

**WILSONVILLE CITY HALL
DEVELOPMENT REVIEW BOARD PANEL A**

MONDAY, FEBRUARY 8, 2016 - 6:30 P.M.

I. **Call To Order:**

II. **Chairman's Remarks:**

III. **Roll Call:**

Mary Fierros Bower Kristin Akervall
James Frinell
Ronald Heberlein Council Liaison Julie Fitzgerald

IV. **Citizen's Input:**

V. **City Council Liaison's Report:**

VI. **Consent Agenda:**

A. Approval of minutes of January 11, 2016 DRB Panel A meeting

Documents: [Jan 11 2016 Minutes.pdf](#)

VII. **Public Hearing:**

A. Resolution No. 323.

Advance Road Middle School: Mr. Keith Liden, AICP, Bainbridge - Representative for West Linn-Wilsonville School District - Applicant/Owner. The applicant is requesting approval of Stage II Final Plan, Site Design Review, Tentative Partition Plat, and Class 3 Sign Permit for a new public middle school. The subject site is located on Tax Lots 2000, 2300, 2400 and 2500 of Section 18, Township 3 South, Range 1 East, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon.
Staff: Daniel Pauly.

Case Files: DB15-0100 - Stage II Final Plan
DB15-0101 - Site Design Review
DB15-0102 - Tentative Partition Plat
DB15-0107 - Class 3 Sign Permit

Documents: [Advance Rd School SR.Exhibits.pdf](#), [Exhibit B1.pdf](#), [Exhibit B2.pdf](#),
[Exhibit B3.pdf](#)

B. Resolution No. 321

Villebois Phase 4 North – Calais East at Villebois: Stacy Connery, AICP, Pacific Community Design, Inc. - representative for Fred Gast, Polygon NW Company-applicant. The applicant is requesting approval of an Annexation and Zone Map Amendment from Rural Residential Farm Forest 5-Acre (RRFF-5) to Village (V) for the approximately 1 acre property located at 11700 SW Tooze Road, an Amendment to SAP North, a Preliminary Development Plan, Tentative Subdivision Plat, Type C Tree Plan, and Final Development Plan for a 63-lot single family subdivision in Villebois and

associated improvements. The subject site is located on Tax Lots 1100, 1101 and 1203 of Section 15, and Tax Lot 8900 of Section 15BA, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon. Staff: Daniel Pauly

Case Files: DB15-0084 - Annexation (*Tax Lot 1203 only*)
DB15-0085 - Zone Map Amendment (*Tax Lot 1203 only*)
DB15-0086 - SAP North Amendment
DB15-0087 - Preliminary Development Plan
DB15-0088 - Tentative Subdivision Plat
DB15-0089 - Type C Tree Plan
DB15-0090 - Final Development Plan

The DRB action on the Annexation and Zone Map Amendment is a recommendation to the City Council.

This item was continued to this date and time certain at the January 11, 2016 DRB Panel A meeting.

Documents: [PDP 4N SR.Exhibits.pdf](#), [Exhibit B1 part 1.pdf](#), [Exhibit B1 part 2.pdf](#), [Exhibit B2 - SAP Plans.pdf](#), [Exhibit B3 - PDP Plans.pdf](#), [Exhibit B4 - FDP Plans.pdf](#)

VIII. Board Member Communications:

A. Results of the January 25, 2016 DRB Panel B meeting

Documents: [DRB-B Jan 25 2016 Results.pdf](#)

IX. Staff Communications

X. Adjournment

Assistive Listening Devices (ALD) are available for persons with impaired hearing and can be scheduled for this meeting. The City will also endeavor to provide the following services, without cost, if requested at least 48 hours prior to the meeting.

- Qualified sign language interpreters for persons with speech or hearing impairments.
- Qualified bilingual interpreters.
- To obtain such services, please call the Planning Assistant at 503 682-4960

DEVELOPMENT REVIEW BOARD MEETING

MONDAY, FEBRUARY 8, 2016

6:30 PM

VI. Consent Agenda:

- A.** Approval of minutes from January 11, 2016 DRB
Panel A meeting

**Wilsonville City Hall
29799 SW Town Center Loop East
Wilsonville, Oregon**

**Development Review Board – Panel A
Minutes–January 11, 2016 6:30 PM**

I. Call to Order

Chair **Mary Fierros Bower** called the meeting to order at 6:30 p.m.

II. Chair’s Remarks

The Conduct of Hearing and Statement of Public Notice were read into the record.

III. Roll Call

Present for roll call were: Mary Fierros Bower, Kristin Akervall, James Frinell, Ronald Heberlein, and City Council Liaison Julie Fitzgerald.

Staff present: Blaise Edmonds and Barbara Jacobson.

IV. Citizens’ Input This is an opportunity for visitors to address the Development Review Board on items not on the agenda. There were no comments.

V. City Council Liaison Report

Councilor Fitzgerald highlighted City Council’s recent activities and actions at the January 4, 2016 City Council meeting:

- The Council directed Staff to develop a study that will be conducted to determine the potential for a Fiber Optic Business Plan for the City of Wilsonville.
- They approved new Public Works Standards.
- As mentioned in the Boones Ferry Messenger, Delora Kerber, Director of Public Works, was named president of the association for her industry for Oregon.
- Council heard the annual Auditor’s Report, which was presented in the ideal format, which was an unmodified audit opinion.
- Several members of the Leadership Academy presented City Council with the results of a spaghetti feed they had put together as a fundraiser for Wilsonville Community Sharing. They raised \$1100 for Wilsonville Community Sharing.
- Council approved three ordinances related to bringing more land into use at Villebois. The Board could refer to the City Council’s meeting minutes for greater detail.
- Council voted, on second reading, to approve Ordinance No. 778 to put a measure on the fall ballot, asking citizens if they believe the City should ban the sale of marijuana in the City of Wilsonville.

VI. Consent Agenda:

A. Approval of minutes of December 14, 2015 DRB Panel A meeting

Ronald Heberlein moved to approve the December 14, 2015 DRB Panel A meeting minutes as presented. Kristin Akervall seconded the motion, which passed 3-0-0, with Mary Fierros Bower abstaining.

VII. Public Hearing:

A. **Resolution No. 321. Villebois Phase 4 North – Calais East at Villebois: Stacy Connery, AICP, Pacific Community Design, Inc. – representative for Fred Gast,**

Polygon NW Company- applicant. The applicant is requesting approval of an Annexation and Zone Map Amendment from Rural Residential Farm Forest 5-Acre (RRFF-5) to Village (V), an Amendment to SAP North, a Preliminary Development Plan, Tentative Subdivision Plat, Type C Tree Plan, and Final Development Plan for a 64-lot single family subdivision in Villebois and associated improvements. The subject site is located on Tax Lots 1100, 1101 and 1203 of Section 15, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon. Staff: Daniel Pauly

Case Files: DB15-0084 – Annexation (Tax Lot 1203 only)
DB15-0085 – Zone Map Amendment (Tax Lot 1203 only)
DB15-0086 – SAP North Amendment
DB15-0087 – Preliminary Development Plan
DB15-0088 – Tentative Subdivision Plat
DB15-0089 – Type C Tree Plan
DB15-0090 – Final Development Plan

The DRB action on the Annexation and Zone Map Amendment is a recommendation to the City Council.

Staff has asked that this item be continued to a date and time certain of February 8, 2016.

Chair Fierros Bower called the public hearing to order at 6:37 p.m. and read the conduct of hearing format into the record. No board member declared for the record that they had visited the site. No board member declared a conflict of interest, bias, or conclusion from a site visit. No board member participation was challenged by any member of the audience.

Blaise Edmonds, Manager of Current Planning, brought the board members' attention to the staff memo from Daniel Pauly, which was included in the DRB packet, requesting a continuance of Resolution No. 321 to a date and time certain of February 8, 2016 to allow the design team to make updates to the subdivision plans.

Chair Fierros Bower moved to continue Resolution No. 321 to a date and time certain of February 8, 2016.

James Frinell seconded the motion, which passed unanimously.

VIII. Board Member Communications

Mr. Frinell inquired whether staff was working on the Old Town Overlay with City Council.

Mr. Edmonds responded that it would be under the work program from the City Council to the Planning Director. It was his understanding that Miranda Bateschell had been directed to work on that, but that other big picture items were consuming their time.

Mr. Frinell asked if staff knew of any potential developments that were coming soon.

Mr. Edmonds said that over the years there was a piece of property off of Fir Street that could potentially have ten homes sites. Back in 2006 or 2007, there was approval for plan in that area that had since expired. People had been looking at that property over the years for single family house development.

Ms. Akervall inquired if Staff knew anything about a new member for the Board?

Mr. Edmonds said he understood that City Council was interviewing applicants for the committees and commissions and that it could be another couple of weeks before we had a new members.

Councilor Fitzgerald said that Council would vote in February.

Ms. Akervall asked if it was too late for someone to apply.

Councilor Fitzgerald thought that the deadline had already passed but encouraged anyone interested to contact Angela Handran for more details.

IX. Staff Communications: There were none.

X. Adjournment

The meeting adjourned at 6:46 p.m.

Respectfully submitted,

Shelley White, Planning Administrative Assistant

DEVELOPMENT REVIEW BOARD MEETING

MONDAY, FEBRUARY 8, 2016

6:30 PM

VII. Public Hearing:

A. Resolution 323. Advance Road Middle School: Mr. Keith Liden, AICP, Bainbridge – Representative for West Linn-Wilsonville School District – Applicant / Owner. The applicant is requesting approval of Stage II Final Plan, Site Design Review, Tentative Partition Plat, and Class 3 Sign Permit for a new public middle school. The subject site is located on Tax Lots 2000, 2300, 2400 and 2500 of Section 18, Township 3 South, Range 1 East, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon. Staff: Daniel Pauly.

Case Files: DB15-0100 – Stage II Final Plan
 DB15-0101 – Site Design Review
 DB15-0102 – Tentative Partition Plat
 DB15-0107 – Class 3 Sign Permit

**DEVELOPMENT REVIEW BOARD
RESOLUTION NO. 323**

A RESOLUTION ADOPTING FINDINGS AND CONDITIONS APPROVING A STAGE II FINAL PLAN, SITE DESIGN REVIEW, TENTATIVE PARTITION PLAT AND CLASS 3 SIGN PERMIT FOR A NEW PUBLIC MIDDLE SCHOOL. THE SUBJECT SITE IS LOCATED ON TAX LOTS 2000, 2300, 2400 AND 2500 OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON. MR. KEITH LIDEN, AICP, BAINBRIDGE – REPRESENTATIVE FOR WEST LINN-WILSONVILLE SCHOOL DISTRICT – APPLICANT AND OWNER.

WHEREAS, an application, together with planning exhibits for the above-captioned development, has been submitted in accordance with the procedures set forth in Section 4.008 of the Wilsonville Code, and

WHEREAS, the Planning Staff has prepared staff report on the above-captioned subject dated February 1, 2016, and

WHEREAS, said planning exhibits and staff report were duly considered by the Development Review Board Panel A at a scheduled meeting conducted on February 8, 2016, at which time exhibits, together with findings and public testimony were entered into the public record, and

WHEREAS, the Development Review Board considered the subject and the recommendations contained in the staff report, and

WHEREAS, interested parties, if any, have had an opportunity to be heard on the subject.

NOW, THEREFORE, BE IT RESOLVED that the Development Review Board of the City of Wilsonville does hereby adopt the staff report dated February 1, 2016, attached hereto as Exhibit A1, with findings and recommendations contained therein, and authorizes the Planning Director to issue permits consistent with said recommendations for:

DB15-0100 through DB15-0102, and DB15-0107 Class 3 Stage II Final Plan, Site Design Review, Preliminary Partition Plat, and Class 3 Sign Permit for a new public middle school.

ADOPTED by the Development Review Board of the City of Wilsonville at a regular meeting thereof this 8th day of February, 2016 and filed with the Planning Administrative Assistant on _____. This resolution is final on the 15th calendar day after the postmarked date of the written notice of decision per *WC Sec 4.022(.09)* unless appealed per *WC Sec 4.022(.02)* or called up for review by the council in accordance with *WC Sec 4.022(.03)*.

Mary Fierros Bower Chair, Panel A
Wilsonville Development Review Board

Attest:

Shelley White, Planning Administrative Assistant

Exhibit A1
Staff Report
Wilsonville Planning Division
Advance Road Middle School

Development Review Board Panel 'A'
Quasi-Judicial Public Hearing

Hearing Date:	February 8, 2016
Date of Report:	February 1, 2016
Application Nos.:	DB15-0101 Stage II Final Plan DB15-0102 Site Design Review DB15-0103 Tentative Partition Plat DB15-0107 Class 3 Sign Permit

Request/Summary: The Development Review Board is being asked to review a Class 3 Stage II Final Plan, Site Design Review, Tentative Partition Plat, and Sign Permit for the development of a public middle school campus.

Location: South of SW Advance Road between SW Wilsonville Road and SW 60th Avenue The property is specifically known as Tax Lots 2000, 2300, 2400, and 2500, Section 18, Township 3 South, Range 1 East, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon

Owner/Applicant: Tim Woodley, Director of Operations
West Linn-Wilsonville School District

Applicant's Representative: Keith Liden, AICP
Bainbridge

Comprehensive Plan Designation: Public Lands

Zone Map Classification: PF (Public Facility)

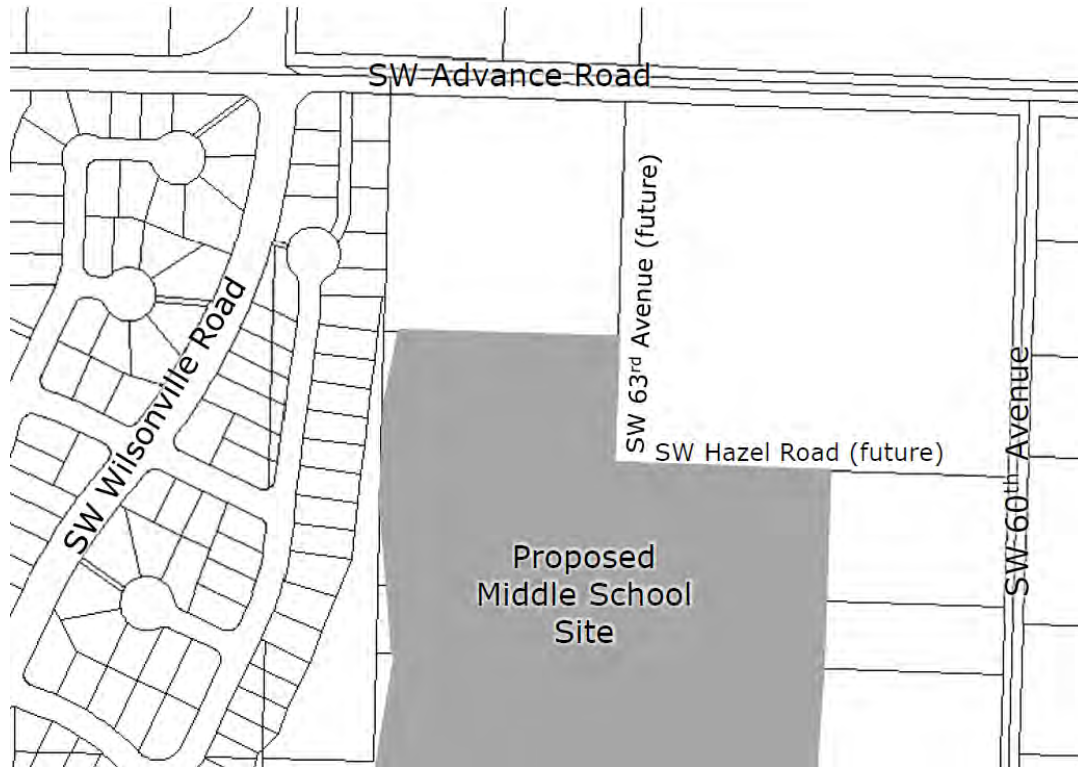
Staff Reviewers: Daniel Pauly AICP, Associate Planner
Jennifer Scola, Assistant Planner
Steve Adams PE, Development Engineering Manager
Kerry Rappold, Natural Resources Program Manager
Don Walters, Building Plans Examiner

Staff Recommendation: Approve with conditions the requested State II Final Plan, Site Design Review request, Tentative Partition Plat, and Class 3 Sign Permit.

Applicable Review Criteria:

<u>Development Code:</u>	
Section 4.008	Application Procedures-In General
Section 4.009	Who May Initiate Application
Section 4.010	How to Apply
Section 4.011	How Applications are Processed
Section 4.014	Burden of Proof
Section 4.031	Authority of the Development Review Board
Subsection 4.035 (.04)	Site Development Permit Application
Subsection 4.035 (.05)	Complete Submittal Requirement
Section 4.110	Zones
Section 4.118	Standards Applying to Planned Development Zones
Section 4.136	Public Facility Zone
Sections 4.139.00 through 4.139.11	Significant Resource Overlay Zone (SROZ)
Section 4.140	Planned Development Regulations
Section 4.154	On-site Pedestrian Access and Circulation
Section 4.155	Parking, Loading, and Bicycle Parking
Section 4.167	Access, Ingress, and Egress
Section 4.171	Protection of Natural Features and Other Resources
Section 4.175	Public Safety and Crime Prevention
Section 4.176	Landscaping, Screening, and Buffering
Section 4.177	Street Improvement Standards
Section 4.179	Mixed Solid Waste and Recyclables Storage in New Multi-Unit Residential and Non-Residential Buildings
Sections 4.199.20 through 4.199.60	Outdoor Lighting
Sections 4.200 through 4.220	Land Partitions
Sections 4.300 through 4.320	Underground Utilities
Sections 4.400 through 4.440 as applicable	Site Design Review
Sections 4.600-4.640.20	Tree Preservation and Protection
<u>Other Planning Documents:</u>	
Stage I Master Plan	

Vicinity Map



Background:

On July 30, 2015 Development Review Board Panel 'B' approved a Stage I Master Plan for the for the approximately 40 acre school district property south of Advance Road and west of SW 60th Avenue. The 40 acre master plan includes land for a middle school, a primary school, and a public park. The current requests seek approval a Stage II Final Plan, Site Design Review, and a Sign Permit to develop 27.05 acres of the master plan area as a middle school campus



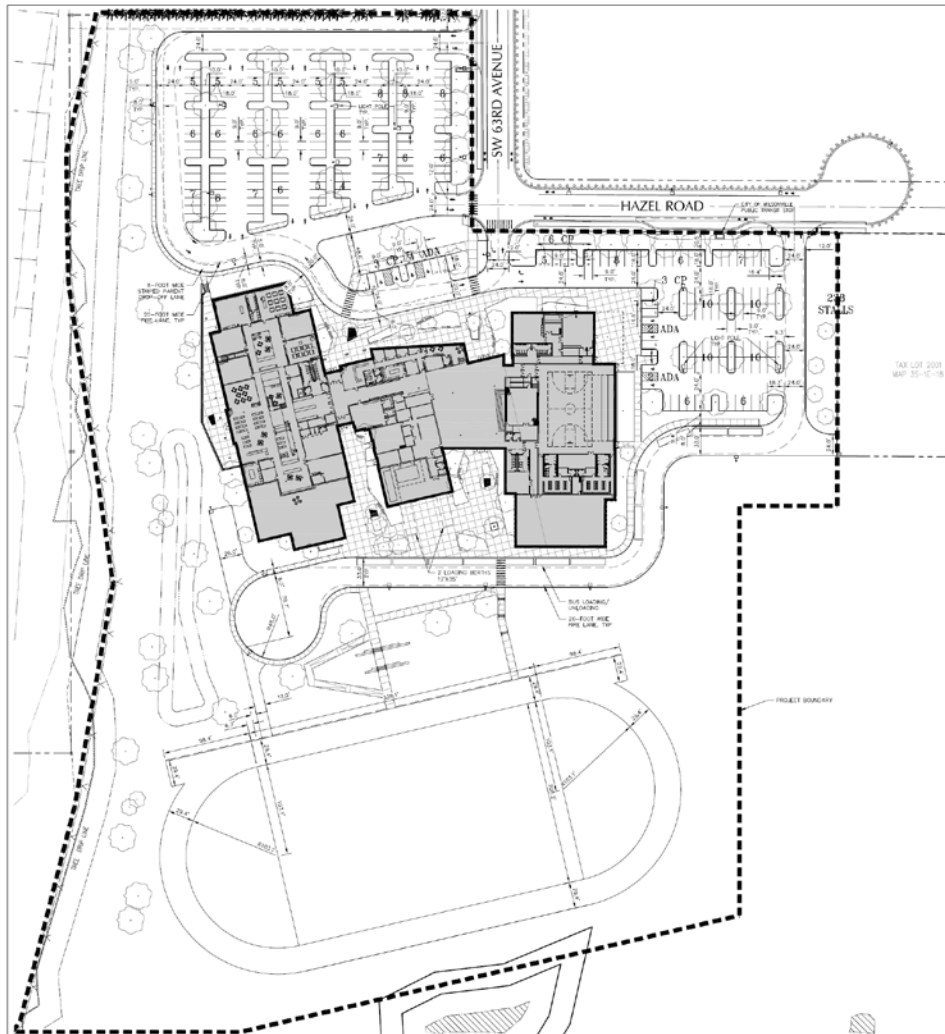
Stage I Master Plan Previously Approved

Summary:

Stage II Final Plan (DB15-0100)

General

Of the 27.05 acre middle school site, approximately 2 acres is the school building footprint at full build out, approximately 5.55 acres is parking, circulation, pedestrian, and other paved areas. The additional 19.5 acres is sports fields, planted landscape areas, and preserved natural areas.



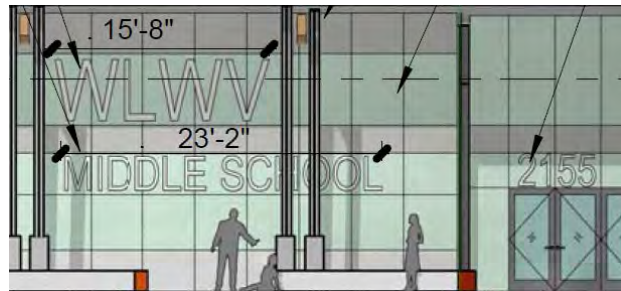
Site Plan for Stage II Final Plan Review

Circulation and Access

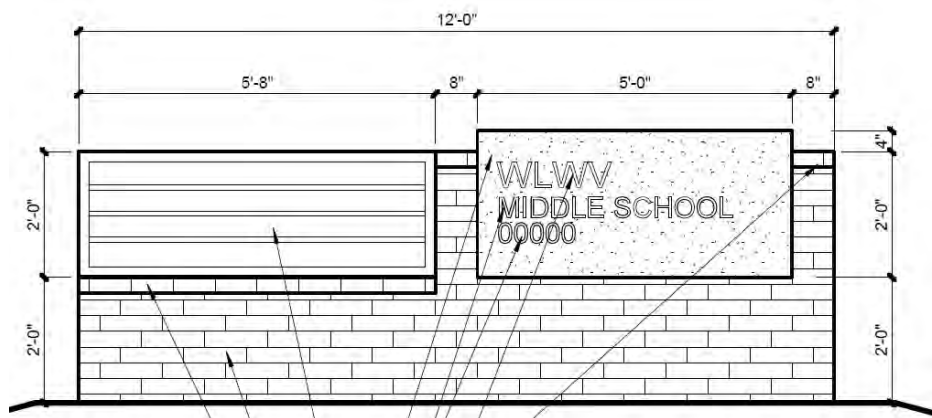
A new street, SW 63rd Avenue, is proposed to serve the school and future community park along the Advance Road frontage. It is located approximately midway between SW Wilsonville - Stafford Road and SW 60th Avenue. The City and District have determined that SW 63rd Avenue and SW Hazel Street should be public streets. At this time, SW Hazel Street is

Class 3 Sign Permit (DB15-0107)

Building signs are proposed on the north, south, and east elevations. All proposed signs are cut out aluminum letters, appropriately located on the buildings, and are well below the sign area allowed for each sign eligible building elevation. A monument sign is also proposed along SW 63rd Avenue, which at 4 feet 4 inches tall and 23 square feet is well below the height and area allowed.



Example of Proposed Building Signs



Proposed Monument Sign

Discussion Points:

Phasing of Improvements

The middle school is proposed to ultimately accommodate 750 students and 60 staff. Exterior facilities include two parking lots, an athletic field on the south side of the middle school, and open space.

Due to anticipated construction costs and a short-term enrollment demand of approximately 475 students and 50 staff, the district plans to complete the middle school in two phases. The first phase would include all of the middle school core facilities, such as administrative offices, library, cafeteria commons, and most of the vehicle parking (see sheets LU1.03A, LU2.02, LU2.04, LU3.01, and LU3.03 of Exhibit B2). The streets, driveways, sidewalks, utilities, and landscaping will also be completed as part of this first phase. The proposed sports field and track may only include grading and natural turf for general sports use initially, the parking lot

situated at the northwest corner of the site may be reduced to support the first phase of the school (see sheet LU1.03 of Exhibit B2). When additional funding and enrollment demand warrant, the district would complete the middle school by providing an additional classroom wing, second gymnasium on the south side of the building, and an orchestra room on the northeastern portion of the building. The track, an all-weather turf field, and field lights would then be completed.

Temporary Cul-de-sac

At this time, SW Hazel Street is proposed to end with a temporary cul-de-sac before reaching SW 60th Avenue as SW 60th Avenue is not being improved to urban street standards at this time. At some future time when SW 60th Avenue is improved to urban street standards, the City will have the ability to remove the cul-de-sac and extend SW Hazel Street to SW 60th Avenue.

Conclusion and Conditions of Approval:

Staff has reviewed the Applicant’s analysis of compliance with the applicable criteria. The Staff report adopts the applicant’s responses as Findings of Fact except as noted in the Findings. Based on the Findings of Fact and information included in this Staff Report, and information received from a duly advertised public hearing, Staff recommends that the Development Review Board approve the proposed application (DB15-0100 through DB15-0102) with the following conditions:

Planning Division Conditions:

Request A: DB15-0101 Stage II Final Plan

PDA 1.	The approved final plan and stage development schedule shall control the issuance of all building permits and shall restrict the nature, location and design of all uses. Minor changes in an approved preliminary or final development plan may be approved by the Planning Director through the Class I Administrative Review Process if such changes are consistent with the purposes and general character of the development plan. All other modifications, including extension or revision of the stage development schedule, shall be processed in the same manner as the original application and shall be subject to the same procedural requirements. See Finding A15.
PDA 2.	Required carpool and vanpool spaces shall be clearly marked “Reserved-Carpool/Vanpool Only” or substantially similar language. See Finding A88.
PDA 3.	Where water quality facility installation along the north property prevents installation of landscaping to the high screen standard a fence meeting the fully sight-obscuring standard shall be installed between the water quality facility and the property line. See Finding A108.
PDA 4.	The applicant/owner shall sign a waiver of remonstrance against the formation of a location improvement district. Such waiver shall be recorded in the County Recorder’s Office as well as the City’s Lien Docket, prior to issuance of a Certificate of Occupancy for the building or recordation of the final partition plat, whichever

	is first. See Finding A123.
PDA 5.	All travel lanes shall be constructed to be capable of carrying a twenty-three (23) ton load. See Finding A143.
PDA 6.	Temporary construction driveways shall be paved or graveled to prevent tracking of mud onto adjacent paved streets. See Finding A156.

Request B: DB15-0102 Site Design Review

PDB 1.	Construction, site development, and landscaping shall be carried out in substantial accord with the Development Review Board approved plans, drawings, sketches, and other documents. Minor revisions may be approved by the Planning Director through administrative review pursuant to Section 4.030. See Finding B15.
PDB 2.	All landscaping required and approved by the Board shall be installed prior to use of the expanded pole yard for training, unless security equal to one hundred and ten percent (110%) of the cost of the landscaping as determined by the Planning Director is filed with the City assuring such installation within six (6) months of occupancy. "Security" is cash, certified check, time certificates of deposit, assignment of a savings account or such other assurance of completion as shall meet with the approval of the City Attorney. In such cases the developer shall also provide written authorization, to the satisfaction of the City Attorney, for the City or its designees to enter the property and complete the landscaping as approved. If the installation of the landscaping is not completed within the six-month period, or within an extension of time authorized by the Board, the security may be used by the City to complete the installation. Upon completion of the installation, any portion of the remaining security deposited with the City will be returned to the applicant. See Finding B51.
PDB 3.	The approved landscape plan is binding upon the applicant/owner. Substitution of plant materials, irrigation systems, or other aspects of an approved landscape plan shall not be made without official action of the Planning Director or Development Review Board, pursuant to the applicable sections of Wilsonville's Development Code. See Finding B52.
PDB 4.	All landscaping shall be continually maintained, including necessary watering, weeding, pruning, and replacing, in a substantially similar manner as originally approved by the Board, unless altered as allowed by Wilsonville's Development Code. See Findings B53 and B54.
PDB 5.	The following requirements for planting of shrubs and ground cover shall be met: <ul style="list-style-type: none"> • Non-horticultural plastic sheeting or other impermeable surface shall not be placed under landscaping mulch. • Native topsoil shall be preserved and reused to the extent feasible. • Surface mulch or bark dust shall be fully raked into soil of appropriate depth, sufficient to control erosion, and shall be confined to areas around plantings. • All shrubs shall be well branched and typical of their type as described in current AAN Standards and shall be equal to or better than 2-gallon containers and 10" to 12" spread. • Shrubs shall reach their designed size for screening within three (3) years of

	<p>planting.</p> <ul style="list-style-type: none"> • Ground cover shall be equal to or better than the following depending on the type of plant materials used: gallon containers spaced at 4 feet on center minimum, 4" pot spaced 2 feet on center minimum, 2-1/4" pots spaced at 18 inch on center minimum. • No bare root planting shall be permitted. • Ground cover shall be sufficient to cover at least 80% of the bare soil in required landscape areas within three (3) years of planting. • Appropriate plant materials shall be installed beneath the canopies of trees and large shrubs to avoid the appearance of bare ground in those locations. • Compost-amended topsoil shall be integrated in all areas to be landscaped, including lawns. See Finding B60.
PDB 6.	All trees shall be balled and burlapped and conform in size and grade to "American Standards for Nursery Stock" current edition. See Finding B61.
PDB 7.	Plant materials shall be installed to current industry standards and be properly staked to ensure survival. Plants that die shall be replaced in kind, within one growing season, unless appropriate substitute species are approved by the City. See Finding B65.
PDB 8.	Prior to installation of the sports field lighting the applicant shall submit for Class I Administrative Review of the lighting's conformance with the performance options. The submittal shall include all submittal requirements for performance option listed in Section 4.199.50. See Finding B70.

Request C: DB15-0102 Tentative Partition Plat

PDC 1.	<p>The applicant/owner shall:</p> <ol style="list-style-type: none"> a. Assure that the parcels not be sold or conveyed until such as time as the final plat is recorded with Clackamas County. b. Submit an application for Final Plat review and approval on the Planning Division Site Development Application and Permit form. The Applicant/Owner shall also provide materials for review by the City's Planning Division in accordance with Section 4.220 of City's Development Code. Prepare the Final Plat in substantial accord with the Tentative Partition Plat as approved by this action and as amended by these conditions, except as may be subsequently altered by minor revisions approved by the Planning Director c. Illustrate existing and proposed easements on the Final Plat.
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Request D: DB15-0107 Class 3 Sign Permit

PDD 1.	Approved signs shall be installed in a manner substantially similar to the plans approved by the DRB and stamped approved by the Planning Division.
PDD 2.	The proposed monument sign shall include the building address for the school unless otherwise approved in writing by Tualatin Valley Fire & Rescue and submitted to the City's Planning Division. See Finding D20.

