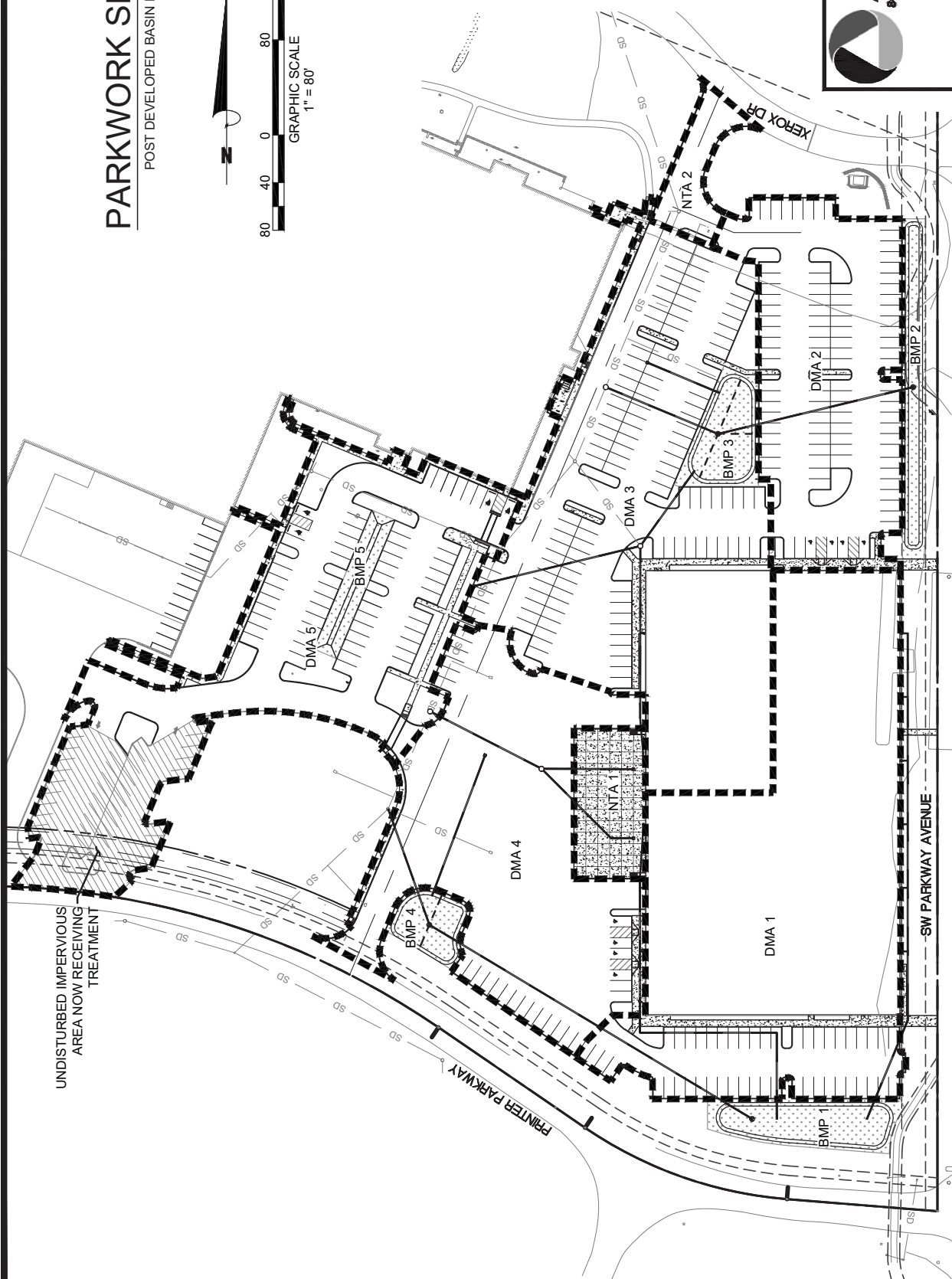
Appendix B: WES BMP Sizing Report

Appendix C: Conveyance Calculations

APPENDIX A

PARKWORK SPECS

POST DEVELOPED BASIN MAP



PROJECT NO.: 21003923
DATE: 09/29/2022



ATWELL
866.850.4200 www.atwell-group.com
9755 SW BARNES ROAD, SUITE 150
PORTLAND, OR 97225
PHONE: 503.248.4472
CONTACT: BRADY BERRY
BBERRY@ATWELL-GROUP.COM

APPENDIX B

WES BMP Sizing Report

Project Information

Project Name	LRS - SKB Parcel 5
Project Type	Commercial
Location	26600 SW Parkway Avenue, Wilsonville, OR
Stormwater Management Area	320849
Project Applicant	Atwell Group, Inc.
Jurisdiction	OutofDistrict

Drainage Management Area

Name	Area (sq-ft)	Pre-Project Cover	Post-Project Cover	DMA Soil Type	BMP
DMA 1	77,969	Grass	ConventionalCo ncrete	D	BMP 1
DMA 2	38,826	Grass	ConventionalCo ncrete	D	BMP 2
DMA 3	79,159	Grass	ConventionalCo ncrete	D	BMP 3
DMA 4	52,519	Grass	ConventionalCo ncrete	D	BMP 4
DMA 5	58,250	Grass	ConventionalCo ncrete	D	BMP 5

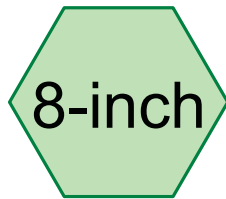
LID Facility Sizing Details

LID ID	Design Criteria	BMP Type	Facility Soil Type	Minimum Area (sq-ft)	Planned Areas (sq-ft)	Orifice Diameter (in)
BMP 1	FlowControlA ndTreatment	Rain Garden - Filtration	C1	3,118.8	3,839.0	2.8
BMP 2	FlowControlA ndTreatment	Rain Garden - Filtration	C1	1,553.0	2,345.0	2.0
BMP 3	FlowControlA ndTreatment	Rain Garden - Filtration	C1	3,166.4	3,194.0	2.8
BMP 4	FlowControlA ndTreatment	Rain Garden - Filtration	C1	2,100.8	2,398.0	2.3
BMP 5	FlowControlA ndTreatment	Rain Garden - Filtration	C1	2,330.0	2,350.0	2.4

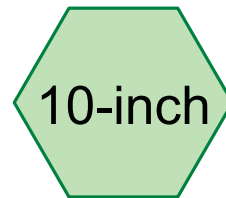
Pond Sizing Details

1. FCWQT = Flow control and water quality treatment, WQT = Water quality treatment only
2. Depth is measured from the bottom of the facility and includes the three feet of media (drain rock, separation layer and growing media).
3. Maximum volume of the facility. Includes the volume occupied by the media at the bottom of the facility.
4. Maximum water storage volume of the facility. Includes water storage in the three feet of soil media assuming a 40 percent porosity.

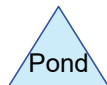
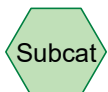
APPENDIX C



Max DMA for 8-inch
Pipe



Max DMA for 10-inch
pipe



19004599 HydroCAD Pipe Conveyance

Prepared by Atwell LLC

HydroCAD® 10.00-20 s/n 08970 © 2017 HydroCAD Software Solutions LLC

Type IA 24-hr 25-YR Rainfall=3.90"

Printed 10/13/2020

Page 2

Summary for Subcatchment 8-inch: Max DMA for 8-inch Pipe

Runoff = 1.31 cfs @ 7.90 hrs, Volume= 0.442 af, Depth= 3.67"

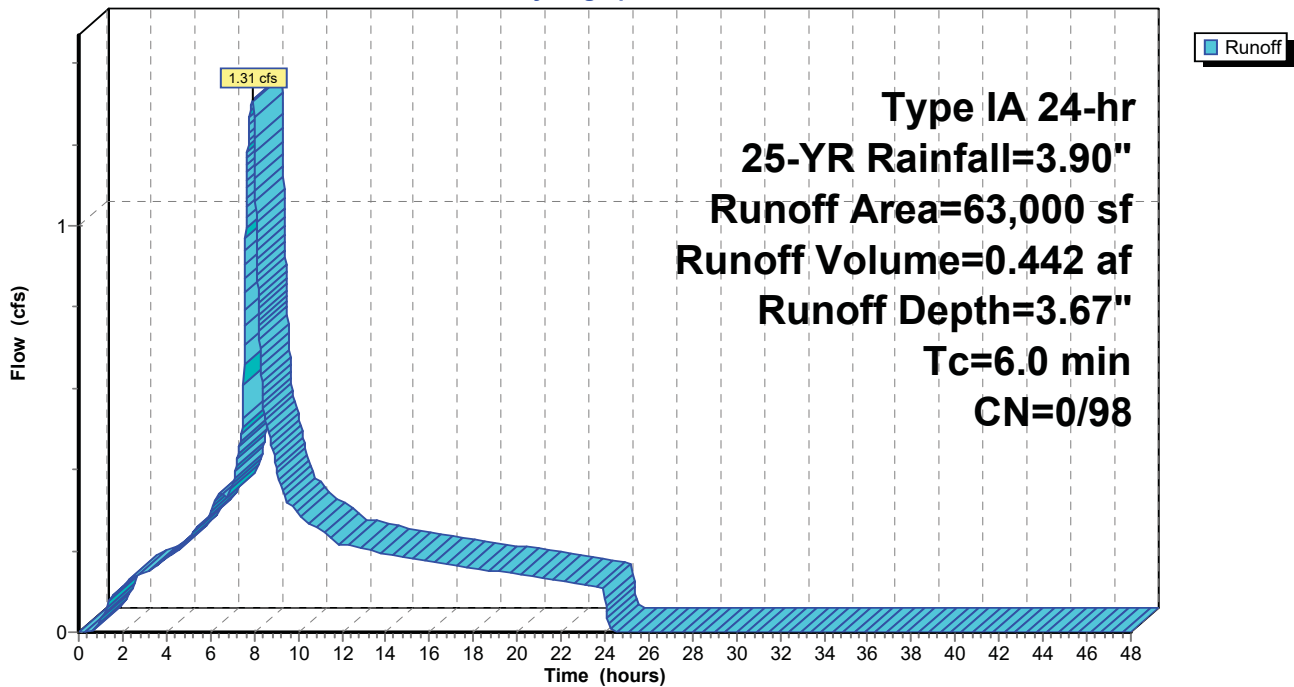
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Type IA 24-hr 25-YR Rainfall=3.90"

Area (sf)	CN	Description
63,000	98	Paved parking, HSG D
63,000	98	100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 8-inch: Max DMA for 8-inch Pipe

Hydrograph



Channel Report

<Name>

Circular

Diameter (ft) = 0.67

Invert Elev (ft) = 100.00

Slope (%) = 1.00

N-Value = 0.013

Calculations

Compute by: Q vs Depth

No. Increments = 20

Highlighted

Depth (ft) = 0.64

Q (cfs) = 1.315

Area (sqft) = 0.35

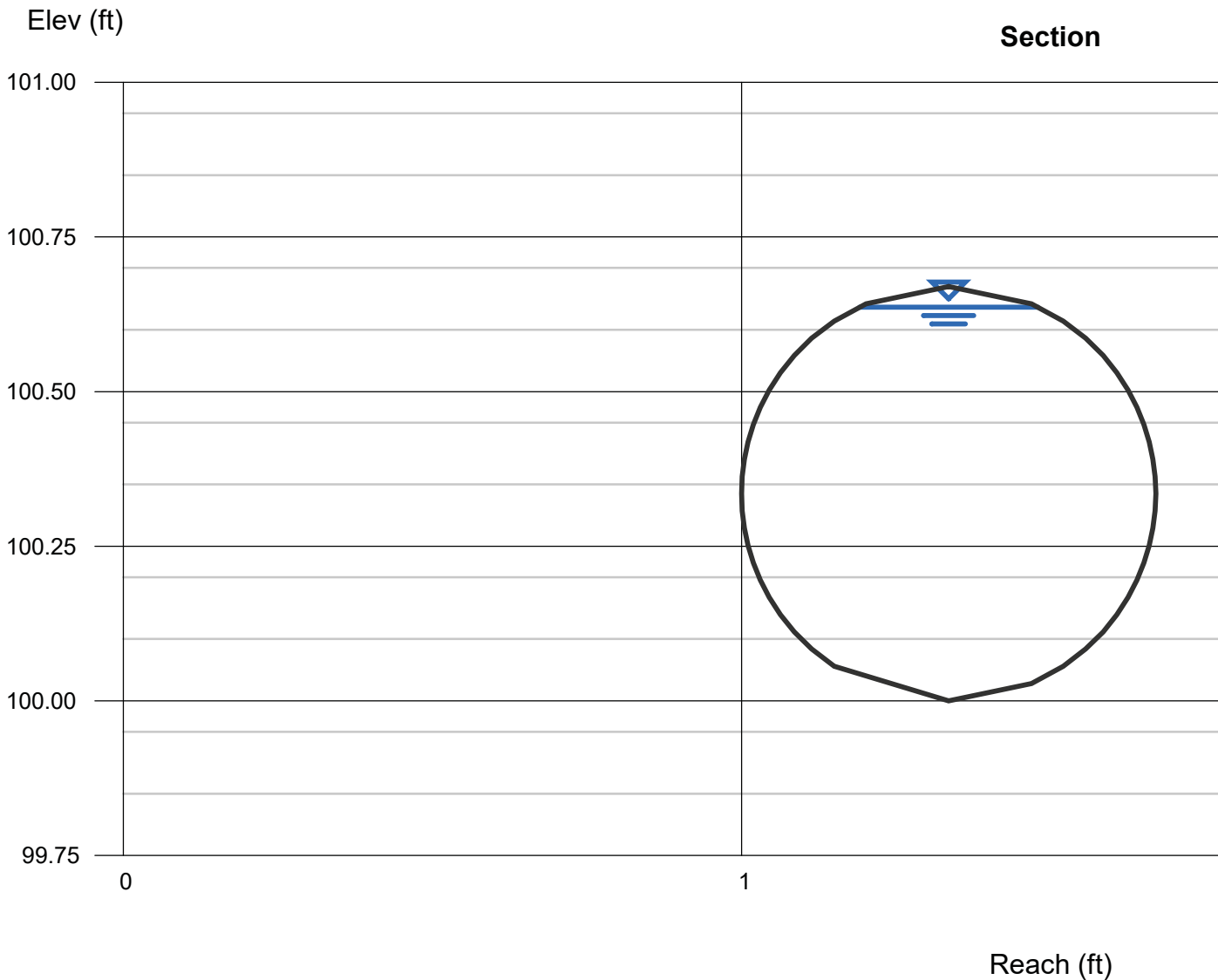
Velocity (ft/s) = 3.80

Wetted Perim (ft) = 1.81

Crit Depth, Y_c (ft) = 0.55

Top Width (ft) = 0.29

EGL (ft) = 0.86



19004599 HydroCAD Pipe Conveyance

Prepared by Atwell LLC

HydroCAD® 10.00-20 s/n 08970 © 2017 HydroCAD Software Solutions LLC

Type IA 24-hr 25-YR Rainfall=3.90"

Printed 10/13/2020

Page 3

Summary for Subcatchment 10-inch: Max DMA for 10-inch pipe

Runoff = 2.32 cfs @ 7.90 hrs, Volume= 0.782 af, Depth= 3.67"

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Type IA 24-hr 25-YR Rainfall=3.90"

Area (sf)	CN	Description
111,500	98	Paved parking, HSG D
111,500	98	100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 10-inch: Max DMA for 10-inch pipe

Hydrograph

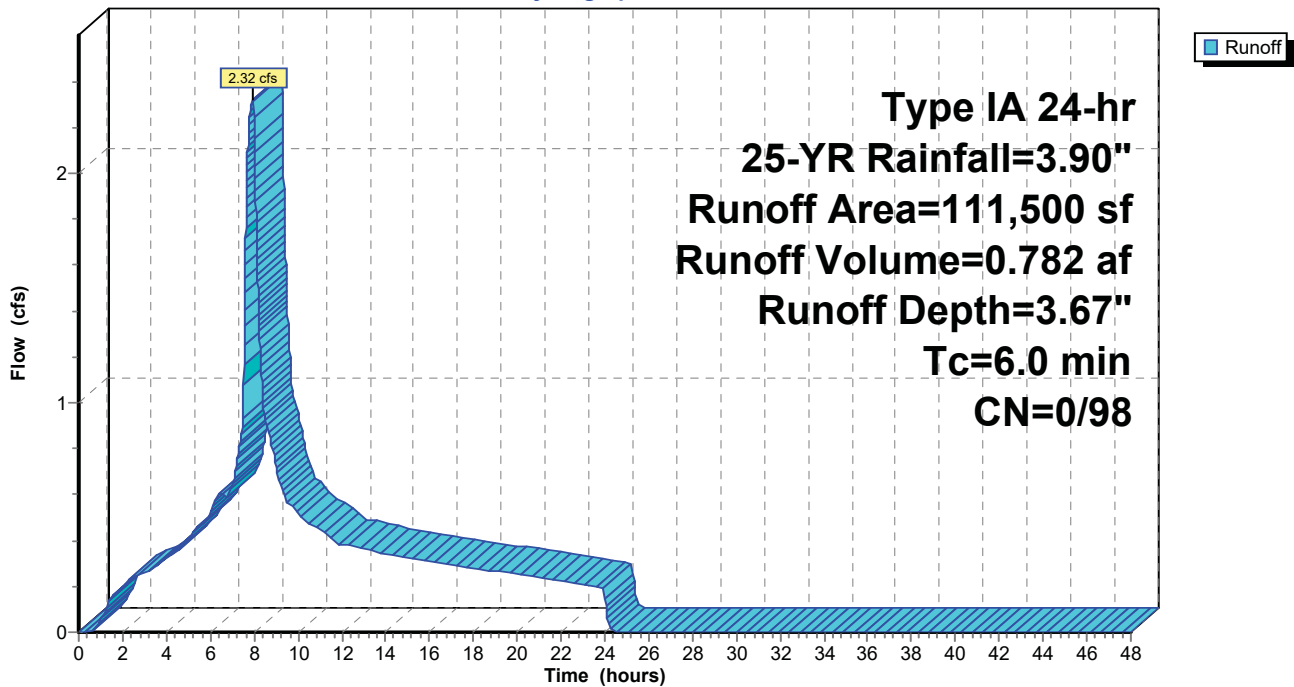


Exhibit H - Solid Waste Service Provider Letter

Exhibit I - Design Narrative

SKB PARKWORKS SPEC BLDG

Design Narrative

26600 SW PARKWAY AVE

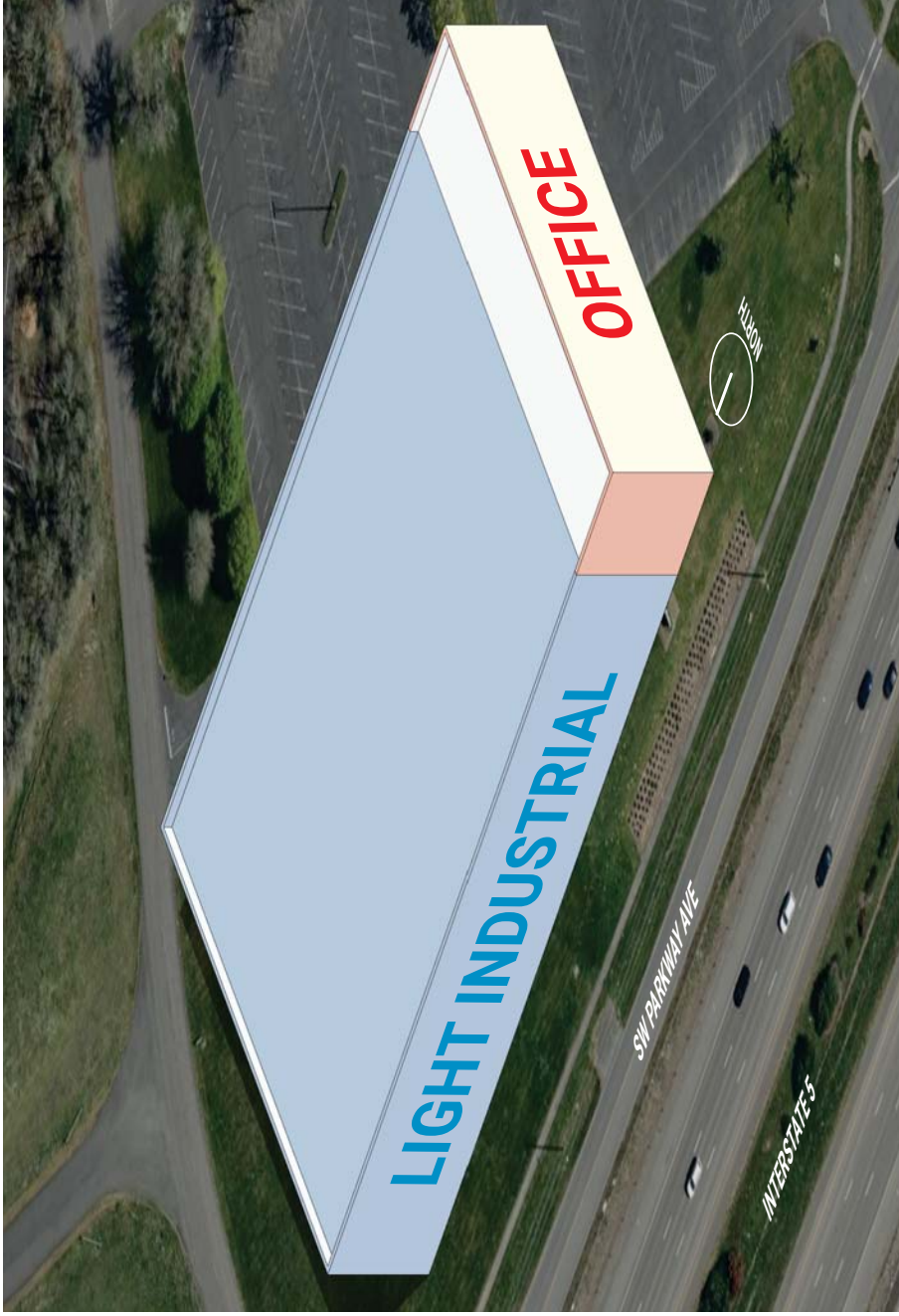
The proposed scope of work includes 89,482 sf new construction industrial manufacturing/warehouse core and shell building with partial two-story office located at 26600 SW Parkway Ave in the City of Wilsonville.

Why Here?

The existing ParkWorks site located at SW Printer Parkway and SW Parkway Avenue was initially built for Techtronix in mid 1970s. The original buildings on the campus are set far back from the main road and shrouded by large berms and inwardly focused in order to maintain privacy for their development efforts within the industry. The red brick clad single story campus of nearly 300,000 square feet is uniform and subdued. In an effort to modernize and revitalize the campus, the need for a larger presence at the northwest corner has seemed appropriate and essential to keep up with growth in the desired Wilsonville community. Additionally the adjacency to the I-5 corridor maximizes leasing potential which will bring jobs and growth to Wilsonville.

Why Now?

The campus and nearby buildings house a variety of entrepreneurs and industry titans to include ESS, Inc., Twist Bioscience, Xerox, and 3D Systems to name a few. Many of these light industrial and flex office buildings are calling Wilsonville home for its livability and proximity to major highways.



SITE CONTEXT

Recently Approved in Wilsonville



10680 SW CLUTTER ROAD



27375 SW PARKWAY AVENUE



9760 SW FREEMAN DRIVE



28370 SW BOBERG ROAD

SITE CONTEXT

Projects of Similar Use and/or Location



9125 SW RIDDER ROAD



25925 SW HEATHER PLACE



27180 SW 95TH AVENUE



27501 SW PARKWAY AVENUE

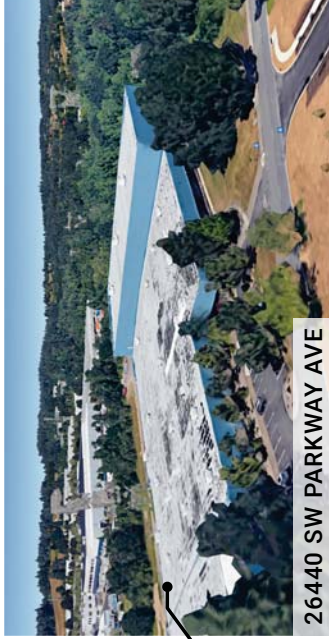
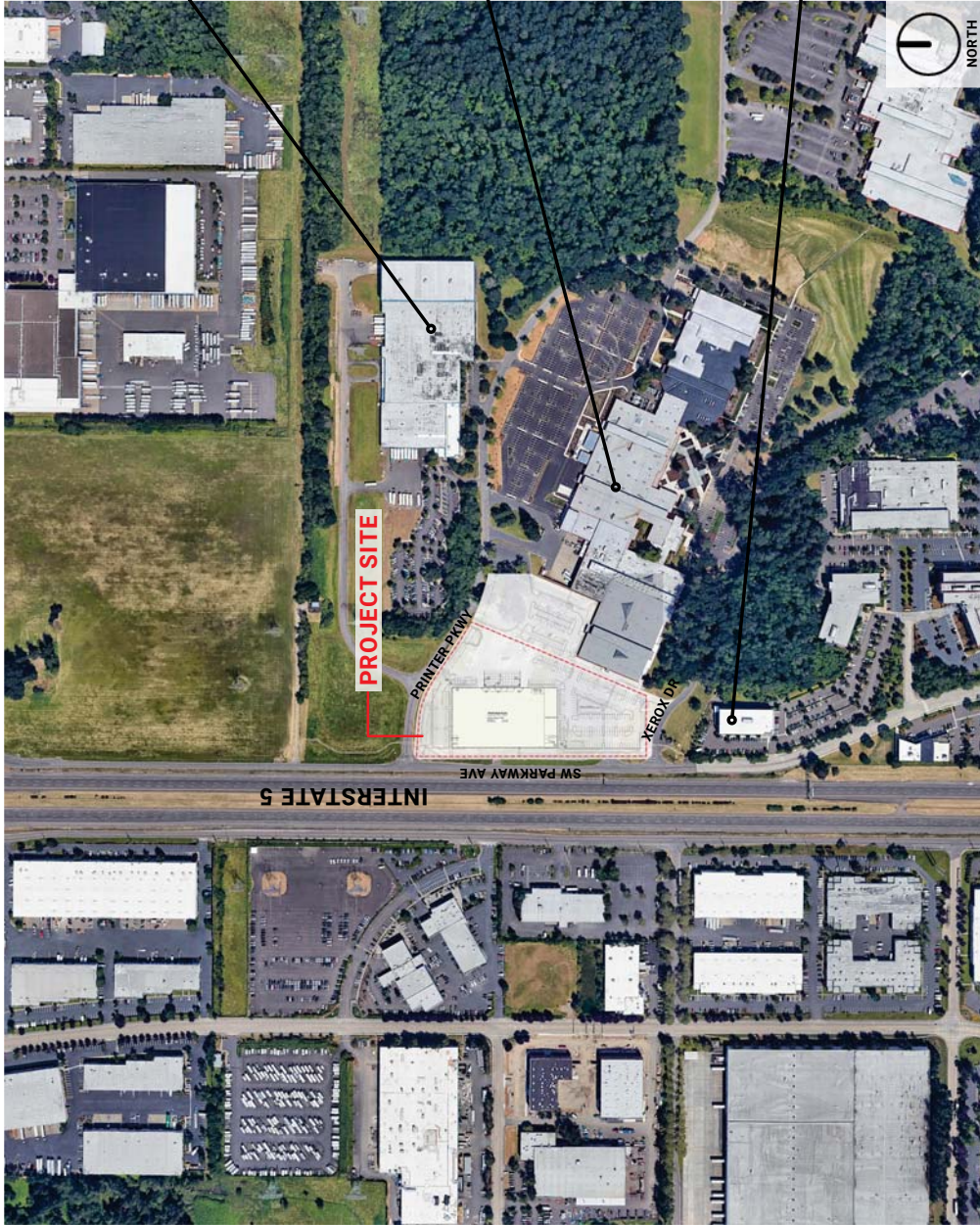


27490 SW 95TH AVENUE



28819 SW BOONES FERRY ROAD

SITE CONTEXT
 SW Parkway Ave & Printer Parkway



26440 SW PARKWAY AVE



26600 SW PARKWAY AVE



27100 SW PARKWAY AVE

SITE LAYOUT

SITE ACCESS

Reduce Number of Curb Cuts

As part of this scope of development, two existing non-compliant access/egress drives along Printer Parkway will be consolidated into a single access/egress drive to be in compliance with current city zoning codes.

Because the loading areas of the warehouse have been located internally on the site, this site access configuration will establish the most efficient layout for truck access to the loading docks. This same access/entry drive will also provide direct access for parking areas for the cars. The location of this new drive also alleviates any truck and car queuing/congestion along SW Parkway Avenue.

PARKING

Vehicle Parking

Parking lot is laid out to maximize circulation and loading efficiencies, while keeping heavy traffic internal to the site and providing dispersed areas of vegetated swales & landscaping.

EV Charging Stations & Bike Parking

Parking for bikes and electric vehicles are provided in close proximity to the two building entries.

BUILDING ORIENTATION

Building Entries

Entries are easily viewed from the surrounding right-of-way and the site access point off of Printer Parkway and SW Parkway Avenue.

Loading Dock

The loading docks have been placed internal to the campus, to hide from view along the major thoroughfares (I-5 & SW Parkway Avenue).

Office Location

South orientation of the office portion of the building maximizes the solar orientation and keeps a visual presence to Parkway Avenue and I-5.



