



Planning Division
Development Permit Application

Final action on development application or zone change is required within 120 days in accordance with provisions of ORS 227.175

A pre application conference is normally required prior to submittal of an application. Please visit the City's website for submittal requirements

Pre-Application Meeting Date: 06.09.2022

Incomplete applications will not be scheduled for public hearing until all of the required materials are submitted.

29799 SW Town Center Loop E, Wilsonville, OR 97070
Phone: 503.682.4960 Fax: 503.682.7025
Web: www.ci.wilsonville.or.us

Applicant:

Name: Desmond Amper
Company: LRS Architects
Mailing Address: 720 NW Davis St # 300
City, State, Zip: Portland, OR 97209
Phone: (503) 221-1121 Fax:
E-mail: damper@lrsarchitects.com

Authorized Representative:

Name:
Company:
Mailing Address:
City, State, Zip:
Phone: Fax:
E-mail:

Property Owner:

Name: Parkway Woods, LLC
Company: Bill Naito Company
Mailing Address: PO Box 2050
City, State, Zip: White Salmon, WA 98672
Phone: 5038033956 Fax:
E-mail: dmcmahon@billnaito.com

Property Owner's Signature:

Signature: Diane McMahon, Authorized Agent
Printed Name: Diane McMahon Date: 6.30.22

Applicant's Signature: (if different from Property Owner)

Printed Name: Date:

Site Location and Description:

Project Address if Available: 26440 SW Parkway Ave, WILSONVILLE, OR 97070 Suite/Unit
Project Location: East of SW parkway Ave and North of Printer parkway
Tax Map #(s): 31W12 Tax Lot #(s): 00512 County: Washington Clackamas

Request:

Add an additional 85 parking stalls ~10,820 sf of new asphalt to an existing developed site. New Parking stalls to be 9'-0" x 18'-0". Replace existing loading dock with new truck/loading ramp.

Project Type: Class I Class II Class III

Residential Commercial Industrial Other:

Application Type(s):

- Annexation Appeal Comp Plan Map Amend Parks Plan Review
Final Plat Major Partition Minor Partition Request to Modify Conditions
Plan Amendment Planned Development Preliminary Plat Site Design Review
Request for Special Meeting Request for Time Extension Signs Stage II Final Plan
SROZ/SRIR Review Staff Interpretation Stage I Master Plan Variance
Type C Tree Removal Plan Tree Permit (B or C) Temporary Use Other (describe)
Villebois SAP Villebois PDP Villebois FDP
Zone Map Amendment Waiver(s) Conditional Use





PROPERTY OWNER  
ACKNOWLEDGEMENT FORM

By signing below, I certify that I am the property owner for the application in question and that the applicant, Desmond Amper, has my permission to submit this application for the property located at:

Site Address: 26440 SW Parkway Ave, WILSONVILLE, OR 97070

Tax Lot(s): 31W12 00512 Section: 5033712

I understand the application will not be deemed complete without this documentation. I understand that submittal of this application does not entitle the applicant to engage in the work applied for until such an application is approved, the plan approval is issued, and the specified appeal period has passed. I also understand that all work must be performed in compliance with all applicable state, federal, and local laws, ordinances and regulations.

**Property Owner's Signature:**

Diane R McMahon, Authorized Agent

Printed Name: Diane R McMahon Date: 6.29.22

**Property Owner Contact Information:**

Company (if applicable): \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

DECEMBER 15, 2022

ESS WILSONVILLE EXTERIOR SITE  
IMPROVEMENTS  
WILSONVILLE, OREGON

**An Application For:**

Site Design Review  
Stage II Final Plan Modification

**Applicant:**

Parkway Woods, LLC  
PO Box 2050  
White Salmon, WA 98672  
Phone: 503.803.3956  
Contact: Diane McMahon

**Prepared By:**

LRS Architects  
720 NW Davis St. Suite 300  
Portland, OR 97209  
Phone: 503.221.1121  
Contact: Desmond Amper