The following Conditions of Approval are provided by the Engineering, Natural Resources, or Building Divisions of the City's Community Development Department or Tualatin Valley Fire and Rescue, all of which have authority over development approval. A number of these Conditions of Approval are not related to land use regulations under the authority of the Development Review Board or Planning Director. Only those Conditions of Approval related to criteria in Chapter 4 of Wilsonville Code and the Comprehensive Plan, including but not limited to those related to traffic level of service, site vision clearance, recording of plats, and concurrency, are subject to the Land Use review and appeal process defined in Wilsonville Code and Oregon Revised Statutes and Administrative Rules. Other Conditions of Approval are based on City Code chapters other than Chapter 4, state law, federal law, or other agency rules and regulations. Questions or requests about the applicability, appeal, exemption or non-compliance related to these other Conditions of Approval should be directed to the City Department, Division, or non-City agency with authority over the relevant portion of the development approval.

Engineering Division Conditions:

Request A: DB15-0100 Stage II Final Plan

PFA 1.	Engineering PF Conditions previously issued and approved by the Development Review Board on July 27, 2015 with DB15-0046, Annexation, and DB15-0049, Stage I Preliminary Plan, are still in effect with this application accept as modified below.
PFA 2.	Public Works Plans and Public Improvements shall conform to the "Public Works Plan Submittal Requirements and Other Engineering Requirements" in Exhibit C1.
PFA 3.	PFD 34 is modified: an Intergovernmental Cooperative Agreement has been approved and entered into by the West Linn-Wilsonville School District and the City. See Exhibits C2 and C4.
PFA 4.	PFD 36 is modified: the City has made the decision to shift the roadway improvements for Advance Road north some 10.5 feet. No additional right-of-way is required from the Landover subdivision. Clackamas County Department of Transportation and Development issued a Memorandum on July 25, 2015, which determined that the actual existing right-of-way width on Advance Road was 60 feet; no additional right-of-way is required from tax lot 31E18 02100. See Exhibit C3 and C4.
PFA 5.	PFD 44 is modified: it has been determined that the existing public sanitary sewer line at the north end of Wagner Street has sufficient depth to allow gravity service for the Middle School, thus a sewer lift station is not needed with this project.

Request C Tentative Partition Subdivision Plat DB15-0102

PFC 1.	Subdivision or Partition Plats: Paper copies of all proposed subdivision/partition plats shall be provided to the City for review. Once the subdivision/partition plat is approved, applicant shall have the documents recorded at the appropriate County office. Once recording is completed by the County, the applicant shall be required to provide the City with a 3 mil Mylar copy of the recorded subdivision/partition plat.
PFC 2.	Subdivision or Partition Plats: All newly created easements shown on a subdivision or partition plat shall also be accompanied by the City's appropriate Easement document (on City approved forms) with accompanying survey exhibits that shall be

	recorded immediately after the subdivision or partition plat.
PFC 3.	Approved new street names with this project are SW 63 rd Avenue for the north-south access road from Advance Road, and SW Hazel Street for the east-west access road fronting the Middle School site.

Natural Resource Division Conditions

All Requests

NR 1.	Natural Resource Division Requirements and Advisories listed in Exhibit C5 apply to the proposed development.
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Building Division Conditions:

BD 1.	Requirements and Advisories: Building Division Requirements and Advisories listed in Exhibit C6 apply to the proposed development.
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Master Exhibit List:

The following exhibits are hereby entered into the public record by the Development Review Board as confirmation of its consideration of the application as submitted. This is the exhibit list that includes exhibits for Planning Case File DB15-0100 through DB15-0102.

Planning Staff Materials

- A1.** Staff report and findings (this document)
- A2.** Staff’s Presentation Slides for Public Hearing (to be presented at Public Hearing)

Materials from Applicant

- B1.** Applicant’s Narrative and Submitted Materials
 - Completeness Memo
 - Narrative
 - Exhibit A Legal Description
 - Exhibit B Preliminary Partition
 - Exhibit C Neighborhood Meeting Information
 - Exhibit D Updated Traffic Impact Analysis
 - Exhibit E Additional Information about Mixed Solid Waste and Recyclables Storage and Collection, Circulation for Delivery and Waste Collection Vehicles.
 - Exhibit F Additional Information about Exterior Lighting
- B2.** Drawings and Plans
 - Cover Sheet
 - LU1.00 Existing Conditions
 - LU1.01 Overall Site Plan
 - LU1.02 ROW Improvements
 - LU1.03 Site Plan

- LU1.03 Base Site Plan (without alternatives)
- LU1.04 Site Grading Plan
- LU1.05 Site Storm Drainage Plan
- LU1.06 Site Utility Plan
- LU2.01 Landscape Plan
- LU2.02 Landscape Plan Base Bid (without alternatives)
- LU2.03 Planting Plan
- LU2.04 Planting Plan Base Bid (without alternatives)
- LU3.01 First Floor Plan Overall (without alternatives)
- LU3.01a First Floor Plan Overall with alternatives
- LU3.02 Second Floor Plan Overall (without alternatives)
- LU3.02a Second Floor Plan Overall with alternatives
- LU3.03 Exterior Elevation (without alternatives)
- LU3.03a Exterior Elevation with alternatives
- LU3.04 Sight Line Sections and Monument Sign Elevation
- LU3.05 Exterior Materials
- LU4.01 Light Coverage Plan
- LU4.02 Light Coverage Plan
- B3.** Full Size Copy of Partition Plat

Development Review Team Correspondence and Engineering Staff Materials

Engineering Division

- C1.** Public Works Plan Submittal Requirements and Other Engineering Requirements
- C2.** Copy of Signed Intergovernmental Cooperative Agreement between the West Linn-Wilsonville School District and the City
- C3.** July 25, 2015 Memorandum from Clackamas County Regarding Advance Road right-of-way width
- C4.** Conditions of Approval PFD 34, PFD 36, and PFD 44 from Case File DB15-0049

Other Divisions and Departments

- C5.** Natural Resources Findings & Requirements
- C6.** Building Division Requirements and Advisories
- C7.** Public Works Comments

Other Public Comments

- D1.** Email Comments from William Ciz dated January 29, 2016

Findings of Fact:

1. The statutory 120-day time limit applies to this application. The application was received on November 20, 2015. On November 24, 2015 staff conducted a completeness review within the statutorily allowed 30-day review period and found the application to be incomplete. On December 10, 2015 and January 4, 2016 the Applicant submitted new materials. On January 6, 2016 the application was deemed complete. The City must render a final decision for the request, including any appeals, by May 5, 2016.
2. Surrounding land uses are as follows:

Compass Direction	Zone:	Existing Use:
North:	EFU	Agriculture
East:	EFU	Agriculture/Rural Residential
South:	EFU	Agriculture
West:	PDR-3	Single-family Residential

3. Previous Planning Approvals:
Metro Ordinance No. 13-1316 Major UGB Expansion
DB15-0046 Annexation
DB15-0047 Comprehensive Plan Map Amendment
DB15-0048 Zone Map Amendment (Base Zone and SROZ)
DB15-0049 Stage I Preliminary Plan
4. The applicant has complied with Sections 4.013-4.031 of the Wilsonville Code, said sections pertaining to review procedures and submittal requirements. The required public notices have been sent and all proper notification procedures have been satisfied.

Conclusionary Findings:

NOTE: Pursuant to Section 4.014 the burden of proving that the necessary findings of fact can be made for approval of any land use or development application rests with the applicant in the case.

General Information

Application Procedures-In General Section 4.008

Review Criteria: This section lists general application procedures applicable to a number of types of land use applications and also lists unique features of Wilsonville's development review process.

Finding: These criteria are met.

Details of Finding: The application is being processed in accordance with the applicable general procedures of this Section.

Initiating Application Section 4.009

Review Criterion: "Except for a Specific Area Plan (SAP), applications involving specific sites may be filed only by the owner of the subject property, by a unit of government that is in the process of acquiring the property, or by an agent who has been authorized by the owner, in writing, to apply."

Finding: This criterion is satisfied.

Details of Finding: The application has been submitted on behalf of the property owner, West Linn-Wilsonville School District and is signed by an authorized representative.

Pre-Application Conference Subsection 4.010 (.02)

Review Criteria: This section lists the pre-application process

Finding: These criteria are satisfied.

Details of Finding: A pre-application conferences were held on April 23, 2015 (PA15-0008) in accordance with this subsection.

Lien Payment before Approval Subsection 4.011 (.02) B.

Review Criterion: "City Council Resolution No. 796 precludes the approval of any development application without the prior payment of all applicable City liens for the subject property. Applicants shall be encouraged to contact the City Finance Department to verify that there are no outstanding liens. If the Planning Director is advised of outstanding liens while an application is under consideration, the Director shall advise the applicant that payments must be made current or the existence of liens will necessitate denial of the application."

Finding: This criterion is satisfied.

Details of Finding: No applicable liens exist for the subject property. The application can thus move forward.

General Submission Requirements
Subsection 4.035 (.04) A.

Review Criteria: “An application for a Site Development Permit shall consist of the materials specified as follows, plus any other materials required by this Code.” Listed 1. through 6. j.

Finding: These criteria are satisfied.

Details of Finding: The applicant has provided all of the applicable general submission requirements contained in this subsection.

Zoning-Generally
Section 4.110

Review Criteria: “The use of any building or premises or the construction of any development shall be in conformity with the regulations set forth in this Code for each Zoning District in which it is located, except as provided in Sections 4.189 through 4.192.” “The General Regulations listed in Sections 4.150 through 4.199 shall apply to all zones unless the text indicates otherwise.”

Finding: These criteria are satisfied.

Details of Finding: This proposed development is in conformity with the applicable zoning district and general development regulations listed in Sections 4.150 through 4.199 have been applied in accordance with this Section.

Request A: DB15-0101 Stage II Final Plan

Planned Development Lot Qualifications

Lots Suitable for Planned Development
Subsection 4.140 (.02) A.

A1. Review Criteria: “Planned Development may be established on lots which are suitable for and of a size to be planned and developed in a manner consistent with the purposes and objectives of Section 4.140.”

Finding: These criteria are satisfied.

Details of Finding: The lot of the subject development site is of sufficient size to be developed in a manner consistent the purposes and objectives of Section 4.140.

Applicability of Planned Development Regulations
Subsection 4.140 (.02) B.

A2. Review Criteria: “Any site designated for development in the Comprehensive Plan may be developed as a Planned Development, provided that it is zoned ‘PD.’ All sites which are greater than two (2) acres in size, and designated in the Comprehensive Plan for commercial, residential, or industrial use shall be developed as Planned Developments, unless approved for other uses permitted by the Development Code.”

Finding: These criteria are satisfied.

Details of Finding: Historically schools in the Public Facility Zone have also elected to go through the Planned Development Process. The school district is requesting a Planned Development be approved for the school site to facilitate appropriate site planning and phasing of development.

Ownership Requirement for Planned Developments

All Owners Must be Involved in Application
Subsection 4.140 (.03) A.

- A3. Review Criterion:** “The tract or tracts of land included in a proposed Planned Development must be in one (1) ownership or control or the subject of a joint application by the owners of all the property included.”

Finding: This criterion is satisfied.

Details of Finding: The land included in the proposed Stage II Final Plan is under the single ownership of West Linn-Wilsonville School District, the appropriate district representative, Tim Woodley, Director of Operations, has signed the application.

Transfer of Land in Planned Developments
Subsection 4.140 (.03) B.

- A4. Review Criterion:** “Unless otherwise provided as a condition for approval of a Planned Development permit, the permittee may divide and transfer units or parcels of any development. The transferee shall use and maintain each such unit or parcel in strict conformance with the approval permit and development plan.”

Finding: This criterion is satisfied.

Details of Finding: It is understood, under existing agreement, a portion of the current school district ownership will be transferred to the City for park development, consistent with this subsection. See also Request C.

Professional Design of Planned Developments

Professional Design Team
Subsection 4.140 (.04) A. and B.

- A5. Review Criteria:** “The applicant for all proposed Planned Developments shall certify that the professional services of the appropriate professionals have been utilized in the planning process for development.” Appropriate Professionals listed 1. through 4.

Finding: These criteria are satisfied.

Details of Finding: As can be found in the applicant’s submitted materials, appropriate professionals have been involved in the planning and permitting process.

Professional Coordinator
Subsection 4.140 (.04) C. and D.

- A6. **Review Criteria:** “One of the professional consultants chosen by the applicant from either 1, 2, or 3, above, shall be designated to be responsible for conferring with the planning staff with respect to the concept and details of the plan.” “The selection of the professional coordinator of the design team will not limit the owner or the developer in consulting with the planning staff.”
Finding: These criteria are satisfied.
Details of Finding: Keith Liden, AICP has been designated as the professional coordinator.

Stage II Final Plan Submission Requirements and Process

Timing of Submission
Subsection 4.140 (.09) A.

- A7. **Review Criterion:** “Unless an extension has been granted by the Development Review Board, within two (2) years after the approval or modified approval of a preliminary development plan (Stage I), the applicant shall file with the City Planning Department a final plan for the entire development or when submission in stages has been authorized pursuant to Section 4.035 for the first unit of the development”
Finding: This criterion is satisfied.
Details of Finding: The Stage II Request is being submitted within a year of the approval of the Stage I Master Plan.

Stage I Conformance, Submission Requirements
Subsection 4.140 (.09) C.

- A8. **Review Criteria:** “The final plan shall conform in all major respects with the approved preliminary development plan, and shall include all information included in the preliminary plan plus the following:” listed 1. through 6.
Finding: These criteria are satisfied.
Details of Finding: The Stage II plans substantially conforms to the Stage I Master Plan. The applicant has provided the required drawings and other documents showing all the additional information required by this subsection.

Stage II Final Plan Detail
Subsection 4.140 (.09) D.

- A9. **Review Criterion:** “The final plan shall be sufficiently detailed to indicate fully the ultimate operation and appearance of the development or phase of development.”
Finding: This criterion is satisfied.
Details of Finding: The applicant has provided sufficiently detailed information to indicate fully the ultimate operation and appearance of the development, including a detailed site plan, landscape plans, and elevation drawings.

Submission of Legal Documents
Subsection 4.140 (.09) E.

A10. Review Criterion: “Copies of legal documents required by the Development Review Board for dedication or reservation of public facilities, or for the creation of a non-profit homeowner’s association, shall also be submitted.”

Finding: This criterion is satisfied.

Details of Finding: No additional legal documentation is required for dedication or reservation of public facilities.

Expiration of Approval
Subsection 4.140 (.09) I. and Section 4.023

A11. Review Criterion: This subsection and section identify the period for which Stage II approvals are valid.

Finding: This criterion is satisfied.

Details of Finding: The Stage II approval, along other associated applications, will expire two (2) years after approval, unless an extension is approved in accordance with these subsections.

Consistency with Plans
Subsection 4.140 (.09) J. 1.

A12. Review Criteria: “The location, design, size and uses, both separately and as a whole, are consistent with the Comprehensive Plan, and with any other applicable plan, development map or Ordinance adopted by the City Council.”

Finding: These criteria are satisfied.

Details of Finding: Earlier in 2015 the City Council annexed the subject property, adopted a Public Lands Comprehensive Plan Map designation, rezoned the property to Public Facility, and adopted a Stage I Master Plan. During this previous review and approval process findings were made that the approvals, including the Stage I Master Plan, are consistent with the Comprehensive Plan and other applicable City Ordinances and Plans. By being consistent with the Stage I Master Plan, the proposed Stage II Final Plan is also consistent with the Comprehensive Plan and other applicable plans and City Ordinances.

Traffic Concurrency
Subsection 4.140 (.09) J. 2.

A13. Review Criteria: “That the location, design, size and uses are such that traffic generated by the development at the most probable used intersection(s) can be accommodated safely and without congestion in excess of Level of Service D, as 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. Immediately planned arterial and collector streets are those listed in the City’s adopted Capital Improvement Program, for which funding has been approved or committed, and that are scheduled for completion within two years of occupancy of the development or four year if they are an associated

crossing, interchange, or approach street improvement to Interstate 5." Additional qualifiers and criteria listed a. through e.

Finding: These criteria are satisfied.

Details of Finding: Street improvements are being required concurrently to improve the Wilsonville Road/Advance Road intersection which would otherwise not meet Level of Service D. Other road improvements are also proposed to provide access to the school meeting City standards. An intergovernmental agreement, a copy of which can be found in Exhibit C2, provides additional information on the planned improvements.

Facilities and Services Concurrency

Subsection 4.140 (.09) J. 3.

A14. Review Criteria: "That the location, design, size and uses are such that the residents or establishments to be accommodated will be adequately served by existing or immediately planned facilities and services."

Finding: These criteria are satisfied.

Details of Finding: Sufficient facilities and services, including utilities, are proposed to be developed concurrently with the school. An intergovernmental agreement, a copy of which can be found in Exhibit C2, provides additional information on the planned improvements.

Adherence to Approved Plans

Subsection 4.140 (.09) L.

A15. Review Criteria: "The applicant shall agree in writing to be bound, for her/himself and her/his successors in interest, by the conditions prescribed for approval of a development. The approved final plan and stage development schedule shall control the issuance of all building permits and shall restrict the nature, location and design of all uses. Minor changes in an approved preliminary or final development plan may be approved by the Director of Planning if such changes are consistent with the purposes and general character of the development plan. All other modifications, including extension or revision of the stage development schedule, shall be processed in the same manner as the original application and shall be subject to the same procedural requirements."

Finding: These criteria are satisfied or will be satisfied by Condition of Approval PDA 1.

Details of Finding: Condition of Approval PDA 1 ensures adherence to approved plans except for minor revisions by the Planning Director.

Standards Applying in All Planned Development Zones

Additional Height Guidelines

Subsection 4.118 (.01)

A16. Review Criterion: "In cases that are subject to review by the Development Review Board, the Board may further regulate heights as follows:

A. Restrict or regulate the height or building design consistent with adequate provision of fire protection and fire-fighting apparatus height limitations.

B. To provide buffering of low density developments by requiring the placement of three or more story buildings away from the property lines abutting a low density zone.

C. To regulate building height or design to protect scenic vistas of Mt. Hood or the Willamette River.”

Finding: This criterion is satisfied.

Details of Finding: Staff does not recommend the Development Review Board require a height less than the applicant proposes as the proposed height provides for fire protection access, does not abut a low density zone, and does not impact scenic views of Mt. Hood or the Willamette River.

Underground Utilities

Subsection 4.118 (.02) and Sections 4.300 to 4.320

A17. Review Criteria: “Underground Utilities shall be governed by Sections 4.300 to 4.320. All utilities above ground shall be located so as to minimize adverse impacts on the site and neighboring properties.”

Finding: These criteria are satisfied.

Details of Finding: All utilities will be installed underground. No existing above ground utilities front the project site. However, some existing utility lines may need to be undergrounded as part of the improvements to Advance Road and the Wilsonville Road/Advance Road intersection.

Waivers

Subsection 4.118 (.03)

A18. Review Criteria: “Notwithstanding the provisions of Section 4.140 to the contrary, the Development Review Board, in order to implement the purposes and objectives of Section 4.140, and based on findings of fact supported by the record may” waive a number of standards as listed in A. through E.

Finding: These criteria are satisfied.

Details of Finding: No waivers are being requested.

Other Requirements or Restrictions

Subsection 4.118 (.03) E.

A19. Review Criteria: “Notwithstanding the provisions of Section 4.140 to the contrary, the Development Review Board, in order to implement the purposes and objectives of Section 4.140, and based on findings of fact supported by the record may adopt other requirements or restrictions, inclusive of, but not limited to, the following:” Listed 1. through 12.

Finding: These criteria are satisfied.

Details of Finding: No additional requirements or restrictions are recommended pursuant to this subsection.

Impact on Development Cost
Subsection 4.118 (.04)

A20. Review Criteria: “The Planning Director and Development Review Board shall, in making their determination of compliance in attaching conditions, consider the effects of this action on availability and cost. The provisions of this section shall not be used in such a manner that additional conditions, either singularly or cumulatively, have the effect of unnecessarily increasing the cost of development. However, consideration of these factors shall not prevent the Board from imposing conditions of approval necessary to meet the minimum requirements of the Comprehensive Plan and Code.”

Finding: These criteria are satisfied.

Details of Finding: It is staff’s professional opinion that the determination of compliance or attached conditions do not unnecessarily increase the cost of development, and no evidence or argument has been submitted to the contrary.

Requiring Tract Dedications
Subsection 4.118 (.05)

A21. Review Criteria: “The Planning Director, Development Review Board, or on appeal, the City Council, may as a condition of approval for any development for which an application is submitted, require that portions of the tract or tracts under consideration be set aside, improved, conveyed or dedicated for the following uses:” Recreational Facilities, Open Space Area, Easements.”

Finding: These criteria are satisfied.

Details of Finding: No additional tracts are being required for the purposes given.

Habitat Friendly Development Practices
Subsection 4.118 (.09)

A22. Review Criteria: “To the extent practicable, development and construction activities of any lot shall consider the use of habitat-friendly development practices, which include:

A. Minimizing grading, removal of native vegetation, disturbance and removal of native soils, and impervious area;

B. Minimizing adverse hydrological impacts on water resources, such as using the practices described in Part (a) of Table NR-2 in Section 4.139.03, unless their use is prohibited by an applicable and required state or federal permit, such as a permit required under the federal Clean Water Act, 33 U.S.C. §§1251 et seq., or the federal Safe Drinking Water Act, 42 U.S.C. §§300f et seq., and including conditions or plans required by such permit;

C. Minimizing impacts on wildlife corridors and fish passage, such as by using the practices described in Part (b) of Table NR-2 in Section 4.139.03; and

D. Using the practices described in Part (c) of Table NR-2 in Section 4.139.03.”

Finding: These criteria are satisfied.

Details of Finding: The grading will be limited to that needed for the proposed improvements, no significant native vegetation would be retained by an alternative site design, the City’s stormwater standards will be met limiting adverse hydrological impacts

on water resources, no impacts on wildlife corridors or fish passages have been identified.

Block and Access Standards

Adequate Connectivity

Subsections 4.131 (.03) A. and 4.136 (.03)

A23. Review Criteria: “The PF zone shall be subject to the same block and access standards as the PDC zone, Section 4.131(.03).” “The Development Review Board shall determine appropriate conditions of approval to assure that adequate connectivity results for pedestrians, bicyclists, and motor vehicle drivers. Consideration shall be given to the use of public transit as a means of meeting access needs.”

Finding: These criteria are satisfied.

Details of Finding: New streets are proposed to provide access to the middle school which would be sufficient and have turn around areas for SMART to serve the area, including potentially as the terminus of existing Route 4.

Public Facility Zone Purpose and Uses

Outright Permitted Uses

Subsection 4.136 (.02)

A24. Review Criteria: This subsection lists the uses allowed outright in the PF Zone including: E. Recreational and community buildings and grounds, playgrounds, swimming pools, tennis courts and similar recreational uses, F. Parking Facilities, I. Trails and Pathways, J. Parks, K. Public Schools, and M. Accessory Uses.

Finding: These criteria are satisfied.

Details of Finding: The proposed school and accessory uses are outright permitted in the Public Facility Zone.

Conditional Uses

Subsection 4.136 (.03)

A25. Review Criteria: This subsection lists the uses subject to a Conditional Use in the PF Zone.

Finding: These criteria are satisfied.

Details of Finding: No uses proposed require a Conditional Use Permit.

Public Facility Zone Dimensional Standards

Minimum Lot Size

Subsection 4.136 (.04) A.

A26. Review Criteria: “Minimum Lot Size: One (1) Acre The minimum lot area may be reduced upon a finding that the resulting parcel is compatible with the adjoining property in that it does not impair the development of any adjoining property, does not adversely affect the value of adjoining property, and does not adversely affect the public health, safety, or welfare.”

Finding: These criteria are satisfied.

Details of Finding: The proposed lot size is greater than 1 acre.

Setbacks

Subsection 4.136 (.04) B.

A27. Review Criteria: "Minimum front and rear yard setbacks: Thirty (30) feet. Minimum sideyard setback: ten (10) feet."

Finding: These criteria are satisfied.

Details of Finding: The smallest proposed setback is 90 feet.

Street Frontage

Subsection 4.136 (.04) C.

A28. Review Criteria: "Minimum street frontage: Seventy-five (75) feet."

Finding: These criteria are satisfied.

Details of Finding: The middle school property, as proposed, has well in excess of 75 feet of street frontage.

Maximum Height

Subsection 4.136 (.04) D.

A29. Review Criteria: "Maximum height: thirty five (35) feet."

Finding: These criteria are satisfied.

Details of Finding: The mean roof height of the highest portion of the proposed school building is 35 feet.

Public Facility Zone Special Regulations

Subject to Site Design Review

Subsection 4.136 (.08) A.

A30. Review Criteria: "All principal and conditional uses shall be subject to Section 4.400 through 4.450 (Site Design Review) of the Wilsonville Code."

Finding: These criteria are satisfied.

Details of Finding: All uses are being reviewed for compliance with Site Design Review requirements. See Request B.

Use of Planned Development Regulations

Subsection 4.136 (.08) B.

A31. Review Criteria: "As part of either a permitted or conditional use, the Planning Commission may review and approve a Master Plan for an entire development or area subject to Section 4.140 (Planned Development Regulations) of the Wilsonville Code. Approval of a Master Plan would allow all uses provided in the Master Plan without further review. Minor changes which do not have off-site impact or increase visitor capacity may be reviewed by the Planning Director."

Finding: These criteria are satisfied.

Details of Finding: The proposal will adopt a master plan for the middle school with

future minor changes subject to review by the Planning Director.

Prisons

Subsection 4.136 (.08) C.

A32. Review Criteria: "Prisons, other than minimum-security mental institutions, are hereby prohibited."

Finding: These criteria are satisfied.

Details of Finding: A prison is not proposed.

Significant Resource Overlay Zone

Where SROZ Regulations Apply

Section 4.139.02

A33. Review Criteria: "The regulations of this Section apply to the portion of any lot or development site, which is within a Significant Resource Overlay Zone and its associated "Impact Areas". . . Unless otherwise exempted by these regulations, any development proposed to be located within the Significant Resource Overlay Zone and/or Impact Area must comply with these regulations."

Finding: These criteria are satisfied.

Details of Finding: No development is proposed in the SROZ or impact areas.

On-site Pedestrian Access and Circulation

Conformance with Standards

Section 4.154 (.01) B. 1.

A34. Review Criteria: "Development shall conform to all of the following standards:"

Finding: These criteria are satisfied.

Explanation of Finding: All of the on-site pedestrian access and circulation standards are being applied to the proposed development.

Continuous Pathway System

Section 4.154 (.01) B. 1.

A35. Review Criteria: "A pedestrian pathway system shall extend throughout the development site and connect to adjacent sidewalks, and to all future phases of the development, as applicable."

Finding: These criteria are satisfied.

Explanation of Finding: A pathway system is proposed throughout the school campus connecting to planned sidewalks on adjacent streets.

Safe, Direct, and Convenient

Section 4.154 (.01) B. 2.

A36. Review Criteria: "Pathways within developments shall provide safe, reasonably direct, and convenient connections between primary building entrances and all adjacent parking

areas, recreational areas/playgrounds, and public rights-of-way and crosswalks based on all of the following criteria:"

Finding: These criteria are satisfied.

Explanation of Finding: Pedestrian connections are shown on the site plan from the main school entrance to the parking areas and public right-of-way as well as from the south side of the school to the sports field area.

Free from Hazards/Smooth Surface

Section 4.154 (.01) B. 2. a.

A37. Review Criteria: "Pedestrian pathways are designed primarily for pedestrian safety and convenience, meaning they are free from hazards and provide a reasonably smooth and consistent surface."

Finding: These criteria are satisfied.

Explanation of Finding: The proposed pathways are planned to be free from hazards and will be a smooth hard surface.

Reasonably Direct

Section 4.154 (.01) B. 2. b.

A38. Review Criteria: "The pathway is reasonably direct. A pathway is reasonably direct when it follows a route between destinations that does not involve a significant amount of unnecessary out-of-direction travel."

Finding: These criteria are satisfied.

Explanation of Finding: The pathways in the front of the school go directly to the parking area and public right-of-way. A direct crossing is provided south of the school to the sports field.

Building Entrance Connectivity/Meets ADA

Section 4.154 (.01) B. 2. c.

A39. Review Criteria: "The pathway connects to all primary building entrances and is consistent with the Americans with Disabilities Act (ADA) requirements."

Finding: These criteria are satisfied.

Explanation of Finding: The closest parking is ADA and direct pathways are provided to the main building entrances.

Large Parking Lot Circulation

Section 4.154 (.01) B. 2. d.

A40. Review Criteria: "All parking lots larger than three acres in size shall provide an internal bicycle and pedestrian pathway pursuant to Section 4.155(.03)(B.)(3.)(d.)."

Finding: These criteria are satisfied.

Explanation of Finding: The proposed parking lots, at full build out, are 1.26 acres and 0.81 acres, thus not requiring internal pathways.

Vehicle/Pathway Separation

Section 4.154 (.01) B. 3.

A41. Review Criteria: “Except as required for crosswalks, per subsection 4, below, where a pathway abuts a driveway or street it shall be vertically or horizontally separated from the vehicular lane. For example, a pathway may be vertically raised six inches above the abutting travel lane, or horizontally separated by a row of bollards.”

Finding: These criteria are satisfied.

Explanation of Finding: All pedestrian facilities besides crosswalks are raised to provide vertical separation.

Crosswalks

Section 4.154 (.01) B. 4.

A42. Review Criteria: “Where a pathway crosses a parking area or driveway, it shall be clearly marked with contrasting paint or paving materials (e.g., pavers, light-color concrete inlay between asphalt, or similar contrast).”

Finding: These criteria are satisfied.

Explanation of Finding: Where pathways cross parking areas or drives contrasting paint is proposed to clearly mark the crosswalks.

Pathway Width and Surface

Section 4.154 (.01) B. 5.

A43. Review Criteria: “Primary pathways shall be constructed of concrete, asphalt, brick/masonry pavers, or other durable surface, and not less than five (5) feet wide. Secondary pathways and pedestrian trails may have an alternative surface except as otherwise required by the ADA.”

Finding: These criteria are satisfied.

Explanation of Finding: All proposed pathways are 5 feet or wider.

Pathway Signs

Section 4.154 (.01) B. 6.

A44. Review Criteria: “All pathways shall be clearly marked with appropriate standard signs.”

Finding: These criteria are satisfied.

Explanation of Finding: No pathways needing directional signage are proposed.

Parking Design Standards

Minimum and Maximum Parking

Subsection 4.155 (.03) G.

A45. Review Criteria: “Tables 5 shall be used to determine the minimum and maximum parking standards for various land uses. The minimum number of required parking spaces shown on Tables 5 shall be determined by rounding to the nearest whole parking space. For example, a use containing 500 square feet, in an area where the standard is one space for each 400 square feet of floor area, is required to provide one off-street parking space.”

If the same use contained more than 600 square feet, a second parking space would be required. Structured parking and on-street parking are exempted from the parking maximums in Table 5.”

Finding: These criteria are satisfied.

Details of Finding: Table 5 sets a minimum of 0.2 vehicle parking spaces per student and staff, and a maximum of 0.3 vehicle parking spaces per student and staff. Per the applicant the school, at full build out, will have 750 students and 60 staff. The minimum vehicle parking would thus be 162 spaces and the maximum would be 243 spaces. The applicant proposes 238 spaces at full build out, just below the maximum. The applicant has provided an alternative plans for a 1st phase of school development to support 475 students and 50 staff. This alternative includes a smaller school building and less parking area. The parking minimum for 475 students and 50 staff is 105 spaces and the parking maximum is 157 spaces. The alternative 1st phase design, leaving portion of the north parking area undeveloped, proposes 150, just below the maximum.

The minimum bicycle parking is 8 per class with no maximum. The applicant’s plans show 25 classrooms at full build out. The minimum bicycle parking would thus be 200, which is the amount proposed.