ELEVATION DESIGN

Concept Diagram - Gradient

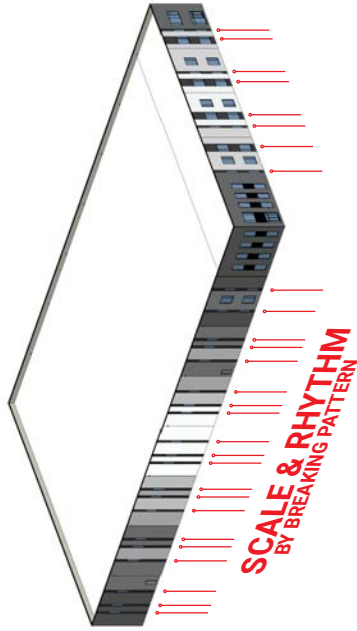
1 OVERLAY VISUAL GRADIENT

Gradient conveys a sense of movement and visual interest designed to be perceived at both the pedestrian and vehicular speeds.

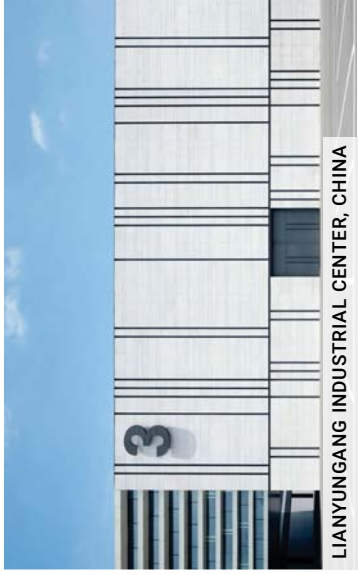


2 RHYTHM & SCALE

Varied joints provide rhythm and structure to the facade, breaking up the larger mass into smaller pieces.



BLUMENHALLE, AUSTRIA



LIANYUNGANG INDUSTRIAL CENTER, CHINA



MUSEUM ANGERLEHNER, AUSTRIA



PRINEVILLE DATA CENTER, OREGON

ELEVATION DESIGN

Concept Diagram - Entries



ELEVATION DESIGN

SW Approach View



ELEVATION DESIGN

NW Approach View



ELEVATION DESIGN

NE Approach View



ELEVATION DESIGN

SW I-5 Approach View



ELEVATION DESIGN

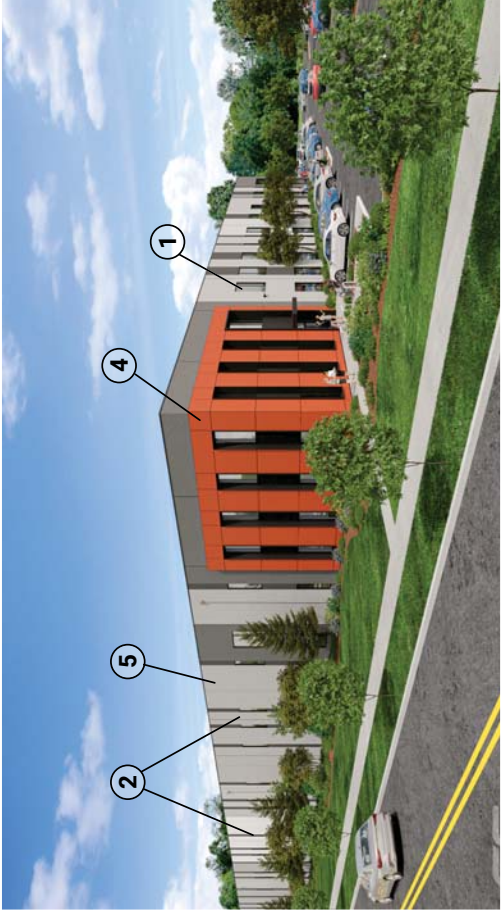
NW I-5 Approach View



ELEVATION DESIGN

Design Drivers

- ① NATURAL DAYLIGHTING OF OFFICE SPACES
- ② HIGH BAY WINDOWS & SKYLIGHTS AT FLEX SPACE / WAREHOUSE
- ③ LOADING DOCKS FACING INTERIOR OF SITE
- ④ ARTICULATED ENTRY VISIBLE FROM I-5 TO CREATE POINT OF INTEREST
- ⑤ DYNAMIC COLOR PLAY TO RESPOND TO THE 50-60 MPH VEHICULAR EXPERIENCE FROM THE I-5 CORRIDOR CREATING LINEAR MOTION

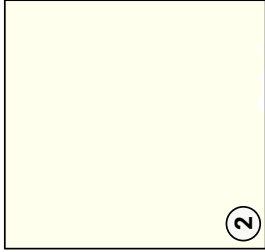


ELEVATION DESIGN

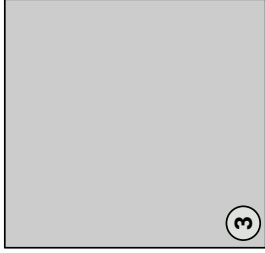
Materials & Finishes



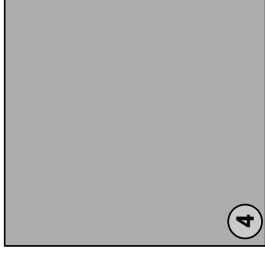
1
RUST-LOOK METAL
PANEL



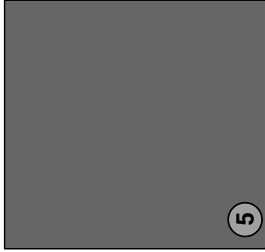
2
PT-1, MILLER
"CASPER WHITE"



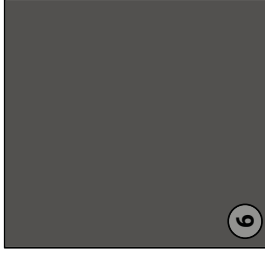
3
PT-2, MILLER
"STERLING COIN"



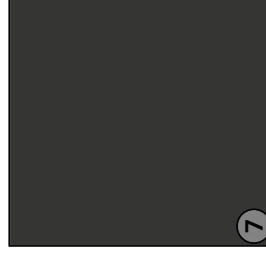
4
PT-3, MILLER
"STONEWALL"



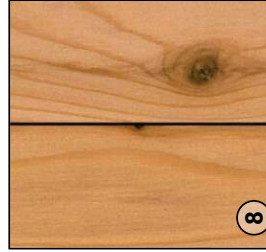
5
PT-4, MILLER
"IRON HOUSE"



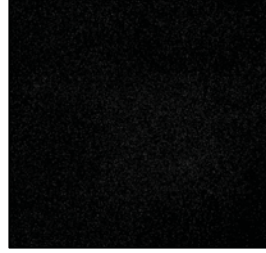
6
PT-5, MILLER
"TAHITIAN"



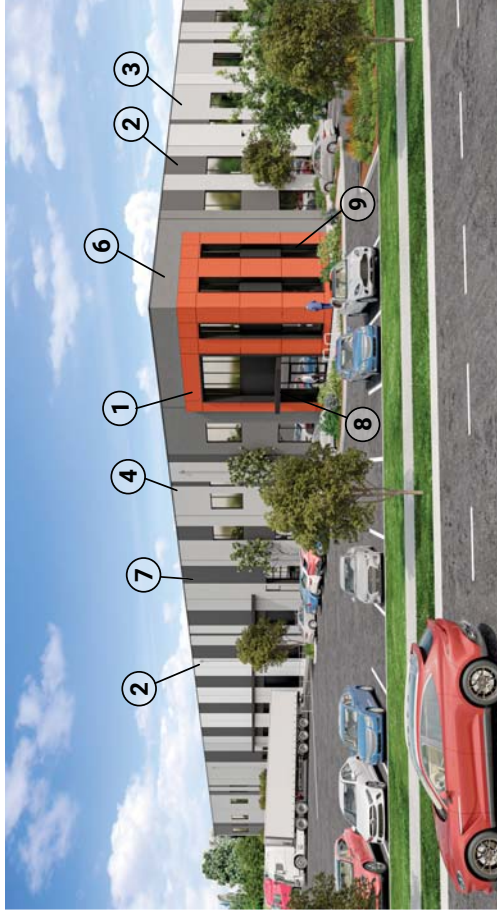
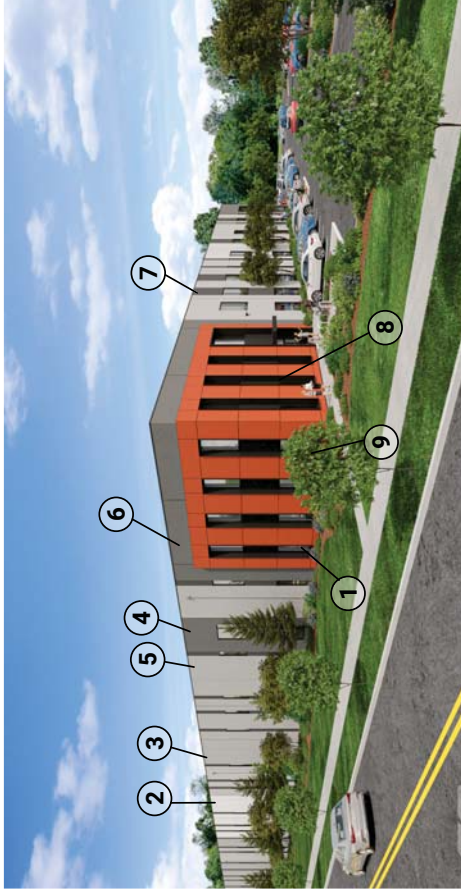
7
PT-6, MILLER
"BLACK FINISH"



8
WESTERN RED
CEDAR (CANOPIES)



9
METAL PLATE
BLACK (WINDOW SURROUNDS)



ELEVATION DESIGN Comparison



Exhibit J - TVFR SPP Approved



FIRE CODE / LAND USE / BUILDING REVIEW APPLICATION

North Operating Center
 11945 SW 70th Avenue
 Tigard, OR 97223
 Phone: 503-649-8577

South Operating Center
 8445 SW Elligsen Rd
 Wilsonville, OR 97070
 Phone: 503-649-8577

REV 6-30-20

Project Information

Applicant Name: Desmond Amper
 Address: 720 NW Davis St. Suite 300
 Phone: 503.221.1121
 Email: damper@lrsarchitects.com
 Site Address: 26600 SW Parkway Ave.
 City: Wilsonville, OR 97070
 Map & Tax Lot #: 31W12 00511
 Business Name: Scanlan Kemper Bard
 Land Use/Building Jurisdiction: PDI / WILSONVILLE
 Land Use/ Building Permit # Land Use: DB22-0009

Choose from: Beaverton, Tigard, Newberg, Tualatin, North Plains, West Linn, Wilsonville, Sherwood, Rivergrove, Durham, King City, Washington County, Clackamas County, Multnomah County, Yamhill County

Project Description

The applicant is seeking Development review approval for a 91,773 sf new construction industrial manufacturing / warehouse core and shell building located at 26600 SW Parkway Ave in the City of Wilsonville.

Permit/Review Type (check one):

Land Use / Building Review - Service Provider Permit
 Emergency Radio Responder Coverage Install/Test
 LPG Tank (Greater than 2,000 gallons)
 Flammable or Combustible Liquid Tank Installation (Greater than 1,000 gallons)
 * Exception: Underground Storage Tanks (UST) are deferred to DEQ for regulation.
 Explosives Blasting (Blasting plan is required)
 Exterior Toxic, Pyrophoric or Corrosive Gas Installation (in excess of 810 cu.ft.)
 Tents or Temporary Membrane Structures (in excess of 10,000 square feet)
 Temporary Haunted House or similar
 OLCC Cannabis Extraction License Review
 Ceremonial Fire or Bonfire (For gathering, ceremony or other assembly)

For Fire Marshal's Office Use Only

TVFR Permit # 2022-0131
 Permit Type: SPP
 Submittal Date: 10/17/2022
 Assigned To: McGladrey
 Due Date: 10/27/2022
 Fees Due: \$36,845 MERRC
 Fees Paid: Ø

Approval/Inspection Conditions
 (For Fire Marshal's Office Use Only)

<p align="center">This section is for application approval only</p> <p><u>McGladrey</u> <u>10/27/2022</u> Fire Marshal or Designee Date</p> <p>Conditions: <u>TVFR Final inspection required.</u> <u>MERRC Fees must be paid prior to bldg permit issuance.</u></p> <p>See Attached Conditions: <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Site Inspection Required: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p align="center">This section used when site inspection is required</p> <p>Inspection Comments:</p> <p>_____</p> <p>Final TVFR Approval Signature & Emp ID Date</p>
---	---

THE LOCATION OF EXISTING AND PROPOSED FIRE LINES AND HYDRANTS SHALL BE DETERMINED BY THE LOCATION OF THE EXISTING HYDRANTS AND THE LOCATION OF THE EXISTING FIRE LINES. THE LOCATION OF THE EXISTING HYDRANTS AND THE LOCATION OF THE EXISTING FIRE LINES SHALL BE DETERMINED BY THE LOCATION OF THE EXISTING HYDRANTS AND THE LOCATION OF THE EXISTING FIRE LINES. THE LOCATION OF THE EXISTING HYDRANTS AND THE LOCATION OF THE EXISTING FIRE LINES SHALL BE DETERMINED BY THE LOCATION OF THE EXISTING HYDRANTS AND THE LOCATION OF THE EXISTING FIRE LINES.



FIRE WATER PLAN
FIRE LINE EXHIBIT
PARKWAY WOODS
WILSONVILLE, OR



Know what's below.
Call before you dig.

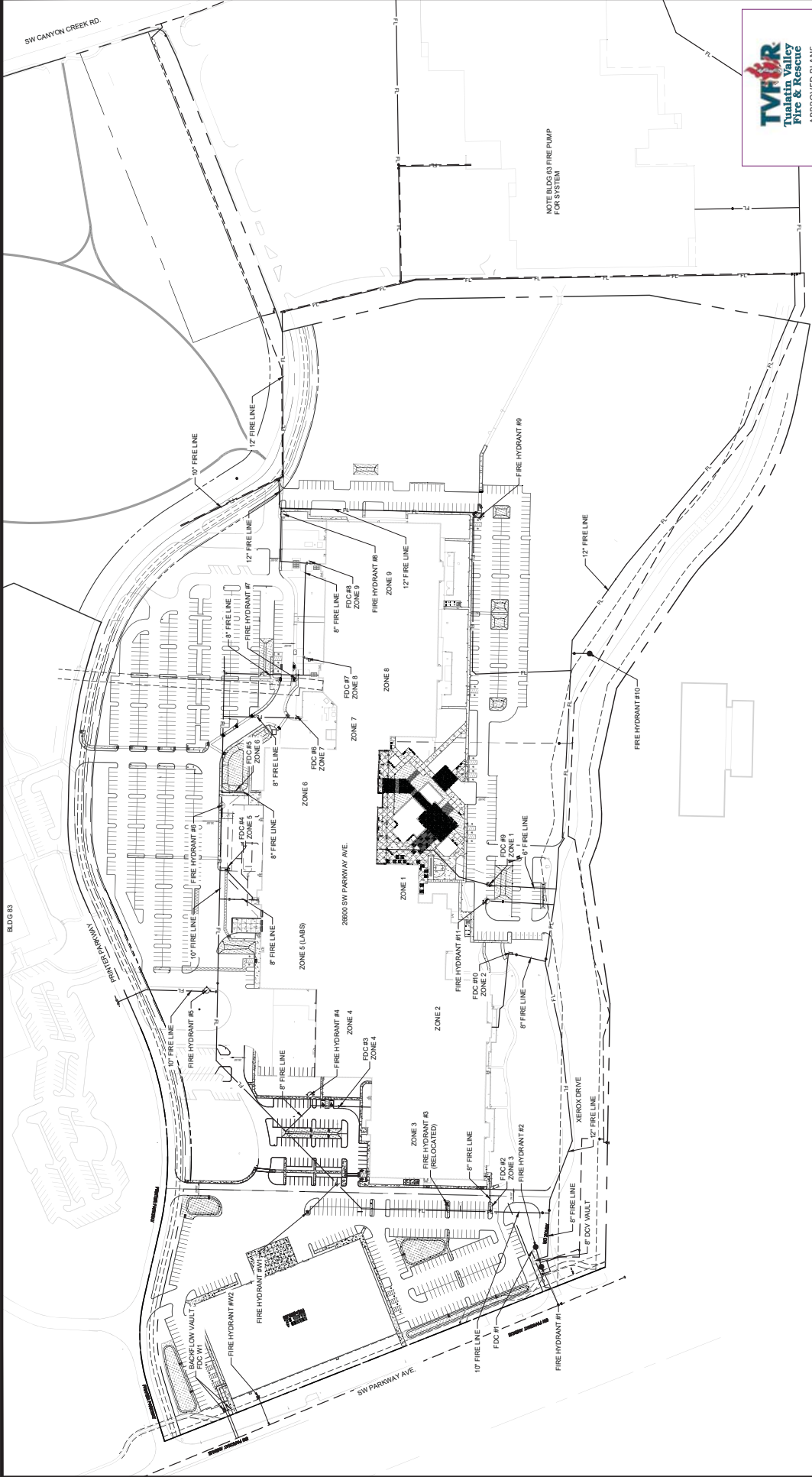
REVISIONS

NO.	DATE	DESCRIPTION
1	09/20/2021	ISSUED FOR PERMIT
2	09/20/2021	ISSUED FOR PERMIT
3	09/20/2021	ISSUED FOR PERMIT

PM	BLB
DR	BLM
JOB NO.	19024899
REV NO.	1
PROJECT NO.	19024899

EX-WL

SHEET NO.
1 OF 1



TVF&R
Tualatin Valley
Fire & Rescue

APPROVED PLANS
OF EXHIBITS FOR THE
ISSUANCE OF PERMITS
OR DISBURSMENT.

[Signature]
Deputy Fire Marshal

TVF&R Permit #2022-0131



Note: A TVF&R final inspection is required for this project.
MERC Fees must be paid prior to building permit issuance.

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

GENERAL NOTES

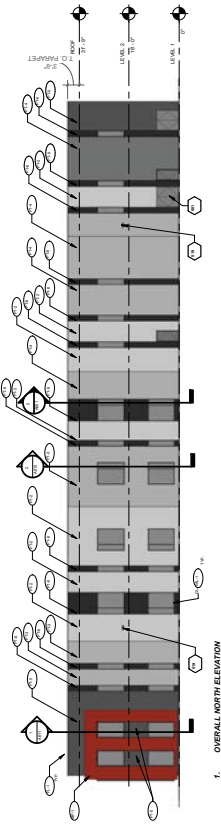
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES (IBC) AND THE INTERNATIONAL RESIDENTIAL CODES (IRC).
2. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT AND THE LOCAL BUILDING DEPARTMENT.
3. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

KEYNOTES

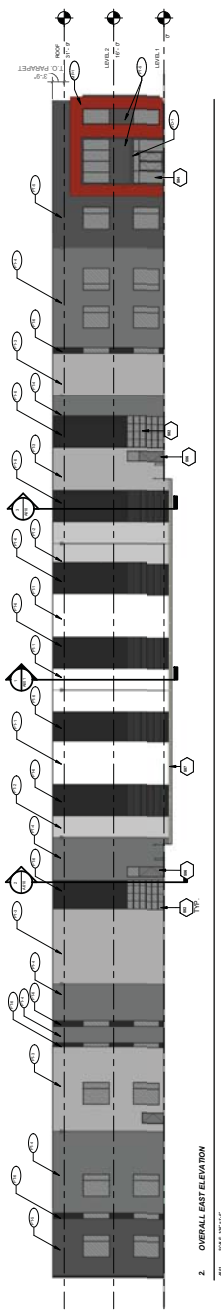
- 500 INTERIOR WALLS: 1/2" GYPSUM BOARD ON STUDS
- 501 INTERIOR CEILING: 5/8" GYPSUM BOARD ON JOISTS
- 502 EXTERIOR WALLS: 2" CMU WITH 1/2" GYPSUM BOARD ON EXTERIOR FACE
- 503 EXTERIOR CEILING: 5/8" GYPSUM BOARD ON JOISTS
- 504 EXTERIOR FLOOR: 4" CONCRETE ON 2" GYPSUM BOARD ON GRADE
- 505 EXTERIOR ROOF: 2" POLYISOCYANURATE INSULATION ON 2" GYPSUM BOARD ON RAFTERS
- 506 EXTERIOR FINISH: 1/2" GYPSUM BOARD ON EXTERIOR FACE
- 507 EXTERIOR WINDOW: 1/2" GYPSUM BOARD ON INTERIOR FACE
- 508 EXTERIOR DOOR: 1/2" GYPSUM BOARD ON INTERIOR FACE
- 509 EXTERIOR TRIM: 1/2" GYPSUM BOARD ON INTERIOR FACE
- 510 EXTERIOR LIGHT FIXTURE: SEE LIGHTING PLAN

LEGEND

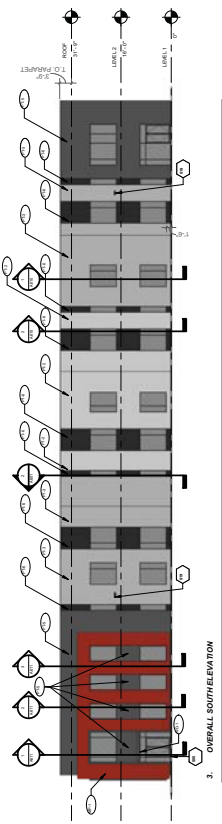
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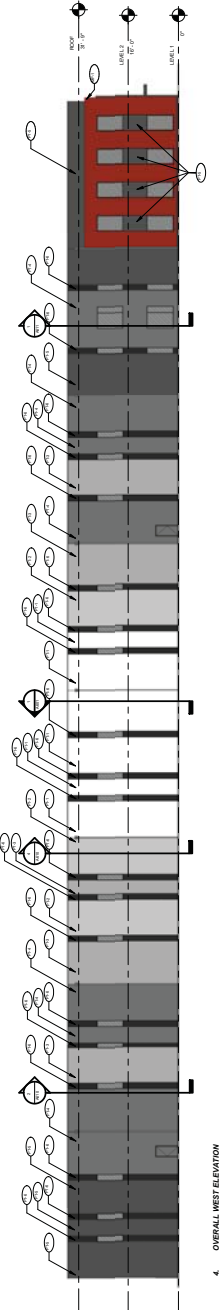
1. OVERALL NORTH ELEVATION



2. OVERALL EAST ELEVATION



3. OVERALL SOUTH ELEVATION



4. OVERALL WEST ELEVATION

PROJECT NUMBER:
**APPWORKS
 SPEC**

2800 SW PARKWAY
 WILSONVILLE, OR
 97150

SHEET TITLE:
ELEVATIONS

DATE: 01/20/22

TVFR
 Tualatin Valley Fire & Rescue
 APPROVED PLANS
 APPROVAL OF PLANS IS NOT AN APPROVAL
 OF CONSTRUCTION METHODS OR INCIDENTS.
 Date: 7/11/22
 Deputy Fire Marshal

TVFR Permit #2022-0131

SHEET:
A501

DATE: 01/20/22

PROJECT: APPWORKS SPEC

LOCATION: 2800 SW PARKWAY, WILSONVILLE, OR 97150

GENERAL NOTES

- A. REFER TO A189-F FOR FLOOR AND WALL ASSEMBLIES.
- B. REFER TO A189-F FOR FINISH CODE COMPLIANCE.
- C. REFER TO A189-F FOR FINISH SCHEDULES.
- D. REFER TO A189-F FOR FINISH SCHEDULES FOR EXTERIOR COLUMNS/SERIES.

PRELIMINARY
 NOT FOR
 CONSTRUCTION

CONSULTING

PROJECT NUMBER: 2225M
**PARKWORKS
 SPEC**

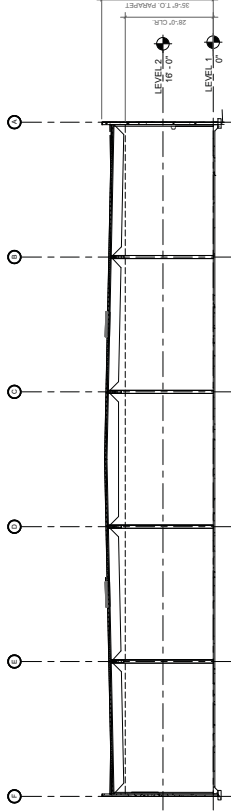
26600 SW PARKWAY
 AVE
 WILSONVILLE, OR
 97070

SHEET TITLE:
**BUILDING
 SECTIONS**

DATE: 08/2022

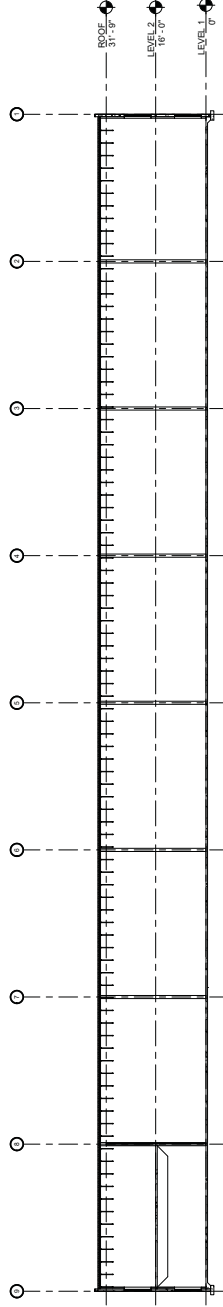
SHEET:
A601

DATE: 08/2022



1. BUILDING SECTION E-W

SCALE: 1/16" = 1'-0"



2. BUILDING SECTION N-S

SCALE: 1/16" = 1'-0"



GENERAL NOTES

- A. REFER TO A189 FOR FLOOR AND WALL ASSEMBLIES
- B. REFER TO A189 FOR WINDOW AND WALL ASSEMBLIES
- C. REFER TO A189 FOR DOOR AND WALL ASSEMBLIES
- D. REFER TO A189 FOR GLASS CURTAIN WALL ASSEMBLIES
- E. REFER TO A189 FOR CURTAIN WALL ASSEMBLIES
- F. REFER TO A189 FOR CURTAIN WALL ASSEMBLIES
- G. REFER TO A189 FOR CURTAIN WALL ASSEMBLIES
- H. REFER TO A189 FOR CURTAIN WALL ASSEMBLIES
- I. REFER TO A189 FOR CURTAIN WALL ASSEMBLIES
- J. REFER TO A189 FOR CURTAIN WALL ASSEMBLIES
- K. REFER TO A189 FOR CURTAIN WALL ASSEMBLIES
- L. REFER TO A189 FOR CURTAIN WALL ASSEMBLIES
- M. REFER TO A189 FOR CURTAIN WALL ASSEMBLIES
- N. REFER TO A189 FOR CURTAIN WALL ASSEMBLIES
- O. REFER TO A189 FOR CURTAIN WALL ASSEMBLIES
- P. REFER TO A189 FOR CURTAIN WALL ASSEMBLIES
- Q. REFER TO A189 FOR CURTAIN WALL ASSEMBLIES
- R. REFER TO A189 FOR CURTAIN WALL ASSEMBLIES
- S. REFER TO A189 FOR CURTAIN WALL ASSEMBLIES
- T. REFER TO A189 FOR CURTAIN WALL ASSEMBLIES
- U. REFER TO A189 FOR CURTAIN WALL ASSEMBLIES
- V. REFER TO A189 FOR CURTAIN WALL ASSEMBLIES
- W. REFER TO A189 FOR CURTAIN WALL ASSEMBLIES
- X. REFER TO A189 FOR CURTAIN WALL ASSEMBLIES
- Y. REFER TO A189 FOR CURTAIN WALL ASSEMBLIES
- Z. REFER TO A189 FOR CURTAIN WALL ASSEMBLIES

