



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

Planning Division Development Permit Application

Final action on development application or zone change is required within 120 days per ORS 227.175 or as otherwise required by state or federal law for specific application types.

A pre application conference may be required.

The City will not accept applications for wireless communication facilities or similar facilities without a completed copy of a Wireless Facility Review Worksheet.

The City will not schedule incomplete applications for public hearing or send administrative public notice until all of the required materials are submitted.

Applicant:

Name: Dan Zoldak
Company: Lars Andersen & Associates, Inc.
Mailing Address: 4694 W Jacquelyn Avenue
City, State, Zip: Fresno, CA 93722
Phone: 559.276.0850 Fax: _____
E-mail: dzoldak@larsandersen.com

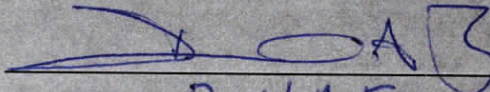
Authorized Representative:

Name: Dan Zoldak
Company: Lars Andersen & Associates, Inc.
Mailing Address: 4694 W Jacquelyn Avenue
City, State, Zip: Fresno, CA 93722
Phone: 559.276.0850 Fax: _____
E-mail: dzoldak@larsandersen.com

Property Owner:

Name: David A. Fry
Company: Lumberjack LP
Mailing Address: 600 E Brokaw RD
City, State, Zip: San Jose, CA 95112
Phone: _____ Fax: _____
E-mail: dave@rdjdevelopment.com

Property Owner's Signature:


Printed Name: David A. Fry Date: 9/8/2023

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

Printed Name: _____ Date: _____

Site Location and Description:

Project Address if Available: 29400 Town Center Loop W Wilsonville, OR 97070 Suite/Unit _____
Project Location: 29400 Town Center Loop W Wilsonville, OR 97070
Tax Map #(s): 01507257 Tax Lot #(s): _____ County: Washington Clackamas

Request:

An APPEAL of Planning Director Determination ADMN20-0029 determining that Fry's Electronics is a legally established Non-Conforming Use in a Non-Conforming Structure with Non-Conforming Site Conditions at 29400 SW Town Center Loop West

Project Type: Class I Class II Class III

Residential Commercial Industrial Other: _____

Application Type(s):

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

Non conforming use application (NCU)



X Daniel J Zoldak

VIA E-MAIL

BEFORE THE DEVELOPMENT REVIEW BOARD FOR THE CITY OF WILSONVILLE,
OREGON

An APPEAL of Planning Director
Determination ADMN20-0029 determining
that Fry's Electronics is a legally established
Non-Conforming Use in a Non-Conforming
Structure with Non-Conforming Site
Conditions at 29400 SW Town Center Loop
West

APPLICANT'S NOTICE OF APPEAL

This is a notice of appeal of the Class I Planning Director Determination ADMN20-0029 (the "**Decision**") finding that Fry's Electronics is a legally established Non-Conforming Use in a Non-Conforming Structure with Non-Conforming Site Conditions at 29400 SW Town Center Loop West (the "**subject property**"). *See attached, Exhibit A* This appeal is timely submitted, in writing, prior to January 11, 2024, the deadline that *may* be established by Wilsonville Development Code ("**WDC**") 4.022.01.¹

1. STANDING

Kenneth Katzaroff and Keenan Ordon-Bakalian are legal counsel for the Applicant, and as such, are the Applicant's authorized agents. As the project proponent, the Applicant prepared and filed the Class I application upon which the Decision was issued. "Only the applicant may appeal a Class I decision unless otherwise specified in Section 4.030." WDC 4.022.01. Therefore, the Applicant has standing to file this appeal.

2. FILING REQUIREMENTS

a. Name and Address of Appellant.

Lars Andersen & Associates, Inc.
c/o Kenneth Katzaroff & Keenan Ordon-Bakalian
1211 SW 5th Ave., Suite 1900
Portland, OR 97204

¹ This is Notice of Appeal for a Class I decision. The Notice of Decision for ADMN 23-0029 was issued on December 28, 2023. WDC 4.022.01 does not specify a deadline for appeals of Class I decisions, however, WDC 4.022.01 does state that appeals of Class II decisions must be filed within "14 calendar days of notice of the decision." Out of an abundance of caution, the Appellant is submitting this Notice of Appeal *early*, prior to the January 11, 2024 deadline that would constitute 14 calendar days from the issuance of the Notice of Decision.

KKatzaroff@SCHWABE.com
Kordon-bakalian@schwabe.com

b. Reference to the Subject Development and Case Number.

The decision being appealed is Planning Director Determination ADMN23-0029 finding that Fry's Electronics is a legally established Non-Conforming Use in a Non-Conforming Structure with Non-Conforming Site Conditions at the subject property. Exhibit A. On October 30, Appellant submitted an application for a Class I application to confirm the legality of a nonconforming use at the subject property. *See attached, Exhibit B.* The City of Wilsonville (the "City") issued its Notice of Decision on December 28, 2023. Exhibit A.

c. Statement of the Basis for Appeal.

The Appellant hereby files this appeal to challenge several findings within the Decision related to the status of the existing use and structure at the subject property. Specifically, the Appellant appeals the following findings:

- "The current use of the property is Fry's Electronics, a large format (159,400 square feet), electronics retail store, which has been vacant since 2021." Decision, at 2.
- "Except for the purpose of determining minimum parking requirements for the site, which disaggregated the building square footage into such uses as retail commercial, service, office, restaurant, and storage, the primary use of the site was considered commercial retail or retail store." Decision, at 2.
- "The existing use on the subject property, per the original approval as described above, is a large format (159,400 square feet), single-story with partial mezzanine, single-user electronics retail store that exceeds a footprint of 30,000 square feet." Decision, at 3.
- "it is the determination of the Planning Director that Fry's Electronics, on the subject property at 29400 SW Town Center Loop West, is a legally established Non-Conforming Use in a Non-Conforming Structure with Non-Conforming Site Conditions in the TC zone." Decision, at 3-4.
- "nothing in this Class 1 decision shall be construed to provide a determination one way or another with regard to the interpretation requested in the subsequent Class 2 Review (re: Home Depot, Inc.)." Decision, at 4.

Exhibit A.

The Appellant intends to operate a Home Depot within the existing structure at the subject property. To this end, the Appellant sought a Class I director's determination that the warehouse retail use that was established as a result of the 1991 development approval (Case File

Nos. 91PC43 and 91DR29)² remained a lawfully established non-conforming use at the subject property.

Upon receipt of the Appellant's application, the City attempted to bifurcate Appellant's request to confirm the legality of a nonconforming use at the subject property from Appellant's request for a determination to establish the scope of use at the property. Exhibit A, Enclosure.³ To this end, the City has required the Appellant to submit two applications – a Class I application to confirm the legality of the nonconforming use, and a Class II application to establish the *actual* nature and scope of use at the subject property. Appellant's Class II application was submitted to the City on December 15, 2023 and is currently in the 30-day completeness review period. Exhibit A, at 4. However, based on many of the findings contained within the Decision, the City appears to have prejudged Appellant's Class II application for a use determination. Specifically, within the Decision subject to this appeal, the City has determined that the lawfully established non-conforming use at the subject property is a "Fry's Electronics." Exhibit A, at 3-4.

The City's nonconforming use determination is contrary to the express language of the 1991 Decision, in addition to well-established principles of Oregon nonconforming use case law. A nonconforming use is one that " 'lawfully existed prior to enactment of a zoning ordinance, and which is maintained after the effective date of the ordinance although it does not comply with the use restrictions applicable to the area * * *.' " *Clackamas County v. Portland City Temple*, 13 Or.App. 459, 461 n. 1, 511 P.2d 412 (1973) (quoting 1 Anderson, *American Law of Zoning* 306, § 6.01 (1968)). The *use and structure* approved by the 1991 Decision was a "commercial retail store," specifically a 159,400 square foot ("SF") retail, office, warehouse, manufacturing, and service store, *not a* "Fry's Electronics." Exhibit C, at 12, 14. A "Fry's Electronics" use is not mentioned or approved *anywhere* in the 1991 Decision, and the 1991 Decision is the controlling authority for determining the scope and nature of the legally established nonconforming use present at the subject property – a commercial retail use without additional restriction. The City's findings within the Decision abrogate the plain language of the 1991 Decision and impermissibly narrow the scope and nature of the lawfully established nonconforming use at the property. As such, the City's findings that the legally established non-conforming use and structure at the subject property is a "Fry's Electronics" must be reversed.

² Attached hereto as **Exhibit C** (the "**1991 Decision**").

³ "You also state, however, that The Home Depot, Inc., intends to operate a store within the existing structure that was previously occupied by Fry's and, therefore, seeks confirmation from the City that a warehouse retail store can continue operating at the property. You go on to assert that the two stores are interchangeable with respect to use as warehouse retailers and indicate that you are requesting confirmation from the City that this is, indeed, the case. This second request is for written interpretation of the Development Code and requires Class 2 review per Section 4.030 (.01) B. 3.. As such, this determination will not be part of the Class 1 review or decision." Exhibit A, Enclosure, at 1.

The Decision also finds that “[t]he existing use on the subject property, per the original approval as described above, is a large format (159,400 square feet), single-story with partial mezzanine, single-user electronics retail store.” Exhibit A, at 3. This finding renders the Decision internally inconsistent because – as stated above – the City also included findings that the legally established nonconforming use is a “Fry’s Electronics,” which is a narrower use than a “single-user electronics retail store.” *Id.* Moreover, the City’s finding that the nonconforming use at the property is a “single-user electronics retail store” is still in contravention with the use approved in the 1991 Decision, which is a “commercial retail store” that includes retail, office, warehouse, manufacturing, and service offerings. Exhibit C, at 12, 14. Again, the Decision disregards the controlling authority of the 1991 Decision and adopts an overly narrow finding regarding the scope and nature of the nonconforming use at the subject property. The Appellant respectfully requests that the Decision’s finding that the nonconforming use at the property is a “single-user electronics retail store” be reversed.

Furthermore, the Appellant has reviewed the zoning code in place at the time of the 1991 Decision, and nothing within the zoning code further classified uses or limited commercial retail uses to specific subsets, such as an electronic store or commercial hardware store. The Appellant is also not aware of any state law that makes such a distinction. As such, the Decision must be reversed or modified to reject the limitation of the use approved by the 1991 Decision to either a “Fry’s Electronics” or “single-user electronics retail store.”

Finally, the Appellant challenges the Decision’s finding that the retail, office, warehouse, manufacturing, and service uses approved by the 1991 Decision relate only to “minimum parking requirements for the site.” Decision, at 2; *see also* Exhibit C, at 12 (approving retail, office, warehouse, manufacturing, and service uses within the 159,400 commercial retail structure). The City’s finding on this point is unsupported by any authority and again represents an attempt to narrow the scope and nature of the legally established nonconforming use at the property. The Appellant requests that this finding be struck from the Decision.

3. REQUESTED RELIEF

The Appellant requests that the Development Review Board impose the relief requested by the Appellant in the above argument. Specifically, Appellant respectfully requests that the Development Review Board find that the legally established nonconforming use at the subject property is the use approved in the 1991 Decision, a 159,400 square foot (“SF”) retail, office, warehouse, manufacturing, and service store (a commercial retail use); not a “Fry’s Electronics” or “single-user electronics retail store” and to not provide additional restriction as to the type of commercial retail because no such limitation existed in the 1991 zoning code or the 1991 Decision itself.

December 28, 2023

Dan Zoldak
Lars Anderson & Associates, Inc.
4694 W Jacquelyn Avenue
Fresno, CA 93722

Application No.: ADMN23-0029 Class 1 Review Request
Request: Class 1 Review of Use and Structure Conformance Status (per Section 4.030 (.01) A. 7. of Wilsonville Development Code)
Location/Legal: 29400 SW Town Center Loop West. Tax Lot 220, Section 14D, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon.
Status: Notice of Planning Director Determination

Dear Mr. Zoldak:

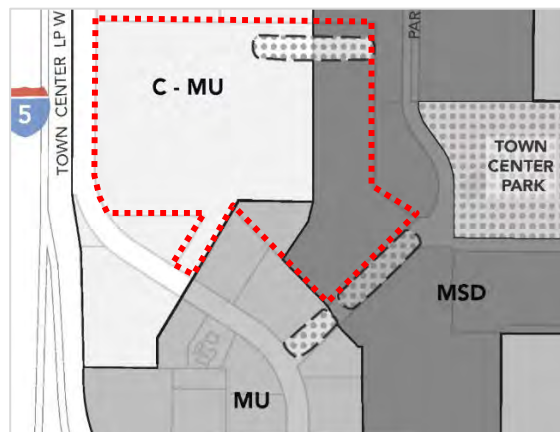
The City received your application on October 30, 2023, for Class 1 Review to confirm the status of the existing use and structure at 29400 SW Town Center Loop West. On November 28, 2023, City staff contacted you by email providing options for proceeding with your application and requesting that you notify staff of your preference by December 8, 2023 (see attached enclosure).

On November 29, 2023, staff conducted a completeness review within the statutorily allowed 30-day review period and found the Class 1 Review application to be complete. In the absence of a withdrawal of the Class 1 Review application, City staff has proceeded with the Class 1 Review of the existing use, structure, and site conditions at the above location per Section 4.030 (.01) A. 7. of the Development Code.

Here are some additional data points regarding the subject property:

Tax lot ID:	31W14D00220
Record No.:	01507257
County:	Clackamas
2008 100 Year Floodplain:	No
City Limits:	Yes
SROZ (Significant Resource Overlay Zone):	No
UGB (Urban Growth Boundary):	Yes

1. The most relevant previous Planning approvals for the property include:
 - 91PC43 Modified Stage I Master Plan, Phase II Stage II Site Development Plans, Amending Condition of Approval 8 of 90PC5
 - 91DR29 Site Design (Architectural, Landscaping) and Signage
 - 01AR01 Minor Architectural Revisions
 - 92DR21 Revise Condition of Approval 15 of 91DR29 regarding placement of containerized dumpsters
 - AR09-0053 Zoning Verification
2. The current Comprehensive Plan designation for the subject property is Town Center. The property is not located in an Area of Special Concern.
3. The current zoning classification, including any applicable overlay districts, for the subject property is Town Center (TC; adopted by Ordinance No. 835, June 5, 2019). The property is located in three (3) TC sub-districts: Commercial-Mixed Use (C-MU), Mixed Use (MU), and Main Street District (MSD). There are two (2) proposed open space areas within or adjacent to the property. The adjacent property zoning designation is TC on all sides.



4. The current use of the property is Fry's Electronics, a large format (159,400 square feet), electronics retail store, which has been vacant since 2021.
5. The original approval for development of the subject property in 1991 (Case File Nos. 91PC43 and 91DR29) characterized the use as "a retail business with the anonymous name "Project Thunder" "a 159,400 square foot electronics-related retail store". Zoning was Planned Development Commercial (PDC) with the property located in a functional use area under the Town Center Master Plan of Central Commercial (CC). Typical recommended uses in CC included department stores, retail stores, business machines retail sales and service, and similar retail or service establishments. Except for the purpose of determining minimum parking requirements for the site, which disaggregated the building square footage into such uses as retail commercial, service, office, restaurant, and storage, the primary use of the site was considered commercial retail or retail store.
6. According to the zoning ordinances and regulations for the TC zone, the current use of, structures on, and site conditions of, the subject property are legally established Non-Conforming (see Wilsonville Code Sections 4.132, 4.189, 4.190, and 4.191.) The following is a non-exhaustive list of the applicable ordinances and regulations:

- With respect to use, per Subsection 4.132 (.02) F., “retail sales and service of retail products, under a footprint of 30,000 square feet per use” is an outright allowed use in the TC zone. Further, per Subsection 4.132 (.03) A. 1., use-related regulations for the sub-districts Commercial-Mixed Use (C-MU) and Main Street District (MSD), under additional permitted uses state that “single-user commercial or retail (e.g. grocery store or retail establishment) may exceed 30,000 square feet if located on more than one story of a multi-story building”. The existing use on the subject property, per the original approval as described above, is a large format (159,400 square feet), single-story with partial mezzanine, single-user electronics retail store that exceeds a footprint of 30,000 square feet. Therefore, the use is a legally established Non-Conforming Use in the TC zone.
 - With respect to structures, per Subsection 4.132 (.06), the purpose and intent of the design and development standards of the TC zone is, in part, “to provide high quality design in new development and redevelopment that promotes a sense of community identity and implements the Wilsonville Town Center Vision”, and “provide sustainable development through the adaptive reuse of existing buildings”. All developments must follow the design and development standards unless a waiver is granted by the Development Review Board per Subsection 4.132 (.06) D. The existing building as it currently exists on the subject property does not conform to many of the design and development standards in Subsection 4.132 (.06), such as building placement and frontage requirements, location of parking in relation to the building, building setbacks, height and number of stories, façade design, and architectural materials and treatments. A waiver to these standards has not been applied for, nor has a waiver been granted, for the existing structure. Therefore, the structure is a legally established Non-Conforming Structure in the TC zone.
 - With respect to site conditions, per Subsection 4.132 (.04) A., “all development will be consistent with the Street Network and Multi-modal Network”. The purpose of the network plans (Figures 2 and 3) is to support creation of a highly connected and walkable Town Center where there are options for travel. Several proposed streets, a multi-use path, and bicycle facilities are shown within or immediately adjacent to the subject property. Per Subsection 4.132 (.05) A., “all development will be consistent with the Open Space Network, shown in Figure 4”. A proposed open space is shown in the northeast corner and along the southeast boundary of the subject property. Other site improvement standards of the TC zone address such features as walkway connection to building entrances, parking location, landscape design, and plaza areas. Existing site conditions do not comply with the applicable standards. Therefore, the existing site conditions are legally established Non-Conforming Site Conditions in the TC zone.
7. There are not any variances, special permits/exceptions, ordinances, or conditions that apply to the subject property. See case files cited above for Conditions of Approval.

Based on the application materials, prior land use approvals, existing site conditions, and the applicable zoning ordinances and regulations, it is the determination of the Planning Director that Fry’s Electronics, on the subject property at 29400 SW Town Center Loop West, is a legally established Non-Conforming Use in a Non-Conforming Structure with Non-Conforming Site Conditions in the


TC zone. The complete record for this application is available on the City's online portal under Case File No. ADMN23-0029.

In your application on October 30, 2023, requesting Class 1 Review to confirm the status of the existing use and structure at the subject site, you also stated that The Home Depot, Inc., intends to operate a store within the existing structure that was previously occupied by Fry's. You, therefore, sought confirmation from the City that a warehouse retail store can continue operating at the property. You went on to assert that the two stores are interchangeable with respect to use as warehouse retailers and indicated that you were requesting confirmation from the City that this is, indeed, the case. That second request is for written interpretation of the Development Code and requires Class 2 Review per Section 4.030 (.01) B. 3. In response to the options for proceeding with your application that staff provided to you via email on November 28, 2023, you submitted, on December 15, 2023, an application for Class 2 Review (Case File No. AR23-0031); that application is currently in the 30-day completeness review period, which expires on January 14, 2024. Therefore, nothing in this Class 1 decision shall be construed to provide a determination one way or another with regard to the interpretation requested in the subsequent Class 2 Review (re: Home Depot, Inc.).

This information was provided on December 28, 2023, by the undersigned, on behalf of the City of Wilsonville, per request and as a public service. The undersigned certifies that the above information contained herein is believed to be accurate and is based upon, or relates to, the information supplied by the requestor. The Zoning Authority assumes no liability for errors and omissions. All information was obtained from public records, which may be inspected during regular business hours.

If you have any questions, please contact me at 503-682-4960, or at bateschell@ci.wilsonville.or.us.

Sincerely,



Miranda Bateschell
Planning Director
City of Wilsonville

cc via email: David Fry, Lumberjack LP, dave@rdjdevelopment.com

Enclosure: City Staff Email Correspondence to Applicant, dated November 28, 2023

From: [Luxhoj, Cindy](#)
To: dzoldak@larsandersen.com
Cc: dave@rdjdevelopment.com; [Bateschell, Miranda](#); [Rybold, Kim](#); [Daniel Pauly \(pauly@ci.wilsonville.or.us\)](mailto:pauly@ci.wilsonville.or.us)
Bcc: [Luxhoj, Cindy](#)
Subject: ADMN23-0029 Class 1 Review Request for 29400 SW Town Center Loop
Date: Tuesday, November 28, 2023 1:51:00 PM
Attachments: [image001.png](#)

Mr. Zoldak,

This email is in regards to the application you submitted on October 30, 2023, requesting a Class 1 Review for the property located at 29400 SW Town Center Loop West, Case File No. ADMN23-0029.

In your application, you state that you are requesting a Class 1 review to confirm the status of the existing non-conforming use at the above location. If this is your intent, then the City is prepared to deem your application complete tomorrow, which is the last day within the 30-day completeness review period. We would then process the application as a Class 1 review per Section 4.030 (.01) A. 7. of the Development Code unless you indicate differently – see options listed below.

You also state, however, that The Home Depot, Inc., intends to operate a store within the existing structure that was previously occupied by Fry's and, therefore, seeks confirmation from the City that a warehouse retail store can continue operating at the property. You go on to assert that the two stores are interchangeable with respect to use as warehouse retailers and indicate that you are requesting confirmation from the City that this is, indeed, the case. This second request is for written interpretation of the Development Code and requires Class 2 review per Section 4.030 (.01) B. 3.. As such, this determination will not be part of the Class 1 review or decision.

Below are a few options we have identified for proceeding with your application:

- Staffs proceeds with the Class 1 review and issues a determination of non-conforming use at the subject site.
- You submit a request to withdraw the Class 1 review application and apply for a Class 2 review.
- Staff proceeds with the Class 1 review and, in addition, you apply for a Class 2 review requesting written interpretation.

If you choose to apply for a Class 2 review, you would select "Class 2 Review Master Plan" as the application in the City's online portal and specify "Staff Interpretation (with public notice)" as the request within your application. For convenience, [here is a link to the application portal](#). The fee for this application is \$2,027, and we would invoice you when the application is submitted to the portal.

Please let us know how you prefer to proceed. If you do not submit a request to withdraw the Class 1 by **Friday December 8**, staff will proceed with the Class 1 review and decision.

Thank you,

Cindy Luxhoj AICP
Associate Planner

City of Wilsonville

503.570.1572

luxhoj@ci.wilsonville.or.us

www.ci.wilsonville.or.us

[Facebook.com/CityofWilsonville](https://www.facebook.com/CityofWilsonville)



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.

Updated 1/11/2019 all previous version of this form are obsolete



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

**Planning Division
Development Permit Application**

Final action on development application or zone change is required within 120 days per ORS 227.175 or as otherwise required by state or federal law for specific application types.

A pre application conference may be required.

The City will not accept applications for wireless communication facilities or similar facilities without a completed copy of a Wireless Facility Review Worksheet.

The City will not schedule incomplete applications for public hearing or send administrative public notice until all of the required materials are submitted.

Applicant:

Name: Dan Zoldak
Company: Lars Andersen & Associates, Inc.
Mailing Address: 4694 W Jacquelyn Avenue
City, State, Zip: Fresno, CA 93722
Phone: 559.276.0850 Fax: _____
E-mail: dzoldak@larsandersen.com

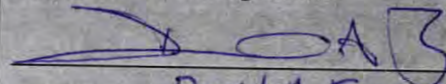
Authorized Representative:

Name: Dan Zoldak
Company: Lars Andersen & Associates, Inc.
Mailing Address: 4694 W Jacquelyn Avenue
City, State, Zip: Fresno, CA 93722
Phone: 559.276.0850 Fax: _____
E-mail: dzoldak@larsandersen.com

Property Owner:

Name: David A. Fry
Company: Lumberjack LP
Mailing Address: 600 E Brokaw RD
City, State, Zip: San Jose, CA 95112
Phone: _____ Fax: _____
E-mail: dave@rdjdevelopment.com

Property Owner's Signature:


Printed Name: David A. Fry Date: 9/8/2023

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

Printed Name: _____ Date: _____

Site Location and Description:

Project Address if Available: 29400 Town Center Loop W Wilsonville, OR 97070 Suite/Unit _____
Project Location: 29400 Town Center Loop W Wilsonville, OR 97070
Tax Map #(s): 01507257 Tax Lot #(s): _____ County: Washington Clackamas

Request:

Applicant proposes a Home Improvement store within the footprint of the existing structure. Need non conforming use confirmation (NCU) for TI Permit

Project Type: Class I Class II Class III

Residential Commercial Industrial Other: _____

Application Type(s):

- | | | | |
|--|---|--|---|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Appeal | <input type="checkbox"/> Comp Plan Map Amend | <input type="checkbox"/> Parks Plan Review |
| <input type="checkbox"/> Final Plat | <input type="checkbox"/> Major Partition | <input type="checkbox"/> Minor Partition | <input type="checkbox"/> Request to Modify Conditions |
| <input type="checkbox"/> Plan Amendment | <input type="checkbox"/> Planned Development | <input type="checkbox"/> Preliminary Plat | <input type="checkbox"/> Site Design Review |
| <input type="checkbox"/> Request for Special Meeting | <input type="checkbox"/> Request for Time Extension | <input type="checkbox"/> Signs | <input type="checkbox"/> Stage II Final Plan |
| <input type="checkbox"/> SROZ/SRIR Review | <input type="checkbox"/> Staff Interpretation | <input type="checkbox"/> Stage I Master Plan | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Type C Tree Removal Plan | <input type="checkbox"/> Tree Permit (B or C) | <input type="checkbox"/> Temporary Use | <input checked="" type="checkbox"/> Other (describe) |
| <input type="checkbox"/> Villebois SAP | <input type="checkbox"/> Villebois PDP | <input type="checkbox"/> Villebois FDP | <small>Non conforming use application (NCU)</small> |
| <input type="checkbox"/> Zone Map Amendment | <input type="checkbox"/> Waiver(s) | <input type="checkbox"/> 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, Lars Andersen & Associates, Inc., has my permission to submit this application for the property located at:

Site Address: 29400 Town Center Loop W, Wilsonville, OR 97070

Tax Lot(s): 01507257 Section: _____

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:

A handwritten signature in blue ink, appearing to read "David A. Fry", written over a horizontal line.

Printed Name: David A. Fry Date: 9/18/2023

Property Owner Contact Information:

Company (if applicable): Lumberjack LP

Mailing Address: 600 E. Brokaw Rd.

City, State, Zip: San Jose, CA 95112

Phone: _____ E-mail: dave@rdjdevelopment.com

BEFORE THE PLANNING DIRECTOR FOR THE CITY OF WILSONVILLE

In the Matter of an application to confirm the
legality of a nonconforming use at 29400
Town Center Loop W, Wilsonville, OR
97070

APPLICANT'S NARRATIVE AND
EXHIBITS DEMONSTRATING
COMPLIANCE WITH THE RELEVANT
APPROVAL CRITERIA

SUBJECT PROPERTY: 29400 Town Center Loop W,
Wilsonville, OR 97070
TL ID: 31W14D 00220

APPLICANT: Lars Andersen & Associates, Inc.
4694 W. Jacquelyn Ave.,
Fresno, CA 93722
Attn: Dan Zoldak
Phone: 559-276-0850
E-Mail: dzoldak@larsandersen.com

**APPLICANT
REPRESENTATIVE:** J. Kenneth Katzaroff
Keenan Ordon-Bakalian
Schwabe, Williamson & Wyatt, P.C.
1211 SW 5th Avenue, Suite 1900
Portland, Oregon 97204
Phone: 206-405-1985
E-Mail: KKatzaroff@SCHWABE.com
E-Mail: Kordon-bakalian@schwabe.com

PROPERTY OWNER: Lumberjack LP
600 E Brokaw Rd.
San Jose, CA 95112

REQUEST: A Class I review and determination verifying the status of an
existing non-conforming office, warehouse, manufacturing,
service and retail use.

I. APPLICABLE STANDARDS AND CRITERIA

The applicant has identified the following code provisions that the City of Wilsonville (hereinafter, the "City") may apply to its review of this application:

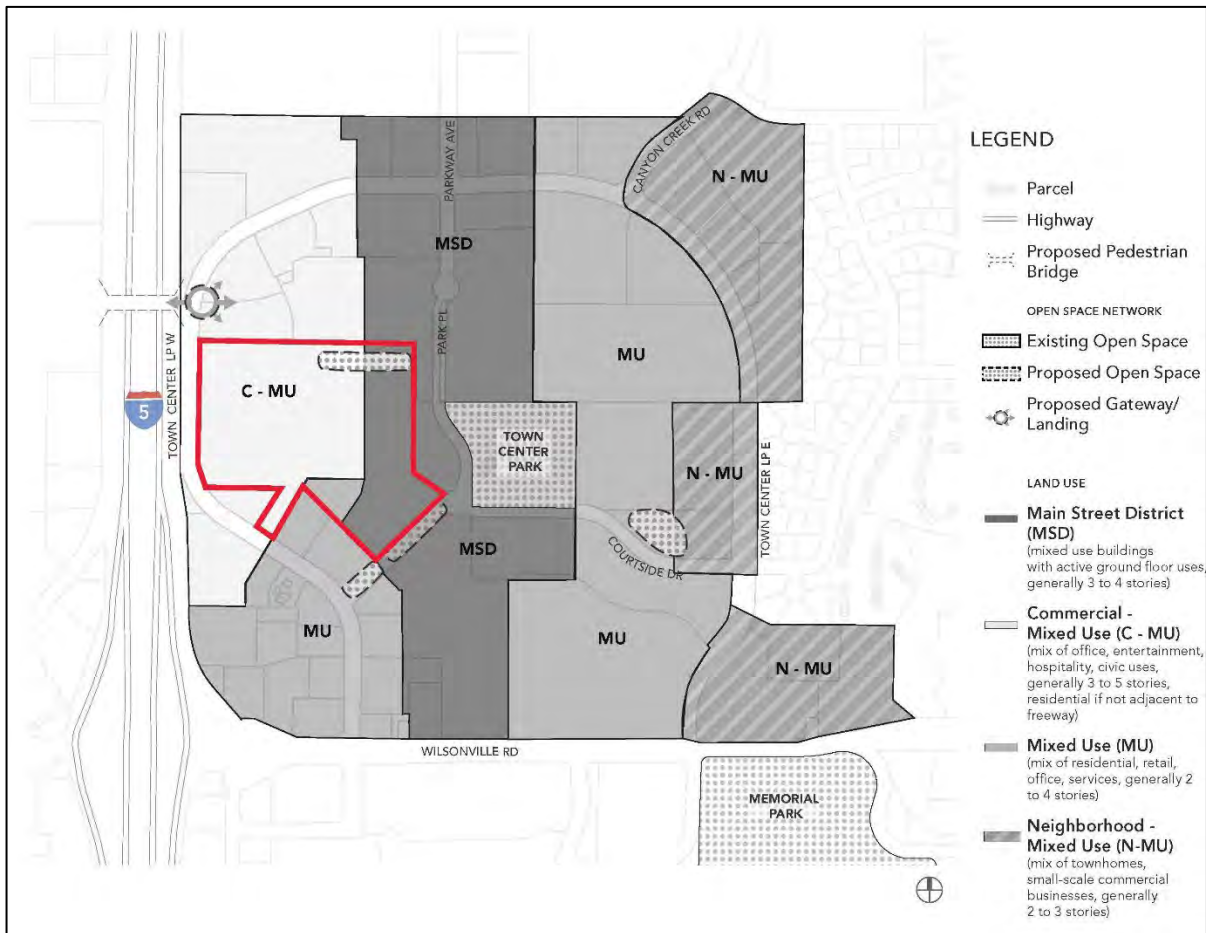
Title 4 – the Wilsonville Development Code ("WDC")

Section 4.000-4.035 – Administration
Section 4.001 – Definitions

Section 4.030 – Jurisdiction and Powers of Planning Director and Community Development Director
 Section 4.132 – Town Center Zone
 Section 4.189-4.192 – Non-Conforming Uses, Structures, Site Conditions, and Lots

II. INTRODUCTION AND BACKGROUND

Lars Andersen & Associates, Inc. (the “**applicant**”) is seeking a Class I review to confirm the status of the existing non-conforming office, warehouse, manufacturing, service and retail use (the “**subject use**”) at 29400 SW Town Center Loop W, Wilsonville, OR 97070¹ (the “**property**”). The 15.01-acre property is located within the City of Wilsonville (the “**City**”) and is zoned Planned Development Commercial – Town Center (“**TC**”). The property is designated with three Town Center Sub-Districts – Commercial-Mixed Use (“**C-MU**”), Mixed Use (“**MU**”), and Main Street District (“**MSD**”).



¹ TL 31W14D 00220.

As pictured below, the property is located in a relatively flat, developed commercial area within the City's Town Center District. There is an existing structure at the property that was operated as a Fry's Electronics ("Fry's") from 1991 to 2021.



In 1991 the City approved a Modification to the Stage I Wilsonville Town Center Master Plan and Stage II Phase II Site Development Plan (the "**1991 Decision**") to allow the development of a 159,400 square foot ("**SF**") retail, office, warehouse, manufacturing, and service store at the property. *See attached, Exhibit A.* The property was zoned Planned Development Commercial ("**PDC**") and designated commercial in the City's Comprehensive Plan when the City approved the subject use of the property. *Id.*, at 14. Subsequent to the City's land use approval, Fry's began operating a retail, office, warehouse, manufacturing, and service store at the property.

Fry's was a large electronics warehouse store that retailed software, consumer electronics, household appliances, cosmetics, tools, toys, accessories, magazines, technical books, snack foods, electronic components, and computer hardware. Fry's also had in-store computer repair and custom computer building services, and offered technical support to customers. The Fry's model was unique for electronics retail outlets of the time, in that Fry's was an electronics warehouse that offered customers a variety of retail, manufacturing and service offerings that exceeded the offerings of Fry's competitors. Because Fry's stocked a wide range of electronics products, they were popular with electronics and computer hobbyists, as well as professionals.

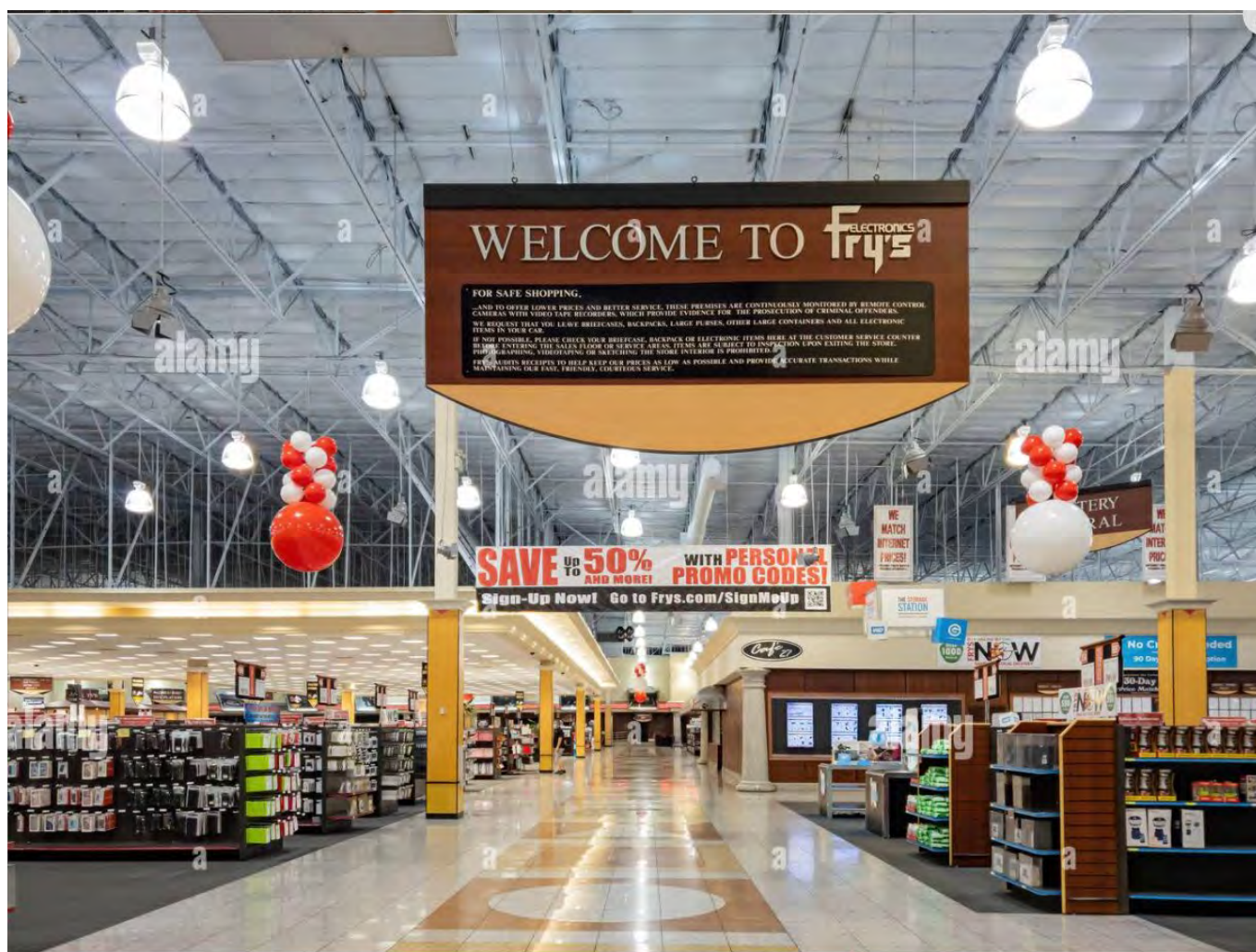


Image Credit: Alamy, <https://www.alamy.com/las-vegas-sep-7-2020-interior-view-of-the-frys-electronics-image375519870.html?imageid=595679EA-E5D6-4FAA-8BDE-4437A0B5DF19&p=283543&pn=1&searchId=9fd62e6ba47e6193d28e3b42e316bc4e&searchtype=0> (last accessed Oct. 20, 2023).



Image Credit: PC Magazine, <https://www.pcmag.com/opinions/to-all-the-frys-i-loved-before-an-elegy-for-the-best-electronics-chain> (last accessed Oct. 20, 2023).

In February 2021, Fry's suddenly went out of business, closing all 31 stores across the United States including the Wilsonville Fry's that was operating at the property.² Since the closure of the Fry's in 2021, the owner of the property has been actively marketing the site and making other plans for its use. The owner has also continued to make utility payments for city services. *See attached, Exhibit B.*

The Home Depot, Inc. ("HD") intends to operate a store within the existing structure that was previously occupied by Fry's, and therefore seeks confirmation from the City that a warehouse retail store can continue operating at the property. *See attached, Exhibit C.* HD operates home improvement warehouse stores that retail tools, construction products, appliances, and services, including transportation and equipment rentals. HD's Home Services division also offers technical expertise for home improvement projects, and both onsite and offsite install, repair, and

² *Fry's Electronics suddenly went out of business*, CNN, <https://www.cnn.com/2021/02/24/business/frys-electronics-closure/index.html> (last accessed Oct. 9, 2023); *Fry's Electronics closes, leaving Wilsonville store barren*, Portland Tribune, https://www.portlandtribune.com/news/frys-electronics-closes-leaving-wilsonville-store-barren/article_cde50d46-de09-5ce3-a647-9f54ce7d4bb1.html (last accessed Oct. 9, 2023).

remodel services. Although the vast majority of HD customers are private individuals, contractors and other professionals account for close to half of HD's annual sales.³

Fry's and HD stores are retail, office, warehouse, manufacturing, and service uses allowed at the subject property pursuant to the 1991 Decision and the property's historic PDC zoning. Both Fry's and HD stores are [were] organized warehouse-style, stock a large range of supplies available for retail, cater to retail consumers and professionals, and offer onsite services and technical support. As both Fry's and HD are warehouse retailers that fall within the subject use approved in the 1991 Decision, the applicant is seeking a non-conforming use determination to verify the status of the property's existing non-conforming use rights.

The applicant requests that the Planning Director process this application through the City's Class I review procedures because there no uncertainty as to the history of the property due to the existence of the 1991 Decision. WDC 4.030.01(A)(7); *see also* Exhibit A.

III. APPROVAL CRITERIA

WDC 4.189.01 – Continuation of Use

A. A non-conforming use may be continued subject to the requirements of this Section.

RESPONSE: In compliance with WDC 4.189.03, the lawfully established non-conforming subject use at the property has not been discontinued or abandoned. The ongoing non-conforming use complies with the criteria of WDC 4.189 and is therefore permitted to continue.

WDC 4.189.02 – Change of Use

A. A non-conforming use may not be changed unless the change or replacement is to a use that is determined by the Planning Director to be no less conforming to the regulations for the zone district in which the use is located than the existing use.

RESPONSE: The purpose of this provision is to consider the impacts of potential changes in use for lawfully established non-conforming uses. In this case, the applicant is not proposing to change the established non-conforming use of the property. Rather, the applicant is seeking a non-conforming use determination to confirm the status of the existing non-conforming use of the property. Therefore, this criterion is not applicable.

WDC 4.189.03 – Abandoned Use.

If a non-conforming use is abandoned for a period of 18 consecutive months, the use shall not be re-established without fully complying with the use requirements of the zone. Mere vacancy of a site or building while it is being marketed or other plans for its use are being

³ *Home Depot CEO Says Contractor Spend Remains Strongest Business Line*, PYMNTS, <https://www.pymnts.com/earnings/2023/home-depot-ceo-says-contractor-spend-remains-strongest-business-line/> (last accessed Oct. 25, 2023).

readied, does not constitute abandonment. In order to be considered abandoned, a site must not be receiving City utilities and must not actively be marketed for rent, lease, or sale. These standards concerning abandonment do not in any way affect the City's processes for the abatement of nuisances as delineated in Chapter 6 of the Wilsonville Code.

RESPONSE: The existing non-conforming subject use at the property has not been abandoned. For a non-conforming use to be abandoned, “a site must not be receiving City utilities and must not actively be marketed for rent, lease, or sale.” WDC 4.189.03. Here, the subject property is actively being marketed for rent, lease, or sale, and is currently receiving, and paying for, City utilities. *See Exhibit B.* Therefore, the non-conforming use of the property has not been abandoned. This criterion is met.

WDC 4.190.02 – Non-Conforming Structures

If a non-conforming structure is abandoned, as defined herein, for a period of 18 months, it may not again be used unless brought into conformity with the requirements of this ordinance. Except, however, that an abandoned non-conforming structure may be re-occupied if a Variance is approved per the requirements of Section 4.196.

RESPONSE: The existing structure at the property is not non-conforming per the definition set forth in WDC 4.001.195 because it conforms to the standards for structures within the TC zone. Therefore this criterion is not applicable.

WDC 4.190.05 – Non-Conforming Structures

A non-conforming structure may be expanded or enlarged, provided that the portion of the structure being enlarged meets zoning requirements in terms of setbacks, height, and lot coverage.

RESPONSE: The existing structure at the property is not non-conforming because it meets the setback, height, and lot coverage requirements for the TC zone. The applicant’s plans involve alterations to the Fry’s building and the subsequent operation of a Home Depot at the property. *See attached, Exhibit C.* The proposed project would consist of up to 124,215 SF of building area, previously occupied by Fry’s. The reduction in square footage will result from interior renovations, specifically the removal of the existing mezzanine within the structure. **Exhibit C.** Exterior alterations include changes to the parking lot, including curbs and the approach to the building. The concept plan demonstrates that the applicant’s proposed alterations are not an expansion. Therefore, this criterion is not applicable.

IV. CONCLUSION

For the reasons stated above, the Planning Director can find that all applicable criteria are met and approve the subject application.

Enclosed with this application are the following exhibits:

- A. 1991 Decision
- B. Proof of Utility Payments
- C. Concept Plan

Unique Serial Number: (assigned by dbase) 4808

Department: Planning

Case No: 91PC43

File Creation Date:

Request: Modified Stage I Master Plan and Stage II Phase II site development plans, reconsideration of Condition of Approval #8 of 90PC15

Action: Approved with conditions

Project Expiration Date:

Property Description: TL 500, 600, 601, 604

Sec. 13

County: C

TL 101, 200, 201, 300, 405

Sec. 14D

County: C

Location: Wilsonville Town Center

Street Address:

Project Name(s): Project Thunder

Applicant: Capital Realty Corporation

Retention Schedule: Permanent

Location of Microfilm: City Hall Vault

Hard Copies of drawings/plans available? Yes

Physical copy of file retained? No

See also Case Files: 89PC50, 90PC15, 90PC15EX, 91DR29, 92DR21

Other name(s) on file:

MAP

SW 10/5/06 Initial/Date

City of
WILSONVILLE
In OREGON

30000 SW Town Center Loop E • PO Box 220
Wilsonville, OR 97070
(503) 682-1011

NOTICE OF DECISION

Project Name: PROJECT THUNDER File No: 91PC43

Applicant / Owner: Capital Realty Corp.

Proposed Action: Modified Stage I Master Plan, Phase II Stage II Site
Development Plans and Amending Condition of Approval 8 of Resolution 90PC5

Property Description:

Map No: 13 & 14D Tax Lot No: 101, 102, 200, 201 Site Size: _____
300 and 500

Address: _____

Location: Wilsonville Town Center - east of Town Center Loop West and northwest
of shopping center

On December 9, 1991, at the meeting of the Planning Commission
the following decision was made on the above-referenced Proposed Development Action:

Approval Approval with Conditions Denied

This decision has been finalized in written form and placed on file in the City records at the Wilsonville City Hall this 16th day of December, 1991, and is available for public inspection. The date of filing is the date of the decision. Any appeal(s) must be filed with the Planning Department by 5:00 p.m. on December 30, 1991.

Written decision is attached

Written decision is on file and available for inspection and/or copying.

This action, if approved, will expire on December 9, 1993 unless development commences prior to the expiration date.

For further information, please contact the Wilsonville Planning Department at City Hall, Community Development, or phone 682-4960.

FILED 12-16-91
Jme

PLANNING COMMISSION
RESOLUTION NO. 91PC43

A RESOLUTION ADOPTING FINDINGS AND CONDITIONS OF APPROVAL FOR A MODIFIED STAGE I MASTER PLAN, PHASE II STAGE II SITE DEVELOPMENT PLANS AND AMENDING CONDITION OF APPROVAL 8 OF RESOLUTION 90PC5 - CAPITAL REALTY CORP., APPLICANT. THE PROPERTY IS IDENTIFIED AS WILSONVILLE TOWN CENTER AND IS LOCATED ON TAX LOTS 101, 102, 200, 201, 300 AND 500, T3S-R1W, SECTIONS 13 AND 14D, CLACKAMAS COUNTY, OREGON

WHEREAS, an application, together with planning exhibits for the above-captioned development, has been submitted in accordance with the procedures set forth in Sections 4.008(4) and 4.139(1), (2) and (3) of the Wilsonville Code, and .

WHEREAS, the Planning staff has prepared a report on the above-captioned subject which is attached hereto as Exhibit A, and

WHEREAS, said planning exhibits and staff report were duly considered by the Planning Commission at a regularly scheduled meeting conducted on December 9, 1991, at which time all exhibits, together with findings and public testimony, were entered into the public record, and


WHEREAS, the Commission has duly considered the subject and the recommendations contained in the staff report, and

WHEREAS, all interested parties have been afforded an opportunity to be heard on the subject.

NOW, THEREFORE, BE IT RESOLVED that the Wilsonville Planning Commission does hereby adopt the staff report attached hereto as Exhibit A, along with the findings, recommendations and Conditions of Approval contained therein. The Wilsonville Planning Director is hereby authorized to issue a Stage I Master Plan and Stage II Site Development Permit for Phase II and a Revised Condition of Approval 8 -Resolution 90PC5 once the prescribed appeal period has expired.

ADOPTED by the Planning Commission of the City of Wilsonville at a regular meeting thereof this 9th day of December, 1991, and filed with the Planning Secretary this same day.

Attest:



Judge Emison, Planning Secretary



Chairman, Planning Commission

91PC43

And to provide an additional finding of fact that says that the traffic signal at the intersection of Town Center Loop West and Wilsonville Road is in process and should be in place by July of 1992, which it appears will alleviate some of the traffic congestion, but the Planning Commission still has significant concerns regarding the traffic at the intersection of Wilsonville Road and Parkway Avenue. (That's a finding of fact and not a Condition of Approval.)

**STAGE I MASTER SITE PLAN AND
PHASE II STAGE II SITE DEVELOPMENT
CONDITIONS OF APPROVAL**

1. This approves the subject Stage I Master Plan and Stage II Site Development of Phase II Project Thunder store. Developers shall submit separate applications for Stage II development review and separate applications for Site Design Review for each pad and development phase proposed in the Master Plan.
2. Automotive service stations/centers and automotive wash centers shall not be permitted within the Wilsonville Town Center Master Plan.
3. The owner shall waive right of remonstrance against any local improvement district that may be formed to provide public improvements to serve the subject site.
4. All survey monuments on the subject site shall be protected. If destroyed by the proposed site construction, the applicant shall retain a professional land surveyor to replace the monuments and file a copy of the record survey with the City.
5. The developer shall retain an engineer to provide a detailed drainage analysis of the subject property and prepare a 24" x 36" sheet identifying contributing drainage areas to be included with the final design plans.
6. Storm sewer system shall be designed to pass a 25-year frequency storm. Engineer shall provide detailed drainage computations. Applicant's design engineer shall provide runoff protection to downstream property owners. The design may require a detailed erosion control plan.
7. The developer shall coordinate with the City Engineer in preparing grading plans and in the design and location of all public utilities.
8. The developer shall conform with all requirements of the Tualatin Valley Fire District.