Other Parking Area Design Standards
Subsections 4.155 (.02) and (.03)

A46. Review Criteria: These subsections list a number of standards affecting the design of parking areas.

Finding: These criteria are satisfied.

Details of Finding: The applicable standards are met as follows:

Standard	Met	Explanation
Subsection 4.155 (.02) General Standards		
B. All spaces accessible and usable for Parking	<input checked="" type="checkbox"/>	Standard parking lot design
I. Parking lot screen of at least 6 feet adjacent to residential district.	<input checked="" type="checkbox"/>	The required screening is proposed on the north and west side of the larger parking area and east of the smaller parking area.
J. Sturdy bumper guards of at least 6 inches to prevent parked vehicles crossing property line or interfering with screening or sidewalks.	<input checked="" type="checkbox"/>	The applicant indicates curbs will be used to prevent interference with landscaping and walkways.
K. Surfaced with asphalt, concrete or other approved material.	<input checked="" type="checkbox"/>	Surfaced with asphalt, potential for some concrete.
Drainage meeting City standards	<input checked="" type="checkbox"/>	Drainage is professionally designed and being reviewed to meet City standards
L. Lighting won’t shine into adjoining structures or into the eyes of passers-bys.	<input checked="" type="checkbox"/>	Lighting is proposed to be fully shielded

N. No more than 40% of parking compact spaces.	<input checked="" type="checkbox"/>	All parking spaces are proposed to be standard spaces.
O. Where vehicles overhand curb, planting areas at least 7 feet in depth.	<input checked="" type="checkbox"/>	All parking area planting areas are greater than 7 feet in depth.
Subsection 4.155 (.03) General Standards		
A. Access and maneuvering areas adequate.	<input checked="" type="checkbox"/>	Multiple access points are provided to the parking area. Two-way drive aisles are 24 feet, providing an adequate 12 foot travel lane each direction. One way areas go down to 20 feet in width.
A.1. Loading and delivery areas and circulation separate from customer/employee parking and pedestrian areas.	<input checked="" type="checkbox"/>	Bus loading/unloading and truck delivery is located on the south side of the building while employee and visitor parking is located to the east and north of the building.
Circulation patterns clearly marked.	<input checked="" type="checkbox"/>	The arrows indicated on the site plan show a clearly marked circulation pattern. Additional direction signage is anticipated consistent with other school sites in Wilsonville.
A.2. To the greatest extent possible, vehicle and pedestrian traffic separated.	<input checked="" type="checkbox"/>	Vehicle and pedestrian traffic are clearly delineated and separated except for crosswalks.
C. Safe and Convenient Access, meet ADA and ODOT Standards.	<input checked="" type="checkbox"/>	The proposed parking and access allow ADA and ODOT standards to be met.
For parking areas with more than 10 spaces, 1 ADA space for every 50 spaces.	<input checked="" type="checkbox"/>	With 238 parking spaces 5 ADA spaces are required, 8 are proposed. 3 would be required with the 1 st phase. All 8 ADA spaces will be built in the 1 st phase.
D. Where possible, parking areas connect to adjacent sites.	<input checked="" type="checkbox"/>	No adjacent sites exist to connect to. The parking areas do provide good connectivity to the proposed SW 63 rd Avenue and SW Hazel Street which will provide good future connectivity to the planned adjacent city park and primary school.
Efficient on-site parking and circulation	<input checked="" type="checkbox"/>	The parking area was carefully and professionally designed for safety and efficiency with particular consideration to drop-off and pick-up times and separation of busses and other drop-off and pick-up traffic.

Other Parking Standards and Policies and Procedures

Parking Standards Minimum Criteria

Subsection 4.155 (.02) A.

A47. Review Criteria: “The standards set forth herein shall be considered by the Development Review Board as minimum criteria.”

Finding: These criteria are satisfied.

Details of Finding: The standards are being considered minimum criteria and in many cases have been exceeded such as for depth and size of landscape islands, depth of screening, as well as amount parking and ADA parking.

Parking Variances and Waivers

Subsection 4.155 (.02) A. 1.-2.

A48. Review Criteria: “1. The Board shall have the authority to grant variances or planned development waivers to these standards in keeping with the purposes and objectives set forth in the Comprehensive Plan and this Code. 2. Waivers to the parking, loading, or bicycle parking standards shall only be issued upon a findings that the resulting development will have no significant adverse impact on the surrounding neighborhood, and the community, and that the development considered as a whole meets the purposes of this section.”

Finding: These criteria are satisfied.

Details of Finding: No variances or waivers to the parking standards are requested nor would be necessary to approve the parking areas as proposed.

Multiple Use Parking Calculations

Subsection 4.155 (.02) D.

A49. Review Criteria: “In the event several uses occupy a single structure or parcel of land, the total requirement for off-street parking shall be the sum of the requirements of the several uses computed separately, except as modified by subsection “E,” below.”

Finding: These criteria are satisfied.

Details of Finding: While the parking area may be shared with the future adjoining primary school and city park, the parking is being reviewed solely on the proposed middle school use.

Shared Parking

Subsection 4.155 (.02) E.

A50. Review Criteria: “Owners of two (2) or more uses, structures, or parcels of land may utilize jointly the same parking area when the peak hours of operation do not overlap, provided satisfactory legal evidence is presented in the form of deeds, leases, or contracts securing full and permanent access to such parking areas for all the parties jointly using them. “

Finding: These criteria are satisfied.

Details of Finding: While the parking area may be shared with the future adjoining primary school and city park, the parking is being reviewed solely on the proposed

middle school use and no shared parking as described by this subsection is proposed.

Off-Site Parking Allowance
Subsection 4.155 (.02) G.

- A51. Review Criteria:** “Off-Site Parking. Except for single-family dwellings, the vehicle parking spaces required by this Chapter may be located on another parcel of land, provided the parcel is within 500 feet of the use it serves and the DRB has approved the off-site parking through the Land Use Review. The distance from the parking area to the use shall be measured from the nearest parking space to the main building entrance, following a sidewalk or other pedestrian route. The right to use the off-site parking must be evidenced in the form of recorded deeds, easements, leases, or contracts securing full and permanent access to such parking areas for all the parties jointly using them.”
Finding: These criteria are satisfied.
Details of Finding: No off-site parking was used for calculating the parking spaces provided.

Non-Parking Use of Parking Areas
Subsection 4.155 (.02) H.

- A52. Review Criteria:** “The conducting of any business activity shall not be permitted on the required parking spaces, unless a temporary use permit is approved pursuant to Section 4.163.”
Finding: These criteria are satisfied.
Details of Finding: All parking areas are expected to be maintained and kept clear for parking unless a temporary use permit is granted or the Stage II approval is revised.

Parking for Uses Not Listed
Subsection 4.155 (.02) M.

- A53. Review Criteria:** “Off-street parking requirements for types of uses and structures not specifically listed in this Code shall be determined by the Development Review Board if an application is pending before the Board. Otherwise, the requirements shall be specified by the Planning Director, based upon consideration of comparable uses.”
Finding: These criteria are satisfied.
Details of Finding: The proposed use is specifically listed in the code.

On-Street Parking for Parking Calculations
Subsection 4.155 (.03) F.

- A54. Review Criteria:** “On-street parking spaces, directly adjoining the frontage of and on the same side of the street as the subject property, may be counted towards meeting the minimum off-street parking standards.”
Finding: These criteria are satisfied.
Details of Finding: No on-street parking is being counted as parking for the proposed middle school.

Electrical Vehicle Charging Stations
Subsection 4.155 (.03) H.

A55. Review Criteria: “1. Parking spaces designed to accommodate and provide one or more electric vehicle charging stations on site may be counted towards meeting the minimum off-street parking standards. 2. Modification of existing parking spaces to accommodate electric vehicle charging stations on site is allowed outright.”

Finding: These criteria are satisfied.

Details of Finding: No electrical charging station are proposed at this time.

Substituting Motorcycle Parking for Vehicle Parking
Subsection 4.155 (.03) I.

A56. Review Criteria: “Motorcycle parking may substitute for up to 5 spaces or 5 percent of required automobile parking, whichever is less. For every 4 motorcycle parking spaces provided, the automobile parking requirement is reduced by one space.”

Finding: These criteria are satisfied.

Details of Finding: Motorcycle parking is not proposed.

Parking Area Landscaping

Minimizing Visual Dominance of Parking
Subsection 4.155 (.03) B.

A57. Review Criteria: “Parking and loading or delivery areas shall be landscaped to minimize the visual dominance of the parking or loading area, as follows:”

Finding: These criteria are satisfied.

Details of Finding: The parking and loading areas are landscaped consistent with this subsection.

10% Parking Area Landscape Requirement
Subsection 4.155 (.03) B. 1.

A58. Review Criteria: “Landscaping of at least ten percent (10%) of the parking area . . . This landscaping shall be considered to be part of the fifteen percent (15%) total landscaping required in Section 4.176.03 for the site development.”

Finding: These criteria are satisfied.

Details of Finding: As indicated on sheets LU2.01 and LU2.02 of the applicant’s plan set, Exhibit B2, the north parking lot has 20.7% of the interior area landscaped (11,345 sf of 54,803 sf) and the east parking lot has 10.6% of interior area landscaped (3,725 sf of 35,139 sf). The percentage is greater for the base bid, 1st phase, design. The parking lot landscaping is being counted as part of the landscaping for the entire site.

Landscape Screening of Parking
Subsection 4.155 (.03) B. 1.

A59. Review Criteria: “parking area designed to be screened from view from the public right-of-way and adjacent properties.”

Finding: These criteria are satisfied.

Details of Finding: As indicated on sheets LU2.01 and LU2.02 of the applicant's plan set, Exhibit B2, the required parking area screening is proposed. See also Finding A108 and Condition of Approval PDA 3.

Tree Planting Area Dimensions

Subsection 4.155 (.03) B. 2.

A60. Review Criteria: "Landscape tree planting areas shall be a minimum of eight (8) feet in width and length"

Finding: These criteria are satisfied.

Details of Finding: All tree planting areas meet or exceed the 8 foot minimum width and length.

Parking Area Tree Requirement

Subsection 4.155 (.03) B. 2. and 2. a.

A61. Review Criteria: "Landscape tree planting areas shall be . . . spaced every (8) parking spaces or an equivalent aggregated amount. a. Trees shall be planted in a ratio of one (1) tree per eight (8) parking spaces or fraction thereof, except in parking areas of more than two hundred (200) spaces where a ratio of one (1) tree per six (six) spaces shall be applied as noted in subsection (.03)(B.)(3.)"

Finding: These criteria are satisfied.

Details of Finding: With more than 200 parking spaces one tree for every 6 spaces is required. With 238 spaces the number of trees required is 40. For the base bid potential 1st phase 18 trees would be required. The applicant's landscape plan, see sheets LU2.01 and LU2.02 of Exhibit B2, show well in excess of the required number of trees in the parking area.

Parking Area Landscape Plan

Subsection 4.155 (.03) B. 2. a.

A62. Review Criteria: "A landscape design that includes trees planted in areas based on an aggregated number of parking spaces must provide all area calculations."

Finding: These criteria are satisfied.

Details of Finding: An appropriate landscape design has been provided. See sheets LU2.01, LU2.02, LU2.03, LU2.04 of the applicant's plan set, Exhibit B2.

Parking Area Tree Clearance

Subsection 4.155 (.03) B. 2. b.

A63. Review Criteria: "Except for trees planted for screening, all deciduous interior parking lot trees must be suitably sized, located, and maintained to provide a branching minimum of seven (7) feet clearance at maturity."

Finding: These criteria are satisfied.

Details of Finding: All trees listed for planting in the parking area are varieties that could typically be maintained to provide a 7 foot clearance.

Bicycle Parking-General Provisions

Determining Minimum Bicycle Parking

Subsection 4.155 (.04) A. 1.

A64. Review Criteria: “The required minimum number of bicycle parking spaces for each use category is shown in Table 5, Parking Standards.”

Finding: These criteria are satisfied.

Details of Finding: The minimum bicycle parking is 8 per class with no maximum. The applicant’s plans at full build out show 25 classrooms (including gym and music rooms). The minimum bicycle parking would thus be 200, which is the amount proposed. All bicycle parking is proposed to be constructed with the 1st phase of development.

Bicycle Parking for Accessory Uses

Subsection 4.155 (.04) A. 2.

A65. Review Criteria: “Bicycle parking spaces are not required for accessory buildings. If a primary use is listed in Table 5, bicycle parking is not required for the accessory use.”

Finding: These criteria are satisfied.

Details of Finding: Accessory uses are not being considered for determining the amount of required bicycle parking.

Bicycle Parking for Multiple Uses

Subsection 4.155 (.04) A. 3.

A66. Review Criteria: “When there are two or more primary uses on a site, the required bicycle parking for the site is the sum of the required bicycle parking for the individual primary uses.”

Finding: These criteria are satisfied.

Details of Finding: Only a single primary use is proposed.

Bicycle Parking Waivers

Subsection 4.155 (.04) A. 4.

A67. Review Criteria: “Bicycle parking space requirements may be waived by the Development Review Board per Section 4.118(.03)(A.)(9.) and (10.).”

Finding: These criteria are satisfied.

Details of Finding: No waivers to bicycle parking requirements are requested or necessary to approve the bicycle parking as proposed.

Bicycle Parking Standards

Bicycle Parking Space Dimensions

Subsection 4.155 (.04) B. 1.

A68. Review Criteria: “Each space must be at least 2 feet by 6 feet in area”

Finding: These criteria are satisfied.

Details of Finding: Sheet LU2.01 of the applicant's plan set, Exhibit B2, shows spaces 2 feet by 6 feet.

Access to Bicycle Parking Spaces
Subsection 4.155 (.04) B. 1.

A69. Review Criteria: "Each space must be . . . accessible without moving another bicycle."

Finding: These criteria are satisfied.

Details of Finding: Sheet LU2.01 of the applicant's plan set, Exhibit B2, shows spaces oriented as to be each accessible without moving another bicycle.

Bicycle Maneuvering Area
Subsection 4.155 (.04) B. 2.

A70. Review Criteria: "An aisle at least 5 feet wide shall be maintained behind all required bicycle parking to allow room for bicycle maneuvering. Where the bicycle parking is adjacent to a sidewalk, the maneuvering area may extend into the right-of-way."

Finding: These criteria are satisfied.

Details of Finding: Sheet LU2.01 of the applicant's plan set, Exhibit B2, shows a minimum aisle width of 5 feet.

Spacing of Bicycle Racks
Subsection 4.155 (.04) B. 3.

A71. Review Criteria: "When bicycle parking is provided in racks, there must be enough space between the rack and any obstructions to use the space properly."

Finding: These criteria are satisfied.

Details of Finding: Sheet LU2.01 of the applicant's plan set, Exhibit B2, shows racks spaced so as to avoid obstructions and able to be used properly.

Bicycle Racks and Lockers Anchoring
Subsection 4.155 (.04) B. 4.

A72. Review Criteria: "Bicycle lockers or racks, when provided, shall be securely anchored."

Finding: These criteria are satisfied.

Details of Finding: Sheet LU2.01 of the applicant's plan set, Exhibit B2, indicated bike racks will be securely anchored with vandal proof stainless steel expansion anchors.

Bicycle Parking Location
Subsection 4.155 (.04) B. 5.

A73. Review Criteria: "Bicycle parking shall be located within 30 feet of the main entrance to the building or inside a building, in a location that is easily accessible for bicycles. For multi-tenant developments, with multiple business entrances, bicycle parking may be distributed on-site among more than one main entrance."

Finding: These criteria are satisfied.

Details of Finding: A majority of the parking is long-term therefore is not subject to the location standards of this subsection per Subsection 4.155 4.155 (.04) C. 2. c. As much

bicycle parking as practicable is located adjacent to the main entrance. Due to the large amount of bicycle parking required and other design considerations it is not practicable to put all bicycle parking spaces within 30 feet of the main building entrance. A large amount of the parking is located under a cover at the northeast corner of the building, This location is visible with good pedestrian connectivity to the front of the building. An additional smaller amount of bicycle parking is provided near the entrance on the south side of the building. See also Finding A78.

Long-term Bicycle Parking

Long-term Bicycle Parking Purpose

Subsection 4.155 (.04) C. 1.

A74. Review Criteria: “Long-term bicycle parking provides employees, students, residents, commuters, and others who generally stay at a site for several hours a weather-protected place to park bicycles.”

Finding: These criteria are satisfied.

Details of Finding: Long term bicycle parking is being made available for students and staff.

Required Long-term Bicycle Parking

Subsection 4.155 (.04) C. 2.

A75. Review Criteria: “For a proposed multi-family residential, retail, office, or institutional development, or for a park and ride or transit center, where six (6) or more bicycle parking spaces are required pursuant to Table 5, 50% of the bicycle parking shall be developed as long-term, secure spaces.”

Finding: These criteria are satisfied.

Details of Finding: A majority of the proposed bicycle parking is designed to be long-term.

Long-term Bicycle Parking Covered

Subsection 4.155 (.04) C. 2. a.

A76. Review Criteria: “All required spaces shall meet the standards in subsection (B.) above, and must be covered in one of the following ways: inside buildings, under roof overhangs or permanent awnings, in bicycle lockers, or within or under other structures.”

Finding: These criteria are satisfied.

Details of Finding: The proposed long-term bicycle parking is shown under roof overhangs.

Long-term Bicycle Parking Secure or Monitored

Subsection 4.155 (.04) C. 2. b.

A77. Review Criteria: “All spaces must be located in areas that are secure or monitored (e.g., visible to employees, monitored by security guards, or in public view).”

Finding: These criteria are satisfied.

Details of Finding: All bicycle parking is visible to students and staff.

Long-term Bicycle Parking Location
Subsection 4.155 (.04) C. 2. c.

A78. **Review Criteria:** "Spaces are not subject to the locational criterion of (B.)(5)."

Finding: These criteria are satisfied.

Details of Finding: While some of the long-term bicycle parking meet the location criterion of (B.)(5.), the large amount of parking at the northeast corner of the building does not as allowed by this subsection. See also Finding A73.

Minimum Off-Street Loading Requirements

Off-Street Loading Required
Subsection 4.155 (.05) A.

A79. **Review Criteria:** "Every building that is erected or structurally altered to increase the floor area, and which will require the receipt or distribution of materials or merchandise by truck or similar vehicle, shall provide off-street loading berths on the basis of minimum requirements as follows:"

Finding: These criteria are satisfied.

Details of Finding: The school will receive delivery of goods and therefore requires loading berths.

Determining Required Loading Berths
Subsection 4.155 (.05) A. 1.-2.

A80. **Review Criteria:** These subsections list the required number of loading berths based on use type and square feet of floor area. For schools over 100,000 square feet the requirement is 2 loading berths.

Finding: These criteria are satisfied.

Details of Finding: As shown in the applicant's plan set, including sheet LU1.03, two loading berths are provided. At build out the school is proposed greater than 100,000, requiring two berths. The 1st phase is less than 100,000 square feet, thus only one loading berth would be required with the phase. However, both berths are shown constructed with the initial phase.

Loading Berth Dimensions
Subsection 4.155 (.05) A. 3.

A81. **Review Criteria:** "A loading berth shall contain space twelve (12) feet wide, thirty-five (35) feet long, and have a height clearance of fourteen (14) feet. Where the vehicles generally used for loading and unloading exceed these dimensions, the required length of these berths shall be increased to accommodate the larger vehicles."

Finding: These criteria are satisfied.

Details of Finding: As shown in the applicant's plan set, including sheet LU1.03, two loading berths are 12 feet by 35 feet meeting the minimum standard. Applicant's Exhibit E in Exhibit B1 shows doors 15 feet tall meeting the clearance standard.

Existing Loading Berths
Subsection 4.155 (.05) A. 4.

A82. Review Criteria: “If loading space has been provided in connection with an existing use or is added to an existing use, the loading space shall not be eliminated if elimination would result in less space than is required to adequately handle the needs of the particular use.”

Finding: These criteria are satisfied.

Details of Finding: There are no existing uses requiring loading.

Use of Off-Street Parking Areas for Loading
Subsection 4.155 (.05) A. 5.

A83. Review Criteria: “Off-street parking areas used to fulfill the requirements of this Ordinance shall not be used for loading and unloading operations except during periods of the day when not required to meet parking needs.”

Finding: These criteria are satisfied.

Details of Finding: Off-street parking areas are not proposed to be used for loading and unloading operations.

Exception for On-Street Loading
Subsection 4.155 (.05) B.

A84. Review Criteria: “The Planning Director or Development Review Board may approve a loading area adjacent to or within a street right-of-way where it finds that loading and unloading operations:” Listed a. through e.

Finding: These criteria are satisfied.

Details of Finding: No loading area adjacent to or within a street right-of-way is proposed.

Carpool and Vanpool Requirements

Carpool/Vanpool Spaces Required
Subsection 4.155 (.06) A.

A85. Review Criteria: “Carpool and vanpool parking spaces shall be identified for the following uses: 1. New commercial and industrial developments with seventy-five (75) or more parking spaces, 2. New institutional or public assembly uses, and 3. Transit park-and-ride facilities with fifty (50) or more parking spaces.”

Finding: These criteria are satisfied.

Details of Finding: Carpool and vanpool parking is required to be identified for the proposed new institutional use. Applicant’s sheets LU1.03 and LU1.03a in Exhibit B2 identify carpool parking.

Minimum Carpool/Vanpool Spaces
Subsection 4.155 (.06) B.

A86. Review Criteria: “Of the total spaces available for employee, student, and commuter parking, at least five percent, but not fewer than two, shall be designated for exclusive carpool and vanpool parking.”

Finding: These criteria are satisfied.

Details of Finding: 5% of the 238 spaces would be 12 spaces. 12 spaces are identified on the applicant’s sheet LU1.03 in Exhibit B2 for carpool/vanpool parking. The same 12 spaces are identified on sheet LU1.03a for the alternative phase 1 design. However, only 7 carpool spaces would be required with phase 1.

Carpool/Vanpool Spaces Location
Subsection 4.155 (.06) C.

A87. Review Criteria: “Carpool and vanpool parking spaces shall be located closer to the main employee, student or commuter entrance than all other parking spaces with the exception of ADA parking spaces.”

Finding: These criteria are satisfied.

Details of Finding: The carpool and vanpool spaces are located closest to the main entrance and side entrance besides ADA spaces.

Marking Carpool/Vanpool Spaces
Subsection 4.155 (.06) D.

A88. Review Criteria: “Required carpool/vanpool spaces shall be clearly marked "Reserved - Carpool/Vanpool Only.”

Finding: These criteria are satisfied by a Condition of Approval PDA 2.

Details of Finding: A condition of approval requires the markings pursuant to this subsection.

Access, Ingress, and Egress

Access at Defined Points
Subsection 4.167 (.01)

A89. Review Criterion: “Each access onto streets or private drives shall be at defined points as approved by the City”

Finding: This criterion is satisfied.

Details of Finding: Access is at defined points appropriate for a local street and has been approved by the City. Access is discussed in the updated traffic memorandum in Exhibit D in Exhibit B1.

Health, Safety, and Welfare
Subsection 4.167 (.01)

A90. Review Criterion: “Each access onto streets or private drives shall be . . . consistent with the public's health, safety and general welfare.”

Finding: This criterion is satisfied.

Details of Finding: By virtue of meeting applicable standards of Chapter 4 as well as being required to meet Public Works Standards the access points will be consistent with the public's health, safety and general welfare.

Approval of Access Points

Subsection 4.167 (.01)

A91. Review Criterion: "Such defined points of access shall be approved at the time of issuance of a building permit if not previously determined in the development permit."

Finding: This criterion is satisfied.

Details of Finding: The Engineering Division is reviewing and approving all points of access to public streets.

Double Frontage Lots

Front Yard Setbacks

Section 4.169 (.01)

A92. Review Criterion: "Buildings on double frontage lots (i.e., through lots) and corner lots must meet the front yard setback for principal buildings on both streets or tracts with a private drive."

Finding: This criterion does not apply.

Details of Finding: The parcel on which the middle school is located will have frontages on SW 63rd Avenue, SW Hazel Street, and SW 60th Avenue. However the setback from SW 60th is well in excess of the requirement as future development of a primary school is anticipated on the site towards SW 60th Avenue.

Rear Yard Maintenance

Section 4.169 (.02)

A93. Review Criterion: "Given that double-frontage lots tend to have one end that is regarded as a rear yard by the owner, the Development Review Board may establish special maintenance conditions to apply to such areas. Such conditions may include the requirement that the subject homeowners association, if any, be responsible for the on-going maintenance of the street frontage areas of double-frontage lots."

Finding: This criterion does not apply.

Details of Finding: No special maintenance conditions are recommended.

Protection of Natural Features and Other Resources

Regard for Natural Terrain and Features

Section 4.171 (.02) A.

A94. Review Criteria: "All developments shall be planned, designed, constructed and maintained with maximum regard to natural terrain features and topography, especially hillside areas, floodplains, and other significant landforms."

Finding: These criteria are satisfied.

Details of Finding: The property is generally open and flat agricultural fields with a treed riparian area along the western edge. The riparian area is being kept intact, with development limited to the more flat and open areas of the site.

Grading Compliance with Uniform Building Code
Section 4.171 (.02) B.

A95. Review Criteria: “All grading, filling and excavating done in connection with any development shall be in accordance with the Uniform Building Code”

Finding: These criteria are satisfied.

Details of Finding: Prior to any site earth work a grading permit must be issued by the City’s Building Division ensuring planned grading conforms with the Uniform Building Code.

Limiting Soil Disturbance
Section 4.171 (.02) C. 1.

A96. Review Criteria: “all developments shall be planned, designed, constructed and maintained so as to: Limit the extent of disturbance of soils and site by grading, excavation and other land alterations”

Finding: These criteria are satisfied.

Details of Finding: Parking areas, the school building site, and the track and sports fields south of the school require relatively flat sites leading to a significant amount of grading. Also grading is required to build the required stormwater facilities. Beyond these areas the site is not being disturbed. Particularly the natural riparian area along the western boundary of the site is not being disturbed.

Avoiding Erosion, Pollution, etc.
Section 4.171 (.02) C. 2.

A97. Review Criteria: “all developments shall be planned, designed, constructed and maintained so as to: Avoid substantial probabilities of: (1) accelerated erosion; (2) pollution, contamination, or siltation of lakes, rivers, streams and wetlands; (3) damage to vegetation; (4) injury to wildlife and fish habitats.”

Finding: These criteria are satisfied.

Details of Finding: Erosion control measures will be required during construction and there is no indication the development would lead to accelerated erosion, pollution, contamination, or siltation of water bodies, damage to significant native vegetation, or injury to wildlife or fish habitat.

Minimize Tree Removal
Section 4.171 (.02) C. 3.

A98. Review Criteria: “all developments shall be planned, designed, constructed and maintained so as to: Minimize the removal of trees and other native vegetation that stabilize hillsides, retain moisture, reduce erosion, siltation and nutrient runoff, and preserve the natural scenic character.”

Finding: These criteria are satisfied.

Details of Finding: No trees or significant native vegetation would be removed with the proposed development.

Timing of Vegetation Disturbance

Section 4.171 (.04) A. 1.

A99. Review Criteria: “All developments shall be planned, designed, constructed and maintained so that: Existing vegetation is not disturbed, injured, or removed prior to site development and prior to an approved plan for circulation, parking and structure location.”

Finding: These criteria are satisfied.

Details of Finding: The applicant is not authorized to remove any vegetation that otherwise would not be removed for property maintenance or other non-development related reasons.

Incorporation of Trees and Wooded Area in Site Planning

Section 4.171 (.04) A. 2.

A100. Review Criteria: “All developments shall be planned, designed, constructed and maintained so that: Existing wooded areas, significant clumps/groves of trees and vegetation, and all trees with a diameter at breast height of six inches or greater shall be incorporated into the development plan and protected wherever feasible.”

Finding: These criteria are satisfied.

Details of Finding: The forested riparian area along the western edge of the site is being preserved as part of the site planning.

Preservation of Trees in Right-of-Way

Section 4.171 (.04) A. 3.

A101. Review Criteria: “All developments shall be planned, designed, constructed and maintained so that: Existing trees are preserved within any right-of-way when such trees are suitably located, healthy, and when approved grading allows.”

Finding: These criteria are satisfied.

Details of Finding: No trees would be removed with the proposed development.

Tree Protection During Construction

Section 4.171 (.04) B.

A102. Review Criteria: “Trees and woodland areas to be retained shall be protected during site preparation and construction according to City Public Works design specifications, by:” Listed 1. through 4.

Finding: These criteria are satisfied.

Details of Finding: No existing trees will be impacted by the proposed development.

Public Safety and Crime Prevention

Design for Public Safety Subsection 4.175 (.01)

A103. Review Criteria: "All developments shall be designed to deter crime and insure public safety."

Finding: These criteria are satisfied.

Details of Finding: The applicant states the site design offers safe outdoor spaces that are easily viewed from a variety of vantage points, and are visible for police and emergency personnel.

Addressing and Directional Signing Subsection 4.175 (.02)

A104. Review Criteria: "Addressing and directional signing shall be designed to assure identification of all buildings and structures by emergency response personnel, as well as the general public."

Finding: These criteria is satisfied.

Details of Finding: The applicant's elevation drawings show a prominent address on the front of the building, and the applicant will be required to meet TVF&R addressing requirements.

Surveillance and Access Subsection 4.175 (.03)

A105. Review Criterion: "Areas vulnerable to crime shall be designed to allow surveillance. Parking and loading areas shall be designed for access by police in the course of routine patrol duties."

Finding: This criterion is satisfied.

Details of Finding: The applicant states the site design offers safe outdoor spaces that are easily viewed from a variety of vantage points. Parking and loading areas are easily accessible by police.

Lighting to Discourage Crime Subsection 4.175 (.04)

A106. Review Criterion: "Exterior lighting shall be designed and oriented to discourage crime."

Finding: This criterion is satisfied.

Details of Finding: The applicant states the outdoor lighting illuminates the parking areas, driveways, and outdoor spaces, thus helping discourage crime.

Landscaping Standards

Landscape Code Compliance Subsection 4.176 (.02) B.

A107. Review Criteria: “All landscaping and screening required by this Code must comply with all of the provisions of this Section, unless specifically waived or granted a Variance as otherwise provided in the Code. The landscaping standards are minimum requirements; higher standards can be substituted as long as fence and vegetation-height limitations are met. Where the standards set a minimum based on square footage or linear footage, they shall be interpreted as applying to each complete or partial increment of area or length”

Finding: These criteria are satisfied.

Details of Finding: No waivers or variances to landscape standards have been requested. Thus all landscaping and screening must comply with standards of this section.

Intent and Required Materials Subsections 4.176 (.02) C. through I.

A108. Review Criteria: These subsections identify the various landscaping standards, including the intent of where they should be applied, and the required materials.

Finding: These criteria are satisfied or will be satisfied by Condition of Approval PDA 3.

Details of Finding: As shown on sheet LU2.03 and LU2.04 of the applicant’s plan set, Exhibit B2, required materials for each landscaping standard is provided as follows. In all area appropriate groundcover is provided for areas not otherwise occupied by shrubs and trees:

Landscape Standard: High Screen/Fully Sight-Obscuring Fence

Where Applied: To screen parking areas from adjacent residential uses

Required Materials: The High Screen Landscaping Standard requires sufficient high shrubs to form a continuous screen at least six (6) feet high and 95% opaque, year-round. In addition, one tree is required for every 30 linear feet of landscaped area, or as otherwise required to provide a tree canopy over the landscaped area. Fully sight-obscuring fences are to be at least six (6) feet high and 100% sight-obscuring. Fences may be made of wood (other than plywood or particle-board), metal, bricks, masonry or other permanent materials (see Figure 27: Totally Sight-Obscuring Fence).