PRELIMINARY
 CONSULTATION

DATE: 01/11/2024

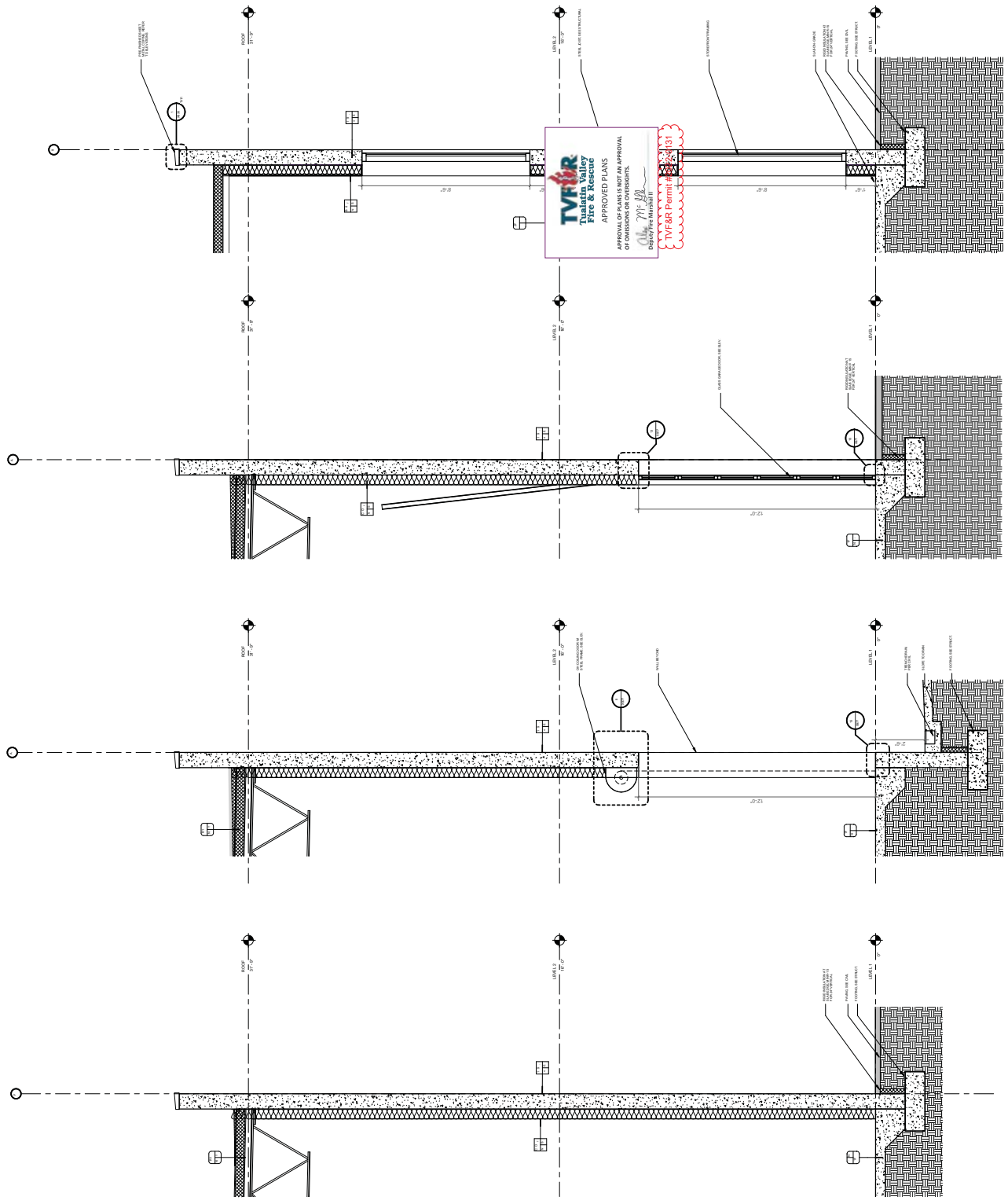
PROJECT: PARKWORKS
 SITE

26800 SW PARKWAY
 WILSONVILLE, OR
 97150

DATE: 01/11/2024
 WALL SECTIONS

DATE: 01/11/2024

PROJECT: PARKWORKS
 SHEET: **A610**



1. WALL SECTION @ WINDOW
 SCALE: 1/4" = 1'-0"
 A-189 FOR WINDOW AND WALL ASSEMBLIES

2. WALL SECTION @ GLASS DOOR
 SCALE: 1/4" = 1'-0"
 A-189 FOR WINDOW AND WALL ASSEMBLIES

3. WALL SECTION @ COIL DOOR
 SCALE: 1/4" = 1'-0"
 A-189 FOR WINDOW AND WALL ASSEMBLIES

4. WALL SECTION @ WALL
 SCALE: 1/4" = 1'-0"
 A-189 FOR WINDOW AND WALL ASSEMBLIES

Exhibit K - Materials Board

Materials Board

Exhibit K



NOT FOR CONSTRUCTION

Part B - Tentative Plat Appendix

3 1 W 12
& INDEX
WILSONVILLE
SECTION 12 T.3S. R.1W. W.M.
CLACKAMAS COUNTY

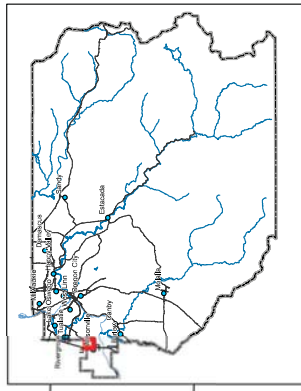
1" = 400'

D. L. C.
JANE PAINTER NO. 52

Cancelled Taxlots

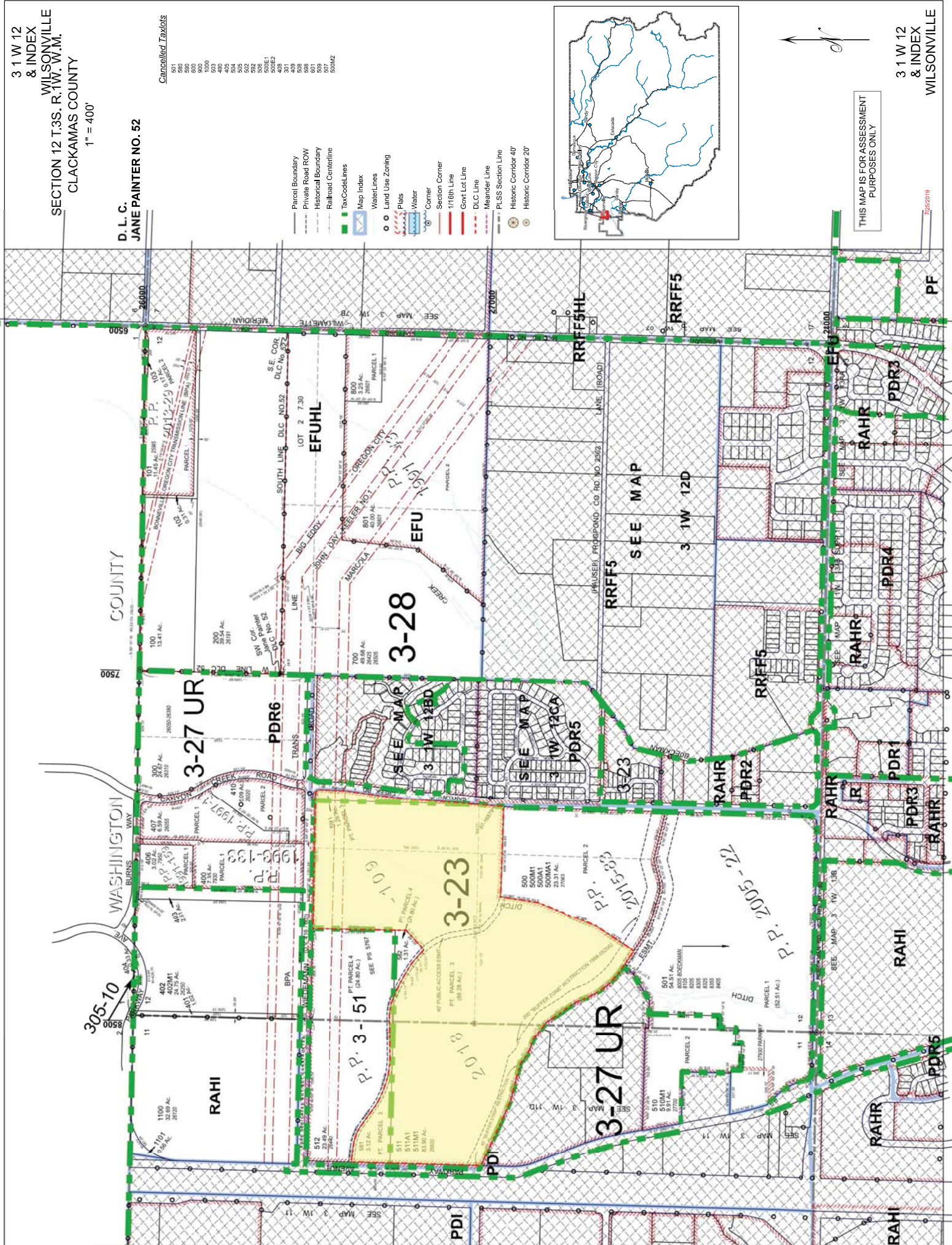
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- Parcel Boundary
- Private Road ROW
- Historical Boundary
- Railroad Centreline
- TaxCodeLines
- Map Index
- WaterLines
- Land Use Zoning
- Plats
- Water
- Corner
- Section Corner
- 1/16th Line
- Govt Lot Line
- DLC Line
- Meander Line
- P.L.S.S Section Line
- Historic Corridor 40'
- Historic Corridor 20'



THIS MAP IS FOR ASSESSMENT
PURPOSES ONLY

3 1 W 12
& INDEX
WILSONVILLE



Clackamas County Parcel Information



Parcel Information

Parcel #: **01469459**
Tax Lot: **31W12 00591**
Site Address:
Wilsonville OR 97070
Owner: Skb-Parkworks LLC
Owner2: Companies, Scanlankemperbard
Owner Address: 222 SW Columbia St Ste 700
Portland OR 97201 - 6655
Twn/Range/Section: 03S / 01W / 12 / NW
Parcel Size: 1.26 Acres (54,886 SqFt)
Plat/Subdivision: Partition Plat 2015-083 Pt.
Parcel 1
Lot:
Block:
Map Page/Grid: 715-F4
Census Tract/Block: 024400 / 1014
Waterfront:
Building Use:

Tax Information

Levy Code Area: 003-027
Levy Rate: 18.6906
Tax Year: 2021
Annual Tax: \$1,289.13
Exempt Description:

Legal

PARTITION PLAT 2018-109 PT PARCEL 3 SEE RELATED PROPERTIES 00511, 00511A1, 00511M1|Y|185,979

Assessment Information

Market Value Land: \$113,555.00
Market Value Impr: \$0.00
Market Value Total: \$113,555.00
Assessed Value: \$68,972.00

Land

Cnty Land Use: 300 - Industrial land, vacant
Zoning: Wilsonville-PDI - Planned Development Industrial
Watershed: Abernethy Creek-Willamette River
Primary School: BOECKMAN CREEK PRIMARY SCHOOL
High School: WILSONVILLE HIGH SCHOOL

Land Use Std: CMSC - Commercial Miscellaneous
Neighborhood: Wilsonville
School District: 3J - West Linn-Wilsonville
Middle School: MERIDIAN CREEK MIDDLE SCHOOL

Improvement

Year Built: Stories: Fin. SqFt:
Bedrooms: Bathrooms: Garage:
Exterior Wall Type: Basement Fin. SqFt: Fireplace:
Heat: Roof Type-Cover:

Transfer Information

Rec. Date: 12/07/2021 Sale Price: Doc Num: 2021-106613 Doc Type: Deed
Owner: Skb-Parkworks LLC Grantor: PWII OWNER LLC
Orig. Loan Amt: Title Co: TICOR TITLE
Finance Type: Loan Type: Lender:

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

After Recording Return to:

David A. Lokting
209 SW Oak Street, Suite 500
Portland, Oregon 97204

Until a change is requested, tax
statements should be sent to:

SKB-Parkworks, LLC
c/o ScanlanKemperBard Companies, LLC
222 SW Columbia Street, Suite 700
Portland, Oregon 97201

STATUTORY SPECIAL WARRANTY DEED

PWII OWNER, LLC, a Delaware limited liability company, Grantor, conveys and specially warrants to SKB-PARKWORKS, LLC, a Delaware limited liability company, Grantee, an undivided 6.29% tenant-in-common interest the real property described on the attached Exhibit A (the "Property"), free of encumbrances created or suffered by the Grantor except for the matters set forth on the attached Exhibit B.

The true consideration for this conveyance is non-monetary value given, which is the whole consideration.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

[Remainder of page intentionally left blank; signature on following page]

36262108473-ACCO

Recorded by TICOR TITLE

IN WITNESS WHEREOF, Grantor has executed and delivered this Statutory Special Warranty Deed as of the 1 day of December, 2021.

“GRANTOR”

PWII OWNER, LLC,
a Delaware limited liability company

By: Todd M. Gooding
Name: TODD M. GOODING
Title: Authorized Signatory

State of OREGON)
) ss.
County of Multnomah)

This instrument was acknowledged before me on December 6th, 2021,
by Todd M. Gooding, as the Authorized Signatory of PWII Owner, LLC, a Delaware limited liability company.

Sharon Loofburrow
Notary Public for Oregon
My commission expires: 12-17-21

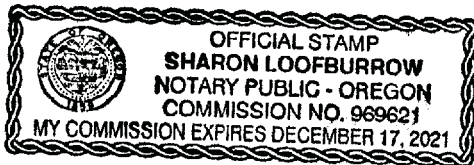


EXHIBIT A

Legal Description of the Real Estate

Parcel 3, PARTITION PLAT NO. 2018-109, recorded October 19, 2018 as Document No. 2018-064476,
in the City of Wilsonville, County of Clackamas, State of Oregon.

EXHIBIT B

EXCEPTIONS

1. Property taxes in an undetermined amount, which are a lien but not yet payable, including any assessments collected with taxes to be levied for the fiscal year 2021-22.
2. City Liens, if any, in favor of the City of Wilsonville: None.
3. Limited Access Provisions contained in Deed to the State of Oregon, by and through its State Highway Commission, which, among other things, provides that no right or easement of right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property;
Recording Date: October 4, 1951
Book: 449
Page: 333
Affects: The Westerly portion
4. Limited Access Provisions contained in Deed to the State of Oregon, by and through its State Highway Commission, which, among other things, provides that no right or easement of right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property;
Recording Date: March 17, 1952
Book: 454
Page: 434
Affects: The Westerly portion
5. Easement for the purpose shown below and rights incidental thereto, acquired in Suit filed in the Circuit Court of Clackamas County, Oregon:
Granted to: The United States of America Case No.: 67-375
Filing Date: July 26, 1967
Purpose: Transmission lines
Disclosed by Notice of Lis Pendens;
Recording Date: July 31, 1967
Book: 653
Page: 898
Affects: The Northerly portion
6. Easement for the purpose shown below and rights incidental thereto, as granted in a document:
Granted to: The United States of America
Purpose: Transmission line
Recording Date: November 15, 1967
Recording No.: 67-001644
Affects: A 75 foot wide strip through the Northerly portion
7. Easement for the purpose shown below and rights incidental thereto, as granted in a document: Granted to: The City of Wilsonville
Purpose: Sewer
Recording Date: April 20, 1973
Recording No.: 73-011953

Affects: A 12 foot wide strip through the Westerly portion

8. Easement for the purposes shown below and rights incidental thereto, as granted in a document:
Granted to: The City of Wilsonville
Purpose: Water well, well pipe and distribution piping center
Recording Date: August 15, 1985
Recording No.: 85-028465
Affects: The Northeasterly portion
9. Buffer Zone Agreement, including the terms and provisions thereof;
Executed by: Adjoining property owners
Recording Date: December 16, 1988
Recording No.: 88-052582
10. Easement for the purposes shown below and rights incidental thereto, as granted in a document:

Granted to: The City of Wilsonville
Purpose: Sidewalk and public utility
Recording Date: March 7, 1997
Recording No.: 97-016878
Affects: The Easterly portion

And as shown on recorded PARTITION PLAT NO. 2018-109.
11. Easement for the purpose shown below and rights incidental thereto, as granted in a document:
Granted to: The City of Wilsonville
Purpose: Wetland mitigation
Recording Date: June 25, 1997
Recording No.: 97-047099
Affects: The Northeasterly portion
12. Easement for the purpose shown below and rights incidental thereto, as granted in a document:
Granted to: The City of Wilsonville
Purpose: Sidewalk
Recording Date: March 18, 1999
Recording No.: 99-027235
Affects: A 10 foot wide strip through the Westerly portion
13. Easement for the purpose shown below and rights incidental thereto, as granted in a document:
Granted to: The City of Wilsonville
Purpose: Stormwater maintenance covenant and access
Recording Date: March 8, 2006
Recording No.: 2006-020409
Affects: Exact location not disclosed

14. Easement for the purpose shown below and rights incidental thereto, as granted in a document:
Granted to: The City of Wilsonville
Purpose: Public utility
Recording Date: July 24, 2013
Recording No.: 2013-051331
Affects: The Northeasterly portion

And as shown on recorded PARTITION PLAT NO. 2018-109
15. Easement for the purpose shown below and rights incidental thereto as delineated or as offered for dedication on recorded PARTITION PLAT NO. 2015-083:
Purpose: Public utility
Affects: A 10 foot wide strip through the Easterly Westerly portions
16. Restrictions, but omitting restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said restriction is permitted by applicable law, as shown on recorded PARTITION PLAT NO. 215-083:
Recording Date: November 5, 2015
Recording No.: 2015-074482
17. Sidewalk Easement Agreement, including the terms and provisions thereof;
Executed by: Xerox Corporation, a New York Corporation, and the City of Wilsonville
Recording Date: November 5, 2015
Recording No.: 2015-074483
18. Sanitary Sewer Pipeline Easement Agreement, including the terms and provisions thereof;
Executed by: Xerox Corporation, a New York Corporation, and the City of Wilsonville
Recording Date: November 5, 2015
Recording No.: 2015-074485
19. Declaration of Utility, Fire Protection, Communications and Reciprocal Access Easements, including the terms and provisions thereof;
Recording Date: November 5, 2015
Recording No.: 2015-074486
20. Easement for the purpose shown below and rights incidental thereto as delineated or as offered for dedication on recorded PARTITION PLAT NO. 2018-109;
Purpose: Public utility
Affects: An 8 foot wide strip through the Northerly portion
21. Restrictions, but omitting restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said restriction is permitted by applicable law, as shown on recorded PARTITION PLAT NO. 2018-109:
Recording Date: October 19, 2018
Recording No.: 2018-064476

22. Easement for the purpose shown below and rights incidental thereto, as granted in a document:

Granted to: The City of Wilsonville

Purpose: Public access

Recording Date: October 19, 2018

Recording No.: 2018-064477

Affects: A 40 foot wide strip through the Northerly portion

And as shown on recorded PARTITION PLAT NO. 2018-109.

23. Declaration of Communications Line Easement and Maintenance Agreement, including the terms and provisions thereof;

Recording Date: October 19, 2018

Recording No.: 2018-064478

And as shown on recorded PARTITION PLAT NO. 2018-109.

24. Declaration of Private Sanitary Sewer Line Easement and Maintenance Agreement, including the terms and provisions thereof;

Recording Date: October 19, 2018

Recording No.: 2018-064479

And as shown on recorded PARTITION PLAT NO. 2018-109.

25. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey, Job No. 17606A149

Dated: January 13, 2020

Prepared by: Otak Inc.

Matters shown:

a: Utility Lines as shown without record easements

b: Wetlands as shown

26. Existing leases and tenancies, if any, and any interests that may appear upon examination of such leases.

After Recording Return to:

David A. Lokting
209 SW Oak Street, Suite 500
Portland, Oregon 97204

Until a change is requested, tax
statements should be sent to:

SKB-Parkworks, LLC
c/o ScanlanKemperBard Companies, LLC
222 SW Columbia Street, Suite 700
Portland, Oregon 97201

STATUTORY SPECIAL WARRANTY DEED

PWII OWNER, LLC, a Delaware limited liability company, Grantor, conveys and specially warrants to SKB-PARKWORKS, LLC, a Delaware limited liability company, as to an undivided 24.35% interest, TERRELL AND ASSOCIATES PARKWORKS, LLC, a Delaware limited liability company, as to an undivided 12.28% interest, PATRICK VALENCIA PARKWORKS, LLC, a Delaware limited liability company, as to an undivided 26.43% interest, OAK TREE KCMDT TIC PARKWORKS, LLC, a Delaware limited liability company, as to an undivided 13.40% interest, PEACHLAND PARKWORKS, LLC, a Delaware limited liability company, as to an undivided 6.14% interest, NSK PROPERTIES II PARKWORKS, LLC, a Delaware limited liability company, as to an undivided 2.73% interest, and RLR MD PARKWORKS, LLC, a Delaware limited liability company, as to an undivided 8.38% interest, as Tenants in Common (collectively, "Grantee"), the real property described on the attached Exhibit A (the "Property"), free of encumbrances created or suffered by the Grantor except for the matters set forth on the attached Exhibit B.

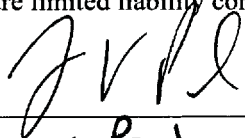
The true consideration for this conveyance includes non-monetary value given, including consideration in exchange for the subject Property to accomplish like-kind exchanges pursuant to Section 1031 of the Internal Revenue Code.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Recorded by TICOR TITLE 36262108473

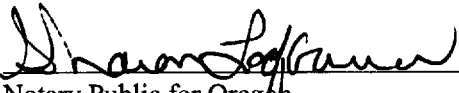
Dated this 1 day of December, 2021.

PWII OWNER, LLC,
A Delaware limited liability company

By: 
Name: James Paul
Title: Authorized Signatory

State of OREGON)
) ss.
County of Multnomah)

This instrument was acknowledged before me on November 23rd, 2021,
by James Paul, as the Authorized Signatory of PWII Owner, LLC, a Delaware limited
liability company.


Notary Public for Oregon
My commission expires: 12-17-21

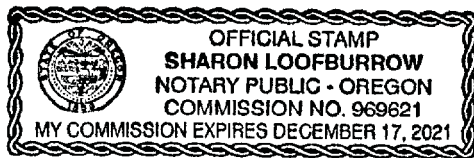


EXHIBIT A

LEGAL DESCRIPTION

Parcel 3, PARTITION PLAT NO. 2018-109, recorded October 19, 2018 as Document No. 2018-064476, in the City of Wilsonville, County of Clackamas, State of Oregon.

EXHIBIT B
EXCEPTIONS

1. Intentionally deleted.
2. City Liens, if any, in favor of the City of Wilsonville: None.
3. Limited Access Provisions contained in Deed to the State of Oregon, by and through its State Highway Commission, which, among other things, provides that no right or easement of right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property;
Recording Date: October 4, 1951
Book: 449
Page: 333
Affects: The Westerly portion
4. Limited Access Provisions contained in Deed to the State of Oregon, by and through its State Highway Commission, which, among other things, provides that no right or easement of right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property;
Recording Date: March 17, 1952
Book: 454
Page: 434
Affects: The Westerly portion
5. Easement for the purpose shown below and rights incidental thereto, acquired in Suit filed in the Circuit Court of Clackamas County, Oregon:
Granted to: The United States of America Case No.: 67-375
Filing Date: July 26, 1967
Purpose: Transmission lines
Disclosed by Notice of Lis Pendens;
Recording Date: July 31, 1967
Book: 653
Page: 898
Affects: The Northerly portion
6. Easement for the purpose shown below and rights incidental thereto, as granted in a document:
Granted to: The United States of America
Purpose: Transmission line
Recording Date: November 15, 1967
Recording No.: 67-001644
Affects: A 75 foot wide strip through the Northerly portion
7. Easement for the purpose shown below and rights incidental thereto, as granted in a document:
Granted to: The City of Wilsonville
Purpose: Sewer
Recording Date: April 20, 1973
Recording No.: 73-011953
Affects: A 12 foot wide strip through the Westerly portion

8. Easement for the purposes shown below and rights incidental thereto, as granted in a document:
Granted to: The City of Wilsonville
Purpose: Water well, well pipe and distribution piping center
Recording Date: August 15, 1985
Recording No.: 85-028465
Affects: The Northeasterly portion
9. Buffer Zone Agreement, including the terms and provisions thereof;
Executed by: Adjoining property owners
Recording Date: December 16, 1988
Recording No.: 88-052582
10. Easement for the purposes shown below and rights incidental thereto, as granted in a document:
Granted to: The City of Wilsonville
Purpose: Sidewalk and public utility
Recording Date: March 7, 1997
Recording No.: 97-016878
Affects: The Easterly portion

And as shown on recorded PARTITION PLAT NO. 2018-109.

11. Easement for the purpose shown below and rights incidental thereto, as granted in a document:
Granted to: The City of Wilsonville
Purpose: Wetland mitigation
Recording Date: June 25, 1997
Recording No.: 97-047099
Affects: The Northeasterly portion
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Purpose: Sidewalk
Recording Date: March 18, 1999
Recording No.: 99-027235
Affects: A 10 foot wide strip through the Westerly portion
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Granted to: The City of Wilsonville
Purpose: Stormwater maintenance covenant and access
Recording Date: March 8, 2006
Recording No.: 2006-020409
Affects: Exact location not disclosed
14. Easement for the purpose shown below and rights incidental thereto, as granted in a document:
Granted to: The City of Wilsonville
Purpose: Public utility
Recording Date: July 24, 2013
Recording No.: 2013-051331
Affects: The Northeasterly portion

And as shown on recorded PARTITION PLAT NO. 2018-109

15. Easement for the purpose shown below and rights incidental thereto as delineated or as offered for dedication on recorded PARTITION PLAT NO. 2015-083:
Purpose: Public utility
Affects: A 10 foot wide strip through the Easterly Westerly portions
16. Restrictions, but omitting restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said restriction is permitted by applicable law, as shown on recorded PARTITION PLAT NO. 215-083:
Recording Date: November 5, 2015
Recording No.: 2015-074482
17. Sidewalk Easement Agreement, including the terms and provisions thereof;
Executed by: Xerox Corporation, a New York Corporation, and the City of Wilsonville
Recording Date: November 5, 2015
Recording No.: 2015-074483
18. Sanitary Sewer Pipeline Easement Agreement, including the terms and provisions thereof;
Executed by: Xerox Corporation, a New York Corporation, and the City of Wilsonville
Recording Date: November 5, 2015
Recording No.: 2015-074485
19. Declaration of Utility, Fire Protection, Communications and Reciprocal Access Easements, including the terms and provisions thereof;
Recording Date: November 5, 2015
Recording No.: 2015-074486
20. Easement for the purpose shown below and rights incidental thereto as delineated or as offered for dedication on recorded PARTITION PLAT NO. 2018-109:
Purpose: Public utility
Affects: An 8 foot wide strip through the Northerly portion
21. Restrictions, but omitting restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said restriction is permitted by applicable law, as shown on recorded PARTITION PLAT NO. 2018-109:
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Recording No.: 2018-064476
22. Easement for the purpose shown below and rights incidental thereto, as granted in a document:
Granted to: The City of Wilsonville
Purpose: Public access
Recording Date: October 19, 2018
Recording No.: 2018-064477
Affects: A 40 foot wide strip through the Northerly portion

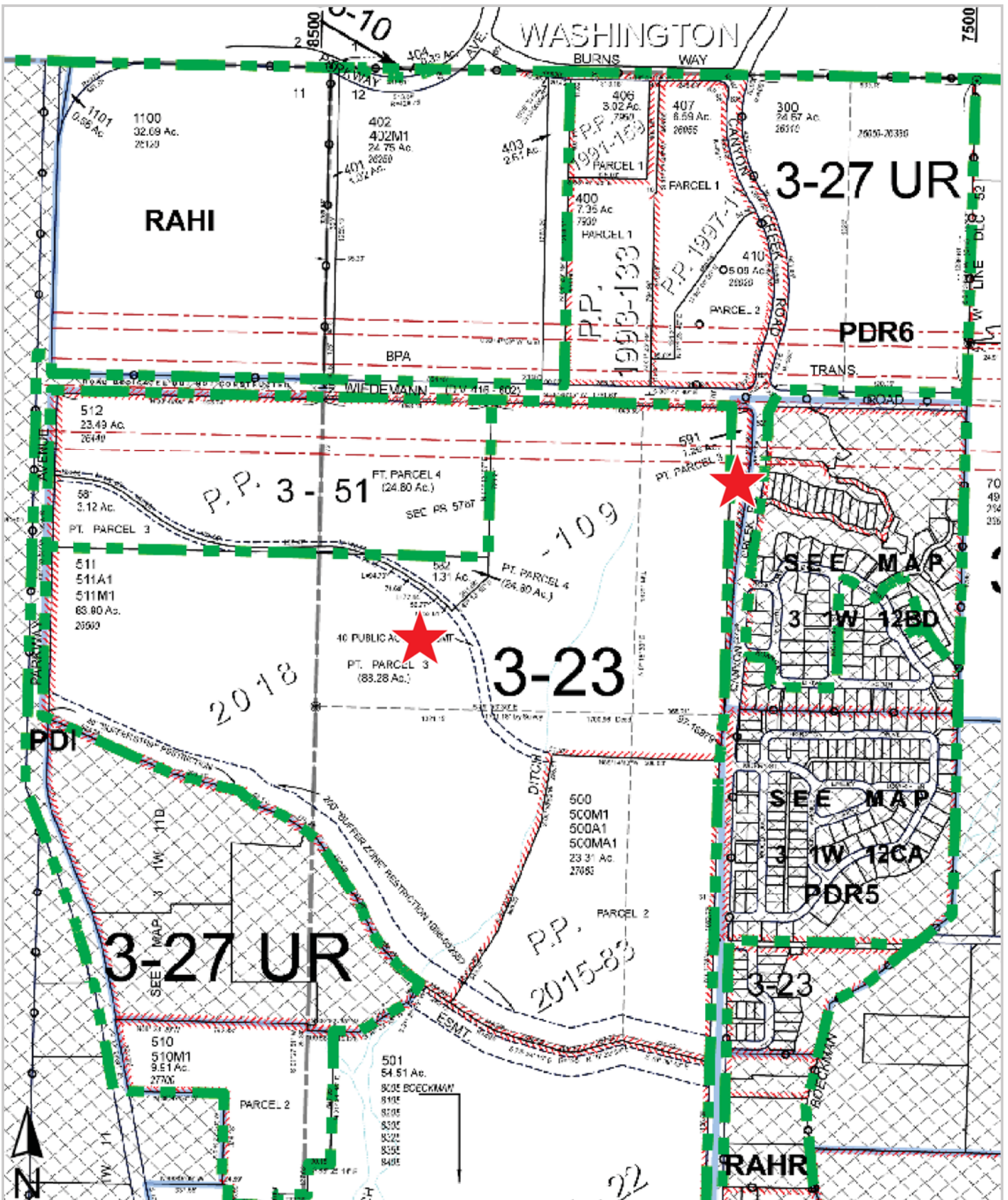
And as shown on recorded PARTITION PLAT NO. 2018-109.
23. Declaration of Communications Line Easement and Maintenance Agreement, including the terms and provisions thereof;
Recording Date: October 19, 2018
Recording No.: 2018-064478

And as shown on recorded PARTITION PLAT NO. 2018-109.

24. Declaration of Private Sanitary Sewer Line Easement and Maintenance Agreement, including the terms and provisions thereof;
Recording Date: October 19, 2018
Recording No.: 2018-064479

And as shown on recorded PARTITION PLAT NO. 2018-109.

