

January 6, 2023

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

Attn: Chris Neamtzu – Community Development Director  
Re: Construction of Regional Park 5 & 6 – PDC 3

Mr. Neamtzu,

Taylor Morrison and its subcontractors are making good progress towards completion of the Regional Park 5 & 6 Project considering the challenges with supply chain issues, weather, longer than normal plan approval times, as well as labor shortages. Per the Development Agreement (DA), for TM to obtain its 45<sup>th</sup> building permit, all park and open spaces shall be complete per the conditions of approval PDC 3 as set forth by the Development Review Board (DRB).

The Condition of Approval PDC 3 referenced above, states that “If weather or other special circumstances prohibit completion, bonding for the improvements will be permitted.” This section is highlighted on the attached – page 2).

Current schedules of work progress show that the Regional Park 5 & 6 will be substantially completed the second week of February 2023 except for the acrylic court surfacing. It is anticipated that Taylor Morrison will start with the 45<sup>th</sup> building permit the middle to end of February 2023. The challenge in completing the Regional Park 5 & 6 is the Acrylic Surfacing cannot be installed unless the temperature is 50 degrees and rising, otherwise the materials will not harden, and the warranty is void. Based on historical weather data for Wilsonville, those required temperatures will not occur until April 1<sup>st</sup> at the earliest, causing the Clermont site completion to be gapped out at least 2 months.

In addition, City Parks Department would prefer us to wait for us to complete certain portions of the landscape work until warmer periods to increase the survivability of plants / trees and to increase the success rate of eradicating the invasive vegetation.

We are hereby formally requesting the Development Review Board Amend the Development Agreement and consent the releases of building permits beyond the 45<sup>th</sup> permit as allowed in the Condition of Approval PDC 3 due to weather prohibiting completion. The balance of the project will be substantially complete before the 45<sup>th</sup> building permit is needed. Taylor Morrison currently has in place a performance bond in the amount of \$1,117,480.50 (Bond No. US00120226SU22A), which can be replaced with a new bond to cover the court surfacing in addition to a full maintenance bond, until final acceptance of the project by City Parks staff.

Very truly yours,



Scott Nelson  
Land Project Manager