Materials Provided: Screening Landover Neighborhood: Victoria California Lilac for hedge. Combination of western red cedar, douglas fir, big leaf maple, and forest green oak for trees, planted on average closer than 30 feet. The proposed trees will provide canopy over the area.

Screening Rural Residential: Pacific Wax Myrtle and Low Hanging Incense Cedar trees will create the visual separation required. Where storm facilities prevent installation of these materials a fence meeting the fully sight-obscuring standard is required by Condition of Approval PDA 3.

Landscape Standard: Low Screen

Where Applied: To screen parking areas from adjacent streets

Required Materials: The Low Screen Landscaping Standard requires sufficient low shrubs to form a continuous screen three (3) feet high and 95% opaque, year-round. In addition, one tree is required for every 30 linear feet of landscaped area, or as otherwise required to provide a tree canopy over the landscaped area.

Materials Provided: Otto luyken laurel will create the 3 foot high hedge, and green vase zelkova trees are shown 25 foot on center.

Landscape Standard: General

Where Applied: Internal Landscape Areas

Required Materials:

a. Where the landscaped area is less than 30 feet deep, one tree is required for every 30 linear feet.

b. Where the landscaped area is 30 feet deep or greater, one tree is required for every 800 square feet and two high shrubs or three low shrubs are required for every 400 square feet.

Materials Provided: Internal Parking Areas: Adequate shrubs and groundcover are provided, trees are provided consistent with the requirements for parking areas. See Findings A58-A64.

Area internal areas, including next to buildings: While some areas are more heavily planted than others in all these areas meet the general landscape standard and staff has not identified any areas lacking trees or shrubs needed to support the intent of the general landscape standard. Some areas are kept more open to allow for visibility and access to open lawn areas.

Area Landscaped

Subsection 4.176 (.03)

A109. Review Criteria: "Not less than fifteen percent (15%) of the total lot area, shall be landscaped with vegetative plant materials. The ten percent (10%) parking area landscaping required by section 4.155.03(B)(1) is included in the fifteen percent (15%) total lot landscaping requirement."

Finding: These criteria are satisfied.

Details of Finding: Applicant's sheet LU2.01 of Exhibit B2 indicates landscaping will continue to cover 42 percent of the development site (444,473 square feet of the 772,427 square feet). Landscaping is proposed in more than three distinct areas.

Landscape Locations

Subsection 4.176 (.03)

A110. Review Criteria: "Landscaping shall be located in at least three separate and distinct areas of the lot, one of which must be in the contiguous frontage area. Planting areas shall be encouraged adjacent to structures."

Finding: These criteria are satisfied.

Details of Finding: Applicant's sheet LU2.01 in Exhibit B2 indicates landscaping is in a number of locations, including adjacent to the Middle School building.

Use of Landscaping
Subsection 4.176 (.03)

A111. Review Criteria: “Landscaping shall be used to define, soften or screen the appearance of buildings and off-street parking areas.”

Finding: These criteria are satisfied.

Details of Finding: Landscaping is proposed to screen parking areas as well as along the building to soften its look.

Plant Material Variety
Subsection 4.176 (.03)

A112. Review Criteria: “Materials to be installed shall achieve a balance between various plant forms, textures, and heights.”

Finding: These criteria are satisfied.

Details of Finding: As indicated on the applicant’s sheet LU2.03 in Exhibit B2 a variety of plant materials are proposed to create the variations in forms, textures, and heights required by this subsection.

Native Plant Material Use
Subsection 4.176 (.03)

A113. Review Criteria: “The installation of native plant materials shall be used whenever practicable.”

Finding: These criteria are satisfied.

Details of Finding: The landscape has been professionally designed and included native vegetation where practicable, which is not practicable in many areas of the formal landscape where other plants are more desirable. The amount of native plant material is typical of commercial and institutional development in Wilsonville.

Buffering and Screening
Subsection 4.176 (.04)

A114. Review Criteria: “Additional to the standards of this subsection, the requirements of the Section 4.137.5 (Screening and Buffering Overlay Zone) shall also be applied, where applicable.

A. All intensive or higher density developments shall be screened and buffered from less intense or lower density developments.

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.

C. All exterior, roof and ground mounted, mechanical and utility equipment shall be screened from ground level off-site view from adjacent streets or properties.

D. All outdoor storage areas shall be screened from public view, unless visible storage has been approved for the site by the Development Review Board or Planning Director acting on a development permit.

E. In all cases other than for industrial uses in industrial zones, landscaping shall be

designed to screen loading areas and docks, and truck parking.

F. In any zone any fence over six (6) feet high measured from soil surface at the outside of fenceline shall require Development Review Board approval.”

Finding: These criteria are satisfied.

Details of Finding: Screening is being used to screen the development from adjacent and nearby rural residential and single-family residential development. See also Finding A108 and Condition of Approval PDA 3.

Landscape Plans

Subsection 4.176 (.09)

A115. Review Criteria: “Landscape plans shall be submitted showing all existing and proposed landscape areas. Plans must be drawn to scale and show the type, installation size, number and placement of materials. Plans shall include a plant material list. Plants are to be identified by both their scientific and common names. The condition of any existing plants and the proposed method of irrigation are also to be indicated.”

Finding: These criteria are satisfied.

Details of Finding: Applicant’s sheet LU2.03, planting plan in Exhibit B2, provides the required information.

Street Improvement Standards-Generally

Conformance with Standards and Plan

Subsection 4.177 (.01)

A116. Review Criteria: “Development and related public facility improvements shall comply with the standards in this section, the Wilsonville Public Works Standards, and the Transportation System Plan,”

Finding: These criteria are satisfied.

Details of Finding: As shown in the findings below the standards of Section 4.177 are being applied to the proposed public improvements. The proposed improvements appear to meet or be able to meet Public Works Standards. The Engineering Division will issue a Public Works Permit prior to construction and inspect during construction ensuring the Public Works Standards are met.

Rough Proportionality

Subsection 4.177 (.01)

A117. Review Criteria: This subsection establishes public facility improvements required shall be in rough proportion to the potential impacts of the development.

Finding: These criteria are satisfied.

Details of Finding: The City and School District will enter into an Intergovernmental Cooperative Agreement regarding apportionment of public improvement costs. See Exhibit C2.

Timing of Street Improvements
Subsection 4.177 (.01)

A118. Review Criteria: “Such improvements shall be constructed at the time of development or as provided by Section 4.140, except as modified or waived by the City Engineer for reasons of safety or traffic operations.”

Finding: These criteria are satisfied.

Details of Finding: Street improvements will be constructed concurrently with the school construction.

Street Improvement Standards-Adjoining Property Connectivity

Streets and Adjoining Properties
Subsection 4.177 (.02) A.

A119. Review Criteria: “All street improvements and intersections shall provide for the continuation of streets through specific developments to adjoining properties or subdivisions.”

Finding: These criteria are satisfied.

Details of Finding: The proposed streets have been Master Planned with future development of a park and primary school in mind to changes to streets or intersections would better enable adjoining development.

Adjoining Property Connections
Subsection 4.177 (.02) A. 1.

A120. Review Criteria: “Development shall be required to provide existing or future connections to adjacent sites through the use of access easements where applicable. Such easements shall be required in addition to required public street dedications as required in Section 4.236(.04).”

Finding: These criteria are satisfied.

Details of Finding: Beyond the streets a connection is provided from the parking area/bus circulation area on the southeast part of the Middle School Site to the future primary school site. No access easement is needed as the primary school site otherwise has access and will remain as part of the same parcel.

Street Improvement Standards-Right-of-Way

Right-of-Way Width Determination
Subsection 4.177 (.02) B.

A121. Review Criteria: “The City Engineer shall make the final determination regarding right-of-way and street element widths using the ranges provided in Chapter 3 of the Transportation System Plan and the additional street design standards in the Public Works Standards.”

Finding: These criteria are satisfied.

Details of Finding: The City Engineer is reviewing the plans for the school and adjacent

and nearby right-of-way and will make the final determination regarding right-of-way and street element widths.

Right-of-Way Dedication
Subsection 4.177 (.02) C. 1.

A122. Review Criteria: “Prior to issuance of a Certificate of Occupancy Building permits or as a part of the recordation of a final plat, the City shall require dedication of rights-of-way in accordance with the Transportation System Plan. All dedications shall be recorded with the County Assessor's Office.”

Finding: These criteria are satisfied.

Details of Finding: Prior to issuance of occupancy permits for the proposed school required rights-of-way will be dedicated.

Waiver of Remonstrance
Subsection 4.177 (.02) C. 2.

A123. Review Criterion: “The City shall also require a waiver of remonstrance against formation of a local improvement district, and all non-remonstrances shall be recorded in the County Recorder’s Office as well as the City’s Lien Docket, prior to issuance of a Certificate of Occupancy Building Permit or as a part of the recordation of a final plat.”

Finding: This criterion will be satisfied by Condition of Approval PDA 4.

Details of Finding: Condition of Approval PDA 4 requires the waiver of remonstrance.

Arterial Street Setbacks
Subsection 4.177 (.02) C. 3.

A124. Review Criteria: “In order to allow for potential future widening, a special setback requirement shall be maintained adjacent to all arterial streets. The minimum setback shall be 55 feet from the centerline or 25 feet from the right-of-way designated on the Master Plan, whichever is greater.”

Finding: These criteria are satisfied.

Details of Finding: The Transportation Systems Plan does not show any arterial streets adjacent to the site.

Street Improvement Standards-Dead End Streets

Dead-end Streets
Subsection 4.177 (.02) D.

A125. Review Criteria: “Dead-end Streets. New dead-end streets or cul-de-sacs shall not exceed 200 feet in length, unless the adjoining land contains barriers such as existing buildings, railroads or freeways, or environmental constraints such as steep slopes, or major streams or rivers, that prevent future street extension and connection. A central landscaped island with rainwater management and infiltration are encouraged in cul-de-sac design. No more than 25 dwelling units shall take access to a new dead-end or cul-de-sac street unless it is determined that the traffic impacts on adjacent streets will not exceed those

from a development of 25 or fewer units. All other dimensional standards of dead-end streets shall be governed by the Public Works Standards. Notification that the street is planned for future extension shall be posted on the dead-end street.”

Finding: These criteria are satisfied.

Details of Finding: While SW Hazel Street is anticipated to extend to SW 60th Avenue upon the future build out of a park and primary school, currently SW 60th Avenue cannot support additional traffic caused by a connection of SW Hazel Street therefore a temporary cul-de-sac is proposed. As the cul-de-sac is temporary no central landscape island is proposed. The cul-de-sac and street will be built to meet Public Works Standards including a notice of future street expansion. While SW Hazel Street is more than 200 feet long, a publically accessible 24 foot driveway into the school is located within 200 feet of the end of the street to provide for additional circulation.

Street Improvement Standards-Clearance

Corner Vision Clearance

Subsection 4.177 (.02) E.

A126. Review Criteria: “A clear vision area which meets the Public Works Standards shall be maintained on each corner of property at the intersection of any two streets, a street and a railroad or a street and a driveway. However, the following items shall be exempt from meeting this requirement:” Listed a. through e.

Finding: These criteria are satisfied.

Details of Finding: The development is being designed to enable the required vision clearance to be met.

Vertical Clearance

Subsection 4.177 (.02) F.

A127. Review Criteria: “Vertical clearance - a minimum clearance of 12 feet above the pavement surface shall be maintained over all streets and access drives.”

Finding: These criteria are satisfied.

Details of Finding: The development is being designed to enable the required vertical clearance to be met.

Street Improvement Standards- Interim Improvements

Interim Improvement Standards

Subsection 4.177 (.02) G.

A128. Review Criteria: “It is anticipated that all existing streets, except those in new subdivisions, will require complete reconstruction to support urban level traffic volumes. However, in most cases, existing and short-term projected traffic volumes do not warrant improvements to full Master Plan standards. Therefore, unless otherwise specified by the Development Review Board, the following interim standards shall apply.” Listed 1 through 3 including asphalt overlays, half-street improvements, and single-asphalt lifts.

Finding: These criteria are satisfied.

Details of Finding: No interim improvements are proposed.

Street Improvement Standards-Sidewalks

Sidewalks Required Subsection 4.177 (.03)

A129. Review Criteria: "Sidewalks shall be provided on the public street frontage of all development. Sidewalks shall generally be constructed within the dedicated public right-of-way, but may be located outside of the right-of-way within a public easement with the approval of the City Engineer."

Finding: These criteria are satisfied.

Details of Finding: No interim improvements are proposed.

Through Zone Subsection 4.177 (.03) A.

A130. Review Criteria: "Sidewalk widths shall include a minimum through zone of at least five feet. The through zone may be reduced pursuant to variance procedures in Section 4.196, a waiver pursuant to Section 4.118, or by authority of the City Engineer for reasons of traffic operations, efficiency, or safety."

Finding: These criteria are satisfied.

Details of Finding: All sidewalks are shown with a through zone of at least five feet.

Sidewalks on One Side Subsection 4.177 (.03) B.

A131. Review Criteria: "Within a Planned Development, the Development Review Board may approve a sidewalk on only one side. If the sidewalk is permitted on just one side of the street, the owners will be required to sign an agreement to an assessment in the future to construct the other sidewalk if the City Council decides it is necessary."

Finding: These criteria are satisfied.

Details of Finding: Sidewalks are proposed along the school frontage. Future development of the park will provide sidewalks on the opposite side.

Street Improvement Standards-Bicycle Facilities and Multiuse Paths

Bicycle Facilities and TSP Subsection 4.177 (.04)

A132. Review Criteria: "Bicycle facilities shall be provided to implement the Transportation System Plan, and may include on-street and off-street bike lanes, shared lanes, bike boulevards, and cycle tracks. The design of on-street bicycle facilities will vary according to the functional classification and the average daily traffic of the facility."

Finding: These criteria are satisfied.

Details of Finding: Bicycle facilities meeting the designs shown in Figure 3-12 of the Transportation System Plan will be provided.

Street Pathway Relationship
Subsection 4.177 (.05)

A133. Review Criteria: “Pathways may be in addition to, or in lieu of, a public street. Paths that are in addition to a public street shall generally run parallel to that street, and shall be designed in accordance with the Public Works Standards or as specified by the City Engineer. Paths that are in lieu of a public street shall be considered in areas only where no other public street connection options are feasible, and are subject to the following standards.”

Finding: These criteria are satisfied.

Details of Finding: No pathways are proposed in addition to public streets.

Direct Pathway Connections
Subsection 4.177 (.05) A.

A134. Review Criteria: “Paths shall be located to provide a reasonably direct connection between likely pedestrian and bicyclist destinations. Additional standards relating to entry points, maximum length, visibility, and path lighting are provided in the Public Works Standards.”

Finding: These criteria are satisfied.

Details of Finding: No off-street pathways are proposed.

Pathway Dedication and Easements
Subsection 4.177 (.05) B.

A135. Review Criteria: “To ensure ongoing access to and maintenance of pedestrian/bicycle paths, the City Engineer will require dedication of the path to the public and acceptance of the path by the City as public right-of-way; or creation of a public access easement over the path.”

Finding: These criteria are satisfied.

Details of Finding: No off-street pathways are proposed.

Street Improvement Standards-Transit Improvements

Transit Improvements Requirements
Subsection 4.177 (.06)

A136. Review Criteria: “Development on sites that are adjacent to or incorporate major transit streets shall provide improvements as described in this section to any bus stop located along the site’s frontage, unless waived by the City Engineer for reasons of safety or traffic operations. Transit facilities include bus stops, shelters, and related facilities. Required transit facility improvements may include the dedication of land or the provision of a public easement.”

Finding: These criteria are satisfied.

Details of Finding: The streets adjoining the proposed school are not major transit streets.

Minimum Transit Improvements-Pedestrian Connections
Subsection 4.177 (.06) A. 1.

A137. Review Criteria: “Development shall at a minimum provide: Reasonably direct pedestrian connections, as defined by Section 4.154, between building entrances and the transit facility and between buildings on the site and streets adjoining transit stops.”

Finding: These criteria are satisfied.

Details of Finding: Direct pedestrian connections are provided from the front of the school to the transit stop location along SW Hazel Street.

Minimum Transit Improvements-Major Stops

Subsection 4.177 (.06) A. 2.

A138. Review Criteria: “Development shall at a minimum provide: Improvements may include intersection or mid-block traffic management improvements to allow for pedestrian crossings at major transit stops.”

Finding: These criteria are satisfied.

Details of Finding: No major stops are proposed pursuant to this subsection.

Requirements- 49 or More PM Peak Trips

Subsection 4.177 (.06) B.

A139. Review Criteria: “Developments generating an average of 49 or more pm peak hour trips shall provide bus stop improvements per the Public Works Standards. Required improvements may include provision of benches, shelters, pedestrian lighting; or provision of an easement or dedication of land for transit facilities.”

Finding: These criteria are satisfied.

Details of Finding: A transit stop is provided along SW Hazel Street that will be built to Public Works Standards.

Requirements- 199 or More PM Peak Trips

Subsection 4.177 (.06) C.

A140. Review Criteria: “In addition to the requirements of 4.177(.06)(A.)(2.), development generating more than 199 pm peak hour trips on major transit streets shall provide a bus pullout, curb extension, and intersection or mid-block traffic management improvements to allow for pedestrian crossings at major transit stops.”

Finding: These criteria are satisfied.

Details of Finding: The proposed use is not on a major transit street.

Requirements- More than 500 PM Peak Trips

Subsection 4.177 (.06) D.

A141. Review Criteria: “In addition to the requirements of 4.177(.06)(A.) and (B.), development generating more than 500 pm peak-hour trips on major transit streets shall provide on-site circulation to accommodate transit service.”

Finding: These criteria are satisfied.

Details of Finding: The proposed use generated less than 500 PM Peak Trips.

Street Improvements Standards- Access Drives and Driveways

Clear Travel Lane

Subsection 4.177 (.08) A.

A142. Review Criteria: “An access drive to any proposed development shall be designed to provide a clear travel lane free from any obstructions.”

Finding: These criteria are satisfied.

Details of Finding: All access drives are designed to be kept clear of obstructions and provide a clear travel lane.

Travel Lane Load Capacity

Subsection 4.177 (.08) B.

A143. Review Criteria: “Access drive travel lanes shall be constructed with a hard surface capable of carrying a 23-ton load.”

Finding: This criterion will be satisfied by Condition of Approval PDA 5

Details of Finding: The condition of approval requires all travel lanes to be built of a hard surface capable of carrying a 23-ton load.

Emergency Vehicle Access

Subsection 4.177 (.08) C.

A144. Review Criteria: “Where emergency vehicle access is required, approaches and driveways shall be designed and constructed to accommodate emergency vehicle apparatus and shall conform to applicable fire protection requirements. The City may restrict parking, require signage, or require other public safety improvements pursuant to the recommendations of an emergency service provider.”

Finding: These criteria are satisfied.

Details of Finding: The site has been designed for sufficient access for emergency vehicles and as reviewed by TVF&R.

Emergency Access Lanes

Subsection 4.177 (.08) D.

A145. Review Criteria: “Secondary or emergency access lanes may be improved to a minimum 12 feet with an all-weather surface as approved by the Fire District. All fire lanes shall be dedicated easements.”

Finding: These criteria are satisfied.

Details of Finding: All access lanes meet or exceed the minimum 12 foot standard.

Contextual Design

Subsection 4.177 (.08) E.

A146. Review Criteria: “Minimum access requirements shall be adjusted commensurate with the intended function of the site based on vehicle types and traffic generation.”

Finding: These criteria are satisfied.

Details of Finding: According to the applicant much thought has been given to providing

access to make the site function well, especially during drop off and pick up times.

Access and Street Classifications

Subsection 4.177 (.08) F.

A147. Review Criteria: “The number of approaches on higher classification streets (e.g., collector and arterial streets) shall be minimized; where practicable, access shall be taken first from a lower classification street.”

Finding: These criteria are satisfied.

Details of Finding: No access from the school site is proposed onto a collector or arterial street.

Access Restrictions

Subsection 4.177 (.08) G.

A148. Review Criteria: “The City may limit the number or location of connections to a street, or impose access restrictions where the roadway authority requires mitigation to alleviate safety or traffic operations concerns.”

Finding: These criteria are satisfied.

Details of Finding: No safety or traffic operations concerns are in the Transportation Impact Study that would necessitate a change to the street connection points for the school.

Inter-parcel Circulation

Subsection 4.177 (.08) H.

A149. Review Criteria: “The City may require a driveway to extend to one or more edges of a parcel and be designed to allow for future extension and inter-parcel circulation as adjacent properties develop. The City may also require the owner(s) of the subject site to record an access easement for future joint use of the approach and driveway as the adjacent property(ies) develop(s).”

Finding: These criteria are satisfied.

Details of Finding: No additional inter-parcel circulation is being required pursuant to this subsection.

No On-street Vehicle Stacking

Subsection 4.177 (.08) I.

A150. Review Criteria: “Driveways shall accommodate all projected vehicular traffic on-site without vehicles stacking or backing up onto a street.”

Finding: These criteria are satisfied.

Details of Finding: As shown in a report by DKS provided by the applicant, vehicle stacking onto public streets is not anticipated. See applicant’s Exhibit D in Exhibit B1.

Obstructing Public Right-of-Way
Subsection 4.177 (.08) J.

A151. Review Criteria: “Driveways shall be designed so that vehicle areas, including but not limited to drive-up and drive-through facilities and vehicle storage and service areas, do not obstruct any public right-of-way.”

Finding: These criteria are satisfied.

Details of Finding: As shown in a report by DKS provided by the applicant, vehicle storage is not anticipated to obstruct the public right-of-way. See applicant’s Exhibit D in Exhibit B1.

Limiting Driveway Width
Subsection 4.177 (.08) K.

A152. Review Criteria: “Approaches and driveways shall not be wider than necessary to safely accommodate projected peak hour trips and turning movements, and shall be designed to minimize crossing distances for pedestrians.”

Finding: These criteria are satisfied.

Details of Finding: The driveways are a standard 24 foot width to accommodate 2-way traffic, which minimizes pedestrian crossing distance while meeting other applicable design requirements.

Pedestrian Safety Features
Subsection 4.177 (.08) L.

A153. Review Criteria: “As it deems necessary for pedestrian safety, the City, in consultation with the roadway authority, may require traffic-calming features, such as speed tables, textured driveway surfaces, curb extensions, signage or traffic control devices, or other features, be installed on or in the vicinity of a site.”

Finding: These criteria are satisfied.

Details of Finding: No pedestrian safety features are being required pursuant to this subsection.

Loading Area Safety
Subsection 4.177 (.08) M.

A154. Review Criteria: “Approaches and driveways shall be located and designed to allow for safe maneuvering in and around loading areas, while avoiding conflicts with pedestrians, parking, landscaping, and buildings.”

Finding: These criteria are satisfied.

Details of Finding: The loading areas are located so as to use the school bus access rather than the staff, parent, and visitor circulation areas. The areas are located to minimize the plaza area with potential pedestrian-truck conflicts, which is difficult as the school is fully surrounded by pedestrian areas.

Ditch and Culvert Crossings
Subsection 4.177 (.08) N.

A155. Review Criteria: “Where a proposed driveway crosses a culvert or drainage ditch, the City may require the developer to install a culvert extending under and beyond the edges of the driveway on both sides of it, pursuant applicable Public Works standards.”

Finding: These criteria are satisfied.

Details of Finding: No ditch or culvert crossings are proposed.

Surfacing of Temporary Driveways
Subsection 4.177 (.08) O.

A156. Review Criteria: “Except as otherwise required by the applicable roadway authority or waived by the City Engineer, temporary driveways providing access to a construction site or staging area shall be paved or graveled to prevent tracking of mud onto adjacent paved streets.”

Finding: These criteria will be satisfied by Condition of Approval PDA 6.

Details of Finding: A condition of approval requires temporary construction driveway to be paved or graveled to prevent tracking of mud onto adjacent paved streets.

Street Improvement Standards- Intersection Spacing

Transportation System Plan Table 3-2
Subsection 4.177 (.09) B.

A157. Review Criteria: “Minimum intersection spacing standards are provided in Transportation System Plan Table 3-2.”

Finding: These criteria are satisfied.

Details of Finding: For access onto the local street the access points are appropriately spaced for site circulation and function. The new intersection of the proposed SW 63rd Avenue and SW Advance Road is well in excess of the desired 300 foot spacing from the next nearest intersections at SW Wilsonville Road and SW 60th Avenue.

Exceptions and Adjustments
Subsection 4.177 (.10)

A158. Review Criteria: “The City may approve adjustments to the spacing standards of subsections (.08) and (.09) above through a Class II process, or as a waiver per Section 4.118(.03)(A.), where an existing connection to a City street does not meet the standards of the roadway authority, the proposed development moves in the direction of code compliance, and mitigation measures alleviate all traffic operations and safety concerns. Mitigation measures may include consolidated access (removal of one access), joint use driveways (more than one property uses same access), directional limitations (e.g., one-way), turning restrictions (e.g., right in/out only), or other mitigation.”

Finding: These criteria are satisfied.

Details of Finding: No adjustments to spacing standards are proposed.

Mixed Solid Waste and Recyclables Storage

Adequate Storage Required

Subsection 4.179 (.01)

A159. Review Criteria: “All site plans for multi-unit residential and non-residential buildings submitted to the Wilsonville Development Review Board for approval shall include adequate storage space for mixed solid waste and source separated recyclables.”

Finding: These criteria are satisfied.

Details of Finding: Adequate storage meeting the requirements for Section 4.179 is proposed. See applicant’s Exhibit E in Exhibit B1.

Storage Areas Exclusion

Subsection 4.179 (.02)

A160. Review Criteria: “The floor area of an interior or exterior storage area shall be excluded from the calculation of building floor area for purposes of determining minimum storage requirements.”

Finding: These criteria are satisfied.

Details of Finding: Storage areas have been excluded from the calculation of the minimum mixed solid waste and recyclables storage.

Storage Based on Predominant Use

Subsection 4.179 (.03)

A161. Review Criteria: “The storage area requirement shall be based on the predominant use(s) of the building. If a building has more than one of the uses listed herein and that use occupies 20 percent or less of the floor area of the building, the floor area occupied by that use shall be counted toward the floor area of the predominant use(s). If a building has more than one of the uses listed herein and that use occupies more than 20 percent of the floor area of the building, then the storage area requirement for the whole building shall be the sum of the requirement for the area of each use.”

Finding: These criteria are satisfied.

Details of Finding: Storage area calculation has been based on the predominant school use.

Shared Storage Areas

Subsection 4.179 (.04)

A162. Review Criteria: “Storage areas for multiple uses on a single site may be combined and shared.”

Finding: These criteria are satisfied.

Details of Finding: Only one use is proposed on the site.

Assumed Storage Height

Subsection 4.179 (.05)

A163. Review Criteria: “The specific requirements are based on an assumed storage height of four feet for solid waste/recyclables. Vertical storage higher than four feet but no higher

than seven feet may be used to accommodate the same volume of storage in a reduced floor space. Where vertical or stacked storage is proposed, the site plan shall include drawings to illustrate the layout of the storage area and dimensions for the containers.”

Finding: These criteria are satisfied.

Details of Finding: No changes to the presumed storage height are used to calculate the minimum required storage area.

Minimum Storage Area Calculation

Subsection 4.179 (.06)

A164. Review Criteria: This subsection identifies the minimum storage area for different uses. For “Other non-residential buildings” the requirement is 4 square feet per 1,000 square feet of gross floor area.

Finding: These criteria are satisfied.

Details of Finding: The gross square footage of the school at full build out is 118,190 square feet. The required storage area is thus 473 square feet (118.19*4). The entire storage area would be built with the 1st phase of the building. The storage area is provided as shown in the applicant’s Exhibit E in Exhibit B1.

Franchise Garbage Hauler Coordination

Subsection 4.179 (.07)

A165. Review Criteria: “The applicant shall work with the City’s franchised garbage hauler to ensure that site plans provide adequate access for the hauler’s equipment and that storage area is adequate for the anticipated volumes, level of service and any other special circumstances which may result in the storage area exceeding its capacity. The hauler shall notify the City by letter of their review of site plans and make recommendations for changes in those plans pursuant to the other provisions of this section.”

Finding: These criteria are satisfied.

Details of Finding: A letter from the franchise hauler approving the mixed solid waste and recycling storage and access is provided in the applicant’s Exhibit E in Exhibit B1.

Outdoor Lighting Standards

Outdoor Lighting

Sections 4.199.20 through 4.199.60

A166. Review Criterion: This section states that the outdoor lighting ordinance is applicable to “Installation of new exterior lighting systems in public facility, commercial, industrial and multi-family housing projects with common areas” and “Major additions or modifications (as defined in this Section) to existing exterior lighting systems in public facility, commercial, industrial and multi-family housing projects with common areas.” In addition the exempt luminaires and lighting systems are listed.

Finding: These criteria are satisfied.

Details of Finding: The proposal is required to meet the Outdoor Lighting Standards. See Request B, Findings B68 through B79.

Request B: DB15-0102 Site Design Review

Objectives of Site Design Review

Proper Functioning of the Site

Subsection 4.400 (.02) A. and Subsection 4.421 (.03)

- B1. Review Criteria:** “The Board shall also be guided by the purpose of Section 4.400, and such objectives shall serve as additional criteria and standards.” “Assure that Site Development Plans are designed in a manner that insures proper functioning of the site”

Finding: These criteria are satisfied.

Explanation of Finding: The site has been professionally designed with significant thought on to make the site functional and safe. In addition, by virtue of satisfying applicable functional criteria as part of the Stage II Final Plan approval the site is designed to ensure proper function.

High Quality Visual Environment

Subsection 4.400 (.02) A. and Subsection 4.421 (.03)

- B2. Review Criteria:** “The Board shall also be guided by the purpose of Section 4.400, and such objectives shall serve as additional criteria and standards.” “Assure that Site Development Plans are designed in a manner that . . . maintains a high quality visual environment”

Finding: These criteria are satisfied.

Explanation of Finding: Professional landscaping and a professional, site specific building and site design using long lasting materials supports a high quality visual environment.

Encourage Originality, Flexibility, and Innovation

Subsection 4.400 (.02) B. and Subsection 4.421 (.03)

- B3. Review Criteria:** “The Board shall also be guided by the purpose of Section 4.400, and such objectives shall serve as additional criteria and standards.” “Encourage originality, flexibility and innovation in site planning and development, including the architecture, landscaping and graphic design of said development;”

Finding: These criteria are satisfied.

Explanation of Finding: The site is large enough and the building is designed to allow incorporation of the latest educational institution design and amenities, while allowing future flexibility.

Discourage Inharmonious Development

Subsection 4.400 (.02) C. and Subsection 4.421 (.03)

- B4. Review Criteria:** “The Board shall also be guided by the purpose of Section 4.400, and such objectives shall serve as additional criteria and standards.” “Discourage monotonous, drab, unsightly, dreary and inharmonious developments;”

Finding: These criteria are satisfied.

Explanation of Finding: As indicated in Finding B2 above the professional unique design of the landscaping, building, and site support a high quality visual environment and thus

prevent monotonous, drab, unsightly, dreary development. The building is set towards the center of the site minimizing site lines of the building. In addition vegetative screening is used to screen the development from adjoining existing uses thus supporting the proposed school campus being harmonious with the existing rural residential and single-family residential uses nearby.

Proper Site Relationships

Subsection 4.400 (.02) D. and Subsection 4.421 (.03)

- B5. Review Criteria:** “The Board shall also be guided by the purpose of Section 4.400, and such objectives shall serve as additional criteria and standards.” “Conserve the City's natural beauty and visual character and charm by assuring that structures, signs and other improvements are properly related to their sites,”

Finding: These criteria are satisfied.

Explanation of Finding: A professional site specific design, including signs, has been developed that carefully considers the relationship of structures and other improvements to the site.