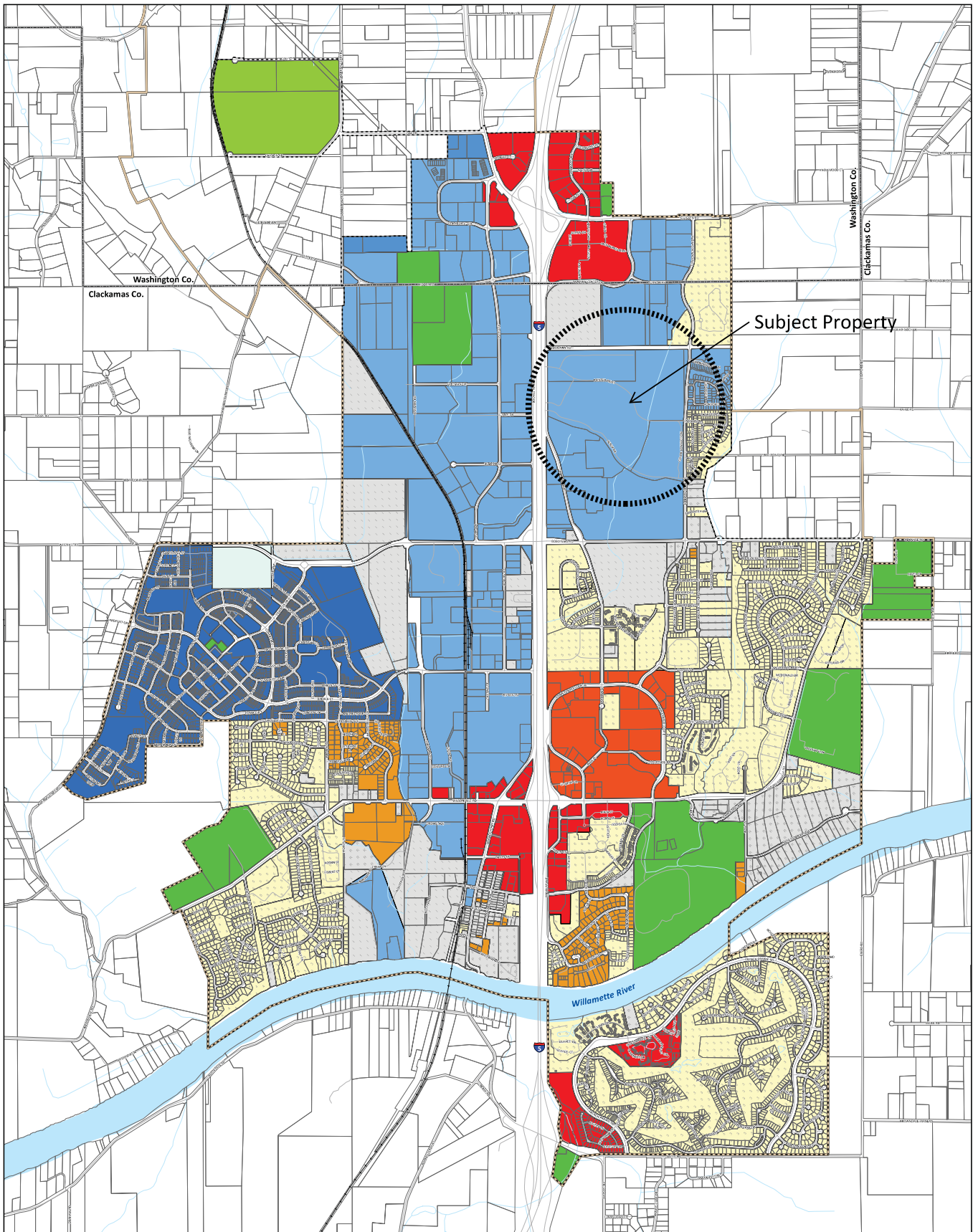
25. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey, Job No. 17606A149
Dated: January 13, 2020
Prepared by: Otak Inc.
Matters shown:
a: Utility Lines as shown without record easements
b: Wetlands as shown
26. Existing leases and tenancies, if any, and any interests that may appear upon examination of such leases.



31W12 511 & 591



This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



Zoning Map



0 0.5 1 Mile

June 5, 2017

Zoning Designations

- Residential Agricultural Holding (RA-H)
- Residential (R)
- Planned Development Residential (PDR)
- Village (V)
- Planned Development Commercial (PDC)
- Planned Development Commercial Town Center (PDC-TC)
- Planned Development Industrial (PDI)
- PDI - Regionally Significant Industrial Area (PDI-RSIA)
- Public Facility (PF)
- Public Facility - Corrections (PF-C)
- Exclusive Farm Use (EFU)
- County Boundary
- City Boundary
- Urban Growth Boundary
- Taxlots

Disclaimer: The City of Wilsonville makes no representations, express or implied, as to the accuracy, completeness and timeliness of the information displayed. Data errors and omissions may exist in map and report. This map is not suitable for legal, engineering, or surveying purposes. Please contact the City of Wilsonville Planning Division to verify report information is complete and accurate.



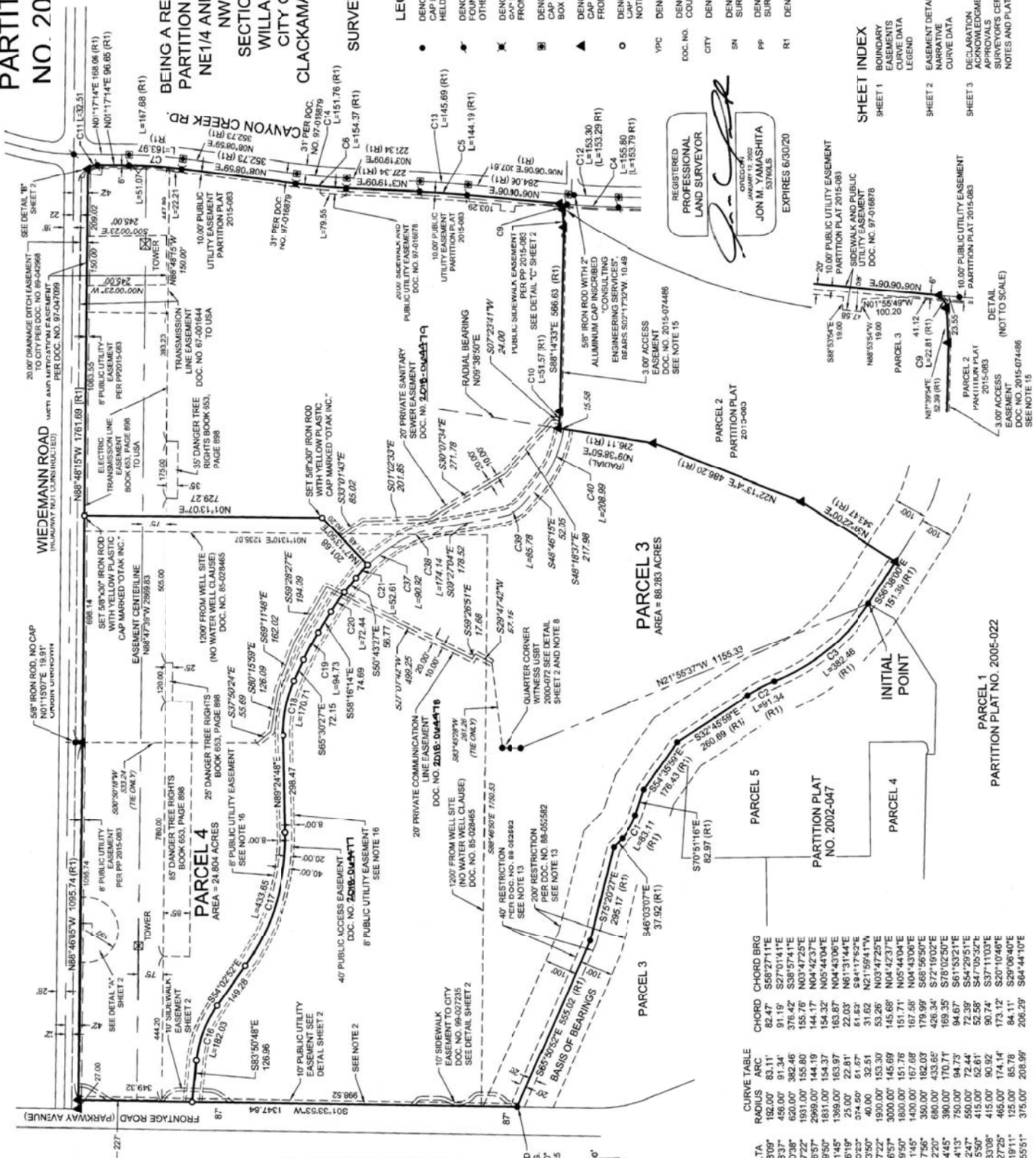
Official Zoning Map

Mayor _____ Date _____
 City Recorder _____ Date _____
 Resolution Number: _____

PARTITION PLAT NO. 2018-109

BEING A REPLAT OF PARCEL 1 OF
PARTITION PLAT 2015-083 IN THE
NE1/4 AND SE1/4 SECTION 11,
NW1/4 AND SW1/4
SECTION 12, T.3S., R.1W.,
WILLAMETTE MERIDIAN,
CITY OF WILSONVILLE,
CLACKAMAS COUNTY, OREGON

SURVEYED JULY 11, 2018



LEGEND

- DENOTES 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "DEA INC." FOUND AND HELD FROM SN 22841 UNLESS OTHERWISE NOTED
- DENOTES 1-1/8" BRASS DISC INSCRIBED "DEA INC." FOUND AND HELD FROM SN 27725 UNLESS OTHERWISE NOTED
- ✕ DENOTES 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "DEA INC." FOUND AND HELD FROM SN 27725
- DENOTES 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "DEA INC." INSIDE A MONUMENT BOX FOUND AND HELD FROM SN 27725
- ▲ DENOTES 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "OTAK INC." FOUND AND HELD FROM PARTITION PLAT 2015-083
- DENOTES 5/8" x 3/8" IRON ROD WITH A 2" ALUMINUM CAP MARKED "DEA INC." FOUND AND HELD FROM SN 27725
- NOTED: SET ON JULY 10, 2018
- YPC DENOTES YELLOW PLASTIC CAP
- DOC. NO. DENOTES DOCUMENT NUMBER, CLACKAMAS COUNTY DEED RECORDS
- CITY DENOTES CITY OF WILSONVILLE
- SN DENOTES PRIVATE SURVEY, CLACKAMAS COUNTY SURVEY RECORDS
- PP DENOTES PARTITION PLAT, CLACKAMAS COUNTY SURVEY RECORDS
- RI DENOTES PP 2015-983

REGISTERED
PROFESSIONAL
LAND SURVEYOR
[Signature]
JON M. YAMASHITA
5760LS
EXPIRES 6/30/20

SHEET INDEX

- SHEET 1 BOUNDARY EASEMENTS CURVE DATA LEGEND
- SHEET 2 EASEMENT DETAILS MARKETING CURVE DATA
- SHEET 3 DECLARATION APPROVALS SURVEY CERTIFICATE NOTES AND PLAT RESTRICTIONS

CURVE #	DELTA	RADIUS	ARC	CHORD
C1	21°48'09"	182.00'	83.11'	82.47'
C2	11°28'37"	456.00'	91.34'	91.19'
C3	35°20'38"	620.00'	382.46'	376.42'
C4	0°37'22"	1931.00'	155.80'	155.78'
C5	0°46'57"	2989.00'	144.19'	144.32'
C6	0°46'50"	1831.00'	154.37'	154.37'
C7	0°51'45"	1390.00'	153.81'	153.81'
C8	0°16'33"	521.00'	51.67'	51.67'
C9	0°33'50"	40.00'	32.51'	31.62'
C10	0°37'22"	1930.00'	153.30'	153.26'
C11	0°46'57"	3000.00'	145.69'	145.68'
C12	0°49'50"	1800.00'	151.76'	151.71'
C13	0°51'45"	1400.00'	167.68'	167.58'
C14	29°47'56"	350.00'	182.03'	179.99'
C15	29°47'56"	680.00'	433.65'	426.34'
C16	25°04'45"	390.00'	170.71'	169.35'
C17	0°14'13"	750.00'	94.73'	94.67'
C18	0°7'32'47"	550.00'	72.44'	72.39'
C19	0°7'15'50"	415.00'	90.74'	90.74'
C20	0°12'33'08"	465.00'	174.14'	173.12'
C21	0°31'27'25"	125.00'	85.78'	84.11'
C22	0°31'19'11"	125.00'	85.78'	84.11'
C23	0°31'55'51"	375.00'	208.99'	206.29'



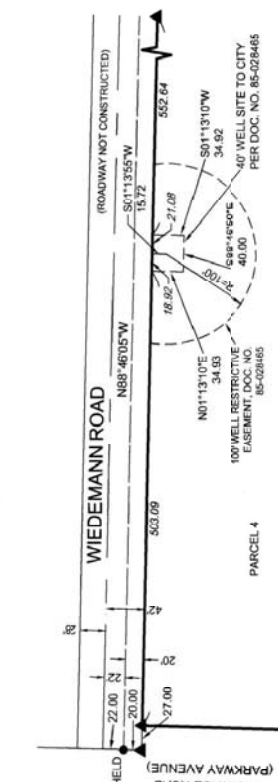
PARTITION PLAT NO. 2018-109

BEING A REPLAT OF PARCEL 1 OF PARTITION PLAT 2015 083
IN THE NE1/4 AND SE1/4 SECTION 11, NW1/4 AND SW1/4
SECTION 12, T.3S., R.1W., WILLAMETTE MERIDIAN
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON

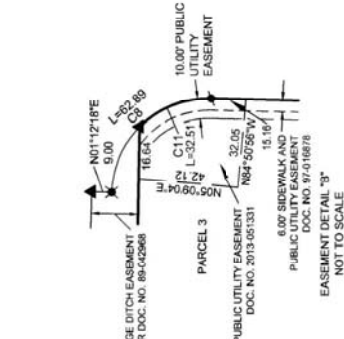
SURVEYED JULY 11, 2018

CURVE DATA

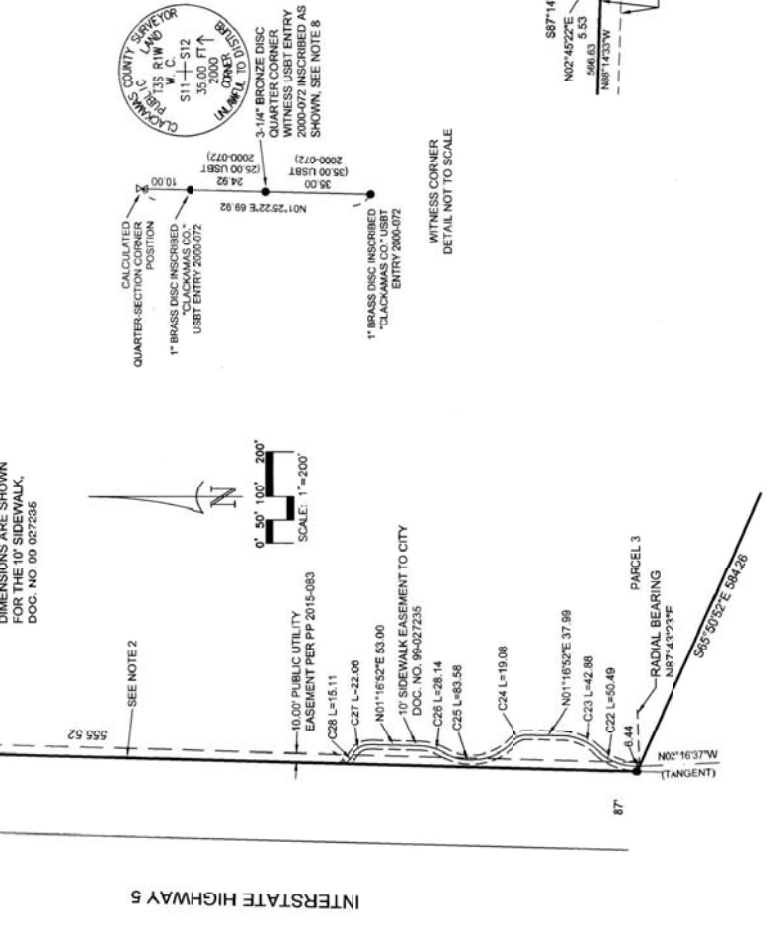
CURVE	DELTA	RADIUS	ARC	CHORD	BRG
C1	46°33'50"	40.00	32.81	31.61	N21°02'14"W
C2	46°17'24"	62.50	50.49	49.13	N20°32'05"E
C3	42°43'55"	57.50	42.88	41.90	N22°05'50"E
C4	43°34'50"	22.50	19.08	18.51	N20°03'50"W
C5	28°02'17"	57.50	28.14	27.86	N15°48'01"E
C6	55°10'08"	22.50	22.06	21.18	N26°46'12"W
C7	19°51'02"	62.50	15.11	15.07	N47°57'46"W
C8	46°09'56"	57.50	48.34	46.93	N21°01'11"W
C9	46°28'49"	62.50	50.70	49.32	N22°04'45"W
C10	32°15'14"	62.50	35.18	34.72	N17°11'17"E
C11	21°30'00"	25.00	9.38	9.33	S46°03'20"W
C12	30°46'19"	25.00	13.43	13.26	S72°04'45"W



EASEMENT DETAIL 'A'
SCALE: 1"=100'



EASEMENT DETAIL 'B'
SCALE: 1"=200'



LEGEND

- DENOTES 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "R. MEYER LS 1268 FOUND AND HELD FROM SN Z2941 UNLESS OTHERWISE NOTED
- DENOTES 1-1/8" BRASS DISC INSCRIBED "TEA INC." FOUND AND HELD FROM SN 27225 UNLESS OTHERWISE NOTED
- DENOTES 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "TEA INC." FOUND AND HELD FROM SN 27225
- DENOTES 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "OTAK INC." FOUND AND HELD FROM PARTITION PLAT 2015-083
- DENOTES 5/8" x 3/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "OTAK INC." SET
- DENOTES YELLOW PLASTIC CAP
- DENOTES DOCUMENT NUMBER, CLACKAMAS COUNTY DEED RECORDS
- DENOTES CITY OF WILSONVILLE
- DENOTES PRIVATE SURVEY, CLACKAMAS COUNTY SURVEY RECORDS

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO CREATE TWO PARCELS FROM PARCEL 1 OF PARTITION PLAT 2015-083, BUSINESS PARK LLC, A DELAWARE LIMITED LIABILITY COMPANY AND DESCRIBED IN THE STATUTORY SPECIAL WARRANTY DEED RECORDED DECEMBER 2, 2015, AS FEE NO. 2015-079803, CLACKAMAS COUNTY RECORDS, BEING PARCEL 1 OF PARTITION PLAT 2015-083, THE BASIS OF WHICH FOR THIS SURVEY IS SAID PARCEL 1, PARTITION PLAT NO. 2015-083, HAVING THE SAME BASIS OF BEARING THEREIN, CLACKAMAS COUNTY PLAT RECORDS.

I, THE RECOVERED MONUMENTS AND RECORD DATA OR AS DOCUMENT NO. 2015-074482, CLACKAMAS COUNTY PLAT RECORDS.



REGISTERED PROFESSIONAL LAND SURVEYOR
JON M. YAMASHITA
COMMISSION NO. 337685
EXPIRES 6/30/20



29799 SW Town Center Loop E
Wilsonville, Oregon 97070
(503) 682-1011
(503) 682-1015 Fax Administration
(503) 682-7025 Fax Community Development

July 7, 2016

Natsumi Shakhman
Scanlan Kemper Bard
810 NW Marshall Street, Suite 300
Portland OR 97209

Re: Case File AR16-0037

Dear Ms. Shakhman:

Enclosed you will find the Administrative Review and Decision on your request for the partition of the Parkway Woods property. Please be advised that the decision is not final and effective until the appeal period, as spelled out on the attached Notice of Decision page, has passed. Enclosed is a sign-off sheet accepting Conditions of Approval for you to sign and return. Please call us if you have any questions.

Sincerely,

Shelley White
Administrative Assistant

cc via email:

Li Alligood, AICP
OTAK, Inc.

Dirk Otis
Stratus Real Estate Developers



July 7, 2016

Notice of Administrative Decision

Project Name: 2-Parcel Partition 26440 and 26600 SW Parkway Avenue

Case File No.: AR16-0037

Applicant/Owner: Natsumi Shakhman, Scanlan Kemper Bard

Applicant's

Representative: Li Alligood AICP, OTAK Inc.

Location: 26440 and 26600 SW Parkway Avenue

Request: Class II Administrative Review of a Tentative Partition Plat to divide a 113-acre industrial property into 2 parcels.

On July 7, 2016 an administrative decision was rendered, granting approval with conditions on the above-referenced applications:

The written decision is on file in the planning division. A copy of the applications, all documents and evidence submitted by or on behalf of the applicant and applicable criteria are available for inspection at no cost and will be provided at \$.25 per page at the Wilsonville Planning Division, 29799 SW Town Center Loop E., Wilsonville OR, 97070.

Section 4.022(.01) of the Wilsonville Code provides that this decision may be appealed by any person who is entitled to written notice or who is adversely aggrieved. Appeal is processed under Wilsonville Code 4.022.

Note: Any appeal must be filed with the City Recorder within fourteen (14) calendar days of the notice of the decision. The notice of appeal shall be in writing and indicate the specific issue(s) being appealed and the reason(s) therefore. Should you require further information, please contact Daniel Pauly AICP, Associate Planner, with the City Planning Division at 503-682-4960. Last day to appeal: 4:00 P.M. on July 21, 2016.

For more information, contact the Wilsonville Planning Division at 503-682-4960

Exhibit A1
Staff Report
Wilsonville Planning Division
Administrative Review and Decision

Date of Report: July 7, 2016

Application Nos.: AR16-0037 Tentative Partition Plat Parkway Woods-2016

Request/Approval: The Planning Director is reviewing a Tentative Partition Plat to divide a 113-acre industrial property into 2 parcels.

Location: Between Parkway Avenue and Canyon Creek Road North at Printer Parkway The property is specifically known as Tax Lots 511 and 581, Section 12, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon

Owner/Applicant: Natsumi Shakhman
Scanlan Kemper Bard

Applicant's Representative: Li Alligood, AICP
OTAK, Inc.

Comprehensive Plan Designation: Industrial

Zone Map Classification: PDI (Planned Development Industrial)

Staff Reviewers: Daniel Pauly AICP, Associate Planner
Steve Adams PE, Development Engineering Manager

Action Taken: Approval with conditions of the requested Land Partition.

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 4.135	Planned Development Industrial Zone

Sections 4.139.00 through 4.139.11	Significant Resource Overlay Zone (SROZ)
Section 4.140	Planned Development Regulations
Sections 4.200 through 4.220	Land Partitions

Vicinity Map



Master Exhibit List:

The following exhibits are hereby entered into the public record by the Development Review Board as confirmation of its consideration of the application as submitted. This is the exhibit list that includes exhibits for Planning Case File AR16-0037.

Planning Staff Materials

A1. Staff report and findings (this document)

Materials from Applicant

B1. Applicant's Narrative and Submitted Materials

B2. Drawings

Existing Conditions

Proposed Partition Plat

Overall Site Plan

Development Review Team Correspondence and Engineering Staff Materials

Engineering Division

C1. Public Works Plan Submittal Requirements and Other Engineering Requirements

Procedural Statements and Background Information:

1. The statutory 120-day time limit applies to this application. The application was received on June 1, 2016. On June 13, 2016 the application was deemed complete. The City must render a final decision for the request, including any appeals, by October 11, 2016.
2. Surrounding land uses are as follows:

Compass Direction	Zone:	Existing Use:
North:	PDI/RA-H	Industrial/Vacant
East:	PDI/PDR-5	Canyon Creek Road North/Single-family residential
South:	PDI	Industrial
West:	--	Parkway Avenue, Interstate 5

3. Previous Planning Approvals:
74RZ03 Zone Change from RA-1 to Industrial-Tektronix
74DR08 Tektronix
77DR02 Tektronix Addition
78DR05 Tektronix-Site development and architectural plans
79DR35 Tektronix-Building 83 for materials storage and handling
80DR22 Final site plan for Building 83
88AR40 Divide Tektronix campus into 2 Parcels
AR15-0031 Xerox Campus Partition
4. The applicant has complied with Sections 4.013-4.031 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:

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

Review Criteria: This section lists general application procedures applicable to a number of types of land use applications and also lists unique features of Wilsonville's development review process.

Finding: These criteria are met.

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

Initiating Application

Section 4.009

Review Criterion: "Except for a Specific Area Plan (SAP), applications involving specific sites may be filed only by the owner of the subject property, by a unit of government that is in the process of acquiring the property, or by an agent who has been authorized by the owner, in writing, to apply."

Finding: This criterion is satisfied.

Details of Finding: The application has been submitted on behalf of the property owner, and is signed by an authorized representative.

Pre-Application Conference

Subsection 4.010 (.02)

Review Criteria: This section lists the pre-application process

Finding: These criteria are satisfied.

Details of Finding: A pre-application conferences were held on February 28, 2016 (PA16-0001) in accordance with this subsection.

Lien Payment before Approval

Subsection 4.011 (.02) B.

Review Criterion: "City Council Resolution No. 796 precludes the approval of any development application without the prior payment of all applicable City liens for the subject property. Applicants shall be encouraged to contact the City Finance Department to verify that there are no outstanding liens. If the Planning Director is advised of outstanding liens while an application is under consideration, the Director shall advise the applicant that payments must be made current or the existence of liens will necessitate denial of the application."

Finding: This criterion is satisfied.

Details of Finding: No applicable liens exist for the subject property. The application can thus move forward.

General Submission Requirements
Subsection 4.035 (.04) A.

Review Criteria: “An application for a Site Development Permit shall consist of the materials specified as follows, plus any other materials required by this Code.” Listed 1. through 6. j.

Finding: These criteria are satisfied.

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

Zoning-Generally
Section 4.110

Review Criteria: “The use of any building or premises or the construction of any development shall be in conformity with the regulations set forth in this Code for each Zoning District in which it is located, except as provided in Sections 4.189 through 4.192.” “The General Regulations listed in Sections 4.150 through 4.199 shall apply to all zones unless the text indicates otherwise.”

Finding: These criteria are satisfied.

Details of Finding: This proposed development is in conformity with the applicable zoning district and general development regulations listed in Sections 4.150 through 4.199 have been applied in accordance with this Section.

Request: AR16-0037 Tentative Partition Plat

Land Division Authorization

Plat Review Authority
Subsection 4.202 (.01) through (.03)

- Review Criteria:** “Pursuant to ORS Chapter 92, plans and plats must be approved by the Planning Director or Development Review Board (Board), as specified in Sections 4.030 and 4.031, before a plat for any land division may be filed in the county recording office for any land within the boundaries of the City, except that the Planning Director shall have authority to approve a final plat that is found to be substantially consistent with the tentative plat approved by the Board.

The Development Review Board and Planning Director shall be given all the powers and duties with respect to procedures and action on tentative and final plans, plats and maps of land divisions specified in Oregon Revised Statutes and by this Code.

Approval by the Development Review Board or Planning Director of divisions of land within the boundaries of the City, other than statutory subdivisions, is hereby required by virtue of the authority granted to the City in ORS 92.”

Finding: These criteria are satisfied.

Explanation of Finding: The tentative partition plat is being reviewed by the Planning

Director according to this subsection. The final plat will be reviewed by the Planning Division under the authority of the Planning Director to ensure compliance with the tentative partition plat.

Legally Lot Requirement

Subsection 4.202 (.04) A.

2. **Review Criterion:** “No person shall sell any lot or parcel in any condominium, subdivision, or land partition until a final condominium, subdivision or partition plat has been approved by the Planning Director as set forth in this Code and properly recorded with the appropriate county.”

Finding: This criterion is satisfied.

Explanation of Finding: It is understood that no parcels will be sold or transferred until the final plat has been approved by the Planning Director and recorded.

Undersized Lots Prohibited

Subsection 4.202 (.04) B.

3. **Review Criterion:** “It shall be a violation of this Code to divide a tract of land into a parcel smaller than the lot size required in the Zoning Sections of this Code unless specifically approved by the Development Review Board or City Council. No conveyance of any portion of a lot, for other than a public use, shall leave a structure on the remainder of the lot with less than the minimum lot size, width, depth, frontage, yard or setback requirements, unless specifically authorized through the Variance procedures of Section 4.196 or the waiver provisions of the Planned Development procedures of Section 4.118.”

Finding: This criterion is satisfied.

Explanation of Finding: No parcels will be divided into a size smaller than allowed by the Planned Development Industrial (PDI) Zone designation.

Plat Application Procedure

Pre-Application Conference

Subsection 4.210 (.01)

4. **Review Criterion:** “Prior to submission of a tentative condominium, partition, or subdivision plat, a person proposing to divide land in the City shall contact the Planning Department to arrange a pre-application conference as set forth in Section 4.010.”

Finding: This criterion is satisfied.

Explanation of Finding: A pre-application conferences were held on February 28, 2016 (PA16-0001) in accordance with this subsection.

Tentative Plat Preparation

Subsection 4.210 (.01) A.

5. **Review Criterion:** “The applicant shall cause to be prepared a tentative plat, together with improvement plans and other supplementary material as specified in this Section. The Tentative Plat shall be prepared by an Oregon licensed professional land surveyor or

engineer. An affidavit of the services of such surveyor or engineer shall be furnished as part of the submittal.”

Finding: This criterion is satisfied.

Explanation of Finding: The applicant’s Exhibit B2 includes a preliminary partition plat prepared in accordance with this subsection.