9. The developer shall submit to the Design Review Board a pedestrian sidewalk plan showing connections along the access drives through Phase II to the open space. Construct a five-foot wide concrete sidewalk, off-set five feet from the curb along the entire frontage of Town Center Loop West with Phase II and the adjoining pads. Connect all public sidewalks to the on-site sidewalk system. All sidewalks shall be constructed prior to occupancy of Project Thunder.

10. This approval amends Condition No. 16 of Resolution 89PC50 and Condition No. 8 of Resolution 90PC15 to state as follows:

The applicant shall dedicate 5.1 acres for a public park before issuance of the Certificate of Occupancy for Phase II unless the applicant and the City Council reach an agreement for a later date. The City and the applicant will work toward resolving the access and timing issues of the public park dedication up to including the time of the Certificate of Occupancy.

11. That an association of owners or tenants shall 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 common areas (landscaped areas) that are acceptable to the Planning Director. Said association shall be formed and continued for the purpose for maintenance. Such an association may undertake other functions. It shall be created in such a manner that tenants or owners of property shall automatically be members and shall be subject to assessments levied to maintain said common areas for the purposes intended. The period of existence of such association shall be not less than twenty years and it shall continue thereafter until other arrangements are made subject to City approval. This condition of approval does not apply to the open space proposed to be dedicated to the City.

12. All final plans shall be submitted on a 24" x 36" format. A title page will be required with a space left in the lower right-hand corner for an 8-1/2" x 11" information sheet to be provided by the City and to be affixed to the final as-built plans before acceptance. The applicant shall provide 3 mil mylar as-builts to the City which must be submitted and approved by the City before the final punch list inspection will be performed by the City.

13. Final utility design shall meet the following general format:

- A. Sanitary sewer shall be aligned on the north and west side of all street centerlines.
- B. Storm sewer shall be aligned on the south and east side of all street centerlines.
- C. Water line shall be aligned on the south and east side of all street centerlines.
- D. Minimum centerline finish grade shall be no less than 1% and the maximum centerline finish grade shall be no more than 12% for local streets. Minimum centerline finish grade shall be no more than 8% for any street above local street in classification and shall be constructed of concrete.
- E. The top of the curb shall equal centerline finish grade unless offset crown design or curb return transition.

- F. Composite utility plan shall be part of the final plan set.
 - G. Detailed grading plan shall be part of the final plan set.
 - H. Utilities not in the street area shall provide maintenance access acceptable to the City, and shall be centered in a 15-foot easement to be conveyed to the City of Wilsonville.
 - I. Final design of the public utilities shall be approved at the time of the City's issuance of a Public Works Construction Permit.
 - J. All on-and-off-site utilities shall comply with the State of Oregon and the City of Wilsonville requirements and Codes.
 - K. All cul-de-sacs shall have a minimum 45-foot radius to the face of the curb to allow for adequate turning radius.
 - L. All public streets shall meet design requirements for sight distance - horizontal, vertical and intersectional.
 - M. Final design plans shall identify locations for street lighting, gas service, power lines, telephone lines, cable television, street trees and mailbox clusters.
14. All survey monuments on the subject site shall be protected. If destroyed by the proposed site construction, the applicant shall retain a professional land surveyor to replace the monuments and file a copy of the record survey with the City.
 15. All power and telephone utilities shall be installed underground.
 16. Provide the Planning Director crossover reciprocal easements to adjacent properties for ingress and egress of traffic to cross over drives and private roads.
 17. The developer shall designate and construct City of Wilsonville Rapid Area Transport transit stops. Coordinate with Tom Barthel, the City Administrative Analyst, on the number and locations of the transit stops.
 18. The minimum parking space dimensions shall be 9' x 18' with 25-foot travel lanes.
 19. That Phase II be developed in such a manner that traffic generated by the development can be accommodated safely and without congestion in excess of level service D defined in the Highway Capacity Manual published by the National Highway Research Board on access drives at Town Center Loop West and at the intersection of Town Center Loop West with Wilsonville Road.
 20. The Phase II Stage II development shall take access at the prescribed access locations approved in Local Improvement District No. 5 along Town Center Loop West, except for the proposed access drive shown to be relocated at the southwest boundary of Phase II and is subject to the approval of the City Attorney and agreement being reached regarding lining up of the access drives on Town Center Loop West and the property across the street. The City Attorney is going to review the agreements to make sure that we end up with a full intersection on Town Center Loop West and the access drive to Project Thunder unless the property owner and the City Council reach another agreement.

21. At the time the Design Review Board specifically reviews the applicant's plans regarding the east wall of the large structure in Phase II, the applicant shall insure its compatibility with the proposed park. DRB shall also look at the pathway and sidewalk circulation plan.
22. That all construction workers park on site and not within public streets.
23. Prior to site grading, the developer shall coordinate with the Oregon Division of State Lands to investigate the existing storm water detention pond for possible wetlands.
24. The applicant shall coordinate with the City Engineer to consider on-site detention in its submittal to the City. The applicant shall coordinate with the Engineering Department all storm drainage plans with some consideration toward whether or not on-site detention is feasible and meets the engineering standards of the City.

Chairman Mike Williams moved to accept the staff report with the following amendments:

Revise Condition of Approval Number 10 to provide that instead of at the time building permits are issued at the Phase II Stage II site development, to provide that at the time the Certificate of Occupancy is issued the applicant/property owner shall dedicate 5.1 acres. And to provide another sentence at the end, that the City and the applicant will work toward resolving the access and timing issues of the public park dedication up to including the time of the Certificate of Occupancy.

Provide an additional condition of approval that at the time that the Design Review Board specifically reviews the applicants plans, regarding the east wall of the large structure on Phase II, to insure its compatibility with the proposed park. And to also have the DRB look at the pathway and sidewalk circulation plan. And an additional condition of approval that the applicant consider on-site detention in its submittal to the city. That the applicant coordinate with the engineering department the storm drainage plans with some consideration toward whether or not an on-site detention is feasible and meets the engineering standards of the city. And to provide an additional finding of fact that says that the traffic signal at the intersection of Town Center Loop West and Wilsonville Road is in process and should be in place by July of 1992, which it appears will alleviate some of the traffic congestion but the Planning Commission still has significant concerns regarding the traffic at the intersection of Wilsonville Road and Parkway Avenue. (That's a finding of fact and not a Condition of Approval.)

An additional Condition of approval is subject to the approval of the City Attorney and agreement being reached regarding lining up of the access drives on Town Center Loop West and the property across the street. The City Attorney is going to review the agreements to make sure that we end up with a full intersection on Town Center Loop West and the access drive to the Project Thunder.

(Mike Kohlhoff - Add the phrase, "unless the project owner and the city council reach other agreement")

Condition 10 will read that dedication of 5.1 acres for a public park will be required before issuance of the Certificate of Occupancy unless the applicant and the City Council reach an agreement for a later date.

Motion was seconded by Lew Hendershott and carried 4-2.

**PLANNING DEPARTMENT
STAFF REPORT**

DATE: December 9, 1991

TO: Planning Commission

PREPARED BY: Blaise Edmonds

REQUEST: 91PC43 Modification to Stage I Site Master Plan, reconsider Condition of Approval 8 of Resolution 90PC15; Stage II Phase II Site Development review for a 159,400 square foot retail commercial building - Project Thunder - Capital Realty Corp., applicant.

SUMMARY

Capital Realty Corporation is representing a retail business with the anonymous name "Project Thunder". The Project Thunder people desire to develop 14.75 acres (Phase II of Wilsonville Town Center) for a 159,400 square foot electronics-related retail store.

The proposed Project Thunder Stage II Site Development Plans has caused Capital Realty Corp. to modify and re-submit the Stage I Wilsonville Town Center Master Plan to reflect an expanded master plan area, reclassify overlay zones associated with Ordinance 55, redesignate the phasing sequence and to establish approximately 5.4 acres for open space.

Capital Realty Corp. is also seeking reconsideration of Condition 8 of Planning Commission Resolution 90PC15 which imposed certain design and development requirements for the development of the 5.4 acre open space.

All Comprehensive Plan and Zoning Code requirements that apply to this Stage I review are satisfied or can be met. Parking issues, building height and setback, final design, utility placement, and other site specific development requirements are further considered in this application for Stage II Phase II site development of Thunder Project, a 159,400 square foot retail commercial building. The applicant has also submitted conceptual plans showing Project Thunder's architecture, landscaping and a signage program. The Design Review Board is the City's review authority of the project's architecture, landscaping and signage program.

The applicant's traffic report demonstrates that the location, design and uses are such that traffic generated by Project Thunder can be accommodated safely and without congestion in excess of level service D defined in the Highway Capacity Manual at the access drives to Town Center Loop West and at the intersection of Town Center Loop with Parkway Avenue and the intersection with Town Center Loop West with Wilsonville Road. It may also be determined that the location and design of the access drives may be refined to reflect conclusionary findings of the traffic analysis report and of the City Engineering Department. The proposed findings do not take into account traffic impact on the intersection of Wilsonville Road with Parkway Avenue and the Wilsonville interchange from the proposed Phase II development. With respect to the previous statement, the Planning Commission did not analyze traffic congestion levels on the aforementioned intersection in the review of Phase I Wilsonville Town Center. Furthermore, Subsection 4.139(4)(b)WC does not ask the applicant to accommodate traffic safely and without congestion in excess of level service "D" at the Wilsonville Interchange.

Project Thunder can be adequately served by existing or immediately planned public facilities and services.

RECOMMENDATION: Approve the modified Stage I Wilsonville Town Center Master Plan and Stage II Phase II Site Development Plans with Conditions of Approval attached herein. This recommendation acknowledges the conceptual configuration of a 5.1 acre open space as proposed by the developer.

FINDINGS: PDC & PDI

The following findings are hereby adopted by the PLANNING COMMISSION and entered into the public record in consideration of the application as submitted in conformance with the City's Comprehensive Plan and Zoning Regulations. "PROJECT THUNDER"

NA = NOT APPLICABLE
DRB = DESIGN REVIEW BOARD

	Code Std.	Proposed	Code Compliance		Additional Findings
			Yes	No	
A. Land Use					
Zoning	<u>PDC</u>	<u>PDC</u>	<input checked="" type="radio"/>	<input type="radio"/>	<u>1 to 7</u>
Comprehensive Plan Designation	<u>COMMERCIAL TOWN CENTER</u>		<input checked="" type="radio"/>	<input type="radio"/>	<u>1 to 7</u> <u>32 to 36</u>
B. Land and Building Improvements					
1. Lot Size					
a. Total site area (acreage)	<u>NOT SPECIFIED</u>	<u>652,687 SF</u>	<input checked="" type="radio"/>	<input type="radio"/>	_____
b. Lot sizes (subdivision)	<u>NA</u>		<input type="radio"/>	<input type="radio"/>	<u>NA</u>
Acreage lot size	<u>NA</u>		<input type="radio"/>	<input type="radio"/>	<u>NA</u>
2. Lot Coverage					
a. All buildings	<u>NOT SPECIFIED</u>	<u>24% 159,400 SF</u>	<input checked="" type="radio"/>	<input type="radio"/>	_____
b. Parking/paved	<u>↓</u>	<u>61% 395,242 SF</u>	<input checked="" type="radio"/>	<input type="radio"/>	_____
c. Landscaping					
1. total size area (%)	<u>MINIMUM 15%</u>	<u>15% 98,045 SF</u>	<input type="radio"/>	<input type="radio"/>	<u>DRB</u>
2. parking area (%)	<u>10%</u>	<u>-</u>	<input type="radio"/>	<input type="radio"/>	<u>↓</u>
3. screening/buffering	<u>REQ'D</u>	<u>-</u>	<input type="radio"/>	<input checked="" type="radio"/>	<u>42,43</u>
4. irrigation system	<u>↓</u>	<u>-</u>	<input type="radio"/>	<input type="radio"/>	<u>DRB</u>
3. Building Setbacks					
Front / <u>TOWN CENTER LOAD WEST</u>	<u>0'</u>	<u>445'</u>	<input checked="" type="radio"/>	<input type="radio"/>	_____
Right side / <u>NORTH</u>	<u>0'</u>	<u>160'</u>	<input checked="" type="radio"/>	<input type="radio"/>	_____
Left side / <u>SOUTH</u>	<u>0'</u>	<u>85'</u>	<input checked="" type="radio"/>	<input type="radio"/>	_____
Rear side / <u>EAST</u>	<u>0'</u>	<u>70'</u>	<input checked="" type="radio"/>	<input type="radio"/>	_____

	Code Std.	Proposed	Code Compliance		Additional Findings	
			Yes	No		
4. Building Use						
a. Office	sq. ft.	9,117 SF	<input checked="" type="radio"/>	<input type="radio"/>		
b. Warehouse	sq. ft.	39,330 SF	<input checked="" type="radio"/>	<input type="radio"/>		
c. Manufacturing/SERVICE	sq. ft.	17,276 SF	<input checked="" type="radio"/>	<input type="radio"/>		
d. Other/DETAIL	sq. ft.	63,914 SF	<input checked="" type="radio"/>	<input type="radio"/>		
5. Building Specifications						
a. Building Height		35'	<input checked="" type="radio"/>	<input type="radio"/>	44	
b. (Sun Exposure Plane)		NA	<input type="radio"/>	<input type="radio"/>	NA.	
c. Gross Floor area of Building		NO LIMIT 150,400 SF	<input checked="" type="radio"/>	<input type="radio"/>		
6. Number of Off-Street Parking						
a. Standard 9' X 18'		472	350	<input checked="" type="radio"/>	<input type="radio"/>	48
b. Compact 8 1/2' X 17' (30% 10 allowed)		OPTIONAL	NOT SHOWN	<input checked="" type="radio"/>	<input type="radio"/>	
c. Handicapped 12' X 18' (1 to 50 required)		11	16	<input checked="" type="radio"/>	<input type="radio"/>	UBC TABLE 31-A
Total		483	372	<input checked="" type="radio"/>	<input type="radio"/>	46 to 48
d. Truck load berths		2	26	<input checked="" type="radio"/>	<input type="radio"/>	
7. Access/Egress						
a. Direct access to street		-	3	<input type="radio"/>	<input checked="" type="radio"/>	17, 18
b. Access provided by easement		NA		<input type="radio"/>	<input type="radio"/>	NA
c. Rail Access		NA		<input type="radio"/>	<input type="radio"/>	NA.
8. Open Space Slope Protection						
a. Existing vegetation protected		NA		<input type="radio"/>	<input type="radio"/>	NA
b. Slopes over 20% to 30% impervious coverage		NA		<input type="radio"/>	<input type="radio"/>	NA
c. River and stream corridors protected		NA		<input type="radio"/>	<input type="radio"/>	NA
d. Adequate erosion control provided				<input checked="" type="radio"/>	<input type="radio"/>	EXHIBIT G4
e. Within greenway		NA		<input type="radio"/>	<input type="radio"/>	NA

	Code Std.	Proposed	Code Compliance		Additional Findings
			Yes	No	
C. <u>Other Planning Considerations</u>					
1. Outside storage area provided/ screening	<u>-</u>	<u>-</u>	<input type="radio"/>	<input type="radio"/>	<u>DRB</u>
2. Adequate screenage of mechanical equipment	<u>-</u>	<u>-</u>	<input type="radio"/>	<input type="radio"/>	<u>DRB</u>
3. Safety/crime prevention					
a. Location of addressing	<u>-</u>	<u>-</u>	<input type="radio"/>	<input type="radio"/>	<u>DRB</u>
b. Natural surveillance	<u>-</u>	<u>-</u>	<input type="radio"/>	<input type="radio"/>	
c. Type of exterior lighting	<u>-</u>	<u>-</u>	<input type="radio"/>	<input type="radio"/>	
					↓
D. <u>Bike Paths, Pedestrian Trails, & Equestrian Trails</u>					
1. Pathway Standards					
a. Pathways are provided consistent with pathway master plan and design standards (Section 4.168 W.C.)	<u>REQ'D</u>	<u>HOT SHOW</u>	<input type="radio"/>	<input checked="" type="radio"/>	<u>201031</u>
E. <u>Previous Approval actions and applicable conditions or approvals</u>					
1. City Council	<u>Yes</u>	<u>No</u>	File No.	See finding	<u>DRB 55</u>
2. DRB	<u>Yes</u>	<u>No</u>	File No.	See finding	<u>40215 Agre 50</u>
3. P.C.	<u>Yes</u>	<u>No</u>	File No.	See finding	<u>_____</u>
4. Other	<u>Yes</u>	<u>No</u>	File No.	See finding	<u>_____</u>
Inter-agency review comments					
Yes	<u>No</u>	See Exhibit No.			<u>_____</u>
Inter-agency review comments (Written Only)					
City Engineer	<u>Yes</u>	<u>No</u>	See Exhibit No.		<u>D</u>
Parks & Recreat.	<u>Yes</u>	<u>No</u>	See Exhibit No.		<u>_____</u>
Traffic Safety	<u>Yes</u>	<u>No</u>	See Exhibit No.		<u>_____</u>
Building Dept.	<u>Yes</u>	<u>No</u>	See Exhibit No.		<u>E</u>
Tualatin Fire Dept.	<u>Yes</u>	<u>No</u>	See Exhibit No.		<u>_____</u>
Sheriff	<u>Yes</u>	<u>No</u>	See Exhibit No.		<u>_____</u>

91PC43

**MODIFIED STAGE I MASTER PLAN AND
STAGE II PHASE II SITE DEVELOPMENT PLANS
AND RECONSIDERATION OF
CONDITION OF APPROVAL 8 OF 90PC15
PLANNING COMMISSION FINDINGS**

Property Owner: Capitol Realty Corporation
Project: Project Thunder
Developer: Project Thunder
Architects: Stage I Master Plan revision - JKS Architects
Stage II Phase II - Design Forum Architects
Traffic Engineer: Kittelson & Associates, Inc.

Property Description:

The subject master plan area comprises 59.79 acres for retail commercial/office development more specifically described as Tax Lots 500, 600, 601 and 604 of Section 13 and Tax Lots 101, 200, 201, 300 and 405 of Section 14D, T3S-R1W, Clackamas County, Wilsonville Oregon. Approximately 114 acres comprise the Town Center Master Plan as recognized in Ordinance No. 55. Wilsonville Town Center, the name of Capital Realty Corporation's commercial retail development, has the same name of a retail district identified in Ordinance No. 55. For clarification, the applicant's Stage I Master Plan will be identified as the Wilsonville Town Center and the City's Master Plan of the district will be identified as Ordinance No. 55.

For years the interior area of Town Center Loop was in agricultural use with farm exemption tax status. It wasn't until the last eight years that the area experienced rapid residential and commercial growth with the development of Park Center Apartments, Town Center Mercantile, Wilsonville Market Place, Phase I Wilsonville Town Center, Clackamas Community College and various office and retail developments. It is apparent that the remaining undeveloped property has become very desirable as reflected by this application for a 159,400 square foot commercial retail store. Capital Realty forecasted commercial growth trends in Town Center and have subsequently purchased additional property to accommodate their plans to develop the Wilsonville Town Center Master Plan. Thus, the overall master plan area will increase from 53.39 acres to 59.79 acres. This adjustment will also create a new development phase in the overall Master Plan. With respect to Project Thunder, the relatively level site is easily accessible to Town Center Loop, Parkway Court and Wilsonville Road. The proposed Project Thunder site is also highly visible to I-5 and Town Center Loop West.

LAND USE

Project Data Stage I - 89PC50

1. Building Area

Phase I	24.08 acres	170,900 square feet
Phase II	6.52 acres	61,000 square feet
Phase III	<u>22.79 acres</u>	179,000 square feet
Total	53.39 acres	

Building Area

Phase I	207,130 square feet
Open Space	5.62 acres

Project Data Stage I Modification:

2. Phase I	22.96 acres (Existing Wilsonville Town Center commercial dev.)
Phase II	14.75 acres (Proposed Project Thunder)
<u>Phase III</u>	<u>22.08 acres (Undeveloped property)</u>
Total	59.79 acres

Building Area

Phase I	207,130 sq.ft.
Phase II	159,400 sq.ft.

3. The Master Plan amendment also seeks to amend the current overlay zones in Ordinance No. 55 to reflect modifications proposed in Stage I Wilsonville Town Center. Essentially, the amendments would replace the Motor Hotel (MH), Office Professional (OP), Service Commercial (SC) and Residential (R) use designations with Central Commercial (CC).

Plan Designation and Zoning

4. The subject site is designated "Commercial" on the Comprehensive Plan map and zoned "Planned Development Commercial" (PDC) on the zoning map. The site is also situated within an area identified as Town Center Master Plan area (Ordinance No. 254). Ordinance No. 254 identifies the property in the following overlay zones; Service Commercial (SC), Office Professional (OP), Central Commercial (CC), Motor Hotel (MH), Residential (R) and within an area designated for a Lake or Open Space.

5. Within the Comprehensive Plan, a number of goal and policy statements address the commercial planning designation and development review which apply to the subject property. The applicable criteria for Stage I Master Plan review is found in Section 4.139(2) of the Wilsonville Code. Recommended uses for development within the Town Center Master Plan are embodied in Chapter 4 of the Wilsonville Code. In brief, the combined review criteria are the following:

The Most Applicable Comprehensive Plan Goals, Policies and Objectives

Goal 1.1	Citizen Involvement Goal
Objective 3.1	Public Facilities Availability
Policy 3.3.1	Street System Master Plan
Policy 3.3.1(b)	Street System Master Plan
Policy 3.3.1(c)	Street System Master Plan
Policy 3.3.2(a)	Arterial and Collector Streets
Policy 3.3.5(b)	Private Owner Responsibility to Build Streets
Policy 3.3.8(a)	Transportation Impact Analysis
Policy 3.3.8(c)	Traffic Trip Reduction
Policy 3.3.8(d)	Consolidation of Vehicle Trips
Policy 3.3.8(e)	Mass Transit
Policy 3.3.14	Major Street Improvements Required
Policy 3.3.3	Street Standard and Dedication
Policy 3.3.11	Bikeways and Pathways
Policy 3.3.12	Pathway Construction
Policy 3.8.3	Open Space
Policy 4.2.3	Site Plan Information Requirements
Policy 4.2.5	Development Coincide with Public Facilities

Applicable Zoning Ordinance Provisions

Section 4.123	This Section provides the requirements of the PDC zone which are governed by Section 4.130 to 4.140.
Section 4.138(4)	Stage I Master Plan compliance
Section 4.139(4)	Criteria for approval of a planned development including subsections a, b and c

Town Center Master Plan

Ordinance Nos. 55 and 254.

Goal 1.1 - Citizen Involvement

6. The Planning Commission will be conducting the Stage I Master Plan as a public hearing and all notification requirements have been met.

CONCLUSIONARY FINDING

7. The proposed uses, both separately and as a whole, are consistent with the Comprehensive Plan and can be made consistent with Ordinance No. 55.

PUBLIC FACILITIES

Objective 3.1

8. The City Engineering Department has provided detailed comments regarding public facilities improvements required to serve the site. These findings and recommendations are listed on Exhibit D.

Sanitary Sewer

9. Three sanitary sewer lines serve the site. An eight-inch line is located on the west side of the site which extends south through Citizens Drive to a trunkline in Wilsonville Road. A 15-inch line is located in the center of the site and a 10-inch line traverses the site originating from the Courtside Estates subdivision. This line was relocated to accommodate Phase I development. Approximately 1,500 linear feet of a sanitary sewer line was constructed along the northerly right-of-way of Wilsonville Road. This finding is also applicable to Stage II site development.

Storm Drainage

10. The subject site is located within two storm drainage basins. Phase I site grading recontoured the site Master Plan to divert storm water to a piped system in the easterly basin that out falls to an existing 48-inch pipe on the southeast corner of Phase I site. This diversion helps relieve the westerly storm basin from the storm drainage system that out falls to constricted culvert under I-5. Phase II development will remove the existing storm detention pond located on the west side of the site and be replaced with storm pipes to connect with the improved Phase I storm system. The City requires detailed storm drainage plans designed to pass a 25-year storm frequency. The detention pond has not been investigated with the Oregon Division of State Lands for wetlands status.

Water

11. Existing 12-inch waterlines located in Wilsonville Road and Town Center Loop East and West have adequate flow to serve full buildout of the site. This finding is also applicable to Stage II site development.

Police

12. Police protection is provided to the City by the Clackamas County Sheriff's Department. This department has a headquarters in Wilsonville City Hall which is near the subject property.

Fire/Emergency

13. The Tualatin Valley Consolidated Fire and Rescue District provides fire protection to this site. The City is served by two fire stations strategically located in the City that can provide adequate fire protection services to the proposed development.

CONCLUSIONARY FINDING

14. That the location, design and uses are such that the retail commercial center will be adequately served by existing or immediately planned facilities and services.

STREETS and TRAFFIC

Policy 3.3.1(a) - Street System Master Plan

15. The Street System Master Plan identifies design standards and conceptual locations for arterials and major collectors. Wilsonville Road and Town Center Loop are classified as major arterial streets. The Master Street System and Functional Classification Map does not identify or classify any internal streets within the Town Center Loop. In the case of the proposed retail development, private drives will be constructed and connected to an internal drive/road system. This finding is also applicable to Phase II Stage II site development.
16. The design standards for Wilsonville Road show an approximate 94-foot right-of-way with a median planter island. The standards for the Town Center Loop show a 72-foot right-of-way with a median planter island. This finding is also applicable to Stage II site development.
17. The proposed development will construct driveway connections within Town Center Loop, but not in the same alignments as shown on the pictorial map representing the Town Center Master Plan. This finding is also applicable to Stage II site development.
18. Though the proposed access drive located near the northwest corner of the site is shown at a location supported by the Town Center Master Plan, this access is situated along a radius of Town Center Loop West that may position it in an unsafe location for egress and ingress.

Policy 3.3.2(a) - Dedication of Arterial and Collector Streets and Control or Consolidation of Access Drives.

19. The dedication of additional right-of-way and half-street improvements along Wilsonville Road and Town Center Loop East were accomplished in Phase I Stage II site development. This finding is also applicable to Stage II site development.
20. The Wilsonville Town Center Master Plan shows ten access drives at arterials. The full access drive shown near the northwest corner of Phase III at Town Center Loop West should be analyzed for safe vision clearance.

21. The proposed access drive to Project Thunder, shown at the southwest corner of the site, does not align with the location of the existing curb cut approved to the site in Local Improvement District No. 5. This access drive would further create a staggered intersection with access drives constructed on the opposite side of Town Center Loop West. This access drive also deviates from the access drive shown on the Town Center Master Plan approved in 89PC50. The Planning Commission cannot change the locations of access drives approved in LID No. 5 without first obtaining approval from the City Council. This finding is also applicable to Stage II site Development.
22. It appears from the re-submitted Stage I Master Plan that access is not proposed at Parkway Court which would have encouraged through traffic from Wilsonville Road and Town Center Loop to the Parkway Court.

Policy 3.3.3

23. Policy 3.3.3 requires the City to establish minimum street standards and dedication of adequate right-of-way prior to actual site development. It further provides that if proposed development exceeds minimum service capacity, then appropriate improvements shall be required prior to occupancy of the completed development. With respect to Project Thunder, the arterials servicing the site, Town Center Loop West and Wilsonville Road are already constructed to the Public Works standards. Phase I of Wilsonville Town Center is required to install a traffic signal to comply with minimum service capacity levels.
24. Section 4.139(4) stipulates that a Planned Development Permit may be granted by the Planning Commission only if it is found that the development conforms to subsections 4.139(4)(a),(b) and (c) and Sections 4.130 to 4.140. Section 4.139(4)(b) states:

"That the location, design, size and uses are such that traffic generated by the development can be accommodated safely and without congestion in excess of level service D defined in the Highway Capacity Manual published by the National Highway Research Board on existing or immediately planned arterial or collector streets and will, in the case of commercial or industrial developments, avoid traversing local streets."
25. The applicant has provided an updated transportation analysis prepared by Kittelson & Associates, Inc. for Project Thunder. Wayne Kittelson's updated report is labeled Exhibit G-7. The report recommends that a traffic signal be installed at the intersection of Town Center Loop West with Wilsonville Road at the time of occupancy of Phase II. However, Capital Realty was conditioned in Phase I Stage II development (Resolution 90PC15) to install the subject traffic signal as determined by the City Engineering Department. This requires that the State of Oregon Department of Transportation warrant the signal. This finding is also applicable to Stage II site development.
 - All of the intersections within the study area, with the exception of Wilsonville Road/Parkway Avenue, are currently operating within acceptable level of service limits.

- Under projected 1991 total traffic conditions and with the addition of site-generated Phase I traffic, the minor street left-turn movements at the Town Center Loop West/Wilsonville Road intersection are projected to experience an "E" Level of Service. While a traffic signal would improve the level of service for the 45 vehicles making this movement, it would also cause an overall increase in intersection delay and is not considered appropriate in view of the surrounding street system, the traffic circulation patterns and the projected operational characteristics of this intersection.
- By 1995, the projected background traffic volume conditions, without Phases II and III, will warrant the installation of a traffic signal at the intersections of Wilsonville Road/Town Center Loop West and Wilsonville Road/Town Center Loop East. It is therefore recommended that traffic operations at both the Town Center Loop intersections with Wilsonville Road be monitored on a regular basis. Traffic signals should be installed only when one or more MUTCD signal warrants are met and the operational and/or safety characteristics dictate a need for a traffic signal.
- The number of access drives included in the Site Plan will be adequate to serve the proposed retail development. These access drives will disperse the site-generated traffic sufficiently to minimize the overall effect of the retail center on the capacity and quality of service provided by the adjacent arterial street system. At the same time, they are sufficiently separated from each other and from adjacent intersections to avoid significant operational, stacking and safety problems.
- By 1995, the projected background traffic volume will, by itself, exceed the existing capacity of Wilsonville Road in the vicinity of the Wilsonville Road/I-5 interchange. The proposed ODOT improvement project at the interchange would add sufficient capacity to accommodate both the 1995 background traffic, as well as the additional traffic from Phases II and III of the proposed development.

Kittleson and Associates has also provided additional findings and recommendations found in their letter of October 16, 1991, labeled Exhibit G, which are as follows:

- The key unsignalized intersections within the study area are currently operating at an acceptable LOS during weekday evening peak hour conditions.
- Upon completion of the development, the site driveways and key off-site intersections, with the exception of Wilsonville/Town Center Loop West, will operate within acceptable level of service limits during the evening peak-hour time period.

- A traffic signal is warranted to accommodate projected 1992 traffic volumes at the Wilsonville Road/Town Center Loop West intersection. It is therefore recommended that a traffic signal be installed at this location upon completion of the proposed development.

Policies 3.3.8(a)-(e)

26. These policies address traffic impacts and congestion.

As noted in the previous findings responding to Policy 3.3.3, the applicant has provided a detailed traffic analysis that responds to Policies 3.3.8(a)-(e) and Section 4.139(4) of the Wilsonville Code.

CONCLUSIONARY FINDING

27. The applicant's traffic report demonstrates that the location, design and uses are such that traffic generated by Project Thunder can be accommodated safely and without congestion in excess of level service D defined in the Highway Capacity Manual at the access drives to Town Center Loop West, and at the intersection of Town Center Loop with Parkway Avenue and the intersection with Town Center Loop West with Wilsonville Road. It may also be determined that the location and design of the access drives may be refined to reflect conclusionary findings of the traffic analysis report and of the City Engineering Department. These findings do not take into account traffic impact on the intersection of Wilsonville Road with Parkway Avenue and the Wilsonville interchange from the proposed Phase II development. With respect to the previous statement, the Planning Commission did not analyze traffic congestion levels on the aforementioned intersection in the review of Phase I Wilsonville Town Center. Furthermore, Subsection 4.139(4)(b)WC does not ask the applicant to accommodate traffic safely and without congestion in excess of level service "D" at the Wilsonville Interchange.

TRANSIT FEATURES, SIDEWALKS AND BIKEWAYS

28. Specific transit features such as transit stop locations and right-of-way fixtures for transit uses should be provided in the Stage II Site Development Plan. These findings are also applicable to Stage II site development.

Policies 3.3.11, 3.3.12, 3.3.13 and 3.3.13(b)

29. These policies addresses pathways and bikeways. Written comments received by Myers/Kroker (the architectural firm responsible for master planning Town Center) in case file 90PC15, have the following observations concerning pedestrian pathways:

"There will need to be a landscape design study of the public right-of-way system defining the nature of plant materials, berm forms, ground cover, public walk systems and street light systems. Design definition of pedestrian overpasses would be developed within the recommended 'Design Review Parameter Study'."

30. The modified Stage I Master Plan shows a bikeway through Phase I to extend through Phase III and connect with the future park. A shoulder-side bikeway is required on the Comprehensive Plan to occur on the south side of Wilsonville Road.
31. The Phase II Stage II submittal plans do not indicate sidewalks along Town Center Loop West as required by Ordinance No. 55 and by Section 4.168 and Subsection 4.167(1)(b) of the Wilsonville Code. Regarding Project Thunder, a five-foot wide concrete sidewalk is required along Town Center Loop West to be off-set five feet from the curb. In order to provide for safe pedestrian access around and on the Phase II site, pedestrian walkways should be extended from Town Center Loop West via the central access drives up to Project Thunder's storefront. It also appears that the applicant has not considered pedestrian sidewalks to link the site with the future park and adjoining businesses.

OPEN SPACE

Policy 3.8.3

32. This policy addresses open space. The proposal, as presented, will have a major impact on the location, size and configuration of the area designated by Ordinance No. 55 shown as lake or open space. Approximately 8.5 acres of lake or open space is conceptually shown on the Town Center Master Plan. The open space depicted on the modified Town Center Master Plan or Ordinance No. 55 does not have the same configuration as shown for the Primary Open Space area depicted on the Comprehensive Plan Map.
33. The modified Stage I Master Plan shows 5.1 acres in open space to be reconfigured to satisfy Capital Realty's site development program, and hopefully, for the City's benefit to develop the property as a public park. The application does not propose a specific open space plan with uses, nor is the applicant proposing a development schedule. In this regard, the Planning Commission had previously conditioned the applicant in Resolution 90PC15 to perform the following:

Condition No. 8:

"At Phase II Stage II site development, which shall be the next phase presented, applicant shall submit to the Planning Commission and the Design Review Board a detailed open space plan and development schedule for the development of the 5.4 acre open space shown on the Stage I Master Plan."

With respect to the above issues, the applicant is requesting the Planning Commission to reconsider Condition No. 8 as follows:

1. Develop a design for the conceptual Wilsonville Town Center open space that allows for the participation of the appropriate City staff and commissions.
2. To formulate a development plan and time frame consistent with the development of Phases II and III of the balance of the Wilsonville Town Center property, and

3. Determine Capital Realty's financial obligation and any credits related thereto."
34. Ordinance No. 55 depicts an open space or lake with a centralized location in Town Center with surrounding development to be oriented and related with it. One can compare this relationship to be similar with the concept of a public square of a small European city or even with an Early American town square. Those kind of public spaces create a sense of place and encourage a community gathering place within an urban context. It also creates a city center environment that involves the pedestrian in its function and design that is not found in retail strip developments designed around automobiles.
35. The proposal, as presented, shows approximately 5.1 acres in open space. The City will require that the open space be dedicated for development of a City park. At issue is the proposed configuration of the open space. In this regard, the proposed open space has a spacial composition that positively responds to the open space concept in Ordinance No. 55. The proposed Master Plan is an assembly of properties that make up a reasonable configuration for future park development. Conversely, the surrounding development plan represents an augmentation of the more traditional strip retail commercial center showing buildings oriented to major collectors and arterials together with large storefront parking areas. Truck delivery activities are then generally found on the sides or at the rear of the stores which attract outside storage of palettes, boxes etc. The applicant has modified the original submittal drawings designed to lessen the impact of Project Thunder's building mass on the proposed open space. Buffering can be accomplished by reducing the mass of Project Thunder with siting a smaller intervening building between Project Thunder and the open space. The revised plan also re-positioned potential building sites to open up the view of the open space to Town Center Loop West.
36. The proposed 5.1 acre open space, combined with approximately 3 acres in open space created for Town Center Park Apartments and Clackamas Community College, will provide a generous area for a future public park.

Policy 4.2.3 and Section 4.139(2)(a) and (b)

37. This policy and zoning section identify the information which must be included in the Site Plan. The information set forth has been submitted in compliance with the Comprehensive Plan and Zoning Ordinance. Landscape and Architectural Plans will be reviewed by the Design Review Board.

Policy 4.2.5

38. This policy requires that development coincide with the provision of public streets, water, sanitary sewer and storm drainage facilities. Such facilities are currently available at the site. Sewer and water are located within the abutting roads. Storm drainage is provided at the eastern portion of the site. The extension of these services will be coordinated with site construction and facilities and will be designed to meet City public works standards.

Sections 4.130 to 4.140

39. The proposed use is authorized by, and consistent with, the Comprehensive Plan and the official City Zoning Map. The proposed commercial/office uses are permitted in overlay zones as part of the Town Center Master Plan. An approval of this Master Plan, however, will amend overlay zones of Ordinance No. 55.
40. Ordinance No. 55 is a conceptual plan intended to list recommended uses prescribed by commercial overlay zones. The Ordinance further allows the Planning Commission flexibility to change the plan to reflect changes of community needs, shopping habits, transportation and in social economic needs. Such is the case in this application with proposed changes in building orientation, driveway location, reclassified uses and reconfigured open space.
41. Condition No. 2 of the Stage I Master Plan approval requires separate Stage II land development applications for review of each pad. Therefore, the buildings proposed on the pads are not part of this application.

BUFFERING and SCREENING

42. Section 4.163 of the Wilsonville Code requires:
 - A. All outdoor storage and garbage collection areas shall be screened from off-site view with fencing and/or landscaping.
 - B. Activity areas on commercial and industrial sites shall be buffered and screened from adjacent residential areas. Multi-family developments shall be screened and buffered from single-family areas.
43. The Site Plan illustrates an area between the truck loading area and proposed open space. This site arrangement orients the massive and mundane backside of Project Thunder to Parkway Court and the proposed open space. The impact can be lessened, as proposed in Finding No. 35, together with innovative design utilizing landscaping, screenage, murals etc.

BUILDING HEIGHT

44. Definition no. 12 of Chapter 4 of the Wilsonville Code (Building of Structural Height) is defined by the following:

"The term 'height of building' shall be deemed to mean the perpendicular distance from the average elevation of the adjoining ground to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the middle height gable between the eaves and ridge of a pitch or hip roof. If a building is divided into units by means of masonry division walls, each unit shall be considered separately in calculation for height of building."

45. In order to distinguish Project Thunder to the public, the applicant proposes to construct a dome and flag pole atop the main entrance of the store. Section 4.172(1) exempts domes and flag poles from the height limits of the PDC zone. However, the flag pole can only fly the United States and the State of Oregon flags. Just for general information, the top of the dome is shown approximately 55 feet above grade level. The top of the flag pole is approximately 81 feet above grade level.

PARKING ANALYSIS

46. Section 4.150WC:

"Commercial:

Commercial retail, 1,501 square feet or more	1 space/200 sq.ft. @ 63,914 sq. ft. of floor area
Service or repair shops	1 space/200 sq.ft. @ 17,276 sq. ft. of floor area
Eating or drinking establishments	1 space/200 sq.ft. @ 6,096 sq. ft. of floor area
Storage warehouse, wholesale establishment, rail or trucking freight terminal	1 space/2,000 sq.ft. @ 39,336 sq.ft. of floor area up to 40,000 sq.ft.; 1 space/4,000 sq. ft. thereafter
Office	1 space/250 sq.ft. @ 9,117 sq.ft.

These calculations do not include employee lunch rooms, restrooms, HVAC rooms, cat walks, etc.

Building Area - Phase II

Minimum Parking Required:

Project Thunder approximate floor areas:

Retail Commercial	$63,914 / 200 = 320$ spaces
Service	$17,276 / 200 = 86$ spaces
Office	$9,117 / 250 = 36$ spaces
Restaurant	$6,096 / 200 = 31$ spaces
<u>Storage</u>	<u>$39,336 / 4000 = 10$ spaces</u>

Minimum parking : **483 spaces**

47. Though the proposed off-street parking count shows 16 handicapped and 856 standard parking spaces for a total of 872 parking spaces, the proposed parking is almost twice the minimum requirement of the Code. This figure does not include parking for the future pads. Those parking areas will not be constructed until each pad is developed.

48. The parking plan specifies dimensions for a typical standard parking space at 9' x 18' with 25'-0" drive aisles. The Zoning Code has a minimum 9' x 18' standard parking space dimension. Compact parking spaces are not proposed and are optional by the Zoning Code.

91PC43

And to provide an additional finding of fact that says that the traffic signal at the intersection of Town Center Loop West and Wilsonville Road is in process and should be in place by July of 1992, which it appears will alleviate some of the traffic congestion, but the Planning Commission still has significant concerns regarding the traffic at the intersection of Wilsonville Road and Parkway Avenue. (That's a finding of fact and not a Condition of Approval.)

STAGE I MASTER SITE PLAN AND
PHASE II STAGE II SITE DEVELOPMENT
CONDITIONS OF APPROVAL

1. This approves the subject Stage I Master Plan and Stage II Site Development of Phase II Project Thunder store. Developers shall submit separate applications for Stage II development review and separate applications for Site Design Review for each pad and development phase proposed in the Master Plan.
2. Automotive service stations/centers and automotive wash centers shall not be permitted within the Wilsonville Town Center Master Plan.
3. The owner shall waive right of remonstrance against any local improvement district that may be formed to provide public improvements to serve the subject site.
4. All survey monuments on the subject site shall be protected. If destroyed by the proposed site construction, the applicant shall retain a professional land surveyor to replace the monuments and file a copy of the record survey with the City.
5. The developer shall retain an engineer to provide a detailed drainage analysis of the subject property and prepare a 24" x 36" sheet identifying contributing drainage areas to be included with the final design plans.
6. Storm sewer system shall be designed to pass a 25-year frequency storm. Engineer shall provide detailed drainage computations. Applicant's design engineer shall provide runoff protection to downstream property owners. The design may require a detailed erosion control plan.
7. The developer shall coordinate with the City Engineer in preparing grading plans and in the design and location of all public utilities.
8. The developer shall conform with all requirements of the Tualatin Valley Fire District.

9. The developer shall submit to the Design Review Board a pedestrian sidewalk plan showing connections along the access drives through Phase II to the open space. Construct a five-foot wide concrete sidewalk, off-set five feet from the curb along the entire frontage of Town Center Loop West with Phase II and the adjoining pads. Connect all public sidewalks to the on-site sidewalk system. All sidewalks shall be constructed prior to occupancy of Project Thunder.
10. This approval amends Condition No. 16 of Resolution 89PC50 and Condition No. 8 of Resolution 90PC15 to state as follows:

The applicant shall dedicate 5.1 acres for a public park before issuance of the Certificate of Occupancy for Phase II unless the applicant and the City Council reach an agreement for a later date. The City and the applicant will work toward resolving the access and timing issues of the public park dedication up to including the time of the Certificate of Occupancy.

11. That an association of owners or tenants shall 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 common areas (landscaped areas) that are acceptable to the Planning Director. Said association shall be formed and continued for the purpose for maintenance. Such an association may undertake other functions. It shall be created in such a manner that tenants or owners of property shall automatically be members and shall be subject to assessments levied to maintain said common areas for the purposes intended. The period of existence of such association shall be not less than twenty years and it shall continue thereafter until other arrangements are made subject to City approval. This condition of approval does not apply to the open space proposed to be dedicated to the City.
12. All final plans shall be submitted on a 24" x 36" format. A title page will be required with a space left in the lower right-hand corner for an 8-1/2" x 11" information sheet to be provided by the City and to be affixed to the final as-built plans before acceptance. The applicant shall provide 3 mil mylar as-builts to the City which must be submitted and approved by the City before the final punch list inspection will be performed by the City.
13. Final utility design shall meet the following general format:
 - A. Sanitary sewer shall be aligned on the north and west side of all street centerlines.
 - B. Storm sewer shall be aligned on the south and east side of all street centerlines.
 - C. Water line shall be aligned on the south and east side of all street centerlines.
 - D. Minimum centerline finish grade shall be no less than 1% and the maximum centerline finish grade shall be no more than 12% for local streets. Minimum centerline finish grade shall be no more than 8% for any street above local street in classification and shall be constructed of concrete.
 - E. The top of the curb shall equal centerline finish grade unless offset crown design or curb return transition.

- F. Composite utility plan shall be part of the final plan set.
 - G. Detailed grading plan shall be part of the final plan set.
 - H. Utilities not in the street area shall provide maintenance access acceptable to the City, and shall be centered in a 15-foot easement to be conveyed to the City of Wilsonville.
 - I. Final design of the public utilities shall be approved at the time of the City's issuance of a Public Works Construction Permit.
 - J. All on-and-off-site utilities shall comply with the State of Oregon and the City of Wilsonville requirements and Codes.
 - K. All cul-de-sacs shall have a minimum 45-foot radius to the face of the curb to allow for adequate turning radius.
 - L. All public streets shall meet design requirements for sight distance - horizontal, vertical and intersectional.
 - M. Final design plans shall identify locations for street lighting, gas service, power lines, telephone lines, cable television, street trees and mailbox clusters.
- 14. All survey monuments on the subject site shall be protected. If destroyed by the proposed site construction, the applicant shall retain a professional land surveyor to replace the monuments and file a copy of the record survey with the City.
 - 15. All power and telephone utilities shall be installed underground.
 - 16. Provide the Planning Director crossover reciprocal easements to adjacent properties for ingress and egress of traffic to cross over drives and private roads.
 - 17. The developer shall designate and construct City of Wilsonville Rapid Area Transport transit stops. Coordinate with Tom Barthel, the City Administrative Analyst, on the number and locations of the transit stops.
 - 18. The minimum parking space dimensions shall be 9' x 18' with 25-foot travel lanes.
 - 19. That Phase II be developed in such a manner that traffic generated by the development can be accommodated safely and without congestion in excess of level service D defined in the Highway Capacity Manual published by the National Highway Research Board on access drives at Town Center Loop West and at the intersection of Town Center Loop West with Wilsonville Road.
 - 20. The Phase II Stage II development shall take access at the prescribed access locations approved in Local Improvement District No. 5 along Town Center Loop West, except for the proposed access drive shown to be relocated at the southwest boundary of Phase II and is subject to the approval of the City Attorney and agreement being reached regarding lining up of the access drives on Town Center Loop West and the property across the street. The City Attorney is going to review the agreements to make sure that we end up with a full intersection on Town Center Loop West and the access drive to Project Thunder unless the property owner and the City Council reach another agreement.

21. At the time the Design Review Board specifically reviews the applicant's plans regarding the east wall of the large structure in Phase II, the applicant shall insure its compatibility with the proposed park. DRB shall also look at the pathway and sidewalk circulation plan.
22. That all construction workers park on site and not within public streets.
23. Prior to site grading, the developer shall coordinate with the Oregon Division of State Lands to investigate the existing storm water detention pond for possible wetlands.
24. The applicant shall coordinate with the City Engineer to consider on-site detention in its submittal to the City. The applicant shall coordinate with the Engineering Department all storm drainage plans with some consideration toward whether or not on-site detention is feasible and meets the engineering standards of the City.

EXHIBITS

The following Exhibits are hereby entered into the public record by the Planning Commission as confirmation of its consideration of the application as submitted.

- A. Findings and Conditions of Approval
- B. City of Wilsonville Comprehensive Plan
- C. Chapter 4 of the Wilsonville Code
- D. City Engineering Department Report
- E. City Building Official's Report
- F. Town Center Master Plan
- G. Applicant's submittal documents:
 - 1. Revised Stage I Master Plan and Master Utilities Plan
 - 2. Phase II Site Plan
 - 3. Phase II Exterior Elevations
 - 4. Phase II Grading Plan and Erosion Control Plan
 - 5. Phase II Utilities Plan
 - 6. Phase II Preliminary Landscape Plan
 - 7. Traffic Report by Wayne Kittelson and addendum letter
 - 8. Request for Modification of Condition No. 8 of 90PC15
 - 9. Stage I Master Plan Re-submittal
 - 10. Phase II Stage II narrative
 - 11. Alternative Open Space Concept
- H. Original Stage I Master Plan - 89PC50.
- I. Ordinance no. 55



August 16, 1999

Gary M. Graumann
Lumberjack, L.P.
PO Box 7458
Menlo Park, California 94026

Re: 29400 SW Town Center Loop

Dear Mr. Graumann:

Mr. Lashbrook, Wilsonville Planning Director, has asked me to answer your request for a zoning compliance letter. You will find the information you requested as follows:

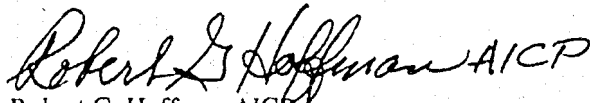
1. Zoning Classification Code:
Planned Development Commercial (PDC) (Town Center)
2. Property Owner's Name and Lender's Name
Lumberjack, L.P. (owner)
PO Box 7458
Menlo Park, CA 94026

GE Capital Business Asset Funding Corp.
10900 NE 4th St., Suite 500
Bellevue WA 98004
3. Address of the Property:
29400 SW Town Center Loop, Wilsonville, Oregon
4. Type of Permitted Use:
Commercial (Planned Development)
5. Expiration Dated Copy of Conditions or Restrictions of Use:
Case File 91PC43 approved 12/9/91
Case File 91DR29 approved 1/27/92
Case File 92DR21 motion revising condition



I have researched our records and find that in receiving final occupancy the city found that the development had complied with all plan proposals and conditions of approval. However, the project is now almost seven years old and is beginning to show some wear and deferred maintenance. About a year ago, Mr. Blaise Edmonds wrote you about broken curbs and destroyed landscaping where vehicles have driven over the curb. This is at a major entrance area (Southwest entry drive, between the rug dealer and McDonalds.) This problem area still requires attention.