Proper Relationships with Surroundings

Subsection 4.400 (.02) D. and Subsection 4.421 (.03)

- B6. Review Criteria:** “The Board shall also be guided by the purpose of Section 4.400, and such objectives shall serve as additional criteria and standards.” “Conserve the City's natural beauty and visual character and charm by assuring that structures, signs and other improvements are properly related . . . to surrounding sites and structures,”

Finding: These criteria are satisfied.

Explanation of Finding: The design limits visibility of the proposed school from the surroundings to support the proper relationship with the surroundings. The building is set towards the center of the site minimizing site lines of the building and thus the visual impact on the surroundings. In addition vegetative screening is used to screen the development from adjoining existing uses.

Regard to Natural Aesthetics

Subsection 4.400 (.02) D. and Subsection 4.421 (.03)

- B7. Review Criteria:** “The Board shall also be guided by the purpose of Section 4.400, and such objectives shall serve as additional criteria and standards.” “Conserve the City's natural beauty and visual character and charm . . . with due regard to the aesthetic qualities of the natural terrain and landscaping”

Finding: These criteria are satisfied.

Explanation of Finding: The natural forested riparian corridor along the western edge of the site is being preserved thus conserving the natural beauty. A professionally designed landscape is being installed on the school property consistent with City landscaping standards to further increase the natural and landscaping aesthetic of a site that is now predominantly open field.

Attention to Exterior Appearances

Subsection 4.400 (.02) D. and Subsection 4.421 (.03)

- B8. Review Criteria:** “The Board shall also be guided by the purpose of Section 4.400, and such objectives shall serve as additional criteria and standards.” “Conserve the City's natural beauty and visual character and charm by assuring . . . that proper attention is given to exterior appearances of structures, signs and other improvements”

Finding: These criteria are satisfied.

Explanation of Finding: A professional site specific design has been developed demonstrating proper attention has been given to the appearance of structures and other improvements, including signs.

Protect and Enhance City's Appeal

Subsection 4.400 (.02) E. and Subsection 4.421 (.03)

- B9. Review Criteria:** “The Board shall also be guided by the purpose of Section 4.400, and such objectives shall serve as additional criteria and standards.” “Protect and enhance the City's appeal and thus support and stimulate business and industry and promote the desirability of investment and occupancy in business, commercial and industrial purposes;”

Finding: These criteria are satisfied.

Explanation of Finding: Schools are essential public facilities that enhance a City's appeal. The design, meeting the City's established standards for building and site design, ensure a development consistent with the City's current appealing aesthetic and high quality design.

Stabilize Property Values/Prevent Blight

Subsection 4.400 (.02) F. and Subsection 4.421 (.03)

- B10. Review Criteria:** “The Board shall also be guided by the purpose of Section 4.400, and such objectives shall serve as additional criteria and standards.” “Stabilize and improve property values and prevent blighted areas and, thus, increase tax revenues;”

Finding: These criteria are satisfied.

Explanation of Finding: No indication has been given that the proposed development would lead to blight. Schools are commonly placed adjacent to existing and planned residential areas and the City's experience has been school development stabilizes and improves nearby property values by providing a high value community service and amenity.

Adequate Public Facilities

Subsection 4.400 (.02) G. and Subsection 4.421 (.03)

- B11. Review Criteria:** “The Board shall also be guided by the purpose of Section 4.400, and such objectives shall serve as additional criteria and standards.” “Insure that adequate public facilities are available to serve development as it occurs and that proper attention is given to site planning and development so as to not adversely impact the orderly, efficient and economic provision of public facilities and services.”

Finding: These criteria are satisfied.

Explanation of Finding: As demonstrated by findings under Request A, Stage II Final Plan, and discussed and shown in Exhibits B1 and B2 all required Public Facilities are available or will be extended/developed concurrently with the development of the school.

Pleasing Environments and Behavior

Subsection 4.400 (.02) H. and Subsection 4.421 (.03)

B12. Review Criteria: "The Board shall also be guided by the purpose of Section 4.400, and such objectives shall serve as additional criteria and standards." "Achieve the beneficial influence of pleasant environments for living and working on behavioral patterns and, thus, decrease the cost of governmental services and reduce opportunities for crime through careful consideration of physical design and site layout under defensible space guidelines that clearly define all areas as either public, semi-private, or private, provide clear identity of structures and opportunities for easy surveillance of the site that maximize resident control of behavior -- particularly crime;"

Finding: These criteria are satisfied.

Explanation of Finding: The applicant has carefully considered the physical design and site layout based on experience with other schools and knowledge in the field of school design, especially in regard to creating a safe environment.

Civic Pride and Community Spirit

Subsection 4.400 (.02) I. and Subsection 4.421 (.03)

B13. Review Criteria: "The Board shall also be guided by the purpose of Section 4.400, and such objectives shall serve as additional criteria and standards." "Foster civic pride and community spirit so as to improve the quality and quantity of citizen participation in local government and in community growth, change and improvements;"

Finding: These criteria are satisfied.

Explanation of Finding: Community pride and community spirit are often centered on schools. A professionally designed school and campus will provide the basis for a new school community that will support pride and community spirit.

Favorable Environment for Residents

Subsection 4.400 (.02) J. and Subsection 4.421 (.03)

B14. Review Criteria: "The Board shall also be guided by the purpose of Section 4.400, and such objectives shall serve as additional criteria and standards." "Sustain the comfort, health, tranquility and contentment of residents and attract new residents by reason of the City's favorable environment and, thus, to promote and protect the peace, health and welfare of the City."

Finding: These criteria are satisfied.

Explanation of Finding: The attention to the design of the school and site layout creates a campus supportive of a favorable environment for learning and community events. Care has been taken in placement of buildings and use of vegetative buffering to protect neighboring properties.

Jurisdiction and Power of the DRB for Site Design Review

Development Review Board Jurisdiction Section 4.420

B15. Review Criteria: The section states the jurisdiction and power of the Development Review Board in relation to site design review including the application of the section, that development is required in accord with plans, and variance information.

Finding: These criteria will be satisfied by Condition of Approval PDB 1.

Details of Finding: A condition of approval has been included to ensure construction, site development, and landscaping are carried out in substantial accord with the Development Review Board approved plans, drawings, sketches, and other documents. No building permits will be granted prior to development review board approval. No variances are requested from site development requirements.

Design Standards

Use of Design Standards Subsection 4.421 (.01)

B16. Review Criteria: “The following standards shall be utilized by the Board in reviewing the plans, drawings, sketches and other documents required for Site Design Review. These standards are intended to provide a frame of reference for the applicant in the development of site and building plans as well as a method of review for the Board. These standards shall not be regarded as inflexible requirements. They are not intended to discourage creativity, invention and innovation. The specification of one or more particular architectural styles is not included in these standards.”

Finding: These criteria are satisfied.

Details of Finding: The applicant has provided sufficient information demonstrating compliance with the standards of this subsection.

Preservation of Landscaping Subsection 4.421 (.01) A.

B17. Review Criteria: “The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soils removal, and any grade changes shall be in keeping with the general appearance of neighboring developed areas.”

Finding: These criteria are satisfied.

Details of Finding: The area being impacted for school development was previously a farmed field that had been modified from its natural state. No tree removal is proposed and grading will be kept to the extent minimal to create an appropriate construction site.

Relation of Proposed Buildings to Environment Subsection 4.421 (.01) B.

B18. Review Criteria: “Proposed structures shall be located and designed to assure harmony with the natural environment, including protection of steep slopes, vegetation and other

naturally sensitive areas for wildlife habitat and shall provide proper buffering from less intensive uses in accordance with Sections 4.171 and 4.139 and 4.139.5. The achievement of such relationship may include the enclosure of space in conjunction with other existing buildings or other proposed buildings and the creation of focal points with respect to avenues of approach, street access or relationships to natural features such as vegetation or topography.”

Finding: These criteria are satisfied.

Details of Finding: The area being impacted for school development was previously a farmed field that had been modified from its natural state. The nearby riparian area to the west is being fully protected.

Drives, Parking, and Circulation- Access Points Subsection 4.421 (.01) C.

B19. Review Criteria: “With respect to vehicular and pedestrian circulation, including walkways, interior drives and parking, special attention shall be given to location and number of access points,”

Finding: These criteria are satisfied.

Details of Finding: The access points have been carefully reviewed against applicable standards in Section 4.177 and the Public Works Standards thus demonstrating special attention is being given to the location and number of access points.

Drives, Parking, and Circulation- Interior Circulation Subsection 4.421 (.01) C.

B20. Review Criteria: “With respect to vehicular and pedestrian circulation, including walkways, interior drives and parking, special attention shall be given to . . . general interior circulation,”

Finding: These criteria are satisfied.

Details of Finding: In reviewing the standards for parking and circulation areas in Sections 4.154 and 4.155 as part of the Stage II Final Plan special attention has been given to interior circulation especially for parent drop off and pick up and busses.

Drives, Parking, and Circulation- Pedestrian and Vehicle Separation Subsection 4.421 (.01) C.

B21. Review Criteria: “With respect to vehicular and pedestrian circulation, including walkways, interior drives and parking, special attention shall be given to . . . separation of pedestrian and vehicular traffic,”

Finding: These criteria are satisfied.

Details of Finding: In reviewing the standards for pedestrian and vehicle separation in Sections 4.154 as part of the Stage II Final Plan special attention has been given to the separation.

Drives, Parking, and Circulation- Safe and Convenient Parking Areas
Subsection 4.421 (.01) C.

B22. Review Criteria: “With respect to vehicular and pedestrian circulation, including walkways, interior drives and parking, special attention shall be given to . . . arrangement of parking areas that are safe and convenient,”

Finding: These criteria are satisfied.

Details of Finding: The applicant has had substantial experience designing parking areas for schools, and has given particular attention to making the proposed parking areas safe and convenient, including giving special attention to student drop off and pick up times.

Drives, Parking, and Circulation- Parking Detracting from Design
Subsection 4.421 (.01) C.

B23. Review Criteria: “With respect to vehicular and pedestrian circulation, including walkways, interior drives and parking, special attention shall be given to . . . arrangement of parking areas that . . . insofar as practicable, do not detract from the design of proposed buildings and structures and the neighboring properties.”

Finding: These criteria are satisfied.

Details of Finding: The proposed parking areas are located to the north and east of the proposed building while still allowing the building to have a presence on the street and be accessible by pedestrians. The parking areas are screened from other nearby uses.

Surface Water Drainage
Subsection 4.421 (.01) D.

B24. Review Criteria: “Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties of the public storm drainage system.”

Finding: These criteria are satisfied.

Details of Finding: The drainage has been professionally designed showing the proper attention has been paid as shown on sheet LU1.05 of Exhibit B2.

Above Ground Utility Installations
Subsection 4.421 (.01) E.

B25. Review Criteria: “Any utility installations above ground shall be located so as to have a harmonious relation to neighboring properties and site.”

Finding: These criteria are satisfied.

Details of Finding: No above ground utility installations are proposed.

Sewage Disposal
Subsection 4.421 (.01) E.

B26. Review Criteria: “The proposed method of sanitary and storm sewage disposal from all buildings shall be indicated.”

Finding: These criteria are satisfied.

Details of Finding: The site utility plan, sheet LU1.06 of Exhibit B2, indicates the proposed method of sanitary and storm sewer disposal.

Advertising Features
Subsection 4.421 (.01) F.

B27. Review Criteria: “In addition to the requirements of the City's sign regulations, the following criteria should be included: the size, location, design, color, texture, lighting and materials of all exterior signs and outdoor advertising structures or features shall not detract from the design of proposed buildings and structures and the surrounding properties.”

Finding: These criteria are satisfied.

Details of Finding: The applicant has provided sufficient information on signs, and a sign permit is being reviewed concurrently with this request. See Request D.

Screening and Buffering of Special Features
Subsection 4.421 (.01) G.

B28. Review Criteria: “. Exposed storage areas, exposed machinery installations, surface areas, truck loading areas, utility buildings and structures and similar accessory areas and structures shall be subject to such setbacks, screen plantings or other screening methods as shall be required to prevent their being incongruous with the existing or contemplated environment and its surrounding properties. Standards for screening and buffering are contained in Section 4.176.”

Finding: These criteria are satisfied.

Details of Finding: No additional screening is required for any of the listed special features.

Applicability of Design Standards
Subsection 4.421 (.02)

B29. Review Criteria: “The standards of review outlined in Sections (a) through (g) above shall also apply to all accessory buildings, structures, exterior signs and other site features, however related to the major buildings or structures.”

Finding: These criteria are satisfied.

Details of Finding: Design standards have been applied to all buildings, structures, and other site features.

Conditions of Approval
Subsection 4.421 (.05)

- B30. Review Criterion:** “The Board may attach certain development or use conditions in granting an approval that are determined necessary to insure the proper and efficient functioning of the development, consistent with the intent of the Comprehensive Plan, allowed densities and the requirements of this Code.”
Finding: This criterion is satisfied.
Details of Finding: No additional conditions of approval are recommended to ensure the proper and efficient functioning of the development.

Color or Materials Requirements
Subsection 4.421 (.06)

- B31. Review Criterion:** “The Board or Planning Director may require that certain paints or colors of materials be used in approving applications. Such requirements shall only be applied when site development or other land use applications are being reviewed by the City.”
Finding: This criterion is satisfied.
Details of Finding: No specific paints or colors are being required.

Location Standards for Mixed Solid Waste and Recycling Areas

Co-Location
Subsection 4.430 (.02) A.

- B32. Review Criteria:** “To encourage its use, the storage area for source separated recyclables shall be co-located with the storage area for residual mixed solid waste.”
Finding: These criteria are satisfied.
Details of Finding: As shown in the applicant’s Exhibit E in Exhibit B1, source separated recycling is located in the same area as the trash compacter.

Building and Fire Code Apply
Subsection 4.430 (.02) B.

- B33. Review Criteria:** “Indoor and outdoor storage areas shall comply with Uniform Building and Fire Code requirements.”
Finding: These criteria are satisfied.
Details of Finding: The storage area is being required to comply with Building and Fire Codes as will be reviewed as part of the Building Permit for the project.

Number of Locations
Subsection 4.430 (.02) C.

- B34. Review Criteria:** “Storage area space requirements can be satisfied with a single location or multiple locations and can combine with both interior and exterior locations.”
Finding: These criteria are satisfied.
Details of Finding: Mixed solid waste and recycling storage is proposed to be located at a

single location.

Placement in Setback Areas
Subsection 4.430 (.02) D.

- B35. Review Criteria:** “Exterior storage areas can be located within interior side yard or rear yard areas. Minimum setback shall be three (3) feet. Exterior storage areas shall not be located within a required front yard setback, including double frontage lots.”
Finding: These criteria are satisfied.
Details of Finding: No storage areas are proposed within setbacks.

Placement for User Security
Subsection 4.430 (.02) E.

- B36. Review Criteria:** “Exterior storage areas shall be located in central and visible locations on a site to enhance security for users.”
Finding: These criteria are satisfied.
Details of Finding: The proposed location is at a visible and secure location on the south side of the building.

Placement in Parking Areas
Subsection 4.430 (.02) F.

- B37. Review Criteria:** “Exterior storage areas can be located in a parking area if the proposed use provides at least the minimum number of parking spaces required for the use after deducting the area used for storage. Storage areas shall be appropriately screened according to the provisions of Section 4.430 (.03), below.”
Finding: These criteria are satisfied.
Details of Finding: The storage area is not proposed in a parking area.

Accessible for Collection
Subsection 4.430 (.02) G.

- B38. Review Criteria:** “The storage area shall be accessible for collection vehicles”
Finding: These criteria are satisfied.
Details of Finding: Access to the storage area is accessible for collection vehicles and has been approved for access by the Republic Services, the franchise hauler. See applicant’s Exhibit E in Exhibit B1.

Obstructing Traffic
Subsection 4.430 (.02) G.

- B39. Review Criteria:** “The storage area shall be . . . located so that the storage area will not obstruct pedestrian or vehicle traffic movement on the site or on public streets adjacent to the site.”
Finding: These criteria are satisfied.
Details of Finding: The storage area is located in an area where it will not obstruct pedestrian or vehicle traffic movement.

Design Standards for Mixed Solid Waste and Recycling Areas

Accommodating Containers

Subsection 4.430 (.03) A.

B40. Review Criteria: “The dimensions of the storage area shall accommodate containers consistent with current methods of local collection.”

Finding: These criteria are satisfied.

Details of Finding: The applicant’s Exhibit E in Exhibit B1 demonstrates the storage area can accommodate the planned containers and compacter.

Storage Container Design

Subsection 4.430 (.03) B.

B41. Review Criteria: “Storage containers shall meet Uniform Fire Code standards and be made of or covered with waterproof materials or situated in a covered area.”

Finding: These criteria are satisfied.

Details of Finding: The storage containers will be a common design provided by the franchise hauler.

Screening of Storage Areas

Subsection 4.430 (.03) C.

B42. Review Criteria: “Exterior storage areas shall be enclosed by a sight obscuring fence, wall or hedge at least six (6) feet in height.”

Finding: These criteria are satisfied.

Details of Finding: The storage area will be enclosed by a sight obscuring wall.

Storage Area Gates

Subsection 4.430 (.03) C.

B43. Review Criteria: “Gate openings for haulers shall be a minimum of ten (10) feet wide and shall be capable of being secured in a closed or open position.”

Finding: These criteria are satisfied.

Details of Finding: The opening to the yard is in excess of 10 feet.

Storage Area Vision Clearance

Subsection 4.430 (.03) C.

B44. Review Criteria: “In no case shall exterior storage areas be located in conflict with the vision clearance requirements of Section 4.177.”

Finding: These criteria are satisfied.

Details of Finding: The storage area is not located where in conflicts with vision clearance requirements.

Storage Container Labelling
Subsection 4.430 (.03) D.

- B45. Review Criteria:** “Storage area(s) and containers shall be clearly labeled to indicate the type of materials accepted.”
Finding: These criteria are satisfied.
Details of Finding: Containers will be marked by the franchise garbage hauler who provides the containers.

Access Standards for Mixed Solid Waste and Recycling Areas

Limiting Access
Subsection 4.430 (.04) A.

- B46. Review Criteria:** “Access to storage areas can be limited for security reasons. However, the storage area shall be accessible to users at convenient times of the day and to collect service personnel on the day and approximate time they are scheduled to provide collection service.”
Finding: These criteria are satisfied.
Details of Finding: The storage area will be available to the necessary staff as well as the franchise garbage hauler.

Collection Truck Access
Subsection 4.430 (.04) B.

- B47. Review Criteria:** “Storage areas shall be designed to be easily accessible to collection trucks and equipment, considering paving, grade and vehicle access. A minimum of ten (10) feet horizontal clearance and eight feet of vertical clearance is required if the storage area is covered.”
Finding: These criteria are satisfied.
Details of Finding: As shown in the applicant’s Exhibit E in Exhibit B1, the proposed access to the trash compacter is 15 feet wide and 20 feet tall exceeding the requirements of this subsection.

Collection Vehicle Maneuvering
Subsection 4.430 (.04) C.

- B48. Review Criteria:** “Storage areas shall be accessible to collection vehicles without requiring backing out of a driveway onto a public street. If only a single access point is available to the storage area, adequate turning radius shall be provided to allow collection vehicles to safely exit the site in a forward motion.”
Finding: These criteria are satisfied.
Details of Finding: The applicant’s Exhibit E in Exhibit B1, shows the collection access point is accessible to collection vehicles.

Site Design Review Submission Requirements

Submission Requirements

Section 4.440

B49. Review Criteria: “A prospective applicant for a building or other permit who is subject to site design review shall submit to the Planning Department, in addition to the requirements of Section 4.035, the following:” Listed A through F.

Finding: These criteria are satisfied.

Details of Finding: The applicant has provided a site plan drawn to scale, architectural drawings and sketches, a color board, and a detailed landscape plan.

Time Limit on Site Design Review Approvals

Void after 2 Years

Section 4.442

B50. Review Criterion: “Site design review approval shall be void after two (2) years unless a building permit has been issued and substantial development pursuant thereto has taken place; or an extension is granted by motion of the Board.

Finding: This criterion is satisfied.

Details of Finding: The Applicant has indicated that they will pursue development within two (2) years and it is understood that the approval will expire after 2 years if a building permit hasn't been issued unless an extension has been granted by the board.

Installation of Landscaping

Landscape Installation or Bonding

Subsection 4.450 (.01)

B51. Review Criterion: “All landscaping required by this section and approved by the Board shall be installed prior to issuance of occupancy permits, unless security equal to one hundred and ten percent (110%) of the cost of the landscaping as determined by the Planning Director is filed with the City assuring such installation within six (6) months of occupancy. "Security" is cash, certified check, time certificates of deposit, assignment of a savings account or such other assurance of completion as shall meet with the approval of the City Attorney. In such cases the developer shall also provide written authorization, to the satisfaction of the City Attorney, for the City or its designees to enter the property and complete the landscaping as approved. If the installation of the landscaping is not completed within the six-month period, or within an extension of time authorized by the Board, the security may be used by the City to complete the installation. Upon completion of the installation, any portion of the remaining security deposited with the City shall be returned to the applicant.”

Finding: This criterion will be satisfied by Condition of Approval PDB 2.

Details of Finding: The condition of approval will assure installation or appropriate security.

Approved Landscape Plan
Subsection 4.450 (.02)

- B52. Review Criterion:** “Action by the City approving a proposed landscape plan shall be binding upon the applicant. Substitution of plant materials, irrigation systems, or other aspects of an approved landscape plan shall not be made without official action of the Planning Director or Development Review Board, as specified in this Code.”
Finding: This criterion will be satisfied by Condition of Approval PDB 3.
Details of Finding: The condition of approval shall provide ongoing assurance this criterion is met.

Landscape Maintenance and Watering
Subsection 4.450 (.03)

- B53. Review Criterion:** “All landscaping shall be continually maintained, including necessary watering, weeding, pruning, and replacing, in a substantially similar manner as originally approved by the Board, unless altered with Board approval.”
Finding: This criterion will be satisfied by Condition of Approval PDB 4.
Details of Finding: The condition of approval will ensure landscaping is continually maintained in accordance with this subsection.

Modifications of Landscaping
Subsection 4.450 (.04)

- B54. Review Criterion:** “If a property owner wishes to add landscaping for an existing development, in an effort to beautify the property, the Landscape Standards set forth in Section 4.176 shall not apply and no Plan approval or permit shall be required. If the owner wishes to modify or remove landscaping that has been accepted or approved through the City’s development review process, that removal or modification must first be approved through the procedures of Section 4.010.”
Finding: This criterion will be satisfied by Condition of Approval PDB 4.
Details of Finding: The condition of approval shall provide ongoing assurance that this criterion is met by preventing modification or removal without the appropriate City review.

Natural Features and Other Resources

Protection
Section 4.171

- B55. Review Criterion:** This section provides for the protection of a number of natural features and other resources including: general terrain preparation, hillsides, trees and wooded areas, high voltage powerline easements and rights of way and petroleum pipeline easements, earth movement hazard areas, soil hazard areas, historic resources, and cultural resources.
Finding: This criterion is satisfied.
Details of Finding: The proposed design of the site provides for protection of natural

features and other resources consistent with the proposed Stage II Final Plan for the site as well as the purpose and objectives of site design review. See Findings A94-A102 under Request A.

Landscaping

Landscape Standards Code Compliance

Subsection 4.176 (.02) B.

B56. Review Criterion: “All landscaping and screening required by this Code must comply with all of the provisions of this Section, unless specifically waived or granted a Variance as otherwise provided in the Code. The landscaping standards are minimum requirements; higher standards can be substituted as long as fence and vegetation-height limitations are met. Where the standards set a minimum based on square footage or linear footage, they shall be interpreted as applying to each complete or partial increment of area or length”

Finding: This criterion is satisfied.

Details of Finding: No waivers or variances to landscape standards have been requested. Thus all landscaping and screening must comply with standards of this section.

Intent and Required Materials

Subsections 4.176 (.02) C. through I.

B57. Review Criteria: These subsections identify the various landscaping standards, including the intent of where they should be applied, and the required materials.

Finding: These criteria are satisfied.

Details of Finding: The minimum or higher standard has been applied throughout different landscape areas of the site and landscape materials are proposed to meet each standard in the different areas. Site Design Review is being reviewed concurrently with the Stage II Final Plan which includes a thorough analysis of the functional application of the landscaping standards. See Finding A108 under Request A.

Landscape Area and Locations

Subsection 4.176 (.03)

B58. Review Criteria: “Not less than fifteen percent (15%) of the total lot area, shall be landscaped with vegetative plant materials. The ten percent (10%) parking area landscaping required by section 4.155.03(B)(1) is included in the fifteen percent (15%) total lot landscaping requirement. Landscaping shall be located in at least three separate and distinct areas of the lot, one of which must be in the contiguous frontage area. Planting areas shall be encouraged adjacent to structures. Landscaping shall be used to define, soften or screen the appearance of buildings and off-street parking areas. Materials to be installed shall achieve a balance between various plant forms, textures, and heights. The installation of native plant materials shall be used whenever practicable.”

Finding: These criteria are satisfied.

Details of Finding: Consistent with the proposed Stage II Final Plan for the site, applicant’s sheet LU2.01 in Exhibit B2 indicates landscaping will cover 42 percent of the site.

Landscaping is proposed in a variety of different areas including adjacent to the school building. A wide variety of plants have been proposed to achieve a professional design.

Buffering and Screening

Subsection 4.176 (.04)

B59. Review Criteria: “Additional to the standards of this subsection, the requirements of the Section 4.137.5 (Screening and Buffering Overlay Zone) shall also be applied, where applicable.

A. All intensive or higher density developments shall be screened and buffered from less intense or lower density developments.

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.

C. All exterior, roof and ground mounted, mechanical and utility equipment shall be screened from ground level off-site view from adjacent streets or properties.

D. All outdoor storage areas shall be screened from public view, unless visible storage has been approved for the site by the Development Review Board or Planning Director acting on a development permit.

E. In all cases other than for industrial uses in industrial zones, landscaping shall be designed to screen loading areas and docks, and truck parking.

F. In any zone any fence over six (6) feet high measured from soil surface at the outside of fenceline shall require Development Review Board approval.”

Finding: These criteria are satisfied.

Details of Finding: Consistent with the proposed Stage II Final Plan, adequate screening is proposed. See Findings A108 and A114 under Request A.

Shrubs and Groundcover Materials

Subsection 4.176 (.06) A.

B60. Review Criteria: This subsection establishes plant material and planting requirements for shrubs and ground cover.

Finding: These criteria are satisfied or will be satisfied by Condition of Approval PDB 5.

Details of Finding: The condition of approval requires that the detailed requirements of this subsection are met.

Plant Materials-Trees

Subsection 4.176 (.06) B.

B61. Review Criteria: This subsection establishes plant material requirements for trees.

Finding: These criteria are satisfied or will be satisfied by Condition of Approval PDB 6.

Details of Finding: The plants material requirements for trees will be met as follows:

- The condition of approval requires all trees to be B&B (Balled and Burlapped)
- The condition of approval requires all plant materials to conform in size and grade to “American Standard for Nursery Stock” current edition.”
- The applicant’s planting plan lists tree sizes meeting requirements.

Types of Plant Species
Subsection 4.176 (.06) E.

B62. Review Criteria: This subsection discusses use of existing landscaping or native vegetation, selection of plant materials, and prohibited plant materials.

Finding: These criteria are satisfied.

Details of Finding: The applicant has provided sufficient information in their landscape plan (sheet LU2.01) showing the proposed landscape design meets the standards of this subsection.

Tree Credit
Subsection 4.176 (.06) F.

B63. Review Criteria: “Existing trees that are in good health as certified by an arborist and are not disturbed during construction may count for landscaping tree credit as follows:

Existing trunk diameter	Number of Tree Credits
18 to 24 inches in diameter	3 tree credits
25 to 31 inches in diameter	4 tree credits
32 inches or greater	5 tree credits:”

Maintenance requirements listed 1. through 2.

Finding: These criteria are satisfied.

Details of Finding: The applicant is not requesting any of preserved trees be counted as tree credits pursuant to this subsection.

Exceeding Plant Standards
Subsection 4.176 (.06) G.

B64. Review Criterion: “Landscape materials that exceed the minimum standards of this Section are encouraged, provided that height and vision clearance requirements are met.”

Finding: This criterion is satisfied.

Details of Finding: The selected landscape materials do not violate any height or visions clearance requirements.

Landscape Installation and Maintenance
Subsection 4.176 (.07)

B65. Review Criteria: This subsection establishes installation and maintenance standards for landscaping.

Finding: These criteria are satisfied or will be satisfied by Condition of Approval PDB 7.

Details of Finding: The installation and maintenance standards are or will be met as follows:

- Plant materials are required to be installed to current industry standards and be properly staked to ensure survival
- Plants that die are required to be replaced in kind, within one growing season, unless appropriate substitute species are approved by the City.
- Notes on the applicant’s sheet LU2.03 and LU2.04 provides for an irrigation system.

Landscape Plans
Subsection 4.176 (.09)

B66. Review Criterion: "Landscape plans shall be submitted showing all existing and proposed landscape areas. Plans must be drawn to scale and show the type, installation size, number and placement of materials. Plans shall include a plant material list. Plants are to be identified by both their scientific and common names. The condition of any existing plants and the proposed method of irrigation are also to be indicated."

Finding: This criterion is satisfied.

Details of Finding: Applicant's sheet LU2.01 in Exhibit B2 provides the required information.

Completion of Landscaping
Subsection 4.176 (.10)

B67. Review Criterion: "The installation of plant materials may be deferred for a period of time specified by the Board or Planning Director acting on an application, in order to avoid hot summer or cold winter periods, or in response to water shortages. In these cases, a temporary permit shall be issued, following the same procedures specified in subsection (.07)(C)(3), above, regarding temporary irrigation systems. No final Certificate of Occupancy shall be granted until an adequate bond or other security is posted for the completion of the landscaping, and the City is given written authorization to enter the property and install the required landscaping, in the event that the required landscaping has not been installed. The form of such written authorization shall be submitted to the City Attorney for review."

Finding: This criterion is satisfied.

Details of Finding: The applicant has not requested to defer installation of plant materials.

Outdoor Lighting-Generally

Applicability
Sections 4.199.20 and 4.199.60

B68. Review Criterion: Section 4.199.20 states that the outdoor lighting ordinance is applicable to "Installation of new exterior lighting systems in public facility, commercial, industrial and multi-family housing projects with common areas" and "Major additions or modifications (as defined in this Section) to existing exterior lighting systems in public facility, commercial, industrial and multi-family housing projects with common areas." In addition the exempt luminaires and lighting systems are listed. Section 4.199.60 identifies the threshold for major additions.

Finding: This criterion is satisfied.

Details of Finding: Proposed is a new exterior lighting system for a public facility project. The outdoor lighting standards thus apply.

Outdoor Lighting Zones
Section 4.199.30

B69. Review Criterion: “The designated Lighting Zone as indicated on the Lighting Overlay Zone Map for a commercial, industrial, multi-family or public facility parcel or project shall determine the limitations for lighting systems and fixtures as specified in this Ordinance.”

Finding: This criterion is satisfied.

Details of Finding: Having until recently been outside the City the site does not have a Lighting Zone applied. However, the City and district agrees the appropriate Lighting Zone to apply is LZ 2 as the site fits the description given in the code, it is the default zone for the majority of the City, and other public school sites in the City are within the same lighting zone, including the Wilsonville High School and Boeckman Creek Primary School campuses immediately to the southwest of the proposed school site.

Optional Lighting Compliance Methods
Subsection 4.199.40 (.01) A.

B70. Review Criteria: “All outdoor lighting shall comply with either the Prescriptive Option or the Performance Option below.

Finding: These criteria will be satisfied by Condition of Approval PDB 8.

Details of Finding: The applicant has elected to comply with the Prescriptive Option for the majority of the campus, while planning to meet the performance option for the sports field, as will be determined upon final design of the sports field lighting. As the performance criteria are clear and objective, staff is able to review the final design of the sports field lighting through the Class I Administrative Review process.