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## EXHIBITS

### EXHIBIT A DEVELOPMENT REVIEW APPLICATIONS

- Site Design Review
- Stage II Final Plan Modification

### EXHIBIT B SITE DESIGN REVIEW PLAN SET

- Civil Plan Site Plan
- Civil Enlarged Site Plan

### EXHIBIT C TAX MAP & TITLE REPORT

### EXHIBIT D STORMWATER REPORT

### EXHIBIT E INFILTRATION REPORT

## INTRODUCTIONS

**Applicant:** ESS Tech, Inc  
26440 SW Parkway Ave  
Wilsonville, OR 97070  
Phone: 971.235.7181  
Contact: James Handley

**Property Owner:** Parkway Woods, LLC  
PO Box 2050  
White Salmon, WA 98672

**Applicant's Representative:** LRS Architects  
720 NW Davis St. Suite 300  
Portland, OR 97209  
Phone: 503.221.1121  
Contact: Desmond Amper  
[damper@lrsarchitects.com](mailto:damper@lrsarchitects.com)

**Tax Lot information:** 31W12 00513

**Location:** 26440 SW Parkway Ave, Wilsonville, OR 97070

**Zoning District:** Planned Development Industrial (PDI)

## SUMMARY OF PROPOSAL

The applicant is seeking Development review approval to help resolve staff parking needs. The site for the proposal is located at 26440 SW Parkway Ave in the City of Wilsonville. This intent of this proposal is to create an additional (83) parking stalls by adding new asphalt for parking (new impervious area) = 10,650 sf. Along with the addition of the new parking stalls, the proposal will remove the existing basketball hoops (2) and restripe the court to restore (18) parking stalls to previous conditions as stated during the pre-application conference held on June 9<sup>th</sup>, 2022. The site is a developed site zoned for PDI, the existing building is a 205,100 sf industrial electronics manufacturing/warehouse building with an occupancy of B, F-1, and S-1. The proposal also includes the converting of an existing loading dock into an at-grade bay door by constructing a new access ramp for an 10'-0" unobstructed interior transfer area to meet the standards of PW Section 301.12.11. The new access ramp will consist of 105 sf of new concrete and 855 sf of redeveloped concrete as shown in Exhibit B.

The site is located in the Planned Development Industrial zone. Based on the conversation with the City Staff at the pre-application conference held on June 9<sup>th</sup>, 2022, 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.

## SURROUNDING USES

*Table A: SURROUNDING LAND USE*

<b>Location</b>	<b>Zoning Designation</b>	<b>Land Use</b>
North	Future Development Agricultural Holding Industrial (FDAHI) Planned Development Industrial (PDI)	----- Sysco Portland - Wholesale Restaurant Food Supplies
South	Planned Development Industrial (PDI)	Dealer Spoke / 3D systems
East	Planned Development Industrial (PDI)	-----
West	-----	Interstate 5 ROW



Figure 1: Tax Lot ID - 31W12 00512



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 applicant is proposing to modify the existing site to add (83) additional parking stalls. The current number of parking stalls provided (162) does not meet the minimum number of parking stalls (261) required as stated in section 4.155 Table 5: Parking Standards. With the additional (83) parking stalls and the reclaimed (18) parking stalls the total provided parking stalls would be (263) stalls as shown on exhibit B.

### 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.

- (.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 plans, the development standards noted above are either already been met or will be 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. No trees in the project scope will be removed and no wetlands are within the project scope area.

**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 off-street parking and landscaping have been oriented to appropriately consider the context of the site and its surroundings.

- 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:** The existing development of this site addresses the compliance with the standards of this sections. The proposed new parking stalls and striped pedestrian path are in compliance with these standards.

## Section 4.135. - PDI—Planned Development Industrial Zone

**(.03) Uses that are typically permitted:**

**Response:** The existing development on the site is an industrial electronics manufacturing/warehouse building and as noted in section 4.135, such development is permitted. The proposal of this scope of work is to provide additional 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:** The existing development on the site currently meet the standard set in the section. The proposed scope of work, does not affect the requirements of these standards.

**(.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:** The existing development on the site currently meet the performance standard set in the section. The proposed scope of work, does not affect the requirements of these standards.