Sincerely,


Robert G. Hoffman AICP
Manager of Current Planning

Attachment: Decision and Conditions of Approval
98PC43
91DR29

RGH:sh

LUMBERJACK, L.P.
P.O. BOX 7458
MENLO PARK, CALIFORNIA 94026
(650)813-9100 FAX(650)813-9190

August 5, 1999

Mr. Stephan Lashbrook
Planning Director
CITY OF WILSONVILLE
30000 SW Town Center Loop E
Wilsonville, OR 97070

Dear Mr. Lashbrook:


Thank you very much for returning my call with respect to revisions to the Development Codes. I look forward to reviewing the changes and will provide any comments that I may have.

We also discussed the following outline that my lender has requested that I obtain from the city. I have provided the information for items 2) and 3). If you could have someone on your staff complete the rest of the requirements requested by the lender it would be greatly appreciated.

I would like to receive a compliance letter from your office within the next 10 days. Should you have any questions please feel free to call me at the number listed above.

Once again, thank you for your attention to this matter.

Sincerely,


Gary M. Graumann

ZONING COMPLIANCE LETTER REQUIREMENTS

This item should be obtained from the City Planner's, County Clerk's, or Zoning Department's office and should contain the following information:

1) Zoning Classification Code *Planning Development Commercial (PDC)*
(Town Center)

2) Property Owner's Name and Lender's Name

3) Address of the Property

4) Type of Permitted Use. *Commercial (Planned Development)*

5) Expiration Dated Copy of Conditions or Restrictions of Use.

91PC43 - Appr. 12-9-91
91DR29 - Appr 1-27-92
92DR21 - Appr 6-22-92

2) *Lumberjack, L.P. (owner)*

P.O. Box 7458

MENLO PARK, CA 94026

GE Capital Business Asset Funding Corp.

10900 NE 4th St., Suite 500

Bellevue, Wa 98004

3) *29400 SW TOWN CENTER LOOP*

WILSONVILLE, OR.

Incredible Universe 93-91PL43

Aetna's local presence shrinks after loss of key large clients

Continued from page 1
er away from the Portland market.
Despite a strong national presence, Aetna's local client base has eroded as

market is already dominated by strong HMO players that have left little room for carriers like Aetna.

Stone said the downsizing was planned a national restructuring effort, and not nply because of the lost clients in Portland. Many who watch insurance activities nationally agree. The change reflects nilar strategies by nationwide carriers. tna wants to consolidate offices, re ce overhead and gain efficiencies in : increasingly competitive health insurance market.

'It is definitely consistent with the nd that we've seen in this industry,' id Post. Improvements in electronic tims handling and standardization ross offices have made such changes ssible and even advantageous, he said, gain efficiencies.

'Insurance in general has become more d more of a commodity market,' said iss Poll, an insurance analyst with the icago Corp., a Chicago-based invest- ent bank that tracks insurance compa- nies. "Insurance companies, especially the big guys, have a big expense burden. They tend to be big and clumsy."

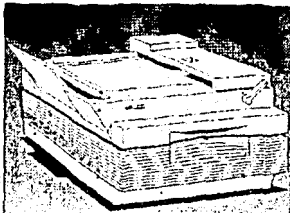
In Aetna's case, said Poll, the national carrier's life and health business has been its strongest asset. Hartford, Conn.-based Aetna is the third-largest U.S.-based property and casualty insurer, according to Value Line's December 1993 investment survey. Aetna, a public company traded on the New York Stock Exchange, also has been subject to large market fluctuations.

Aetna "peaked" on Nov. 1, 1993, with a per-share price of \$60.75, said Poll. The stock closed at \$47.75 per share on Oct. 18.

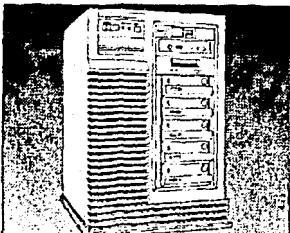
Aetna Health Plans reported \$4.5 million in insurance premiums in Oregon during 1993, down from \$12.7 million in premiums it wrote in 1991, according to reports filed with the state. It covers an estimated 40,000 enrollees.

Aetna handles about 4.9 million Medicare claims representing some \$250 million annually out of the Portland office.

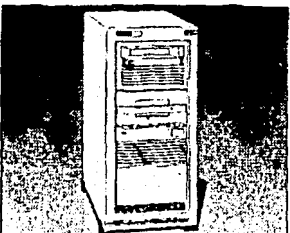
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HP Network Mass Storage
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Blaise
Pam
Sally

Incredible Universe building sold, leased

Tandy Corp. has sold off its Incredible Universe building in Wilsonville and leased back the facility from the new owner.

Tandy sold the 166,495-square-foot retail property to Pier Set Inc., a Delaware corporation, for \$13.5 million, according to a Clackamas County sale deed.

Pier Set is a subsidiary of London-based NatWest bank, said Bill Bousquette, chief financial officer of Fort Worth, Texas-based Tandy.

Tandy also sold three other Incredible Universe buildings to the bank. The four properties sold for about \$60 million, Bousquette said.

Selling off store facilities to outside investors is common among large retailers. "We have no interest in tying up our capital in real estate," Bousquette said.

File
9.1 PC 43

City of Wilsonville
Community Development Department
30000 S.W. Town Center Loop East
Wilsonville, Oregon 97070
(503) 682-4960
Fax 682-7025

FAX COVER SHEET

DATE: 11-29-93

TO: Mark Whitlow FAX: 721-3666

FROM: Mike Kisheloff / Wayne Lorenson

SUBJECT: Project Thunder

NUMBER OF PAGES IN THIS TRANSMITTAL (INCLUDING COVER SHEET) 20

COMMENTS: _____



City of
WILSONVILLE
in OREGON

September 29, 1993

30000 SW Town Center Loop E
Wilsonville, Oregon 97070
FAX (503) 682-1015
(503) 682-1011

Mr. Bryan L. Spain, CSM
Assistant Director State/Local Taxation
Tandy Tax Service
Tandy Corporation
P.O. Box 1643
Fort Worth TX 76101

Re: Systems Development Credit - Wilsonville Incredible Universe

91PC43

Dear Mr. Spain:

The purpose of this letter is to formally close action on an appeal of the discretionary decision concerning the amount of the street systems development charge for the Incredible Universe. Prior to his departure from Tandy Tax Service, Mr. Bryan L. Spain, CSM, had formally appealed the discretionary decision.

On December 7, 1992, I provided an interim response in which we provided a comparison of a number of different calculations of the street systems development charge and in all cases they came very close to the amount that was charged based on the number of employees. Subsequently, on March 2, 1992, I extended the time for submission of any additional data concerning the street systems development charge to April 15, 1993.

Later telephone conversations indicated that you were not going to submit any additional data. Based on the information that has been received, your appeal of the discretionary decision has not been favorably considered. I would like to inform you that we will be using most of the systems development charge for streets that you paid to install an asphalt overlay on Town Center Loop West to increase the structural strength of the road. This should significantly delay deterioration of the street.

I apologize for the delay in providing a formal response; however, other higher priority projects have interfered with a more timely response. Your understanding is appreciated.

Sincerely,



Eldon R. Johansen
Community Development Director

pc: Arlene Loble, City Manager
Mike Kohlhoff, City Attorney
Tom Jowaiszas, Finance Director
Wayne Sorensen, Planning Director
Mike Stone, City Engineer
Martin Brown, Building Official



City of
WILSONVILLE
in OREGON

30000 SW Town Center Loop E
Wilsonville, Oregon 97070
FAX (503) 682-1015
(503) 682-1011

Info —
Pam ✓
Blaise ✓
Sally ✓
file ✓ 910643

December 4, 1992

Mr. Wayne Kittelson
Kittelson & Associates, Inc.
610 SW Alder, Suite 700
Portland OR 97205

Re: Incredible Universe Traffic Issues

Dear Mr. Kittelson:

You provided me with a copy of your letter dated October 27, 1992, to Mr. Wayne Sorensen, Planning Director, concerning the above subject. I appreciate receiving a copy of your letter since it provides an excellent background from the consultant and the developer's perspective.

Your letter addresses several transportation topics which are of current interest to staff and council. Your letter included a copy to Councilor Carter and copies have also been provided to the Mayor and other Councilors to ensure that they all have the same background concerning this topic.

Your letter indicated that you are troubled by several comments in the October 22 issue of the Oregonian, entitled "Traffic Count Zooms at Electronic Store". I also am troubled by several of the statements in your letter of October 27, 1992, and would like to explain my concerns with your letter. Prior to explaining my concerns, I will review the overall traffic information that was provided to the Planning Commission prior to its decision. The Transportation Impact Analysis for the Wilsonville Town Center, dated April, 1990, was submitted to the Planning Commission as background for approval of the Master Plans for Phase I, Phase II and Phase III of the Wilsonville Town Center. Subsequently, the letter dated October 16, 1991, subject Traffic Analysis for Wilsonville Town Center - Phase II was submitted to the Planning Commission prior to approval of the plan for Project Thunder, which subsequently was changed in name to the Incredible Universe. When Project Thunder was approved, the Traffic Impact Analysis Report for the Wilsonville Town Center, dated April, 1990, was not provided to the Planning Commission at the time of the hearing.

Specific sections of your letter which are troublesome to me as well as comments on these sections are as follows:

Mr. Wayne Kittelson
Re: Incredible Universe Traffic Issues
December 4, 1992 - Page 2

"Contrary to Mr. Johansen's statements in the article, our engineers did investigate the intersection of I-5 and Wilsonville Road as part of this study. As early as 1990, in fact, they predicted the capacity deficiencies that were just recently experienced. At the time that this original traffic impact analysis report was submitted, (April 1990), our engineers pointed out to city staff that the intersections of I-5 and Wilsonville Road were already operating near capacity under weekday peak-hour conditions, and would continue to operate at or above capacity until planned (but as yet unfunded) interchange improvements are made by ODOT. The following excerpt from the original traffic impact analysis report confirms this observation:

'As shown in Table 9, all of the intersections within the study area, with the exception of the I-5 northbound and southbound intersection, are anticipated to operate at an acceptable level of service [under projected 1995 peak-hour conditions]. The projected demand at both of the I-5 ramp intersections will result in an over-capacity condition.'

The April 1990 Traffic Impact Analysis for Wilsonville Town Center has several tables which give the existing and predicted level of services for the southbound and northbound I-5/Wilsonville Road interchanges. Table 5 on Page 16 gives an existing level of service for both intersections of "B". Table 8 indicates level of service "C" for both intersections for the 1991 total traffic level of service results. These levels of service do not support your statement that the intersections were already operating near peak capacity.

The Project Thunder update, which was included in your October 16, 1991 letter concerning traffic analysis for Wilsonville Town Center Phase II, could be read as you state, "that this update included the I-5 northbound and southbound intersections with Wilsonville Road". If I read it that way, then I concur that the significant findings and recommendations of the October 16, 1991 report state: "Upon completion of the development, the site driveways and key off-site intersections, with the exception of Wilsonville Road/Town Center Loop West will operate within acceptable level of service limits during the evening peak-hour time period." This would be contrary to your dire predictions of intersection failure.

On the other hand, I have looked at the October 16, 1991 letter and have found no specific updates for the traffic analysis for Wilsonville Town Center Phase II concerning the I-5 intersections with Wilsonville Road. It was this lack of any data concerning the I-5 northbound and southbound intersections with Wilsonville Road that led me to conclude that the traffic impact analysis for the Incredible Universe did not include information on the I-5 intersections with Wilsonville Road. If I had read the October 16, 1991 report to accept at face value the statement that "the key off-site intersections, with the exception of Wilsonville Road/Town Center Loop West will operate within acceptable level of service limits during the evening peak-hour time period", then I would have concluded that you covered the interchange; however, I would have also felt that your coverage was inaccurate.

"Initial planning for the Incredible Universe Store began in late 1991 and was completed in 1992. It is important to note that throughout the planning and traffic impact analysis effort, the Incredible Universe store was known as Project Thunder. City staff will recall that, because the Tandy Corporation wanted to keep the details of the development secret, no specific description of Project Thunder was given; our

Mr. Wayne Kittelson
Re: Incredible Universe Traffic Issues
December 4, 1992 - Page 3

engineers knew only that it was to be a retail development. By their own choice, city staff elected to allow the Tandy Corporation to keep the details of Project Thunder a secret. Such a decision is entirely at the discretion of city staff and the developer, and without knowing the details of the discussions we cannot question the prudence of this decision. However, at least one effect of this decision should have been obvious even at the time that city staff made this decision; for the purposes of the traffic analysis, our engineers had no additional basis for any more refined assumptions regarding the type of planned retail development other than those used in the original 1990 analysis. In other words, we had no basis on which to forecast the special event nature of Project Thunder, which has to date been the primary cause of the interchange-related congestion."

The April 1990 Traffic Impact Analysis includes three pages to describe the site-generated traffic volume and also a special study by Kittelson & Associates, Inc. to better define the probable breakdown of site-generated vehicle trips among the category of drop-in trips, diverted trips and new trips. There is nothing in the April 1990 report or the October 16, 1991 update to forewarn staff, the Planning Commission or Council that there could be unusual special event nature retail activities which could have a different impact on traffic volumes than is predicted by the transportation impact analysis and the October 16, 1991 update for Wilsonville Town Center Phase II. This lack of information concerning a potential problem area leaves the city staff responsible for prediction of traffic problems which should be left to traffic experts. I also would think that a plan for a commercial building with 160,000 square feet of floor space in a city with less than 10,000 residents would at least cause a question in the mind of the traffic engineer concerning drop-ins of 40%.

"Even if we had known about the actual retail activity likely to be associated with Project Thunder, it is doubtful that much more could have been done at the traffic impact analysis level. This is not to say that very little was done: in fact, we identified a number of major roadway improvement needs, and Capital Realty expended nearly \$650,000 in capital improvements to the city's transportation system in order to mitigate the traffic impacts we identified. Further, the Incredible Universe store contributed \$250,000 in system development charges for transportation-related improvements. The October 22 newspaper article seems to confirm the effectiveness of these investments; it points out that the congestion on Grand Opening Day was caused by the failure of the Wilsonville Road/I-5 interchange. All other intersections and road segments in the area functioned in an acceptable manner, because they were designed and upgraded by Capital Realty to meet the anticipated travel demand needs."

The newspaper article states in reference to the I-5 and Wilsonville Road interchange "It was that intersection that clogged up at the Incredible Universe opening, September 17, 1992, and caused traffic to back up for miles in both directions." The expenditures by Capital Realty did nothing to improve the intersection of Wilsonville Road and Parkway, and the improvements proved inadequate to handle the traffic at the intersection of Wilsonville Road and Town Center Loop West. The city had county sheriff's deputies available and Tandy Corporation had private security guards. These individuals directed traffic at the Town Center Loop West and Wilsonville Road intersection as well as at the intersection of Wilsonville Road and Parkway during much of the Grand Opening weekend so that traffic was able to get through these intersections. By no stretch of anyone's imagination could the expenditures and improvements by Capital Realty be

Mr. Wayne Kittelso...
Re: Incredible Universe Traffic Issues
December 4, 1992 - Page 4

considered to be adequate to allow the traffic to freely flow through these intersections at level of service D or better.

"Had we known of the special event nature of the project during its first few weeks, then it would have been both logical and relatively simple to develop a traffic control plan to minimize vehicle disruption and delay. But it should also be recognized that the Grand Opening effects of a new store, which can extend for three to six months beyond the initial store opening, are only temporary and eventually dissipate. Our traffic impact analyses are based on the long-term equilibrium conditions that develop after the Grand Opening effects have dissipated. This is a reasonable and standard principle of traffic engineering."

Upon reflection, this comment contains a good suggestion in that the city should require a traffic control plan to minimize vehicle disruption and delay during the initial opening of a new store of significant size. We will incorporate this in to our plans review efforts and into our recommended conditions of development for future stores with a major traffic impact.

"In summary, then, the traffic congestion problem that was reported upon in the October 22 newspaper article stemmed from a previously identified capacity deficiency at the I-5/Wilsonville Road interchange. This capacity deficiency has been known to city staff since early 1990 at least."

Your October 16, 1991 letter deleted the concerns for the I-5/Wilsonville Road interchange in the third subparagraph under the significant findings and recommendations which reads as follows:

"Upon completion of the development, the site driveways and key off-site intersections, with the exception of Wilsonville Road/Town Center Loop West will operate within acceptable level of service limits during the evening peak-hour time period."

Based on my reading of a level of service "C" for 1991, and this particular paragraph, I had assumed that we, initially, on the opening of the Incredible Universe would not have any major problems with the I-5 and Wilsonville Road interchange and would not anticipate problems until later. In summary on this particular item, it appears that your April 1990 report did indicate that by 1995 there would be problems; however, the October 16, 1991 report alleviated the concern for these problems.

"Since that time and through all subsequent development reviews, city staff, planning official, and policy makers have had three options available to them:

- a) Require that the capacity deficiency be mitigated as part of any development proposal in which additional traffic is projected to travel on Wilsonville Road in the vicinity of I-5;
- b) Place a moratorium on all new development proposals that add traffic volume to Wilsonville Road in the vicinity of I-5 until after the ODOT interchange improvement project is completed (viz., on or after 1996);
or

Mr. Wayne Kittelson
Re: Incredible Universe Traffic Issues
December 4, 1992 - Page 5

- c) **Accept the fact that the interchange's operating characteristics will be considered unacceptable very soon, and will continue to get worse through the time that the ODOT improvement project is completed.**

The City of Wilsonville has, in its review and approval of new development projects extending beyond Project Thunder, consciously adopted option c). The effects of the Incredible Universe store during its Grand Opening were the first physical confirmation of this decision."

It may well be a viable option to consider your suggestion of placing a moratorium on all new development proposals that add traffic volume to Wilsonville Road in the vicinity of I-5; however, staff feels that it would be premature to present this option to Council at this time. In addition with the October 16, 1991 letter from your organization, subject: Traffic Analysis for Wilsonville Town Center Phase II, including the following significant finding and recommendation:

"Upon completion of the development, the site driveways and key off-site intersections, with the exception of Wilsonville Road/Town Center Loop West, will operate within acceptable level of service limits during the evening peak-hour time period."

The record does not reflect a conscious adoption of option c). It reflects that intersections will operate within an acceptable level of service limits.

"We value our reputation for honest, objective, and technically valid analysis very highly, and so it is important to us that this matter be resolved to everyone's satisfaction."

In the comments which staff made at the council meeting, and also in subsequent responses to questions from newspaper reporters, we were careful not to be judgmental concerning particular consulting firms and kept from placing blame on any of the consultants which were involved. I have reread the article which you quoted and still feel that we adhered to the above and avoided incorrectly placing blame.

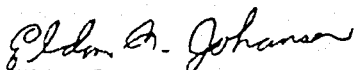
"If you believe it would be appropriate, we would be happy to meet with you personally at a time and location convenient to you in order to further discuss this matter."

Your letter very eloquently describes your position with regard to the impact of the Incredible Universe on traffic. I have come to a somewhat different conclusion from reading the applicable reports. Although I would be very happy to meet with you to discuss this issue, it appears that this may be one subject in which we probably will continue to have different opinions which may never be fully resolved. If you do desire

Mr. Wayne Kittels
Re: Incredible Universe Traffic Issues
December 4, 1992 - Page 6

to meet with myself or other members of the Community Development staff on this subject, please contact the undersigned.

Sincerely,



Eldon R. Johansen
Community Development Director

erj:mld

pc: Kim Beach, Capital Realty
Mayor & City Council
Transportation Advisory Commission
Arlene Loble, City Manager
Mike Kohlhoff, City Attorney
Mike Stone, City Engineer
Wayne Sorensen, Planning Director
Steve Starner, Public Works Director



KITTELSON & ASSOCIATES, INC.
TRANSPORTATION PLANNING/TRAFFIC ENGINEERING

610 S.W. ALDER, SUITE 700 • PORTLAND, OR 97205 • (503) 228-5230 • FAX (503) 273-8169

STAFF
Pam ✓
Blaise ✓
Sally ✓

Project file
9/1/92

OCT 29 1992

October 27, 1992

Project No.: P10.00

Mr. Wayne Sorensen
Planning Director
City of Wilsonville
P.O. Box 220
Wilsonville, Oregon 97070

SUBJECT: Incredible Universe Traffic Issues

Dear Wayne,

I read with some concern an article in the October 22 issue of *The Oregonian* titled, "Traffic Count Zooms at Electronic Store". I am enclosing a copy of the article for your information in case you missed it.

I was troubled by several comments in the article which seemed to suggest that, in the eyes of some high-level City officials, our traffic analysis had misled City officials:

"The traffic analysis prepared by Capital Realty and the Incredible Universe's traffic consultants, Kittelson and Associates, has greatly underestimated the traffic impacts", said Arlene Loble, city manager.

The Incredible Universe study analyzed traffic flows through the adjoining intersection, at Town Center Loop West and Wilsonville Road. But it did not reach to the next intersection to the west, at Wilsonville Road and Interstate 5...If the study were being done today, the city would insist that engineers look at one more intersection down the road, [Eldon Johansen] said.

[Eldon Johansen] said three things went wrong with the Incredible Universe traffic study. First, the predictions were made as if the city's Transportation Plan was already in place, but many roads are yet to be built. Second, the study assumed that 40 percent of the flow into the Incredible Universe would be "drop-in" traffic...Finally, the traffic study did not account for the success of the store's marketing effort.

Mr. Wayne Sorensen
October 27, 1992
Page 2

I would like to take this opportunity to clarify the analytic process we followed and the directions we received. Hopefully, this clarification will allow you, Ms. Loble, Mr. Johansen, and other City staff to more confidently and accurately respond should this issue arise again.

The transportation impact analysis that we performed for Capital Realty was begun in 1990 and completed in 1991. The site development plans called for construction of a shopping center containing 450,000 gross square feet of floor area. Given this information, the trip generation rates that we used were entirely appropriate, as was the estimate that 40 percent of the site-generated trips would be drop-in traffic. This is evidenced by the fact that the first phase of the shopping center development, which has already been completed, operates very close to the estimates that we provided.

Contrary to Mr. Johansen's statements in the article, our engineers did investigate the intersections of I-5 and Wilsonville Road as part of this study. As early as 1990, in fact, they predicted the capacity deficiencies that were just recently experienced. At the time that this original traffic impact analysis report was submitted (April 1990), our engineers pointed out to City staff that the intersections of I-5 and Wilsonville Road were already operating near capacity under weekday peak hour conditions, and would continue to operate at or above capacity until planned (but as yet unfunded) interchange improvements are made by ODOT. The following excerpt from the original traffic impact analysis report confirms this observation:

"As shown in Table 9, all of the intersections within the study area, with the exception of the I-5 northbound and southbound intersections, are anticipated to operate at an acceptable level of service [under projected 1995 peak hour conditions]. The projected demand at both of the I-5 ramp intersections will result in an over-capacity condition."

The current best estimate, by the way, is that these improvements will not be completed before 1996. Further, it should be noted that, even at this early date, City staff did not rely solely upon the findings of Kittelson & Associates, who were retained by the applicant. Instead, the City retained its own independent traffic engineering consultant to review the traffic impact analysis report and to critique the analysis assumptions, methodology, and findings. This independent traffic engineering consultant performed the requested review and confirmed every essential element of the report, including the projected capacity deficiency at the I-5/Wilsonville interchange area.

Mr. Wayne Sorensen
October 27, 1992
Page 3

In personal discussions, City staff were informed of this finding of a future capacity deficiency, and were asked to interpret the City's requirement that a level of service equal to or better than "D" be provided at all intersections. City staff informed our engineers that, because the I-5/Wilsonville Road intersections are actually controlled by ODOT and, further, because ODOT has already established plans to improve the interchange and increase the capacity of these intersections, the finding of a capacity deficiency at the interchange would not be considered a fatal flaw. This conclusion by City staff is confirmed by the fact that the project was ultimately recommended for approval, even with the report's recognition of capacity deficiencies on Wilsonville Road near I-5 as noted above. It should also be pointed out that City staff's position was not unique to this project, but has also been recently applied to projects in the vicinity of the Stafford Road interchange.

On this basis, the transportation impact analysis was completed, all other on-site and off-site traffic-related deficiencies were identified, considerable mitigation projects were undertaken, and the necessary approvals were obtained.

Initial planning for the Incredible Universe store began in late 1991, and was completed in 1992. It is important to note that, throughout the planning and traffic impact analysis effort, the Incredible Universe store was known as Project Thunder. City staff will recall that, because the Tandy Corporation wanted to keep the details of the development secret, no specific description of Project Thunder was given; our engineers knew only that it was to be a retail development. By their own choice, City staff elected to allow the Tandy Corporation to keep the details of Project Thunder a secret. Such a decision is entirely at the discretion of City staff and the developer, and without knowing the details of the discussions we cannot question the prudence of this decision. However, at least one effect of this decision should have been obvious even at the time that City staff made this decision: for the purposes of the traffic analysis, our engineers had no additional basis for any more refined assumptions regarding the type of planned retail development other than those used in the original 1990 analysis. In other words, we had no basis on which to forecast the special event nature of Project Thunder, which has to date been the primary cause of the interchange-related congestion.

Even if we had known about the actual retail activity likely to be associated with Project Thunder, it is doubtful that much more could have been done at the traffic impact analysis level. This is not to say that very little was done: in fact, we identified a number of major roadway improvement needs, and Capital Realty expended nearly \$650,000 in capital improvements to the City's transportation system in order to mitigate the traffic impacts we

Mr. Wayne Sorensen
October 27, 1992
Page 4

identified. Further, the Incredible Universe store contributed \$250,000 in System Development charges for transportation-related improvements. The October 22 newspaper article seems to confirm the effectiveness of these investments: it points out that the congestion on Grand Opening Day was caused by the failure of the Wilsonville Road/I-5 interchange. All other intersections and road segments in the area functioned in an acceptable manner, because they were designed and upgraded by Capital Realty to meet the anticipated travel demand needs.

Had we known of the special event nature of the project during its first few weeks, then it would have been both logical and relatively simple to develop a traffic control plan to minimize vehicle disruption and delay. But it should also be recognized that the Grand Opening effects of a new store, which can extend for three to six months beyond the initial store opening, are only temporary and eventually dissipate. Our traffic impact analyses are based on the long-term equilibrium conditions that develop after the Grand Opening effects have dissipated. This is a reasonable and standard principle of traffic engineering.

In summary, then, the traffic congestion problem that was reported upon in the October 22 newspaper article stemmed from a previously identified capacity deficiency at the I-5/Wilsonville Road interchange. This capacity deficiency has been known to City staff since early 1990 at least. Since that time and through all subsequent development reviews, City staff, planning officials, and policy makers have had three options available to them:

- a) Require that the capacity deficiency be mitigated as part of any development proposal in which additional traffic is projected to travel on Wilsonville Road in the vicinity of I-5;
- b) Place a moratorium on all new development proposals that add traffic volume to Wilsonville Road in the vicinity of I-5 until after the ODOT interchange improvement project is completed (viz., on or after 1996); or
- c) Accept the fact that the interchange's operating characteristics will be considered unacceptable very soon, and will continue to get worse through the time that the ODOT improvement project is completed.

The City of Wilsonville has, in its review and approval of new development projects extending beyond Project Thunder, consciously adopted option c). The effects of the Incredible Universe store during its Grand Opening were the first physical confirmation of this decision. These

Mr. Wayne Sorensen
October 27, 1992
Page 5

effects were temporary in that they will most likely die away after the Christmas season and as the store's novelty begins to fade. Additionally, these effects were exaggerated by the special event nature of the Grand Opening, which did not give patrons a chance to adjust their arrival time or choice of route. Therefore, it is unlikely that the City will again experience extended periods of mile-plus queues caused by the failure of the I-5/Wilsonville Road interchange. Even so, City staff and policy makers should recognize that less visible daily failures of the interchange are already programmed to occur: several already-approved residential and commercial projects have not yet been completed, and the combined future traffic effects of these projects virtually assure periods of peak-hour failure of the interchange during most typical weekdays. Thus, the City no longer has control over *whether* peak hour congestion and failures will occur at the interchange (they will), although future land use decisions can still affect the *duration* of these failures.

We have no quarrel with the prudence of the City's conscious decision to adopt option c) above. We are, however, disappointed that the City would suggest to the public, through articles such as the one published on October 22, that the congestion was not anticipated and that the fault for this lies with the traffic impact analysis process.

If you have any questions, please call me. We value our reputation for honest, objective, and technically valid analyses very highly, and so it is important to us that this matter be resolved to everyone's satisfaction. If you believe it would be appropriate, we would be happy to meet with you personally at a time and location convenient to you in order to further discuss this matter.

Sincerely,



Wayne K. Kittelson, P.E.
Principal

cc: Arlene Loble
Eldon Johansen
Greg Carter
Kim Beach

CITY OF WILSONVILLE
 P.O. Box 220
 30000 S.W. Town Center Loop East
 WILSONVILLE, OREGON 97070

LETTER OF TRANSMITTAL EXHIBIT C
PAGE 10 OF 16

(503) 682-1011

TO _____

DATE 10/3/92	JOB NO.
ATTENTION Arlene Lohle	
RE Inverhale University	
Copy of Notice of Decision, and attachment	
File copy of Transportation Impact Analysis prepared by Kittelson & Assoc	

WE ARE SENDING YOU Attached Under separate cover via _____ the following items:

- Shop drawings Prints Plans Samples Specifications
 Copy of letter Change order _____

COPIES	DATE	NO.	DESCRIPTION

THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted Resubmit _____ copies for approval
 For your use Approved as noted Submit _____ copies for distribution
 As requested Returned for corrections Return _____ corrected prints
 For review and comment _____
 FOR BIDS DUE _____ 19 _____ PRINTS RETURNED AFTER LOAN TO US

REMARKS _____

COPY TO _____

SIGNED: Wayne Oberasger 92

Wynne

City of
WILSONVILLE
in OREGON

3000 SW Town Center Loop E
Wilsonville, Oregon 97070
FAX (503) 682-1015
(503) 682-1011

May 28, 1992

Mr. Rich Hollander
Vice President
Tandy Name Brands
P.O. Box 1643
Fort Worth, TX 76101

Ms. Kim Beach
Capital Realty
101 S.W. Main St. Ste. 905
Portland, OR 97204

Re: Tandy Name Brands dba Project Thunder

Dear Mr. Hollander & Ms. Beach:

The purpose of this letter is to summarize the current status of ongoing actions which must be completed prior to opening the facilities which were previously known as Project Thunder and currently known as the Incredible Universe. An additional purpose is to solicit your continuing assistance in resolving the remaining points of difference so that when the construction is completed, there will be no outstanding actions which would preclude issuance of the Certificate of Occupancy.

Primary items of concern are as follows:

Street Systems Development Charge

On March 2, 1992, Council adopted Resolution No. 902 authorizing deferral of the Systems Development Charges for streets from time of issuance of building permit to time of issuance of occupancy permit for Tandy Name Brand Retail Group. Resolution No. 902 contained an estimate for the Street Systems Development Charges in the amount of approximately \$370,880.00. This was based on a total of 160 employees at the site. On March 6, 1992, Mr. Brian L. Spain, Assistant Tax Manager, for Tandy Tax Service, forwarded a check in the amount of \$124,592.15 for the Street Systems Development charge. I am concerned that use of peak hour employees is irrelevant to peak hour traffic generation and will correspond directly with Mr. Spain to resolve differences.

Mr. Rich Hollander & Ms. Kim Beach
May 28, 1992

Page 2

Traffic Signal - Town Center Loop West and Wilsonville Road

One of the conditions that was placed on this development was that the signal at the intersection of Wilsonville Road and Town Center Loop West must be installed prior to the occupancy of the Project Thunder site. Plans have recently been received at the Community Development Department for a second review.

Kim Beach, Capital Realty, is pushing to insure that the signal is in place prior to occupancy of the Project Thunder site.

Detention Facility

The Project Thunder site was conditioned to be designed for the 25 year storm. Detailed calculations indicate detention could be deferred until development of the property just north of the Project Thunder site. The condition would appear not to allow staff to administratively transfer the detention requirement to another property. Staff is again working with Capitol Realty to insure that this is resolved.

Construction as Included in the Public Works Permit

The City requires that the Punch List for Public Works items be completed prior to issuance of a Temporary Occupancy Permit.

Maintenance Bond

The City will require a 10% Maintenance Bond for twelve months following acceptance of the work included in the Public Works Permit.

Repair of Town Center Loop West Road

The City has contacted S.D. Deacon, General Contractor, concerning the street repairs to Town Center Loop West Road. Mr. Art L. Bush, Project Manager, has informed the City that S.D. Deacon Corporation will not be held responsible for any road repairs or replacement to existing condition of either north or southbound lanes of Town Center Loop West Road at the conclusion of this project. The contractor has removed the curb along the east side of Town Center Loop West and the asphalt has substantially failed wherever the curb has been removed. The City has no intention of accepting the project until such time as damages caused by the contractor are repaired.

Modification of Median - Town Center Loop West

We have received construction plans for modification of the median. We will be submitting those plans to Council for approval. It appears that this work is necessary prior to having adequate access to parking.

Mr. Rich Hollander & Ms. Kim Beach
May 28, 1992

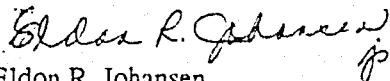
Page 3

Abandonment of Right-of-Way

The City has received documentation requesting abandonment of right-of-way that was part of the former Parkway Avenue. This is being processed to insure abandonment by August 1, 1992.

As you no doubt realize, I did not begin work in Wilsonville until April 6, 1992, after this project was well under way. My concern is that if we do not keep our attentions focused on resolving all outstanding issues, we will reach a point where the building will have been completed and you will have hired employees to open the facility and will be unable to issue a Certificate of Occupancy because of failure to resolve the above items. Your continued assistance and cooperation will be appreciated.

Sincerely,


Eldon R. Johansen
Community Development Director

ej/js

pc: Arlene Loble, City Manager
Michael Kohlhoff, City Attorney
Steve Starner, Public Works Director
Martin Brown, Building Official
Wayne Sorensen, Planning Director

W&H PACIFIC

8405 S.W. Nimbus Ave.
P.O. Box 80040
Portland, OR 97280

(503) 626-0455
Fax (503) 526-0775

- Planning
- Surveying
- Environmental Services
- Engineering
- Landscape Architecture

To: ELDON JOHANSEN
CITY OF WILSONVILLE

Date: 5-7-92

Project Number: 755-0202

Project Name: THUNDER

Regarding: TEMP. DETENTION AREA

**PLEASE NOTIFY US IMMEDIATELY
AT (503) 626-0455 IF THERE ARE ANY
PROBLEMS RECEIVING THIS
TRANSMISSION**

We Are Sending:

- Attached
- Facsimile
- 3 Number Of Pages Including Cover
- X 682-7025

These Are Transmitted:

- For Your Info/File
- As Requested
- For Review And Comment

Copied To:

KUM BEACH w/o ENCL
FAK 223-0200

Copies	Description
1	ADD'L Storm CACCS.

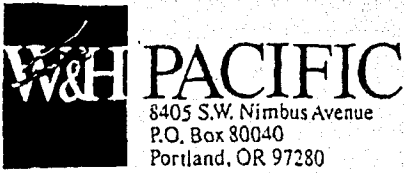
margo 5/19
Orig to Elson
Thunder file
Copy to Wagne
myself
Eden

Comments

ELSON,
Jimi LEHWART HAS PREPARED ADD'L STORM RUNOFF
CACCS WHICH SHOW THAT A TEMPORARY DETENTION AREA WILL
NOT BE REQUIRED UNTIL PHASE III AREA DEVELOPS. PLEASE
REVIEW & COMMENT - CONTACT JIM DIRECTLY IF YOU
HAVE QUESTIONS.

Signed

Jack Martin



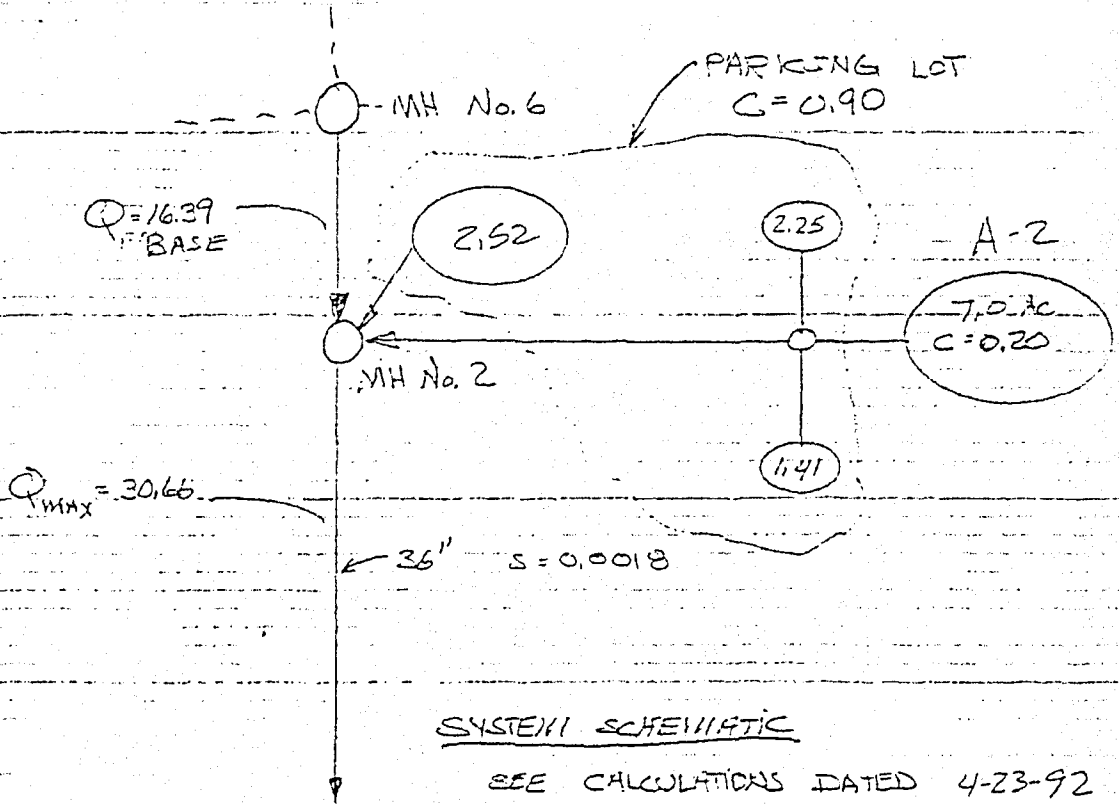
(503) 626-0455
Fax (503) 526-0775

• Planning
• Engineering

• Surveying
• Landscape Architecture

• Environmental
Services

DETENTION REQUIREMENTS FOR A-2 IN MN UNDEVELOPED CONDITION.



ASSUME WORST CASE SCENARIO

- 1.) FLOW FROM MH. No. 6 TO MH No. 2 IS MAXIMUM DUE TO UPSTREAM STORAGE, $Q_{BASE} = 16.39$ CFS
- 2.) ASSUME GRASSED AREA FOR A-2 WITH $C = 0.20$
- 3.) ASSUME 500 FEET OVERLAND TRAVEL FROM A-2

1st 200 FEET = 20 MINUTES
 REMAINING 300' = 4 MINUTES. (SLOPE = 1%)
 (IN CHANNEL)

$t_c = 24$ MINUTES

Creative Solutions ... Superior Service



W&H PACIFIC

8405 S.W. Nimbus Ave.
P.O. Box 80040
Portland, OR 97280

(503) 626-0455
Fax (503) 526-0775

- Planning
- Engineering
- Surveying
- Landscape Architecture
- Environmental Services

To: ELDON JOHANSEN
CITY OF WILSONVILLE

Date: 5-7-92
 Project Number: 755-0202
 Project Name: THUNDER
 Regarding: TEMP. DETENTION AREA

PLEASE NOTIFY US IMMEDIATELY
 AT (503) 626-0455 IF THERE ARE ANY
 PROBLEMS RECEIVING THIS
 TRANSMISSION

We Are Sending:

- Attached
- Facsimile
- 3 Number Of Pages Including Cover
- 682-7025

These Are Transmitted:

- For Your Info/File
- As Requested
- For Review And Comment
-

Copied To:

KIM BEACH W/ ENCL
FAX 223-0200

Copies	Description
1	ADD'L Storm Cages.

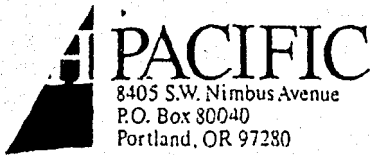
Comments

ELDON,

Jim LEMKERT HAS PREPARED ADD'L STORM RUNOFF
CAVES WHICH SHOW THAT A TEMPORARY DETENTION AREA WILL
NOT BE REQUIRED UNTIL PHASE III AREA DEVELOPS. PLEASE
REVIEW & COMMENT - CONTACT JIM DIRECTLY IF YOU
HAVE QUESTIONS.
PARKING DETENTION IS POSSIBLE IN PH III OR EITHER PROPERTY NORTH
OF TANDY.

Signed

Eric Martin



(503) 626-0455
Fax (503) 526-0775

• Planning
• Engineering

• Surveying
• Landscape Architecture

• Environmental Services

$$i_{25} @ 24 \text{ MINUTES} = 1.6 \text{ in/hour.}$$

$$Q_{PEAK} = i \sum CA_i = (0.2)(7.0 \text{ AC})(1.6) = 2.24$$

$$(0.9)(6.18)(1.6) = 11.33$$

13.57 CFS.

$$Q_{ALLOWABLE \text{ IN PIPE}} = Q_{MAX} - Q_{BASE} = 30.66 - 16.39$$

$$Q_{ALLOWABLE} = \underline{14.27 \text{ CFS.}}$$

SINCE $Q_{PEAK} (13.57) < Q_{ALLOWABLE}$

NO DETENTION IS REQUIRED

NOTE! THIS CALCULATION IS FOR UNDEVELOPED CONDITIONS ONLY.

Project: PROJECT THUNDER

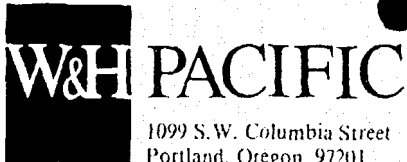
Date: 5-5-92

Sheet No. 7 of 2

Prepared by: (U)

Checked by:

Job No: 467-03-04-71



1099 S.W. Columbia Street
Portland, Oregon 97201

(503) 227-0455
Fax (503) 274-4607

- Planning
- Engineering
- Surveying
- Landscape Architecture
- Environmental Services

To: William L. Parks
DIVISION OF STATE LANDS
1100 STATE STREET
SALEM, OR 97310

Date: 12-16-91
 Project Number: 4-755-0202
 Project Name: PROJECT THUNDER
 Regarding: _____

PLEASE NOTIFY US IMMEDIATELY
 AT (503) 227-0455 IF THERE ARE ANY
 PROBLEMS RECEIVING THIS
 TRANSMISSION

We Are Sending:

- Attached
- Facsimile
- Number Of Pages Including Cover
-

These Are Transmitted:

- For Your Info/File
- As Requested
- For Review And Comment

Copied To:

Copies	Description
1	VICINITY MAP 8 1/2 x 11
1	SITE MAP 11 x 17

X NO Jurisdiction 10 YR 3/4
 A/C Hydrology - Ann Detail
 by Flowing

Comments

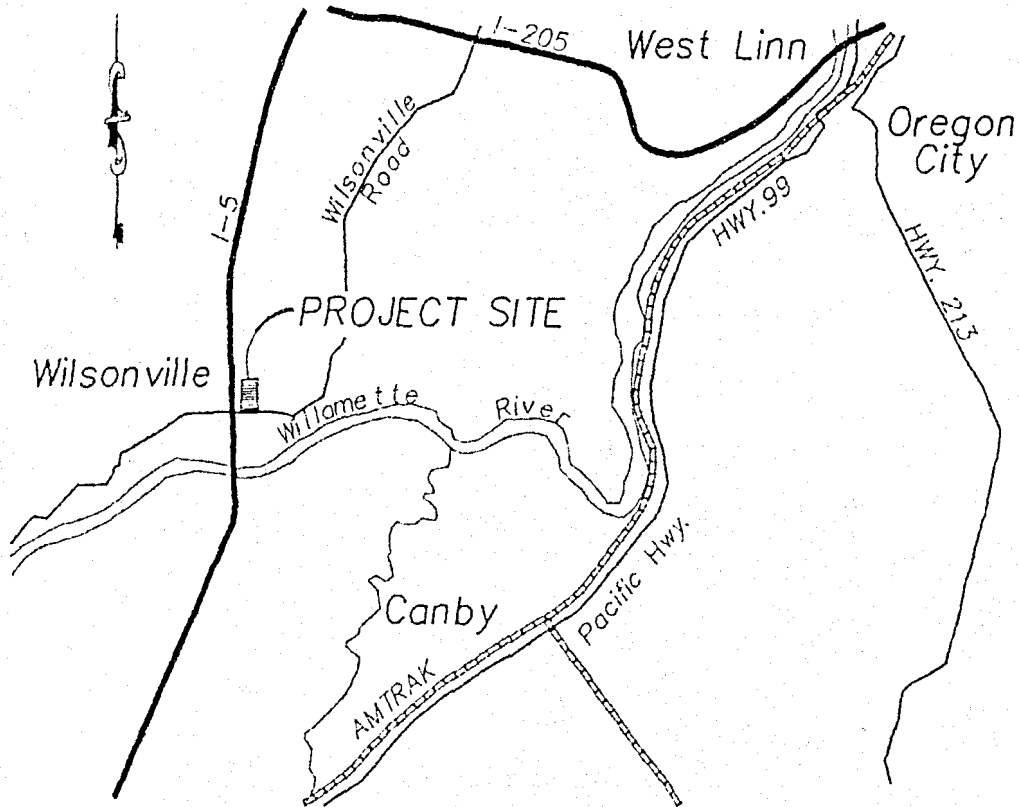
Bill,

Please make a determination whether or not
 the existing detention pond is a "wetland" as
 defined by DSL.

I prefer a response as soon as possible, but no
 later than January 3, 1992. If this presents a
 problem, please call me at your earliest.

Signed

thanks, Rick Martin



VICINITY MAP

NTS

- EXIT I-5 NORTH @ WILSONVILLE RD
- TURN LEFT @ TOWN CENTER LOOP RD WEST
(PORTLANDIA PIZZA ON CORNER)
- SITE IS ± 1/4 MILE NORTH OR RIGHT.



December 30, 1991

Mr. Mike Kohlhoff
City Attorney
City of Wilsonville
30000 S.W. Town Ctr. Loop E.
Wilsonville, OR 97070

Please submit the following language for approval by the City Council at the January 6, 1992 regularly scheduled meeting, to clarify Condition #10 of Resolution 91PC43:

The 5.1 acre public park dedication will be required the earlier of the issuance of a building permit for Phase III or May 31, 1994. The City and the applicant will work toward resolving the related access issues prior to the land dedication. The applicant will be involved in the Town Center park development planning in an advisory capacity but will not be required to make any financial outlay for the park planning process or its actual development.

For your information I have also enclosed a master site plan, color coded by original ownership. If you have any questions or require additional information please contact me. Thank you in advance for your prompt attention to this matter as we need to resolve this issue by January 7, 1992 to proceed with our contract with Thunder.

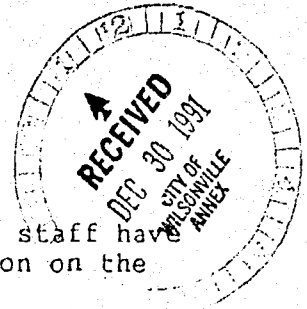
Very truly yours,

A handwritten signature in cursive script that reads "Kim Beach".

Kimberly J. Beach
Vice President

cc. Ms. Arlene Loble (with enclosure)
✓ Mr. Wayne Sorenson (with enclosure)

DIVISION OF STATE LANDS
Environmental Planning and Permits
775 Summer Street, NE
Salem, OR 97310
503/378-3805



WETLAND DETERMINATION REPORT

At the request of the landowner or agent, Division staff have conducted an offsite or onsite wetland determination on the property described below.

COUNTY Clac CITY _____
LOCATION Exit I-5 @ W. Wilsonville TR left @ Centerloop R west 1/4 mile
T 35 R 1W S 23 TAX LOT(S) _____
OWNER/AGENT: Rick Martin W & H Pacific
ADDRESS: 1099 S.W. Columbia St. Portland, OR
DATE OF ONSITE INVESTIGATION: 12-19-91

There are no jurisdictional wetlands or waterways on the property. Therefore, no removal-fill permit is required.
Notes: No Hydrology present - soil 10YR 3/4

There are wetlands and/or waterways on the property. Those areas are subject to the State Removal-Fill Law. A permit is required for 50 cubic yards or more of fill, removal, or alteration of substrate.
Notes: _____

A wetland delineation will be needed to locate and stake the wetland/non-wetland boundary. A list of consultants can be obtained from the Division.
Notes: _____

A removal-fill permit will be required for _____

No removal-fill permit will be required for _____ because/if _____

A permit may be required by the Army Corps of Engineers (326-6995)

Comments: _____

Determination by: William Parks Date: 12-23-91

Response Copy To:
 Owner/Applicant Enclosures: Request of Site Plan Map
 City of Wilsonville Planning Department
 _____, Corps of Engineers
 DSL file copy
 Reading file copy - TO LORNA no Turs.