Prescriptive Option Compliance

Luminaire Lamp Wattage and Shielding
Subsection 4.199.40 (.01) B. 1.

B71. Review Criteria: “The maximum luminaire lamp wattage and shielding shall comply with Table 7.”

Finding: These criteria are satisfied.

Details of Finding: For LZ 2 the maximum wattage for fully shielded luminaires is 100 watts, for shielded luminaires is 35 watts, and for partly shielded luminaires is 30 watts. The luminaires being reviewed under the prescriptive option comply as follows

Luminaire Descriptions	Use	Shielding	Wattage
MSA Mesa LED	Parking Area Lighting	Fully Shielded	82
WST LED	Architectural Wall Sconces	Fully Shielded	24
Portfolio	Canopy Lighting	Fully Shielded	14

Compliance with Oregon Energy Efficiency Specialty Code
Subsection 4.199.40 (.01) B. 2.

B72. Review Criteria: “Except for those exemptions listed in Section 4.199.20(.02), the exterior lighting for the site shall comply with the Oregon Energy Efficiency Specialty Code, Exterior Lighting.”

Finding: These criteria are satisfied.

Details of Finding: The checklist showing compliance is provided in the applicant’s Exhibit F in Exhibit B1.

Mounting Height

Subsection 4.199.40 (.01) B. 3.

B73. Review Criteria: “The maximum pole or mounting height shall be consistent with Table 8.”

Finding: These criteria are satisfied.

Details of Finding: Table 8 allows parking lot lights to be up to 40 feet tall. Building mounted lighting is required to be no more than 4 feet higher than the tallest part of the building. The parking lot lights are proposed at 18 feet, and the building mounted lights will be lower than 4 feet above the tallest part of the building.

Light Setback from Property Line

Subsection 4.199.40 (.01) B. 4.

B74. Review Criteria: “Each luminaire shall be set back from all property lines at least 3 times the mounting height of the luminaire.” Exceptions listed a. through e.

Finding: These criteria are satisfied.

Details of Finding: All building lighting is setback well beyond the minimum. Parking area lighting is required to be 54 feet from adjacent properties (3 x 18 feet). All parking lot lights are greater than 54 feet from adjacent properties.

Performance Option Compliance

Direct Uplight Lumens

Subsection 4.199.40 (.01) C. 1.

B75. Review Criteria: “The weighted average percentage of direct uplight lumens shall be less than the allowed amount per Table 9.” For LZ 2 the Maximum percentage of direct uplight lumens is 5%.

Finding: These criteria are satisfied or will be satisfied by a condition of approval.

Details of Finding: Prior to installation of sports field lighting the applicant will get approval through a Class I Administrative Review of the final lighting design showing direct uplight lumens do not exceed 5%. See Condition of Approval PDB 8 and Finding B70.

Property Line Light Level
Subsection 4.199.40 (.01) C. 2.

B76. Review Criteria: “The maximum light level at any property line shall be less than the values in Table 9” For LZ 2 the maximum light level for the horizontal plane is 0.2 footcandle, and the vertical plane is 0.4 footcandle.

Finding: These criteria are satisfied.

Details of Finding: As shown on sheet in applicant’s Exhibit F in Exhibit B1 the light level from the sports field lighting is 0 footcandles at the property lines for both the horizontal and vertical plane. As part of the Class I Administrative Review of the final sports field lighting design staff will confirm these standards are still met. See Condition of Approval PDB 8 and Finding B70.

Mounting Height
Subsection 4.199.40 (.01) C. 3.

B77. Review Criteria: “The maximum pole or mounting height shall comply with Table 8.”

Lighting Zone	Lighting for private drives, driveways, parking, bus stops and other transit facilities	Lighting for walkways, bikeways, plazas and other pedestrian areas	All other lighting
LZ 2	40	18	8

Finding: These criteria are satisfied.

Details of Finding: All exterior mounted parking lot lighting is mounted at 18 feet. The mounting height of the sports field lighting will be reviewed as part of the review of the final sports field lighting design through a Class I Administrative Review. See Condition of Approval PDB 8 and Finding B70.

Other Lighting Requirements

Lighting Curfew
Subsection 4.199.40 (.02) D.

B78. Review Criteria: “All prescriptive or performance based exterior lighting systems shall be controlled by automatic device(s) or system(s) that:

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

The following are exceptions to curfew:

- a. Exception 1: Building Code required lighting.
- b. Exception 2: Lighting for pedestrian ramps, steps and stairs.
- c. Exception 3: Businesses that operate continuously or periodically after curfew.”

In Table 10 the Lighting Curfew for LZ 3 is Midnight.

Finding: These criteria are satisfied.

Details of Finding: The applicant proposes to dim or turn off outdoor lighting by 11 p.m. The district may have need for lighting periodically after the 10 p.m. curfew for LZ 2, thus the request for a delayed turn off time.

Standards and Submittal Requirements

Sections 4.199.40 and 4.199.50

B79. Review Criteria: These sections identify the Outdoor Lighting Standards for Approval and Submittal Requirements.

Finding: This criterion will be satisfied.

Details of Finding: All required materials have been submitted.

Request C: DB15-0103 Tentative Partition Plat

Land Division Authorization

Plat Review Authority

Subsection 4.202 (.01) through (.03)

C1. Review Criteria: "Pursuant to ORS Chapter 92, plans and plats must be approved by the Planning Director or Development Review Board (Board), as specified in Sections 4.030 and 4.031, before a plat for any land division may be filed in the county recording office for any land within the boundaries of the City, except that the Planning Director shall have authority to approve a final plat that is found to be substantially consistent with the tentative plat approved by the Board.

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

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

Finding: These criteria are satisfied.

Explanation of Finding: The tentative partition plat is being reviewed by the Development Review Board according to this subsection. The final plat will be reviewed by the Planning Division under the authority of the Planning Director to ensure compliance with the DRB review of the tentative partition plat.

Legally Lot Requirement

Subsection 4.202 (.04) A.

C2. Review Criterion: "No person shall sell any lot or parcel in any condominium, subdivision, or land partition until a final condominium, subdivision or partition plat has been approved by the Planning Director as set forth in this Code and properly recorded with the appropriate county."

Finding: This criterion is satisfied.

Explanation of Finding: It is understood that no lots will be sold or transferred until the final plat has been approved by the Planning Director and recorded.

Undersized Lots Prohibited
Subsection 4.202 (.04) B.

- C3. Review Criterion:** “It shall be a violation of this Code to divide a tract of land into a parcel smaller than the lot size required in the Zoning Sections of this Code unless specifically approved by the Development Review Board or City Council. No conveyance of any portion of a lot, for other than a public use, shall leave a structure on the remainder of the lot with less than the minimum lot size, width, depth, frontage, yard or setback requirements, unless specifically authorized through the Variance procedures of Section 4.196 or the waiver provisions of the Planned Development procedures of Section 4.118.”

Finding: This criterion is satisfied.

Explanation of Finding: No lots will be divided into a size smaller than allowed by the Public Facility (PF) Zone designation.

Plat Application Procedure

Pre-Application Conference
Subsection 4.210 (.01)

- C4. Review Criterion:** “Prior to submission of a tentative condominium, partition, or subdivision plat, a person proposing to divide land in the City shall contact the Planning Department to arrange a pre-application conference as set forth in Section 4.010.”

Finding: This criterion is satisfied.

Explanation of Finding: A pre-application conference was held on April 23, 2015 in accordance with this subsection.

Tentative Plat Preparation
Subsection 4.210 (.01) A.

- C5. Review Criterion:** “The applicant shall cause to be prepared a tentative plat, together with improvement plans and other supplementary material as specified in this Section. The Tentative Plat shall be prepared by an Oregon licensed professional land surveyor or engineer. An affidavit of the services of such surveyor or engineer shall be furnished as part of the submittal.”

Finding: This criterion is satisfied.

Explanation of Finding: The applicant’s Exhibit B in Exhibit B1 is a preliminary partition plat prepared in accordance with this subsection.

Tentative Plat Submission
Subsection 4.210 (.01) B.

- C6. **Review Criteria:** “The design and layout of this plan plat shall meet the guidelines and requirements set forth in this Code. The Tentative Plat shall be submitted to the Planning Department with the following information:” Listed 1. through 26.
Finding: These criteria are satisfied.
Explanation of Finding: The tentative partition plat has been submitted with the required information.

Phases to Be Shown
Subsection 4.210 (.01) D.

- C7. **Review Criteria:** “Where the applicant intends to develop the land in phases, the schedule of such phasing shall be presented for review at the time of the tentative plat. In acting on an application for tentative plat approval, the Planning Director or Development Review Board may set time limits for the completion of the phasing schedule which, if not met, shall result in an expiration of the tentative plat approval.”
Finding: These criteria are satisfied.
Explanation of Finding: The land is intended to be developed in a number of phases with the initial phase (proposed parcel 2) being the middle school with a primary school to follow on the same parcel as the middle school, and a city park to be built on proposed parcel 1. No specific timeframe has been set or is required for the future primary school or city park.

Remainder Tracts
Subsection 4.210 (.01) E.

- C8. **Review Criteria:** “Remainder tracts to be shown as lots or parcels. Tentative plats shall clearly show all affected property as part of the application for land division. All remainder tracts, regardless of size, shall be shown and counted among the parcels or lots of the division.”
Finding: These criteria are satisfied.
Explanation of Finding: All affected property has been incorporated into the tentative partition plat.

Street Requirements for Land Divisions

Adjoining Streets Relationship
Subsection 4.236 (.02)

- C9. **Review Criteria:** A land division shall provide for the continuation of the principal streets existing in the adjoining area, or of their proper projection when adjoining property is not developed, and shall be of a width not less than the minimum requirements for streets set forth in these regulations. Where, in the opinion of the Planning Director or Development Review Board, topographic conditions make such continuation or conformity impractical, an exception may be made. In cases where the Board or Planning Commission has

adopted a plan or plat of a neighborhood or area of which the proposed land division is a part, the subdivision shall conform to such adopted neighborhood or area plan.

Where the plat submitted covers only a part of the applicant's tract, a sketch of the prospective future street system of the unsubmitted part shall be furnished and the street system of the part submitted shall be considered in the light of adjustments and connections with the street system of the part not submitted.

At any time when an applicant proposes a land division and the Comprehensive Plan would allow for the proposed lots to be further divided, the city may require an arrangement of lots and streets such as to permit a later resubdivision in conformity to the street plans and other requirements specified in these regulations.

Finding: These criteria are satisfied.

Explanation of Finding: The proposed partition doesn't prevent the construction of streets consistent with the Stage I Master Plan and Stage II Final Plan, and no current streets exist needing continuation. Street right-of-way will be dedicated from the proposed parcels at a future time when the amount of needed right-of-way is finalized.

General Land Division Requirements- Easements

Utility Line Easements

Subsection 4.237 (.02) A.

C10. Review Criteria: Utility lines. Easements for sanitary or storm sewers, drainage, water mains, electrical lines or other public utilities shall be dedicated wherever necessary. Easements shall be provided consistent with the City's Public Works Standards, as specified by the City Engineer or Planning Director. All of the public utility lines within and adjacent to the site shall be installed within the public right-of-way or easement; with underground services extending to the private parcel constructed in conformance to the City's Public Works Standards. All franchise utilities shall be installed within a public utility easement. All utilities shall have appropriate easements for construction and maintenance purposes.

Finding: These criteria are satisfied.

Explanation of Finding: All utilities will be placed in the right-of-way or utility easements.

Water Course Easements

Subsection 4.237 (.02) B.

C11. Review Criteria: "Water courses. Where a land division is traversed by a water course, drainage way, channel or stream, there shall be provided a storm water easement or drainage right-of-way conforming substantially with the lines of the water course, and such further width as will be adequate for the purposes of conveying storm water and allowing for maintenance of the facility or channel. Streets or parkways parallel to water courses may be required."

Finding: These criteria are satisfied.

Explanation of Finding: No water course easements have been identified to be recorded

with the requested partition.

General Land Division Requirements- Lot Size and Shape

Lot Size and Shape Appropriate

Subsection 4.237 (.05)

C12. Review Criteria: “The lot size, width, shape and orientation shall be appropriate for the location of the land division and for the type of development and use contemplated. Lots shall meet the requirements of the zone where they are located.”

Finding: These criteria are satisfied.

Explanation of Finding: Proposed lot sizes, widths, shapes and orientations are appropriate for school and park development.

Lot Size and Shape Meet Zoning Requirements

Subsection 4.237 (.05)

C13. Review Criteria: “Lots shall meet the requirements of the zone where they are located.”

Finding: These criteria are satisfied.

Explanation of Finding: Proposed lot sizes, widths, shapes and orientations are appropriate for school and park development allowed in the Public Facility Zone.

On-Site Sewage Disposal

Subsection 4.237 (.05) A.

C14. Review Criteria: “In areas that are not served by public sewer, an on-site sewage disposal permit is required from the City. If the soil structure is adverse to on-site sewage disposal, no development shall be permitted until sewer service can be provided.”

Finding: These criteria are satisfied.

Explanation of Finding: The proposed school will be served by public sewer.

Appropriate Commercial and Industrial Lots

Subsection 4.237 (.05) B.

C15. Review Criteria: “Where property is zoned or deeded for business or industrial use, other lot widths and areas may be permitted at the discretion of the Development Review Board. Depth and width of properties reserved or laid out for commercial and industrial purposes shall be adequate to provide for the off-street service and parking facilities required by the type of use and development contemplated.”

Finding: These criteria are satisfied.

Explanation of Finding: Property is zoned for public facility use.

Lot Size and Width for Planned Developments
Subsection 4.237 (.05) C.

C16. Review Criteria: “In approving an application for a Planned Development, the Development Review Board may waive the requirements of this section and lot size, shape, and density shall conform to the Planned Development conditions of approval.”

Finding: These criteria are satisfied.

Explanation of Finding: No waivers are proposed and the land division enables development consistent with the Stage I Master Plan and the proposed Stage II Final Plan.

General Land Division Requirements- Access

Minimum Street Frontage
Subsection 4.237 (.06)

C17. Review Criteria: “The division of land shall be such that each lot shall have a minimum frontage on a street or private drive, as specified in the standards of the relative zoning districts. This minimum frontage requirement shall apply with the following exceptions:”

Finding: These criteria are satisfied.

Explanation of Finding: Each parcel has substantial frontage on a public street. Additional frontage would be created by planned future streets.

General Land Division Requirements- Other

Through Lots
Subsection 4.237 (.07)

C18. Review Criteria: “Through lots shall be avoided except where essential to provide separation of residential development from major traffic arteries or adjacent non-residential activity or to overcome specific disadvantages of topography and orientation.”

Finding: These criteria are satisfied.

Explanation of Finding: No lots are proposed as described in this subsection.

Lot Side Lines
Subsection 4.237 (.08)

C19. Review Criteria: “The side lines of lots, as far as practicable for the purpose of the proposed development, shall run at right angles to the street or tract with a private drive upon which the lots face.”

Finding: These criteria are satisfied.

Explanation of Finding: The side lines for the parcels run at or near a right angle to the street and the front lot lines.

Large Lot Divisions
Subsection 4.237 (.09)

C20. Review Criteria: “In dividing tracts which at some future time are likely to be re-divided, the location of lot lines and other details of the layout shall be such that re-division may

readily take place without violating the requirements of these regulations and without interfering with the orderly development of streets. Restriction of buildings within future street locations shall be made a matter of record if the Development Review Board considers it necessary.”

Finding: These criteria are satisfied.

Explanation of Finding: No future divisions of the proposed parcels are planned.

Land for Public Purposes

Subsection 4.237 (.12)

C21. Review Criterion: “The Planning Director or Development Review Board may require property to be reserved for public acquisition, or irrevocably offered for dedication, for a specified period of time.”

Finding: This criterion is satisfied.

Explanation of Finding: No property reservation is recommended as described in this subsection.

Corner Lots

Subsection 4.237 (.13)

C22. Review Criterion: “Lots on street intersections shall have a corner radius of not less than ten (10) feet.”

Finding: This criterion is satisfied.

Explanation of Finding: All proposed corner lots meet the minimum corner radius of ten (10) feet.

Lots of Record

Defining Lots of Record

Section 4.250

C23. Review Criteria: “All lots of record that have been legally created prior to the adoption of this ordinance shall be considered to be legal lots. Tax lots created by the County Assessor are not necessarily legal lots of record.”

Finding: These criteria are satisfied.

Explanation of Finding: The existing parcels are of record, and the resulting parcels will be of record.

Request D DB15-0107 Class 3 Sign Permit

Sign Review and Submission

Review Process

Subsection 4.031 (.01) M. and Subsection 4.156.02 (.03)

D1. Review Criteria: These subsections establish that Class III Sign Permits are reviewed by the Development Review Board.

Finding: These criteria are satisfied.

Explanation of Finding: The application qualifies as a Class III Sign Permit and is being reviewed by the Development Review Board.

Class III Sign Permits Generally

Subsection 4.156.02 (.06)

D2. Review Criteria: “Sign permit requests shall be processed as a Class III Sign Permit when associated with new development, or redevelopment requiring DRB review, and not requiring a Master Sign Plan; when a sign permit request is associated with a waiver or non-administrative variance; or when the sign permit request involves one or more freestanding or ground mounted signs greater than eight (8) feet in height in a new location.”

Finding: These criteria are satisfied.

Explanation of Finding: The proposal is associated with new development requiring DRB review and does not require a Master Sign Plan as it involves a single tenant.

Class III Sign Permit Submission Requirements

Subsection 4.156.02 (.06) A.

D3. Review Criteria: This subsection identifies submission requirements for Class III Sign Permits, which includes the submission requirements for Class II sign permits.

Finding: These criteria are satisfied.

Explanation of Finding: As indicated in the table below the Applicant has satisfied the submission requirements:

Requirement	Submitted	Waiver Granted		Condition of Approval	Not Applicable	Additional findings/not es
		Info Already Available to	Not Info Necessary for			

Completed Application Form	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Sign Drawings or Descriptions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Documentation of Building/Tenant Space Lengths	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Drawings of Sign Placement of Building Facades	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Project Narrative	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Information on Any Requested Waivers or Variances	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Class III Sign Permit Review Criteria

Class II Sign Permit Review Criteria: Generally and Site Design Review
 Subsection 4.156.02 (.05) E.

- D4. Review Criteria:** “Class II Sign Permits shall satisfy the sign regulations for the applicable zoning district and the Site Design Review Criteria in Sections 4.400 through 4.421,”
Finding: These criteria are satisfied.
Explanation of Finding: As indicated in Findings D12 through D35 these criteria are met.

Class II Sign Permit Review Criteria: Compatibility with Zone
 Subsection 4.156.02 (.05) E. 1.

- D5. Review Criteria:** “The proposed signage is compatible with developments or uses permitted in the zone in terms of design, materials used, color schemes, proportionality, and location, so that it does not interfere with or detract from the visual appearance of surrounding development;”
Finding: These criteria are satisfied.
Explanation of Finding: The proposed signage is typical of and compatible with school site developments within the PF Zone. This includes aluminum letters, and a freestanding monument sign with a backlit change copy cabinet. The placement of signs on buildings is in recognizable sign bands, and proportional to the building facades. No evidence exists nor has testimony been received that the subject signs would detract from the visual appearance of the surrounding development.

Class II Sign Permit Review Criteria: Nuisance and Impact on Surrounding Properties
 Subsection 4.156.02 (.05) E. 2.

- D6. Review Criteria:** “The proposed signage will not create a nuisance or result in a significant reduction in the value or usefulness of surrounding development;”

Finding: These criteria are satisfied.

Explanation of Finding: There is no evidence and no testimony has been received that the subject signs would create a nuisance or negatively impact the value of surrounding properties.

Class II Sign Permit Review Criteria: Items for Special Attention
Subsection 4.156.02 (.05) E. 3.

D7. **Review Criteria:** "Special attention is paid to the interface between signs and other site elements including building architecture and landscaping, including trees."

Finding: These criteria are satisfied.

Explanation of Finding: The building signs are within architectural features identifiable as a sign band with a buffer within the sign band around the sign, which demonstrates consideration of the interface between the signs and building architecture. No sign-tree conflicts have been noted.

Sign Measurement

Measurement of Cabinet Signs and Similar
Subsection 4.156.03 (.01) A.

D8. **Review Criteria:** "The area for signs enclosed by cabinet, frame, or other background (including lighted surface) not otherwise part of the architecture of a building or structure shall be the area of a shape drawn around the outer dimension of the cabinet, frame, or background."

Finding: These criteria are satisfied.

Explanation of Finding: The monument sign is measured consistent with this subsection. The brick base is not included in the area calculation.

Measurement of Individual Element Signs
Subsection 4.156.03 (.01) B.

D9. **Review Criteria:** "The area for signs constructed of individual elements (letters, figures, etc.) attached to a building wall or similar surface or structure shall be the summed area of up to three squares, rectangles, circles, or triangles drawn around all sign elements."

Finding: These criteria are satisfied.

Explanation of Finding: The proposed building signs have been measured consistent with this subsection using rectangles.

Measurement of Sign Height Above Ground
Subsection 4.156.03 (.02) A.

D10. **Review Criteria:** "The height above ground of a freestanding or ground-mounted sign is measured from the average grade directly below the sign to the highest point of the sign or sign structure except as follows:" Listed 1.-2.

Finding: These criteria are satisfied.

Explanation of Finding: The proposed signs have been measured consistent with this subsection.

Measurement of Sign Height and Length
Subsection 4.156.03 (.03) A.-B.

D11. Review Criteria: “Height of a sign is the vertical distance between the lowest and highest points of the sign.”

Length of a sign is the horizontal distance between the furthest left and right points of the sign.”

Finding: These criteria are satisfied.

Explanation of Finding: The proposed signs have been measured consistent with this subsection.

Freestanding and Ground Mounted Signs in the PDC, PDI , and PF Zones

General Allowance
Subsection 4.156.08 (.01) A.

D12. Review Criteria: “One freestanding or ground mounted sign is allowed for the first two-hundred (200) linear feet of site frontage. One additional freestanding or ground mounted sign may be added for through and corner lots having at least two-hundred (200) feet of frontage on one street or right-of-way and one-hundred (100) feet on the other street or right-of-way.”

Finding: These criteria are satisfied.

Explanation of Finding: The subject site has frontage on both SW 63rd Avenue and SW Hazel Street and would be eligible for a freestanding sign on both. A single monument sign is proposed just south of the northern driveway off SW 63rd Avenue.

Allowed Height
Subsection 4.156.08 (.01) B.

D13. Review Criteria: “The allowed height above ground of a freestanding or ground mounted sign is twenty (20) feet except as noted in 1-2 below.”

Finding: These criteria are satisfied.

Explanation of Finding: The allowed height is 20 feet. The proposed sign is 4 feet 4 inches tall.

Allowed Area
Subsection 4.156.08 (.01) C.

D14. Review Criteria: This subsection identifies the allowed area for freestanding signs.

Finding: These criteria are satisfied.

Explanation of Finding: The signs pertain to a single tenant with more than 26000 square feet of gross floor area. Thus each freestanding sign is allowed to be up to 64 square feet. The proposed monument sign area is less than 23 square feet.

Pole or Sign Support Placement
Subsection 4.156.08 (.01) D.

D15. Review Criterion: "Pole or sign support placement shall be installed in a full vertical position."

Finding: This criterion is satisfied.

Explanation of Finding: Sign supports are proposed to be in a full vertical position.

Extending Over Right-of-Way, Parking, and Maneuvering Areas
Subsection 4.156.08 (.01) E.

D16. Review Criterion: "Freestanding and ground mounted signs shall not extend into or above public rights-of-way, parking areas, or vehicle maneuvering areas."

Finding: This criterion is satisfied.

Explanation of Finding: Freestanding signs are not proposed to extend into or above the listed areas.

Design of Freestanding Signs to Match or Complement Design of Buildings
Subsection 4.156.08 (.01) G.

D17. Review Criterion: "Freestanding and ground mounted signs shall be designed to match or complement the architectural design of buildings on the site."

Finding: This criterion is satisfied.

Explanation of Finding: The monument sign has a brick base and background complementary to the school architecture.

Width vs. Height of Signs Over 8 Feet
Subsection 4.156.08 (.01) H.

D18. Review Criterion: "For freestanding and ground mounted signs greater than eight (8) feet in height, the width of the sign shall not exceed the height."

Finding: This criterion is satisfied.

Explanation of Finding: The proposed monument sign is less than 8 feet tall.

Sign Setback
Subsection 4.156.08 (.01) J.

D19. Review Criteria: "Freestanding and ground mounted signs shall be no further than fifteen (15) feet from the property line and no closer than two (2) feet from a sidewalk or other hard surface in the public right-of-way."

Finding: These criteria will be satisfied.

Explanation of Finding: The monument sign along SW 63rd Ave. is located within fifteen (15) of the property line and does not come closer than two (2) feet from the right-of-way, as reflected on the applicant's submitted site plan.

Address Requirement
Subsection 4.156.08 (.01) K.

D20. Review Criteria: “Except for those signs fronting Interstate 5, freestanding and ground mounted signs shall include the address number of associated buildings unless otherwise approved in writing by the City and the Fire District.”

Finding: These criteria will be satisfied by Condition of Approval PDD 2.

Explanation of Finding: A condition of approval requires the address unless otherwise approved by TVF&R.

Design of Sign Based on Initial Tenant Configuration and Size
Subsection 4.156.08 (.01) L.

D21. Review Criteria: “When a sign is designed based on the number of planned tenant spaces it shall remain a legal, conforming sign regardless of the change in the number of tenants or configuration of tenant spaces.”

Finding: These criteria are satisfied.

Explanation of Finding: A development is being designed for a single tenant and the signs are being planned accordingly.

Building Signs in the PDC, PDI , and PF Zones

Sign Eligible Facades
Subsection 4.156.08 (.02) A.

D22. Review Criteria: “Building signs are allowed on a facade of a tenant space or single tenant building when one or more of the following criteria are met:

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

Finding: These criteria are satisfied.

Explanation of Finding: The facades are sign eligible as follows

Facade	Sign Eligible	Criteria making sign eligible
North	Yes	Entrance open to general public, adjacent to primary parking area, frontage on a street or private drive.
East	Yes	Entrance open to general public, adjacent to primary parking area
South	Yes	Entrance open to the general public
West	Yes	Entrance open to general public

Building Sign Area Allowed
 Subsection 4.156.08 (.02) B.

D23. Review Criteria: This subsection includes a table identifying the sign area allowed for facades based on the linear length of the façade. Exception are listed 2. through 5.

Finding: These criteria are satisfied.

Explanation of Finding: The proposed sign area is within the allowance for each façade or waivers have been requested as follows

Façade	Linear Length	Sign Area Allowed	Proposed Sign Area
North	Approx. 440 feet	250 sf	128.42 sf
East	Approx. 450 feet	250 sf	73.17 sf
West	Approx. 400 feet	250 sf	69.375 sf

Calculating Linear Length to Determine Sign Area Allowed.
 Subsection 4.156.08 (.02) B. 6.

D24. Review Criteria: “For facades of a single tenant building the length the facade measured at the building line, except as noted in a. and b. below. For multi-tenant buildings the width of the façade of the tenant space shall be measured from the centerline of the party walls or the outer extent of the exterior wall at the building line, as applicable, except as noted in a. and b. below. Applicants shall provide the dimensions needed to calculate the length. Each tenant space or single occupant building shall not be considered to have more than five (5) total facades.”

Finding: These criteria are satisfied.

Explanation of Finding: The applicant has supplied the required measurements used to determine linear lengths according to this subsection.

Building Sign Length Allowed
 Subsection 4.156.08 (.02) C.

D25. Review Criterion: “The length of individual tenant signs shall not exceed seventy-five (75) percent of the length of the facade of the tenant space.”

Finding: This criterion is satisfied.

Explanation of Finding: None of the facades have signs exceeding seventy-five (75) percent of the length of the façade.

Building Sign Height Allowed
Subsection 4.156.08 (.02) D.

D26. Review Criteria: “The height of building signs shall be within a definable sign band, fascia, or architectural feature and allow a definable space between the sign and the top and bottom of the sign band, fascia, or architectural feature.”

Finding: These criteria are satisfied.

Explanation of Finding: All of the proposed building signs are within a definable architectural feature and have a definable space between the sign and the top and bottom of the architectural feature.

Building Sign Types Allowed
Subsection 4.156.08 (.02) E.

D27. Review Criterion: “Types of signs permitted on buildings include wall flat, fascia, projecting, blade, marquee and awning signs. Roof-top signs are prohibited.”

Finding: This criterion is satisfied.

Explanation of Finding: All the proposed buildings signs are wall flat, which is an allowable type.

Additional Signs: Directional Signs
Subsection 4.156.08 (.03) A.

D28. Review Criteria: “Notwithstanding the signs allowed based on the site in (.01) and (.02) above, the following signs may be permitted, subject to standards and conditions in this Code:” “In addition to exempt directional signs allowed under Subsection 4.156.05 (.02) C. freestanding or ground mounted directional signs six (6) square feet or less in area and four (4) feet or less in height:

1. The signs shall be designed to match or complement the architectural design of buildings on the site;
2. The signs shall only be placed at the intersection of internal circulation drives; and
3. No more than one (1) sign shall be placed per intersection corner with no more than two (2) signs per intersection.”

Finding: These criteria are satisfied.

Explanation of Finding: No directional signs are proposed pursuant to this subsection.

Site Design Review

Excessive Uniformity, Inappropriateness of Design, Etc.
Subsections 4.400 (.01) and 4.421 (.03)

D29. Review Criteria: “The Board shall also be guided by the purpose of Section 4.400, and such objectives shall serve as additional criteria and standards.” “Excessive uniformity, inappropriateness or poor design of the exterior appearance of structures and signs and the lack of proper attention to site development and landscaping in the business, commercial, industrial and certain residential areas of the City hinders the harmonious

development of the City, impairs the desirability of residence, investment or occupation in the City, limits the opportunity to attain the optimum use in value and improvements, adversely affects the stability and value of property, produces degeneration of property in such areas and with attendant deterioration of conditions affecting the peace, health and welfare, and destroys a proper relationship between the taxable value of property and the cost of municipal services therefor.”

Finding: These criteria are satisfied.

Explanation of Finding:

Excessive Uniformity: A variety of signs are proposed which do not create excessive uniformity.

Inappropriate or Poor Design of Signs: Signs are typical of the type of development proposed found to be appropriate throughout the City.

Lack of Proper Attention to Site Development: The appropriate professional services have been used to design the site in relation to signs

Lack of Proper Attention to Landscaping: Appropriate landscaping is placed around the monument sign.

Purposes of Objectives of Site Design Review

Subsections 4.400 (.02) and 4.421 (.03)

D30. Review Criteria: “The Board shall also be guided by the purpose of Section 4.400, and such objectives shall serve as additional criteria and standards.” “The City Council declares that the purposes and objectives of site development requirements and the site design review procedure are to:” Listed A through J. including D. which reads “Conserve the City's natural beauty and visual character and charm by assuring that structures, signs and other improvements are properly related to their sites, and to surrounding sites and structures, with due regard to the aesthetic qualities of the natural terrain and landscaping, and that proper attention is given to exterior appearances of structures, signs and other improvements;”

Finding: These criteria are satisfied.

Explanation of Finding: It is staff’s professional opinion that the signs comply with the purposes and objectives of site design review, especially objective D. which specifically mentions signs. The proposed signs are of a scale and design appropriately related to the subject site and the appropriate amount of attention has been given to visual appearance.

Site Design Review-Design Standards

Subsection 4.421 (.01)

D31. Review Criteria: This subsection lists the design standards for Site Design Review. Listed A through G. Only F. is applicable to this application, which reads, “Advertising Features. In addition to the requirements of the City's sign regulations, the following criteria should be included: the size, location, design, color, texture, lighting and materials of all exterior signs and outdoor advertising structures or features shall not detract from the design of proposed buildings and structures and the surrounding properties.”