**(.06) Other Standards:**

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

**Response:** The proposal of this scope of work is to provide additional parking stalls to meet the required parking minimums as stated throughout this narrative and as shown on exhibit B.

## Section 4.139.00. - Significant Resource Overlay Zone (SROZ) Ordinance

### 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".**

**Response:** Per exhibit B, the proposed new parking stalls and additional AC pavement does not fall within a SROZ zone and does not encroach into the 25'-0" impact area. Please see site details on Exhibit B.

## Section 4.140. - Planned Development Regulations

### (.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.**

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

### (.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.**

**Response:** The applicant has retained licensed professional design team that consist of LRS Architects and DCI Engineersaw.

### (.05) Planned Development Permit Process:

**Response:** Per the Pre-Application conference held on June 9<sup>th</sup>, 2022 the proposal requires an application for Modified stage II review and Site Design review by the DRB. The proposed design described in this narrative and attached exhibits outlines how the project scope meet the required development standards.

## General Development Regulation and Standards

### Section 4.154. - On-site Pedestrian Access and Circulation

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

**B. 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.**

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

**Response:** As shown in the site plan per Exhibit B, a new pedestrian striped cross walk and accessible route is provided from the new proposed parking stalls to an accessible entry on the north side of the building.

## Section 4.155. - General Regulations—Parking, Loading and Bicycle Parking

**(.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 (83) parking stalls and I located at the “rear” of the lot. The addition of the (83) 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. Stormwater treatment and detention swales will be installed to address stormwater pollution and detention standards.

**(.02) General Provisions:**

- A. The provision and maintenance of off-street parking spaces is a continuing obligation of the property owner. The standards set forth herein shall be considered by the Development Review Board as minimum criteria.**
  - 1. The Board shall have the authority to grant variances or planned development waivers to these standards in keeping with the purposes and objectives set forth in the Comprehensive Plan and this Code.**
  - 2. Waivers to the parking, loading, or bicycle parking standards shall only be issued upon a finding that the resulting development will have no significant adverse impact on the surrounding neighborhood, and the community, and that the development considered as a whole meets the purposes of this section.**

**Response:** The provisions and maintenance of the proposed off-street parking spaces is an obligation of the property owner. There are no variances or waivers to the parking standards as defined within the development code.

- B. No area shall be considered a parking space unless it can be shown that the area is accessible and usable for that purpose, and has maneuvering area for the vehicles, as determined by the Planning Director.**

**Response:** All new proposed parking stalls are surfaced with asphalt and accessible via existing driveway and drive aisle as shown in Exhibit B.

- C. In cases of enlargement of a building or a change of use from that existing on the effective date of this Code, the number of parking spaces required shall be based on the additional floor area of the enlarged or additional building, or changed use, as set forth in this Section. Current development standards, including parking area landscaping and screening, shall apply only to the additional approved parking area.**

**Response:** Any proposed enlargement of a building or change of use will require an update to the parking stall count for the site. Current development standards will only apply to the additional approved parking area.

- D. 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 sum of the existing building occupancy uses have been used to determine the off-street parking minimum requirements. The addition of the (83) 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 proposed new stalls are surfaced with asphalt and is accessible via existing driveway and drive aisles. Stormwater drainage for the added impervious surfaces are addressed in the stormwater report Exhibit D.

- 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:** The proposed (4) new stalls shall be compact size (8'x15') and (79) new stalls will 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:** 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:** All new proposed parking stalls shall meet the landscaping requirements of this standards with (1) tree per (8) new parking stalls as shown on the site plan Exhibit B.

- 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:** All new proposed parking stalls are designed to meet the ADA and ODOT requirements. There are a total of (83) new parking stalls. (2) New ADA stalls are required. As shown on the site plan 3 standard ADA stalls and 1 Van ADA stall shall be provided. Per Exhibit B

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:** Per section 4.155 Table 5: Parking Standards, the existing number of parking stalls provided (162) does not meet the minimum number of parking stalls (261) required. With the additional (83) parking stalls and the reclaimed (18) parking stalls the total provided parking stalls of (263) stalls as shown on exhibit B would exceed the minimum parking required.