Tentative Plat Submission

Subsection 4.210 (.01) B.

6. **Review Criteria:** “The design and layout of this plan plat shall meet the guidelines and requirements set forth in this Code. The Tentative Plat shall be submitted to the Planning Department with the following information:” Listed 1. through 26.

Finding: These criteria are satisfied.

Explanation of Finding: The tentative partition plat has been submitted with the required information.

Phases to Be Shown

Subsection 4.210 (.01) D.

7. **Review Criteria:** “Where the applicant intends to develop the land in phases, the schedule of such phasing shall be presented for review at the time of the tentative plat. In acting on an application for tentative plat approval, the Planning Director or Development Review Board may set time limits for the completion of the phasing schedule which, if not met, shall result in an expiration of the tentative plat approval.”

Finding: These criteria will be satisfied by Condition of Approval PF 7

Explanation of Finding: No phasing for development or improvements to the subject property has been submitted. Due to this uncertainty the City is unsure how improvement responsibilities for different property owners will be handled. Condition of Approval PF 7 ensures appropriate phasing of improvements, including to Parkway Avenue and Printer Parkway, by requiring the property owner to enter into a development agreement with the City establishing the phasing of improvements.

Remainder Tracts

Subsection 4.210 (.01) E.

8. **Review Criteria:** “Remainder tracts to be shown as lots or parcels. Tentative plats shall clearly show all affected property as part of the application for land division. All remainder tracts, regardless of size, shall be shown and counted among the parcels or lots of the division.”

Finding: These criteria are satisfied.

Explanation of Finding: All affected property has been incorporated into the tentative partition plat.

Street Requirements for Land Divisions

Adjoining Streets Relationship

Subsection 4.236 (.02)

9. **Review Criteria:** A land division shall provide for the continuation of the principal streets existing in the adjoining area, or of their proper projection when adjoining property is not developed, and shall be of a width not less than the minimum requirements for streets set forth in these regulations. Where, in the opinion of the Planning Director or Development Review Board, topographic conditions make such continuation or conformity impractical, an exception may be made. In cases where the Board or Planning Commission has adopted a plan or plat of a neighborhood or area of which the proposed land division is a part, the subdivision shall conform to such adopted neighborhood or area plan. Where the plat submitted covers only a part of the applicant's tract, a sketch of the prospective future street system of the unsubmitted part shall be furnished and the street system of the part submitted shall be considered in the light of adjustments and connections with the street system of the part not submitted. At any time when an applicant proposes a land division and the Comprehensive Plan would allow for the proposed lots to be further divided, the city may require an arrangement of lots and streets such as to permit a later resubdivision in conformity to the street plans and other requirements specified in these regulations.

Finding: These criteria are satisfied.

Explanation of Finding: No streets are required or proposed related to the subject partition.

General Land Division Requirements- Easements

Utility Line Easements

Subsection 4.237 (.02) A.

10. **Review Criteria:** Utility lines. Easements for sanitary or storm sewers, drainage, water mains, electrical lines or other public utilities shall be dedicated wherever necessary. Easements shall be provided consistent with the City's Public Works Standards, as specified by the City Engineer or Planning Director. All of the public utility lines within and adjacent to the site shall be installed within the public right-of-way or easement; with underground services extending to the private parcel constructed in conformance to the City's Public Works Standards. All franchise utilities shall be installed within a public utility easement. All utilities shall have appropriate easements for construction and maintenance purposes.

Finding: These criteria are satisfied.

Explanation of Finding: All public utilities will be in the right-of-way or utility easements. Where necessary utility easements are being created on the plat.

Water Course Easements
Subsection 4.237 (.02) B.

11. **Review Criteria:** "Water courses. Where a land division is traversed by a water course, drainage way, channel or stream, there shall be provided a storm water easement or drainage right-of-way conforming substantially with the lines of the water course, and such further width as will be adequate for the purposes of conveying storm water and allowing for maintenance of the facility or channel. Streets or parkways parallel to water courses may be required."

Finding: These criteria are satisfied.

Explanation of Finding: No water course easements have been identified to be recorded with the requested partition.

General Land Division Requirements- Lot Size and Shape

Lot Size and Shape Appropriate
Subsection 4.237 (.05)

12. **Review Criteria:** "The lot size, width, shape and orientation shall be appropriate for the location of the land division and for the type of development and use contemplated. Lots shall meet the requirements of the zone where they are located."

Finding: These criteria are satisfied.

Explanation of Finding: Proposed lot sizes, widths, shapes and orientations are appropriate for existing development with potential for additional development meeting standards for the PDI zone.

Lot Size and Shape Meet Zoning Requirements
Subsection 4.237 (.05)

13. **Review Criteria:** "Lots shall meet the requirements of the zone where they are located."

Finding: These criteria are satisfied.

Explanation of Finding: Proposed parcels meet the requirements of the PDI zone, where there is no minimum lot size.

On-Site Sewage Disposal
Subsection 4.237 (.05) A.

14. **Review Criteria:** "In areas that are not served by public sewer, an on-site sewage disposal permit is required from the City. If the soil structure is adverse to on-site sewage disposal, no development shall be permitted until sewer service can be provided."

Finding: These criteria are satisfied.

Explanation of Finding: The properties are served by public sewer.

Appropriate Commercial and Industrial Lots
Subsection 4.237 (.05) B.

15. **Review Criteria:** "Where property is zoned or deeded for business or industrial use, other lot widths and areas may be permitted at the discretion of the Development Review Board. Depth and width of properties reserved or laid out for commercial and industrial purposes shall be adequate to provide for the off-street service and parking facilities required by the type of use and development contemplated."
Finding: These criteria are satisfied.
Explanation of Finding: Each parcel retains required parking associated with the buildings on the parcels.

Lot Size and Width for Planned Developments
Subsection 4.237 (.05) C.

16. **Review Criteria:** "In approving an application for a Planned Development, the Development Review Board may waive the requirements of this section and lot size, shape, and density shall conform to the Planned Development conditions of approval."
Finding: These criteria are satisfied.
Explanation of Finding: No waivers are proposed with the land division.

General Land Division Requirements- Access

Minimum Street Frontage
Subsection 4.237 (.06)

17. **Review Criteria:** "The division of land shall be such that each lot shall have a minimum frontage on a street or private drive, as specified in the standards of the relative zoning districts. This minimum frontage requirement shall apply with the following exceptions:"
Finding: These criteria are satisfied.
Explanation of Finding: No lot frontage requirement is established for the PDI Zone.

General Land Division Requirements- Other

Through Lots
Subsection 4.237 (.07)

18. **Review Criteria:** "Through lots shall be avoided except where essential to provide separation of residential development from major traffic arteries or adjacent non-residential activity or to overcome specific disadvantages of topography and orientation."
Finding: These criteria are satisfied.
Explanation of Finding: The existing parcel is a through lot, and one of the proposed parcels remains a through lot. There is no avoidance as the condition exists and is appropriate for a large industrial campus with preserved natural area.

Lot Side Lines

Subsection 4.237 (.08)

19. **Review Criteria:** "The side lines of lots, as far as practicable for the purpose of the proposed development, shall run at right angles to the street or tract with a private drive upon which the lots face."

Finding: These criteria are satisfied.

Explanation of Finding: The new parcel line primarily follow SW Printer Parkway, a private drive. The new side parcel line not along SW Printer Parkway is at a 90 degree angle to SW Printer Parkway and then bends to form a 90 degree angle with the undeveloped Wiedemann Road right-of-way to the north.

Large Lot Divisions

Subsection 4.237 (.09)

20. **Review Criteria:** "In dividing tracts which at some future time are likely to be re-divided, the location of lot lines and other details of the layout shall be such that re-division may readily take place without violating the requirements of these regulations and without interfering with the orderly development of streets. Restriction of buildings within future street locations shall be made a matter of record if the Development Review Board considers it necessary."

Finding: These criteria are satisfied.

Explanation of Finding: No future divisions of the proposed parcels are known at this time, but would be allowed. The proposed parcel layout would enable further division of the parcels in the future.

Land for Public Purposes

Subsection 4.237 (.12)

21. **Review Criterion:** "The Planning Director or Development Review Board may require property to be reserved for public acquisition, or irrevocably offered for dedication, for a specified period of time."

Finding: This criterion is satisfied.

Explanation of Finding: No property reservation is recommended as described in this subsection.

Corner Lots

Subsection 4.237 (.13)

22. **Review Criterion:** "Lots on street intersections shall have a corner radius of not less than ten (10) feet."

Finding: This criterion is satisfied.

Explanation of Finding: The proposed partition created two new lot corners at Parkway Avenue and Printer Parkway. The radius is not less than 10 feet.

Lots of Record

Defining Lots of Record
Section 4.250

23. **Review Criteria:** "All lots of record that have been legally created prior to the adoption of this ordinance shall be considered to be legal lots. Tax lots created by the County Assessor are not necessarily legal lots of record."

Finding: These criteria are satisfied.

Explanation of Finding: The existing parcel is a lot of record, and the resulting parcels will be of record.

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 the proposed application (AR16-0037) with the following conditions:

Planning Division Conditions:

- PD 1.** The applicant/owner shall:
- a. Assure that the parcels not be sold or conveyed until such as time as the final plat is recorded with Clackamas County.
 - b. Submit an application for Final Plat review and approval on the Planning Division Site Development Application and Permit form. The Applicant/Owner shall also provide materials for review by the City's Planning Division in accordance with Section 4.220 of City's Development Code. Prepare the Final Plat in substantial accord with the Tentative Partition Plat as approved by this action and as amended by these conditions, except as may be subsequently altered by minor revisions approved by the Planning Director
 - c. Illustrate existing and proposed easements on the Final Plat.

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, 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 Findings and Conditions:

Standard Comments	
PF 1.	For any new public easements created with the project the Applicant shall be required to produce the specific survey exhibits establishing the easement and shall provide the City with the appropriate Easement document (on City approved forms).
PF 2.	Subdivision or Partition Plats: Paper copies of all proposed subdivision/partition plats shall be provided to the City for review. Once the subdivision/partition plat is approved, applicant shall have the documents recorded at the appropriate County office. Once recording is completed by the County, the applicant shall be required to provide the City with a 3 mil Mylar copy of the recorded subdivision/partition plat.
PF 3.	Subdivision or Partition Plats: All newly created easements shown on a subdivision or partition plat shall also be accompanied by the City's appropriate Easement document (on City approved forms) with accompanying survey exhibits that shall be recorded immediately after the subdivision or partition plat.
Specific Comments	
PF 4.	The City understands that the current application for land partition includes no plans for additional development of the property.
PF 5.	In the 2013 Transportation Systems Plan Parkway Avenue is identified as a Minor Arterial. Presently there exist a 67-ft right-of-way adjacent to the property, sufficient to accommodate future full street improvements. No further dedication is required.
PF 6.	In the 2013 Transportation Systems Plan Weidemann Road is identified as a Collector. Presently there exist a 42-ft half-street right-of-way adjacent to the property, sufficient to accommodate future full street improvements, should they occur. No further dedication is required.
PF 7.	A minor amendment to the 2013 Transportation System Plan, Ordinance 789, was adopted by Council on June 6, 2016 but not in affect at the time of this application for partition has added Printer Parkway as a Collector level roadway. To clarify future requirements and responsibilities for street improvements tied to future development both the Applicant, ScanlonKemperBard and the purchaser of the partitioned parcel shall enter into a development agreement with the City of Wilsonville.
PF 8.	Applicant shall provide the City with a public access easement on Printer Parkway for vehicle, bicycle and pedestrian ingress and egress.
PF 9.	Applicant shall be required to install a water meter and extend a domestic water line

to Building 83 and pay all applicable City fees.

PF 10. Presently the site is served via a private roadway system and a private fire protection water line system. It is recommended that owners of the proposed three parcels enter into reciprocal easements for joint use and maintenance of these private systems.

Case File #: AR16-0037

Approved:



7/7/16

Daniel Pauly, Associate Planner for
Chris Neamtzu, Planning Director

Date

Section 4.022(.01) of the Wilsonville Code provides that this decision may be appealed by the Applicant and party entitled to notice or adversely affected or aggrieved or called up for review by the Development Review Board. The notice of appeal shall indicate the nature of the action or interpretation that is being appealed or called up. The appeal shall regard a determination of the appropriateness of the action or interpretation of the Code requirements involved in the decision.

*Note: The decision of the Planning Director may be appealed by an affected party or by three (3) Board members in accordance with Section 4.017 except that the review shall be of the record supplemented by oral commentary relevant to the record presented on behalf of the Applicant and the Planning Director. Any appeal must be filed with the City Recorder within fourteen (14) calendar days of the notice of the decision. The notice of appeal shall be in writing and indicate the specific issue(s) being appealed and the reason(s) therefore. Should you require further information, please contact Daniel Pauly AICP, Associate Planner, with the City Planning Division at 503-682-4960. Last day to appeal: **4:00 P.M. on July 21, 2016.***

For more information, contact the Wilsonville Planning Division at 503-682-4960.

Sign-off accepting Conditions of Approval

Case File # **AR16-0037**

Project Name: Parkway Woods Partition-2016

The Planning Director's Decision and Conditions of Approval have been received and accepted by:

Signature

Title Date

Signature

Title Date

This decision is not effective unless this form is signed and returned to the planning office as required by WC Section 4.140(.09)(L).

Adherence to Approved Plan and Modification Thereof: The Applicant shall agree in writing to be bound, for her/himself and her/his successors in interest, by the conditions prescribed for approval of a development.

Please sign and return to:

Shelley White
Planning Administrative Assistant
City of Wilsonville
29799 SW Town Center Loop E
Wilsonville OR 97070

Parkway Woods (Xerox Campus) Partition
City of Wilsonville, Oregon

Request for
Preliminary Partition Plat Approval

Prepared for
Scanlan Kemper Bard

Prepared by
Otak, Inc.



HanmiGlobal Partner

June 1, 2016
Otak Project No. 17606



BY: _____

City of Wilsonville
Exhibit B1 AR16-0037

INVOLVED PROPERTIES

SUBJECT PROPERTY: Parcel 1 of Partition Plat No. 2015-083 (Clackamas County Map Number 31W12 Tax Lots 00581 and 00511). Addressed as 26440, 26950, 27000, and 27400 SW Parkway Ave.

ZONING: PDI Planned Development Industrial

PROJECT TEAM

**APPLICANT/
OWNER:** Scanlan Kemper Bard
810 NW Marshall Street, Suite 300
Portland, OR 97209

Contact: Natsumi Shakhman
50.552.3564
nshakhman@skbcos.com

**APPLICANT'S
REPRESENTATIVE:** Otak, Inc.
800 SW Third Avenue, Suite 300
Portland, OR 970204

Contact: Li Alligood, AICP
503.415.2384
Li.Alligood@otak.com

ENGINEER: Otak, Inc.
800 SW Third Avenue, Suite 300
Portland, OR 970204

Contact: Mike Peebles, PE
503.415.2379
Mike.Peebles@otak.com

SURVEYOR: Otak, Inc.
800 SW Third Avenue, Suite 300
Portland, OR 970204

Contact: Jon Yamashita, PLS
503.415.2379
Jon.Yamashita@otak.com

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A. Section 4.210 Application Procedure	1
B. Section 4.135 PDI Zone.....	7
IV. Appendix	
A. A list of the names and addresses of the owners of all properties within 250 feet of the subject property, printed on self-adhesive mailing labels	
B. Completed “Liens and Assessments” form	
D. Recommendation for waiver of traffic impact study	
IV. Exhibits	
1. Overall Site - Existing Conditions	
2. Proposed Partition Plat	
3. Overall Site – Proposed 2-lot Partition Plat (2016)	

Note: All exhibit plan sheets are also separately bound in a larger format and included with this submittal.

I. Request

The applicant is requesting approval of a preliminary plan to partition the subject site into two (2) parcels. This request is subject to Type II Minor Partition Tentative Plat review.

II. Project Description

Existing Conditions

The subject property is 113.0 acres in area. It is Parcel 1 of Partition Plat 2015-083, which was recorded on November 5, 2015. See Sheet 1 Overall Site – Existing Conditions. The applicant acquired the property in December 2015.

The property is zoned PDI Planned Development Industrial. The property is a portion of the Xerox Corporation’s Wilsonville campus and includes several industrial/office buildings within a campus setting which includes several private roads, parking areas, walking paths, and wooded areas.

Proposal

The applicant proposes to divide the existing 113-acre site into two (2) parcels, separated along the centerline of Printer Parkway, a private road that extends from Parkway Avenue on the west to Canyon Creek Road on the east. Proposed Parcel 1 is located to the south of Printer Parkway and contains two existing buildings (“Building 60” and “Building 61”), which are physically connected. The proposed Parcel 2 is 88 acres in size. Proposed Parcel 1 is located to the north of Printer Parkway and contains one (1) existing building (“Building 83”). The proposed Parcel 2 is 25 acres in size. The southeast corner of proposed Parcel 2 is within the mapped SROZ area. No new development is proposed on either site. See Sheet 2 Proposed Partition Plat and Sheet 3 Overall Site – Proposed 2-lot Partition Plat (2016).

III. Compliance with Applicable Approval Criteria

The proposal complies with the following relevant standards of the Wilsonville Planning and Land Development Code as follows:

Section 4.210 Application Procedure

(.01) Pre-application conference. Prior to submission of a tentative condominium, partition, or subdivision plat, a person proposing to divide land in the City shall contact the Planning Department to arrange a pre-application conference as set forth in Section 4.010.

Response: A pre-application conference was held on January 29, 2016.

A. *Preparation of Tentative Plat.* The Planning Staff shall provide information regarding procedures and general information having a direct influence on the proposed development, such as elements of the Comprehensive Plan, existing and proposed streets, road and public utilities. The applicant shall cause to be prepared a tentative plat, together with improvement plans and other supplementary material as specified in this Section. The Tentative Plat shall be prepared by an Oregon licensed professional land surveyor or engineer. An affidavit of the services of each surveyor or engineer shall be furnished as part of the submittal.

Response: A tentative partition plat has been prepared under the direction of Jon Yamashita, PLS, an Oregon licensed professional land surveyor, as required. Project Team listing on page ii of this application narrative includes a listing of the services provided by each primary team member. This criterion is met.

B. *Tentative Plat Submission.* The purpose of the Tentative Plat is to present a study of the proposed subdivision to the Planning Department and Development Review Board and to receive approval recommendations for revisions before preparation of a final Plat. The design and layout of this plan plat shall meet the guidelines and requirements set forth in this Code. The Tentative Plat shall be submitted to the Planning Department with the following information:

1. *Site development application form completed and signed by the owner of the land or a letter of authorization signed by the owner. A preliminary title report or other proof of ownership is to be included with the application form.*
2. *Application fees as established by resolution of the City Council.*

Response: A copy of the signed application form is included in this application package. The application fee of \$656 has been submitted with the application materials. This criterion is met.

3. *Ten (10) copies and one (1) sepia or suitable reproducible tracing of the Tentative Plat shall be submitted with the application. Paper size shall be eighteen inch (18") by twenty-four inch (24"), or such other size as may be specified by the City Engineer.*

Response: Ten (10) large format copies of the Tentative Partition Plat and supporting plans have been provided with this submittal.

4. *Name of the subdivision. No subdivision shall duplicate or resemble the name of any other subdivision in Clackamas or Washington County. Names may be checked through the county offices.*

Response: The requested land division is not a subdivision and no name will be assigned. The proposed partition will be named Partition Plat No. 2016 – _____ with a number assigned by the Clackamas County Surveyor's office upon recording.

5. *Names, address, and telephone numbers of the owners and applicants, and engineer or surveyor.*

Response: The names, addresses, and telephone numbers of the owner, applicant, engineer, and surveyor are listed on page ii of this application narrative.

6. *Date, north point and scale drawing.*
7. *Location of the subject property by Section, Township, and Range.*
8. *Legal road access to subject property shall be indicated as City, County, or other public roads.*
9. *Vicinity map showing the relationship to the nearest major highway or street.*
10. *Lots: Dimensions of all lots, minimum lot size, average lot size, and proposed lot and block numbers.*
11. *Gross acreage in proposed plat.*

Response: The above information is provided on Sheets 1-3.

12. *Proposed uses of the property, including sites, if any, for multi-family dwellings, shopping centers, churches, industries, parks, and playgrounds or other public or semi-public uses.*

Response: Both parcels are intended for continued industrial use.

13. *Improvements: Statement of the improvements to be made or installed including streets, sidewalks, lighting, tree planting, and times such improvements are to be made or completed.*

Response: No further improvements to either parcel are proposed at this time. Future redevelopment may occur at a later date, but any such redevelopment will be discussed with the City of Wilsonville in advance of that work, and necessary development review approvals will be sought from the City.

14. *Trees. Locations, types, sizes, and general conditions of all existing trees, as required in Section 4.600.*

Response: The proposed partition will not impact or require removal of any trees.

15. *Utilities such as electrical, gas, telephone, on and abutting the tract.*

Response: Sheet 1 Existing Conditions shows the location of existing significant utility lines and the locations of the overhead power line towers

located on the northern portion of the site. The tentative partition plat illustrates all existing and proposed utility easements. No new utilities will be constructed in relation to the proposed partitioning of the subject property.

16. *Easements: Approximate width, location, and purpose of all existing and proposed easements on, and known easements abutting the tract.*
17. *Deed Restrictions: Outline of proposed deed restrictions, if any.*
18. *Written Statement: Information which is not practical to be shown on the maps may be shown in separate statements accompanying the Tentative Plat.*
19. *If the subdivision is to be a "Planned Development," a copy of the proposed Home Owners Association By-Laws must be submitted at the time of submission of the application. The Tentative Plat shall be considered as the Stage I Preliminary Plan. The proposed By-Laws must address the maintenance of any parks, common areas, or facilities.*

Response: Sheets 1 and 2 show the approximate width, location, and purpose of all existing easements.

No deed restrictions are proposed at this time. If necessary, shared access agreements, parking agreements, and maintenance agreements between the parcels can be shared with the City during the review of the final partition plat.

20. *Any plat bordering a stream or river shall indicate areas subject to flooding and shall comply with the provisions of Section 4.172.*

Response: The area of the proposed partition does not include any streams, rivers, or other areas subject to flooding. Sheet 3 illustrates areas of wetlands on the site.

21. *Proposed use or treatment of any property designated as open space by the City of Wilsonville.*

Response: No portion of the subject property has been designated for open space use by the City of Wilsonville's Park and Recreation Master Plan.

22. *A list of the names and addresses of the owners of all properties within 250 feet of the subject property, printed on self-adhesive mailing labels. The list shall be taken from the latest available property ownership records of the Assessor's Office of the affected county.*

Response: The required mailing list is included as Appendix A. The list of nearby property owners was prepared by the applicant's title company, Stewart Title, on May 27, 2016.

23. *A completed "liens and assessments" form, provided by the City Finance Department.*

Response: A Liens and Assessments Form completed by the City of Wilsonville Finance Department has been submitted with this application and is included as Appendix B. There are currently no liens or assessments against the affected parcels.

24. *Locations of all areas designated as a Significant Resource Overlay Zone by the City, as well as any wetlands shall be shown on the tentative plat.*

Response: The southeast corner of the existing Building 83 and the southeast corner of proposed Parcel 1 are located within the SROZ. The SROZ is shown on the partition plat.

25. *Locations of all existing and proposed utilities, including but not limited to domestic water, sanitary sewer, storm drainage, streets, and any private utilities crossing or intended to serve the site. Any plans to phase the construction or use of utilities shall be indicated.*

Response: Sheets 1 and 2 include the locations of all existing and proposed utilities.

26. *A traffic study, prepared under contract with the City, shall be submitted as part of the tentative plat application process, unless specifically waived by the Community Development Director.*

Response: The Community Development Director has stated that a traffic impact study is not required for this application. See Appendix C.

C. *Action on proposed tentative plat:*

1. *Consideration of tentative subdivision plat. The Development Review Board shall consider the tentative plat and the reports of City staff and other agencies at a regular Board meeting no more than ninety (90) days after tentative plat application has been accepted as complete by the City. Final action on the proposed tentative plat shall occur within the time limits specified in Section 4.013. The tentative plat shall be approved if the Development Review Board determines that the tentative plat conforms in all respects to the requirements of this Code.*

Response: The proposed tentative minor land partition plat application will be reviewed by the Planning Director rather than by the Development Review Board.

2. *Consideration of tentative partition plat. The Planning Director shall review and consider any proposed land partition plat through the procedures for Administrative Reviews specified in Section 4.030 and 4.035.*

Response: This application for a two (2) parcel minor land partition will be reviewed by the Planning Director and staff as an administrative review.

3. *The Board shall, by resolution, adopt its decision, together with findings and a list of all Conditions of Approval or required changes to be reflected on the Final Plat*

Response: The final partition plat submittal will address any conditions of approval adopted in the review of this tentative partition plat.

4. *Board may limit content of deed restrictions. In order to promote local, regional, and state interests in affordable housing, the Board may limit the content that will be accepted within proposed deed restrictions or covenants. In adopting conditions of approval for a residential subdivision or condominium development, the Board may prohibit such things as mandatory minimum construction costs, minimum unit sizes, prohibitions or manufactures housing, etc.*

Response: The applicant recognizes the authority of the City of Wilsonville to limit the content of deed restrictions or covenants.

5. *Effect of Approval. After approval of a tentative plat, the applicant may proceed with final surveying, improvement construction, and preparation of the final plat. Approval shall be effective for a period of two (2) years, and if the final plat is not submitted to the Planning Department within such time, the tentative plat shall be submitted again and the entire procedure shall be repeated for consideration of any changes conditions which may exist. Except, however, the Development Review Board may grant a time extension, as provided in Section 4.023.*

Response: After approval of the tentative plat, a final partition plat will be prepared and submitted to the Planning Department within 2 years of approval, unless an extension to that time period is requested and approved.

- D. *Land division phases to be shown. Where the applicant intends to develop the land in phases, the schedule for such phasing shall be presented for review at the time of the tentative plat. In acting on an application for tentative plat approval, the Planning Director or Development Review Board may set time limits for the completion of the phasing schedule which, if not met, shall result in an expiration of the tentative plat approval.*

Response: No phasing of the minor land partition is proposed.

E. *Remainder tracts to be shown as lots or parcels. Tentative plats shall clearly show all effected property as part of the application for land division. All remainder tracts, regardless of size, shall be shown and counted among the parcels or lots of the division.*

Response: The tentative partition plat will not create any remainder tracts. .

F. *Replats subject to same procedures as new plats. Proposals to replat any previously platted land shall be subject to the same standards and procedures as a new application for tentative plat approval. Except, however, that a replat that proposes the same number of lots or parcels as the originally recorded land division, and that is determined by the Planning Director to create no significant adverse impacts on adjacent properties beyond that of the original division, may be reviewed through Class II Administrative Review procedures.*

Response: The proposed minor land partition will not be a replat. Therefore, this section is not applicable.

Section 4.135 PDI- Planned Development Industrial Zone

The subject site is located within the PDI Zone and these standards are applicable.

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

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

(.03) Uses that are typically permitted:...

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

(.05) Performance Standards. ...

Response: No changes to the existing industrial uses on the site are proposed. Proposed Parcels 1 and 2 will have approximately 942 feet and 300 feet of public street frontage and along SW Parkway Avenue, respectively. The proposed partition does not include any development or structures. These standards are met.

(.06) Other Standards:

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

Response: There is no minimum lot size in the PDI Zone. The proposed lots are 88 and 25 acres in size. This standard is met.

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

Response: There is no maximum lot coverage in the PDI Zone. No modifications to the existing site improvements or uses are proposed. This standard is met.

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

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

Response: The existing buildings will retain front, rear, and side yard setbacks of more than 30 feet. Building 83 is located 35 feet from the proposed eastern property line of Parcel 2. No site modifications are proposed to Buildings 60 and 61 on proposed Parcel 1. These standards are met.

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

Response: There is no railroad siding adjacent to or within the proposed parcel. This standard is not applicable.

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

Response: No corner lots are proposed. This standard is not applicable.

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

Response: No change in parking is proposed in relation to the proposed partitioning of the subject site.

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

Response: No change in signage is proposed related to the proposed partitioning. These standards are not applicable.

Section 4.177 Street Improvement Standards

Response: Necessary right-of-way dedication was provided through Partition Plat 2015-083. This dedication included 13.5 feet to SW Weidemann Road and 27 feet to SW Parkway Avenue. No dead end streets are proposed, and clear vision will be maintained. These standards are met.

IV. Conclusion

This Compliance Report demonstrates compliance with the applicable requirements of the City of Wilsonville Planning & Land Development Ordinance for the requested Minor Land Partition Tentative Plat for the Xerox Parkway Woods development. Therefore, the applicant respectfully requests approval of this application.

Appendix A



HanmiGlobal Partner

Appendix B



HanmiGlobal Partner



CERTIFICATION OF ASSESSMENTS AND LIENS

"It is the policy of the City of Wilsonville that no permits of any kind shall either be issued or application processed for any applicant who owes or for any property for which there is any payment which is past due owing to the City of Wilsonville until such time as said sums owed are paid." (Resolution #796)

Project/Property Address: 26440, 26950, 27000, and 27400 SW Parkway Ave

Aka Tax Lot(s) 00581 and 00511 on Map(s) 31W12

Applicant: Natsumi Shakhman, Scanlan Kemper Bard

Address: 810 NW Marshall Street, Suite 300
Portland, OR 97209

Property Owner: Same

Address: _____

In reference to the above, the City of Wilsonville records show that the following amount is due to the City:

Principal Amnt Due \$ 0 Current Non-Current

Comments: No liens at this time

Dated: 5/19/16

Finance Department: Katie Cook

(This certification shall be null and void 120 days following the Finance Department date of signature)

Appendix C



HanmiGlobal Partner



Community Development
29799 SW Town Center Loop East
Wilsonville, OR 97070
Phone 503-682-4960
Fax 503-682-7025
TDD 503-682-0843
Web www.ci.wilsonville.or.us

May 24, 2016

Attn: Li Alligood
Otak, Inc.
800 SW Third Avenue, Suite 300
Portland, OR 97204

RE: *Parkway Woods Partition*
Tax Lots 31W12 00581, 31W12 00511
Request for Waiver of Traffic Study

Dear Ms. Alligood,

This letter is in response to your request for approval of a waiver of the requirement for a traffic impact study (Study) in association with a proposed partition of Tax Lots 00581 and 00511, Map 31W12.