City of
WILSONVILLE
in OREGON

December 30, 1991

30000 SW Town Center Loop E • ~~PO Box 226~~
Wilsonville, OR 97070
(503) 682-1011

Mr. Jim Faulkner
Design Forum Architects
3484 Far Hills Avenue
Dayton, OH 45429

Dear Jim:

I appreciated you, Rich Hollander and Jared Chaney taking the time to meet with Blaise and me regarding Project Thunder. I hope that we will be able to find an acceptable compromise in the design of the Incredible Universe project.

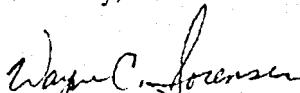
Enclosed is a copy of my notes which generally outline the basic issues we discussed at the December 23rd meeting. I am also enclosing material to provide additional insight into our planning process for the Town Center:

1. A copy of the legal opinion prepared by Michael Kohlhoff, City Attorney, that was furnished to the Wilsonville Design Review Board during the hearings on the Les Schwab Tire Center which will also be located in Town Center;
2. Variance criteria contained in our City Code which must be fully met before the DRB can approve a variance request.

I want to assure you that the City will do everything we can to accommodate your schedule, but I want to be sure you understand the legal limitations to fast tracking the review process.

Once again, it was a pleasure to meet with you. I appreciate your cooperation in finding an acceptable design alternative that will do justice to the Town Center, including the future Town Center Park, and still meet your client's needs. If you have any questions, please feel free to contact either Blaise or me at (503) 682-4960.

Sincerely,


Wayne C. Sorensen
Planning Director

wcs:dp
Enclosure

TO: Honorable Mayor and City Council

FROM: Arlene Loble
City Manager

RE: City Manager's Business

DATE: December 12, 1991

SUBJECT: PROJECT THUNDER DEDICATION OF PARK LAND

Project Thunder, which is Phase II of the Town Center development, was approved by the Planning Commission and now goes before the Design Review Board. I have attached a copy of their proposed design and their request for variances from the sign code. I bring it to your attention because it seems so entirely inconsistent with what has been previously approved in Town Center and the architectural proposal was not before Planning Commission for review. They have not seen the design proposals that dealt solely with the land use issues.

There are a couple conditions of approval that need to be brought to Council's attention. One of the conditions of approval requires the dedication of a 5.4 acre public park. The dedication would be required at the time occupancy permits are issued unless the City Council and the applicant agree to a later date. The value of the property to be dedicated is at least \$1,000,000, and the developers would like to be involved in the planning for park development but because of the value of the land are not willing to pay for any of the associated development costs. It is my understanding that at Phase I approval one of the conditions included not only the land dedication but financial responsibility for development of the park. That condition has now been removed because of the cost of the park land.

Leaving aside for the moment the inappropriateness of the design of the project, you can see from the attached exhibit that shows the location of the open space and the proposed building pads. This \$1,000,000 park is really located in the backyard of the proposed development. Because of the type of business which is some sort of high tech retail, the rear of the building, which faces the park, doesn't even include any windows - just a large expansive blank wall. To help offset that, a smaller building to be developed at a future Phase III has been placed on the property in such a way that it could front into the city park. The development that has already occurred in Phase I, the shopping center, also faces its least attractive areas into the proposed park site. If the open space actually is worth \$1,000,000, it will take at least that, in terms of the City's financial commitment, to improve the park. To put that kind of money into something that is really more of an after thought than a planned part of the development seems to me to be a big mistake. This is a

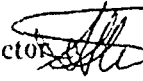
good example of something coming to Council's attention so late in the planning process that you have not had any meaningful input and yet now the City will be asked to make a substantial financial commitment. If the land is to be dedicated the developers justifiably want to know that the property will be developed in the future. What should be a wonderful design feature is really just an after thought. I don't know what, if anything, can be done at this stage, but I wanted to bring it to your attention as we will need to begin negotiations over the actual dedication of the property. Do you want a park in this location under these circumstances?

Another condition of approval that I would like to bring to your attention deals with the handling of storm drainage. Once again, this looks like we could be creating future problems because we have not had an engineer on staff and the project has probably not received the level of review from an engineering perspective that is necessary. So, the Planning Commission has added a requirement that storm sewer plans need to be coordinated with the City Engineer with a possibility of exploring the feasibility of onsite retention. As proposed by the developer, they would be eliminating the existing detention area and paving it over for additional parking. I don't know how this impact as a wetland but the staff report also brings that issue to your attention. Since the detailed engineering won't be done until or unless the plan is approved, we won't know until we get further into it how the developer's engineer plans to handle storm drainage. It is possible that they will actually need to relocate water and sewer lines that have been installed in Phase I in order to accommodate the proposed storm drainage plans for Phase II. Again, this is an area where we truly need the assistance of a City Engineer.

City of
WILSONVILLE
in OREGON

30000 SW Town Center Loop E • PO Box 220
Wilsonville, OR 97070
(503) 682-1011

MEMORANDUM

TO: Wayne Sorensen, Planning Director
FROM: Steve Starner, Community Development Director 
DATE: December 9, 1991
RE: Project Thunder

In keeping with our usual land use process, the engineers associated with the development team for this project have submitted detailed studies to quantify the impacts of traffic volume and storm sewer capacities. Although their conclusions demonstrate compliance with Wilsonville's development criteria, I am concerned about some of the practical issues raised in the staff report.

A. Traffic - Wilsonville Road/Parkway Avenue intersection

The Wilsonville Code does not require Project Thunder to demonstrate compliance with level of service "D" at the above-referenced intersection. However, for any motorist currently using the intersection during peak hours, it is obvious vehicle congestion is reducing existing traffic management functions to an unacceptable quality. Especially for motorists attempting to enter Wilsonville Road from Parkway Avenue, the City is exploring the following:

1. Increasing the visibility of the "Do Not Block Intersection" signage.
2. Placing a pavement stop bar on Wilsonville Road which corresponds with the intersection signage.
3. Controlling ingress and egress to Parkway Avenue north of Wilsonville Road.
4. Investigate the installation of an intersection traffic signal which would operate in sequence with the interchange traffic controls.
5. Investigate the construction elements involved with a new roadway joining Parkway Avenue and Town Center Loop West.

Ultimately, traffic congestion adjacent to the Wilsonville interchange (from Town Center Loop West to Kinsman Road) will only be relieved when ODOT completes the construction of the expanded interchange design.

B. Storm Sewer - Memorial Park

As I understand it, Project Thunder storm drainage will flow into the I-5 storm sewer system. At peak flows, excess water will be diverted into the Phase I (Thriftway/Payless development) storm sewer which flows past the Library and into Memorial Park. In order to accommodate the anti-cipated flows, the following park storm drainage improvements are underway:

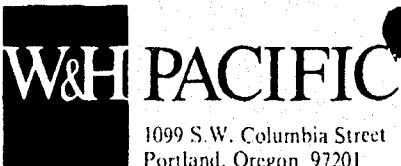
November - December, 1991	Surge basin, stilling basin and water quality swale design
January - February, 1992	Complete design
March	Construction bidding
April	Award construction contract
May	Begin construction
September	Complete construction

The estimated cost of this project is \$124,420 and is scheduled to be funded in conjunction with Memorial Park improvements. Approximately 52 per cent of the total project cost may be recovered from a payback when the Teufel and Boozier properties develop.

Also, the City will soon be undertaking a City-wide storm sewer Master Plan study in order to identify and plan for infrastructure needs. Under the current storm sewer SDC program, Project Thunder will generate approximately \$16,640 to be applied directly against the cost of the new Storm Sewer Master Plan.

I hope this information is helpful.

ss:jme



1099 S.W. Columbia Street
Portland, Oregon 97201

(503) 227-0455
Fax (503) 274-4607

- Planning
- Surveying
- Environmental Services
- Engineering
- Landscape Architecture

To: Blaise Edmonds
City of Wilsonville Annex
30470 SW Parkway
Wilsonville, OR

Date: Dec. 2, 1991
 Project Number: 467-0301
 Project Name: Wilsonville Town Center
 Regarding: Open Space Alternative
Concept Plan

PLEASE NOTIFY US IMMEDIATELY
 AT (503) 227-0455 IF THERE ARE ANY
 PROBLEMS RECEIVING THIS
 TRANSMISSION

We Are Sending:

- Attached
- Facsimile
- Number Of Pages Including Cover

These Are Transmitted:

- For Your Info/File
- As Requested
- For Review And Comment

Copied To:

KIM BEACH
LOGAN CRAVEN

Copies	Description
10	FOLDED FULL SIZE REVERSED MASTER PLAN (SHT. #1)
1	PMT (8 1/2" x 11") OF ABOVE
1	ORIGINAL (8 1/2" x 11"): ALTERNATIVE OPEN SPACE CONCEPT.

Comments

Blaise:
 Please enclose the attached materials w/in your
 staff report.
 s. again for all your help !!!

1 Jones



November 26, 1991

Mr. Blaise Edmonds
Associate Planner
City of Wilsonville
8445 SW Elligsen Road
Wilsonville, Oregon 97070

**RE: PROJECT THUNDER
DESIGN REVIEW SUBMITTAL
JOB NO. 4-755-0102**

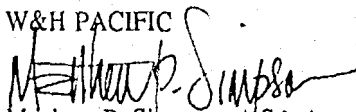
Dear Blaise:

Thank you again for taking time this morning to discuss Project Thunder. As per our discussion, the following items were discussed and agreed upon:

1. Approval of Drawing Scales:
 - A. Design Review Submittal at 50 scale.
 - B. Construction Document Submittal at 30 scale.
2. Approval to omit irrigation design for Design Review Submittal. Notes will be provided.
3. Design Review Submittal will be 50 scale landscape plan showing tree, plant and lawn layout. Plant lists and details will be provided as per City of Wilsonville's Design Review Criteria.
4. W&H Pacific will have 100% complete construction documents by December 27, 1991. We will submit to the City a set of complete drawings for additional information. These drawings will include complete landscape and irrigation plans and can be included for the January 27, 1992 Design Review meeting.

If you have any questions or comments, please give me a call.

Sincerely,

W&H PACIFIC

Matthew P. Simpson, A.S.L.A.
Project Landscape Architect

MPS/kal



STORAGE
6208
9600
22,892
420
210
39,330

SERVICE
4700
900
1020
640
1932
5016
2040
1008
17,276

RETAIL
47,874
2,240
5,880
7,920
63,914

RENT
572
1024
4500
6096

OFFICE
1856
200
50
5,294
280
912
240
149
120
9,117

EXHIBIT "A"



City of
WILSONVILLE
in OREGON

30000 SW Town Center Loop E • PO Box 220
Wilsonville, OR 97070
(503) 682-1011

ADMINISTRATION DEPARTMENT
MEMORANDUM

DATE: OCTOBER 9, 1990
TO: DESIGN REVIEW BOARD
THROUGH: WAYNE SORENSEN, PLANNING DIRECTOR
FROM: MICHAEL E. KOHLHOFF, CITY ATTORNEY
SUBJECT: REQUESTED OPINION FOR LES SCHWAB TIRE CENTER

INTRODUCTION

At the City of Wilsonville's Design Review Board meeting of September 24, 1990, applicant, Les Schwab Tire Centers (Les Schwab), filed three legal objections to the planning staff's recommendations for revisions to the Les Schwab site plan applications as conditions of approval: violation of U.S. Constitution and Oregon Constitution free speech rights, lack of authority, and arbitrariness. The Design Review Board has requested my review of these objections, which are discussed below. The application was continued for decision only until the next regularly scheduled meeting in October.

The recommended revisions were to proposed material and color to the exterior of the tire center building. The site plan submitted by Les Schwab called for the building to be constructed of concrete block, with a metal roof and metal mansard. The proposed exterior colors of the building were red and white. The revisions recommend the use of red-colored brick instead of the red painted block on the south, east and west elevations, with the north elevation to be painted white. Also, the metal roof trim and mansard were recommended to be repainted with an earth tone color.

BACKGROUND

The City of Wilsonville was incorporated in 1969. Pursuant to state statute it adopted and had acknowledgment by the state its city-wide Comprehensive Land Use Plan and implementing Zoning Ordinance in 1982. As a newly developing city it has placed its emphasis on planning in the form of "planned development" for commercial, industrial and residential uses. In the area of commercial development, the City's Zoning Code provides:

Memorandum: Design Review Board
Re: Les Schwab Tires
Page 2 of 5

"4.136 (1) (c). Planned Development Commercial shall be planned in the form of centers or complexes as follows:

- a. The Town Center
- b. Service Centers
- c. Office complexes.
- d. Commercial recreation.
- e. Neighborhood commercial."

The Town Center was zoned and master planned. The Wilsonville Town Center Plan drawing was placed into the Zoning Code at 4.136 (1) (c) (12). The Town Center Plan drawing conceptually locates functional use areas of central commercial, service commercial (includes tire sales and service), food and sundries, fast foods service, office professional, offices for general use, and high density apartments. The zoning text provides for permitted and accessory uses within each of the designated functional use areas.

The purpose of this zone is stated under 4.136 (1) (c) (12) (a).

"Purpose: (i) The purpose of this zoning is to permit and encourage a City Center, adhering to planned commercial and planned development concepts, including provision for commercial services, sales of goods and wares, business and professional offices, department stores, shopping centers and other customer-oriented uses to meet the needs of the Wilsonville community as well as to meet the general shopping and service needs of an area-wide basis, together with such multiple family residential facilities, open space, recreational and park areas, and public uses facilities as may be approved as part of the City Center compatible with the Comprehensive Plan of the City."

The location of the Les Schwab property application is in the northwest corner of the Town Center commercial area adjacent to Interstate 5. The Town Center is planned as the City's focal center. The property's location is a major viewing point of the City's focal center and identity. Development has occurred in the area with appropriate uses, high quality materials and design, which has provided the city center with uniform and harmonious developments with an aesthetically pleasing visual environment. This development has been and is overseen by the City's Planning Commission and its Design Review Board, pursuant to the city's zoning code.

The Les Schwab application has duly gone through the Planning Commission Planned Development Approval process and is located appropriately in the service commercial area of Town Center Master Plan. Its use approval adheres to the planned commercial/planned development concepts for Town Center. It comes before the Design Review Board for site development approval.

LEGAL REVIEW

"Comprehensive planning is clearly recognized as a proper exercise of municipal police power, often seen as a safeguarding of property values on a broad public basis. The conservation of property values is a very common consideration in comprehensive zoning, ordinarily required by state zoning acts, incorporated in ordinances and sustained by the courts (footnote omitted). Likewise, regulations as to the height and mode of construction

Memorandum: Design Review Board
Re: Les Schwab Tires
Page 3 of 5

of buildings have been sustained on the ground of the 'safety, comfort and convenience of the people and for the benefit of property owners generally'" (footnote omitted). McQuillan Mun. Corp., § 24.14 (3rd. Ed.)

As also stated in McQuillan Mun. Corp., § 24.10:

"It is well said that the police power is based chiefly on the Latin maxims, *salus populi suprema est lex* - the welfare of the people is the first law (footnote omitted) and *sic utere tuo ut alienum non laedas* - so use your property as not to injure the rights of another (footnote omitted). As stated by the United States Supreme Court, the police power has its foundation in the maxim of all well-ordered society which requires everyone to use his own property so as not to injure the equal enjoyment of others having equal rights of property". (Slaughter House Cases, 16 Wall 36, 21 L. Ed. 394).

However, the power of municipal government in this respect is not unlimited. It is limited by federal and state constitutional guarantees.

Applicant raises issues pertaining to federal and state constitutional rights to free speech, arguing that the proposed color revisions invade its rights to advertise as it chooses. Applicant also raises due process issues which prohibit the unreasonable, arbitrary use of such powers claiming the Design Review Board does not have the authority to limit materials and colors (unreasonable) and is without standards and criteria (arbitrary) to do so.

As previously stated, public necessity and protection of the public welfare forms the basis for the exercise of police power; that every person ought to so use his or her property so as to not injure one's neighbors. The unavoidable consequence of the need to exercise the police power in this regard results in the restriction on the use of property. It should also be noted that the police power is of a dynamic nature. McQuillan Mun. Corp., § 24.08 (3rd ed.) states, "Like equity jurisprudence, the police power has a dynamic or progressive capacity to be applied to new subjects or to be exercised by new or revised measures as economic and social changes require."

Wilsonville adopted its zoning code as an exercise of its police power. The presence of its Design Review Board is an example of the progressive capacity which was brought about by the public necessity and modern day quality of life concerns. Wilsonville as part of its general zoning regulations provides in 4.151 General regulations - signs for signage regulation.

The public necessity to regulate signage in terms of time, place and manner so that the signage chosen is not abusive of the rights of others is clearly recognized. See cases cited in McQuillan Mun. Corp., § 24.384 (footnotes 1-10). Within these general regulations, 4.151 (3) applies to commercial use within the Wilsonville Town Center as follows:

"(a) The Wilsonville Town Center, as designated in the Wilsonville Code, Section 4.136 et seq., is well suited for the institution of a coordinated signing program because of its geographic unity, focal location, and the fact that it is in the early stage of development. The purpose of Section 4.151(3) of this chapter is to provide the Town Center with a program of coordinated signing which is both functional and aesthetic, and to provide a method of administration which will insure continuity and enforcement. In this manner, the framework will be provided for a comprehensive balanced system of street graphics which provide a clear and pleasant communication between people and their environment..."

Memorandum: Design Review Board
Re: Les Schwab Tires
Page 4 of 5

"In regulating the use of street graphics and building signage, the following design criteria shall be applied in conjunction with the provisions of this Code: That street graphics and building signage be:

1. Appropriate to the type of activity to which they pertain.
2. Expressive of the identity of the individual proprietors and the Wilsonville Town Center as a whole.
3. Legible in the circumstances in which they are seen.
4. Functional as they relate to other graphics and signage."

Wilsonville Code 4.001 (70) defines "sign" as "***painting...or other device that is designed, used or intended for advertising purposes, or to inform or to attract the attention of the public, and includes where applicable...display surfaces and all components of the sign***".

Wilsonville Code 4.151 (3) (b) (2) provides the following definition: "Building Graphics. Signs that are not located within the first 15 feet of a property line that abut a public right-of-way. Building graphics are signs that include building-mounted and roof-mounted signs."

Wilsonville Code 4.151 (3) (d) (3) a. provides for Building Graphics Signage: "The total square foot of all signs except the single address sign and the street graphics sign shall not exceed the width of the building occupied by the use advertised. The width of a building is to be measured as the longest dimension of the width or depth of the building."

Wilsonville Code 4.151 (3) (c) (2) a. provides authority of the Design Review Board "...to administer and enforce all the provisions in Section 4.151(3) as they affect the design function and appearance of the sign."

Therefore, assuming that the applicant painted color schemes are as it proposes "an important element of the company's advertising" that "aid instant customer recognition", then the painted color scheme is a sign under Wilsonville Code 4.001 (70) whose display surface is violative of the size limitations for building graphics under 4.151 (3) (d) 3.a.

The specific criteria of size rationally limits a building by virtue of the amount and color it's painted from becoming a massive, garish sign incompatible with its neighbors. This is a reasonable time, place and manner prohibition to prevent an abusive medium, and is context neutral. The thrust of Art. 1, Section 8 of the Oregon Constitution is that free speech is not to be restricted unless it becomes abusive. See Ackerly v. Multnomah County, 72 Or. App. 617, 696 P2d 1140 (1985). The maxims involved in the police power cited above to not injure the property of others are found in the design criteria also cited that building signage not only be appropriate to the type of activity to which they pertain, but also be expressive of the identity of the individual proprietors and the Wilsonville Town Center as a whole. There is an obvious need to protect the aesthetic nature and character of other properties and the identity of the Town Center. There is no less need to preserve the property values of peaceful and harmonious use from loud and offensive noise than from loud and massive signage. Each is equally abusive.

As referenced above, comprehensive planning is widely recognized as a legitimate exercise of police power to preserve property values. Because of geographic unity, focal location and its early stage of development there is a rational basis to provide for a

Memorandum: Design Review Board
Re: Les Schwab Tires
Page 5 of 5

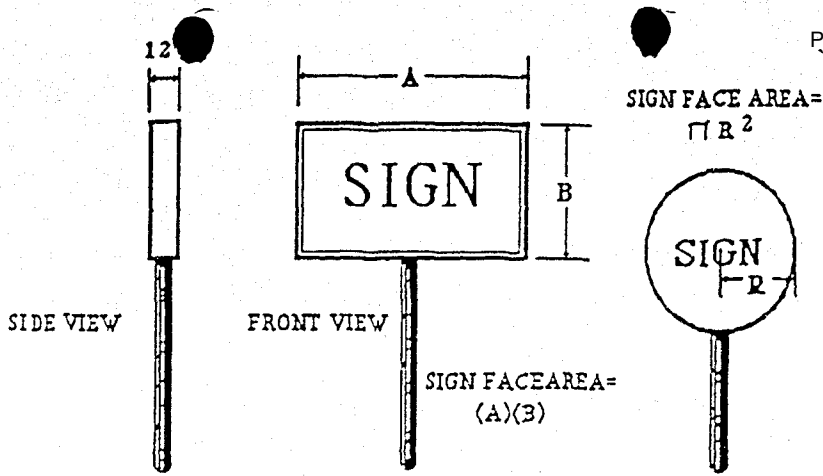
coordinated signage program which is both functional and aesthetic and to provide a method of administration through a Design Review Board for Town Center development. Clearly, this is in keeping with the multiple and often interrelated purposes set forth in 4.440 of the City's Code for Design Review Board. General criteria and standards are set forth to review site development in section 4.421, including color and material and as it relates to advertising medium that they "shall not detract from the design of proposed buildings and structures and the surrounding properties." Aesthetic sensibilities are also recognized as a sole ground and a proper subject for support of zoning regulation. See Oregon Citv v. Hartke, 240 Or 35, 400 Ord. 255.(1965); Naegele Outdoor Advertising v. City of Wavnesville, 833 F.2d 43 (CA4 1987); Don's Porta Signs Inc. v. City of Clearwater, 829 F2d 1051 (CA11 1987).

The dynamic nature of police power is clearly seen in the contemporary, community trends to view aesthetic considerations as valid subjects for the exercise of police power. The very exercise of police power is based upon need. Modern, contemporary society has recognized that advertising in the commercial setting has historically been poorly constructed, grossly disproportionate in size or height, aesthetically disharmonious, located in manners detrimental to traffic safety, and has even obscured the rights of others to be seen, creating a need to establish reasonable time, place and manner restrictions.

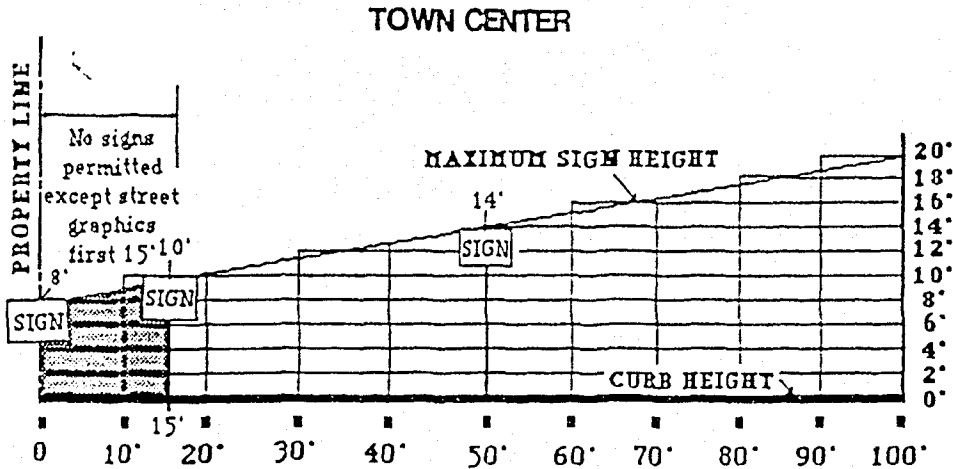
On the other hand, such necessity has not risen to the same level of need to regulate the use of homes as signs. The business entrepreneurs who are willing to advertise their commercial product by virtue of using gross advertising structures in commercial areas have not historically turned their private homes into such uses. In short, the need to protect other homeowners from the detrimental effects of having the color schemes of homes turned into speech of a loud and abusive nature has not presented a public need to regulate. (Often, developers have instituted self regulation through homeowners associations in residential subdivisions). Thus, single family dwelling units are exempt from initial Design Review Board development approval. They are not exempt if and when the use involves signage. There are specific regulations which the Design Review Board has authority to govern addressing normal and typical signage within a residential use area, namely residential name plates, 4.151 (1)(a), bulletin boards, 4.151 (1)(b); real estate signs advertising individual lots, 4.151 (1)(c); subdivision signage, 4.151 (1)(d) and home occupation signage, 4.151 (1)(d). Nor is the applicant's comparison of industrial Planned Developments with the commercial developments a justification for not distinguishing the differences in the nature of uses. What may be appropriate to locate and identify industrial users and be harmonious with other surrounding industrial properties may, in fact, not be compatible with commercial uses. That basic recognition between different uses is what allows for zoning districts in the first instance.

Therefore, I am of the opinion that the recommended revisions submitted by staff are reasonable time, place and manner restrictions, to prevent the use of a building as a grossly, large sign offensive to aesthetic sensibilities, coupled with the use of materials which are not harmonious with existing properties and the focal nature of Town Center to the detriment of the property of others. The regulations provide authority in the Design Review Board to act and neither as set forth or applied, are they arbitrary.

mek:pjm



SIGN FACE MEASUREMENT



The maximum height of a sign is measured from a point 8 feet above the curb at the property line, to a point 20 feet in height or 4 feet above the roof, whichever is less.

MAXIMUM SIGN HEIGHT

EaE1aE1a
 abcdefghijklmnopqrstuvwxyz
 ABCDEFGHIJKLMNOPQRST
 UVWXYZ
 123456780&?!\$(.,.)^^><

FIG. 2

CHAPTER 4, ZONING CODE
 TOWN CENTER SIGNAGE CODE
 EXHIBIT "B"

City of Wilsonville

COMMUNITY DEVELOPMENT DEPARTMENT

Memorandum

November 7, 1991

TO: Blaise Edmonds, Planning
FROM: *MB* Martin Brown, Building Official
SUBJECT: DEVELOPMENT REVIEW TEAM

The following is a list of concerns for the proposed Project Thunder and the proposed Liberty Organization office/warehouse. Actual working drawings may expose additional code concerns.

THUNDER PROJECT

1. Provide a fire hydrant within 250 feet in hose-lay fashion of all exterior walls.

LIBERTY ORGANIZATION OFFICE/WAREHOUSE

1. Provide a fire hydrant within 250 feet in hose-lay fashion of all exterior walls.
2. Proposed building shall comply with the A.D.A.

/sf

EXHIBIT E

DEFECTS IN

ORIGINAL

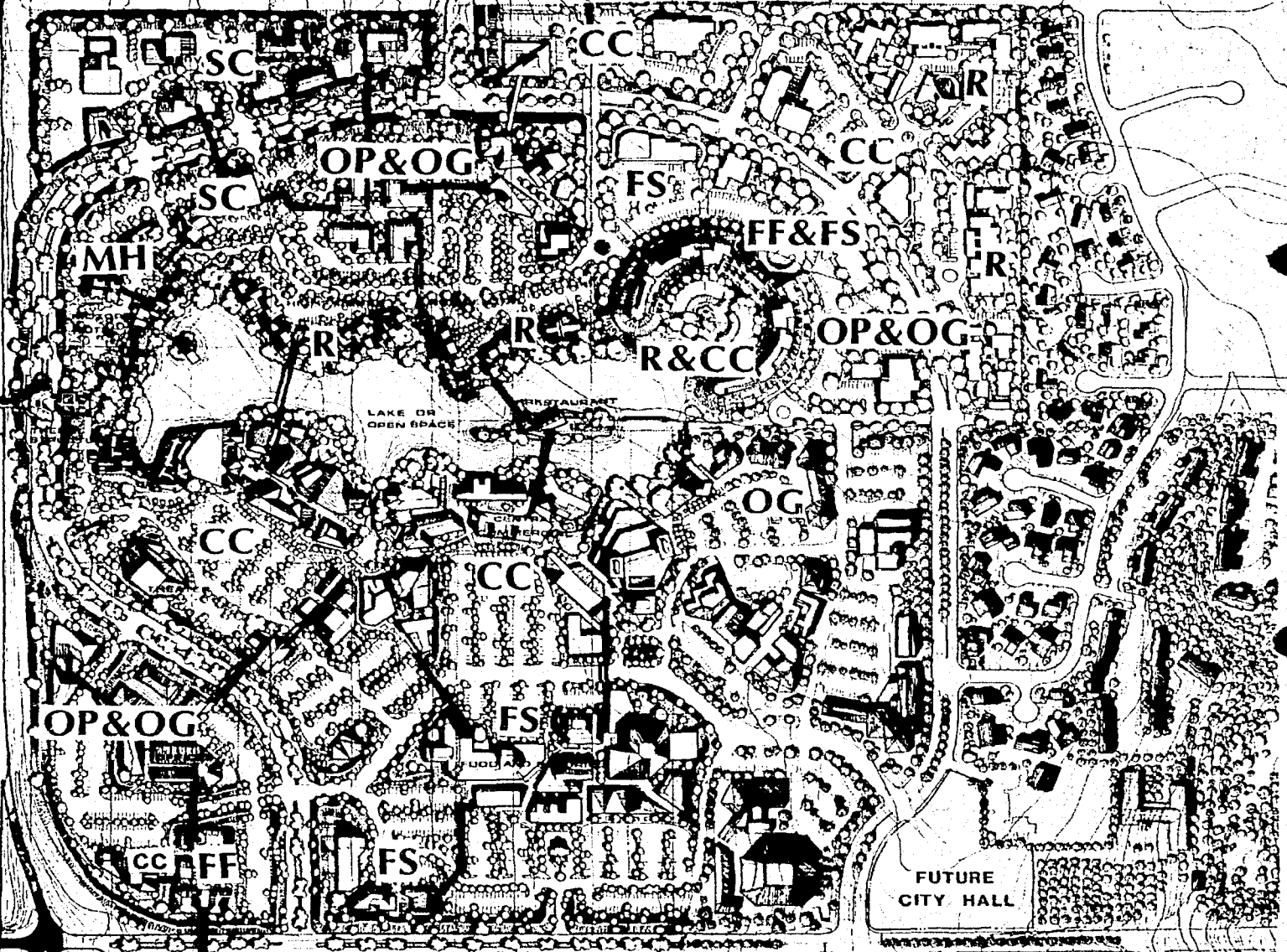
DOCUMENT

LEGEND

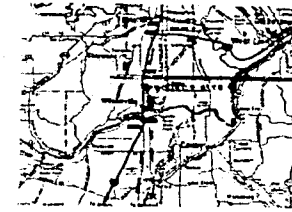
- CC** Central Commercial
- SC** Service Commercial
- FS** Food and Sundries
- FF** Fast Food Service
- OP** Office Professional
- OG** Offices for General Use
- R** High Density Residential
- MH** Motor Hotel

EXHIBIT

F



Wilsonville City Center Plan



VICINITY MAP

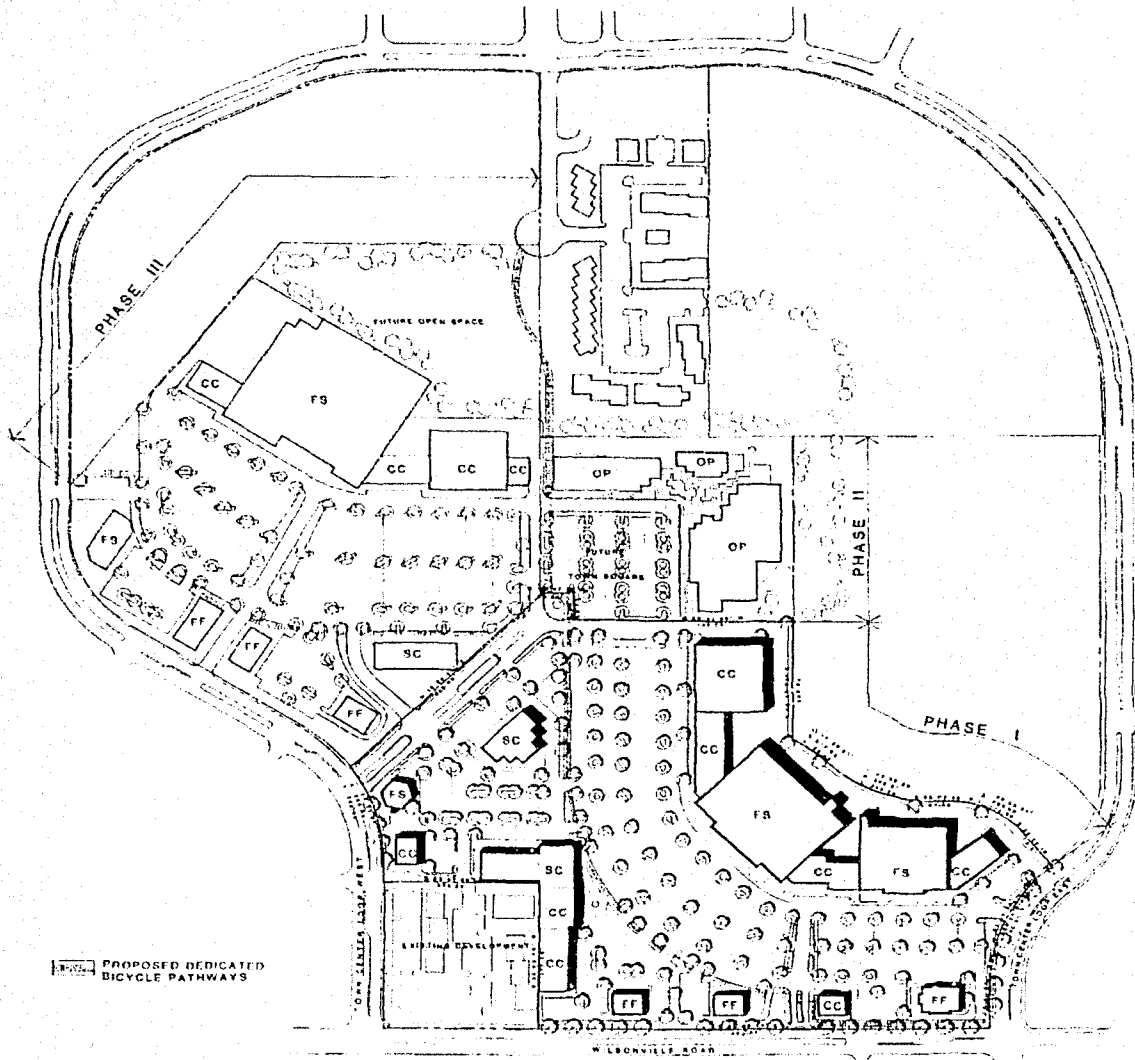
ACREAGE	
PHASE I	22.17 ACRES
PHASE II	5.41 ACRES
PHASE III	22.02 ACRES
TOTAL	49.60 ACRES

PHASE ONE ZONING DESCRIPTION

A parcel of land situated in the southeast corner of Section 13, Township 12 North, Range 12 East, County of Hamilton, Ohio, hereinafter referred to as "the parcel," is shown on the attached plat of the same. The parcel is bounded on the north by the line of the Hamilton and Cincinnati Railroad, on the east by the line of the Hamilton and Cincinnati Railroad, on the south by the line of the Hamilton and Cincinnati Railroad, and on the west by the line of the Hamilton and Cincinnati Railroad.

The parcel is zoned as follows: Phase I, 22.17 acres, is zoned as a "Community Center" (CC) district; Phase II, 5.41 acres, is zoned as a "Community Center" (CC) district; and Phase III, 22.02 acres, is zoned as a "Community Center" (CC) district.

The parcel is also zoned as follows: Phase I, 22.17 acres, is zoned as a "Community Center" (CC) district; Phase II, 5.41 acres, is zoned as a "Community Center" (CC) district; and Phase III, 22.02 acres, is zoned as a "Community Center" (CC) district.



MASTER PLAN: PHASE I, II, & III



EXHIBIT H

JKS
JKS Architects PC
10000 East Main Street, Suite 1000, Portland, Oregon 97206
503.251.1200

WILSONVILLE MARKETPLACE

DATE	BY

1

EXHIBIT G 1



KITTELSON & ASSOCIATES, INC.
TRANSPORTATION PLANNING/TRAFFIC ENGINEERING

610 SW ALDER, SUITE 700 • PORTLAND, OREGON 97205 • (503) 228-5230 • FAX (503) 273-8169

October 16, 1991

Ms. Kim Beach
Capital Realty Corporation
101 SW Main, Suite 1500
Portland, OR 97204

RE: Traffic Analysis for Wilsonville Town Center Phase II

Dear Ms. Beach:

The purpose of this letter is to discuss the results of an update to the April 1990 Traffic Impact Analysis we conducted for the Wilsonville Town Center relative to the current phase II development proposal. Some of the specific issues that this letter addresses include:

- the level of development proposed in the current phase II submittal,
- the level of development analyzed in the April 1990 Traffic Impact Analysis,
- an update of current conditions within the vicinity of the site
- an assessment of projected conditions upon completion of the current development proposal
- an assessment of the need for a traffic signal at the Wilsonville Road/Town Center Loop West intersection upon completion of the proposed development

Based on the results of both the previous and updated analysis, the proposed development can occur while still maintaining acceptable levels of traffic operations and safety at site driveways and nearby key intersections. The significant findings and recommendations are as follows:

- The key unsignalized intersections within the study area are currently operating at an acceptable LOS during weekday evening peak hour conditions.

EXHIBIT
G.7
SUPPLEMENT.

Ms. Kim Beach
October 16, 1991
Page 2

- Upon completion of the development, the site driveways and key off-site intersections, with the exception of Wilsonville Road/Town Center Loop West, will operate within acceptable level of service limits during the evening peak hour time period.
- A traffic signal is warranted to accommodate projected 1992 traffic volumes at the Wilsonville Road/Town Center Loop West intersection. It is therefore recommended that a traffic signal be installed at this location upon completion of the proposed development.

Current Phase II Development Plans

The current phase II development plans call for the construction of a retail facility consisting of approximately 159,000 gross square feet of floor area. This development level (and substantially more) has already been accounted for in the previous traffic impact analysis. The traffic impact analysis conducted in April 1990 considered a Phase I development level of approximately 211,000 gross square feet of floor area, and a combined Phase II and III development level of approximately 451,000 gross square feet of retail space and 40,000 gross square feet of commercial office space. Therefore, the original traffic impact analysis, which evaluated conditions through the year 1995 is considered to be more than adequate in terms of its assessment of traffic impacts of the proposed development for the four year horizon. Included with this letter are 10 copies of the April 1990 Traffic Impact Analysis.

Update of Existing Conditions

Within the last week, Kittelson & Associates, Inc. obtained weekday p.m. peak hour turning movement counts at the intersections of Wilsonville Road/Town Center Loop West, and Wilsonville Road/Town Center Loop East. The results of those counts revealed that compared to the counts conducted in conjunction with the April 1990 study, traffic volumes have increased by approximately 70 percent on Wilsonville Road, by approximately 80 percent on Town Center Loop East, and have remained essentially the same on Town Center Loop West. The growth in traffic on Wilsonville Road and Town Center Loop East is due primarily to the substantial amount of residential development that has occurred within the vicinity of the site (particularly to the east of Town Center Loop East) within the past year, as well as to the development associated with Phase I of the Wilsonville Town Center.

Ms. Kim Beach
October 16, 1991
Page 3

The reason traffic volumes have remained basically the same on Town Center Loop West is likely due to the fact that the majority site-generated traffic associated with Phase I of the Wilsonville Town Center, as well as some of the site-generated traffic from the retail/office development located in the southwest corner of Town Center Loop are using the Wilsonville Town Center access drives on Wilsonville Road and Town Center Loop East. Another contributing factor may be that traffic volumes within the Wilsonville area have re-distributed somewhat since 1990. Table 1 displays a comparison of the 1990 and the current 1991 volumes.

Intersection	Approach	1990 Volume (Veh/Hr)	1991 Volume (Veh/Hr)
Wilsonville Rd./ Town Center Loop W.	Westbound	165	410
	Eastbound	530	785
	Southbound	295	270
Wilsonville Rd./ Town Center Loop E.	Westbound	155	300
	Eastbound	280	435
	Southbound	80	145

Based on the results of the recent p.m. peak hour traffic counts, Level of Service analyses were conducted at each of the intersections following the analytical techniques described in the *1985 Highway Capacity Manual*. Table 2 displays the results of that analysis. As indicated in the table, both intersections are currently operating at Level of Service "D" or better, which is considered acceptable by standards.

Projected 1992 Conditions

The current site plan indicates that three access driveways on Town Center Loop West will serve the proposed retail development, consisting of a main access drive, a secondary access drive, and a service drive on the north end of the development which will be limited to right-turns only. This access scheme is consistent with what was assumed in the 1990 Traffic Impact Analysis, with the exception of the north service drive. In the previous analysis, the two primary access drives were projected to operate at Level of Service "D" or better through the year 1995. Given that traffic volumes will be substantially lower in 1992 than the projected 1995 levels, all three driveways serving

Ms. Kim Beach
October 16, 1991
Page 4

TABLE 2 PM PEAK HOUR LOS EXISTING TRAFFIC VOLUMES			
Intersection	Time Period	UNSIGNALIZED	
		Reserve Capacity	LOS
Wilsonville Rd/ Town Center Loop W.	PM	113	D
Wilsonville Rd/ Town Center Loop E.	PM	299	C

the development are anticipated to operate at Level of Service "D" or better upon completion development.

Estimates of site-generated traffic for the Phase II development proposal were added to the existing traffic volumes at the intersections of Wilsonville Road/Town Center Loop W. and Wilsonville Road/Town Center Loop E. Based on that assignment, additional analyses were conducted to assess the level of service at these two intersections upon completion of the development. Table 3 displays the results of that analysis. As shown in the table, the intersection of Wilsonville Road/Town Center Loop West is anticipated to experience an "F" Level of Service, which is considered unacceptable by City standards. An examination of signal warrants contained in the *Manual on Uniform Traffic Control Devices* indicates that at least two warrants for a traffic signal will be met under projected 1992 conditions.

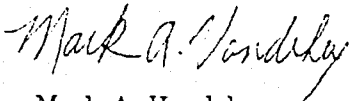
Based on these results, and given that background traffic volumes on Wilsonville Road are likely to continue to increase somewhat, it is recommended that a traffic signal be installed at the Wilsonville Road/Town Center Loop West intersection coinciding with the completion of the current Phase II development proposal. Based on this recommendation officials at Capital Realty Corporation have retained Kittelson & Associates, Inc. to begin the preliminary design of a traffic signal at the Wilsonville Road/Town Center Loop West intersection.

Ms. Kim Beach
October 16, 1991
Page 5

Intersection	Time Period	UNSIGNALIZED	
		Reserve Capacity	LOS
Wilsonville Rd/ Town Center Loop W.	PM	-29	F
Wilsonville Rd/ Town Center Loop E.	PM	113	D

I trust that this letter adequately addresses City staff's traffic related concerns with respect to this development proposal. If in the meantime you have any questions or comments please do not hesitate to contact me.

Sincerely,



Mark A. Vandehey
Associate

October 18, 1991

Wayne Sorenson
Planning Director, Wilsonville
City Hall
P. O. Box 270
Wilsonville, OR 92070

Dear Mr. Sorenson:

Re: Request for Modification of Condition of Approval No. 90PC15

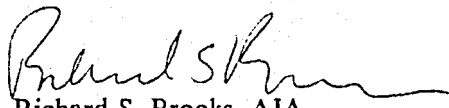
On behalf of the Owner, Capital Realty Corp., we request a reconsideration of Condition No. 8 of Planning Commission Resolution No. 90PC15 to provide the opportunity for Capital Realty to work with the City to accomplish the following:

1. Develop a design for the conceptual Wilsonville Town Center open space that allows for the participation of the appropriate City staff and commissions,
2. To formulate a development plan and time frame consistent with the development of Phase II and III of the balance of the Wilsonville Town Center property, and
3. Determine Capital Realty's financial obligation and any credits related thereto.

Concurrently submitted to you are Stage I Master Plan Re-submittal and Stage II, Phase II of the Center. We feel that they have a bearing on this condition and warrant review.

Thank you for your consideration, if you have any questions, please call.

Very truly yours,


Richard S. Brooks, AIA
Project Manager

bc

C:\BCRSB\WTC-1017.PM

JKS Architects PC
1620 S.W. Taylor Street, Suite 200
Portland, Oregon 97205
503-227-5616 • 800-292-5400 • FAX 503-227-3590

EXHIBIT G-8

Stage I Master Plan Re-submittal
Wilsonville Town Center—Wilsonville, Oregon

1. Nature of Application:

This is a re-submittal for Stage I Master Plan approval for a proposed retail development of 59.79 acres, to be located adjacent to, and north of Wilsonville Road spanning from the southeast portion of Town Center Loop East, the inner portion of Town Center Loop West, north to the intersection of the Loop West and Parkway in that area previously designated as The Wilsonville Town Centre.

The Applicant:

Seeks to develop the site as a community shopping center. The center, at full build out would consist of approximately five larger retail commercial anchor stores, infill retail commercial space and pads located independently from the central retail complex for commercial retail development.

The proposed development includes a total building area of approximately 500,000 square feet constructed in three phases.

Phase I

The existing development of Phase I will include retail commercial space of approximately 207,130 square feet oriented primarily to Wilsonville Road. The Phase I Center consists of three anchor tenants, including major grocery and drugstore tenants, with infill commercial retail shop space and several pads at the periphery for retail uses. Parking for Phase I is 1,063 spaces at a ratio in excess of five spaces per 1,000 square feet of gross leasable area. The third anchor and several of the pads are as yet un-built.

The initial development provides two full-turning accesses along Town Center Loop; one at the eastern end of the development near Wilsonville Road, and the other off Town Center Loop West, which is a heavily landscaped entry boulevard, that in later phases will become the central identified main entry to the fully built-out center. Further, a secondary full turn access is proposed at Town Center Loop West and the Northern boundary of the existing retail center; and finally in Phase I, a right-in-right-out access at mid-site on Wilsonville Road, which is temporarily a full access entry until development to the south of Wilsonville Road completes construction of the final road design.

Stage I Master Plan Re-submittal
Wilsonville Town Center—Wilsonville, Oregon

Page 2

1. Nature of Application: (cont'd)

Phase II:

The proposed Phase II development is one retail user of approximately 159,400 square feet located on 14.75 acres primarily fronting Loop Road West. Phase II is to be built and developed by a separate owner other than Capital Realty Corp. Capital Realty, however, maintains its right of review for compliance with the concept and intent of the Town Center retail development. Approximately 872 parking spaces are provided (see Stage II Submittal attached).

Phase III:

The proposed development of Phase III includes retail commercial space of approximately 143,568 square feet completing the connection to Phases I and II. The Phase III development would consist of one large retail anchor tenant, retail pad tenants, and a two-story professional office building oriented at the end of the main entrance boulevard.

The parking development for Phase III, approximately 980 spaces, brings the total parking count to 2,915 spaces, serving the proposed 510,000 square feet of gross building area.

2. Property Description:

The property is located north of Wilsonville Road, east of Interstate 5, and west of City Hall. The property is located on the following parcels:

Parcel 1: 19.73 acres

Tax Lots 600 and 601, Section 13, Township 3 south, Range 1 west, Willamette meridian, situated in the City of Wilsonville, County of Clackamas, State of Oregon.

Parcel 2: 4.37 acres

Tax Lot 500, Section 13, Township 3, south, Range 1 west, Willamette meridian, situated in the City of Wilsonville, County of Clackamas, State of Oregon.

Stage I Master Plan Re-submittal
Wilsonville Town Center—Wilsonville, Oregon

Page 3

2. Description (cont'd)

Parcel 3: 25.96 acres

Tax Lots 200, 300, and 405, Clackamas County Map 3-1W-14D and ownership interests in a triangle of land approximately 6,381 square feet on the west of Tax Lot 200.

Parcel 4: 9.73 acres

Tax Lots 101, 201, and 102 Clackamas County Map 3-1W-14D

3. Plan Designation and Zoning:

The subject site is designated commercial on the comprehensive plan map and zoned Planned Development Commercial on the zoning map. The site, being situated within the Wilsonville Town Center master Plan map, has underlying use designations indicating CC Central Commercial, FS Food and Sundries, OP Office Professional, FF Fast Food Restaurant, R high density residential, and open space.

The intent of our proposal is to accomplish the mix of other desired and designated uses within the boundaries of our development. We feel our plan as submitted is consistent with the comprehensive plan goals and with the Town Center Master Plan.

October 18, 1991

Wayne Sorenson
Planning Director, Wilsonville
City Hall
P. O. Box 270
Wilsonville, OR 92070

Dear Mr. Sorenson:

**Re: Stage I Re-submittal Master Plan Approval Wilsonville Town Center
Stage II, Phase II Submittal**

On behalf of Capital Realty Corp., and the owners of properties so designated as comprising the development area, we are re-submitting this application for a Stage I Master Plan Approval for a 59.79 acre commercial center and Stage II approval for the Phase II 14.75 acre site.