Use	Parking Minimums	Parking Maximums	Bicycle Minimums
<b>f. Industrial</b>			
<b>1. Manufacturing establishment</b>	1.67 per 1000 sq. ft.	No Limit	1 per 10,000 sq. ft. Min. of 6
<b>2. Storage warehouse, wholesale establishment, rail or trucking freight terminal</b>	.3 per 1,000 sq. ft.	.5 per 1,000 sq. ft.	1 per 20,000 sq. ft. Min. of 2

### 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:** 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:** 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:** Existing site lights have been previously installed and upgraded and are noted to remain as shown on the site plans Exhibit B.

#### Section 4.176. - Landscaping, Screening, and Buffering.

**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:** The new proposed parking stalls will have a landscape buffer along the front of the stalls as well as a vegetated swale. The landscape buffer will be consistent with the existing landscape fabric of the site. There will also be (1) tree per (8) new parking spaces as required.

## Section 4.199.10. - Outdoor Lighting In General

### 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 has existing site lighting that 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 4.300. - General Underground Utilities

### 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.
- (.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:** New proposed parking area is located at the rear of the lot, all existing utilities in the area of work are underground and located as shown on the site plans Exhibit B.

## 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:** Per section 4.155 Table 5: Parking Standards, the existing number of parking stalls provided (162) does not meet the minimum number of parking stalls (261) required inline with the existing building use. As shown on site plans Exhibit B and in this narrative the additional (83) parking stalls and the reclaimed (18) parking stalls the total provided parking stalls of (263) stalls bringing the site up to standards. Therefore by bringing the existing site up to standards will be a valuable addition to the City of Wilsonville that will meet the requirements of the site design review.

(.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 insures proper functioning of the site and maintains 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;**
- C. Discourage monotonous, drab, unsightly, dreary and inharmonious developments;**
- 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;**
- 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;**
- F. Stabilize and improve property values and prevent blighted areas and, thus, increase 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.**
- 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;**
- 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;**
- 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:** As shown on the site plan provided under Exhibit B, the associated plans for the proposed scope of work meet all the design standards outlined within the development code. Adding to the existing high quality visual environment by providing additional parking site trees as required, while including vegetative swales to mitigate stormwater runoff from the proposed improvements.

## Section 4.420. - Jurisdiction and Powers of the Board

- (.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

## Section 4.421. - Criteria and Application of Design Standards

- 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 proposed scope of work will not greatly affect the current natural state of the site and will minimally affect natural ground scape as needed for the new parking stalls. No trees within the project scope area will be removed. However, new trees will be planed per design standards.

- 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 scope of work will not detract from existing building or structures on the site or neighboring properties as it is located at the rear of the site.

- 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:** The proposed scope of work includes the addition of vegetative swales to help with surface water drainage as shown on Exhibit B and in Exhibit D. The swales are designed to meet water quality treatment and detention standards and will not adversely affect neighboring properties. The proposal also includes the converting of an existing loading dock into an at-grade bay door by constructing a new access ramp for an 10'-0" unobstructed interior transfer

area to meet the standards of PW Section 301.12.11.b.2(c) and 301.12.11.5(b) as shown on Exhibit B for additional information and details.

#### 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.**

**Response:** All landscaping required by this section and approved by the DRB will be installed prior to issuance of occupancy permits.

**(.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.**

**Response:** The Landscape Planting Plan approved by the DRB will be installed as specified. Any substitutions, irrigation changes or alterations to the approved landscape plan are subject to Planning Director or DRB approval.

**(.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.**

**Response:** All proposed landscaping approved by the DRB will be continually maintained by the owner's representative, unless altered with Board approval.