In communications between yourself and City staff it is understood that no development or change of use is proposed with the partition. As such it is anticipated that this partition will have no PM Peak Hour impact on Wilsonville's transportation infrastructure.

Based on the above findings, a recommendation to waive the Study will be forwarded to the Development Review Board (DRB). Irrespective of the Staff recommendation to waive the analysis, the DRB may determine that a Study is necessary to make a recommendation or decision concerning the proposed project. A copy of this letter is being forwarded to the Planning Division and will be entered into the land partition application.

Sincerely,

A handwritten signature in cursive script that reads "Nancy Kraushaar".

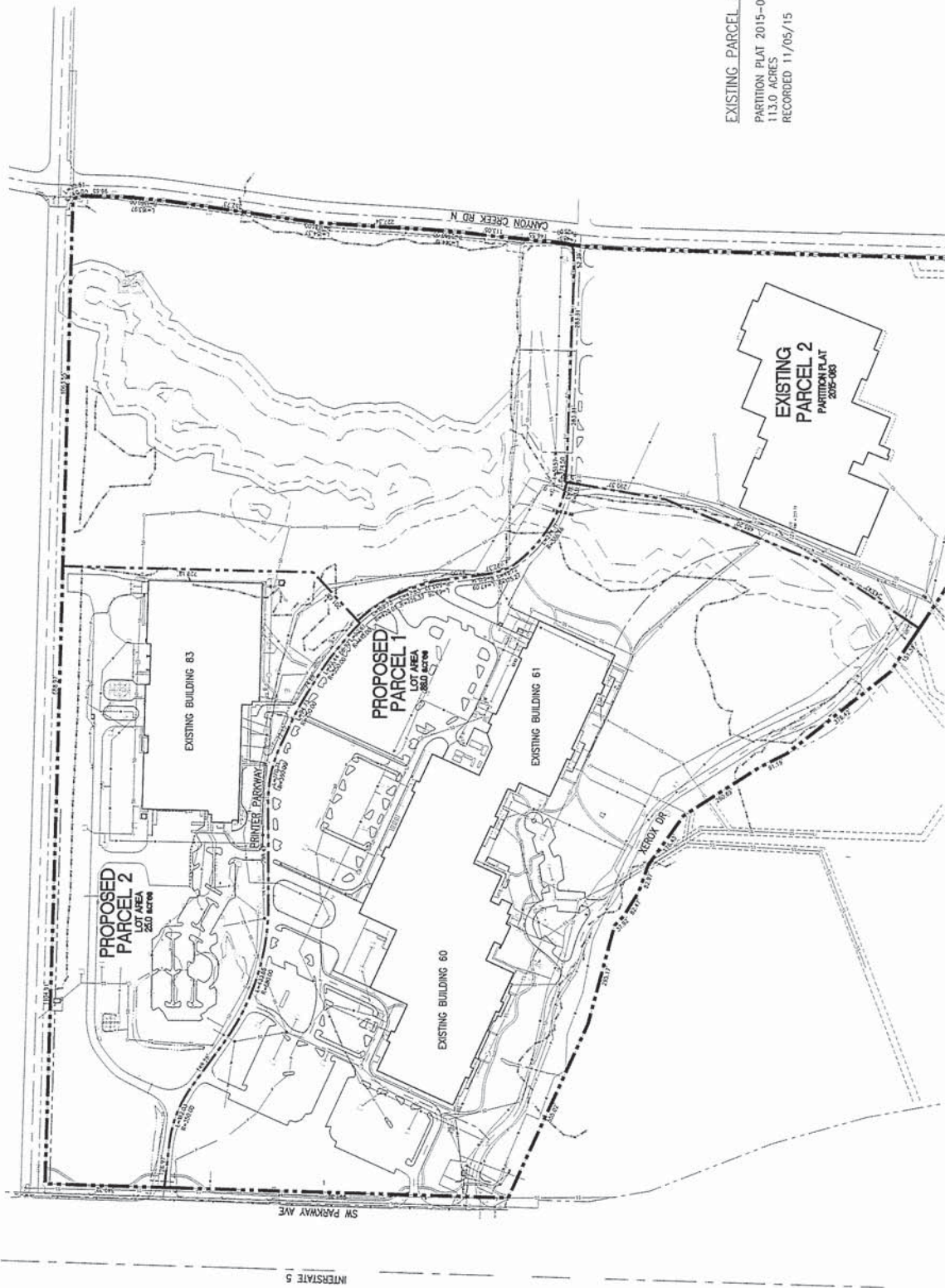
Nancy Kraushaar, P.E.
Community Development Director

cc: Chris Neamtzu, Planning Director
Steve Adams, Development Engineer Manager

Exhibits



HanmiGlobal Partner



EXISTING PARCEL 1
 PARTITION PLAT 2015-083
 113.07 ACRES
 RECORDED 11/05/15



Overall Site - Proposed 2-lot Partition Plat (2016)

Parkway Woods
 Wilsonville, Oregon



**EXHIBIT C1
PLANNING DIVISION
STAFF REPORT**

PARKWAY WOODS TENTATIVE LAND PARTITION

**DEVELOPMENT REVIEW BOARD PANEL '___'
QUASI JUDICIAL HEARING**

Public Hearing Date:

Date of Report:

Application Numbers:

Request A: AR16-0037 Tentative Land Partition

Property

Owners/Applicants:

PD = Planning Division conditions

BD – Building Division Conditions

PF = Engineering Conditions.

NR = Natural Resources Conditions

TR = SMART/Transit Conditions

FD = Tualatin Valley Fire and Rescue Conditions

Standard Comments:	
PFA 1.	For any new public easements created with the project the Applicant shall be required to produce the specific survey exhibits establishing the easement and shall provide the City with the appropriate Easement document (on City approved forms).
PFA 2.	<p>Subdivision or Partition Plats:</p> <p>Paper copies of all proposed subdivision/partition plats shall be provided to the City for review. Once the subdivision/partition plat is approved, applicant shall have the documents recorded at the appropriate County office. Once recording is completed by the County, the applicant shall be required to provide the City with a 3 mil Mylar copy of the recorded subdivision/partition plat.</p>
PFA 3.	<p>Subdivision or Partition Plats:</p> <p>All newly created easements shown on a subdivision or partition plat shall also be accompanied by the City's appropriate Easement document (on City approved forms) with accompanying survey exhibits that shall be recorded immediately after the subdivision or partition plat.</p>
Specific Comments:	
PFA 4.	The City understands that the current application for land partition includes no plans for additional development of the property.
PFA 5.	In the 2013 Transportation Systems Plan Parkway Avenue is identified as a Minor Arterial. Presently there exist a 67-ft right-of-way adjacent to the property, sufficient to accommodate future full street improvements,. No further dedication is required.
PFA 6.	In the 2013 Transportation Systems Plan Weidemann Road is identified as a Collector. Presently there exist a 42-ft half-street right-of-way adjacent to the property, sufficient to accommodate future full street improvements, should they occur. No further dedication is required.
PFA 7.	A minor amendment to the 2013 Transportation System Plan, Ordinance 789, was adopted by Council on June 6, 2016 but not in affect at the time of this application for partition has added Printer Parkway as a Collector level roadway. To clarify future requirements and responsibilities for street improvements tied to future development both the Applicant, ScanlonKemperBard and the

	purchaser of the partitioned parcel shall enter into a development agreement with the City of Wilsonville.
PFA 8.	Applicant shall provide the City with a public access easement on Printer Parkway for vehicle, bicycle and pedestrian ingress and egress.
PFA 9.	Applicant shall be required to install a water meter and extend a domestic water line to Building 83 and pay all applicable City fees.
PFA 10.	Presently the site is served via a private roadway system and a private fire protection water line system. It is recommended that owners of the proposed three parcels enter into reciprocal easements for joint use and maintenance of these private systems.

RESOLUTION NO. 2731

A RESOLUTION OF THE CITY OF WILSONVILLE TO ACCEPT A LAND DONATION OF APPROXIMATELY 31 FORESTED ACRES IN THE PARKWAY WOODS BUSINESS PARK.

WHEREAS, the real estate investment company of ScanlanKemperBard (SKB), as owner of approximately 31-acres of wooded land, zoned as a Significant Resource Overlay Zone (SROZ), and located in the corner of the Parkway Woods Business Park (“Resource Land”), has offered to donate the Resource Land to the City of Wilsonville; and

WHEREAS, Wilsonville recognizes this Resource Land to be a significant urban forested area whose acquisition by Wilsonville would help to protect this important natural resource area, including the wildlife living within the Resource Land; and

WHEREAS, the Resource Land would be a natural resource that could be enjoyed by the Wilsonville community, with nature trails to be developed by the City, once the City takes ownership; and


WHEREAS, the Resource Land is located in close proximity to Canyon Creek Park, providing the City with an opportunity to link the Resource Land to this existing City park; and

WHEREAS, the dedication of the Resource Land will help to ensure its preservation, protection and enjoyment by the City of Wilsonville citizens for many years to come.

NOW, THEREFORE, THE CITY OF WILSONVILLE RESOLVES AS FOLLOWS:

1. Upon completion of a partition of the Resource Land by SKB from its adjoining holdings, the City will accept ownership of the Resource Land from SKB.
2. This Resolution becomes effective upon adoption but transfer for the Resource Land will not take effect until the partition is completed and can be deeded to the City, free and clear of any unacceptable encumbrances, as a legal transferable parcel.

ADOPTED by the Wilsonville City Council at a regular meeting thereof this 15th day of April 2019, and filed with the Wilsonville City Recorder this date.



Tim Knapp, Mayor

ATTEST:



Kimberly Veliz, City Recorder

SUMMARY OF VOTES:

Mayor Knapp	Yes
Council President Akervall	Yes
Councilor Stevens	Yes
Councilor Lehan	Yes
Councilor West	Yes

Exhibit:

A. Map of Resource Parcel

EXHIBIT A





29799 SW Town Center Loop East
 Wilsonville OR 97070
 Phone: 503.682.4960 Fax: 503.682.7025
 Web: www.ci.wilsonville.or.us

Planning Division
 Pre-Application Meeting Request

File No. _____

Note: Pre-application meeting will not be scheduled until the Planning Division staff receives the required fee and plans

Property Owner:

Name: Matt Morvai, Vice President| Asset Mgt.
 Company: Scanlan Kemper Bard
 Mailing Address: 26600 SW Parkway Ave.
 City, State, Zip: Wilsonville, OR 97070
 Phone: 503.783.6260 Fax: _____
 E-mail: mmorvai@skbcos.com

Authorized Representative:

Name: Brady Berry, PE
 Company: Atwell, LLC
 Mailing Address: 9755 SW Barnes Rd., Ste 150
 City, State, Zip: Portland, OR 97225
 Phone: 503.444.1391 Fax: _____
 E-mail: bberry@atwell-group.com

Property Owner's Signature (Required):

 Printed Name: _____ Date: _____

Property Description

Property Address (if available): 26600 SW Parkway Ave., Wilsonville, OR 97070
 Location Description (if address not available): Located on Parkway Avenue between SW Printer Drive & SW Xerox Dr.
 Legal Description: T3S-R1W Map 31W12 Tax Lot(s) 00511 County: Clackamas/ Washington

Project Type:

Residential Commercial Industrial Other: _____

Project Description:

1. The project is to re-purpose the existing building to accommodate additional industrial uses within the existing structure. The pad sites will not be fully developed as part of this application and therefore a waiver from traffic study requirement is being requested.
2. The property will be prepared for an eventual partition plat for the parallelization of the property into three lots and a natural area tract. A tentative plat application is anticipated with the application package.
3. Parking will be expanded and reconfigured to accommodate the building modifications and for more efficient parking to support existing and proposed uses.
4. In order to accommodate the proposed re-development there will be significant existing tree removal and mitigation on site. A Tree Plan C application is anticipated with the application package. The dedication of the sensitive area tract in the NE corner of the property as part of the partition is intended to provide mitigation for the tree removal and the mechanism for this will be discussed.
5. Surface water improvements are envisioned as part of the site reconfiguration to current City standards.

Ent	Name	Acct No	Invoice	Date	Customer #	Reference	Amount	Disc.	Net
PKWP	Parkway Woods Bus	135-2000-00	FEE-0120	1/27/2020		Permit/SDC Fee	862.00	0.00	862.00

Payor: Parkway Woods Business Park, LLC Date: 1/28/2020 Check No.: 002969 Check Amount: 862.00
 Payee: City of Wilsonville

Retain this statement for your records

Ent	Name	Acct No	Invoice	Date	Customer #	Reference	Amount	Disc.	Net
PKWP	Parkway Woods Bus	135-2000-00	FEE-0120	1/27/2020		Permit/SDC Fee	862.00	0.00	862.00

Payor: Parkway Woods Business Park, LLC Date: 1/28/2020 Check No.: 002969 Check Amount: 862.00
 Payee: City of Wilsonville

Retain this statement for your records

THIS CHECK IS VOID WITHOUT A BLUE & GREEN BACKGROUND AND AN ARTIFICIAL WATERMARK ON THE BACK - HOLD AT AN ANGLE TO VIEW

Parkway Woods Business Park, LLC
 222 SW Columbia St. Suite 700
 Portland, OR 97201

KeyBank
 1222 SW 6th Ave, Ste 200
 Portland, OR 97204

24-201
 1230

Date
 1/28/2020

Check No.
 002969

Check Amount
 \$ 862.00

Eight Hundred Sixty Two AND 00/100 Dollars

Pay to the order of:

CITY OF WILSONVILLE
 PO Box 5310
 Portland, OR 97228

VOID IF NOT CASHED WITHIN 90 DAYS WITHIN DATE OF ISSUE

[Signature]

SIGNATURE HAS A COLORED BACKGROUND - BORDER CONTAINS MICROPRINTING

⑈002969⑈ ⑆12300201⑆ 379681089452⑈

Kevin Apperson

From: Matt Morvai <mmorvai@skbcos.com>
Sent: Wednesday, February 26, 2020 8:30 AM
To: John Olivier; Dixon Hinderaker; Brian Hughes-Cromwick; Tom Howes; Brady Berry; Hal Keever; Tuan Q Luu; Chris McLaughlin; Kevin Apperson
Cc: Corky Kendall; Randy Weston; Tom Bain; James V. Paul
Subject: FW: pre-app follow-up information - 26600 SW Parkway Ave
Attachments: Plan Set.docx; Reports and Other Documents.docx

MATT MORVAI | VICE PRESIDENT | ASSET MANAGEMENT



SCANLANKEMPERBARD

26600 SW PARKWAY AVE, WILSONVILLE, OR 97070
503.783.6260 DIRECT 916.834.3818 CELL

MMORVAI@SKBCOS.COM SKBCOS.COM [VCARD](#)

From: Rybold, Kim <rybold@ci.wilsonville.or.us>
Sent: Tuesday, February 25, 2020 1:43 PM
To: bberry@atwell-group.com; Matt Morvai <mmorvai@skbcos.com>
Subject: pre-app follow-up information - 26600 SW Parkway Ave

Good afternoon,
Thank you for taking the time to discuss your project with us last week. I am writing to follow up with additional information as we discussed during the pre-application meeting. Please forward this information to other members of your project team as appropriate.

An audio recording of the meeting, along with the Engineering Division's pre-application meeting notes, can be found here: <https://app.box.com/s/qxck2naiwk6fs29no13x5njd34z9457b>

As you look at what you need to submit for land use review the following list will aid you in what to submit and what code criteria to respond to in your project narrative. If you have further questions of what a project narrative should look like or what to submit please don't hesitate to contact a planner and ask. You can access the City's Development Code in pdf and Microsoft Word document formats at <https://www.ci.wilsonville.or.us/planning/page/development-code>. Please keep in mind the burden to show compliance with applicable City standards falls on the applicant (see Wilsonville Code 4.014). For planned development proposals Wilsonville Code requires a professional design team including, but not limited to, a registered architect, a registered landscape architect, a certified planner or planner with extensive experience talking projects through public review processes, and a professional engineer. We have found it typically difficult for applicants to prepare a complete and satisfactory application without this full team of professionals.

As a reminder the land use review process is separate from and occurs prior to building and other construction permitting. We do allow for some concurrent review of building permits, but do not submit building permits prior to your land use application being complete and a public hearing being scheduled. Building permits cannot be issued until the land use decision is final after the conclusion of the local

appeal period. For more information on other steps in the development process subsequent to the land use review visit our [Development Process Guidelines page](#).

This email includes 5 sections:

1. [Land Use Review Steps](#)
2. [Anticipated/Potential Land Use Applications for Project](#)
3. [Submittal Requirements](#)
4. [Applicable Development Code Sections](#)
5. [Other Specific Concerns/Discussion Items for Project](#)

1. [Land Use Review Steps](#)

Land use review has a number of steps as follows:

Step 1. Submittal (see Section 3 and attached checklist for more details on submittal requirements): Applicant submits application including:

- Signed application form
- All land use application fees
- 3 paper copies, and 1 electronic copy in flattened pdf format on CD, DVD, flash drive, or via file storage site or email of the following:
 - o Project narrative (please include in MS Word document format in addition to pdf)
 - o Full size, and reduced (11X17 or smaller) set of plans related to land use review
 - o Reports such as arborist report, stormwater drainage report, traffic report

Step 2. Initial City Review "Completeness Review": The assigned Wilsonville planner reviews the application to determine if all materials required to review the application are submitted. We call this step "completeness review." It concludes with a determination of whether the submitted application package is "complete" or "incomplete." The applicant will be notified by letter about the determination. If the determination is "incomplete" the letter includes the specific items needed to make the application "complete." If application is "complete" the next step is Step 6.

Step 3. Indication of Intention for Incomplete Applications: If the application is "incomplete" the applicant either indicates whether they intend to submit the items identified in the "incompleteness letter." This is done by signing and returning a page enclosed with the "incompleteness letter." If the applicant refuses to submit additional materials the application will proceed to step 6, noting that failure to provide sufficient information can be grounds for denying an application.

Step 4. Applicant Prepares Additional Request Materials and Resubmits Application: If the application is "incomplete" and the applicant intends to address the items identified in the "incompleteness letter" the applicant prepares the identified items. Once the applicant prepares all the items they resubmit the application as identified in Step 1. Occasionally if the additional materials are minor the previous submittal package can be supplemented or pages switched out. In most cases complete new copies of the entire submittal package will be submitted.

Step 5. City Reviews Resubmitted Package "2nd Completeness Review." The assigned Wilsonville planner reviews the revised application to determine if all materials required to review the application are submitted. A determination of "complete" or "incomplete" will again occur with the corresponding letter being sent to the applicant.

Step 6. Hearing Scheduled, City Staff Prepares Report, Public Notice and Comment Period. Once the application is "complete" the project is scheduled for a hearing before one of two Development Review Board panels. The hearing is typically scheduled 30-45 days from when the application is deemed "complete." Twenty days prior to the hearing the Assigned Planner sends out a Public Hearing Notice soliciting comments from the public. The Assigned Planner also solicits comments and conditions of approval from various City Departments and Divisions as well as partner agencies and service providers such as TVF&R, NW Natural, and Republic Services (franchise waste collector). One week prior to the hearing a Staff Report is published for public review.

Step 7. Public Hearing. Development Review Board (DRB) public hearings are typically 6:30 p.m. on the 2nd and 4th Monday of the month at Wilsonville City Hall. The public hearing typically follows the following format:

- The Assigned Planner presents their report to the DRB often with support from Engineering and Natural Resource staff and answers the Board's questions. The staff presentation typically thoroughly describes the project including layout, design, and impacts.
- The applicant is given the opportunity to present. The applicant can say as little as they want, but the DRB typically prefers some description and explanation of the motivation behind and goals of the project adding color to staff's description of the project. The DRB can ask questions of the applicant.
- Others in attendance can testify, the DRB can ask questions of them.
- The applicant gets an opportunity to rebut any testimony
- After all testimony and questioning the DRB chair closes the Public Hearing.
- A DRB member makes a motion
- DRB discussion and deliberation
- DRB decision

Step 8. Notice of Decision and Appeal Period. Typically the next day a Notice of Decision is sent by the City. In most cases this includes a form accepting the conditions of approval the applicant must sign and return. The Notice of Decision includes notification of the 14-day appeal period from the date the decision is mailed.

Step 9. If the appeal period lapses with no appeal and the form accepting conditions of approval is signed and returned, construction permits consistent the DRB approval can then be processed and issued.

2. Anticipated/Potential Land Use Applications for Project

- Stage II Final Plan Revision
- Site Design Review
- Master Sign Plan
- Type C Tree Removal and Protection Plan
- Tentative Plat Partition (can be submitted at a later date for administrative review)
- SROZ Map Verification (possible, pending further coordination with the City's Natural Resources Manager)

3. Submittal Requirements (can use as a checklist)

We have tried to make this as complete as possible, and may not include everything required.

The submittal package needs to include:

1. An [application form](#) signed by the property owner
2. All applicable planning application fees
3. A project narrative Including the following sections (paper copy, pdf, and ms word):
 - a. Summary of Proposal (1-2 pages typically) including key numbers (i.e. acreage, square feet of buildings, number of units, etc.)
 - b. Background Information (1-2 pages typically)
 - c. Discussion of key issues or discussion items (1-2 pages), include discussion of any neighborhood outreach
 - d. Response Findings to Code Criteria (numerous pages), in the following basic format:
 - Code Criteria Reference and Language
 - Response (from applicant): The written response needs to be specific and clear. It needs to go beyond saying a criteria is met to clearly and specifically explaining how it is met. As an example, if the criteria is "Parking standards shown in Table A shall be met," the response should state, "the proposal provides 52 parking spaces, 2 more than the 50 parking spaces required. See parking layout on the site plan, Exhibit B2" not something unspecific like "the proposal provides sufficient parking".
4. Plan set including the information in the attached "Plan Set Submittal Checklist": (you can use the sheet reference field to write in a reference to where the information is).

5. Other reports and documents (traffic report, arborist report, etc.). Include in notebook or packet with narrative. A checklist of requirement documents is attached as "Reports and Other Documents Checklist".

4. Applicable Development Code Sections

These are the applicable code sections to consider in preparing your narrative and designing your site. For the most part it does not include code sections related to procedures. The code can be accessed online by following [this link](#).

Industrial Development Standards and Industrial Zoning

- Planned Development Residential (PDI) Zones and Industrial Standards: Sections 4.117 and 4.135

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

- Standards applying to all Planned Development (PD) Zones: Section 4.118
- Planned Development Regulations: Section 4.140

Overlay Zones

- Significant Resource Overlay Zone (SROZ) Ordinance: Section 4.139 through 4.139.11

General Development Regulations and Standards

- On-Site Pedestrian Access and Circulation: Section 4.154
- Parking, Loading, and Bicycle Parking: Section 4.155
- Protection of Natural and Other Features: Section 4.171
- Public Safety and Crime Prevention: 4.175
- Landscaping, Screening, and Buffering: Section 4.176
- Street Improvement Standards: Section 4.177
- Mixed Solid Waste and Recycling: Section 4.179
- Outdoor Lighting: Sections 4.199 through 4.199.60
- Underground Utilities: Sections 4.300 through 4.320

Site Design Review (Detailed Review of Architecture, Landscaping, Signs and other Design Elements)

- Site Design Review: Sections 4.400 through 4.450

Signs

- Signs: Sections 4.156.01 through 4.156.11

Tree Removal

- Tree Preservation and Protection: Sections 4.600 through 4.640.20

Definitions of Terms

- Definitions of Terms: Section 4.001

5. Other Specific Concerns/Discussion Items for Project

Concurrent Review of Applications: As was noted during the pre-application meeting, applications are typically submitted as one package and go through the steps of land use review concurrently. If

the applicant chooses to pursue the tentative partition plat at a later date, this would be reviewed as Class II administrative review.

SROZ Map Verification: At the pre-application meeting, staff noted that it would be beneficial to examine the existing SROZ boundary and if any modifications are warranted based on existing site conditions. As you refine your plans for this site, please coordinate with Kerry Rappold (rappold@ci.wilsonville.or.us, 503-570-1570), the City's Natural Resources Manager, to determine what information is needed to make this determination.

Type C Tree Removal Plan: As discussed at the pre-application meeting, the City's Tree Code notes that tree preservation and conservation as a design principle shall be equal in concern and importance to other design principles. Preservation and conservation of wooded areas and trees shall be given careful consideration when there are feasible and reasonable location alternatives and design options on-site for proposed buildings, structures or other site improvements. As you review your arborist report and refine your site plan, it will be critical to ensure that your project narrative and site plan addresses these Code criteria adequately.

Please contact me if you have any further questions about this information.

Thank you,

Kimberly Rybold, AICP
Senior Planner
City of Wilsonville

503.570.1583
rybold@ci.wilsonville.or.us
www.ci.wilsonville.or.us



29799 SW Town Center Loop East, Wilsonville, OR 97070

Disclosure Notice: Messages to and from this e-mail address may be subject to the Oregon Public Records Law.

External Email: Do not click any links or open any attachments unless you trust the sender and know the content is safe.