As you may be well aware, Phase I of this plan has been completed in part. The economics of the region and the country have impacted the nature of the project as originally planned. This re-submittal represents those pressures, and at the same time expands the size of the project while maintaining the original intent of mixed uses as outlined in the Wilsonville City Center Plan.

Capital Realty has the opportunity to bring to the Town Center project a major, innovative retail anchor which will comprise all of Phase II. This parcel will be sold to a separate user for which application for Stage II, Phase II is attached. Their progress and subsequent design submittals will be reviewed and monitored by Capital Realty.

The addition of this anchor, at this time will serve as a catalyst for the completion of Phase I buildings as well as increase the desirability of Phase III tenants. This, in effect, will improve the success of the entire City Center Plan to the benefit of Wilsonville as a whole.

JKS Architects PC
1620 S.W. Taylor Street, Suite 200
Portland, Oregon 97205
503-227-5616 • 800-292-5400 • FAX 503-227-3590

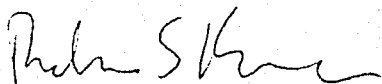
EXHIBIT
6-90

Wilsonville Town Center
Stage I Re-submittal
October 18, 1991

Page 2

We are always available to answer questions to aid you in your analysis of this re-submission and its compliance with the current conditions of approval. This project represents a long-term commitment on the part of Capital Realty in the development of a strong, successful center for Wilsonville which will serve the needs of all its citizens. Thank you for your's and the City Staff's time, energy and cooperation towards the realization of this project.

Sincerely,



Richard S. Brooks, AIA
Project Manager

bc

Alternative Open Space Concept

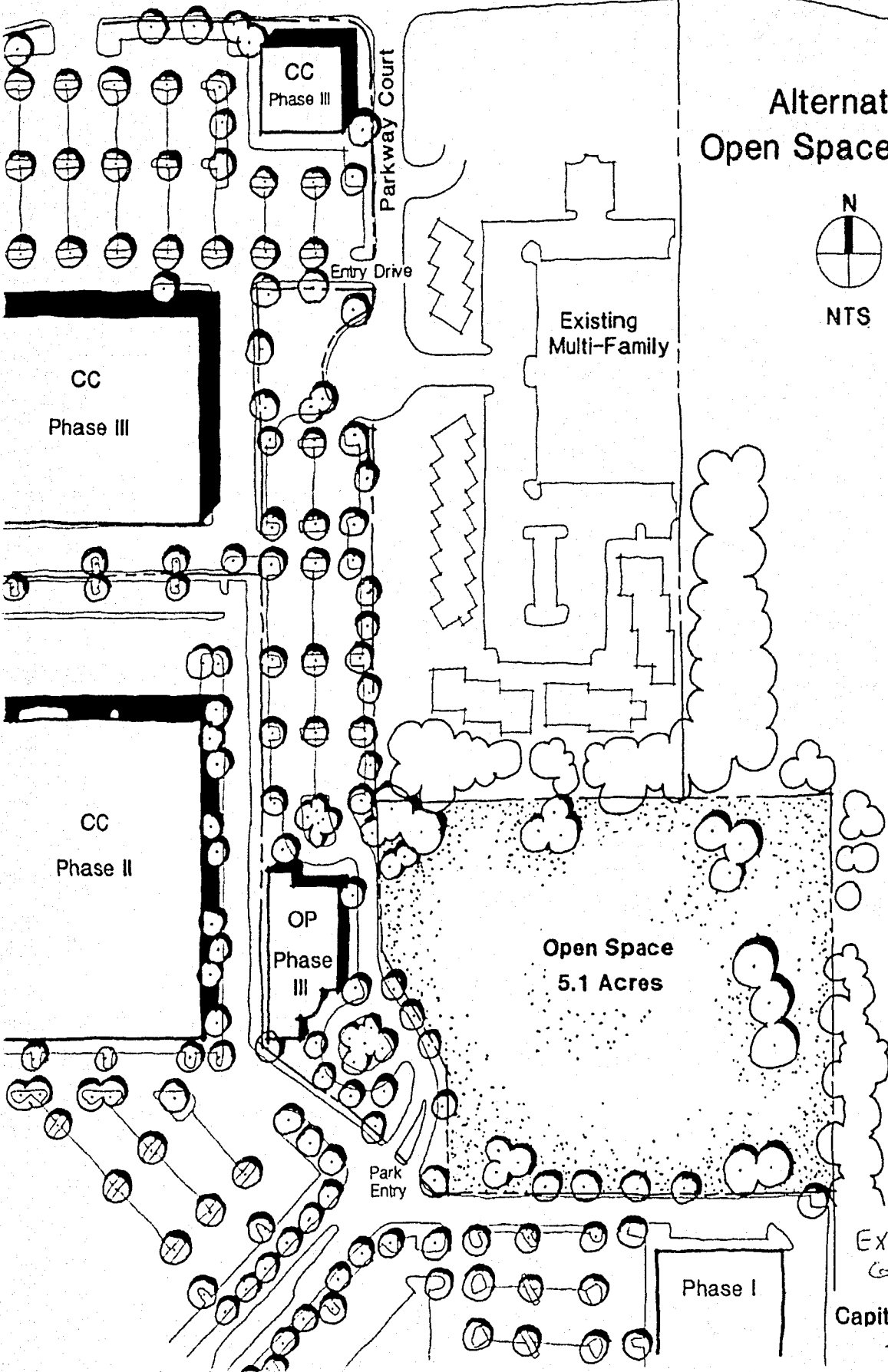


EXHIBIT
C-11

Capital Realty Corp.
11/26/91

AS REVISED
1/7/92

DesignForum

ARCHITECTS

PROJECT THUNDER
Wilsonville, Oregon
Design Review Board
January 27, 1992 Meeting

1R

REVISED GENERAL COMMENTARY:

Project Thunder is a single story building with mezzanine, 166,495 GSF retail sales building, with accessory storage areas. Project Thunder is a new concept in merchandising with this location selected for the pilot program.

Enclosed is data that we believe supports the design concepts expressed, outlines the project exterior signage program; building architecture, materials and colors. The project exterior lighting program, the project landscaping and site improvements information is shown on the revised drawings included with this additional submittal.

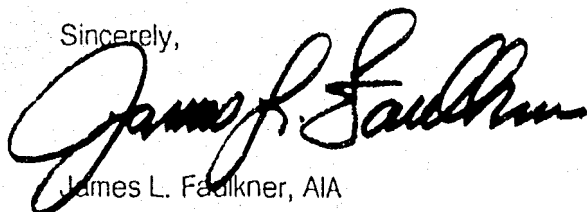
As per phone conversations with Blaise Edmonds, Associate Planner, the materials and colors sample board will be presented at the evening of the actual meeting. It will not be forgotten. We will provide a sample board of wall elements, as requested, as soon as we receive material samples from the manufacturers involved.

Enclosed within this booklet are color photocopies of the revised color scheme, two views, plus the proposed parking lot light standards with the directory signage of aisle indicators. Also enclosed is a new drawing titled "View Corridor Concept." Submitted separately are revised drawings DRBC1, DRBC2, DRB1, DRB2, DRB3, and DRBL1.

We believe we meet all known City of Wilsonville ordinances in regards to architecture, landscaping and site improvements. There are no signage variances required. We do request a deviation from the Phase I signage program as explained following. Since our reconsideration of the signage program has eliminated all variances we request reimbursement of the variance fees previously paid.

We request the Design Review Boards consideration of Project Thunder, as resubmitted.

Sincerely,



James L. Faulkner, AIA
Senior Vice President, Architecture

JLF:dr

DesignForum

ARCHITECTS

PROJECT THUNDER

Wilsonville, Oregon

Design Review Board

January 27, 1992 Meeting

2R

MATERIALS/COLORS DIALOGUE:

The general concept of the project design aesthetic is to create a vibrant and lively shopping environment, having this a "fun place to be". This concept is visualized to the shopper by the dynamic main facade of the building by three means: building form, materials selected and colors used.

The basic building background material is an "Exterior Insulation and Finish System", common name used Dryvit. While proprietary, we will use this term in this discussion. The Dryvit will be in a field color of light beige (neutral) with dark green color Dryvit used as a horizontal accent band on the North and West elevations. Dark green will also be used at the curved wall element of the primary building entry and exit points on the West elevation. The Dryvit will be on all sides of the building, scored in the patterns indicated on the elevations. Use of the dark green color relates this project to the Phase I buildings.

To compliment the Dryvit field, and to help to reduce the scale of this building, a horizontal band of metal siding, in a light bronze color with 50% reflectivity is expressed on the West, North and South elevations. This metal siding is a vertical pattern with vertical "grooves" 6" o.c. On the East elevation, the color and position of the metal siding is simulated by use of Dryvit accent band.

To accent and provide visitor orientation to the entry area, an open "dome" of steel framing, painted red, is mounted on the roof. Coupled with the curved element wall, this designates the building entry area. At grade the curved element concept is carried forward with curved concrete curbs, radial lined concrete walkways and flagpoles/bollards in a circular centerline aligning with the curved wall element at entry. The flagpoles are 25'-0" high, natural aluminum color, and will fly solid color flags or nylon banners. The non-illuminated bollards are 42" high, 10" diameter pipe painted light beige. Bollards around entry points will be internally lighted, and be painted red.

To further designate entry points, clear glass in natural aluminum storefront framing is located adjacent to the curved element entry area, and also occurs at the building service entrance and other secondary entrance points.

The overhead doors will be solid, insulating units without windows, painted light beige. Other secondary doors will be hollow metal painted to match adjacent wall color. Miscellaneous site items such as handrails will be painted black.

DesignForum

ARCHITECTS

PROJECT THUNDER

Wilsonville, Oregon

Design Review Board

January 27, 1992 Meeting

3R

The following are our calculations of area for the Project Thunder Signage Program:

Wall Graphics:

Single face, backlit signs:

Store Name Sign*	1 Each at 224 SF	=	224 SF
Fascia Sign: "Service":	1 Each at 12 SF	=	12 SF
Fascia Sign: "Customer Pickup":	1 Each at 28.5 SF	=	28.5 SF
Fascia Sign: "Car Stereo Installation":	1 Each at 40.5 SF	=	40.5 SF

TOTAL WALL GRAPHICS AREA 305 SF

* This sign of channelume construction with individual letters for the word "UNIVERSE"; the word "INCREDIBLE" is in script neon.

There are miscellaneous directional signs on site, i.e. stop signs, that are under 2' x 2' in size, single face, non-illuminated and pole mounted. These include the Parking Lot Aisle Indicator Signs: 12 each at 8 SF = 96 SF. These are shown on sheet DRBC1, but are not included in signage area calculations.

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ARCHITECTS

PROJECT THUNDER
Wilsonville, Oregon
Design Review Board
January 27, 1992 Meeting

4R

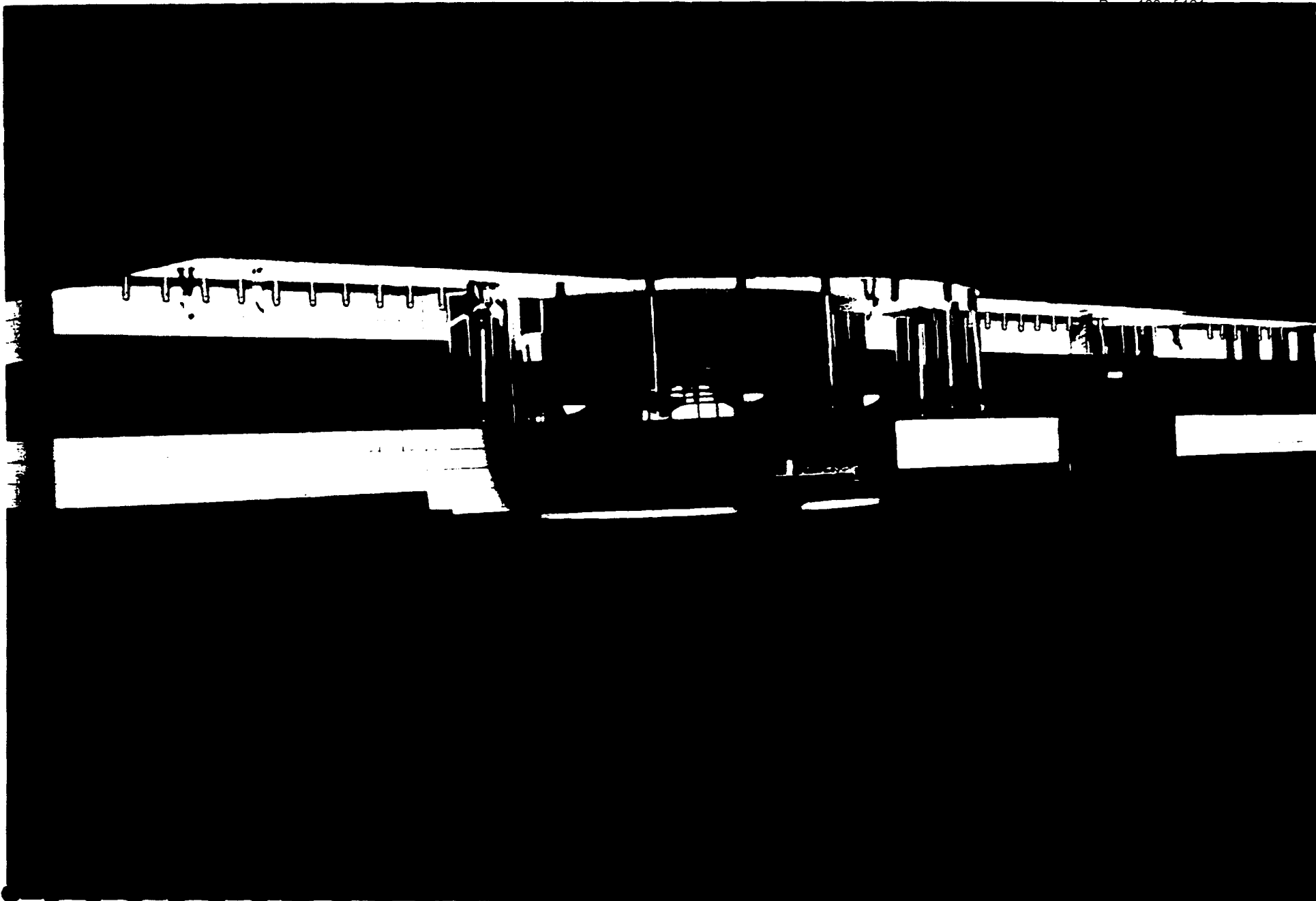
We request the consideration of the Design Review Board for a deviation from the Phase I, Wilsonville Town Center Signage program, as follows:

- Deviation #1 from Phase I signage program for sign construction method

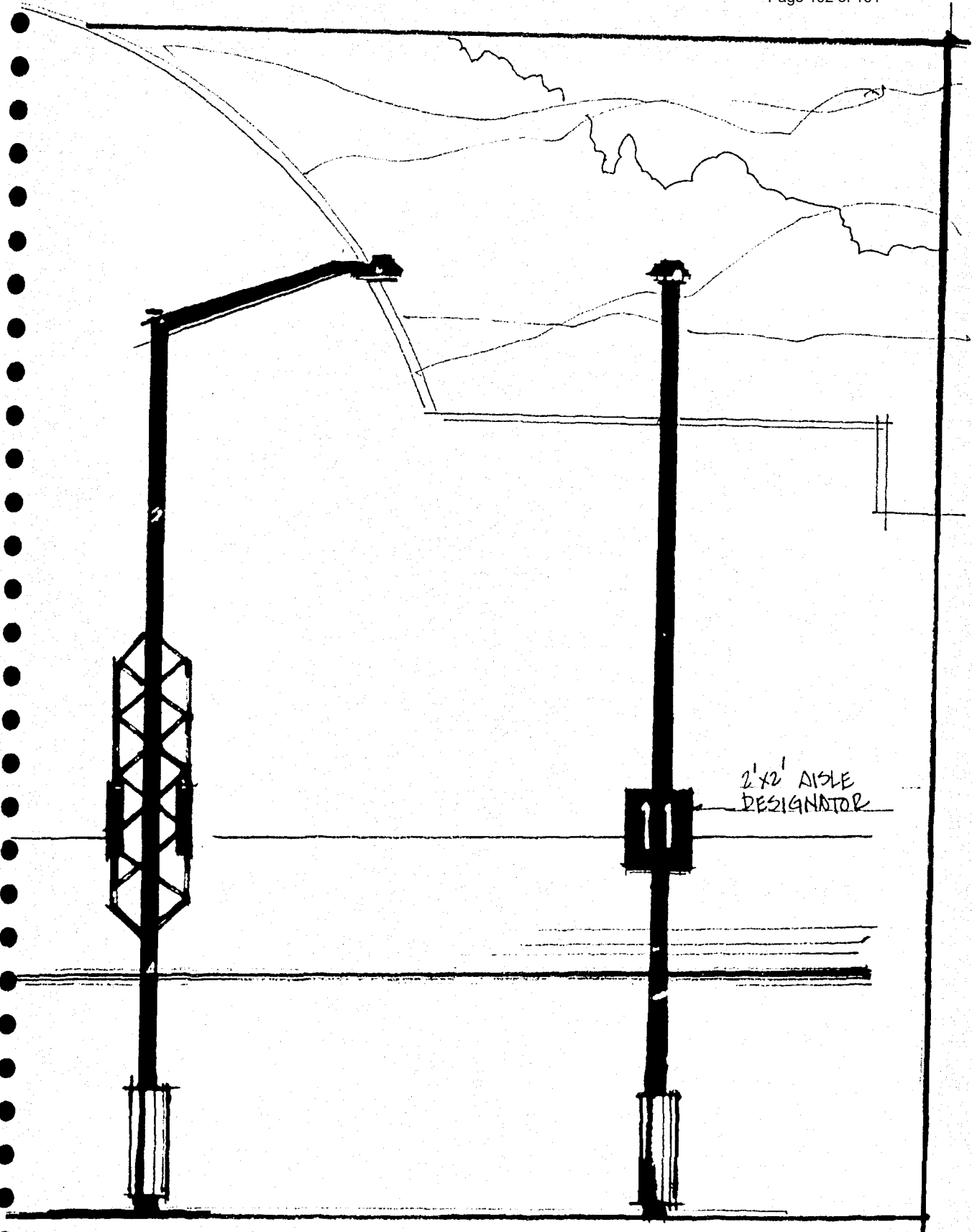
Deviation #1 from Phase I signage program for Wilsonville Town Center

We request this deviation from the approved program for the purpose of changing the method of construction for the 3 fascia signs (aggregate area approximate 81 SF) to be consistent with our design idiom. We feel our approach of a fascia panel type sign, back lit, cutout individual letters, appearing to be in a larger horizontal band to be of more benefit to this architectural design. Individual channel construction is not an appropriate usage in this application.

DEFECTS IN
ORIGINAL
DOCUMENT



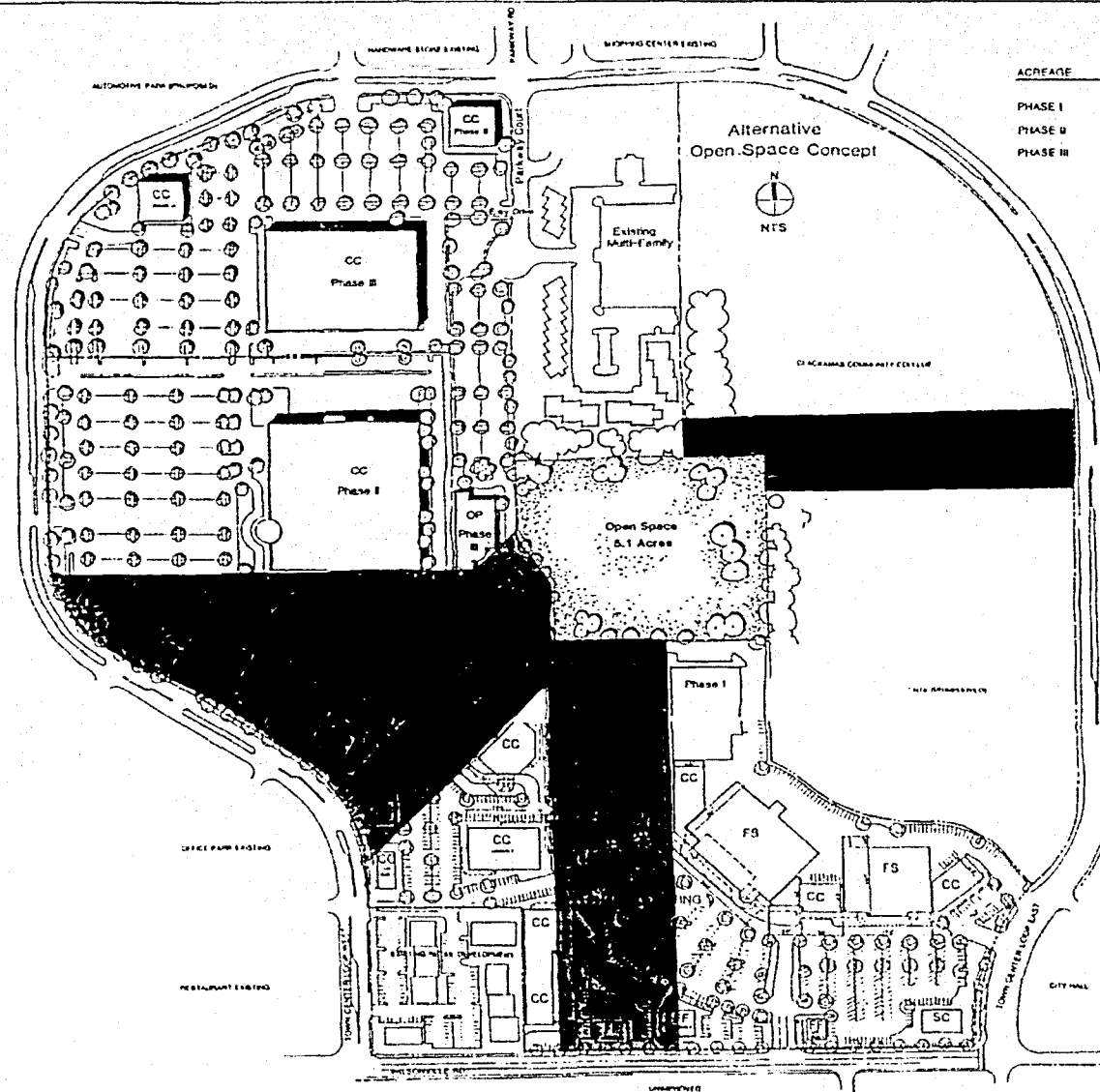




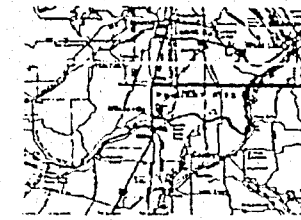
PROJECT THUNDER
Wilsonville, Oregon
Design Review Board
January 27, 1992 Meeting

DesignForum
ARCHITECTS

3401 Fox Hills Avenue, Dayton, Ohio 45424 Telephone (612) 255-4488



ACREAGE	
PHASE I	22.98 ACRES
PHASE II	14.75 ACRES
PHASE III	22.06 ACRES
TOTAL	59.79 ACRES



VICINITY MAP

SCALE: 1" = 100' (SEE PLAN)

THE DESIGN OF THE TOWN CENTER IS A RESULT OF A COMPREHENSIVE ANALYSIS OF THE HISTORIC AND EXISTING CONTEXT OF THE AREA. THE PLAN IS INTENDED TO PRESERVE THE HISTORIC CHARACTER OF THE TOWN CENTER WHILE PROVIDING FOR MODERN AMENITIES AND SERVICES. THE DESIGN INCLUDES A MIXED-USE DEVELOPMENT WITH RESIDENTIAL, COMMERCIAL, AND CULTURAL COMPONENTS. THE PLAN ALSO PROVIDES FOR OPEN SPACE AND PARKING TO ENHANCE THE QUALITY OF THE DEVELOPMENT.

PHASE I AND III ARE SHOWN WITH SHADING TO INDICATE THE VIEW CORRIDOR CONCEPT.

Detailed descriptive text for the site plan, including information about the view corridor concept, building footprints, parking, and open space. The text describes the layout of the development and the intended use of the various areas shown in the plan.

SITE MASTER PLAN: PHASE I, II, & III
VIEW CORRIDOR CONCEPT

DATE: 1-6-92
↑

JKS Architects PC
1033 NW Taylor Street, Suite 300 - Portland, Oregon 97228
503.277.4400 • FAX 503.277.1000

WILSONVILLE TOWN CENTER
WILSONVILLE, OREGON

PROJECT NO.	103-92-001
DATE	1-6-92
SCALE	1" = 100'
SHEET NO.	103
TOTAL SHEETS	104
DESIGNED BY	JKS
CHECKED BY	JKS
DATE	1-6-92

LETTER OF TRANSMITTAL

From: William F. Bergman, AIA
Design Forum
3484 Far Hills Avenue
Dayton, OH 45429

To: Mr. Blaise Edmonds
Associate Planner
City of Wilsonville
8445 S.W. Elligsen Road
Wilsonville, OR 97070

- We are sending you:
- | | | | | |
|---------------------------------|--|---|---|-----------------------------------|
| <input type="checkbox"/> Prints | <input type="checkbox"/> Estimates | <input type="checkbox"/> Copy of letter | <input type="checkbox"/> Photography | <input type="checkbox"/> Keylines |
| <input type="checkbox"/> Plans | <input type="checkbox"/> Shop Drawings | <input type="checkbox"/> Samples | <input type="checkbox"/> Specifications | <input type="checkbox"/> Layouts |
| | | <input type="checkbox"/> Comps Prototypes | | |

COPIES	DATE OR NO.	DESCRIPTION
2	10/28/91	Preliminary Prints of First Floor and Mezzanine Floor Plans

- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> For your use | <input type="checkbox"/> Approved & noted | <input type="checkbox"/> Return _____ corrected prints |
| <input type="checkbox"/> For approval | <input type="checkbox"/> Construction approval | <input type="checkbox"/> Submit _____ copies for _____ |
| <input checked="" type="checkbox"/> As requested | <input type="checkbox"/> Returned for corrections | <input type="checkbox"/> Resubmit _____ copies for _____ |
| <input type="checkbox"/> For review & comment | <input type="checkbox"/> Returned after loaned to us | <input type="checkbox"/> For bids due _____ |
| <input type="checkbox"/> _____ | | |

Remarks: _____

Signed: William F. Bergman Date: 10/28/91
William F. Bergman, AIA
Project Architect

MEMORANDUM

TO: Development Review Team

DATE: October 21, 1991

FROM: Blaise Edmonds, Associate Planner, City of Wilsonville.

Please review the enclosed Site Development Plans for the following projects:

1. Thunder project (retail anchor store).
2. Office and warehouse, Liberty Organization, applicant.
3. Comprehensive plan amendment, Mr. Marvin Wagner, applicant.

Your review should focus on the technical aspects required for development. In addition, please comment on any other issue that may affect approval as proposed.

Please submit written comments or requirements to the Planning staff by Nov 15, 1991, so that my review can be more complete.

MEMORANDUM

TO: Blaze Edmonds, Associate Planner
City of Wilsonville

FROM: Rick Martin, P.E.
W&H Pacific

DATE: October 18, 1991

RE: Phase Two Development - Storm Drainage
Wilsonville Town Center

The Phase Two development will require the existing drainage detention pond be filled due to construction of required parking areas. It should be noted that drainage calculations completed for Phase One development took into account that the detention pond will be eliminated with future development in the proposed Phase Two area.

Final Phase Two development design will provide connections to the existing storm drain system currently terminating at the pond. Refer to the Phase Two Utility Plan submitted with this application.

Blaise -
I understand
W & H says 150 cfs
for Town Center to go into
48" culvert - is there
more from other properties -
if so how does that affect
park drainage - if you
know & if not I'd be probably
need to make sure all
info is available - before
abandoning on site retention -
could be a plus as a water
feature for Town Center
Mike,
cc. Steve Stamer

PLEASE MAIL
TO
LESLIE
DOT
WAYNE
SAID THAT
YOU HAVE
HLS
ADVISORY.

MEMORANDUM

TO: Development Review Team

DATE:

FROM: Blaise Edmonds, Associate Planner, City

B

Please review the enclosed Site Development Plans for the following projects:

1. Thunder project (retail anchor store).
2. ~~Office and warehouse, Liberty Organization, applicant.~~
3. ~~Comprehensive plan amendment, Mr. Marvin Wagner, applicant.~~

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MEMORANDUM

TO: Blaze Edmonds, Associate Planner
City of Wilsonville

FROM: Rick Martin, P.E.
W&H Pacific

DATE: October 18, 1991

RE: Phase Two Development - Storm Drainage
Wilsonville Town Center

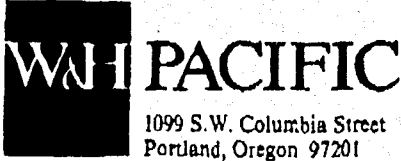


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Final Phase Two development design will provide connections to the existing storm drain system currently terminating at the pond. Refer to the Phase Two Utility Plan submitted with this application.



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1099 S.W. Columbia Street
Portland, Oregon 97201

(503) 227-0455
Fax (503) 274-4607

• Planning • Surveying
• Engineering • Landscape Architecture

• Environmental Services

To: Blaise Edmunds Date: 10/16/91
Pam Edmunds
City of Wilsonville, Annex Project Number: 407-0301
30000 SW TOWN CENTRAL LOOP EAST Project Name: PROJECT THUNDER
Wilsonville, OR, 97070 Regarding:

PLEASE NOTIFY US IMMEDIATELY
AT (503) 227-0455 IF THERE ARE ANY
PROBLEMS RECEIVING THIS
TRANSMISSION

We Are Sending:

- Attached
- Facsimile 682-7025
- 3 Number Of Pages Including Cover
-

These Are Transmitted:

- For Your Info/File
- As Requested
- For Review And Comment
-

Copied To:

Copies	Description
<u>1 ea</u>	<u>Minutes of 10/14/91 Meeting</u>

Comments

Blaise & Pam

We'll see you tomorrow w/ 13 FOLDED sets of drawings ...

Please call if you have any questions during the review/application acceptance. This submittal date & scheduling of hearings is vitally important ...
Thanks

Signed

Tan Stines

MEMORANDUM

October 15, 1991

TO: Kim Beach, Capital Realty Corp.
Bill Bergman, Design Form Architects
All in Attendance

FROM: Tom Jones

RE: MINUTES OF MEETING WITH THE CITY OF WILSONVILLE
OCTOBER 14, 1991, 4:00 P.M. TO 5:05 P.M.
PROJECT THUNDER
4-467-0301; 4-755-0101

ATTENDEES: Tom Jones, W&H Pacific
Rick Martin, W&H Pacific
Pat Marquis, W&H Pacific
Logan Cravens, JKS Architects
Blaise Edmonds, City Planner
Pam Emmons, Planning Assistant

The following was discussed regarding the project in preparation for the Friday, October 18th submittal.

STAGE ONE SUBMITTAL

1. The site plan prepared by JKS should show:
 - a. Revised project phasing
 - b. Open space area as previously shown as a condition of approval from initial submittal.
 - c. Specific "Town Center" land use designations must be shown for the northerly portion of the site not previously included and for any changed designations from the original submittal for Phases II and III.
2. Submit ten (10) copies of the original Traffic Report and provide an Executive Summary outlining any revisions to the initial projections and provide a summary that addresses the level of service "D" or better at surrounding intersections. Review the Parkway/Loop Road intersection.
3. Show existing adjacent land uses (i.e., vacant or improved) and the names of key surrounding developments for the Planning Commission orientation. Show only existing improvements not proposed.
4. Capital Realty must provide an updated list of addresses and property owners within 250 feet from the project.



October 15, 1991
Page 2

5. Capital Realty must submit the Certification of Assessments and Liens form with the application. This is to determine if the tax lots included owe money to the City. Contact Atta Curser for clarification.
6. All property owners must sign the application.
7. Application fees:
 - a. Stage One Submittal: \$500.00
 - b. Stage Two Submittal: \$250.00 plus \$25 per acre (Project Thunder is 14.98 acres)
 - c. Application fee for Friday: (\$500 + \$250 + \$375 = \$1,125)
 - d. Design Review: \$250 plus a fee for the master signage plan review.

STAGE TWO SUBMITTAL

1. Design of site signs are not required to be submitted until Design Review submittal of December 6th.
2. Landscape design needs to show planting areas, significant trees and plaza areas. Plant list is optional.
3. Grading calculations and storm drainage calculations are not required for Friday's submittal according to Blaise. Grading plan should show existing contours and general grading concept.
4. Utilities design should be kept schematic. Graphically illustrate the utility alignments that will require easement vacations and relocation.
5. Architectural elevations can be conceptual in detail. Planning Commission is only concerned with general massing and quality of appearance. Materials and color board to be submitted at Design Review.
6. If waivers to the City development standards are anticipated, be specific with your request and how it would be consistent with other surrounding project development standards.

GENERAL COMMENT

The two issues that will be of the most interest to the Planning Commission will be traffic and the implementation of the open space. We should develop a clear strategy to present to the Commission prior to the December 9th hearing addressing these two issues.

The meeting notes represent comments that have been paraphrased as accurately as possible. The notes will be held as an accurate and true account as to intent unless notice to the contrary is set forth within 10 days of the date above.





1099 S.W. Columbia Street
Portland, Oregon 97201

Creative Solutions ... Superior Service

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Fax (503) 274-4607

- Planning
- Engineering

- Surveying
- Landscape Architecture

- Environmental Services

EXHIBIT C
Page 112 of 161
FAXED
10/17/91

To: Blaise Edmunds Date: 10/16/91
Pam Eumons Project Number: 467-0301
City of Wilsonville, Annex Project Name: PROJECT THUNDER
30000 SW TOWN CENTER LOOP EXT. Regarding:
WILSONVILLE, OR. 97070

PLEASE NOTIFY US IMMEDIATELY
AT (503) 227-0455 IF THERE ARE ANY
PROBLEMS RECEIVING THIS
TRANSMISSION

We Are Sending: Attached Facsimile 682-7025
 Number Of Pages Including Cover 3

These Are Transmitted: For Your Info/File As Requested For Review And Comment

Copied To: _____

Copies	Description
1es.	Minutes of 10/14/91 Meeting

Comments
Blaise & Pam
 We'll see you tomorrow w/ 13 FOLDED sets of drawings ...
 Please call if you have any questions during the review/application acceptance. This submittal date & scheduling of hearings is vitally important ... Thanks
Tan Jones

Signed

DesignForum

A R C H I T E C T S

Project Thunder
Wilsonville, Oregon
Project No. 91702.03
Pre-Application Conference
October 8, 1991

In Attendance:

Pam Emmons	City of Wilsonville, Associate Planner	WSV 503-682-4960
Martin Brown	City of Wilsonville, Building Official	WSV 503-682-4960
Steven Starner	City of Wilsonville, Community Development Dir.	WSV 503-682-4960
Jim Long	City of Wilsonville, Design & Survey Technician	WSV 503-682-4960
Doug Seely	Real Estate Investment and Sales	REI 503-655-7631
Jim Parsons	Grubb & Ellis	GEI 503-241-1155
Jim Faulkner	Design Forum Architects	DFA 800-835-4401

<u>Item No.</u>	<u>Action</u>	<u>Item</u>
1.10	CAP/WHP	Storm drainage is an issue. Calculations and 25 year storm design for Phase II master plan must be submitted with application by October 18, 1991 deadline. The connection for metered release to interstate highway from existing retention pond and the retention pond itself will be eliminated. According to Wayne Bauer of Wilsey & Ham Pacific, Civil Engineers for Phase I development of the site, the new storm sewer system was designed to accommodate this. The city would like to see calculations supporting this.
1.2	CAP/KAI	According to the city, a traffic light at Wilsonville Road and Town Center Loop West is now warranted. The north intersection at Town Center Loop East and West at Parkway Avenue needs to be addressed in traffic study.
1.3	DFA	The currently approved master plan calls for "Food and Sundries" (FS) and "Central Commercial" (CC). These zoned uses are compatible with the desired development of Project Thunder. No rezoning is necessary, however, currently approved uses will have to be redistributed on the site.

DesignForum

ARCHITECTS

Project Thunder
Wilsonville, Oregon
Project No. 91702.03
Pre-Application Conference
October 8, 1991

- 1.4 ALL The Stage I and Stage II planning review applications will be made simultaneously on October 8, 1991, and be reviewed simultaneously at the Planning Commission on December 9, 1991.
- 1.5 GEI Hearing notification list for all property owners of record within 250 foot of any point on property (not including street widths) must be presented with October 18, 1991 submittal. Notification does not have to cross interstate highway. The city will send the notices. Jim Parsons will obtain list from assessors office or from a title company.
- 1.6 DFA The signage theme from Phase I should be carried through Phase II. Sign issues are handled by the Design Review Board. Setback issues are handled by the Planning Commission.
- 1.7 DFA/WHP The building is designed utilizing the "unlimited area" provision of the code. A sixty (60) foot minimum distance from all property lines and an approved automatic sprinkler system throughout will be provided to accommodate this provision.
- 1.8 TNB There is a ten (10) day appeal period following design review approval. Normal procedure is such that no work should be commenced during the appeal period. Due to the tight schedule for this project and the need to utilize every available good weather period for site excavation, an option for work during the appeal period was discussed. A "hold harmless" agreement from owner in favor of the City of Wilsonville, enabling work to start immediately after design review approval during the appeal period at the sole risk of the owner has been used in the past to facilitate an early start.

DesignForum

ARCHITECTS

Project Thunder
Wilsonville, Oregon
Project No. 91702.03
Pre-Application Conference
October 8, 1991

- 1.9 WHP For any construction to begin, fire hydrants must be installed to within 250 feet of any point of the exterior wall of the building. Work should begin immediately to obtain Public Works approval and have installation complete by scheduled start of construction, February 1, 1992.
- 1.10 ALL The required completion date of construction necessitates a start date for construction of February 1, 1992. For this to happen, working drawings and specifications would have to be accomplished prior to design review hearing date of January 27, 1992. To minimize risk of changes to completed documents, a partial permit (foundation permit) can be applied for at a cost of \$250.00. This would allow work to begin while balance of documents are being prepared. The review time for foundation and underground utilities permit is approximately three weeks, so documents should be submitted by January 10, 1992 for a February 1, 1992 start of construction.
- 1.11 DFA The zoning height limitation for any point of the building is 35'-0". Design Forum will check with Blaise Edmonds regarding height of dome feature with center pole.
- 1.12 DFA Elevations and material, color and finish boards must be submitted with Design Review Board application by December 6, 1991 deadline for hearing date of January 27, 1992.

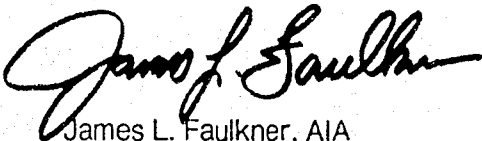
DesignForum

ARCHITECTS

Project Thunder
Wilsonville, Oregon
Project No. 91702.03
Pre-Application Conference
October 8, 1991

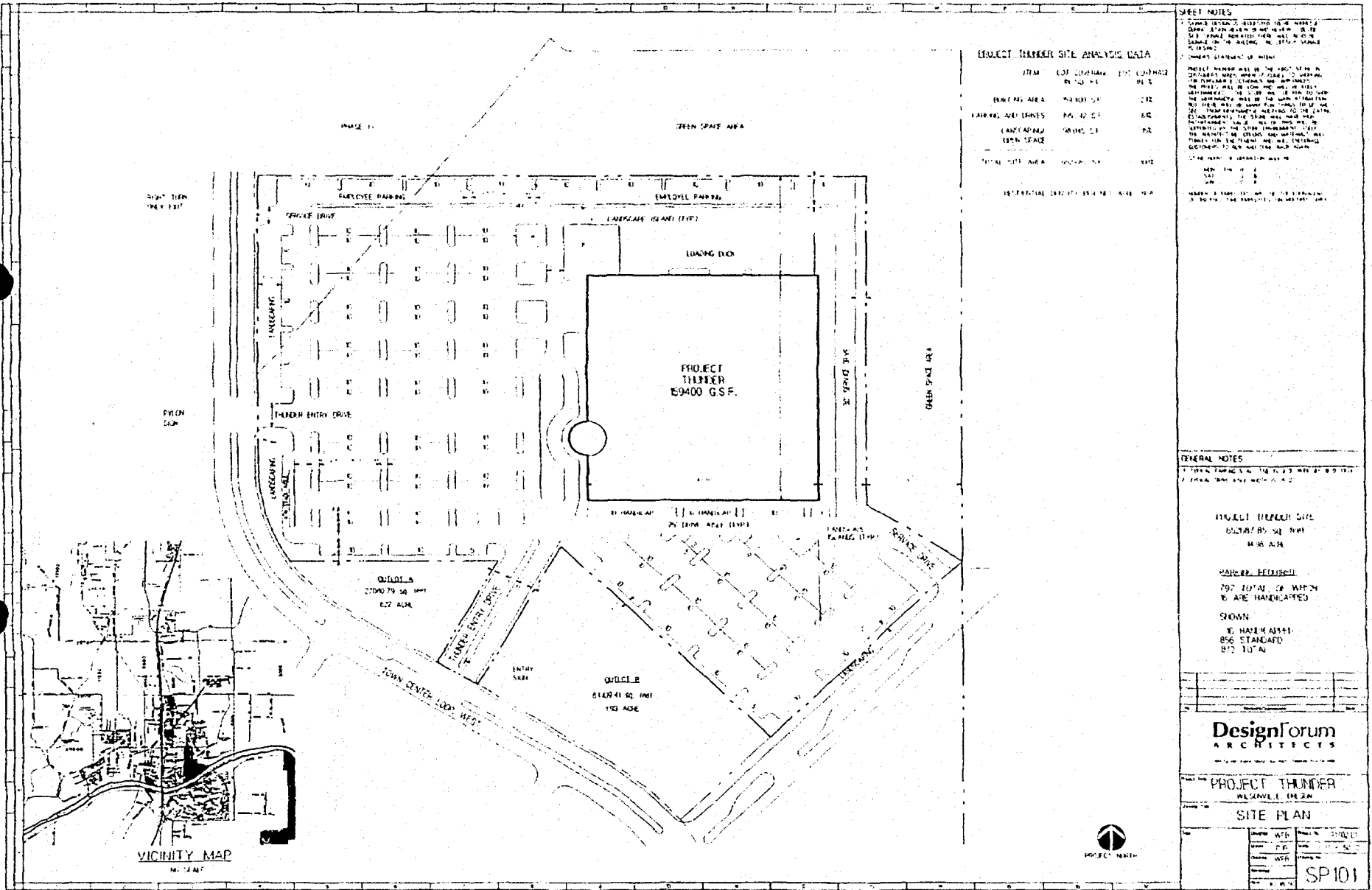
The meeting notes represent comments that have been paraphrased as accurately as possible. The notes will be held as an accurate and true account as to intent unless notice to the contrary is set forth within 10 days of the date above.