## Tree Removal

### Section 4.600. - Purpose and Declaration

**(.01) Rapid growth, the spread of development, need for water and increasing demands upon natural resources have the effect of encroaching upon, despoiling, or eliminating many of the trees, other forms of vegetation, and natural resources and processes associated therewith which, if preserved and maintained in an undisturbed and natural condition, constitute important physical, aesthetic, recreational and economic assets to existing and future residents of the City of Wilsonville.**

**Response:** The project proposal does not require any tree removal within the project area scope.

## Conclusion

As summarized in this narrative and with supporting evidence provided by the plan set the addition of the new (83) parking stalls along with the removal of the existing basketball to restore (18) parking stalls will allow the site to exceed the parking minimum requirements along with meeting the tenants parking needs while improving the visual quality of the site as shown on the attached plans provided under Exhibit B. The proposal also includes the converting of an existing loading dock into an at-grade bay door by constructing a new access ramp for an 10'-0" unobstructed interior transfer area to meet the standards of PW Section 301.12.11.b.2(b)(c), 301.12.11.4 and 301.12.11.5(b) as shown on Exhibit B. The narrative responses demonstrate that the proposed project does meet the development criteria outlined by the City of Wilsonville. As such, the applicant is requesting Development Review Board approval of the proposed application package which includes a Modified stage II and Site Design Review package.

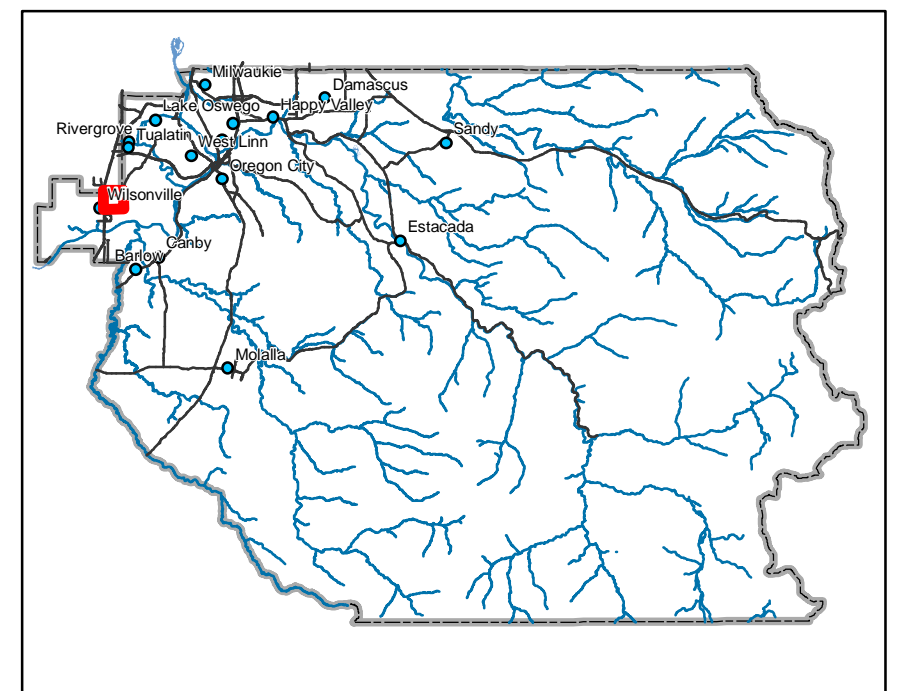
3 1 W 12  
& INDEX  
WILSONVILLE  
SECTION 12 T.3S. R.1W. W.M.  
CLACKAMAS COUNTY  
1" = 400'

D. L. C.  
JANE PAINTER NO. 52

Cancelled Taxlots

- 582
- 581
- 580
- 590
- 501
- 600
- 900
- 1000
- 503
- 490
- 405
- 504
- 505
- 502
- 592
- 506
- 500E1
- 500E2
- 408
- 301
- 409
- 508
- 598
- 601
- 509
- 507
- 500M2

- Parcel Boundary
- Private Road ROW
- Historical Boundary
- Railroad Centerline
- Tax Code Lines
- Map Index
- Water Lines
- Land Use Zoning
- Plats
- Water
- Corner
- Section Corner
- 1/16th Line
- Govt Lot Line
- DLC Line
- Meander Line
- PLSS Section Line
- Historic Corridor 40'
- Historic Corridor 20'



THIS MAP IS FOR ASSESSMENT  
PURPOSES ONLY

5/3/2022

3 1 W 12  
& INDEX  
WILSONVILLE