General			Reference
	Proof the property affected is in the exclusive ownership of the application or the applicant has the consent of all individuals or partners in ownership of affected property	4.035 (.04)	
	Legal description of affected property (map and taxlot, address if available)	4.035 (.04)	
	Correspondence showing coordination with franchise garbage hauler of adequate trash and recycling storage area for planned containers and access for collection.	4.179 (.07)	
Stage II Final Plan			Reference
	Traffic Report/Waiver	4.140 (.09)	
	Soils and Drainage Report		
	Draft copies of legal documents including easements, dedications, CC&R's.	4.140 (.09)	
Site Design Review			Reference
	Color board displaying specifications as to type, color, and texture of exterior surfaces of proposed structures.		
	Outdoor Lighting (as applicable)	4.199.50 (.01)	
	All conformance methods	4.199.50 (.01)	
	For each luminaire type all of the following:	4.199.50 (.01)	
	Drawings, cut sheets or other documents containing:	4.199.50 (.01)	
	Luminaire description	4.199.50 (.01)	
	Mounting method	4.199.50 (.01)	
	Mounting height	4.199.50 (.01)	
	Lamp type and manufacturer	4.199.50 (.01)	
	Lamp watts	4.199.50 (.01)	
	Ballast	4.199.50 (.01)	
	Optical system/distribution	4.199.50 (.01)	
	Accessories such as shields	4.199.50 (.01)	
	Calculations demonstrating compliance with Oregon Energy Efficiency Specialty Code, Exterior Lighting	4.199.50 (.01)	
Tree Plan			
	Arborist Report	4.610.40 (.02)	

General, Including Site Plan		WC	Sheet Reference
	1. On-site and immediately adjacent features:		
	a. Streets	4.035(.04)	
	b. Private drives	4.035(.04)	
	c. Sidewalks and pathways	4.035(.04)	
	d. Off-street parking, including location and dimensions of each space	4.035(.04)	
	e. Loading areas, including location and dimensions of each berth	4.035(.04)	
	f. Direction of traffic flow into and out of off-street parking and loading areas	4.035(.04)	
	g. Turning and maneuvering areas	4.035(.04)	
	h. Garbage and recycling storage areas	4.035(.04) 4.179 (.01)	
	i. Power lines	4.035(.04)	
	j. Utility services, including sanitary sewer, water, and storm drainage	4.035(.04)	
	k. Location and dimension of all structures, primary and accessory	4.035(.04)	
	l. Utilization of structures	4.035(.04)	
	m. Tabulation of land area, in square feet, devoted to various uses such as building area (gross and net rentable), parking and paving coverage, landscaped area coverage.	4.035(.04)	
	n. Major existing landscape features including trees to be saved	4.035(.04)	
	2. Off-site features		
	a. Distance of subject property to any structures on adjacent properties	4.035(.04)	
	b. Location and uses of streets, private drives, and driveways on adjacent properties.	4.035(.04)	
	3. Grading Plan	4.035(.04)	
	a. Existing and proposed contours and other topographic information sufficient to determine direction and percentage of slopes and drainage patterns. Additional topographic information needed for environmentally sensitive areas (See WC 4.035 (.04) A. 6. f.)	4.035(.04)	
Stage II Final Plan			Sheet Reference
	1. Preliminary building elevations (not needed if building elevations are being submitted and reviewed concurrently for Site Design Review)	4.140(.09)	

	2. Preliminary landscaping plans (not needed if detailed landscape plans are being submitted and reviewed concurrently for Site Design Review)	4.140(.09)	
	3. General type and location of signs (not needed if sign plan/permit is being submitted and reviewed concurrently)	4.140(.09)	
Site Design Review			Sheet Reference
	1. Location and design of fences, walls	4.440(.01)	
	2. Landscape Plan		
	a. Location and design of landscape areas	4.440(.01)	
	b. Number and placement of trees and plant materials		
	c. The variety of trees and plant materials listed by scientific and common name	4.440 (.01) 4.176 (.09)	
	d. The size of trees and plant materials	4.440(.01)	
	e. Information, including condition, size and variety, of trees or other plant material being retained on the site	4.440(.01) 4.176 (.09)	
	f. Indication of water consumption categories (high, moderate, low, and interim or unique) See WC 4.176 (.09) A.-D.	4.440(.01) 4.176 (.09)	
	3. Tree survey showing all trees 4" or greater in caliper. Large area of trees being undisturbed only need the perimeter of the area shown.	4.440(.01)	
	4. Architectural drawings and sketches of all building and structures		
	a. Floor plans	4.440(.01)	
	b. All elevations of proposed structures and other improvements	4.440(.01)	
	c. Details of outdoor site furnishings (benches, outdoor tables, garbage cans, lighting, etc.)	4.440(.01)	
	5. Sign Plan, drawn to scale, showing the location, size, design, material, color and methods of illumination of all exterior signs	4.440(.01)	
	6. Outdoor Lighting (as applicable):		
	a. All conformance methods:		
	i. Site lighting plan		
	ii. Intended lighting by type and location		
	iii. Aiming angles for adjustable luminaires		
Sign Plan			Sheet Reference
	1. Sign drawings or descriptions of all materials, sign area and dimensions used to calculate areas,	4.156.02(.05)	

	lighting methods, and other details sufficient to judge the full scale of the signs and related improvements;		
	2. Documentation of the lengths of building or tenant space facades used in calculating maximum allowed sign area;	4.156.02(.05)	
	3. Drawings of all building facades on which signs are proposed indicating the areas of the facades on which signs will be allowed;	4.156.02(.05)	
Tree Plan			Sheet Reference
	1. Topographical information (same as provided on other sheets)	4.610.40(.02)	
	2. Shape and dimensions of the property	4.610.40(.02)	
	3. Location of existing and proposed structures or improvements	4.610.40(.02)	
	4. Location of each tree 6" or greater d.b.h. likely to be impacted	4.610.40(.02)	
	5. Spread and canopy of each tree (may be by numerical reference to list in arborist report)	4.610.40(.02)	
	6. Common and botanical name of each tree	4.610.40(.02)	
	7. Description of health and condition of each tree	4.610.40(.02)	
	8. Approximate location and name of any other trees on property	4.610.40(.02)	
	9. Where a stand of 20 or more contiguous trees exist on a site and the applicant does not propose to remove any of those trees, the required tree survey may be simplified to accurately show only the perimeter area of that stand of trees, including its drip line.	4.610.40(.02)	
	10. Show all Oregon white oak, native yews, and any species listed by either the state or federal government as rare or endangered.	4.610.40(.02)	
	11. Location and dimension of existing and proposed easements	4.610.40(.02)	
	12. Setbacks required by existing zoning requirements	4.610.40(.02)	
	13. Grade changes proposed that may impact trees	4.610.40(.02)	
	14. Tree Protection Plan	4.610.40(.02)	
Tentative Partition Plat			Sheet Reference
	1. Name of Subdivision (as applicable)	4.210(.01)	
	2. Date, north point and scale of drawing	4.210(.01)	
	3. Location by Section, Township, and Range	4.210(.01)	

4. Legal road access	4.210(.01)	
5. Vicinity map showing relationship to nearest major highway or street	4.210(.01)	
6. Dimensions of all lots or parcels, edge dimensions and area	4.210(.01)	
7. Minimum lot size	4.210(.01)	
8. Average lot size	4.210(.01)	
9. Proposed lot and block numbers	4.210(.01)	
10. Gross acreage in plat	4.210(.01)	
11. Proposed uses of the property	4.210(.01)	
12. Information on improvements including streets, private drives, sidewalks, lighting, tree planting	4.210(.01)	
13. Information on times improvements will be made and completed.	4.210(.01)	
14. Location, type, sizes, and general condition of all existing trees	4.210(.01)	
15. Location of existing and proposed Utilities such as electrical, gas, telephone, on and abutting the tract	4.210(.01)	
a. Domestic water	4.210(.01)	
b. Irrigation water service	4.210(.01)	
c. Sanitary sewer	4.210(.01)	
d. Stormwater drainage and sewer	4.210(.01)	
e. Electrical	4.210(.01)	
f. Gas	4.210(.01)	
g. Telephone	4.210(.01)	
h. Etc.	4.210(.01)	
16. Easement information, including approximate width, location, and purpose of all existing and proposed easement on, and known easements abutting the tract.	4.210(.01)	
17. Outline of deed restrictions, if any.	4.210(.01)	
18. Indication of areas subject to flooding consistent with Flood Plain Regulations (WC 4.172)	4.210(.01)	
19. Outline of areas in the SROZ (Significant Resource Overlay Zone)	4.210(.01)	
20. Outline of wetlands	4.210(.01)	



Property Account Summary

9/27/2022

The Tax Calculator is down for annual tax calculation till October 11th.

Account Number	05030367	Property Address	26600 SW PARKWAY AVE , WILSONVILLE, OR 97070
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General Information	
Alternate Property #	31W12 00511
Property Description	PARTITION PLAT 2018-109 PT PARCEL 3 SEE RELATED PROPERTIES 00591, 00511A1, 00511M1, 00511A2, 00511MA1
Property Category	Land &/or Buildings
Status	Active, Host Other Property, Locally Assessed
Tax Code Area	003-023
Remarks	

Tax Rate	
Description	Rate
Total Rate	18.6906

Property Characteristics	
Neighborhood	30051: Area 05 industrial Wilsonville
Land Class Category	301: Industrial land improved
Building Class Category	494: Warehouse Research & Develop
Year Built	1976
Acreage	83.90
Change property ratio	CIC

Related Properties
P0012482 is Located On this property
P0010952 is Located On this property
P2255374 is Located On this property
P0010212 is Located On this property starting 01/02/2017 until 01/01/2021
P2254580 is Located On this property
P2254852 is Located On this property
P2254874 is Located On this property
P0008697 is Located On this property
P2254066 is Located On this property
P2253972 is Located On this property
P0006049 is Located On this property
P0002953 is Located On this property
P0001993 is Located On this property

Parties			
Role	Percent	Name	Address
Taxpayer	100	SKB-PARKWORKS LLC	222 SW COLUMBIA ST STE 700, PORTLAND, OR 97201
Owner	12	TERRELL & ASSOCIATED PARKWORKS LLC	NO MAILING ADDRESS, AVAILABLE,
Owner	26	PATRICK VALENCIA PARKWORKS LLC	NO MAILING ADDRESS, AVAILABLE,
Owner	13	OAK TREE KCMDT TIC PARKWORKS LLC	NO MAILING ADDRESS, AVAILABLE,
Owner	6	PEACHLAND PARKWORKS LLC	NO MAILING ADDRESS, AVAILABLE,
Owner	3	NSK PROPERTIES II PARKWORKS LLC	NO MAILING ADDRESS, AVAILABLE,
Owner	8	RLR MD PARKWORKS LLC	NO MAILING ADDRESS, AVAILABLE,
Owner	31	SKB-PARKWORKS LLC	222 SW COLUMBIA ST STE 700, PORTLAND, OR 97201
Duplicate Tax Service Co.	100	NATIONAL TAX SERVICE	MORTGAGE CO MAILING, UNKNOWN,
Duplicate Tax Service Co.	100	NATIONAL TAX SERVICE	MORTGAGE CO MAILING, UNKNOWN,
Duplicate Mortgage Company	100	NATIONAL TAX SEARCH LLC	MORTGAGE CO MAILING, UNKNOWN,
Duplicate Mortgage Company	100	NATIONAL TAX SEARCH LLC	MORTGAGE CO MAILING, UNKNOWN,

Property Values					
Value Type	Tax Year 2021	Tax Year 2020	Tax Year 2019	Tax Year 2018	Tax Year 2017
AVR Total	\$25,649,039	\$24,901,980	\$24,176,680	\$27,727,134	\$24,300,799
Exempt					
TVR Total	\$25,649,039	\$24,901,980	\$24,176,680	\$27,727,134	\$24,300,799
Real Mkt Land	\$23,165,671	\$22,245,180	\$20,250,785	\$18,917,014	\$16,571,929
Real Mkt Bldg	\$11,012,650	\$10,572,140	\$9,611,040	\$8,810,120	\$7,728,870
Real Mkt Total	\$34,178,321	\$32,817,320	\$29,861,825	\$27,727,134	\$24,300,799
M5 Mkt Land	\$23,165,671	\$22,245,180	\$20,250,785	\$18,917,014	\$16,571,929
M5 Mkt Bldg	\$11,012,650	\$10,572,140	\$9,611,040	\$8,810,120	\$7,728,870
M5 SAV					
SAVL (MAV Use Portion)					
MAV (Market Portion)	\$25,649,039	\$24,901,980	\$24,176,680	\$35,618,122	\$35,618,122
Mkt Exception					
AV Exception					

Active Exemptions
No Exemptions Found

Events			
Effective Date	Entry Date-Time	Type	Remarks
04/14/2022	04/14/2022 11:02:00	Seg/Merge Completed	Parent in Seg/Merge SM220259, Effective: 01/02/2021 by MAURAJEN
04/14/2022	04/14/2022 10:54:00	Seg/Merge Initiated	Seg/Merge begun on SM220259 CANCEL & COMBINE TL 581 W/ TL 511 NO LONGER SPLIT CODE, LEGAL CHANGE ON 511A1, 511A2, 511M1, 511MA1, 591 by MAURAJEN
12/16/2021	12/16/2021 09:12:00	Seg/Merge Completed	Parent in Seg/Merge SM220044, Effective: 01/02/2021 by DROME
12/16/2021	12/16/2021 08:50:00	Seg/Merge Initiated	SEG/MERGE BEGUN ON SM220044 EXCL TL 00511A2 & 00511MA1 FROM TL 00511 BY LTR 11/09/21 by DROME
12/07/2021	01/10/2022 14:42:00	Recording Processed	Property Transfer Filing No.: 405261, Special Warranty Deed, Recording No.: 2021-106614 12/07/2021 by ACOUGHLIN
12/07/2021	01/06/2022 10:11:00	Taxpayer Changed	Property Transfer Filing No.: 405084 12/07/2021 by ACOUGHLIN
12/07/2021	01/06/2022 10:11:00	Recording Processed	Property Transfer Filing No.: 405084, Special Warranty Deed, Recording No.: 2021-106613 12/07/2021 by ACOUGHLIN
04/14/2020	04/23/2020 09:09:00	Taxpayer Changed	Property Transfer Filing No.: 369412 04/14/2020 by ACOUGHLIN
04/14/2020	04/23/2020 09:09:00	Recording Processed	Property Transfer Filing No.: 369412, Special Warranty Deed, Recording No.: 2020-026807 04/14/2020 by ACOUGHLIN
01/29/2019	01/29/2019 11:58:00	Seg/Merge Completed	Parent in Seg/Merge SM190099, Effective: 01/02/2018 by DROME
01/29/2019	01/29/2019 11:43:00	Seg/Merge Initiated	SEG/MERGE BEGUN ON SM190099 EXC TL 00582 (1.31 AC) & AC ADJ (.63 AC) FROM TL 00511 by DROME
05/09/2018	05/09/2018 12:20:00	Tax Bill Recalculation	Magistrate Order for 2017 performed by MAURAJEN
05/09/2018	05/09/2018 12:18:00	Tax Bill Recalculation	Magistrate Order for 2016 performed by MAURAJEN
05/09/2018	05/09/2018 12:17:00	Value Modification	Type: Magistrate Order, Status: Approved, Tax Year: 2017 by MAURAJEN
05/09/2018	05/09/2018 12:16:00	Value Modification	Type: Magistrate Order, Status: Approved, Tax Year: 2016 by MAURAJEN
09/12/2017	09/12/2017 15:23:00	Value Modification	Type: Value Adjustment Prior to Roll Closure, Status: Approved, Tax Year: 2017 by MEGANNAV
09/11/2017	09/11/2017 16:09:00	Property Characteristic Changed	2017 Land Class Category changed from 303: Industrial State appraised to 301: Industrial land improved by MEGANNAV
09/11/2017	09/11/2017 16:09:00	Property Characteristic Changed	2017 Neighborhood changed from 99970: Primary Secondary Industrial to 30051: Area 05 industrial Wilsonville by MEGANNAV
08/22/2016	08/22/2016 08:02:00	Seg/Merge Completed	Parent in Seg/Merge SM160758, Effective: 01/02/2015 by DROME
08/22/2016	08/22/2016 07:58:00	Seg/Merge Initiated	SEG/MERGE BEGUN ON SM160758 EXC TL 00511M1 BY FROM TL 00511 LTR 8-18-2016 , EFF 2016-17 by DROME
08/22/2016	08/22/2016 07:33:00	Seg/Merge Completed	Parent in Seg/Merge SM160757, Effective: 01/02/2015 by DROME
08/22/2016	08/22/2016	Seg/Merge	SEG/MERGE BEGUN ON SM160757 EXC TL 00511A1 FROM TL

ParcelId	ParcelIdRel	Owner Name	OwnerAddr	OwnerCityNm	OwnerState	OwnerZipFull	SiteAddr	SiteCity	SiteState	SiteZipFull
01375167	31W11D 01200 & 01202	Wilsonville 2006 NW LLC	PO Box 15523	Seattle	WA	98115	27200 SW Parkway Ave	Wilsonville	OR	97070-9214
00805588	31W12 00300	Aukum-Canyon Creek Apartments LLC	900 Larkspur Landing Cir Ste 100	Larkspur	CA	94939-1759	26310 SW Canyon Creek Rd	Wilsonville	OR	97070-9679
00805597	31W12 00400	Stafford Corporate Center	One SW Columbia St Ste 950	Portland	OR	97258	7930 SW Burns Way	Wilsonville	OR	97070-9638
01406678	31W12 00402 & 00403	Sysco/Continental Food Serv	1390 Enclave Pkwy	Houston	TX	77077-2025	26250 SW Parkway Center Dr	Wilsonville	OR	97070-9606
01595624	31W12 00407	Hg3r LLC	26055 SW Canyon Creek Rd	Wilsonville	OR	97070-9655	26055 SW Canyon Creek Rd	Wilsonville	OR	97070-9655
01742449	31W12 00410	Aukum-Canyon Creek Apartments LLC	900 Larkspur Landing Cir Ste 100	Larkspur	CA	94939-1759	27063 SW Canyon Creek Rd	Wilsonville	OR	97070-9673
00805613	31W12 00500	Xerox Corporation	PO Box 9601	Webster	NY	14580	8205 SW Boeckman Rd	Wilsonville	OR	97070-9231
00805622	31W12 00501	Mentor Graphics Corp	8005 SW Boeckman Rd	Wilsonville	OR	97070-9733	8205 SW Boeckman Rd	Wilsonville	OR	97070
05033712	31W12 00512	Parkway Woods LLC	900 Washington St Ste 1020	Vancouver	WA	98660-3455	7750 SW Roanoke Dr	Wilsonville	OR	97070-6800
05001869	31W12BD000100	Brittiani Johnson & Jason Paul	7742 SW Roanoke Dr	Wilsonville	OR	97070-6800	7742 SW Roanoke Dr	Wilsonville	OR	97070-6812
01406678	31W12BD000200	James Arnold & Bonnie Taylor	7738 SW Roanoke Dr	Wilsonville	OR	97070-6812	7738 SW Roanoke Dr	Wilsonville	OR	97070-6812
05001871	31W12BD000300	Michael & Jackie Henneman	7738 SW Roanoke Dr	Wilsonville	OR	97070-6812	7738 SW Roanoke Dr	Wilsonville	OR	97070-6812
05001872	31W12BD000400	Sanjeev Chanan & Parvinder Chawla	243 Eddie Lewis Dr	Wexford	PA	15090-1545	7724 SW Roanoke Dr	Wilsonville	OR	97070-6812
05001874	31W12BD000600	Michelle & Lloyd Milburn	7718 SW Roanoke Dr	Wilsonville	OR	97070-6812	7718 SW Roanoke Dr	Wilsonville	OR	97070-6812
05001911	31W12BD040300	Patrick & Winona Bras	7524 SW Roanoke Dr	Wilsonville	OR	97070-6801	7524 SW Roanoke Dr	Wilsonville	OR	97070-6801
05001912	31W12BD040400	Michael & Helen Scott	7518 SW Roanoke Dr	Wilsonville	OR	97070-6801	7518 SW Roanoke Dr	Wilsonville	OR	97070-6801
05001913	31W12BD040500	James George & Maria Cristina	7510 SW Roanoke Dr	Wilsonville	OR	97070-6801	7510 SW Roanoke Dr	Wilsonville	OR	97070-6801
05001914	31W12BD040600	Jennifer Trundy	142 Canada Cove	Half Moon Bay	CA	94019-2354	7506 SW Roanoke Dr	Wilsonville	OR	97070-6801
05001915	31W12BD040700	Gilbert & Lynne Devincenzi	24445 SW Newland Rd	Wilsonville	OR	97070-6705	7506 SW Roanoke Dr	Wilsonville	OR	97070-6801
05001916	31W12BD040800	Kevin Taylor	7503 SW Roanoke Dr	Wilsonville	OR	97070-6802	7503 SW Roanoke Dr	Wilsonville	OR	97070-6802
05001917	31W12BD040900	Jeffery Banning	7768 SW Roanoke Dr	Wilsonville	OR	97070-6800	7768 SW Roanoke Dr	Wilsonville	OR	97070-6800
05001918	31W12BD050000	Steven Nelson	7762 SW Roanoke Dr	Wilsonville	OR	97070-6800	7762 SW Roanoke Dr	Wilsonville	OR	97070-6800
05001919	31W12BD050100	John Garretson	7758 SW Roanoke Dr	Wilsonville	OR	97070-6800	7758 SW Roanoke Dr	Wilsonville	OR	97070-6800
05001920	31W12BD050200	Natalya Bareeva-Miller	4550 SW Kruse Way Ste 275	Lake Oswego	OR	97035	7759 SW Roanoke Dr	Wilsonville	OR	97070-6813
05001921	31W12BD050300	Directors Mortgage Inc	7755 SW Roanoke Dr	Wilsonville	OR	97070-6813	7755 SW Roanoke Dr	Wilsonville	OR	97070-6813
05001922	31W12BD050400	Kelly & Paula Tellegen	7749 SW Roanoke Dr	Wilsonville	OR	97070-6813	7749 SW Roanoke Dr	Wilsonville	OR	97070-6813
05005965	31W12BD080100	Anthony Johnson	7784 SW Carriage Oaks Ln	Wilsonville	OR	97070-6824	7784 SW Carriage Oaks Ln	Wilsonville	OR	97070-6824
05005967	31W12BD080101	David Arizmendi	7772 SW Carriage Oaks Ln	Wilsonville	OR	97070-6824	7772 SW Carriage Oaks Ln	Wilsonville	OR	97070-6824
05005968	31W12BD080102	Justin Wirt	7760 SW Carriage Oaks Ln	Wilsonville	OR	97070-6824	7760 SW Carriage Oaks Ln	Wilsonville	OR	97070-6824
05005968	31W12BD080103	Rishona Hinsee	7748 SW Carriage Oaks Ln	Wilsonville	OR	97070-6824	7748 SW Carriage Oaks Ln	Wilsonville	OR	97070-6824
05005969	31W12BD080104	Brian & Kristina Bovee	7736 SW Carriage Oaks Ln	Wilsonville	OR	97070-6824	7736 SW Carriage Oaks Ln	Wilsonville	OR	97070-6824
05005969	31W12BD080105	Jason Flaig, Trustee	7736 SW Carriage Oaks Ln	Wilsonville	OR	97070-6824	7736 SW Carriage Oaks Ln	Wilsonville	OR	97070-6824
05005979	31W12BD081115 & 08116	Carrage Oaks Canyon Crk Hmwnrs Assn	4230 Galewood St	Lake Oswego	OR	97035-2497	7736 SW Carriage Oaks Ln	Wilsonville	OR	97070-6824
05001950	31W12BD082000	Venture Properties	4230 Galewood St	Lake Oswego	OR	97035	7736 SW Carriage Oaks Ln	Wilsonville	OR	97070
05001954	31W12BD086000	City Of Wilsonville	29799 SW Town Center Loop E	Lake Oswego	OR	97070-9454	7736 SW Carriage Oaks Ln	Wilsonville	OR	97070
05001955	31W12BD087000, 08800 & 09600	Venture Properties	4230 Galewood St	Lake Oswego	OR	97035	7736 SW Carriage Oaks Ln	Wilsonville	OR	97070
05001965	31W12BD097000	City Of Wilsonville	29799 SW Town Center Loop E	Lake Oswego	OR	97070-9454	7736 SW Carriage Oaks Ln	Wilsonville	OR	97070
01747729	31W12CA00100	Peter Rader	7529 SW Thornton Dr	Wilsonville	OR	97070-6558	26610 SW Canyon Creek Rd	Wilsonville	OR	97070-6558
01747738	31W12CA00200	Harris Albasin & Julie Navarro	7521 SW Thornton Dr	Wilsonville	OR	97070-6558	7529 SW Thornton Dr	Wilsonville	OR	97070-6558
01747747	31W12CA00300	Mitchell & Miriam Wood	7515 SW Thornton Dr	Wilsonville	OR	97070-6558	7521 SW Thornton Dr	Wilsonville	OR	97070-6558
01747756	31W12CA00400	Jodi Segor	7501 SW Murray St	Wilsonville	OR	97070-6548	7515 SW Thornton Dr	Wilsonville	OR	97070-6558
01747765	31W12CA005000	Judith Eichman	7509 SW Murray St	Wilsonville	OR	97070-6548	7501 SW Murray St	Wilsonville	OR	97070-6548
01747774	31W12CA006000	Cheryl & Michael Wolfenbarger	7502 SW Murray St	Wilsonville	OR	97070-6537	7509 SW Murray St	Wilsonville	OR	97070-6548
01747783	31W12CA007000	Eric Bean & Linda Ellen	7508 SW Murray St	Wilsonville	OR	97070-6537	7502 SW Murray St	Wilsonville	OR	97070-6537
01747792	31W12CA008000	Kelly & Bridget Miller	27127 SW Wood Ave	Wilsonville	OR	97070-6536	7508 SW Murray St	Wilsonville	OR	97070-6537
01747809	31W12CA009000	Delores Walker	27125 SW Wood Ave	Wilsonville	OR	97070-6536	7508 SW Murray St	Wilsonville	OR	97070-6537
01748194	31W12CA048000	Sandit Chattopadhyay, Co-Trustee	4748 Gardner Ln	West Linn	OR	97068-2450	27127 SW Wood Ave	Wilsonville	OR	97070-6536
01748201	31W12CA049000	Christopher & Linda Reynolds	7535 SW Thornton Dr	Wilsonville	OR	97070-6558	27125 SW Wood Ave	Wilsonville	OR	97070-6536
01748210	31W12CA050000	Pv Property LLC	14725 NW Quarry Rd	Newberg	OR	97132	7541 SW Thornton Dr	Wilsonville	OR	97070-6555
01748498	31W12CA078000	Linda Coleman, Trustee	7510 SW Thornton Dr	Wilsonville	OR	97070-6558	7535 SW Thornton Dr	Wilsonville	OR	97070-6558
01748504	31W12CA079000	Marsia Gunter, Trustee	27100 SW Wood Ave	Wilsonville	OR	97070-6535	7524 SW Thornton Dr	Wilsonville	OR	97070-6558
01748513	31W12CA080000	Michael Hellige	27106 SW Wood Ave	Wilsonville	OR	97070-6535	7510 SW Thornton Dr	Wilsonville	OR	97070-6558
01748522	31W12CA080100	Heather Koenig	27118 SW Wood Ave	Wilsonville	OR	97070-6535	27100 SW Wood Ave	Wilsonville	OR	97070-6535
01748924	31W12CA12100-12400	Ck Canyon	5000 SW Meadows Rd # 151	Lake Oswego	OR	97035-2229	27106 SW Wood Ave	Wilsonville	OR	97070-6535
01749013	31W12CA13100-13200	Ck Canyon	5000 SW Meadows Rd # 151	Lake Oswego	OR	97035-2229	27118 SW Wood Ave	Wilsonville	OR	97070-6535

RECORDING REQUESTED BY AND
AFTER RECORDING RETURN TO:

XEROX Corporation
Attn: Mr. David Pierson
Vice President Corporate Real Estate, Global Projects
45 Glover Avenue
Norwalk, CT 06856-4505

**DECLARATION OF UTILITY, FIRE PROTECTION, COMMUNICATIONS
AND RECIPROCAL ACCESS EASEMENTS**

RECITALS:

A. XEROX CORPORATION, a New York corporation (“Declarant”), owns the commercial real property legally described as Parcels 1 and 2, Partition Plat 2015-_____, County of Clackamas, State of Oregon (the “Parcels”). Each of the Parcels are referred to individually herein as a “Parcel”.

B. As a condition of the approval of Partition Plat 2015-_____ (“Partition Plat”), the City of Wilsonville (“City”) required Declarant to grant various easements among the Parcels (this “Declaration”). This Declaration specifies the location and scope of such easements. This Declaration does not replace or amend any easement or maintenance agreement recorded against either Parcel in the real property records of Clackamas County, Oregon, which remain unaffected by this Declaration.

AGREEMENTS:

1. Definitions.

1.1 “Access Easement Areas” means that portion of the Parcels intended for the nonexclusive use by the Permittees (defined in Section 1.2 below), the City and Tualatin Valley Fire and Rescue (TVF&R) in common with other users, as permitted by this Declaration and as may be permitted by the applicable Owner to the extent not prohibited by this Declaration. Access Easement Areas shall include, without limitation, access roads, driveways, curbs, walkways, sidewalks, and bus enclosures in the locations and configurations in which they exist, as may be modified from time to time in accordance with the terms of this Declaration. Access Easement Areas shall not include any buildings, trash enclosures, parking areas, landscaped or natural areas, loading docks or the concrete apron or ramp leading to such docks.

1.2 “Permittees” shall mean the owners of the Parcels and (to the extent reasonable in the context of the originally contemplated use of the particular Access Easement Areas) their tenants, subtenants, property managers, contractors, vendors, licensees, employees, permitted users of sidewalk areas, and their respective officers, directors, employees, agents, customers, visitors and invitees.

2. Reciprocal Access Easement.

2.1 Declaration of Reciprocal Access Easement. Declarant hereby declares and grants a perpetual, non-exclusive, reciprocal access easement over the Access Easement Areas for the following purposes:

i) Pedestrian and bicycle ingress and egress for the Permittees on, over and across the walkways located on the Parcels as they may exist from time to time, including, without limitation, any bus shelters adjacent to private roads or walkways located on the Parcels or public streets adjacent to either of the Parcels; and

ii) Vehicular ingress and egress for the Permittees on, over and across the private roads and permitted vehicular circulation areas located on the Parcels and to the public streets adjacent to either of the Parcels; provided that no large trucks shall be allowed to use the private road located along the southern boundaries of Parcels 1 and 2 between Parkway Avenue and SW Canyon Creek Road ("Xerox Drive") but such trucks may use the private road located along the northern boundary of Parcel 2 and through Parcel 1 ("Printer Parkway") to access Parcel 2. For purposes of this Declaration, "large trucks", excluding emergency vehicles which may be of any size, shall mean Class 7-8 GVW or trucks that have at least six (6) wheels and weigh over 26,000 pounds when loaded.

iii) Emergency access for police and fire and by the City for maintenance, repair and replacement of utilities.

Declarant reserves the right for each Parcel owner to make such use of the Access Easement Areas on such owner's Parcel as it desires and within the constraints of this Declaration, so long as such use does not interfere with or prevent use of the Access Easement Area by the Permittees as contemplated in this Declaration.

2.2 Modifications. Each Parcel owner shall have the right to modify the configuration of drive aisles, walkways, bus enclosures, parking areas and related driveway installations within the Access Easement Areas on such owner's Parcel at any time; provided that any such modification does not impede emergency access for emergency vehicles, including but not limited to fire trucks, materially impede ingress and egress between the Parcels and public streets adjoining the Parcels, and further provided that Parcel 2's loading dock and truck access is never rendered inaccessible. The parties acknowledge that the vehicular traffic on the Access Easement Areas may increase over time and may from time to time include construction vehicles in the event either Parcel owner elects to make alterations to existing improvements or add additional improvements to such owner's Parcel. Declarant expressly contemplates such increased vehicular traffic and neither Parcel owner shall unreasonably object to any such increases to the Access Easement Areas for the purposes set forth in this paragraph, provided that at no time shall such increase in traffic or construction activities materially interfere with the Parcel owner's use, access to, operations, or parking for its Parcel, and further provided that Parcel 2's loading dock and truck access is never rendered inaccessible.

Further, in the event the construction to and/or, development of, or any other modification of a Parcel requires or triggers modifications to the other Parcel, the parties shall reasonably cooperate with respect thereto, and the instigating Parcel owner shall bear all costs and expenses related thereto.

2.3 Future Access Easement. Declarant hereby declares a perpetual, non-exclusive easement for future access to Printer Parkway and all other Access Easement Areas from Parcel 1 over an area three (3) feet in width along the entire northern boundary line of Parcel 2 for the Parcel 1 Permittees and for the Parcel 2 Permittees over any newly developed Access Easement Areas on Parcel 1 (the "Future Access Easement" or "Future Access Easement Area" as applicable). At such time as the owner of Parcel 1 develops additional building improvements on Parcel 1 in the area north of the Future Access Easement Area and constructs curb cuts and related improvements on the Future Access Easement Area to provide access to Printer Parkway and walkways on Parcel 2, the owners of the Parcels shall execute and record in the deed records of Clackamas County, Oregon a written amendment to this Declaration documenting the location of the curb cuts to Printer Parkway from Parcel 1 and any new walkways on Parcel 1 to be included in the Access Easement Areas and terminating the Future Access Easement. The Parcel 1 owner shall prepare and record the amendment to this Declaration at its expense.