Respectfully submitted,



James L. Faulkner, AIA
Vice President, Architecture

cc: All in Attendance
Rich Hollander, Tandy Name Brand (TNB)
Blaise Edmonds, City of Wilsonville, Associate Planner (WSV)
Kimberly Beach, Capital Realty Corporation (CAP)
Tom Jones, Wilsy & Ham Pacific (WHP)
Wayne Kittelson, Kittelson & Associates, Inc. (KAI)
D. Lee Carpenter, Design Forum
Bruce Dybvad, Design Forum
Marla Halley, Design Forum
Bill Bergman, Design Forum Architects



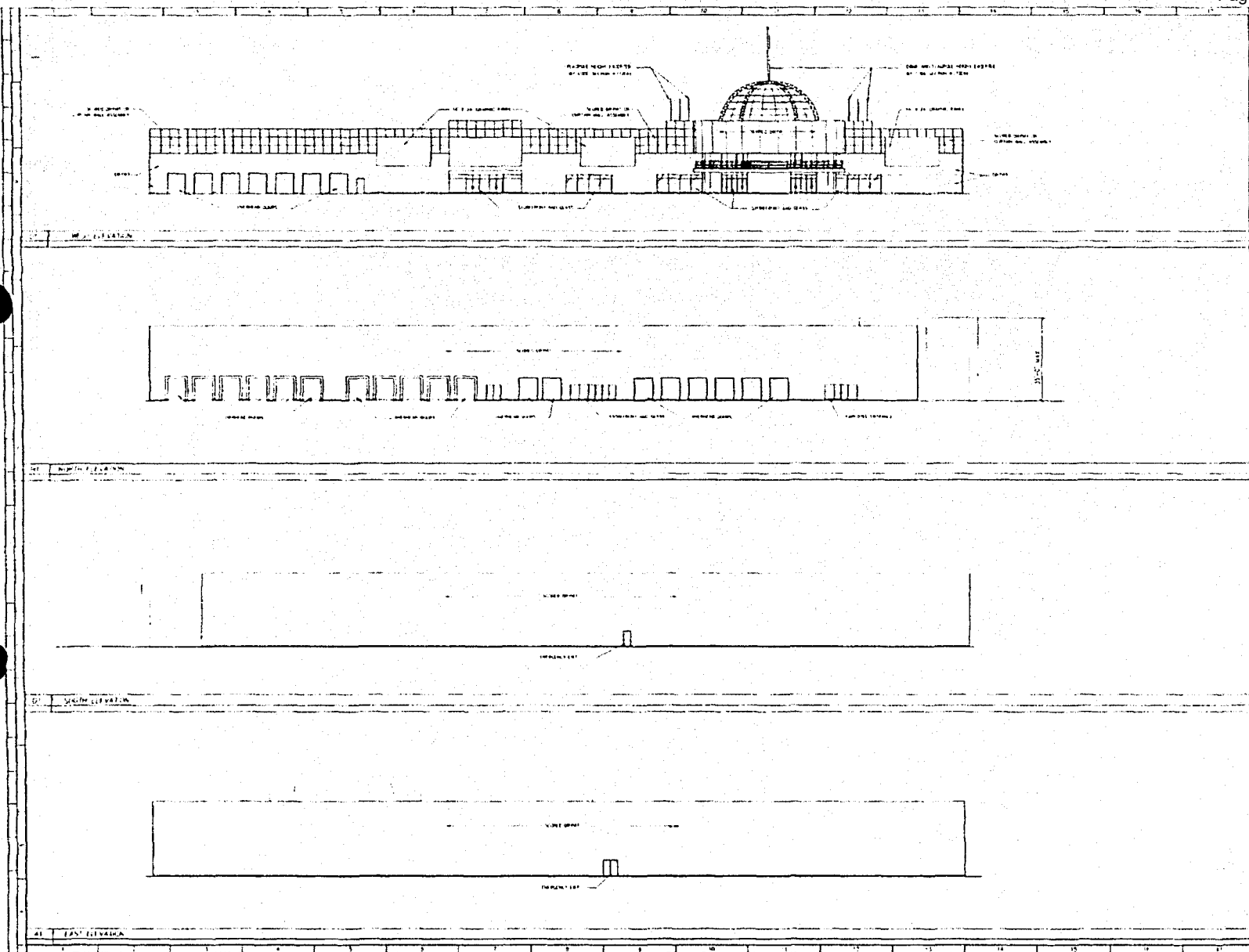
Sheet 6 of 12

EXTERIOR ELEVATIONS

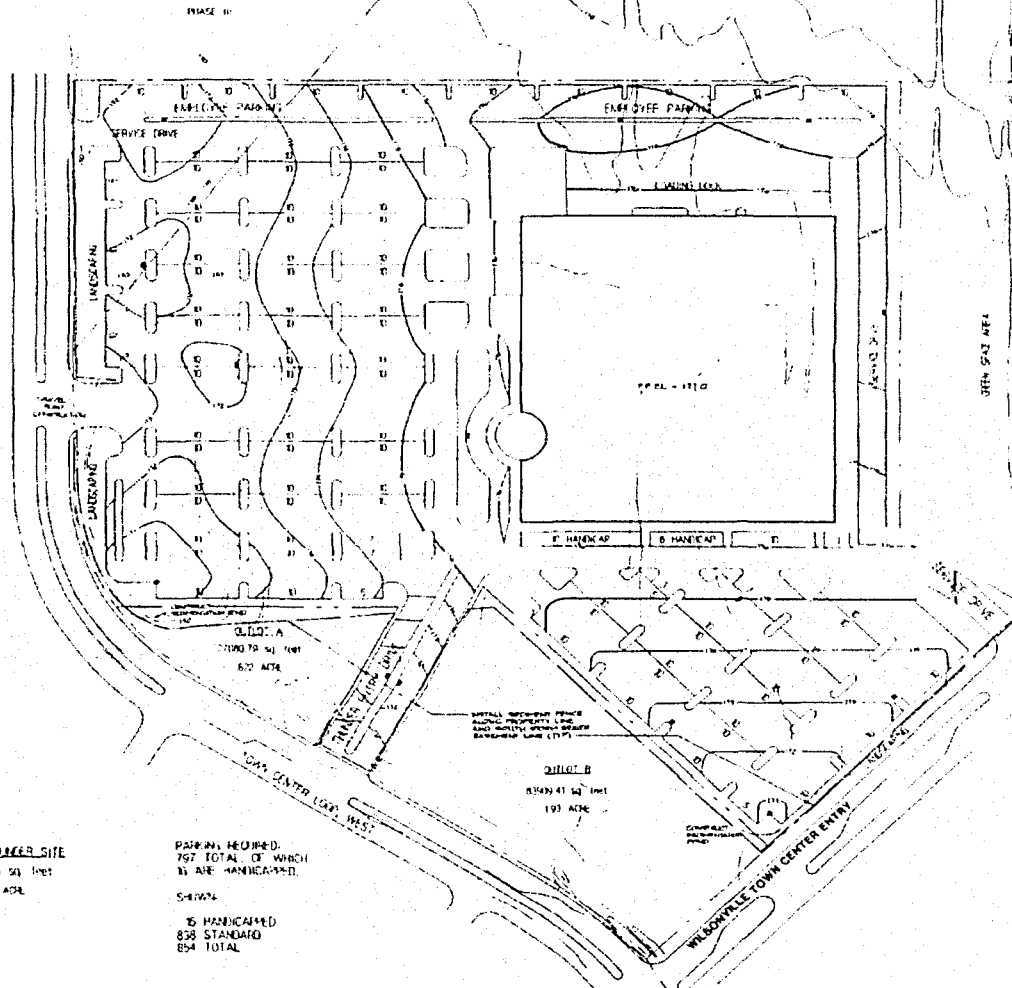
PROJECT THUNDER
WESLEYVILLE, MICHIGAN

EXTERIOR ELEVATIONS

Scale:	1/8" = 1'-0"
Date:	1/10/12
Drawn by:	WFB
Checked by:	WFB
Project No.:	SP102



SHEET TITLES



PROJECT THUNDER SITE
8254 SQ FT
14.38 ACRES

PARKING REQUIRED:
767 TOTAL OF WHICH
15 ARE HANDICAPPED.
SHEETS
15 HANDICAPPED
838 STANDARD
854 TOTAL

NOTES

- 1) RECALCULATE ALL SQUARE FEETAGES, VOLUMES, WEIGHTS AND PERCENTS. PROVIDE CALCULATIONS TO THE PROJECT ARCHITECT. THESE SHOULD BE SUBMITTED TO CLAYTON'S DEPARTMENT OF LAND USE AND PLANNING FOR REVIEW.
- 2) WHEREAS AND ACCESS SHALL BE PROVIDED AND SHALL BE THE USER'S RESPONSIBILITY AND SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED CURB SLOPE
- PROPOSED ELEVATION
- HORIZONTAL FENCE

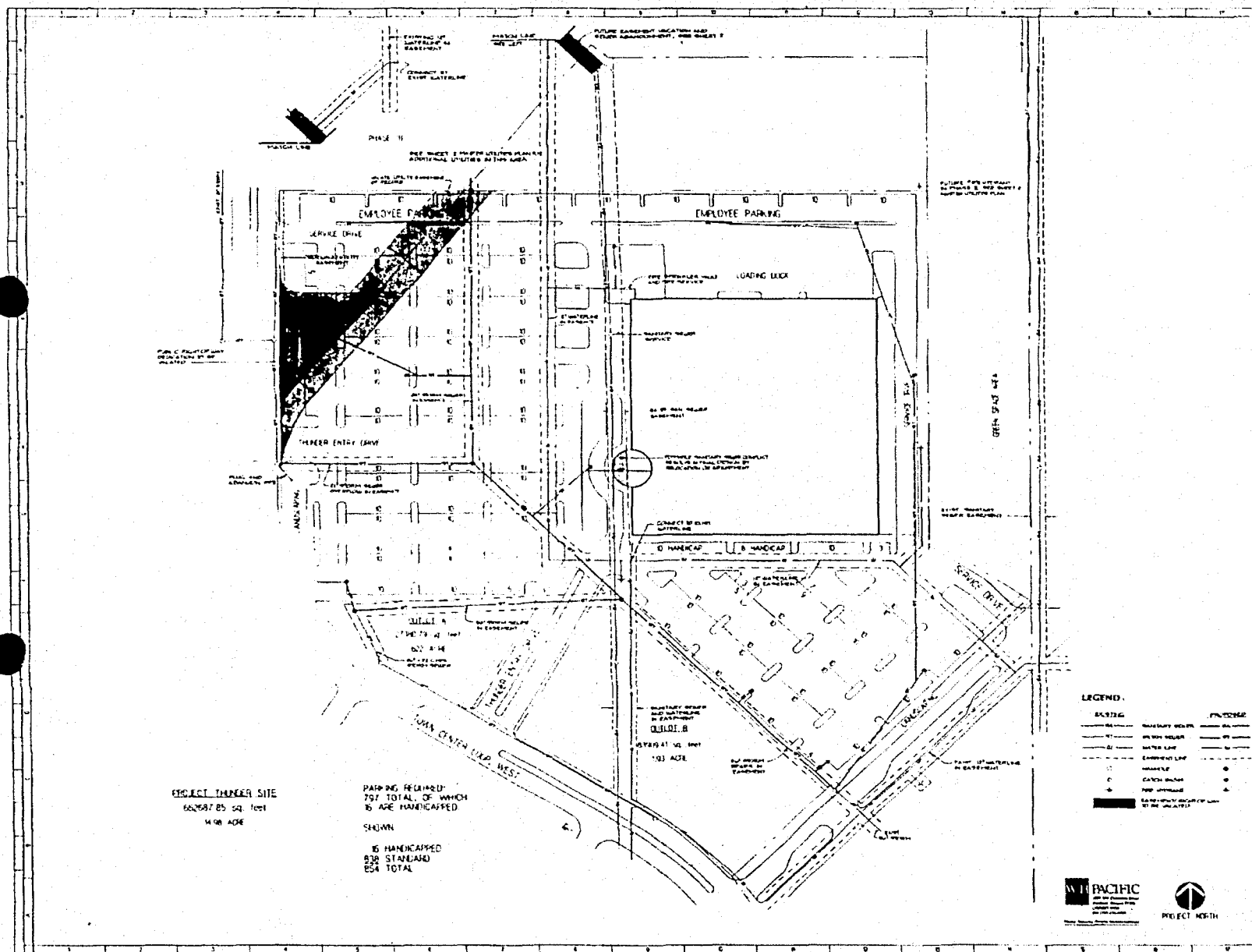
DesignForum
ARCHITECTS

PROJECT THUNDER
WILSONVILLE, OREGON

PHASE II GRADING/EROSION
CONTROL PLAN



Scale	1" = 50'-0"
Date	
Author	
Check	
Drawn	
Sheet No.	C 103



SHEET NOTES

GENERAL NOTES

Key Plan

LEGEND

SYMBOL	DESCRIPTION
(Symbol)	WATER LINE
(Symbol)	SEWER LINE
(Symbol)	EMMENT LINE
(Symbol)	WALKWAY
(Symbol)	CATCH BASIN
(Symbol)	POLE UTILITY
(Symbol)	SAFETY ISLAND
(Symbol)	TO BE UTILIZED

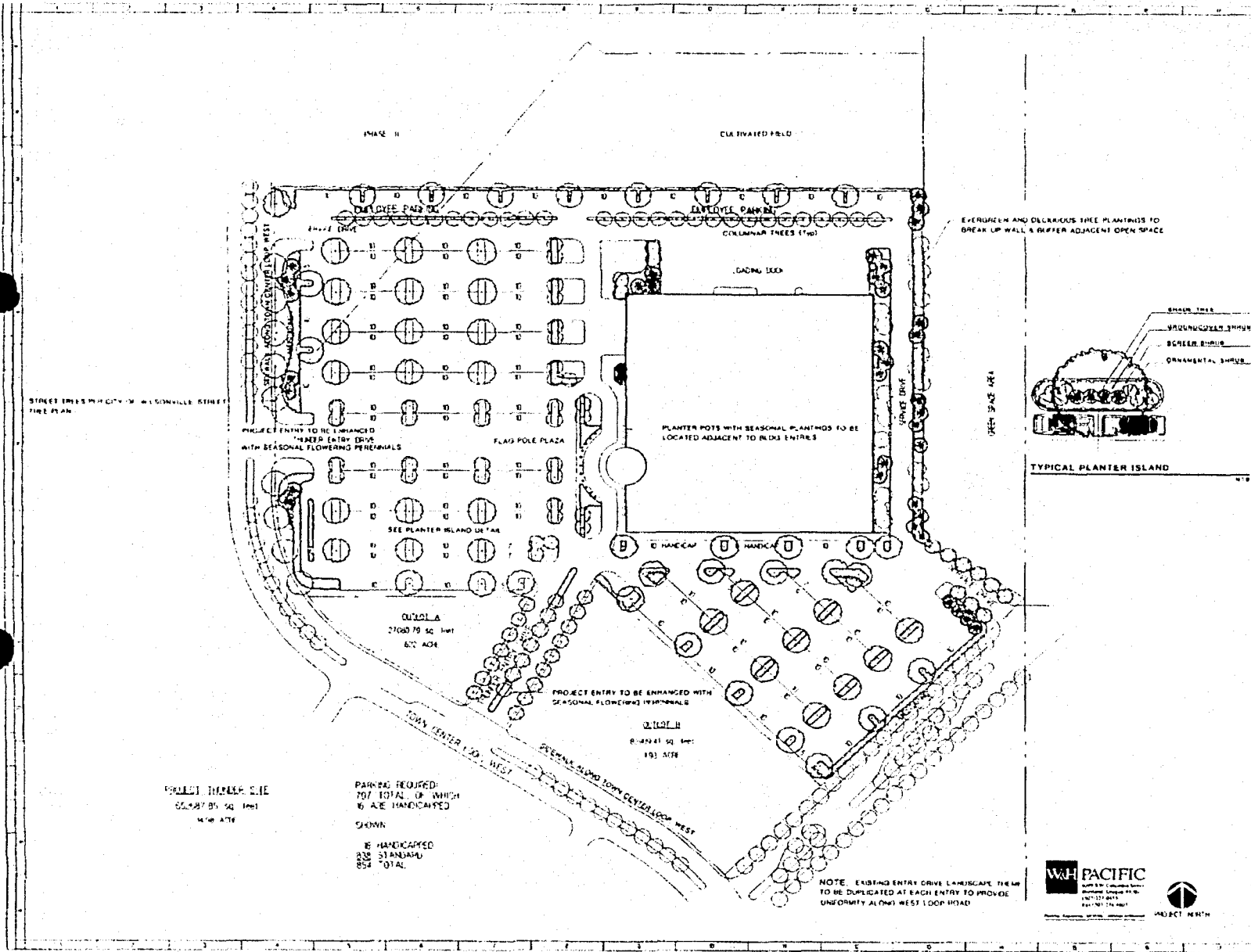
DesignForum ARCHITECTS

PROJECT THUNDER WESSELVILLE, OREGON

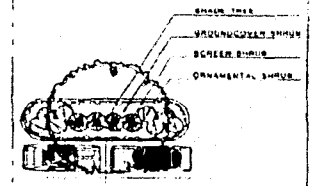
PHASE II UTILITIES PLAN

PACIFIC PROJECT NORTH

C 104



- LEGEND**
- SHADE TREES
 - FLOWERING TREES
 - EVERGREEN CONIFER TREES
 - ORNAMENTAL LANDSCAPE SHRUBS & GROUNDCOVER
 - LAWN
 - EXISTING STREET TREES



GENERAL NOTES
 * AUTOMATIC IRRIGATION SYSTEM WILL BE PROVIDED

PROJECT NUMBER: 05-287 05 54 1001
 1408 ATE

PARKING REQUIRED:
 707 TOTAL OF WHICH
 76 ARE HANDICAPPED

SHOWN:
 85 HANDICAPPED
 230 STANDARD
 854 TOTAL



DesignForum
 ARCHITECTS

PROJECT: THUNDER
 WASHINGTON, DC 20001

PHASE II LANDSCAPE PLAN

DATE:	05/28/05
SCALE:	AS SHOWN
BY:	W&H
CHECKED BY:	W&H
DATE:	05/28/05


ASSIGNMENT

FOR VALUABLE CONSIDERATION, receipt and sufficiency of which are hereby acknowledged, SFS INVESTMENT CORP., an Oregon corporation (Assignor), hereby assigns, transfers and conveys to CAPITAL REALTY CORP., an Oregon corporation (Assignee), all of Assignor's right, title and interest in each option agreement, offer and other document described in Exhibit A attached hereto, the real property described in any such option agreement or offer, and all rights which Assignor now has or may hereafter acquire with respect thereto.

February 1, 1990,

SFS INVESTMENT CORP.

By

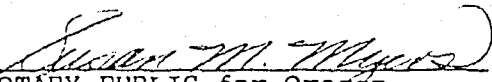


President

STATE OF OREGON)
) ss.
County of Multnomah)

On this 1st day of February, 1990, before me personally appeared Steven F. Stiles who, being duly sworn, did say that he is the president of SFS INVESTMENT CORP., an Oregon corporation, and acknowledged that the foregoing instrument was executed on behalf of the corporation by authority of its board of directors as its voluntary act and deed.

Before me:



NOTARY PUBLIC for Oregon
My Commission Expires 10/31/92

AGREEMENT AND OPTION

1
1989 (11)

THIS AGREEMENT AND OPTION is between E. JEAN YOUNG, SHERILYNN J. YOUNG, DAVID S. YOUNG, MARLENE A. YOUNG, also known as Marlene A. Young Rifai, the Estate of Harold J. Laswell, Deceased, and FRED A. ANDERSON, hereinafter collectively referred to as Grantors, and SFS INVESTMENT CORP., an Oregon corporation, hereinafter referred to as Grantee.

RECITALS

A. The owners of Parcel I, i.e. tax lot 600 & 601, MAP 3-1W-13D, are E. Jean Young, Sherilyn J. Young, David S. Young, Marlene A. Young, also known as Marlene A. Young Rifai, and Jack L. Lozo.

B. The owner of Parcel II, i.e. tax lot 500, MAP 3-1W-13D is Jack L. Lozo.

C. Grantee has options to purchase Parcel I and II by documents respectively dated August 17, 1989 and August 23, 1989; said options are valid through December 21, 1989.

D. Grantor's offer to option Parcel III is contingent upon Grantee's obtaining extensions of the options to purchase Parcel I and II.

E. Grantors own Parcel III, i.e. Tax Lot 200, 300 & 400, Clackamas County MAP 3-1W-14D and ownership interests in a triangle of land approximately 6391 square feet on the west of Tax Lot 200, described in Exhibit A. Parcel III shall refer to the

be made in full upon closing and a statutory warrenty deed provided at that time.

3.4 Notice of Intent to Close must be given at least 15 days before closing. In any event notice of intent to close must be received by October 2, 1990 or the terms of this Option shall be Null and Void.

With notice of intent to close, Grantee shall specify which Phases are to be purchased in closing and changes, if any, in the boundaries of the Phases referencing the survey, to be completed as specified below, the written legal descriptions and acreage/footage specifications.

~~tion.~~ The Option to purchase Phase 2 in its entire square foot shall terminate on July 16, 1990 or at closing of sale of any portion of Parcel III unless Grantees pay to Grantors \$50,000 for an extension of the Option for one year. Payment for such extension is nonrefundable and not applicable to the purchase price.

If the above extension of Option is purchased, Grantee may purchase further extension of the Option providing that any sale must close on or before November 2, 1992, at the purchase price of _____ and an additional \$50,000, nonrefundable and not applicable

In event of such extensions, notice of intent to close shall be provided not less than 15 days before closing, and closing shall occur not more than 30 days thereafter. A Statutory

property. Grantee may, at its expense, make such grading plans, architectural and land planning studies and services, traffic engineering studies, economic and commercial benefit studies, and other surveys, services and studies which it deems reasonably necessary for its development of the Option Property.

9. Land Use Applications. Grantors agree to cooperate fully with Grantee in making all applications which Grantee deems necessary for Grantee's use and development of the Option Property, including but not limited to site plan approval, partition and other land use determinations which relate to Grantee's use and development of the property.

~~Grantors authorize Grantee to execute any such application in Grantor's name and as Grantors' representative.~~ Grantee shall pay all expenses relating to any such application. Grantors shall bear no expense associated herewith.

10. Land use changes such as but not limited to size and location of Open Space and roads shall be presented to Grantors prior to formal application to the City of Wilsonville. Grantors shall retain the right of review during the planning process with the City,

Grantee may not agree to any request to increase the Open Space requirements on any Phase of any Parcel.

11. Real Property Taxes. The Option Property has been specifically assessed as Farm Use Land. Therefore, portions of the annual taxes are deferred until the Option Property becomes disqualified for that purpose. If Grantee exercises the Option as

preliminary agreements. This Option may not be changed except in writing, executed by both parties.

IN WITNESS WHEREOF, the parties have executed this Option this 31 day of October, 1989.

E. Jean Young
E. JEAN YOUNG

SFS INVESTMENT CORP.

11-8-89

SHERILYNN J. YOUNG
SHERILYNN J. YOUNG

By [Signature]
SFS President
Steven F. Styles

David S. Young
DAVID S. YOUNG
Marlene A. Young
by [Signature], attorney in fact
MARLENE A. YOUNG

SFS INVESTMENT CORP.
By [Signature]
SFS OFFICER

ESTATE OF HAROLD J. LASWELL
DECEASED

GRANTEES

By Emma D. Laswell
Emma D. Laswell
Personal Representative

By Eugene L. Doffler
Eugene L. Doffler
Personal Representative

Fred A. Anderson
FRED A. ANDERSON

GRANTORS

ST IES PROPERTIES LTD.
by [Signature]

EXHIBIT A

I

Wilsonville Property

Option dated November 16, 1989 granted by Jack L. Lozo for property generally known as Tax Lot 500, Map 3-1W-13, Clackamas County, Oregon.

Agreement and Option dated October 31, 1989 from E. Jean Young, Sherilynn J. Young, David S. Young, Marlene A. Young, Estate of Harold J. Laswell, Deceased, and Fred A. Anderson for property generally known as Tax Lots 200, 300 and 405, Map 3-1W-14D, Clackamas County, Oregon, together with a triangular parcel containing approximately 6,381 square feet on the westerly side of Tax Lot 200.

Option dated November 15, 1989 from E. Jean Young, Sherilynn J. Young, David S. Young, Marlene A. Young, Jack L. Lozo, and Anne S. Lozo, Trustee for Claude F. Smith Trust, for property generally known as Tax Lots 600 and 601, Map 3-1W-13, Clackamas County, Oregon.

Attached hereto is a plot map showing the general location of the three parcels.

II

Gresham Property

Earnest Money Agreement dated August 1, 1989, amended by Memorandum of Agreement dated September 20, 1989, with Leonard P. Holfman and Kenneth G. Holfman, Trustees of the Olive H. Holfman 1979 Trust dated May 7, 1979, for the purchase of a tract of land in the Robert P. Wilmot DLC and being Sections 19 and 30, Township 1 North, Range 3 East of the Willamette Meridian, Multnomah County, Oregon (Tax Lot #32), containing approximately 21.3 acres on the north side of N. E. Sandy Boulevard west of Northeast 181st Avenue.

III

Salem Property

Offer dated November 1, 1989, accepted by Anita Hager Conley, Trustee, on November 29, 1989, for a parcel containing approximately 9.38 acres in the southwest quarter of Section 31, Township 7 South, Range 2 West, known as Tax Lot 200, Salem, Marion County, Oregon.

AGREEMENT AND OPTION

PARCEL II

THIS AGREEMENT AND OPTION is between JACK L. LOZO, hereinafter referred to as Grantors, and SFS INVESTMENT CORP., an Oregon corporation, hereinafter referred to as Grantee.

RECITALS

A. The owners of Parcel I, i.e. tax lot 600 & 601, MAP 3-1W-13, are E. JEAN YOUNG, SHERILYN J. YOUNG, DAVID S. YOUNG, MARLENE A. YOUNG, also known as MARLENE A. YOUNG RIFAI, JACK L. LOZO, and the CLAUDE F. SMITH TRUST, ANN S. LOZO Trustee.

B. The owner of Parcel III, i.e. tax lot 200, 300 & 405, Clackamas County MAP 3-1W-14B and a triangle of land approximately 6,391 square feet on the west of tax lot 200 are E. JEAN YOUNG, SHERILYNN J. YOUNG, DAVID S. YOUNG, MARLENE A. YOUNG, also known as MARLENE A. YOUNG RIFAI, the estate of HAROLD J. LASWELL, Deceased, and FRED A. ANDERSON.

C. Grantors own Parcel II, i.e. Tax Lot 500, MAP 3-1W-13. Parcel II shall also be referred to as the Option property.

D. Grantee has options to purchase Parcel I & II by documents dated August 17, 1969 and August 23, 1969, said options are valid through December 31, 1989.

E. Grantors' offer to option Parcel II is contingent upon Grantee's obtaining an extension of the option to purchase Parcel

3.4 Notice of Intent to Close must be given at least 15 days before closing. In any event notice of intent to close must be received by October 2, 1990 or the terms of this Option shall be Null and Void.

With notice of intent to close, Grantee shall specify which Phases are to be purchased in closing and changes, if any, in the boundaries of the Phases referencing the survey, to be completed as specified below, the written legal descriptions and acreage/footage specifications.

4. Extension. The Option to purchase Phase 1b and 2 in its entirety per square foot shall terminate on July 16, 1990 or at closing of sale of any portion of Parcel II unless Grantee pays to Grantors \$5,000 for an extension of the Option to purchase Phase 1b property, and ~~pays to Grantor an additional \$5,000 for an extension of the Option to purchase Phase 2 property if owned by Grantors.~~ Payment for such extension shall be for one year, is nonrefundable and not applicable to the purchase price. (F) 2. X. Z.

If the above extension of Option is purchased, Grantee may purchase further extension of the Option providing that any sale must close on or before November 2, 1990 at the purchase price of payment on an additional \$5,000, s, nonrefundable and not applicable

In event of such extensions, notice of intent to close shall be provided not less than 15 days before closing, and closing shall occur not more than 30 days thereafter. A Statutory

authority to grant the Option and to sell their interest in the Option Property in accordance herewith.

7. Reciprocal Easements: Grantors and Grantee agree that each will enter into reciprocal easements with the owners of Parcels I and III as agreed upon by the parties.

8. Right of Entry. Grantee may, at its risk and expense during the term of the Option, enter upon the Option Property at any time to make engineering tests, soil tests and for any other lawful purpose in pursuit of the purchase and development of said property. Grantee may, at its expense, make such grading plans, architectural and land planning studies and services, traffic engineering studies, economic and commercial benefit studies, and other surveys, services and studies which it deems reasonably necessary for its development of the Option Property.

9. Land Use Applications. Grantors agree to cooperate fully with Grantee in making all applications which Grantee deems necessary for Grantee's use and development of the Option Property, including but not limited to site plan approval, partition and other land use determinations which relate to Grantee's use and development of the property.

~~Grantors authorize Grantee to execute any such application in Grantors' name and as Grantors' representative.~~ Grantee shall pay all expenses relating to any such application. Grantors shall bear no expense associated herewith.

10. Land use changes such as but not limited to size and location of Open Space and roads shall be presented to Grantors

the entire agreement among the parties with respect to the subject matter hereof, superseding all negotiations, prior discussions and preliminary agreements. This Agreement and Option may not be changed except in writing, executed by both parties.

IN WITNESS WHEREOF, the parties have executed this Option this 14 day of November, 1989.

Jack L. Lozo
JACK L. LOZO

SFS INVESTMENT CORP.

ANN S. LOZO, Trustee for
CLAUDE F. SMITH TRUST *Q.T.T.*
SF

By *Steven F. Stiles*
SFS President
Steven F. Stiles

GRANTORS

SFS INVESTMENT CORP.

By *Steven F. Stiles*
SFS Officer

GRANTEES

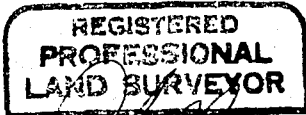
PROJECT THUNDER LEGAL DESCRIPTION

A parcel of land situated in the southeast quarter of Section 14 in Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon. Said parcel of land being more particularly described as follows:

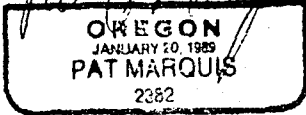
COMMENCING at the southeast corner of Section 14, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon; thence North $00^{\circ}03'01''$ East along the section line between Sections 13 and 14 a distance of 1,077.07 feet to the most westerly northwest corner of Parcel 1 of Partition Plat No. 1991-164 recorded in Fee 91-48507 of the Clackamas County Plat Records and the **TRUE POINT OF BEGINNING**; thence leaving said section line and tracing the following courses and distances: South $45^{\circ}03'00''$ West 400.00 feet; thence North $44^{\circ}57'00''$ West 435.01 feet to a point of non-tangent curvature; thence tracing the arc of a 2,000.00 foot radius curve to the right (the radial center of which bears North $65^{\circ}07'50''$ West) through a central angle of $07^{\circ}23'12''$ an arc distance of 257.84 feet (the long chord bears South $28^{\circ}33'46''$ West 257.66 feet) to the northeasterly right-of-way line of Town Center Loop Road West (a 72.00 foot-wide public road right-of-way); thence tracing said northeasterly road right-of-way line North $57^{\circ}44'38''$ West 72.00 feet to a point of radial intersection with a 1,928.00 foot radius curve; thence leaving said northeasterly right-of-way line and tracing the arc of a 1,928.00 foot radius curve to the left through a central angle of $05^{\circ}32'12''$ an arc distance of 186.31 feet (the long chord bears North $29^{\circ}29'16''$ East 186.23 feet); thence South $89^{\circ}52'55''$ West 304.91 feet to a point of non-tangent curvature on the said northeasterly right-of-way line of Town Center Loop Road West; thence tracing said right-of-way line along a 268.16 foot radius curve to the right (the radial center bears North $56^{\circ}01'43''$ East) through a central angle of $33^{\circ}55'55''$ an arc distance of 158.81 feet (the long chord bears North $17^{\circ}00'19''$ West 156.50 feet) to a point of tangency; thence continuing along said right-of-way line North $00^{\circ}02'22''$ West 151.37 feet to the southeasterly line of that certain tract as deeded to the City of Wilsonville, Oregon in deed recorded November 12, 1986 in recorder's fee 86-44957; thence tracing said southeasterly line and continuing on the southeasterly line of that certain tract deeded to the City of Wilsonville in deed recorded November 12, 1986 in recorder's fee 86-44959 North $38^{\circ}37'19''$ East 215.39 feet to the northerly line of said tract per fee 86-44959; thence tracing said northerly line South $89^{\circ}58'19''$ West 104.56 feet to a point of curvature; thence tracing a 30.00 foot radius curve to the right through a central angle of $89^{\circ}59'19''$ an arc distance of 47.12 feet (the long chord bears North $45^{\circ}02'02''$ West 42.42 feet) to a point of tangency on the easterly right-of-way line of said Town Center Loop Road West; thence leaving said northerly property line and tracing said right-of-way line North $00^{\circ}02'22''$ West 121.76 feet; thence leaving said right-of-way line and tracing the following

courses and distances: North $89^{\circ}52'55''$ East 894.39 feet to a line being parallel with and 140.00 feet westerly of the said section line common to sections 13 and 14; thence tracing said parallel line South $00^{\circ}03'01''$ West 528.73 feet; thence South $56^{\circ}23'33''$ East 168.00 feet to the **TRUE POINT OF BEGINNING**. Said parcel contains 642,427 square feet or 14.75 acres more or less.

755-0101
10/16/91



Pat Marquis



Jim Parsons
Jim Faulkner
Doug Seely

~~Phase~~
Stage I, II, III → Cap. Realty will submit

Phase II →
Cap. Realty Δ master plan modification
Site plan I, II

Lindy - Transfer ¹⁷⁰ ¹⁷⁰ + ¹⁷⁰ footprint
Electronics +

Driveway / TC (E) + (W)

Driveway → Open Space

Submit Stage I + II Simultaneously

Blaise
What else?

* Gave Stage I + II + application x 2
250' radius map owners

Topo - 1' intervals - (map has readings)

~~Blaise 52' top down~~
Phase

100-1-

CITY

100-120 DWELING UNITS.

- DOUG SEELY TALKED TO BOB DANT -
- ABOUT DENSITY TRANSFER TO BRIDGE CREEK,
- P.O.S.

- CONTOUR SURVEY - 720' / 0

[TREE SURVEY
> 6" CALIBER]

MAJOR DRAINAGEWAY.

STAKE THE PROPERTY - SITE VISIT TO VERIFY
P.O.S. LINE - AMBIGUITY - GO TO P.C. TO C.C.
FOR INTERPRETATION.

CALL. VALUE ~~120~~

**CITY of WILSONVILLE
PLANNING COMMISSION
SITE MASTER PLAN (STAGE I)
GENERAL SUBMISSION REQUIREMENTS**

1. Completed application form, with appropriate fee, signed by property owner.
2. Set forth the professional coordinator and professional design team.
3. State whether the development will include mixed land uses, and if so, what uses and in what proportions and locations.
4. The application shall include conceptual and quantitatively accurate representation of the entire development sufficient to judge the scope, size and impact of the development on the community; and, in addition, shall be accommodated by the following information:

13 FOLDED copies of Site Master Plan dimensioned at a scale of 1" = 20 ft. (or as determined by the Planning Director) showing the following:

- a. Vicinity map.
 - b. The entire lot as described by the legal description.
 - c. Location and size if all public facilities, utilities and easements.
 - d. Location and dimension of site improvements such as roads, buildings, driveways, parking, loading and landscaping.
 - e. All adjacent rights-of-way and improvements.
 - f. Any surrounding development, i.e., existing buildings, property lines, driveways, etc.
 - g. Development phasing. A stage development schedule demonstrating that the developer intends to commence construction within (1) One year after the approval of the development plan, and will proceed diligently to completion.
 - h. Topographic information at one-foot intervals up to 5% slope; two-foot intervals, 6% - 12%; five-foot intervals, 12% - 20%; ten-foot intervals, 20% and above.
5. One copy of Site Plan reduced to 8-1/2" x 11". This must be a legible photo-mechanical transfer (PMT).
 6. Site Analysis Data.

<u>Item</u>	<u>Lot Coverage in sq. ft.</u>	<u>Lot Coverage in %</u>
Building area	458,771 sq. ft.	.18 %
Parking and Drives	1,394,390 sq. ft.	.53 %
Landscaping/Open Space	751,291.4 sq. ft.	.29 %
Residential density per net acreage.		
TOTAL SITE AREA	2,604,452.4 sq. ft. 59.79 ACRES	100 %

Planning Department 682-4960

INCOMPLETE SUBMITTALS WILL NOT BE SCHEDULED FOR A PUBLIC MEETING !

Traffic count zooms at electronic store

■ Wilsonville's projections for vehicle flow at the Incredible Universe fall woefully short

By JOHN M. GRUND

Correspondent, The Oregonian

WILSONVILLE — When it comes to predicting how much traffic a new development will bring, Wilsonville officials always have gone by the book.

But going by the book has not worked for some recently opened projects — in particular the Incredible Universe electronics store. In some cases, traffic is already at levels predicted for 2010.

Now city officials are looking at ways to refine the city's traffic projections.

Eldon Johansen, community development director, told the City Council early this month that traffic on Town Center Loop West near the new electronics store is averaging 1,227 vehicles an hour northbound at 2 p.m. That's 550 more vehicles per hour than anticipated in projections for 1995, he said.

"As far as the traffic counts go, we've had a real eye-opener on our traffic projections. We're already up past (the year) 2010 on some of our traffic projections," Johansen said.

"The traffic analysis prepared by Capital Realty and the Incredible Universe's traffic consultants, Kittelson and Associates, has greatly underestimated the traffic impacts," said Arlene Loble, city manager.

The city has changed its procedure for getting traffic analysis done on proposed developments. This fall, it switched from having a developer hire a traffic engineering firm to requiring applicants to pay for a study by D.K.S. Associates, the firm chosen by the city to handle all of its traffic analysis.

Planning Director Wayne Sorensen said the move should not be interpreted as a criticism of the firms that have done studies in the past. All of them, in fact, bid on the city contract, he said.

"I think we feel better now (that) the traffic engineer is working for the city," he said. "When the applicant hires the engineer, they're working for the client, and the city's not the client."

Johansen said the city also would expand the scope of some studies.

The Incredible Universe study analyzed traffic flows through the adjoining intersection, at Town Center Loop West and Wilsonville Road. But it did not reach to the next intersection to the west, at Wilsonville Road and Interstate 5.

It was that intersection that clogged up at the Incredible Universe opening Sept. 17 and caused traffic to back up for miles in both directions.

If the study were being done today, the city would insist that engineers look at one more intersection down the road, Johansen said.

City Councilor Greg Carter asked if the traffic effects of some recent developments meant that the city should consider a moratorium on some new construction.

"I'm not willing to say that yet," Johansen said.

He said three things went wrong with the Incredible Universe traffic study. First, the predictions were made as if the city's Transportation Plan was already in place, but many roads are yet to be built.

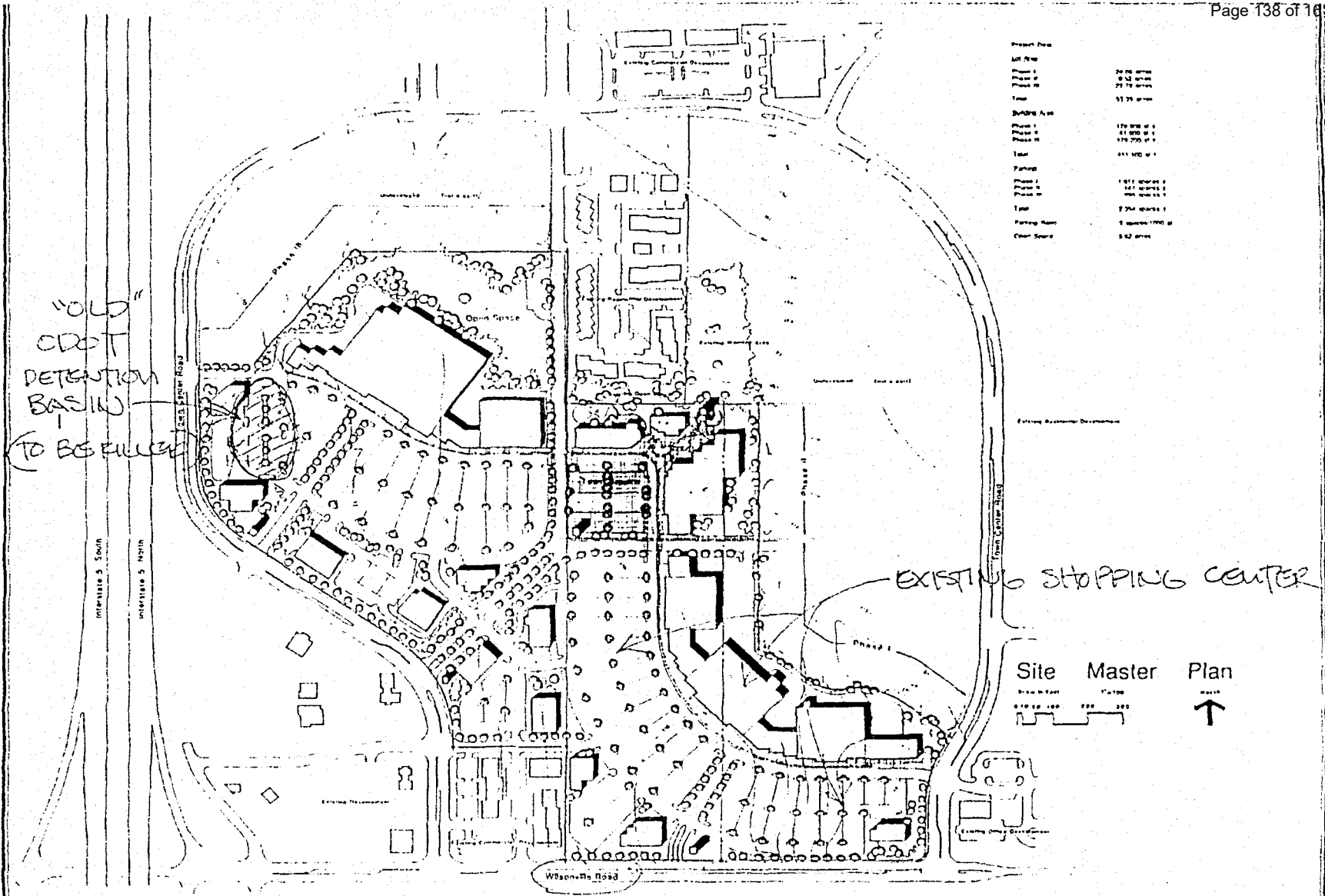
Second, the study assumed that 40 percent of the flow into the Incredible Universe would be "drop-in" traffic — that is, traffic already on the streets for other reasons. But the store has become a regional draw, and "drop-in" traffic is a tiny percentage of traffic it attracts. Finally, the traffic study did not account for the success of the store's marketing effort.

"At a minimum, we need to be broadening the assumptions on which decisions are made," Loble said. "We've recognized that the traffic situation is beyond anything anticipated in the rational decision-making model."


Sorensen, however, later said there are no plans to tinker with the engineering manual — he called it "the bible" — that predicts how many new trips will be generated by a particular use.

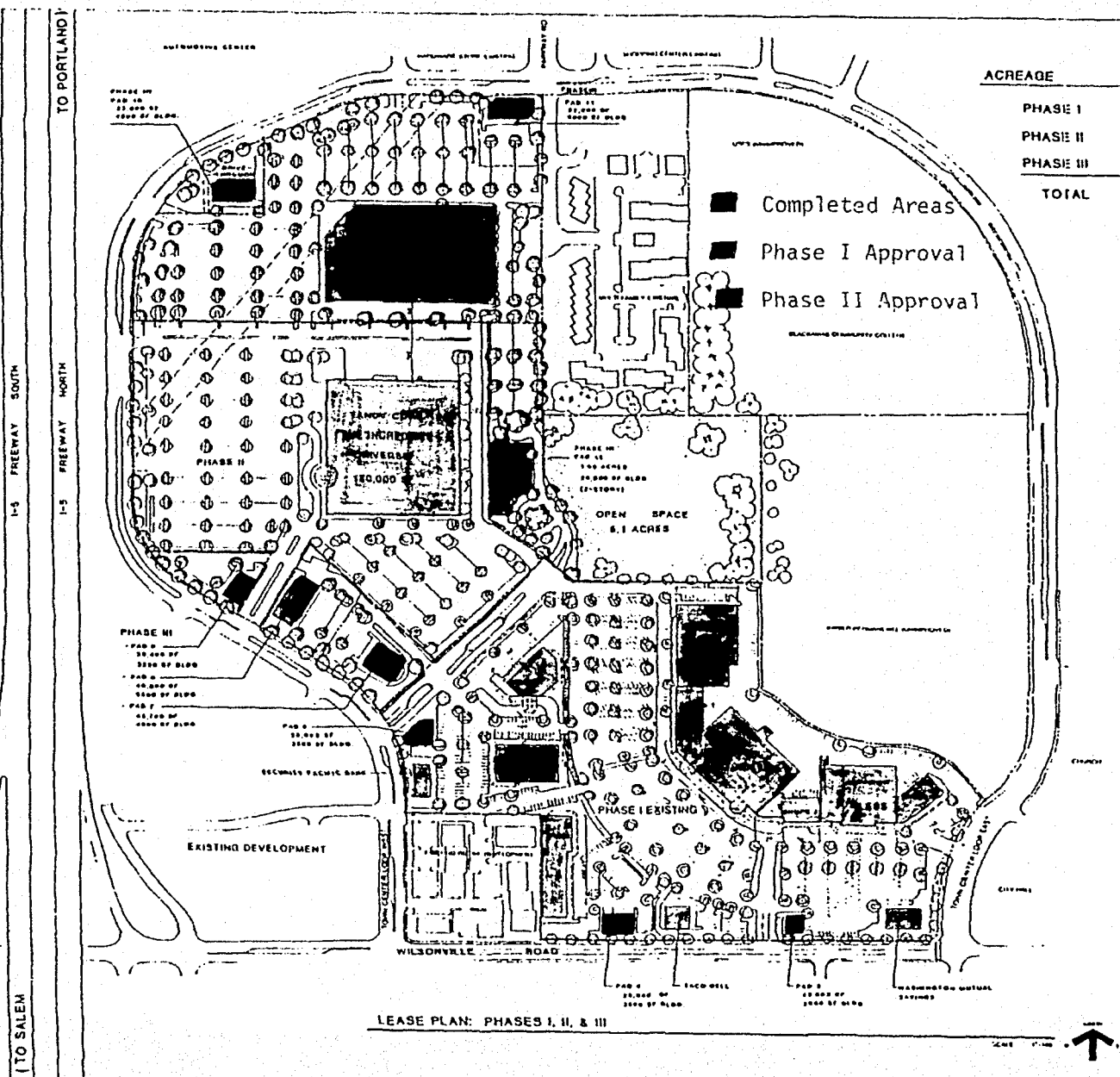
Sorensen would not hazard a guess about whether any of the changes will mean that developments will have a tougher time getting planning approval in Wilsonville. But he said that at least one major development was turned down as long as two years ago because it would have brought too much traffic to an overburdened street.

cc: Bill, JAVLS



Phase I	170,000 sq. ft.
Phase II	140,000 sq. ft.
Total	310,000 sq. ft.
Building Area	110,000 sq. ft.
Parking	120,000 sq. ft.
Landscaping	80,000 sq. ft.
Other	0 sq. ft.
Total	310,000 sq. ft.
Parking Ratio	1 space/1000 sq. ft.
Other Ratio	0.42 space/1000 sq. ft.

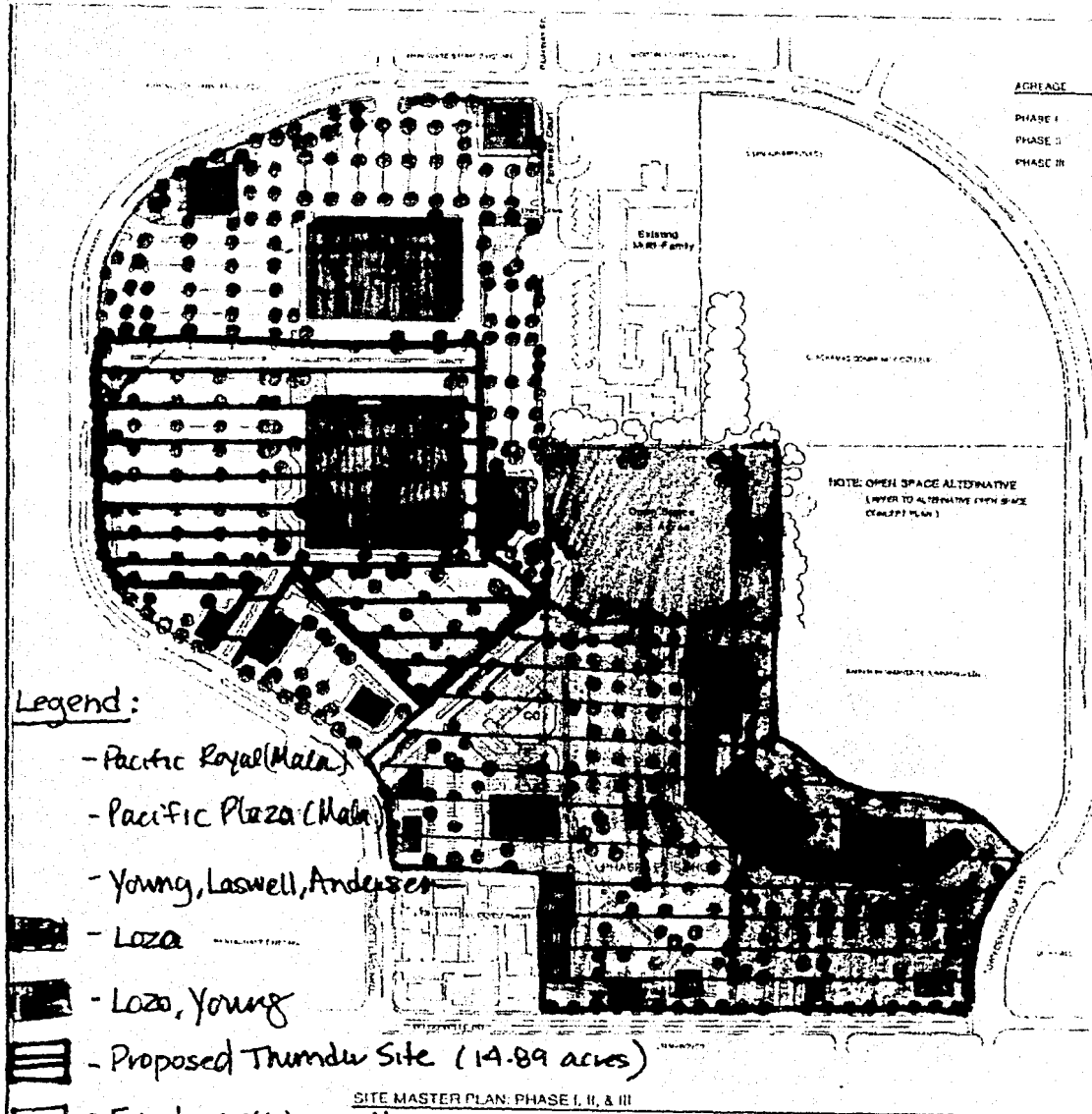
Site Master Plan




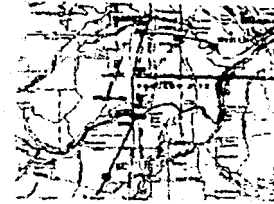
JKS Architects PC
 433 W. Taylor Street, Suite 200 • Portland, Oregon 97204
 503.251.1411 • Fax: 503.251.1412

WILSONVILLE TOWN CENTER
 WILSONVILLE, OREGON

1" = 100'	1" = 200'	1" = 300'	1" = 400'	1" = 500'
1" = 600'	1" = 800'	1" = 1000'	1" = 1200'	1" = 1500'



ACREAGE	
PHASE I	22.96 ACRES
PHASE II	14.75 ACRES
PHASE III	22.58 ACRES
TOTAL	50.29 ACRES



VICINITY MAP

DESCRIPTION

The project consists of the development of a new town center in Wilsonville, Oregon, including a hotel, retail, and residential components. The site is located at the intersection of Wilsonville Road and Main Street. The development is divided into three phases: Phase I (22.96 acres), Phase II (14.75 acres), and Phase III (22.58 acres). The total site area is 50.29 acres. The project includes a hotel, retail, and residential components. The site is located at the intersection of Wilsonville Road and Main Street. The development is divided into three phases: Phase I (22.96 acres), Phase II (14.75 acres), and Phase III (22.58 acres). The total site area is 50.29 acres. The project includes a hotel, retail, and residential components.

Legend:

- Pacific Royal (Mala)
- Pacific Plaza (Mala)
- Young, Laswell, Andersen
- Loza
- Loza, Young
- Proposed Thunder Site (14.89 acres)
- Existing Wilsonville Town Center - Shopping Center (22.96 acres)

SITE MASTER PLAN: PHASE I, II, & III

JKS Architects PC
12500 SW 10th Street, Suite 200, Portland, Oregon 97224
503.251.1111

WILSONVILLE TOWN CENTER
WILSONVILLE, OREGON

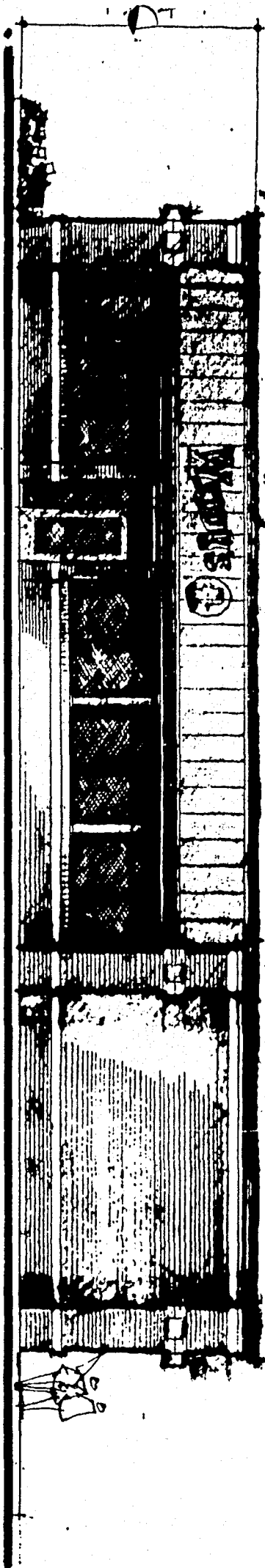
DEFECTS IN

ORIGINAL

DOCUMENT

EXHIBIT F

NORTH ELEVATION
1/8" = 1'-0"



SOUTH ELEVATION
1/8" = 1'-0"

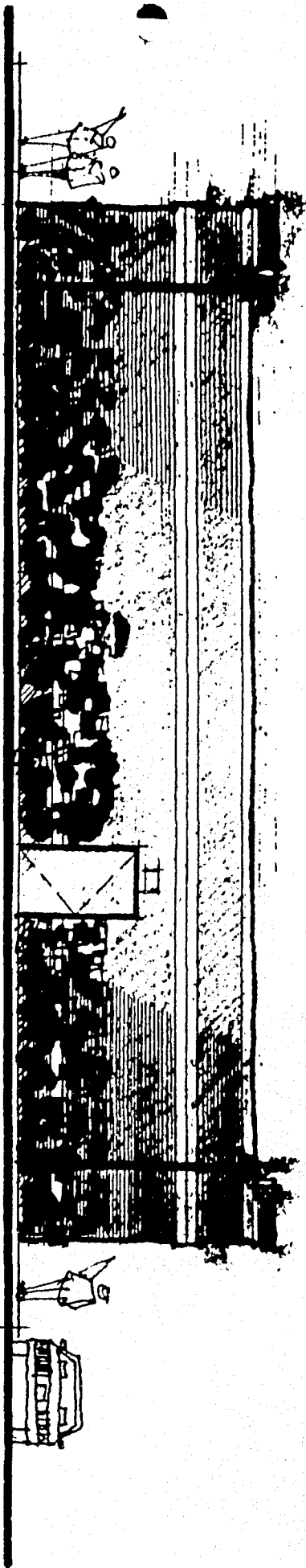


DRAWING NO: 1	PROJECT NAME: Wendy's Restaurant	DATE: 2/5/93
	DRAWING TITLE: Elevations	REVISION:



1/8" = 1'-0"

WEST ELEVATION



1/8" = 1'-0"

EAST ELEVATION



2	DRAWING NO:	PROJECT NAME:	DATE:
		DRAWING TITLE:	REVISION:

Wendy's Restaurant

Elevations

2/5/93



Handwritten initials

CITY OF WILSONVILLE

PLANNING DEPARTMENT SITE DEVELOPMENT APPLICATION AND PERMIT

3445 S.W. Elsworth Road
P.O. Box 220 Wilsonville, OR 97150-0220
503-662-3445

File No. 91 PC 43 1/4 Sec.
Final action on application or other change is required within 120 days in accordance with provisions of ORS 227.175
A pre-application conference normally is required prior to submission of an application. Please contact the Planning Department at (503) 662-3445 for an appointment.