Finding: These criteria are satisfied.

Explanation of Finding: There is no indication that the size, location, design, color, texture, lighting or material of the proposed signs would detract from the design of the building and the surrounding properties.

Applicability of Design Standards to Signs
Subsection 4.421 (.02)

D32. Review Criteria: “The standards of review outlined in Sections (a) through (g) above shall also apply to all accessory buildings, structures, exterior signs and other site features, however related to the major buildings or structures.”

Finding: These criteria are satisfied.

Explanation of Finding: Design standards have been applied to exterior signs, as applicable, see Finding D31 above.

Site Design Review-Conditions of Approval
Subsection 4.421 (.05)

D33. Review Criterion: “The Board may attach certain development or use conditions in granting an approval that are determined necessary to insure the proper and efficient functioning of the development, consistent with the intent of the Comprehensive Plan, allowed densities and the requirements of this Code.”

Finding: This criterion is satisfied.

Explanation of Finding: No additional conditions of approval are recommended to ensure the proper and efficient functioning of the development in relation to signs.

Color or Materials Requirements
Subsection 4.421 (.06)

D34. Review Criterion: “The Board or Planning Director may require that certain paints or colors of materials be used in approving applications. Such requirements shall only be applied when site development or other land use applications are being reviewed by the City.”

Finding: This criterion is satisfied.

Explanation of Finding: Staff does not recommend any additional requirements for materials or colors for the proposed signs.

Site Design Review-Procedures
Section 4.440

D35. Review Criteria: “A prospective applicant for a building or other permit who is subject to site design review shall submit to the Planning Department, in addition to the requirements of Section 4.035, the following:” Listed A through F.

Finding: These criteria are satisfied.

Explanation of Finding: The applicant has submitted a sign plan as required by this section.

Exhibit C1
Public Works Plan Submittal Requirements
and Other Engineering Requirements

1. All construction or improvements to public works facilities shall be in conformance to the City of Wilsonville Public Works Standards - 2014.
2. Applicant shall submit insurance requirements to the City of Wilsonville in the following amounts:

Coverage (<i>Aggregate, accept where noted</i>)	Limit
Commercial General Liability:	
▪ General Aggregate (per project)	\$3,000,000
▪ General Aggregate (per occurrence)	\$2,000,000
▪ Fire Damage (any one fire)	\$50,000
▪ Medical Expense (any one person)	\$10,000
Business Automobile Liability Insurance:	
▪ Each Occurrence	\$1,000,000
▪ Aggregate	\$2,000,000
Workers Compensation Insurance	\$500,000

3. No construction of, or connection to, any existing or proposed public utility/improvements will be permitted until all plans are approved by Staff, all fees have been paid, all necessary permits, right-of-way and easements have been obtained and Staff is notified a minimum of 24 hours in advance.
4. All public utility/improvement plans submitted for review shall be based upon a 22" x 34" format and shall be prepared in accordance with the City of Wilsonville Public Work's Standards.
5. Plans submitted for review shall meet the following general criteria:
 - a. Utility improvements that shall be maintained by the public and are not contained within a public right-of-way shall be provided a maintenance access acceptable to the City. The public utility improvements shall be centered in a minimum 15-ft. wide public easement for single utilities and a minimum 20-ft wide public easement for two parallel utilities and shall be conveyed to the City on its dedication forms.
 - b. Design of any public utility improvements shall be approved at the time of the issuance of a Public Works Permit. Private utility improvements are subject to review and approval by the City Building Department.
 - c. In the plan set for the PW Permit, existing utilities and features, and proposed new private utilities shall be shown in a lighter, grey print. Proposed public improvements shall be shown in bolder, black print.

- d. All elevations on design plans and record drawings shall be based on NAVD 88 Datum.
 - e. All proposed on and off-site public/private utility improvements shall comply with the State of Oregon and the City of Wilsonville requirements and any other applicable codes.
 - f. Design plans shall identify locations for street lighting, gas service, power lines, telephone poles, cable television, mailboxes and any other public or private utility within the general construction area.
 - g. As per City of Wilsonville Ordinance No. 615, all new gas, telephone, cable, fiber-optic and electric improvements etc. shall be installed underground. Existing overhead utilities shall be undergrounded wherever reasonably possible.
 - h. Any final site landscaping and signing shall not impede any proposed or existing driveway or interior maneuvering sight distance.
 - i. Erosion Control Plan that conforms to City of Wilsonville Ordinance No. 482.
 - j. Existing/proposed right-of-way, easements and adjacent driveways shall be identified.
 - k. All engineering plans shall be printed to PDF, combined to a single file, stamped and digitally signed by a Professional Engineer registered in the State of Oregon.
 - l. All plans submitted for review shall be in sets of a digitally signed PDF and three printed sets.
6. Submit plans in the following general format and order for all public works construction to be maintained by the City:
- a. Cover sheet
 - b. City of Wilsonville construction note sheet
 - c. General construction note sheet
 - d. Existing conditions plan.
 - e. Erosion control and tree protection plan.
 - f. Site plan. Include property line boundaries, water quality pond boundaries, sidewalk improvements, right-of-way (existing/proposed), easements (existing/proposed), and sidewalk and road connections to adjoining properties.
 - g. Grading plan, with 1-foot contours.
 - h. Composite utility plan; identify storm, sanitary, and water lines; identify storm and sanitary manholes.
 - i. Detailed plans; show plan view and either profile view or provide i.e.'s at all utility crossings; include laterals in profile view or provide table with i.e.'s at crossings; vertical scale 1"= 5', horizontal scale 1"= 20' or 1"= 30'.
 - j. Street plans.
 - k. Storm sewer/drainage plans; number all lines, manholes, catch basins, and cleanouts for easier reference
 - l. Water and sanitary sewer plans; plan; number all lines, manholes, and cleanouts for easier reference.
 - m. Detailed plan for storm water detention facility (both plan and profile views), including water quality orifice diameter and manhole rim elevations. Provide detail of inlet structure and energy dissipation device. Provide details of drain inlets, structures, and

- piping for outfall structure. Note that although storm water detention facilities are typically privately maintained they will be inspected by engineering, and the plans must be part of the Public Works Permit set.
- n. Detailed plan for water quality facility (both plan and profile views). Note that although storm water quality facilities are typically privately maintained they will be inspected by Natural Resources, and the plans must be part of the Public Works Permit set.
 - o. Composite franchise utility plan.
 - p. City of Wilsonville detail drawings.
 - q. Illumination plan.
 - r. Striping and signage plan.
 - s. Landscape plan.
7. Design engineer shall coordinate with the City in numbering the sanitary and stormwater sewer systems to reflect the City's numbering system. Video testing and sanitary manhole testing will refer to City's numbering system.
 8. The applicant shall install, operate and maintain adequate erosion control measures in conformance with the standards adopted by the City of Wilsonville Ordinance No. 482 during the construction of any public/private utility and building improvements until such time as approved permanent vegetative materials have been installed.
 9. Applicant shall work with City's Natural Resources office before disturbing any soil on the respective site. If 5 or more acres of the site will be disturbed applicant shall obtain a 1200-C permit from the Oregon Department of Environmental Quality. If 1 to less than 5 acres of the site will be disturbed a 1200-CN permit from the City of Wilsonville is required.
 10. The applicant shall be in conformance with all stormwater and flow control requirements for the proposed development per the Public Works Standards.
 11. A storm water analysis prepared by a Professional Engineer registered in the State of Oregon shall be submitted for review and approval by the City.
 12. The applicant shall be in conformance with all water quality requirements for the proposed development per the Public Works Standards. If a mechanical water quality system is used, prior to City acceptance of the project the applicant shall provide a letter from the system manufacturer stating that the system was installed per specifications and is functioning as designed.
 13. Storm water quality facilities shall have approved landscape planted and/or some other erosion control method installed and approved by the City of Wilsonville prior to streets and/or alleys being paved.
 14. The applicant shall contact the Oregon Water Resources Department and inform them of any existing wells located on the subject site. Any existing well shall be limited to irrigation purposes only. Proper separation, in conformance with applicable State standards, shall be

maintained between irrigation systems, public water systems, and public sanitary systems. Should the project abandon any existing wells, they shall be properly abandoned in conformance with State standards.

15. All survey monuments on the subject site, or that may be subject to disturbance within the construction area, or the construction of any off-site improvements shall be adequately referenced and protected prior to commencement of any construction activity. If the survey monuments are disturbed, moved, relocated or destroyed as a result of any construction, the project shall, at its cost, retain the services of a registered professional land surveyor in the State of Oregon to restore the monument to its original condition and file the necessary surveys as required by Oregon State law. A copy of any recorded survey shall be submitted to Staff.
16. Sidewalks, crosswalks and pedestrian linkages in the public right-of-way shall be in compliance with the requirements of the U.S. Access Board.
17. No surcharging of sanitary or storm water manholes is allowed.
18. The project shall connect to an existing manhole or install a manhole at each connection point to the public storm system and sanitary sewer system.
19. A City approved energy dissipation device shall be installed at all proposed storm system outfalls. Storm outfall facilities shall be designed and constructed in conformance with the Public Works Standards.
20. The applicant shall provide a 'stamped' engineering plan and supporting information that shows the proposed street light locations meet the appropriate AASHTO lighting standards for all proposed streets and pedestrian alleyways.
21. All required pavement markings, in conformance with the Transportation Systems Plan and the Bike and Pedestrian Master Plan, shall be completed in conjunction with any conditioned street improvements.
22. Street and traffic signs shall have a hi-intensity prismatic finish meeting ASTM 4956 Spec Type 4 standards.
23. The applicant shall provide adequate sight distance at all project driveways by driveway placement or vegetation control. Specific designs to be submitted and approved by the City Engineer. Coordinate and align proposed driveways with driveways on the opposite side of the proposed project site.
24. Access requirements, including sight distance, shall conform to the City's Transportation Systems Plan (TSP) or as approved by the City Engineer. Landscaping plantings shall be low enough to provide adequate sight distance at all street intersections and alley/street intersections.

25. Applicant shall design interior streets and alleys to meet specifications of Tualatin Valley Fire & Rescue and Allied Waste Management (United Disposal) for access and use of their vehicles.
26. The applicant shall provide the City with a Stormwater Maintenance and Access Easement (on City approved forms) for City inspection of those portions of the storm system to be privately maintained. Stormwater or rainwater LID facilities may be located within the public right-of-way upon approval of the City Engineer. Applicant shall maintain all LID storm water components and private conventional storm water facilities; maintenance shall transfer to the respective homeowners association when it is formed.
27. The applicant shall "loop" proposed waterlines by connecting to the existing City waterlines where applicable.
28. Applicant shall provide a minimum 6-foot Public Utility Easement on lot frontages to all public right-of-ways. An 8-foot PUE shall be provided along Collectors. A 10-ft PUE shall be provided along Minor and Major Arterials.
29. For any new public easements created with the project the Applicant shall be required to produce the specific survey exhibits establishing the easement and shall provide the City with the appropriate Easement document (on City approved forms).
30. Mylar Record Drawings:

At the completion of the installation of any required public improvements, and before a 'punch list' inspection is scheduled, the Engineer shall perform a record survey. Said survey shall be the basis for the preparation of 'record drawings' which will serve as the physical record of those changes made to the plans and/or specifications, originally approved by Staff, that occurred during construction. Using the record survey as a guide, the appropriate changes will be made to the construction plans and/or specifications and a complete revised 'set' shall be submitted. The 'set' shall consist of drawings on 3 mil. Mylar and an electronic copy in AutoCAD, current version, and a digitally signed PDF.



**INTERGOVERNMENTAL COOPERATIVE AGREEMENT
FOR ADVANCE ROAD MIDDLE SCHOOL SITE INFRASTRUCTURE
BETWEEN CITY OF WILSONVILLE AND
WEST LINN-WILSONVILLE SCHOOL DISTRICT**

RECITALS:

A. WHEREAS, the City of Wilsonville (“City”), an Oregon municipal corporation, and the West Linn-Wilsonville School District (“District”), an Oregon school district, are authorized pursuant to ORS 190.003 et seq. to enter into intergovernmental agreements for the performance of any and all functions and activities that a party, or its officers or agencies, have authority to perform; and

B. WHEREAS, City and District are authorized pursuant to ORS 280.150 to “jointly, in such manner as they shall agree upon, construct, acquire, own, equip, operate and maintain facilities which will directly aid each participating governmental unit in performing a duty or duties imposed upon it or aid in exercising a power or powers conferred upon it, and may appropriate money and may issue bonds therefor”; and

C. WHEREAS, in the exercise of their respective duties and powers, the City and District have previously planned and conferred regarding the residential growth of the City, now and into the future, and the need to plan for, construct, and operate, among other things, school facilities, recreation field facilities, and infrastructure facilities to serve the planned school and recreation facilities in coordination with such growth; and

D. WHEREAS, to meet the City’s needs for future recreation field facilities to accommodate growth, as defined in the Master Parks and Recreation Plan, and the District’s needs for future schools, the City and District entered into an exchange agreement whereby the City caused to be acquired an approximate 10-acre site in the eastern section of the Villebois Village development and deeded it to the District, in consideration that the District would deed to the City an approximate 10-acre portion of a 40-acre parcel of land owned by the District along Advance Road and 60th Avenue, upon the District obtaining Metro approval to bring the parcel into the Urban Growth Boundary and annexing the parcel into the City; and

E. WHEREAS, in the exercise of its duties and powers, the City is currently developing a master concept plan for the Frog Pond Area located around and near the District’s 40-acre site, and also will be developing a field development plan for the 10-acre site to be deeded to the City, but

development of the fields is currently anticipated to be after the need to open the school, as described below; and

F. WHEREAS, the District, with cooperation and support of the City, has successfully petitioned Metro and caused the Advance Road site to be included within the Urban Growth Boundary, and the District has also caused the site to be annexed into the City; and

G. WHEREAS, the District plans to construct a middle school and a primary school on the remaining portion of the site; however, the City and District find the District has experienced an overcrowding at its Inza R. Wood Middle School site, which is being used to serve all of Wilsonville and surrounding areas, and that the District voters have approved a bond that includes the funds to construct a new Middle School at the Advance Road 40-acre site, with a scheduled opening in the fall of 2017, and with time being of the essence given increasing middle school overcrowding and the rules of arbitrage necessitating timely construction of the middle school, with the primary school not being needed to be constructed until a later date; and

H. WHEREAS, the development of this school site will require, as conditions for development approval, the construction of a public road system to access the site, improvements to connecting roads serving the site, installation of a signalized intersection, extension of water and sanitary sewer main lines, and providing of storm drainage systems; and

I. WHEREAS, due to the location of the school site and the need to extend roadway and utility services to the site, as well as needing to begin the school's construction by Fall 2017, cost savings for both parties can be achieved by the District also contracting to build the infrastructure, in that by avoiding having both the City and the District use separate contractors for construction of shared infrastructure, dual mobilization, coordination, and standby costs can be avoided with the District constructing its school site, and the District should be able to achieve better cost proposals if it also contracts the construction of the infrastructure required to service the site and provided for herein; and

J. WHEREAS, to the extent the infrastructure that is required for the District to provide to develop and serve the site also involves extra capacity to serve subsequent development, then the District is entitled to reimbursement by such development or by the City, as the case may be; and

K. WHEREAS, the terms "costs for construction" or "infrastructure costs" for streets and/or sewer, water, storm drainage, and associated facilities used herein shall be intended to include both soft costs such as design, engineering, permitting, inspection, and management of construction,

legal, bonding, and like costs (as set forth in Section 7.1), and hard costs such as the material, labor, contingency, overhead, and like costs, except as may otherwise be set forth; and

L. WHEREAS, the District has conferred with the City and duly reviewed the aforementioned conditions recited above, and finds it has the authority to proceed in mutual aid of cooperatively advancing the development of education of its District's children through well planned and funded schools and safe routes to schools, future recreational facilities for use by its school age population, and the necessity of having adequate and timely infrastructure facilities provided to serve schools and recreation facilities, and that such cooperative agreement can be prudently structured for funding appropriation to aid each participating government entity in carrying out its duties and powers and to advance the public's interest;

NOW, THEREFORE, in consideration of the mutual promises and agreements contained herein, the undersigned parties jointly and respectively agree as follows:

1. The recitals above are included herein as findings in support of the respective parties' authority pursuant to ORS 190.003 et seq. and ORS 280.150.

2. Advance Road Middle School Site.

2.1. Site Location and Description. The proposed site is approximately 40 acres, is of sufficient size to accommodate a middle school and future primary school building, parking, bus service, playgrounds, and associated facilities, with an approximate 10-acre portion to be provided to the City for a future park. The site is located adjacent to City residential areas and is located within the Frog Pond Area Plan, and the site is more particularly described in **Exhibit A**, attached hereto and incorporated by reference herein.

2.2. Streets Accessing the Site. The Advance Road Middle School site will be accessed by proposed public streets connecting to Advance Road. In the future, with construction of the Primary School additional site, access is anticipated to occur from 60th Avenue. A map generally depicting the site location and the access streets and intersections is marked as **Exhibit B**, attached hereto and incorporated by reference herein.

3. Street Infrastructure.

3.1. Local Streets. Public streets to serve the Middle School site must meet City street standards for Residential Streets, with the District responsible for design and construction of the streets required to service the school site, as determined by the City. However, the City recognizes that excess capacity is being created with construction of these roadways, and therefore

the District is entitled to partial SDC credits or reimbursements of costs as outlined within. When a public street provides service to separate developments, then each developer is responsible for a share of the street costs or such applicable pro rata share if there is more than one benefitting developer on each side of the street. One of the methods available to ensure the first-in developer who builds the street is fairly reimbursed is through the formation of a Reimbursement District, pursuant to W.C. 3.116.

3.2. District as Developer; Estimated Costs. The parties agree that as a first-in developer, the District would be responsible for implementing design and construction of the aforementioned street improvements. Section 4.177 of the City's Development Code provides that the developer provide 24-ft of street improvements (equivalent to two travel lanes) to service their development. Also, the Code anticipates that many of the City streets were county roads or streets built at a time to support farm to market uses, and that many of the existing streets, except those in new subdivisions or newly constructed, will require complete reconstruction to support urban level traffic volumes. Therefore, the City and District have agreed to share in the design and construction costs of the required street improvements, as outlined below. In addition, portions of Frog Pond East and Frog Pond South neighborhoods will also receive benefit and be serviced by these improvements; therefore, the opportunity for the District to form a Reimbursement District exists. The cost responsibilities are set forth below.

3.2.1. Access Street 63rd Avenue: An approximate 520-foot long North-South public street is required to access the school site from Advance Road. The cross section of 63rd Avenue is anticipated to be two 12-ft travel lanes, an additional 12-ft left-turn lane at Advance Road (200 feet in length plus 100-foot transition), and the west side will be fully improved with curb & gutter, landscape strip/storm swale & irrigation, sidewalk, and streetlighting. The City will be responsible for 12-feet of street improvements (consisting of the two bike lanes), bike signage, bike lane striping, the east side gravel shoulder, storm swale, and a prorated share of streetlighting. The District will be responsible for all other street costs. The 63rd Avenue street improvement costs, inclusive of soft costs, are estimated at approximately \$1,038,000. The City's portion of these costs is estimated at \$286,000, and the District's portion is estimated to be \$753,000.

3.2.2. Access Street Hazel Street: An approximate 400-foot long East-West public street, connecting with 63rd Avenue, is required to provide access to the front of the

school. The cross section of Hazel Street is anticipated to be two 12-ft travel lanes, and the south side will be fully improved with curb & gutter, bus drop off area, landscape & irrigation, sidewalk, and streetlights. The City will be responsible for 12-feet of street improvements (consisting of the two bike lanes), bike signage, bike lane striping, the north side gravel shoulder and storm swale, the SMART transit stop, bus shelter and adjacent sidewalk, and a prorated share of streetlighting. The District will be responsible for all other street costs, including the cul-de-sac to be used as a temporary vehicle turn-around. Hazel Street street improvement costs, inclusive of soft costs, are estimated at approximately \$552,000. The City's portion of these costs is estimated at \$216,000, and the District's portion is estimated to be \$336,000.

3.2.3. Advance Road: Advance Road is shown as a Collector type road in the City's Transportation System Plan. The road right-of-way also dates to the 1850's and the structural section of the current roadway is not well documented. To accommodate increased traffic demands, Advance Road needs to be completely rebuilt. The cross section of Advance Road at the Stafford-Wilsonville intersection is required to be two 11-ft travel lanes, one 12-ft left-turn lane (200 feet in length plus 100-foot transition), and on the south side a 2-ft bike buffer, 6-ft bike lane, curb & gutter, landscape strip/storm swale & irrigation, 10-ft sidewalk, and streetlighting. East of the left-turn lane, the street will transition to the existing width of Advance Road. The City will be responsible for all roadway construction beyond 24-feet from face of curb and one-half of the 10-foot sidewalk. The District will be responsible for all other street costs. The Advance Road street improvement costs, inclusive of soft costs, are estimated at approximately \$1,103,000. The City's portion of these costs is estimated at \$439,000, and the District's portion is estimated to be \$664,000.

3.2.4 Boeckman Road. Boeckman Road is shown as a Collector type road in the City's Transportation System Plan. The road right-of-way also dates to the 1850's and the structural section of the current roadway is not well documented. To accommodate increased traffic demands, Boeckman Road needs to be completely rebuilt. The cross section of Boeckman Road at the Stafford-Wilsonville intersection is required to be two 11-ft travel lanes, one 12-ft left-turn lane (200 feet in length plus 100-foot transition), one 12-ft right-turn lane, and on the south side a 6-ft bike lane, curb & gutter, landscape strip/storm swale & irrigation, 5-ft sidewalk, and streetlighting. West of the left-turn lane,

the street will transition to the existing width of Boeckman Road. The City will be responsible for all roadway construction costs and may establish a Reimbursement District to the extent the improvements benefit the Frog Pond Conceptual Plan development area. The Boeckman Road street improvement costs, inclusive of soft costs, are estimated at approximately \$535,000.

3.2.5 Stafford Road. Stafford Road is shown as an Arterial type road in the City's Transportation System Plan. The road right-of-way also dates to the 1850's and the structural section of the current roadway is not well documented. To accommodate increased traffic demands, Stafford Road needs to be completely rebuilt. The cross section of Stafford Road at the Boeckman-Advance intersection is required to be two 11-ft travel lanes, one 12-ft left-turn lane (125 feet in length plus 100-foot transition), and streetlighting. North of the left-turn lane, the street will transition to the existing width of Stafford Road. The City will be responsible for all roadway construction costs and may establish a Reimbursement District to the extent improvements benefit the Frog Pond Conceptual Plan development area. The Stafford Road street improvement costs, inclusive of soft costs, are estimated at approximately \$329,000.

3.2.6. Intersection of Boeckman-Advance / Stafford-Wilsonville Roads: To accommodate increased traffic demands created by the Advance Road Middle School, the intersection at Boeckman-Advance / Stafford-Wilsonville Roads will need to be rebuilt and completely signalized. The City will be responsible for 75% of the costs to rebuild and signalize this intersection. The District will be responsible for 25% of the costs to rebuild and signalize this intersection. The City may establish a Reimbursement District to the extent the improvements benefit the Frog Pond Conceptual Plan development area. The intersection improvement costs, inclusive of soft costs, are estimated at approximately \$1,061,000. The City's portion of these costs is estimated at \$796,000, and the District's portion is estimated to be \$266,000.

4. Sewer Line Improvements.

4.1. Advance Road. In order to properly serve this site, a sanitary sewer main line needs to be extended from the Landover subdivision, following the Advance Road right-of-way to 63rd Avenue, then south to the school site. The Frog Pond Area Plan anticipated the need of a 21" trunk line within Boeckman Road, a 12" trunk line within Advance Road, and a 15" trunk line

within Advance Road to provide service to the Frog Pond neighborhoods. The City and District agree that a segment of these trunk lines can be constructed at this time (using the anticipated elevations provided by Murray Smith & Associates, Inc.), with the District providing a temporary 8" line to tie into the north end of the existing system in Wagner Street. It is understood that this "temporary" connection may actually exist for 10 years or more, until Metro allows Frog Pond East and/or Frog Pond South neighborhoods to be included in the UGB. Costs associated with upsizing this section of the sanitary sewer main within Advance Road, from Wagner Street to 63rd Avenue, from 8" to 15", and any extra depth from an 8" line required to service the school site to the 15" line for Frog Pond, would be eligible for Sanitary Sewer SDC credits. Furthermore, to avoid future disruption within the Boeckman-Advance / Stafford-Wilsonville Roads intersection, the City desires construction of the 21" and 12" sewer trunk lines to Boeckman Road and Stafford Road, respectively, to occur at this time. The City will be responsible for the costs to extend the sewer trunk line west of the Wagner Street connecting manhole. The City may establish a Reimbursement District to the extent the improvements benefit the Frog Pond Conceptual Plan development area. The sanitary sewer line costs, inclusive of soft costs, are estimated at approximately \$295,000. The City's portion of these costs is estimated at \$152,000, and the District's portion is estimated to be \$143,000.

4.2. Access Road 63rd Avenue. In order to connect the school site to the Advance Road Sewer Line, the District will need to construct a sewer line within 63rd Avenue, from Advance Road to the school site. The District will bear all costs to design and construct this sewer line.

4.3. Sewer Line Locations. The general location of the Advance Road Sewer Line (*see* 4.1) and 63rd Avenue Sewer Line (*see* 4.2) are set forth in **Exhibit C**, attached hereto and incorporated by reference herein.

5. Water Line Improvements. The District's project engineer has determined that, without the benefit of a looped water system, a 12" water main is needed to serve the school site and provide the required fire flows. Therefore, the cost to design and construct this 12" water main from the terminus of the existing line near the City limit on Advance Road to the school site shall be borne by the District. However, preliminary engineering for the Frog Pond Area Plan also indicates that a 12" main line is necessary to provide service to the Frog Pond East and Frog Pond South neighborhoods, so the District may be able to recoup some of their costs by including this water line within a Reimbursement District. Furthermore, to avoid future disruption within the Boeckman-

Advance / Stafford-Wilsonville Road intersection, the City desires construction of the 12” water main line north to Stafford Road. The City will be responsible for the costs to tie into the existing water main and extend the water line northward through the intersection. The City may establish a Reimbursement District to the extent the improvements benefit the Frog Pond Conceptual Plan development area. The 12” water line costs, inclusive of soft costs, are estimated at approximately \$392,000. The City’s portion of these costs is estimated at \$50,000, and the District’s portion is estimated to be \$342,000.

6. Right-of-Way and Easements.

6.1 The District will work with adjacent property owners to acquire all right-of-way and easements required to support all street and utility improvements. The City will be responsible for the cost to obtain required rights-of-way and easements for improvements to Boeckman Road, Stafford Road, the north side of Advance Road, and the Boeckman-Advance / Stafford-Wilsonville Roads interchange (outside of the southeast corner), subject to the provisions in **Section 6.2**. The District will be responsible for the cost to obtain required rights-of-way and easements for improvements to the south side of Advance Road, the southeast corner of the Boeckman-Advance / Stafford-Wilsonville Roads intersection, 63rd Avenue, Hazel Street, and Wagner Street. Upon obtaining the necessary survey information and appraisals, the City and the District will cooperate with each other in determining their respective right-of-way and easement acquisition costs in order to provide uniform and fair cost of acquisitions.

6.2 Cost of Right-of-Way and Easements. The parties agree that the estimated land costs for rights-of-way and easements needed for the street improvements shall be determined by an MAI appraisal, which shall be solicited by the District and be part of the project’s soft cost. Provided further, however, should the City not accept the appraisal, the City shall have the right to secure its own appraisal at its cost. In the event the District does not accept the City’s appraisal or the parties do not otherwise agree on the value of the land, then the respective appraisers shall agree upon a third appraiser whose appraisal shall be binding on the parties, and this appraisal cost shall be split equally between the District and the City.

7. SDC Credit and Reimbursement Calculations.

7.1 Included Soft Costs. The standards for calculating the costs of constructing infrastructure, including both soft and hard construction costs, are standards known to the City and District and have been used for the calculations herein, against which SDC credits are calculated or

reimbursement provided. Soft costs incurred in connection with the improvements described in this IGA are included in SDC credits. The District shall be treated equitably and consistently with the other developers receiving SDC credits in the City, and such soft costs, for the purposes of SDC credits, shall be calculated as a percentage of construction costs as follows: Design, Engineering, and Surveying, 10%; City Permit Fee, 7%; Geotechnical Inspection, 2%; and Construction Management, 5%; for a total of 24% of construction costs. Provided that the infrastructure improvements outlined in this IGA are completed and the request for SDC credits has been submitted to the City and approved prior to building permits being issued to the District, then all SDC credits shall be credited to the District at time of issuance of building permits for the Advance Road Middle School project. If credits are insufficient to cover the system development charges, then the District shall pay the balance; if credits exceed the system development charges, then the City shall reimburse the District the balance due. Should building permits be issued prior to the request for SDC credits being submitted to the City and approved, then all SDC creditable costs shall be reimbursed by the City to the District within 30 days of reimbursement submittal and approval, which approval shall not be unnecessarily withheld or delayed by the City.

7.2 Final Estimates and True Up. In order to secure a Public Works permit for the infrastructure provided for herein, plans for the construction of the infrastructure must be provided to and approved by the City. In constructing the infrastructure, the approved plans must be followed and, to ensure the cost for providing the infrastructure is reasonable, any potential change order exceeding \$25,000 affecting construction which the City would be responsible for shall be provided to the City for review and approval prior to the District issuing the change order to the contractor. Such review and approval shall not be unnecessarily withheld or delayed by the City. The District shall provide the applicable construction contract costs for the Advance Road Middle School on-site and off-site construction work to the City as the final estimate for the City's review and approval, which approval shall not be unreasonably withheld. The final cost, SDC credits, and reimbursements shall be based on actual costs trued up from the construction contract costs; provided, however, that for any such true-up change cost, the parties must mutually agree they are reasonable.

8. Actual Costs and Reimbursements for Infrastructure Improvements, Rights-of-Way, and Easements.

8.1 True-Up to Actual Costs. The parties recognize that the aforementioned costs are estimates only. The actual costs incurred and known at the time of the completion of construction contracts and the purchase of rights-of-way and easements shall be substituted for the estimates for the purposes of payment and reimbursement, as required herein. The costs shall be subject to true-up to actual payments, inclusive of any additions or subtractions made to the full payment for each construction contract.

8.2 Formation of Street and Utility Reimbursement District. The parties agree that the parties may respectively form Street and Utility Reimbursement Districts pursuant to W.C. 3.116, as set forth above. Pursuant to WC 3.116 (6), an application for a Reimbursement District may be submitted within 90 days of the applicable public street and utility infrastructure being completed and accepted by the City. A reimbursement district has a ten (10) year term, but may be extended by the City upon good cause shown. Upon an application being submitted, the City Engineer will prepare and recommend to the City Council the refund methodology that fairly apportions the refund among the properties adjacent to or served by the improvement, which shall be paid upon such property making use of such infrastructure. Provided, however, that under current law no lien attaches to such property by the formation of the District and adoption of the refund methodology.

9. Fees and Charges (SDC).

9.1. Systems Development Charges (SDCs). The following SDCs have been estimated by the City, using current 2015/16 SDC rates and methodology, to be incurred by the District (pending initial and ultimate building size):

<u>Middle School building size</u>	<u>73 K sq.ft.</u>	<u>97 K sq.ft.</u>
Streets	\$ 657,292	\$ 873,388
Parks	\$ 4,745	\$ 6,305
Water	\$ 158,022	\$ 158,022
Sewer	\$ 106,848	\$ 146,916
Storm	\$ 100,375	\$ 133,375
Total	\$1,027,282	\$1,318,006

Note: All SDCs are subject to an annual inflation index and go into effect each July 1 and are charged at the time of pulling building permits. If the SDC estimate set forth

above is paid in full to the City on or before June 30, 2016, then the above 2015-2016 rates will apply to all of the above-listed charges and any true-up thereof.