2.4 Unauthorized Use and Closure of Access Easement Areas. Each owner of a Parcel shall have the right to eject or cause the ejection from the Access Easement Areas on its Parcel of any entity or person who is not a Permittee, the City, police or fire or who is not otherwise authorized, empowered or privileged to use the Access Easement Areas and such person's vehicle(s). Neither Parcel owner shall have the right for its Permittees to use the parking areas located on the other Parcel for the use of such owner's Permittees. Each owner of a Parcel shall have the right to remove vehicles that are parked in a parking space reserved for such Parcel's own permitted users. Each owner of a Parcel may temporarily close off the Access Easement Areas on its Parcel for such reasonable periods of time as may be necessary to maintain, repair, relocate, modify or replace the improvements in the Access Easement Areas, provided, however, that prior to closing off any portion of the Access Easement Areas, such owner shall give reasonable prior, written notice to the other Parcel owner of its intention to do so and shall coordinate such closing with the other Parcel owner so that no unreasonable interference with the operation of the Parcels shall occur. Notwithstanding the foregoing, in no event shall such temporary closure result in the inability for trucks to access and use loading docks and to access, park at, or operate, in the ordinary course of business, the affected Parcel and adjacent rights of way.

2.5 Maintenance of Access Easement Areas.

i) Each Parcel owner shall refrain from and shall use commercially reasonable efforts to prevent its Permittees from depositing any debris, trash or any other items whatsoever on the Access Easement Areas. Each Parcel owner shall promptly remove at its expense any such items which are intentionally or unintentionally deposited on the Access Easement Areas; provided, that if the Permittees of the a Parcel owner are the obvious cause of the deposit of such debris, trash or other items on the other Parcel, that upon notice to the offending Parcel owner and fifteen (15) days to cure, the affected Parcel owner shall have the right to remove such material from its Parcel and invoice and bill the other Parcel owner for the actual removal expenses incurred, and the owing Parcel owner shall reimburse such amounts within sixty (60) days of notice and invoices therefor. Further notice shall not be required after the second notice to the offending Parcel owner for the same issue in any calendar year.

ii) Each Parcel owner shall maintain, replace and repair the improvements on the Access Easement Areas on its Parcel in good condition and repair at such

Parcel owner's expense, normal wear and tear excepted. All maintenance, repair and replacement obligations shall be performed in a prompt, diligent, and good and workmanlike manner in compliance with all applicable laws, ordinances, rules, regulations, and requirements of any governmental authority. All Access Easement Areas improvements that are the intended subject of this Declaration shall be repaired or replaced with materials at least equal to the quality of the materials being replaced or repaired.

iii) Maintenance and repair obligations shall include, without limitation: cleaning, patching or filling damaged pavement; resurfacing paved areas on a regular basis; repairing curbs; removal of snow, ice, or other obstructions; periodic removal of debris, litter, refuse and sweeping to the extent necessary to keep the Access Easement Areas in clean and orderly condition; cleaning, maintenance, repair and replacement of lighting facilities, including, without limitation, replacing lamps, ballasts and lenses; and placing, cleaning, repairing, replacing and repainting directional signs or markers.

3. Utility Easement.

3.1 Declaration of Utility Easement. Declarant hereby declares and grants a perpetual, non-exclusive easement for the installation, use, maintenance, modification, repair and replacement of utilities as may be necessary to provide sanitary sewer, water (including domestic and fire protection), storm sewer drainage, storm water, natural gas, electricity, fiber optic cable, cable television, telephone and other similar public and private utilities to Parcel 1 (the "Utility Easement") in the utility easement area (the "Utility Easement Area") depicted on Parcel 2 on the Partition Plat, including, without limitation, the maintenance, modification, repair and replacement of any such utilities installed on Parcel 2 as of the date of this Declaration. Parcel 1 owner may use the Utility Easement Area for the installation, repair, maintenance, modification, use and operation of sanitary sewers, water and gas pipes and systems, electrical power conduits, lines and wires, fiber optic, telephone and cable conduits, lines and wires, and other public and private utilities beneath the ground surface at a location or locations deemed reasonably necessary by the Parcel 1 owner, provided that (i) such location is within the Utility Easement Area; (ii) the installation, repair, maintenance, modification, use or operation does not adversely affect the provision of utilities services to Parcel 2 or pose material risk thereto during installation and/or maintenance; (iii) not less than thirty (30) days' notice is provided to the Parcel 2 owner; and (iv) the Parcel 1 owner shall at its own cost promptly replace or restore all improvements, landscaping and vegetation in the Utility Easement Area to the condition in which they were in prior to the performance of such installation, modification, repair, replacement or maintenance.

3.2 Modification of Utilities. Subject to the requirements set forth in Section 3.1 above, the owner of Parcel 1 may install such additional utilities or additional lines, pipes, cables, conduits and other utility improvements and facilities in the Utility Easement Area, including, without limitation, larger or additional lines, pipes, conduits, cables and other utility improvements as the Parcel 1 owner deems reasonably necessary to serve existing, new or expanded improvements on Parcel 1, and may connect to existing public and private utility facilities on Parcel 2 provided that such connection shall not cause interference with utilities serving Parcel 2 and that the utility provider consents to such connection.

3.3 Maintenance. Except with respect to public easements and public utilities for which the City is responsible, or private utilities owned and maintained by the various

franchise utility operators, each Parcel owner shall maintain, replace and repair its utility facilities located in the Utility Easement Area in good condition and repair at its sole expense, normal wear and tear excepted (provided that such normal wear and tear doesn't adversely affect any existing utility facilities to which the other Parcel is connected). All installation, maintenance, repair and replacement activities of the Parcel owners in the Utility Easement Area shall be performed in a prompt, diligent, and good and workmanlike manner in compliance with all applicable laws, ordinances, rules, regulations, and requirements of any governmental authority, and except in an emergency, with not less than thirty (30) days' prior notice to the other Parcel owner.

4. Communications Easement.

4.1 Declaration of Communications Easement. Declarant hereby declares and grants a non-exclusive easement on Parcel 1 for the use, maintenance, repair and replacement of existing fiber optic cable and network, cable television, telephone and other similar communication lines serving Parcel 2, including, without limitation, the Main Communications Line (defined below) (the "Communications Easement"). The Parcel 1 owner shall have the right to relocate the Parcel 2 owner's communication lines and fiber optic network at the Parcel 1 owner's expense, provided that the Parcel 1 owner shall not disrupt the communications services serving Parcel 1 or Parcel 2, and shall have a redundant fiber optic network in place and fully operational, and which is acceptable to the user in its sole discretion, before taking down or in any way interrupting the legacy fiber optic network. In addition, the Parcel 1 owner shall have the right to install and maintain landscaping, vehicular and pedestrian circulation and parking improvements in the Communications Easement area, provided that such improvements do not prevent or materially impair use of or access to the Communications Easement by the Parcel 2 owner.

4.2 Maintenance. The Parcel 2 owner shall maintain all of its communications equipment and facilities, including, without limitation, the lines, conduit and connections within the Communications Easement area, in good condition, reasonable wear and tear excepted, at the Parcel 2 owner's sole cost and expense. The Parcel 2 owner shall promptly restore all surface areas and other improvements to the condition existing before the maintenance activities at the Parcel 2 owner's sole cost and expense. Notwithstanding any other restrictions on access set forth in this Declaration, the Parcel 1 owner shall provide access to secured areas within buildings on Parcel 1 as needed for the Parcel 2 owner to carry out its maintenance, repair and replacement activities with respect to its communications network.

The Parcel 1 owner shall maintain the main communications service line entering Parcel 1 from the south up to the demarcation point in Building 60. The Parcel 1 owner shall provide not less than thirty (30) days' notice of its intent to do so to the Parcel 2 owner (except in an emergency), and shall reasonably coordinate all such work with the Parcel 2 owner. The owner of Parcel 2 shall reimburse the owner of Parcel 1 for its prorata share of all maintenance, repair and replacement costs expended by the Parcel 1 owner with respect to the main communications service line (the "Main Communications Line"), as reasonably determined by the Parcel 1 owner. For purposes of this Section 4.2, the parties' prorata shares shall be determined based upon relative square footage of the buildings owned by each party and that are served by the Main Communications Line. The Parcel 1 owner shall provide copies of invoices documenting its expenses under this Section 4.2 to the owner of Parcel 2 and the Parcel 2 owner shall reimburse the Parcel 1 owner within sixty (60) days after receipt

of such invoices; provided that, except in the event of an emergency threatening life or property, the Parcel 1 owner shall obtain the Parcel 2 owner's prior approval of any such expenditures that are reasonably anticipated to exceed \$25,000. If the Parcel 2 owner fails to respond within fifteen (15) days after receipt of such notice, the Parcel 2 owner shall be deemed to have approved the expenditure unless it is over \$50,000 in which event the Parcel 1 owner shall provide a second seven (7) day notice. If the Parcel 2 owner fails to respond within seven (7) days after receipt of such notice, the Parcel 2 owner shall be deemed to have approved the expenditure. If the Parcel 2 owner determines that the Main Communications Line is in need of repair or maintenance, the Parcel 2 owner shall deliver notice to the Parcel 1 owner. If the Parcel 1 owner fails to make such repairs within fifteen (15) days of receipt of such notice, the Parcel 2 owner may do so and invoice the Parcel 1 owner for its prorata share of such expenses, including copies of invoices documenting the same.

4.3 Termination. Upon recording of the Partition Plat and this Declaration, Declarant intends to sell Parcel 1 and to enter into a lease with the new owner of Parcel 1 to continue its occupancy of Buildings 60 and 61 on Parcel 1. Declarant intends to continue to occupy Building 63 on Parcel 2. Upon the 180th day after termination of Declarant's lease of any space in Buildings 60 and/or 61 on Parcel 1, the Communications Easement shall automatically terminate. On or before such termination, the Parcel 2 owner shall stub all of its communications equipment and facilities, including, without limitation, the lines, conduit and connections to the demarcation point, from Parcel 2 and restore all surface areas and improvements, at the Parcel 2 owner's sole cost and expense. The Parcel 2 owner shall execute and return a notarized quitclaim deed documenting termination of the Communications Easement within twenty (20) business days after written notice by the Parcel 1 owner that the 180-day period has expired. The Parcel 1 owner may record such quitclaim deed in the deed records of Clackamas County, Oregon. All prior accrued obligations of the Parcel 2 owner under this Section 4, Sections 10.3 through 10.5 and all remedies of the Parcel 1 owner with respect to the Communications Easement shall survive termination of the Communications Easement.

5. Declaration of Fire Protection Easement. In addition to the easement rights granted to the Parcel 1 owner in connection with the Utility Easement, Declarant further declares and grants a perpetual, non-exclusive easement for the benefit of Parcel 1 for the installation, maintenance, repair and replacement of the currently existing fire protection water line under and across Parcel 2 and connecting to the fire pump in the pump house on Parcel 2 (the "Fire Protection Easement"). The Parcel 2 owner shall maintain, repair and replace such line and the fire pump. The owner of Parcel 1 shall reimburse the owner of Parcel 2 for (i) its prorata share of all maintenance, repair and replacement costs expended by the Parcel 2 owner with respect to the fire pump and of the line serving Parcel 1, and (ii) all costs for water utilized by the Parcel 1 owner from the fire pump, as reasonably determined by the Parcel 2 owner. For purposes of this Section 5, the parties' prorata shares shall be determined based upon relative square footage of the buildings owned by each party and that are served by the Fire Protection Easement. The Parcel 2 owner shall provide copies of invoices documenting its expenses under this Section 5 to the owner of Parcel 2 and the Parcel 2 owner shall reimburse the Parcel 2 owner within sixty (60) days after receipt of such invoices.

6. General Maintenance Requirements. In addition to any specific requirements set forth above, the benefitted Parcel owner under any of the easements granted herein shall notify

the other Parcel owner of any maintenance, repair or replacement work on such other owner's Parcel at least thirty (30) days in advance (except in the event of an emergency), shall obtain the affected Parcel owner's reasonable approval of the schedule for such work, shall obtain all required permits for such work in advance, shall perform all such work in a good and workmanlike manner and shall keep the other Parcel lien-free. Each Parcel owner may prepare a Notice of Non-Responsibility in its name conforming to the requirements of ORS 87.030, for any such work by the other Parcel owner on its Parcel. The Parcel owner on whose Parcel the work is being performed may cause the same to be posted at or about its Parcel in the manner required by ORS 87.030.

7. **Insurance.** At all times during the existence of this Declaration, each Parcel owner at its sole cost shall maintain commercial general liability (including bodily injury, personal injury, premises liability) and property damage insurance with a limit of liability of not less than \$1,000,000 per occurrence and \$2,000,000 aggregate, as well as automobile liability covering all hired, owned and non-owned vehicles with a minimum combined single limit of \$1,000,000 per accident for bodily injury and property damage liability. Upon written notice from a Parcel owner to the other given not more than once in any five (5) year period, the Parcel owners shall increase the liability limits of the foregoing insurance by the corresponding increase in the Consumer Price Index - All Urban Consumers -Portland-Salem, OR-WA (1982-84=100) for the period since the prior increase, if any. Each Parcel owner will cause the other Parcel owner to be added to its liability insurance policies as an additional insured. Each Parcel owner shall provide the others from time to time, upon request by any other owner, certificates of insurance showing that such policies of insurance: (a) name the other Parcel owner as additional insured parties; (b) are issued for periods of not less than one year; (c) are issued by insurance companies qualified to do business in the State of Oregon and having a general policyholder's rating of not less than "A" and a financial rating of not less than Class "X" as rated in the most current available "Best's" Insurance Reports; and (d) contain a waiver of subrogation in favor of the other Parcel owner. In the event that a Parcel owner receives a notice of cancellation or nonrenewal of insurance required by this Section 7, the Parcel owner shall immediately deliver a copy of such notice to the other Parcel owner.

8. **Waiver of Subrogation.** Each Parcel owner hereby releases the other Parcel owner from and, to the extent legally possible for it to do so on behalf of its insurer, hereby waives any liability for any loss or damage to its property located on its Parcel, which loss or damage is of the type covered by fire and extended coverage insurance, which may have contributed to or caused such loss. Each Parcel owner covenants that it will obtain for the benefit of the other Parcel owner an express waiver of any right of subrogation which the owner's insurer may acquire against the other owners by virtue of the payment of any such loss covered by such insurance.

9. **Remedies.** In addition to any other remedies provided for in this Declaration, the parties shall have the following remedies:

9.1 If any Parcel owner fails to comply with any provision of this Declaration, any other Parcel owner may, upon thirty (30) days prior written notice to such other Parcel owner, proceed to cure the default, by the payment of money or performance of some other action for the account of such Parcel owner, and shall have a license to lawfully enter onto the Parcel of such Parcel owner to do so. If, within the 30-day period, the defaulting Parcel owner cures the default or begins to cure the default and thereafter diligently pursues such

cure to completion, then the foregoing cure right shall not be capable of exercise by the non-defaulting Parcel owner, except in the event of an emergency posing material danger to person or property. If a Parcel owner reasonably determines that an emergency exists that requires immediate attention, the Parcel owner shall be required to give only such notice as is reasonable under the circumstances prior to curing the applicable default. The defaulting Parcel owner shall reimburse the curing Parcel owner for the reasonable cost of curing the default within sixty (60) days after written demand therefor together with copies of invoices or other reasonable documentation thereof.

9.2 If a Parcel owner fails to pay any sum payable under this Declaration by the date due, interest shall accrue on the unpaid amount from the date due until paid at the rate of the lesser of (a) nine percent (9%) per annum, or (b) the highest rate permitted by applicable law. Unless otherwise specified in this Declaration, any sum owed by one Parcel owner to another Parcel owner under this Declaration shall be due sixty (60) days after written demand (together with copies of invoices or other reasonable documentation thereof) by the Parcel owner to whom such payment is owed. Additionally, if such amount exceeds \$25,000 and remains outstanding for more than ninety (90) days after written notice from the owed Parcel owner, the owed Parcel owner shall have the right to place a lien on the owing Parcel and such shall not be a violation of any mortgage holder or other such party's rights, and the owing Parcel owner shall indemnify, defend, and hold the owed Parcel owner harmless from any such claims. The owed Parcel owner shall deliver written notice to the owing Parcel owner and any Mortgagee (defined below) of record for the other Parcel before initiating a foreclosure of the foregoing lien and shall allow such Mortgagee(s) not less than thirty (30) days in which to cure such default, but in no event shall any Mortgagee be obligated to cure.

9.3 The Parcel owners shall have the right to restrain by injunction any violation or threatened violation by a Parcel owner of any of the terms, covenants, or conditions of this Declaration, or to obtain a decree to compel performance of any such term, covenant, or condition, it being agreed that the remedy at law for a breach of any such term, covenant, or condition (except those, if any, requiring a payment of a liquidated sum) is not adequate.

9.4 The rights and remedies expressly afforded under the provisions of this Declaration shall not be deemed exclusive, unless otherwise indicated, and shall be in addition to and cumulative with any and all rights otherwise available at law or in equity. The exercise by any Parcel owner of any one or more of such remedies shall not preclude the exercise by it, at the same or different times, of any other such remedies for the same default or breach or of any of its remedies for any other default or breach by any other Parcel owner, including the right to compel specific performance, or the right to seek damages.

9.5 Notwithstanding the foregoing, or anything else in this Declaration to the contrary, no breach of this Declaration shall entitle any Parcel owner to cancel, rescind, or otherwise terminate this Declaration, but such limitation shall not affect in any manner any other rights or remedies which such Parcel owner may have hereunder by reason of any breach of this Declaration.

10. General Provisions.

10.1 Principles of Construction. The words “include,” “including” and similar terms shall be construed as of followed by the words “without limitation.”

10.2 Easements and Covenants to Run with Land; Binding Effect. The easements and covenants set forth in this Declaration shall run with the land as to all property benefited and burdened thereby, including any partition or division of such property. The rights, covenants, and obligations contained in this Declaration shall bind, burden, and benefit the Parcel owners and their respective successors, assigns, and lessees.

10.3 Mechanics Liens. Each Parcel owner shall pay as due all claims for work done on and for services rendered or material furnished to any of the Parcels by such Parcel owner or at such Parcel owner’s request and shall keep the Parcel it does not own free from any liens arising from such work, services and materials. If a Parcel owner fails to pay any such claims pursuant to the foregoing sentence or to discharge any such lien on a Parcel it does not own within fifteen (15) business days after the filing of a claim of lien, the owner of the Parcel subject to the lien may do so and recover the cost from such other Parcel owner, together with interest at the rate of the lesser of (a) nine percent (9%) and (b) the highest rate permitted by applicable law, from the date expended, which sums shall be payable upon demand. Such action by the owner of the Parcel subject to the lien shall not constitute a waiver of any other right or remedy the owner may have under this Declaration or applicable law.

10.4 Damage by a Party. Notwithstanding the provisions of Section 6, each Parcel owner shall be solely obligated to pay any maintenance, repair, and/or replacement costs that arise from the gross negligence, recklessness or willful misconduct of any such Parcel owner or its Permittees.

10.5 Indemnification. Each Parcel owner (an “Indemnitor”) shall indemnify and hold harmless the other Parcel owner and its members, managers, officers, directors, property managers, lenders, principals, employees, agents, and contractors (collectively, “Indemnitees”) against and from any and all loss, claim, or liability of any nature, including injury to person or property, or wrongful death, and including, but not limited to, reasonable attorney fees and legal expenses, to the extent directly arising from the use of any Easement Area or the improvements therein by the Indemnitor, or its Permittees and invitees or the breach by the Indemnitor of its obligations under this Declaration; provided that the foregoing indemnity shall not extend to claims to the extent they arise from the gross negligence, recklessness or willful misconduct of or breach of this Declaration by the other Parcel owner, and further provided that such is not a waiver of any other obligations expressly set forth in this Declaration, including but not limited to the requirement that the Parcel owner developing its property be responsible for all costs and expenses related thereto. Notwithstanding the foregoing, in no event shall a Parcel owner be liable for any speculative or punitive damages.

10.6 Notices. Any notice that a party desires or is required to give to the other shall be in writing and shall be effective on the earlier of actual delivery or refusal of a party to accept delivery thereof if sent by (a) certified or registered U.S. mail, postage prepaid, return receipt requested or (b) messenger or overnight courier service. Any and all notices shall be addressed to such other party at its address of record with the Oregon Secretary of State’s Corporation Division, or if such party is not an entity, to the address for such owner’s

Parcel on record with the tax assessor for Clackamas County, or to such other address as such party may designate in a notice to the other party.

10.7 Mortgagee Protections.

i) **Priority: Liability of Mortgagees.** This Declaration shall at all times be prior and superior to the lien of any mortgage or deed of trust upon any Parcel or any portion thereof, now or hereafter existing. Notwithstanding the foregoing, no Mortgagee (defined below) shall solely by virtue of the lien or security interest held by such holder with respect to any Parcel incur any liability hereunder or be required to make any payment or perform any obligation hereunder which the owner of such Parcel is required to pay or perform; provided that if such holder or any third party purchaser shall acquire such Parcel at a foreclosure sale or by deed in lieu thereof, such holder or purchaser shall thereafter be obligated to make all payments which become due and owing hereunder following the date of such acquisition and to perform all obligations under this Declaration which relate to any period of time following the date of such acquisition. For purposes of this Declaration, "Mortgagee" shall mean any person or entity holding a recorded mortgage or deed of trust on any Parcel who has provided written notice of such mortgage or deed of trust to the owners of the other Parcels in accordance with Section 10.6 of this Declaration.

ii) **Notice and Cure.** Each Mortgagee shall simultaneously be provided a copy of any notice of default delivered by any owner of any Parcel to any owner of any other Parcel, provided that such Mortgagee shall have made a written notice request to the owners of the Parcels requesting that copies of notice of default be sent to such Mortgagee which request shall set forth the applicable Mortgagee's address for receipt of such copies. Upon receipt of such notice, the Mortgagee shall have the right (but in no event shall be obligated) to cure any breach or default specified in such notice within the time periods set forth below and the applicable Parcel owner shall not declare a default or breach of this Declaration, as to the Mortgagee, if the Mortgagee cures such default or breach by the applicable Parcel owner within thirty (30) days from and after the expiration of the time period provided in the Declaration for the cure thereof by the applicable Parcel owner; provided, however, that if such breach or default cannot with diligence be cured by the Mortgagee within such thirty (30) day period, the commencement of action by the Mortgagee within such thirty (30) day period to remedy the same shall be deemed sufficient so long as the Mortgagee pursues such cure with diligence, excepting in an emergency situation when no extension shall be granted.

10.8 Estoppel Certificates. From time to time, upon written request of any Parcel owner or its Mortgagee of such Owner (the "Requesting Party"), each of the other Parcel owners, as requested (the "Responding Party(ies)") shall execute, acknowledge and deliver to the Requesting Party, within fifteen (15) business days of such a request, a written certificate stating (a) that on such date there exist no defaults or other claims against the Requesting Party under this Declaration (or stating exceptions thereto); (b) that all obligations under this Declaration to be performed by the Requesting Party as of the date of such certificate have been satisfied (or specifying those as to which the Responding Party claims that the Requesting Party has yet to perform); and, (c) that all required contributions by the Requesting Party on account of this Declaration have been paid (or stating exceptions thereto).

10.9 Attorneys' Fees. If a suit, action, or other proceeding of any nature whatsoever (including any proceeding under the U.S. Bankruptcy Code) is instituted in

connection with any controversy arising out of this Declaration or to interpret or enforce any rights hereunder, the prevailing or non-defaulting Parcel owner shall be entitled to recover its attorneys', paralegals', accountants', and other experts' fees and expenses and all other fees and expenses actually incurred and reasonably necessary in connection therewith, as determined by the court at trial or on any appeal or review, in addition to all other amounts provided by law.

10.10 Governing Law. This Declaration shall be governed by and construed according to the laws of the State of Oregon.

10.11 Waiver. No waiver made by any party with respect to the performance, or manner or time thereof, of any obligation of any other party or any condition inuring to its benefit under this Declaration shall be considered a waiver of any other rights of the party making the waiver. No waiver by any party of any provision of this Declaration or any breach thereof shall be of any force or effect unless in writing, and no such waiver shall be construed to be a continuing waiver.

10.12 Severability of Provisions. If any clause, sentence or any other portion of the terms and conditions of this Declaration becomes illegal, null or void for any reason, the remaining portions will remain in full force and effect to the fullest extent permitted by the law.

10.13 Status of Title; Payment of Taxes. This Declaration is granted subject to all prior easements of record. Each Parcel owner shall pay prior to delinquency all real property taxes, assessments or other charges against its Parcel. Each Parcel owner will defend the title and the other Parcel owner's interest under this Declaration against any mortgage, tax lien or construction lien claim which asserts priority over the interest of the other party under this Declaration and which is attributable to the party itself or its tenants.

10.14 No Partnership. Nothing in this Declaration or any acts of the parties hereto shall be deemed or construed by the parties, or by any third person, to create the relationship of principal and agent, or of partnership, or of joint venture between any of the parties.

10.15 No Third-Party Beneficiaries. The parties hereto intend that the rights, obligations and covenants in this Declaration shall be exclusively enforceable by the parties hereto and their respective successors and assigns. Except for the City and TVF&R, there are no third party beneficiaries to this Declaration.

10.16 No Merger. This Declaration shall not be subject to the doctrine of merger, even though fee ownership of two or more Parcels may be vested in one person or entity.

10.17 No Public Dedication. Nothing in this Declaration shall be deemed a gift or dedication of any portion of any Parcel or the easements created by this Declaration for the general public or for any public person whatsoever. The parties shall have the right, from time to time, to close all or any portion of any Easement Area to such extent as may be reasonably necessary to prevent a dedication thereof or the accrual of any interest therein by any third person or the public.

[Signature on the following page]

31W11D 01200 & 01202
Wilsonville 2006 NW LLC
PO Box 15523
Seattle, WA 98115

31W12 00300
Aukum-Canyon Creek Apartments LLC
900 Larkspur Landing Cir Ste 100
Larkspur, CA 94939-1759

31W12 00400
Stafford Corporate Center
One SW Columbia St Ste 950
Portland, OR 97258

31W12 00402 & 00403
Sysco/Continental Food Serv
1390 Enclave Pkwy
Houston, TX 77077-2025

31W12 00407
Hg3r LLC
26055 SW Canyon Creek Rd
Wilsonville, OR 97070-9655

31W12 00410
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900 Larkspur Landing Cir Ste 100
Larkspur, CA 94939-1759

31W12 00500
Xerox Corporation
PO Box 9601
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31W12 00501
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8005 SW Boeckman Rd
Wilsonville, OR 97070-9733

31W12 00512
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Vancouver, WA 98660-3455

31W12BD00100
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31W12BD00200
James Arnold & Bonnie Taylor
7742 SW Roanoke Dr
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31W12BD00300
Michael & Jackie Henneman
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31W12BD00600
Michelle & Lloyd Milburn
7718 SW Roanoke Dr
Wilsonville, OR 97070-6812

31W12BD04300
Michael & Helen Scott
7524 SW Roanoke Dr
Wilsonville, OR 97070-6801

31W12BD04400
James George & Maria Cristina
7518 SW Roanoke Dr
Wilsonville, OR 97070-6801

31W12BD04500
Jennifer Trundy
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31W12BD04800
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31W12BD04900
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31W12BD05000
John Garretson
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31W12BD05100
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Lake Oswego, OR 97035

31W12BD05300
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31W12BD05400
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7749 SW Roanoke Dr
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31W12BD08101
David Arizmendi
7784 SW Carriage Oaks Ln
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31W12BD08102
Justin Wart
7772 SW Carriage Oaks Ln
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31W12BD08103
Rishona Hinsee
7760 SW Carriage Oaks Ln
Wilsonville, OR 97070-6824

31W12BD08104
Brian & Kristina Bovee
7748 SW Carriage Oaks Ln
Wilsonville, OR 97070-6824

31W12BD08105
Jason Flaig, Trustee
7736 SW Carriage Oaks Ln
Wilsonville, OR 97070-6824

31W12BD08115 & 08116
Carriage Oaks Canyon Crk Hmwnrs Assn
4230 Galewood St
Lake Oswego, OR 97035-2497

31W12BD08200
Venture Properties
4230 Galewood St
Lake Oswego, OR 97035

31W12BD08600
City Of Wilsonville
29799 SW Town Center Loop E
Wilsonville, OR 97070-9454

31W12BD08700, 08800 & 09600
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31W12CA00200
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7521 SW Thornton Dr
Wilsonville, OR 97070-6558

31W12CA00300
Mitchell & Miriam Wood
7515 SW Thornton Dr
Wilsonville, OR 97070-6558

31W12CA00400
Jodi Sagor
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Wilsonville, OR 97070-6548

31W12CA00500
Judith Eichman
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31W12CA00600
Cheryl & Michael Wolfenbarger
7502 SW Murray St
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31W12CA00700
Eric Bean & Linda Ellen
7508 SW Murray St
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31W12CA00800
Kelly & Bridget Miller
27127 SW Wood Ave
Wilsonville, OR 97070-6536

31W12CA00900
Delores Walker
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31W12CA04800
Sandid Chattopadhyay, Co-Trustee
4748 Gardner Ln
West Linn, OR 97068-2450

31W12CA04900
Christopher & Linda Reynolds
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Wilsonville, OR 97070-6558

31W12CA05000
Pv Property LLC
14725 NW Quarry Rd
Newberg, OR 97132

31W12CA07800
Linda Coleman, Trustee
7510 SW Thornton Dr
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31W12CA07900
Marsia Gunter, Trustee
27100 SW Wood Ave
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31W12CA08000
Michael Hellige
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31W12CA08100
Heather Koenig
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Ck Canyon
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Lake Oswego, OR 97035-2229

31W12CA13100-13200
Ck Canyon
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