Pie-App. No. Day Yr

APPLICANT - COMPLETE

Owner's Name CAPITAL REALTY CORP Contact Person Kim Beach
Address 101 S.W. MAIN SUITE 1500 Address _____
Portland OR 97204
Phone 223-1200 Phone SAME
Owner's Signature Kimberly Beach, Vice President Capital Realty Corp
Plaza Royal Office Center, Representative 500 on 13
Property Description: 1 3 Map 13 & 14-D Tax. (City) 200,201, 101
102, 300
Request: STAGE I MASTER PLAN REVISION
STAGE II PHASE II WILSONVILLE Town Center
SITE PLAN - MOBILE CONDITION #8 OF 90PC15

Please attach a plat plan (scale: 1"=40') and any other documents to this application. Please review the Planning Department submittal requirements to ensure that your application is complete.

- OFFICE USE ONLY -

Complete Application Accepted: Date 10/18/91 Public Hearing Date 12/19/91

Staff Signature Brian Edwards

Class I Class II Class III

- | | | |
|---|---|---|
| <input type="checkbox"/> PLAN AMENDMENT | <input type="checkbox"/> MAJOR PARTITION | <input type="checkbox"/> DESIGN REVIEW |
| <input type="checkbox"/> ZONE CHANGE | <input type="checkbox"/> MINOR PARTITION | <input type="checkbox"/> TEXT AMENDMENT |
| <input type="checkbox"/> PRELIMINARY PLAT | <input type="checkbox"/> CONDITIONAL USE | <input type="checkbox"/> SIGN REVIEW |
| <input type="checkbox"/> FINAL PLAT | <input type="checkbox"/> VARIANCE | <input type="checkbox"/> TEMPORARY USE |
| <input checked="" type="checkbox"/> PLANNED DEVELOPMENT | <input checked="" type="checkbox"/> OTHER RECONSIDERED CONDITION #8 OF 90PC15 | |

SITE FINDINGS

- Zoning: PC15 TOWN CENTERS, Building Area _____
- Area of Lot: SEE FILE
- Building or Sign Height: TOWN CENTERS LOOK WEST
(Max) _____
- Zoning Code Minimum Set-backs:
Front _____
Side _____
Rear _____
- Access to Property _____
- Other: _____

Approved Denied Approved with Conditions (See attached)

Conditions of Development:

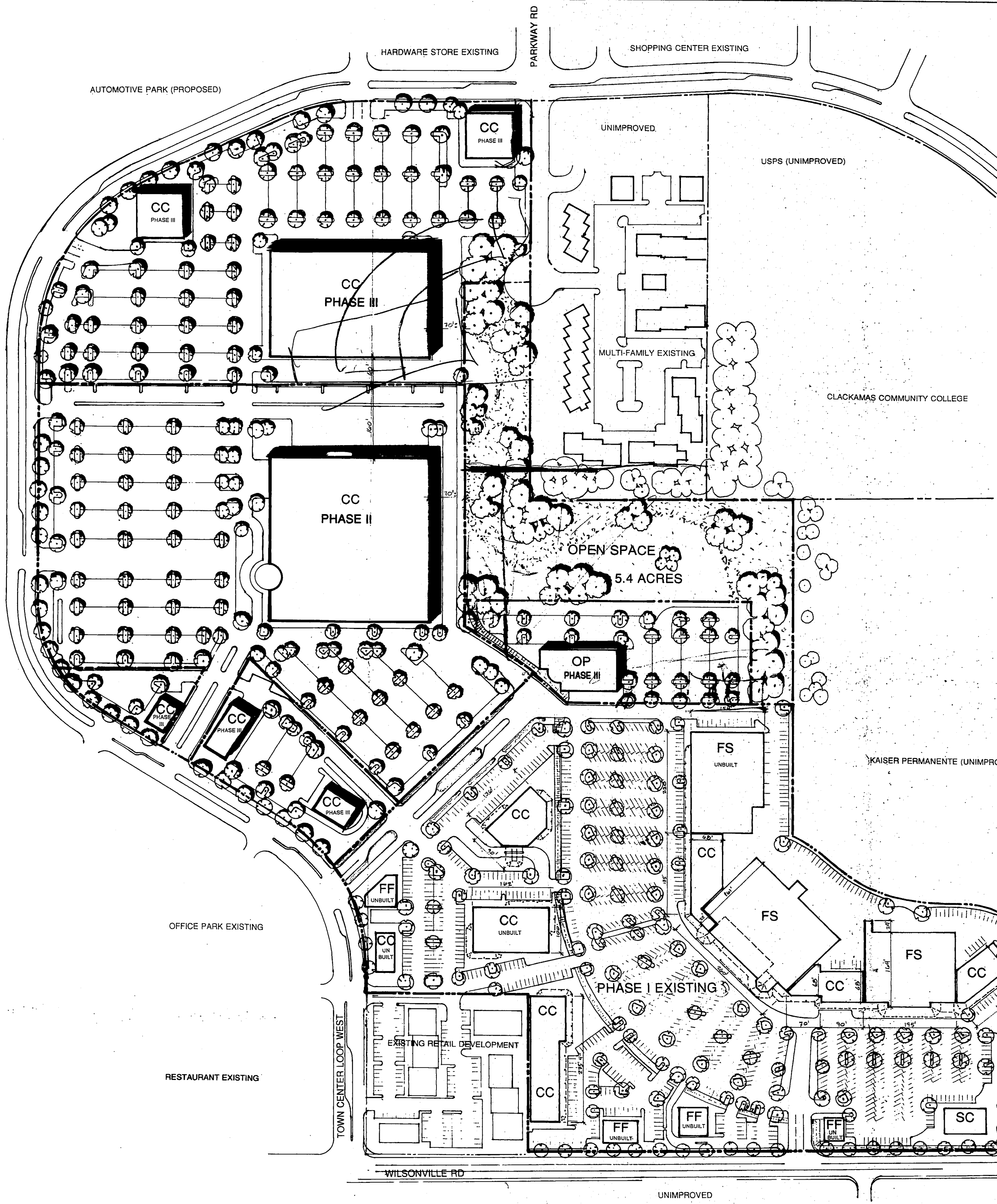
Approval of this Development Permit is submitted as based on information submitted by the applicant or called for above. Any change of plans or incorrect information submitted may result in revocation of permit. This decision may be appealed in accordance with the provisions of the Wilsonville Code and ORS 227.180.

Fee Amount Paid \$1315.00 Check No. SEE FILE Cash 1205 Fee \$500.00 FEB - I
1206 Fee \$825.00
1207 Fee \$250.00 - cash II

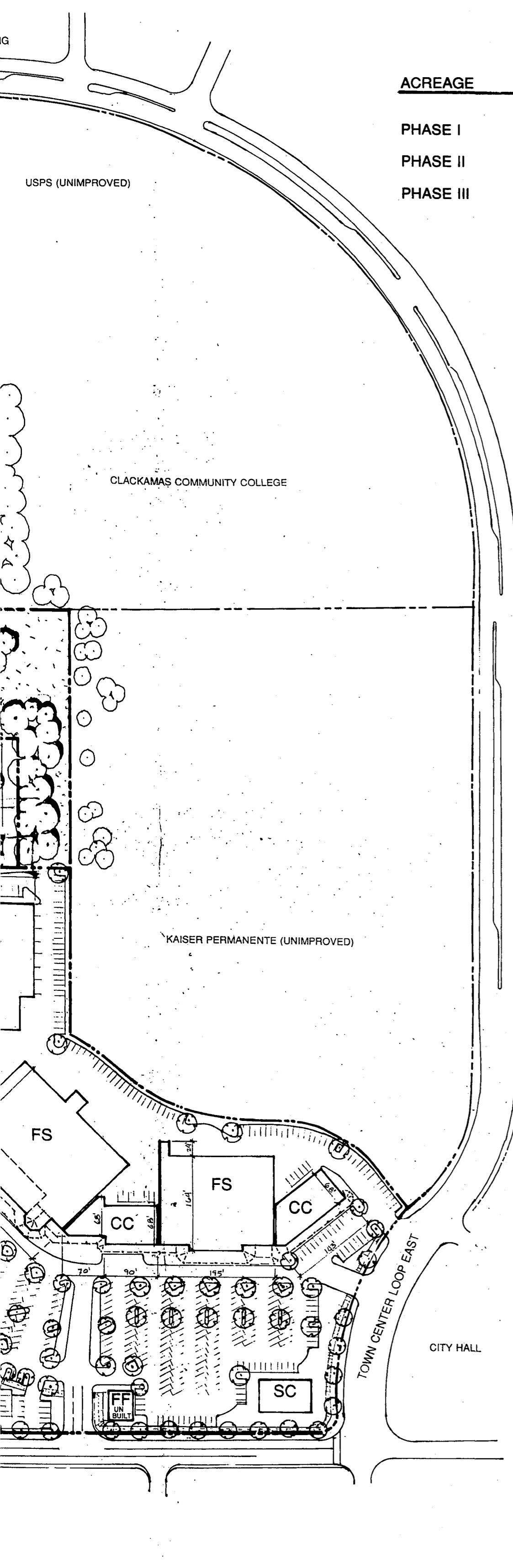
Permit Approval: Planner's Signature _____

City Council or Planning Commission Approval Yes No

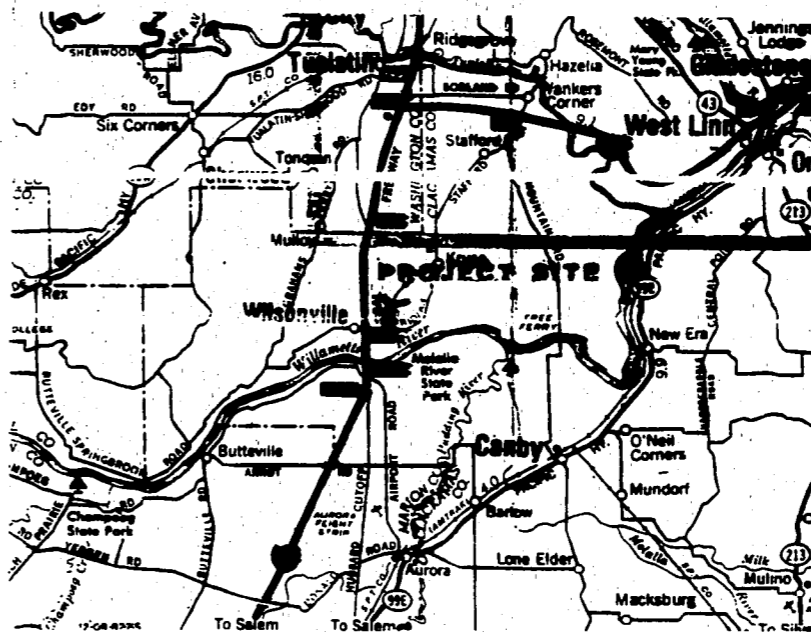
Order: Resolution _____



SITE MASTER PLAN: PHASE I, II, & III



ACREAGE	
PHASE I	22.96 ACRES
PHASE II	14.75 ACRES
PHASE III	22.08 ACRES
TOTAL	59.79 ACRES



VICINITY MAP

467-0102
5/6/91

PHASE ONE LEGAL DESCRIPTION

A parcel of land situated in the southwest quarter of Section 13 and the southeast quarter of Section 14 in Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon. Said parcel of land being more particularly described as follows:

COMMENCING at the southwest corner of Section 13, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon; thence North 00°03'21" East along the section line between Sections 13 and 14 a distance of 44.00 feet to the POINT OF BEGINNING; thence continuing North 02°03'00" East along said section line a distance of 339.50 feet; thence South 89°55'30" West a distance of 338.63 feet to the easterly right-of-way line of Town Center Loop Road West; thence North 00°00'22" East along said easterly right-of-way line a distance of 46.55 feet to a point of curvature; thence 247.91 feet along the arc of a 250.34 foot radius curve to the left through a central angle of 37°15'11" and whose chord bears North 15°39'27" West a distance of 243.55 feet to a point on a curve; thence North 45°03'00" East a distance of 554.11 feet; thence South 89°57'00" East a distance of 66.14 feet; thence South 00°03'00" West a distance of 63.00 feet; thence South 89°57'00" East a distance of 479.78 feet; thence South 00°03'01" West a distance of 285.58 feet to the intersection with a non-tangent curve; thence 33.82 feet along the arc of a 317.35 foot radius curve to the right through a central angle of 16°55'21" and whose chord bears South 55°30'50" East a distance of 93.45 feet to a point of reverse curvature; thence 348.26 feet along the arc of a 338.67 foot radius curve to the left through a central angle of 42°03'30" and whose chord bears South 89°02'49" East a distance of 51.65 feet to a point of curvature; thence 74.68 feet along the arc of a 200.00 foot radius curve to the right through a central angle of 21°27'10" and whose chord bears South 64°01'32" East a distance of 169.15 feet to a point of tangency; thence South 29°00'13" East a distance of 87.50 feet to a point on a non-tangent curve; thence 325.11 feet along the arc of a 200.00 foot radius curve to the left through a central angle of 37°14'18" and whose chord bears South 29°40'08" West a distance of 331.74 feet to a point of tangency; thence South 00°03'00" East a distance of 88.17 feet to a point of curvature; thence 48.14 feet along the arc of a 30.00 foot radius curve to the right through a central angle of 89°16'20" and whose chord bears South 89°42'00" West a distance of 48.17 feet to a point of tangency; thence South 22°22'25" West a distance of 375.14 feet to the POINT OF BEGINNING. Said parcel of land contains 22.96 acres, more or less.

PHASE II AND III LEGAL DESCRIPTION

A parcel of land situated in the southwest quarter of Section 13 and the southeast quarter of Section 14 in Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon. Said parcel of land being more particularly described as follows:

COMMENCING at the southwest corner of Section 13, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon; thence North 00°03'01" East along the section line between Sections 13 and 14 a distance of 1,077.07 feet to the most westerly northwest corner of Parcel of Partition Plat No. 1991-164 recorded in Fee 91-48507 of the Clackamas County Plat Records and the TRUE POINT OF BEGINNING; thence leaving said section line South 45°03'00" West 589.42 feet to point of non-tangent curvature on the northeasterly right-of-way line of Center Loop Road West (a 75.00 foot wide public road right-of-way); thence tracing said northeasterly road right-of-way line along the following courses and distances: tracing the arc of a 350.84 foot radius curve to the left through a central angle of 20°25'22" an arc distance of 135.64 feet (the long chord bears North 47°11'56" West 134.32 feet) to a point of tangency; thence North 57°44'38" West 463.50 feet to a point of curvature; thence tracing the arc of a 258.16 foot radius curve to the right through a central angle of 57°27'16" an arc distance of 270.07 feet (the long chord bears North 28°53'30" West 258.80 feet) to a point of tangency; thence North 00°02'22" West 151.37 feet to the southeasterly line of that certain tract as deeded to the City of Wilsonville in deed recorded November 12, 1986 in recorder's fee 86-44957; thence tracing said southeasterly line and continuing on the southeasterly line of that certain tract as deeded to the City of Wilsonville in deed recorded November 12, 1986 in recorder's fee 86-44959 North 38°37'13" East 215.39 feet to the northerly line of said tract per fee 84-4353; thence tracing said northerly line South 89°58'19" West 104.56 feet to a point of curvature; thence tracing a 30.00 foot radius curve to the right through a central angle of 89°58'19" an arc distance of 47.12 feet (the long chord bears North 45°02'02" West 42.42 feet) to a point of tangency on the easterly right-of-way line of said Town Center Loop Road West; thence leaving said northerly property line and tracing the easterly and southeasterly lines of said Town Center Loop Road West along the following courses and distances: North 00°02'22" West 230.31 feet to a point of curvature; thence tracing the arc of a 200.00 foot radius curve to the right through a central angle of 84°13'44" an arc distance of 458.91 feet (the long chord bears North 32°24'30" East 444.25 feet) to a point of tangency; thence North 64°37'20" East 285.04 feet to a point of curvature; thence tracing the arc of a 414.00 foot radius curve to the right through a central angle of 24°58'03" an arc distance of 150.41 feet (the long chord bears North 70°22'24" East 178.36 feet) to a point of tangency; thence North 69°43'25" East 300.93 feet to a point of curvature for a right-of-way return to Parkway Avenue; thence leaving said southerly right-of-way line of Town Center Loop Road West and tracing the arc of a 20.00 foot radius curve to the right through a central angle of 90°13'35" an arc distance of 31.49 feet (the long chord bears South 45°03'47" East 28.34 feet) to the westerly right-of-way line of said Parkway Avenue (31.00 feet from center line); thence tracing said right-of-way line through the following courses and distances: South 00°03'01" West 311.17 feet to a point of curvature for the return to the cul-de-sac for said Parkway Avenue; thence tracing the arc of a 20.00 foot radius curve to the right through a central angle of 47°09'23" an arc distance of 15.46 feet (the long chord bears South 23°27'42" West 15.90 feet); to a point of reverse curvature; thence tracing the arc of a 55.00 foot radius curve to the left through a central angle of 87°55'01" an arc distance of 84.46 feet (the long chord bears South 03°12'53" West 76.40 feet); thence leaving said Parkway Avenue right-of-way line North 89°52'55" East 41.62 feet to the east line of section 14, Township 3 South, Range 1 West, of the Willamette Meridian in the State of Oregon; thence tracing said east line of section 14 South 00°03'01" West 446.55 feet to the northerly line of Parcel 1 of said Partition Plat No. 1991-164; thence tracing said northerly line and continuing along the northerly line of Parcel 2 of said Partition Plat No. 1991-164 North 89°28'52" East 849.20 feet to the northeast corner of said Parcel 2; thence tracing the easterly line of said Parcel 2 South 00°03'01" West 440.61 feet to the southeast corner of said Parcel 2; thence tracing the southerly line of said Parcel 2 and continuing along the southerly line of said Parcel 3 North 89°57'00" West 479.78 feet to an angle point in said southerly line; thence tracing the westerly portion of said southerly line of Parcel 3 the following courses and distances: North 00°03'01" East 63.00 feet; thence North 89°57'00" West 66.14 feet; thence South 45°03'00" West 4.59 feet to the TRUE POINT OF BEGINNING.

Containing 1,604,349 square feet or 36.83 acres more or less.

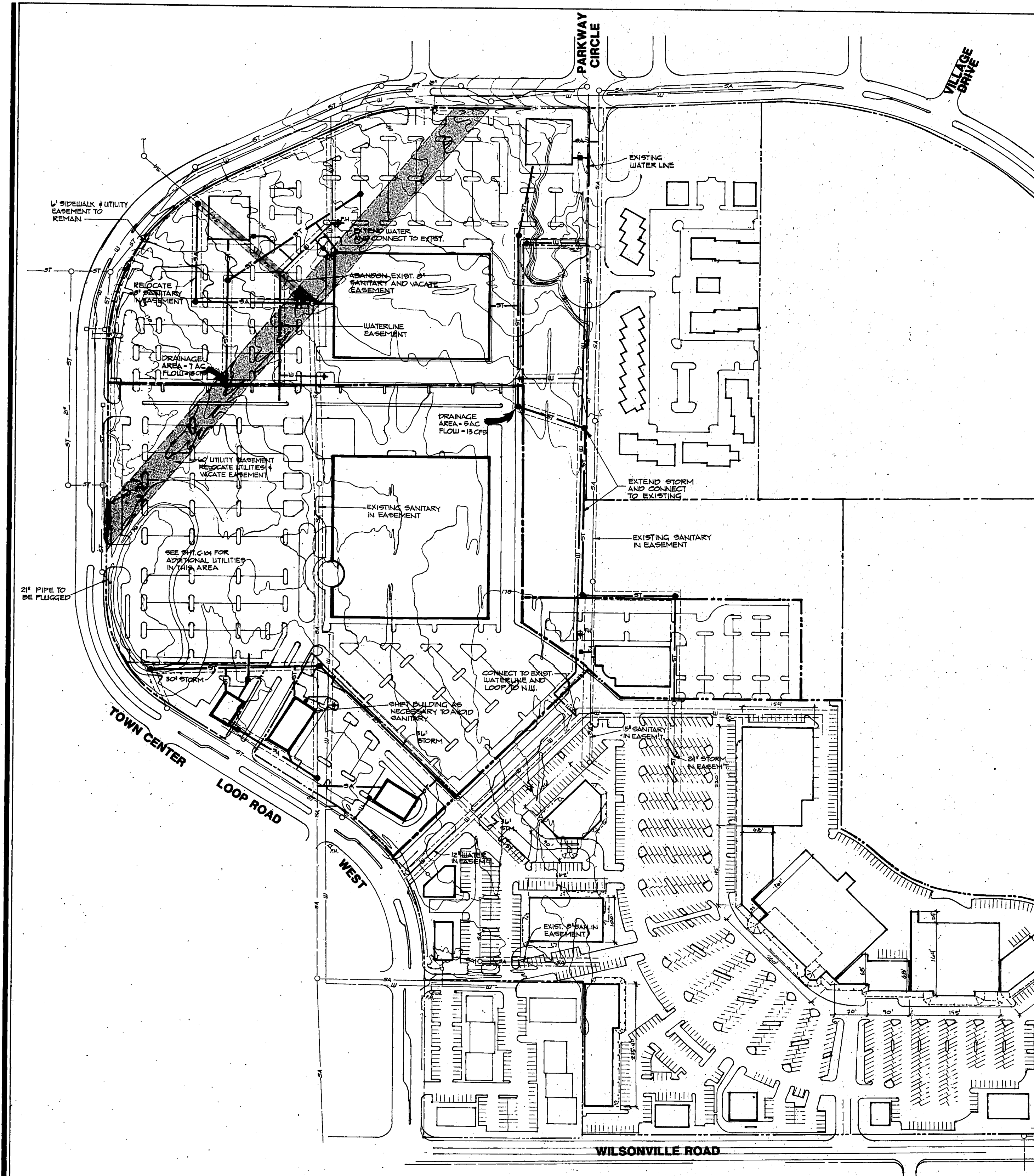
467-0301
10/16/91

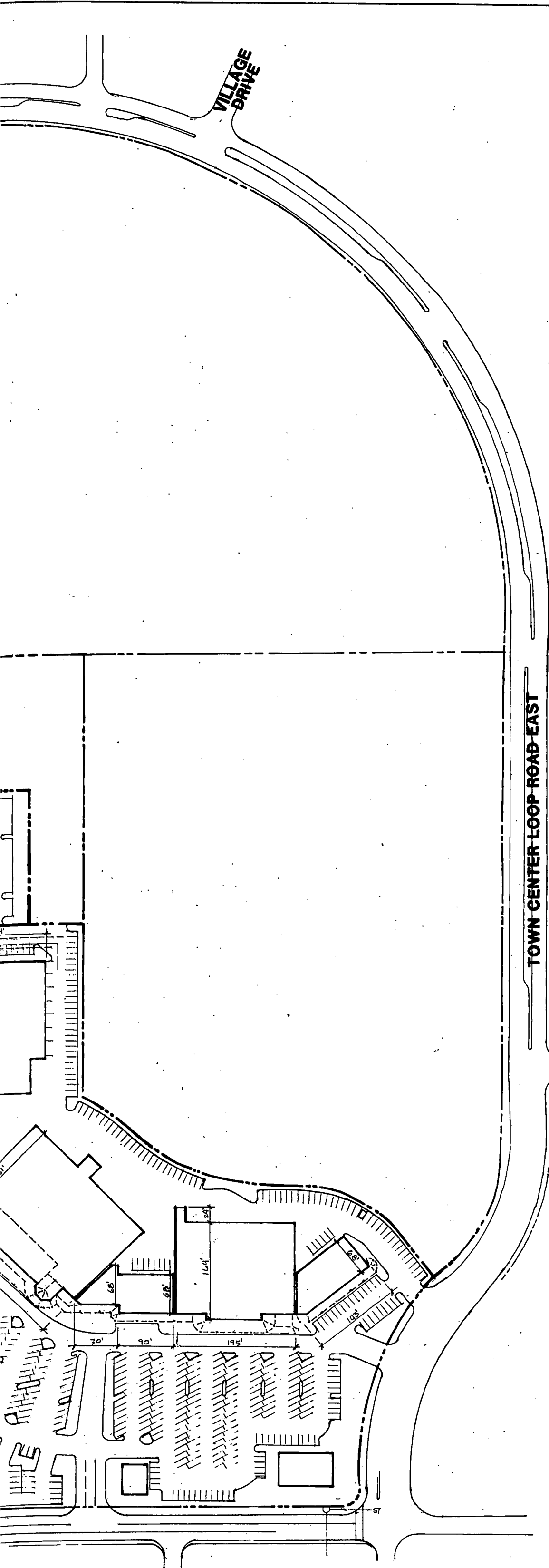
JKS Architects PC
1620 S.W. Taylor Street • Suite 200 • Portland, Oregon 97205
503-227-5616 • FAX 503-227-3590

WILSONVILLE TOWN CENTER
WILSONVILLE, OREGON

Revisions	
KJD	RBB
Drawn By	Checked By
8963	10/18/91
Job No.	Date
SITE MASTER PLAN	
Sheet Title	
Sheet No.	
1	

SCALE 1"=100' W ↑ E





TOWN CENTER LOOP ROAD EAST

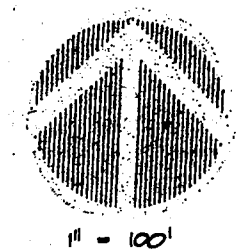
VILLAGE DRIVE

COURTSIDE DRIVE

NOTE
PROPOSED UTILITIES WILL CONNECT TO UTILITY STUBS CONSTRUCTED WITH PHASE I PROJECT.

LEGEND

EXISTING		PROPOSED	
— SA —	SANITARY SEWER	— SA —	SANITARY SEWER
— ST —	STORM SEWER	— ST —	STORM SEWER
— W —	WATER LINE	— W —	WATER LINE
- - - -	EASEMENT LINE	- - - -	EASEMENT LINE
○	MANHOLE	●	MANHOLE
□	CATCH BASIN	●	CATCH BASIN
⊙	FIRE HYDRANT	⊙	FIRE HYDRANT
▨	EASEMENT TO BE VACATED		



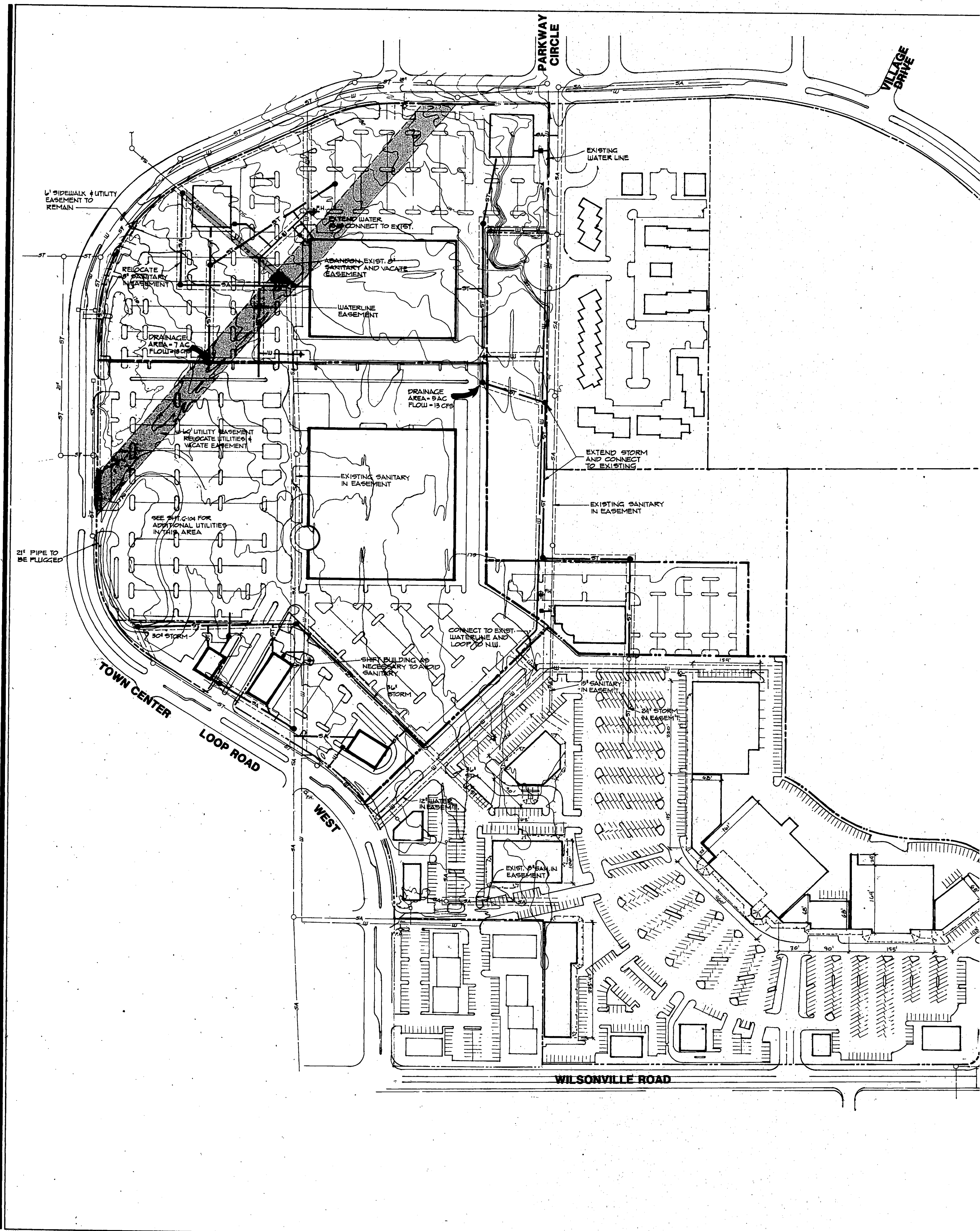
JKS Architects PC
1620 S.W. Taylor Street • Suite 200 • Portland, Oregon 97205
503-227-5616 • FAX 503-227-3590

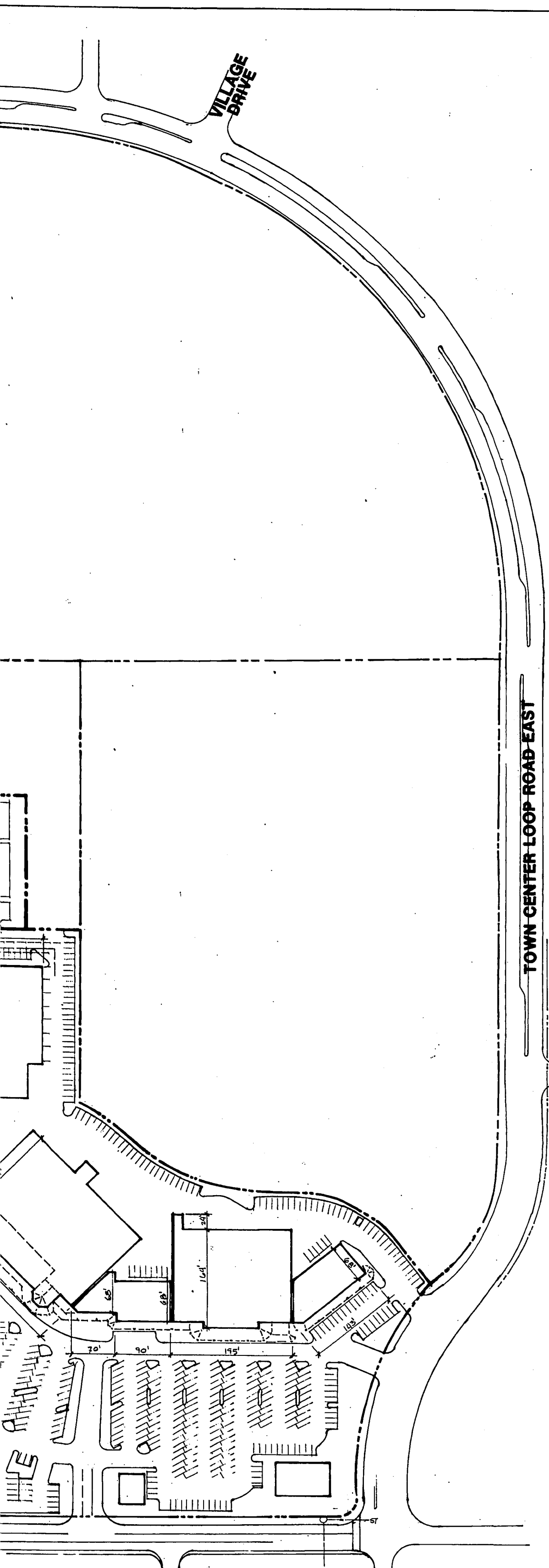
MULTI PACIFIC
1099 S.W. Columbia Street
Portland, Oregon 97201
FAX (503) 224-4407
Planning • Engineering • Surveying • Landscape Architecture

WILSONVILLE TOWN CENTER
Wilsonville, Oregon

Drawn By _____ Checked By _____
Job No. 4-467-0301 Date 10-18-11
MASTER UTILITIES PLAN
Sheet Title

Sheet No.
2





COURTSIDE DRIVE

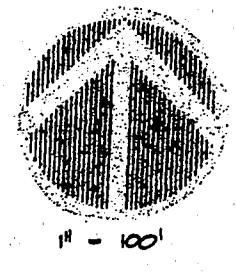
TOWN CENTER LOOP ROAD EAST

VILLAGE DRIVE

NOTE
PROPOSED UTILITIES WILL CONNECT TO UTILITY STUBS CONSTRUCTED WITH PHASE I PROJECT.

LEGEND

EXISTING		PROPOSED
— SA —	SANITARY SEWER	— SA —
— ST —	STORM SEWER	— ST —
— W —	WATER LINE	— W —
---	EASEMENT LINE	---
○	MANHOLE	●
□	CATCH BASIN	■
+	FIRE HYDRANT	+
▨	EASEMENT TO BE VACATED	



1" = 100'

APPROVED *[Signature]*
[Signature]

JKS Architects PC
1620 S.W. Taylor Street • Suite 200 • Portland, Oregon 97205
503-227-5616 • FAX 503-227-3590

WILL PACIFIC
1620 S.W. Taylor Street
Portland, Oregon 97205
503-227-0435
Fax: 503-227-4607
Planning • Engineering • Surveying • Landscape Architecture

WILSONVILLE TOWN CENTER
Wilsonville, Oregon

Revisions

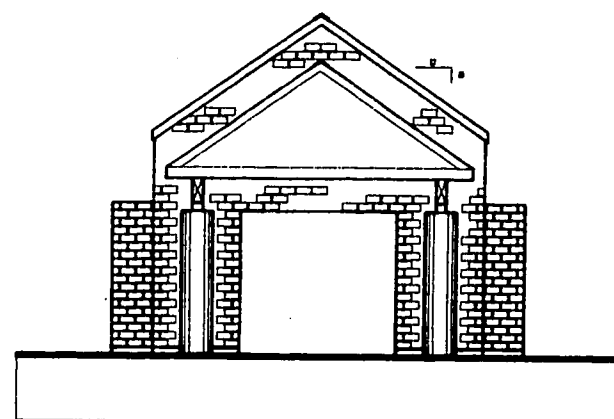
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Drawn By _____ Checked By _____
Job No. 4-467-0301 Date 10-18-91
MASTER UTILITIES PLAN
Sheet Title

Sheet No.
2

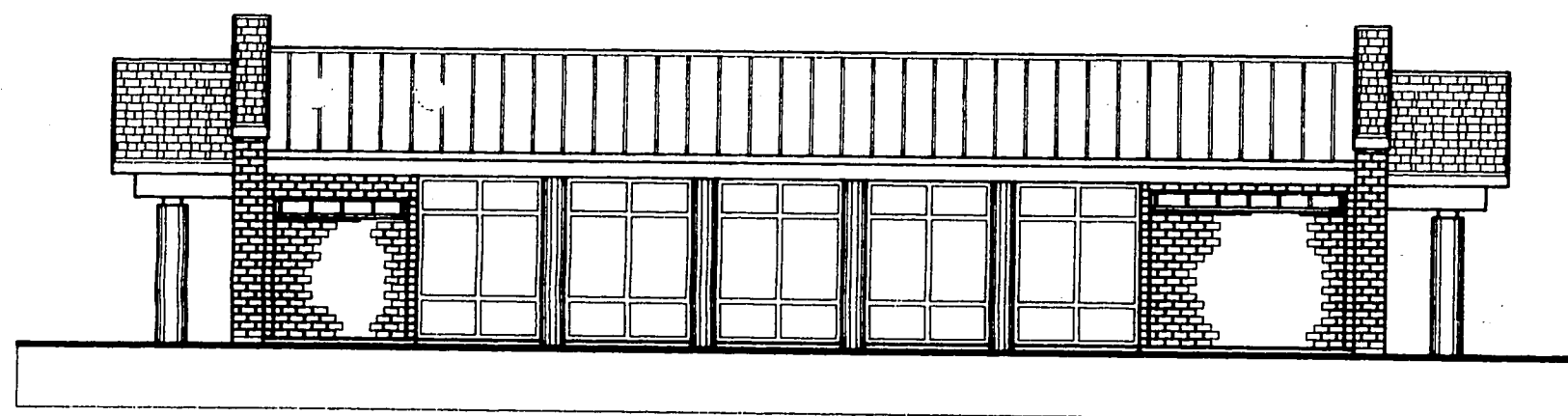
**WILSONVILLE TOWN CENTER
PROPOSED CAR WASH**

WILSONVILLE, OREGON



END ELEVATION

1/8" = 1'-0"

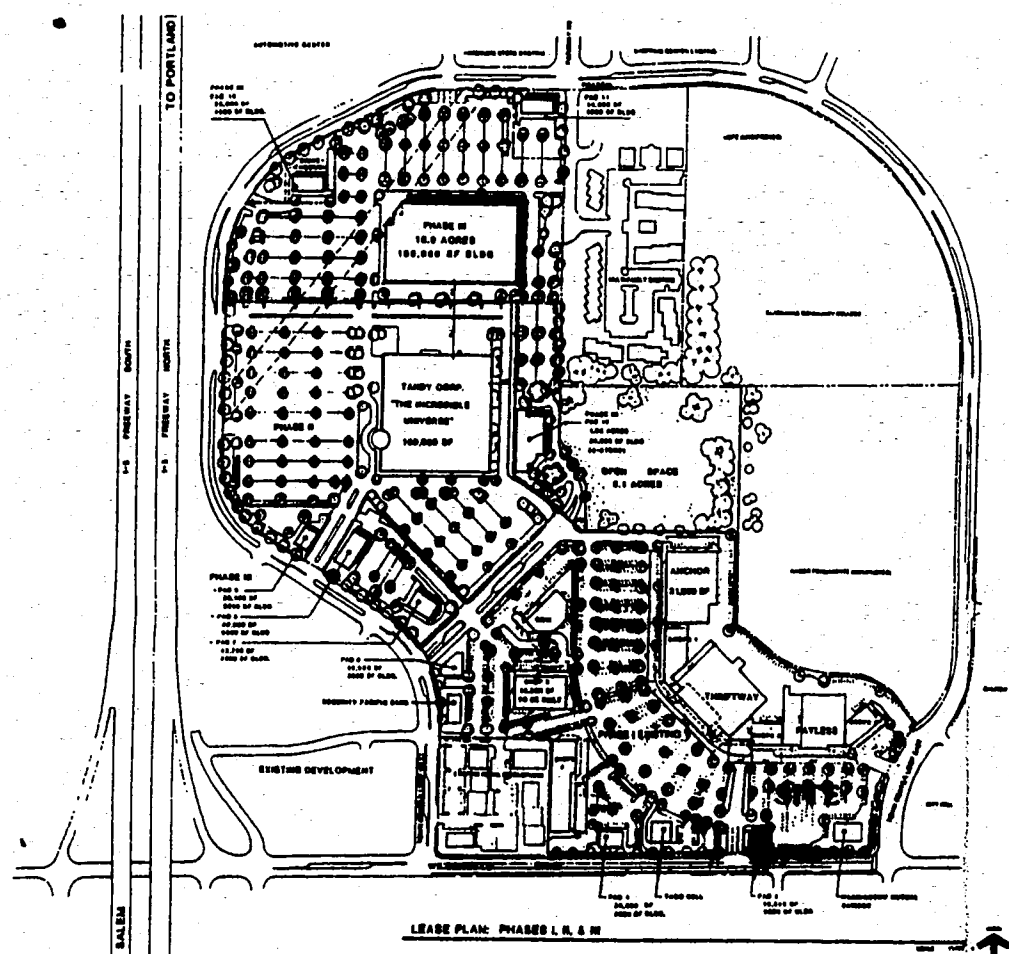


FRONT ELEVATION

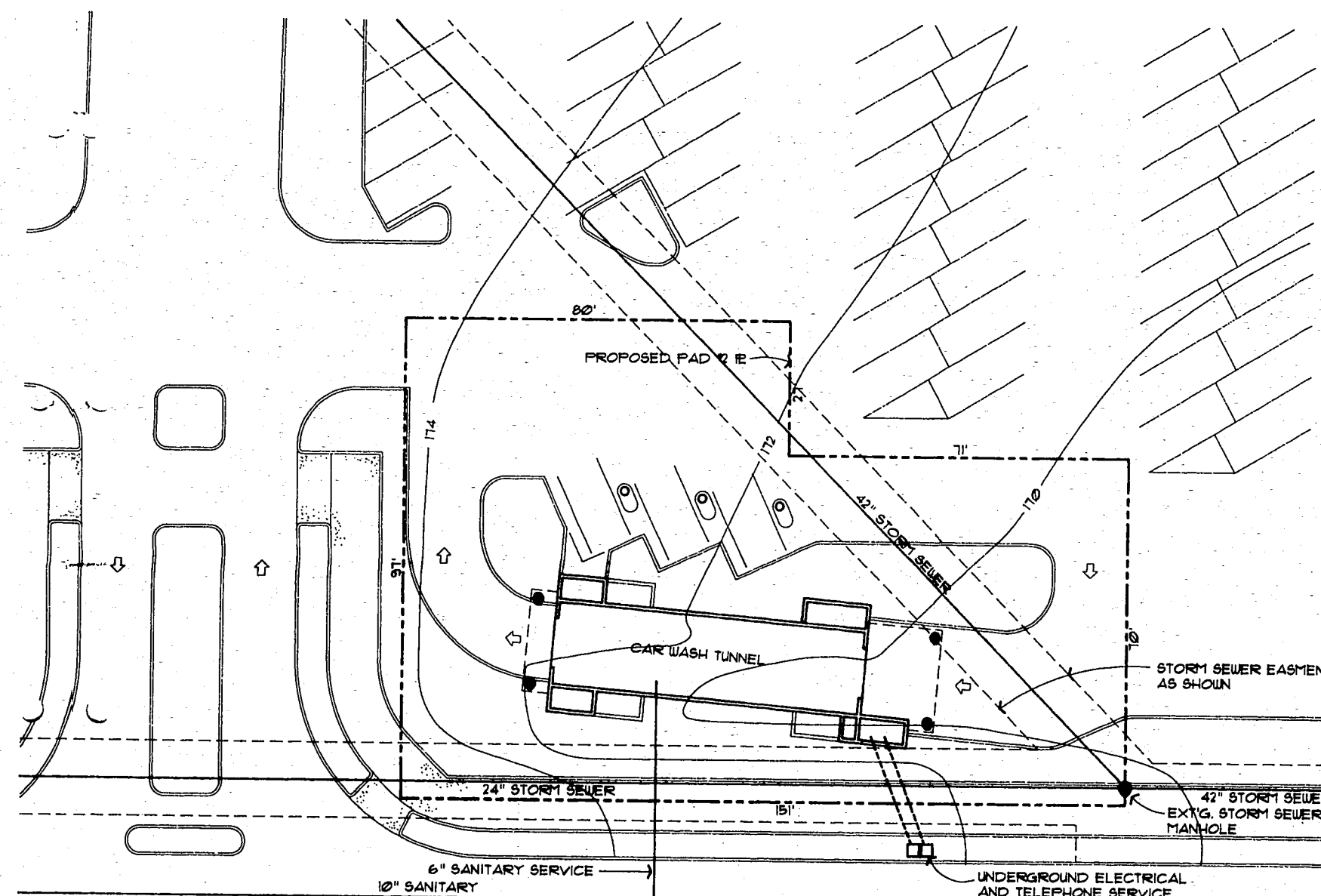
1/8" = 1'-0"

SITE DATA

	LOT COVERAGE IN SQ. FT.	LOT COVERAGE IN %
BUILDING AREA	15,000	12%
PARKING & DRIVES	8,293	65%
LANDSCAPING/OPEN SPACE	2,937	23%
TOTAL SITE AREA	12,730	100%



VICINITY MAP



WILSONVILLE RD.



PRELIMINARY SITE PLAN

1" = 20'

CLIENT:
DENNIS THOMPSON

REVISIONS:

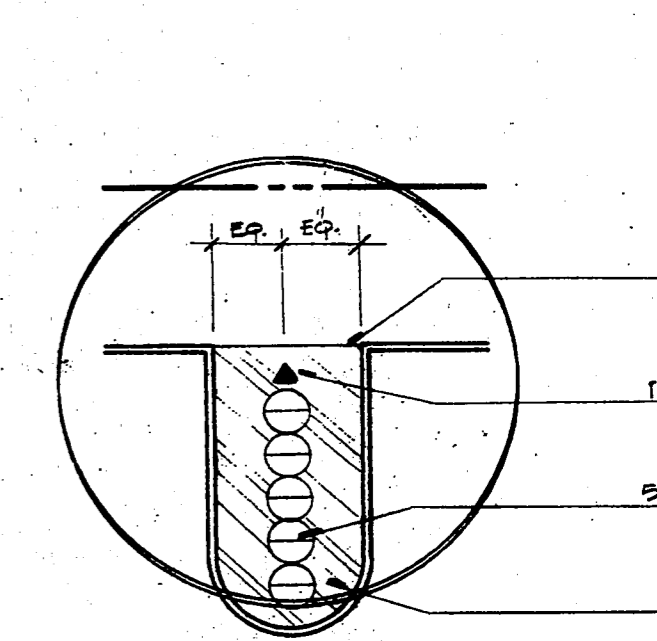
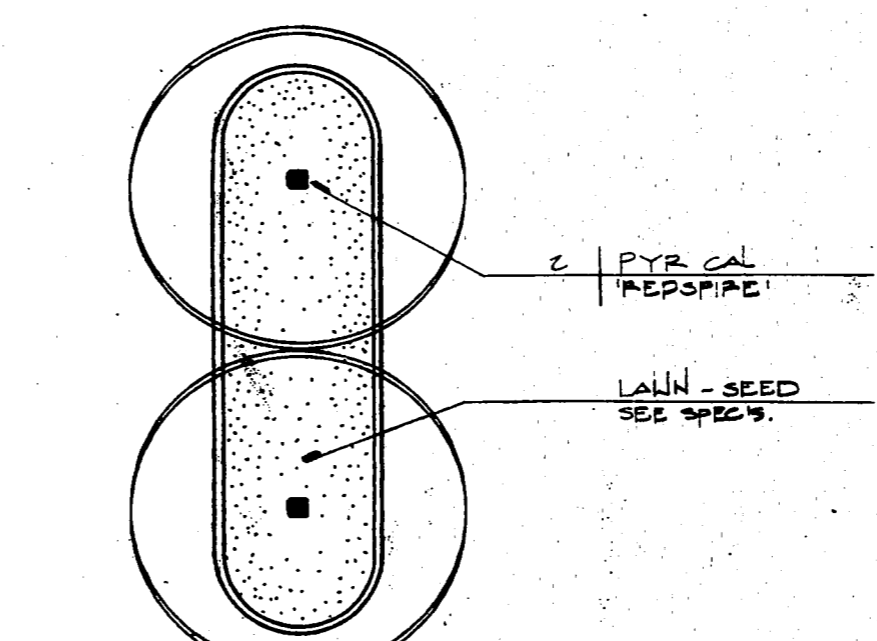
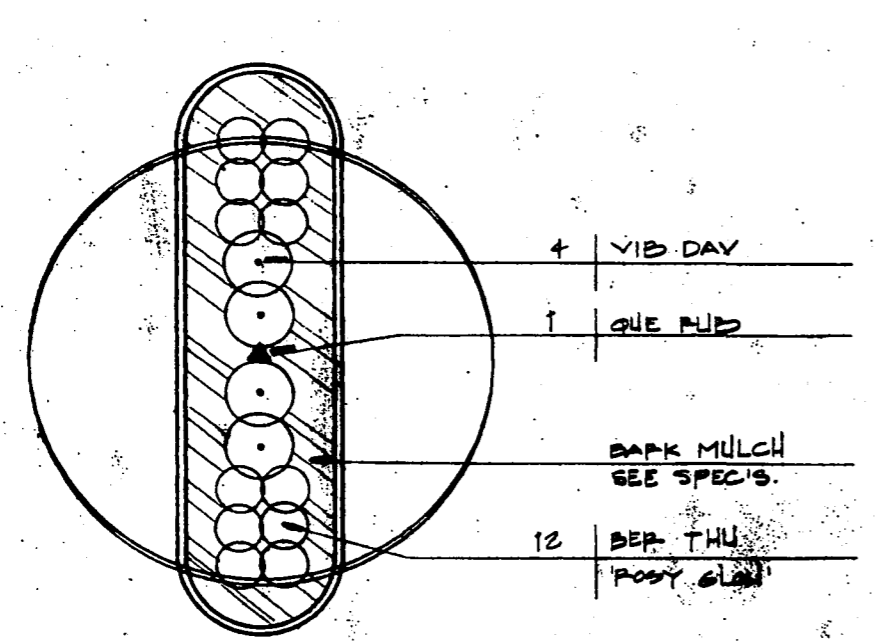
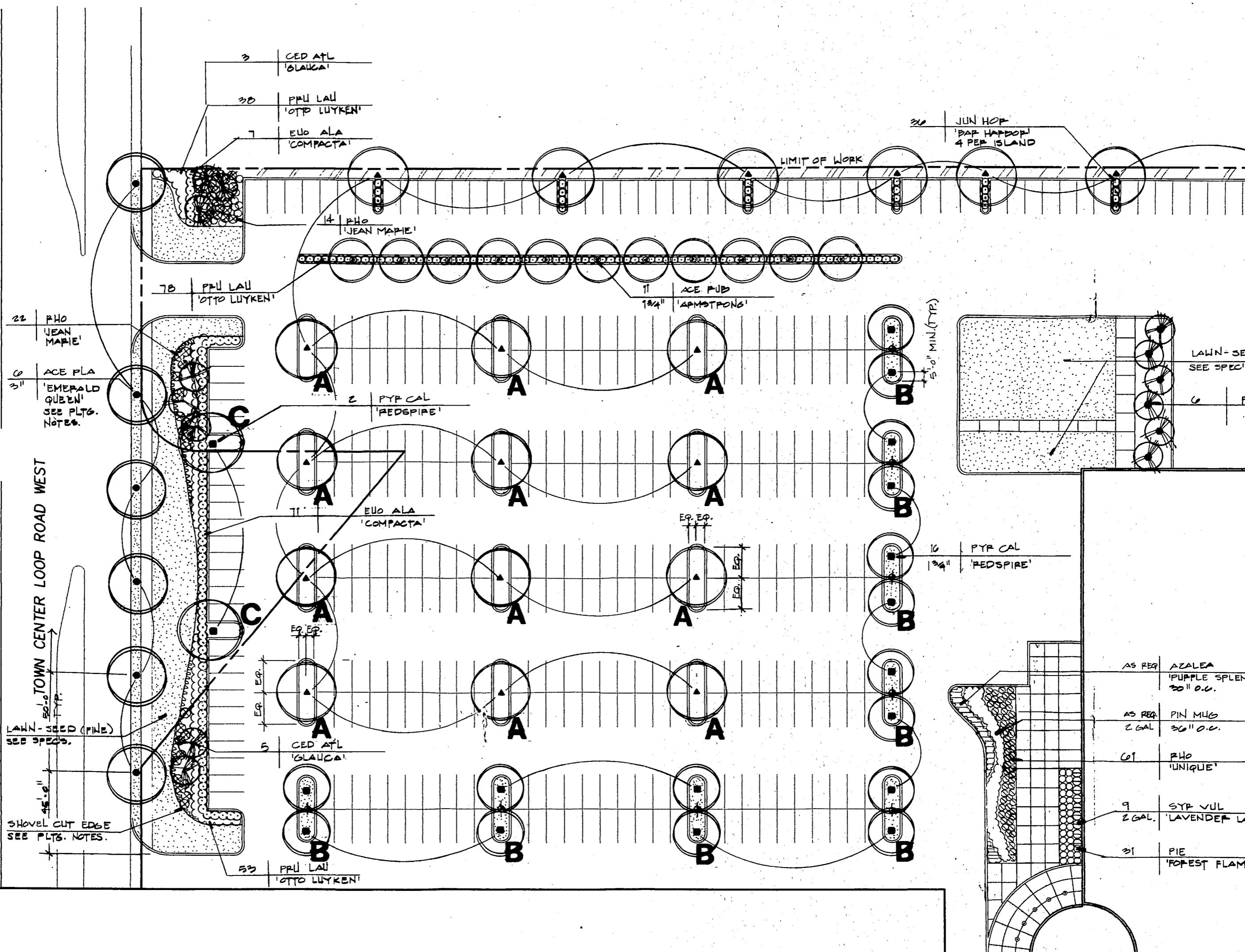
Date: 11-20-92
Scale: AS SHOWN
Drawn by: SET
Checked by: JDA
Job No.: 2023
Drawing No.: 2023TITL

SHEET

1 OF:

PER WS. 1, 2, 3, 4, 13, 18, 88, 88, 88, 88

PROJECT NO. 4-755-0322
CADD FILE: 07/25/01.DWG



A PLANTING ISLAND 'A' DETAIL

B PLANTING ISLAND 'B' DETAIL

C PLANTING ISLAND 'C' DETAIL

SHEET NOTES

PLANTING GENERAL NOTES:

CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UTILITIES IN PLANTING AREAS PRIOR TO PLANTING. CONTRACTOR SHALL CONTACT THE FOLLOWING AGENCIES 48 HOURS PRIOR TO BEGINNING EXCAVATION WORK FOR UTILITY LOCATION INFORMATION:

TELEPHONE: 503 246 6699
GAS: 503 246 6699
ELECTRIC: 503 246 6699
SEWER: 503 682 4960 ATTN: MARTIN BROWN
WATER: 503 682 4960 ATTN: MARTIN BROWN

LIGHT STANDARDS ARE SHOWN FOR REFERENCE ONLY. REFER TO DRAWING NUMBER DRBC2 FOR ADDITIONAL LIGHTING INFORMATION.

PLANTING IN PARKING LOT ISLANDS AS SHOWN IN ENLARGEMENTS ON SHEET L-1.0.

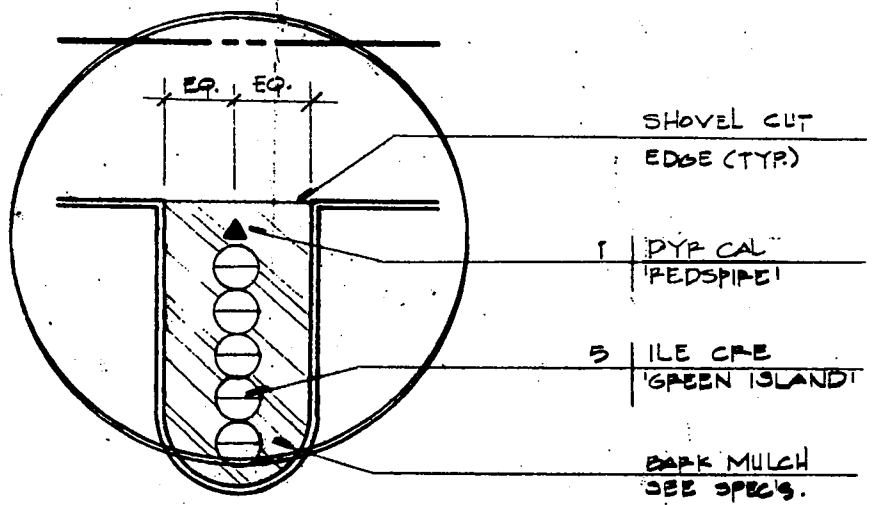
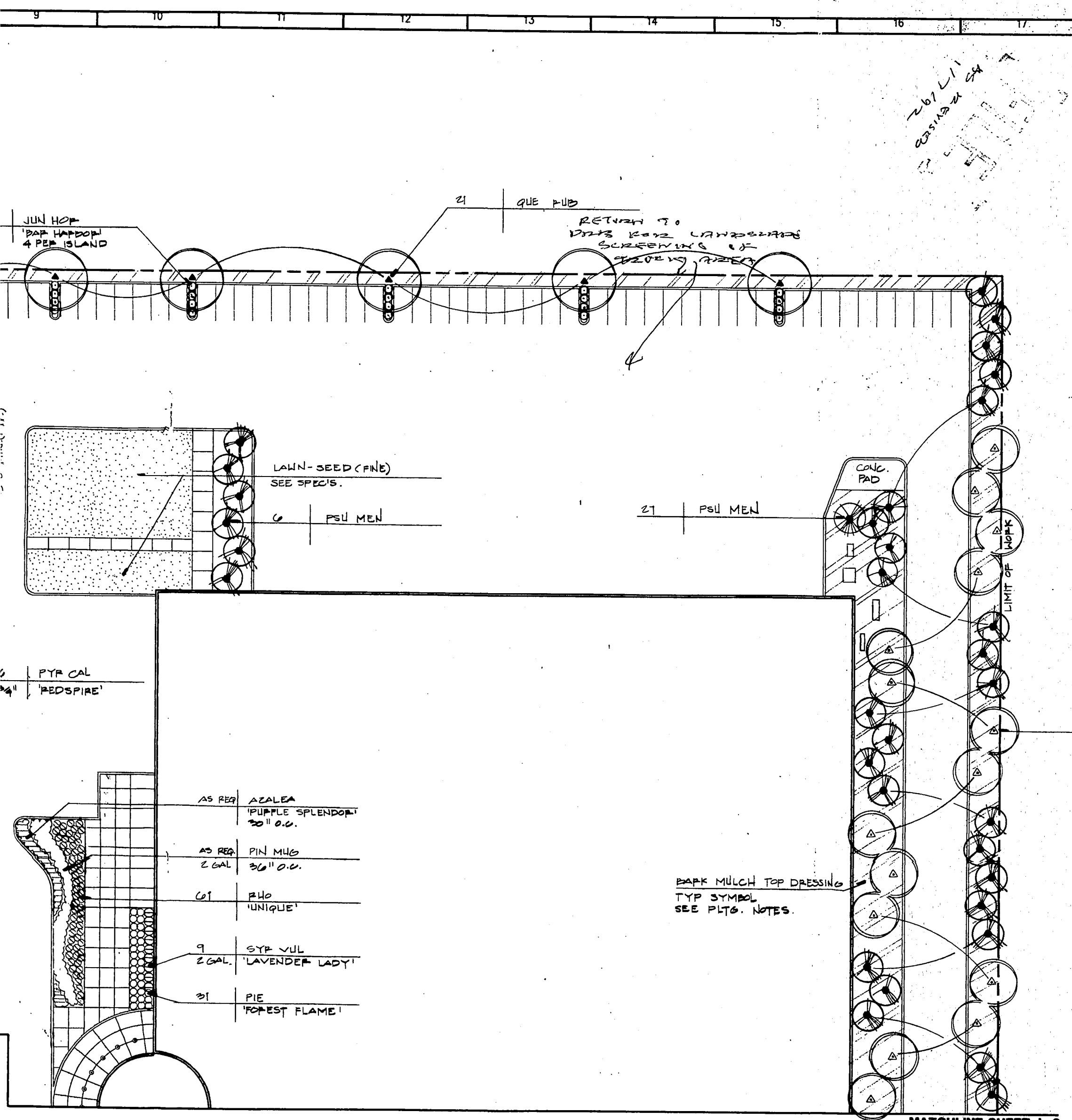
ALL SHRUB AND GROUNDCOVER PLANTING AREAS TO RECEIVE MINIMUM 2" DEPTH OF BARK MULCH. SEE SPECIFICATIONS 02950.

REFER TO CIVIL'S FOR FINISH GRADES IN PLANTING AREAS.

STREET TREES ON TOWN CENTER LOOP ROAD WEST SHALL BE PLANTED PER CITY OF WILSONVILLE STANDARD PLAN. IF NONE EXISTS, INSTALL PER DETAIL 1, L-2.0.

ALL LAWN EDGES AT SHRUB PLANTING AREAS SHALL BE SHOVEL CUT. CONTRACTOR SHALL MAINTAIN ALL SHOVEL CUT EDGES IN A SMOOTH AND EVEN CONDITION UNTIL FINAL ACCEPTANCE.

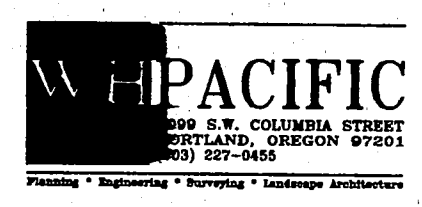
CONTRACTOR SHALL SUPPLY AND INSTALL ANNUAL COLOR, 4" POT SIZE AT 10" O.C. COLOR MATERIALS TO BE SELECTED BY CONTRACTOR AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO PLANTING. ANNUAL COLOR MATERIAL SHALL BE IN SEASON (FULL BLOOM) AT TIME OF INSTALLATION.



© PLANTING ISLAND 'C' DETAIL

NOT FOR
CONSTRUCTION

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JAN 06 1992
W & H PACIFIC



No.	Revisions/Submissions	Date

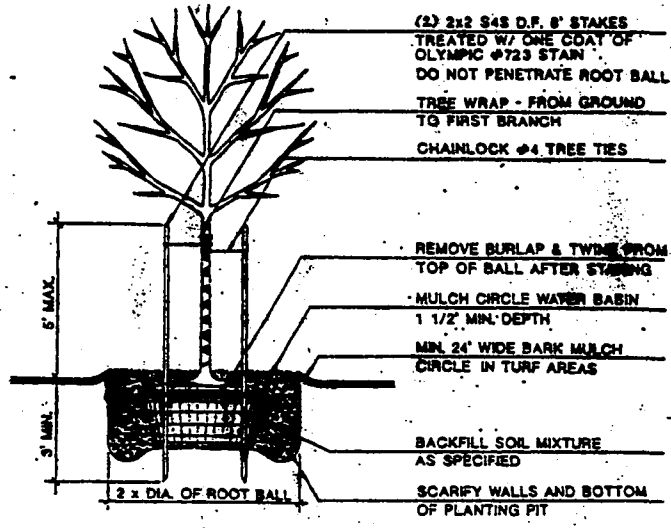
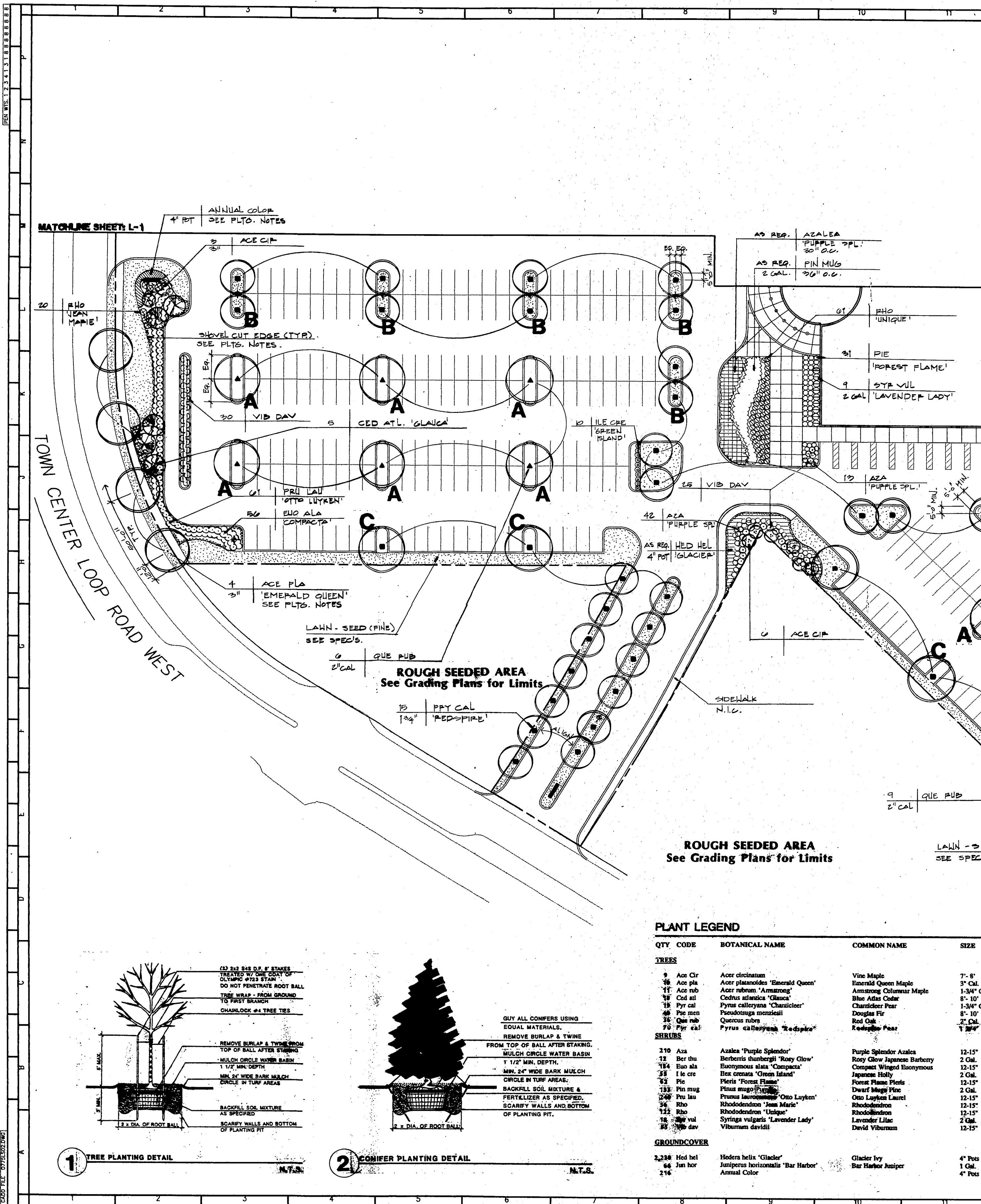
DesignForum
ARCHITECTS

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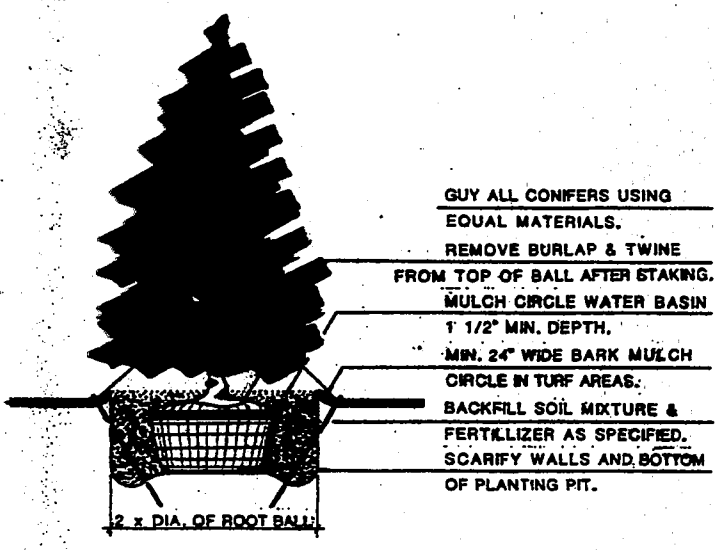
Project Title
PROJECT THUNDER
WILSONVILLE, OREGON

Drawing Title
LANDSCAPE PLAN

Seal REGISTERED 2011 Matthew P. Simpson MATTHEW P. SIMPSON OREGON LANDSCAPE ARCHITECT	Designed MDS MPS	Project No. 4-755-0202
	Drawn MDS	Scale 1" = 30'-0"
	Checked MPS	Drawing No. L1.0
	Reviewed MH	Date 12-27-91 © 1991 DESIGN FORUM ARCHITECTS



1 TREE PLANTING DETAIL N.T.S.

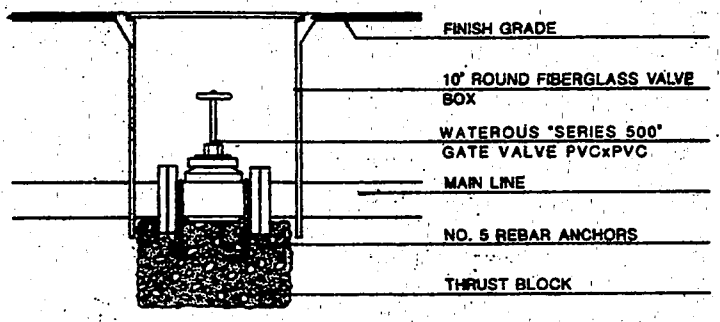
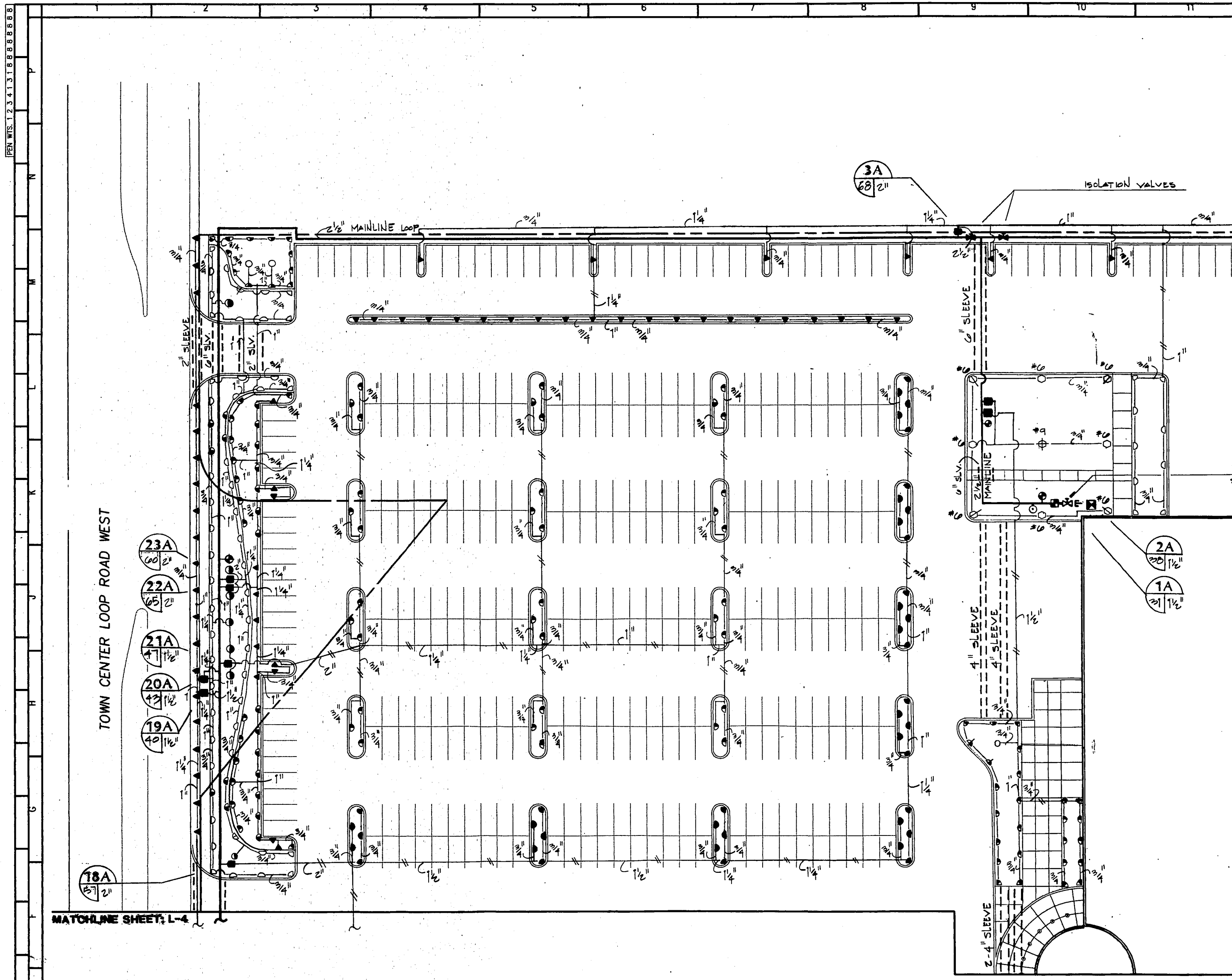


2 CONIFER PLANTING DETAIL N.T.S.

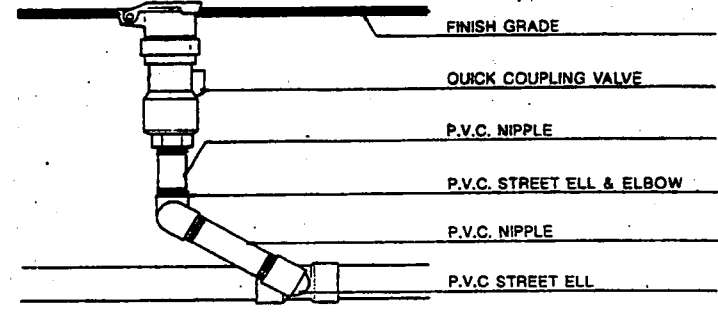
PLANT LEGEND

QTY	CODE	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
9	Ace Cir	Acer circinatum	Vine Maple	7'-8'
11	Ace pla	Acer platanoides 'Emerald Queen'	Emerald Queen Maple	3" Cal.
11	Ace rub	Acer rubrum 'Armstrong'	Armstrong Columnar Maple	1-3/4" Cal.
10	Ced atl	Cedrus atlantica 'Glaucia'	Blue Atlas Cedar	8'-10'
10	Pyr cal	Pyrus calleryana 'Chanticleer'	Chanticleer Pear	1-3/4" Cal.
40	Pse men	Pseudotsuga menziesii	Douglas Fir	8'-10'
36	Que rub	Quercus rubra	Red Oak	2" Cal.
70	Pyr cal	Pyrus calleryana 'Redspire'	Redspire Pear	1-3/4" Cal.
SHRUBS				
210	Aza	Azalea 'Purple Splendor'	Purple Splendor Azalea	12-15"
12	Ber thu	Berberis thunbergii 'Rosy Glow'	Rosy Glow Japanese Barberry	2 Gal.
184	Euo ala	Euonymus alata 'Compacta'	Compact Winged Euonymus	12-15"
35	I le cre	Ilex crenata 'Green Island'	Japanese Holly	2 Gal.
103	Pie	Pieris 'Forest Flame'	Forest Flame Pieris	12-15"
133	Pin mug	Pinus mugo	Dwarf Mugo Pine	2 Gal.
140	Pru lau	Prunus laurocerasus 'Otto Luyken'	Otto Luyken Laurel	12-15"
36	Rho	Rhododendron 'Jesse Marie'	Rhododendron	12-15"
113	Rho	Rhododendron 'Unique'	Rhododendron	12-15"
18	Syr vil	Syringa vulgaris 'Lavender Lady'	Lavender Lilac	2 Gal.
33	Vib dav	Viburnum davidii	David Viburnum	12-15"
GROUND COVER				
2,230	Hed hel	Hedera helix 'Glacier'	Glacier Ivy	4" Pots
66	Jun hor	Juniperus horizontalis 'Bar Harbor'	Bar Harbor Juniper	1 Gal.
216		Annual Color		4" Pots

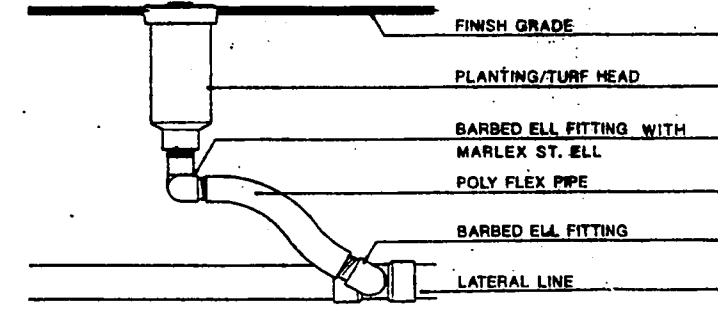
PROJECT NO. 4-755-0202
CADD FILE 07PES02DNC



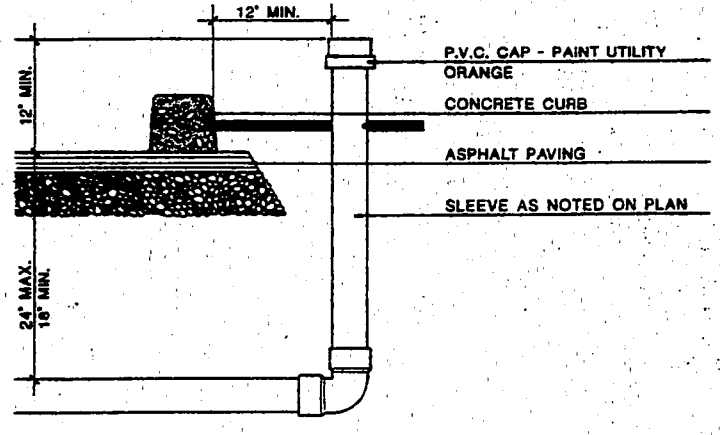
MAINLINE GATE VALVE



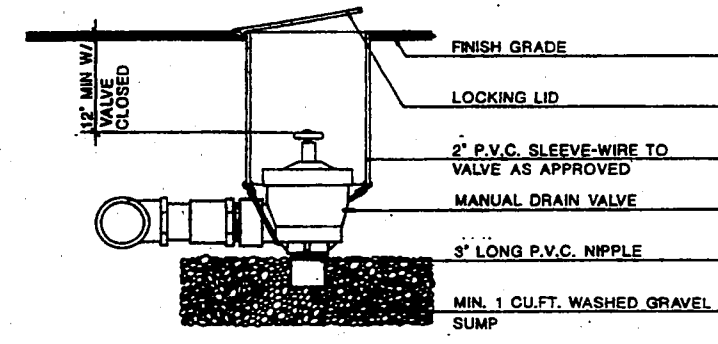
QUICK COUPLING VALVE DETAIL



POLY FLEX RISER DETAIL



SLEEVING DETAIL



MANUAL DRAIN VALVE DETAIL

PROJECT NO. 7-15E-0002
CADD FILE: 07580000

PEN WS. 1 2 3 4 1 3 1 8 8 8 8 8 8 8 8

PROJECT NO. 4-755-0202
CADD FILE: 07/28/02/DWS

MATCHLINE SHEET: I-3

TOWN CENTER LOOP ROAD WEST

2 1/2" MAINLINE LOOP

2" SLEEVE

ISOLATION VALVE

17A
44 1/2"

16A
36 1/2"

15A
42 1/2"

14A
50"

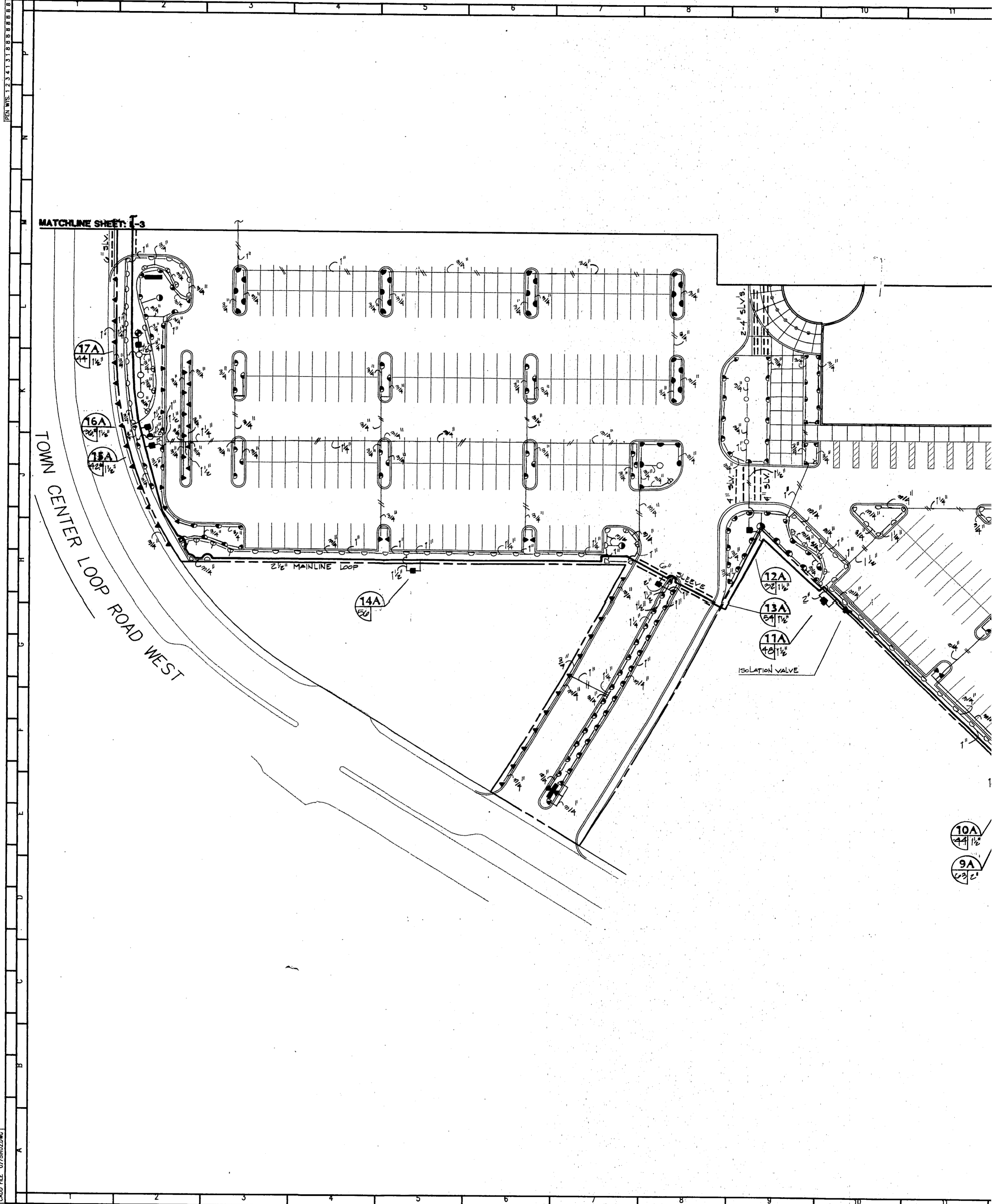
12A
52 1/2"

13A
54 1/2"

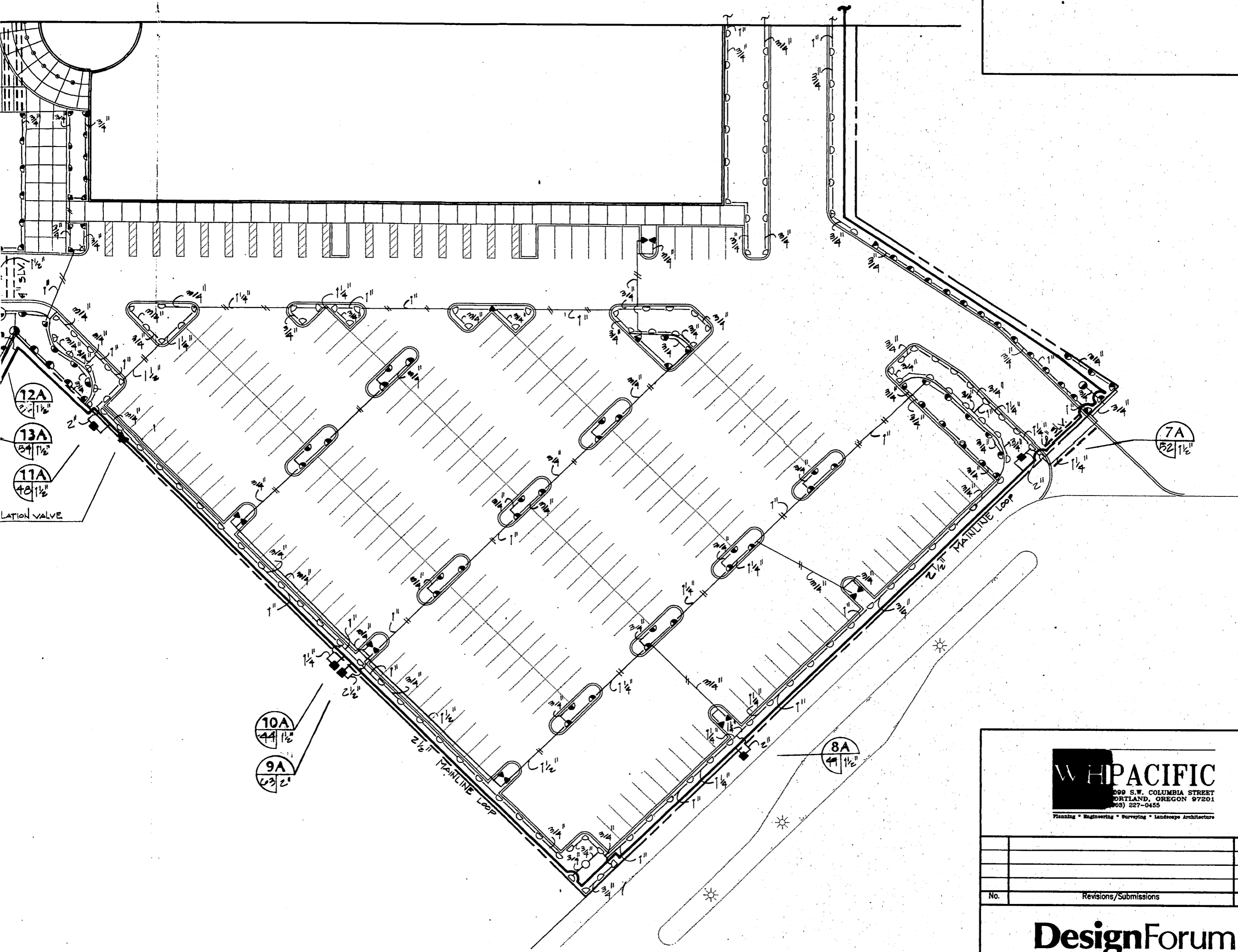
11A
48 1/2"

10A
44 1/2"

9A
42 1/2"



SHEET NOTES



WH PACIFIC
299 S.W. COLUMBIA STREET
PORTLAND, OREGON 97201
503 237-0405
Planning • Engineering • Surveying • Landscape Architecture

No.	Revisions/Submissions	Date

DesignForum
ARCHITECTS

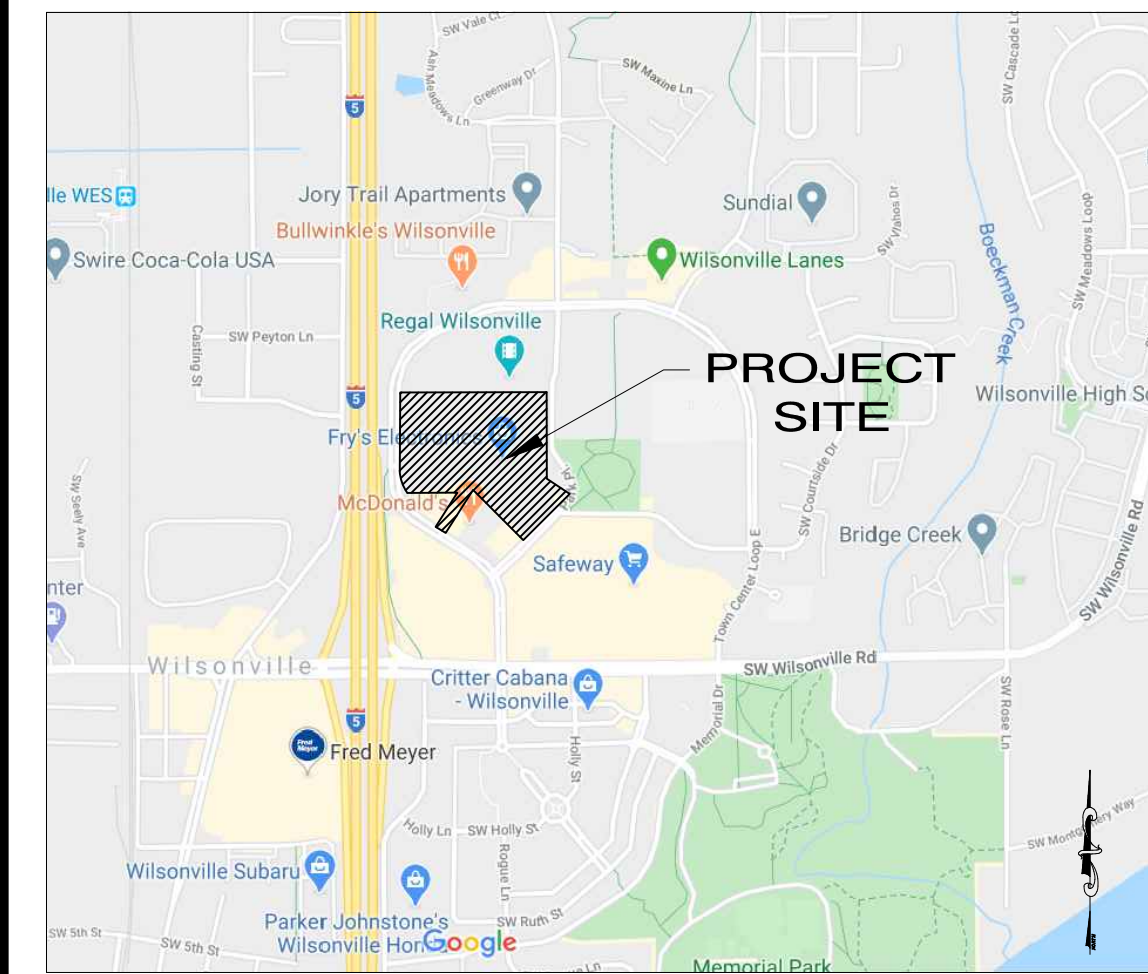
3484 For Hills Avenue, Dayton, Ohio 45429 Telephone: (513) 298-4400

Project Title **PROJECT THUNDER**
WILSONVILLE, OREGON

Drawing Title **IRRIGATION PLAN**



Seal REGISTERED <i>Matthew P. Simpson</i> MATTHEW P. SIMPSON OREGON LANDSCAPE ARCHITECT	Designed MDS MPS	Project No. 4-755-0202
	Drawn MDS	Scale 1" = 30'-0"
	Checked MPS	Drawing No. L4.0
	Reviewed MH	Date 12-27-91 c 1991 DESIGN FORUM ARCHITECTS



LOCATION MAP (NTS)

SITE AREA		
THE HOME DEPOT PARCEL	15.01 AC	653,836 SF
BUILDING AREA		
THE HOME DEPOT		124,215 SF
MEZZANINE		0 SF
SUBTOTAL		124,215 SF
TOTAL BUILDING AREA		124,215 SF

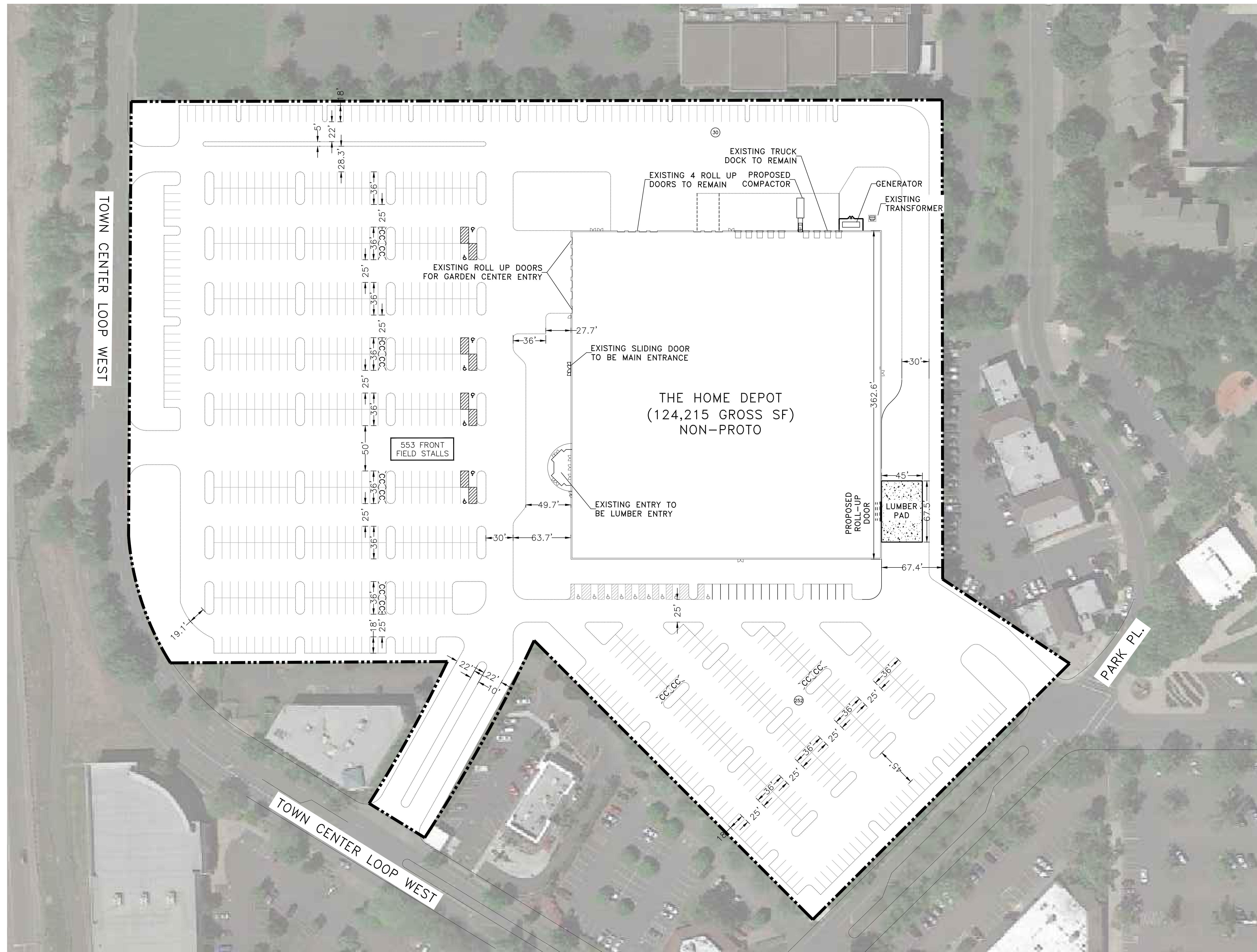
PARKING REQUIRED		
THE HOME DEPOT	4.1 / 1,000 SF	509 STALLS
TOTAL PARKING REQUIRED		509 STALLS

PARKING PROVIDED		
FRONT FIELD		553 STALLS
SIDE FIELD / REAR		282 STALLS
TOTAL PARKING PROVIDED		839 STALLS

INCLUDED IN PARKING PROVIDED		
ACCESSIBLE STALLS (17 REQ. @ 2%)		17 STALLS

NOT INCLUDED IN PARKING PROVIDED		
CART CORRALS		10 STALLS
ACCESSORY PARKING NOT INCLUDED		10 STALLS
TOTAL THD PARKING PROVIDED		839 STALLS

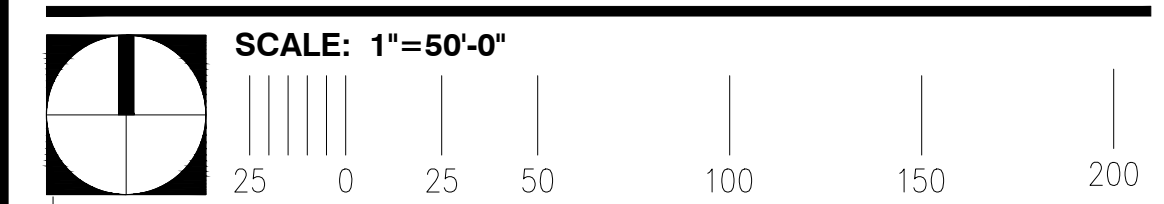
ZONING CLASSIFICATION		
JURISDICTION		CITY OF WILSONVILLE
ZONING CLASSIFICATION		PLANNED DEVELOPMENT
		COMMERCIAL TOWN CENTER (PDC-TC)
THD USE PERMITTED BY RIGHT		YES



NOTES
 1. PLAN BOUNDARY IS BASED OFF AVAILABLE APN MAPS; AN ALTA SHOULD BE COMPLETED FOR ACCURACY.

THE HOME DEPOT
THE HOME DEPOT
WILSONVILLE, OR
 29400 TOWN CENTER LOOP W
 WILSONVILLE, OR 97070

DRAWING ISSUE DATE 10.19.2023
 HD SITE SELECTION NUMBER SS-02804.2001



OR - SITE PLAN 10