9.2. Planning and Building Fees. The following planning and building fees have been estimated by the City to be incurred by the District:

Planning	\$ 22,139
Building Permits	\$175,000
Total	\$197,139

10. Stormwater. The cost for stormwater management associated with the aforementioned streets to be constructed is included in the above estimated costs for the streets. On-site stormwater management shall be the responsibility and cost of the District.

11. Dry Utilities. The cost for providing dry utilities to serve the site, inclusive of any undergrounding, whether in the City's right-of-way or not, is the responsibility of the District. Dry utilities means the conduit, cable, wire, pipe, or other materials used for the transmission of electricity, fuel, natural gas, or communications that are owned, operated, and/or maintained by a private company or other public utility agency or district, and any City fiber or City/County fiber network.

12. Land Use Approvals. The District and City have worked cooperatively to determine the necessary land use development approvals to be obtained and submitted. The City has expeditiously reviewed the submittals for completeness and made its recommendations accordingly to the respective approval bodies. The District has obtained the necessary land use approvals with conditions to develop the middle school.

13. Miscellaneous.

13.1. Further Assurances. Each party shall execute and deliver any and all additional papers, documents, and other assurances, and shall do any and all acts and things reasonably necessary in connection with the performance of its obligations hereunder, in good faith, to carry out the intent of the parties hereto.

13.2. Modification or Amendment. No amendment, change, or modification of this Agreement shall be valid, unless in writing and signed by the parties hereto.

13.3. Burden and Benefit; Assignment. The covenants and agreements contained herein shall be binding upon and inure to the benefit of the parties and their successors and assigns. Neither party may assign this Agreement without the prior written consent of the other party, which consent shall not be unreasonably withheld, conditioned, or delayed.

13.4. No Continuing Waiver. The waiver by either party of any breach of this Agreement shall not operate as, or be construed to be, a waiver of any subsequent breach.

13.5. Applicable Law. This Agreement shall be interpreted under the laws of the State of Oregon.

13.6. Time of Essence. Time is expressly declared to be the essence of this Agreement.

13.7. Notices. All notices, demands, consents, approvals, and other communications which are required or desired to be given by either party to the other hereunder shall be in writing and shall be faxed, scanned to PDF format and emailed, hand delivered, or sent by overnight courier or United States Mail at its address set forth below, or at such other address as such party shall have last designated by notice to the other. Notices, demands, consents, approvals, and other communications shall be deemed given when delivered, three days after mailing by United States Mail, or upon receipt if sent by courier; provided, however, that if any such notice or other communication shall also be sent by telecopy or fax machine, such notice shall be deemed given at the time and on the date of machine transmittal.

To City: Steve R. Adams, P.E.
Development Engineering Manager
City of Wilsonville
29799 SW Town Center Loop E.
Wilsonville OR 97070

To District: West Linn-Wilsonville School District
Attn: Bill Rhoades
22210 SW Stafford Rd.
Tualatin OR 97062

13.8. Rights Cumulative. All rights, remedies, powers, and privileges conferred under this Agreement on the parties shall be cumulative of and in addition to, but not restrictive of or in lieu of, those conferred by law.

13.9. Counterparts. This Agreement may be executed in several counterparts, each of which shall be deemed an original, and all of such counterparts together shall constitute one and the same instrument.

13.10. No Third Party Beneficiaries. None of the duties and obligations of any party under this Agreement shall in any way or in any manner be deemed to create any rights in any person or entity other than the parties hereto.

13.11. Dispute Resolution.

13.11.1. Mediation. All disputes arising out of this Agreement, save and except for acquisition of property subject to eminent domain, shall first be submitted to mediation. Either party desiring mediation shall provide the other party with a written notice (the “Request to Mediate”), which shall set forth the nature of the dispute. The parties shall in good faith cooperate in the selection of a mediator and may adopt any procedural format that seems appropriate for the particular dispute. In the event a written settlement agreement is not executed by the parties, in the parties’ sole discretion, within twenty (20) days from the date of the Request to Mediate, or such longer time frame as may be agreed upon in writing by the parties, then either party may make demand for arbitration pursuant to the following paragraph.

13.11.2. Arbitration. Any dispute arising under this Agreement, save and except for acquisition of property subject to eminent domain, and which is not resolved through mediation, may be submitted by either party to arbitration conducted in Portland, Oregon before a single arbitrator selected by mutual agreement of the parties. The arbitrator shall have substantial experience in commercial real estate and construction disputes. If the parties are unable to mutually select an arbitrator within 20 days, then each party shall select an arbitrator, and the two arbitrators shall select a single arbitrator. Judgment upon the arbitrator’s award may be entered in any court having jurisdiction of the matter.

13.11.3 Aid to Understanding Estimated Cost Allocation. **Exhibit D**, Advance Road Middle School Site Financial Allocation, is attached hereto and incorporated by reference herein as an aid to understanding the various estimated cost allocations set forth in this Agreement.

14. Deed from District to City for Park and Sports Fields Area. The District has applied to the City for a partition of its 40-acre site in order to deliver a deed to the City for the approximate 10-acre park and sports fields area, and shall cause the deed to be delivered to the City upon recordation of the partition with Clackamas County. The metes and bounds legal description is set forth in **Exhibit E**, attached hereto and incorporated by reference as if fully set forth herein. **Exhibit E** also includes in the description additional property for dedication for certain of the Advance Road improvements adjacent to the 10-acre park and sports fields. The District shall pay

for the cost of title insurance and the parties shall each pay 50% of the escrow costs in accordance with the above-recited exchange agreement.

IN WITNESS WHEREOF, the parties hereto have entered into this Agreement as of this 14 day of January, 2016.

WEST LINN WILSONVILLE
SCHOOL DISTRICT

CITY OF WILSONVILLE

By: William B Rhoades
Dr. William Rhoades
Its: Superintendent

By: Bryan Cosgrove
Bryan Cosgrove
Its: City Manager

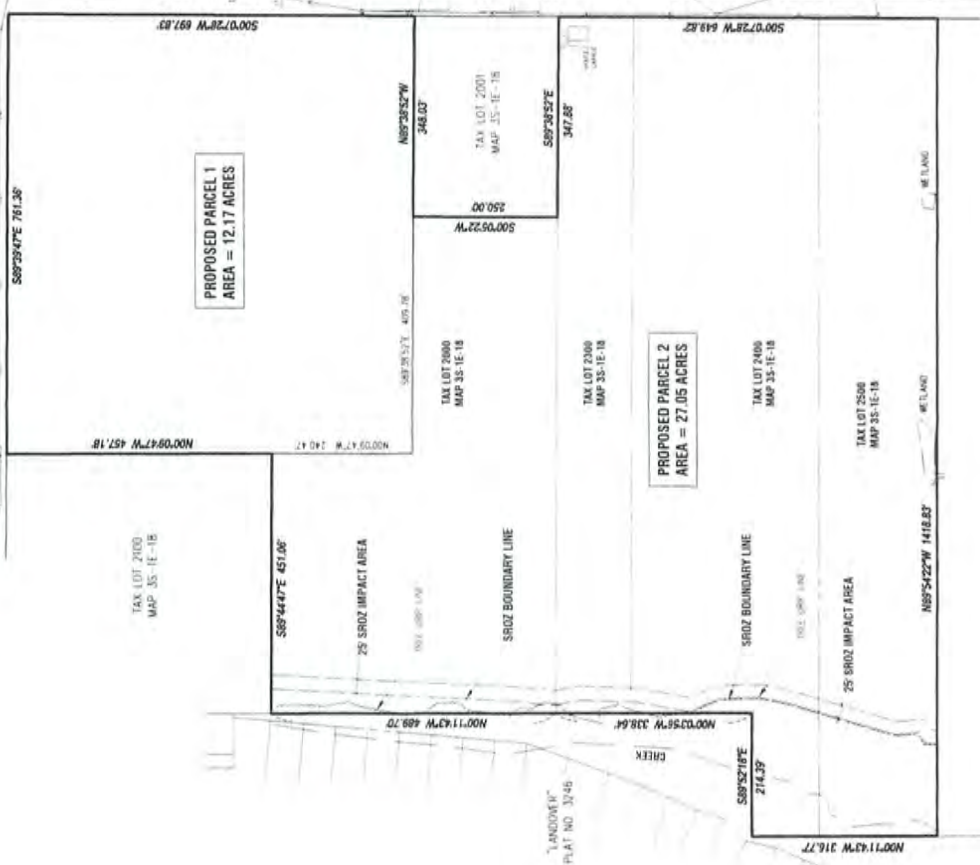
Approved as to form:

Approved as to form:

Peter R. Mersereau
Peter R. Mersereau, OSB #732028
District's Attorney

Barbara A. Jacobson
Barbara A. Jacobson, OSB #824630
City Attorney

ADVANCE ROAD (CO. RD. X-24)



Scale: 1" = 150'



S W. 60th AVENUE (CO. RD. 2359)

OWNER/APPLICANT: TIM WOODLEY
 WEST LINN WILSONVILLE SCHOOL DISTRICT

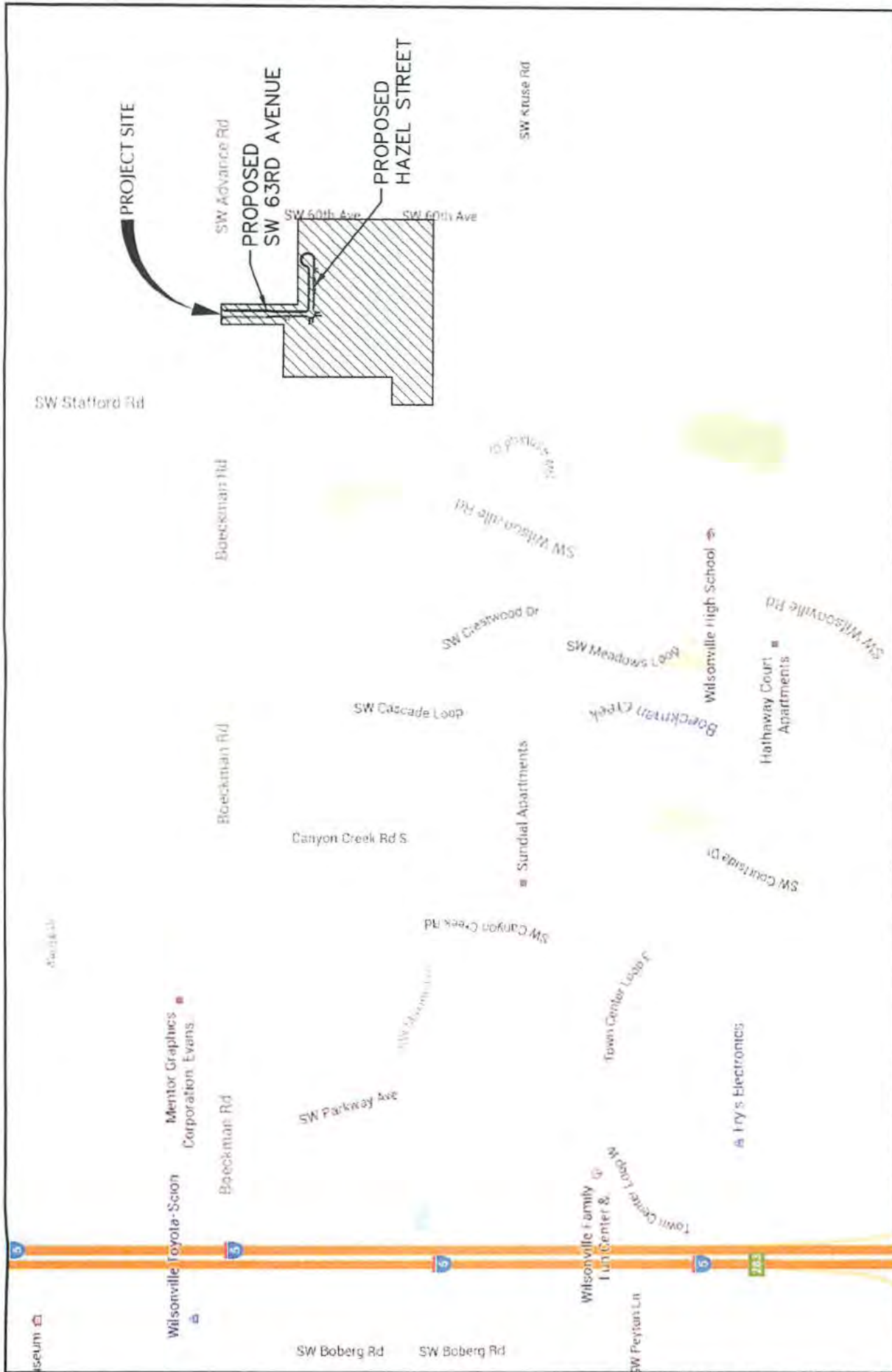
LOCATION: NW 1/4 OF SECTION 18, T.3S., R.1E., W.M.

ACREAGE: 39.22 ACRES

SURVEYED BY:
 MIKE RADENMACHER
 COMPASS LAND SURVEYORS
 4107 SE INTERNATIONAL WAY, SUITE 705
 MILWAUKIE, OREGON 97222 503-653-9093

TENTATIVE PLAT

DRAWN MMM	CHECKED MAR	WEST LINN-WILSONVILLE SCHOOL DISTRICT		TAX LOTS 2000, 2300, 2400 & 2500 T.3S., R.1E., SECTION 18
		22210 SW STAFFORD ROAD		
SCALE 1" = 150'	DATE NOV., 2015	TUALATIN, OREGON 97068 503-673-7700		
PLAN 6729 Prelim.platition.dwg		C MPASS Land Surveyors 4107 SE International Way, Suite 705 Milwaukie, Oregon 97222 503-653-9093		



111 SW 5th Ave, Suite 200
 West Linn, OR 97146
 503.277.7441
 www.kpff.com



**ADVANCE ROAD MIDDLE SCHOOL
 SITE LOCATION
 WEST-LINN - WILSONVILLE SCHOOL DISTRICT**

EXHIBIT B



	<p>kpff <small>111 SW 8th Ave. Suite 200 Portland, OR 97204 P: 503.222.4251 www.kpff.com</small></p>	<p>ADVANCE ROAD MIDDLE SCHOOL SEWER LINE LOCATION WEST-LINN - WILSONVILLE SCHOOL DISTRICT</p>	<p>EXH-C</p>
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**Construction Cost Estimate
 Advance Road Middle School - Public Improvements
 30% Design (Draft)**

<u>WORK BREAKDOWN</u>	<u>TOTAL</u>	<u>CITY</u>	<u>DISTRICT</u>
ACCESS STREET 63RD AVENUE (See note 1 for cost split breakdown)	\$ 1,045,000	\$ 318,000	\$ 728,000
ACCESS STREET HAZEL STREET (See note 1 for cost split breakdown)	\$ 549,000	\$ 229,000	\$ 320,000
ADVANCE ROAD (See note 1 for cost split breakdown)	\$ 1,091,000	\$ 414,000	\$ 677,000
BOECKMAN ROAD (100% City)	\$ 535,000	\$ 535,000	\$ -
STAFFORD ROAD (100% City)	\$ 329,000	\$ 329,000	\$ -
INTERSECTION OF BOECKMAN-ADVANCE / STAFFORD-WILSONVILLE ROADS (75% CITY, 25% DISTRICT)	\$ 1,061,000	\$ 796,000	\$ 266,000
SEWER LINE IMPROVEMENTS (Advance Road/Stafford Road/Boeckman Road)	\$ 295,000	\$ 152,000	\$ 143,000
WATER LINE IMPROVEMENTS (12" WATER MAIN)	\$ 392,000	\$ 50,000	\$ 342,000
TOTAL	\$ 5,297,000	\$ 2,823,000	\$ 2,476,000

General Notes:

- For cost split breakdown, see cost split notes located at the bottom of each individual estimate
- Costs are preliminary. Estimate based on standard measurement and payment practices as specified in the 2015 Oregon Standard Specifications for Construction
- Unit prices based on ODOT Weighted Average Item Prices - Calendar Year 2014 dated 1/13/2015
- Allowances provided for traffic signals, street lighting and other traffic items. Costs to be verified with traffic consultant
- Allowance provided for landscaping. Costs to be verified with landscape consultant
- Estimate does not include right-of-way acquisition or settlements with adjacent private properties
- Estimate does not include costs for relocating utilities including transmission poles, gas, fiber and cable

ACCESS STREET 63RD AVENUE
30% Construction Cost Estimate (DRAFT)
Advance Road Middle School - Public Improvements

Advance Road Middle School
School District
Submitted 11/24/15

ITEM NUMBER	ITEM DESCRIPTION	CITY PORTION			DISTRICT PORTION			REMARKS
		QUANTITY	UNIT PRICE	ITEM COST	QUANTITY	UNIT PRICE	ITEM COST	
0210-0100000A	MOBILIZATION	1 LS	\$ 19,700.00	\$ 19,700.00	1 LS	\$ 45,200.00	\$ 45,200.00	
0225-0101000A	TEMPORARY WORK ZONE TRAFFIC CONTROL COMPLETE	1 LS	\$ 5,900.00	\$ 5,900.00	1 LS	\$ 13,500.00	\$ 13,500.00	10.00%
0280-0100000A	EROSION CONTROL	1 LS	\$ 3,900.00	\$ 3,900.00	1 LS	\$ 9,000.00	\$ 9,000.00	3.0%
0290-0100000A	POLLUTION CONTROL PLAN	1 LS	\$ 1,000.00	\$ 1,000.00	1 LS	\$ 1,000.00	\$ 1,000.00	2.0%
0305-0100000A	CONSTRUCTION SURVEY WORK	1 LS	\$ 3,900.00	\$ 3,900.00	1 LS	\$ 9,000.00	\$ 9,000.00	2.0%
0310-0106000A	REMOVAL OF STRUCTURES AND OBSTRUCTIONS	1 LS	\$ 2,000.00	\$ 2,000.00	1 LS	\$ 4,500.00	\$ 4,500.00	1.0%
0330-0105000K	GENERAL EXCAVATION	600 CU YD	\$ 20.00	\$ 12,000.00	1,800 CU YD	\$ 20.00	\$ 36,000.00	
0331-0106000I	12 INCH SUBGRADE STABILIZATION	183 SQ YD	\$ 20.00	\$ 3,660.00	470 SQ YD	\$ 20.00	\$ 9,400.00	
0405-0106000K	TRENCH FOUNDATION	0 CU YD	\$ 40.00	\$ 0.00	30 CU YD	\$ 40.00	\$ 1,200.00	
0415-0100000F	MAINLINE VIDEO INSPECTION	0 FOOT	\$ 3.00	\$ 0.00	1,333 FOOT	\$ 3.00	\$ 3,999.00	
0445-0100100F	10 INCH SANITARY SEWER PIPE, 10 FT DEPTH	0 FOOT	\$ 70.00	\$ 0.00	420 FOOT	\$ 70.00	\$ 29,400.00	
0445-0300100F	10 INCH SANITARY SEWER PIPE, 20 FT DEPTH	0 FOOT	\$ 140.00	\$ 0.00	294 FOOT	\$ 140.00	\$ 41,160.00	
0445-035012AF	12 INCH STORM SEWER PIPE, 5 FT DEPTH	0 FOOT	\$ 55.00	\$ 0.00	619 FOOT	\$ 55.00	\$ 34,045.00	
0470-0100000E	CONCRETE SANITARY SEWER MANHOLES	0 EACH	\$ 5,000.00	\$ 0.00	2 EACH	\$ 5,000.00	\$ 10,000.00	
0470-0101000E	CONCRETE STORM SEWER MANHOLES	0 EACH	\$ 4,000.00	\$ 0.00	3 EACH	\$ 4,000.00	\$ 12,000.00	
0470-NEW	CONCRETE INLETS, TYPE CG #0	0 EACH	\$ 2,000.00	\$ 0.00	3 EACH	\$ 2,000.00	\$ 6,000.00	
0470-0311000E	CONCRETE INLETS, TYPE D	0 EACH	\$ 1,700.00	\$ 0.00	1 EACH	\$ 1,700.00	\$ 1,700.00	
0640-0100000M	AGGREGATE BASE	3,100 TON	\$ 35.00	\$ 108,500.00	2,000 TON	\$ 35.00	\$ 70,000.00	
0744-0302000M	LEVEL A, 1/2 INCH ACP MIXTURE	220 TON	\$ 100.00	\$ 22,000.00	550 TON	\$ 100.00	\$ 55,000.00	
0759-0103000F	CONCRETE CURBS, CURB AND GUTTER	0 FOOT	\$ 25.00	\$ 0.00	746 FOOT	\$ 25.00	\$ 18,650.00	
0759-0127000I	CONCRETE DRIVEWAYS, REINFORCED	0 SQ FT	\$ 10.00	\$ 0.00	522 SQ FT	\$ 10.00	\$ 5,220.00	
0759-0128000I	CONCRETE WALKS	1,999 SQ FT	\$ 6.00	\$ 11,994.00	1,999 SQ FT	\$ 6.00	\$ 11,994.00	
08XX	ALLOWANCE FOR STRIPING (DKS TO DESIGN)	1 LS	\$ 2,000.00	\$ 2,000.00	1 LS	\$ 2,000.00	\$ 2,000.00	City covers bike striping (lay/infill)
09XX	ALLOWANCE FOR SIGNING (DKS TO DESIGN)	1 LS	\$ 1,000.00	\$ 1,000.00	1 LS	\$ 1,000.00	\$ 1,000.00	
09XX	ALLOWANCE FOR STREET LIGHTING (DKS TO DESIGN)	1 EACH	\$ 6,500.00	\$ 6,500.00	3 EACH	\$ 6,500.00	\$ 19,500.00	Per DKS, assume 1 light every 150'
1012-0100000A	WATER QUALITY SWALE	1 LS	\$ 20,000.00	\$ 20,000.00	1 LS	\$ 600.00	\$ 600.00	Assume city covers
1030-0102000E	SEEDING MOBILIZATION	1 EACH	\$ 600.00	\$ 600.00	0 EACH	\$ 3,000.00	\$ 0.00	Assume city covers
1030-0108000R	PERMANENT SEEDING	0.2 ACRE	\$ 3,000.00	\$ 600.00	0.0 ACRE	\$ 4,000.00	\$ 0.00	City covers
1030-0118000R	WATER QUALITY SEEDING	0.1 ACRE	\$ 4,000.00	\$ 400.00	0 ACRE	\$ 200.00	\$ 0.00	Assume city covers
1040-0203000E	BOULDERS	80 EACH	\$ 200.00	\$ 16,000.00	0 EACH	\$ 200.00	\$ 0.00	
1040	ALLOWANCE FOR LANDSCAPING (WALKER/MACY)	1 LS	\$ 25,000.00	\$ 25,000.00	1 LS	\$ 451,468.00	\$ 451,468.00	
TOTALS		CONSTRUCTION SUBTOTAL		\$ 1,966,654.00	CONSTRUCTION SUBTOTAL		\$ 451,468.00	
		CONTINGENCY (10.0%)		\$ 196,665.40	CONTINGENCY (10.0%)		\$ 135,444.00	Take after Const. Evt.
		TOTAL CONSTRUCTION COST		\$ 2,163,319.40	TOTAL CONSTRUCTION COST		\$ 586,908.00	
		Soft Costs @ 24%		\$ 519,596.66	Soft Costs @ 24%		\$ 140,857.92	
		TOTAL CONSTRUCTION COST WITH SOFT COSTS		\$ 2,682,916.06	TOTAL CONSTRUCTION COST WITH SOFT COSTS		\$ 727,765.92	
		TOTAL COSTS		\$ 1,044,772.92	TOTAL COSTS		\$ 1,044,772.92	

Cost Split Notes:

- The City will be responsible for 12-feet of street improvements (consisting of the two bike lanes), bike signage, bike lane striping, the east side gravel shoulder, storm swale and sidewalk, and a prorated share of streetlighting
- The District will be responsible for all other street costs.

General Notes:

- Costs are preliminary. Estimate based on standard measurement and payment practices as specified in the 2013 Oregon Standard Specifications for Construction
- Unit prices based on ODOT Weighted Average Item Prices - Calendar Year 2014 dated 1/13/2015
- Allowances provided for traffic signals, street lighting and other traffic items. Costs to be verified with traffic consultant
- Allowance provided for landscaping. Costs to be verified with landscape consultant
- Estimate does not include right-of-way acquisition or settlements with adjacent private properties

ACCESS STREET HAZEL STREET
 30% Construction Cost Estimate (DRAFT)
 Advance Road Middle School - Public Improvements



ITEM NUMBER	ITEM DESCRIPTION	CITY PORTION			DISTRICT PORTION			REMARKS
		QUANTITY	UNIT PRICE	ITEM COST	QUANTITY	UNIT PRICE	ITEM COST	
0210-01000000	TEMPORARY FEATURES AND OBSTRUCTIONS							
0210-01000000	MOBILIZATION	1 LS	\$ 14,200.00	\$ 14,200.00	1 LS	\$ 19,800.00	\$ 19,800.00	10.0%
0225-01010000	TEMPORARY WORK ZONE TRAFFIC CONTROL, COMPLETE	1 LS	\$ 4,300.00	\$ 4,300.00	1 LS	\$ 6,000.00	\$ 6,000.00	3.0%
0280-01000000	EROSION CONTROL	1 LS	\$ 2,800.00	\$ 2,800.00	1 LS	\$ 4,000.00	\$ 4,000.00	2.0%
0290-01000000	POLLUTION CONTROL PLAN	1 LS	\$ 1,000.00	\$ 1,000.00	1 LS	\$ 1,000.00	\$ 1,000.00	
0305-01000000	CONSTRUCTION SURVEY WORK	1 LS	\$ 2,800.00	\$ 2,800.00	1 LS	\$ 4,000.00	\$ 4,000.00	2.0%
0310-01060000	REMOVAL OF STRUCTURES AND OBSTRUCTIONS	1 LS	\$ 1,400.00	\$ 1,400.00	1 LS	\$ 2,000.00	\$ 2,000.00	1.0%
0320-01000000	CLEARING AND GRUBBING	0.0 ACRE	\$ 5,000.00	\$ -	0.2 ACRE	\$ 5,000.00	\$ 1,000.00	
0330-01050000	GENERAL EXCAVATION	300 CU YD	\$ 20.00	\$ 6,000.00	1,800 CU YD	\$ 20.00	\$ 36,000.00	
0331-01060000	12 INCH SUBGRADE STABILIZATION	95 SQ YD	\$ 20.00	\$ 1,900.00	322 SQ YD	\$ 20.00	\$ 6,440.00	
0640-01000000	AGGREGATE BASE	700 TON	\$ 35.00	\$ 24,500.00	1,300 TON	\$ 35.00	\$ 45,500.00	
0744-03020000	LEVEL 3, 1/2 INCH ACP MIXTURE	120 TON	\$ 100.00	\$ 12,000.00	380 TON	\$ 100.00	\$ 38,000.00	
0756-01040000	PLAIN CONCRETE PAVEMENT, UNDEWELED, 9 INCHES THICK	143 SQ YD	\$ 85.00	\$ 12,155.00	0 SQ YD	\$ 85.00	\$ -	
0759-01030000	CONCRETE CURBS, CURB AND GUTTER	0 FOOT	\$ 25.00	\$ -	376 FOOT	\$ 25.00	\$ 9,400.00	
0759-01270000	CONCRETE DRIVEWAYS, REINFORCED	0 SQ FT	\$ 10.00	\$ -	520 SQ FT	\$ 10.00	\$ 5,200.00	
0759-01280000	CONCRETE WALKS	1,434 SQ FT	\$ 6.00	\$ 8,604.00	684 SQ FT	\$ 6.00	\$ 4,104.00	
08XX-	ALLOWANCE FOR STRIPING (OKS TO DESIGN)	1 LS	\$ 2,000.00	\$ 2,000.00	1 LS	\$ 2,000.00	\$ 2,000.00	City covers bike striping (say half)
09XX-	ALLOWANCE FOR SIGNING (OKS TO DESIGN)	1 LS	\$ 1,000.00	\$ 1,000.00	1 LS	\$ 1,000.00	\$ 1,000.00	
09XX-	ALLOWANCE FOR STREET LIGHTING (OKS TO DESIGN)	1 EACH	\$ 6,500.00	\$ 6,500.00	2 EACH	\$ 6,500.00	\$ 13,000.00	Per OKS, assume 1 light every 150'
1012-01000000	WATER QUALITY SWALE	1 LS	\$ 10,000.00	\$ 10,000.00	1 LS	\$ -	\$ -	
1030-01020000	SEEDING MOBILIZATION	1 EACH	\$ 600.00	\$ 600.00	0 EACH	\$ 600.00	\$ -	
1030-01080000	PERMANENT SEEDING	0.2 ACRE	\$ 4,000.00	\$ 800.00	0.0 ACRE	\$ 3,000.00	\$ -	
1030-01180000	WATER QUALITY SEEDING	0.1 ACRE	\$ 4,000.00	\$ 400.00	0.0 ACRE	\$ 4,000.00	\$ -	
1040-02010000	BOULDERS	70 EACH	\$ 200.00	\$ 14,000.00	0 EACH	\$ 200.00	\$ -	
1040-	ALLOWANCE FOR LANDSCAPING (WALKER MACY)	1 LS	\$ 15,000.00	\$ 15,000.00	1 LS	\$ -	\$ -	
CONSTRUCTION SUBTOTAL				\$ 141,839.00			\$ 198,444.00	
CONTINGENCY (30.0%)				\$ 42,552.00			\$ 59,533.00	Take after Const. Eng.
TOTAL CONSTRUCTION COST				\$ 184,391.00			\$ 257,977.00	
Soft Costs @ 24%				\$ 44,253.84			\$ 61,914.48	
TOTAL CONSTRUCTION COST WITH SOFT COSTS				\$ 228,644.84			\$ 319,891.48	
TOTAL COSTS				\$ -			\$ 548,536.32	

Cost Split Notes:

- The City will be responsible for 12-feet of street improvements (consisting of the two bike lanes), bike signage, bike lane striping, the north side gravel shoulder and storm swale, the SMART transit stop, bus shelter and adjacent sidewalk, and a prorated share of streetlighting
- The District will be responsible for all other street costs, including the cur-de-sac to be used as a temporary vehicle turn-around

General Notes:

- Costs are preliminary Estimate based on standard measurements and payment practices as specified in the 2015 Oregon Standard Specifications for Construction
- Unit prices based on ODOT Weighted Average Item Prices - Calendar Year 2014 dated 1/13/2015
- Allowances provided for traffic signals, street lighting and other traffic items. Costs to be verified with traffic consultant
- Allowances provided for landscaping. Costs to be verified with landscape consultant
- Estimate does not include right-of-way acquisition or settlements with adjacent private properties
- Estimate does not include costs for relocating utilities, including transmission poles, gas, fiber and cable

ADVANCE ROAD
30% Construction Cost Estimate (DRAFT)
Advance Road Middle School - Public Improvements

ITEM NUMBER	ITEM DESCRIPTION	CITY PORTION			DISTRICT PORTION			REMARKS
		QUANTITY	UNIT PRICE	ITEM COST	QUANTITY	UNIT PRICE	ITEM COST	
0210-0100000A	MOBILIZATION	1 LS	\$ 25,700.00	\$ 25,700.00	1 LS	\$ 42,000.00	\$ 42,000.00	10.0%
0225-0101000A	TEMPORARY WORK ZONE TRAFFIC CONTROL, COMPLETE	1 LS	\$ 7,700.00	\$ 7,700.00	1 LS	\$ 12,600.00	\$ 12,600.00	3.0%
0225-0168000T	FLAGGERS	60 HOUR	\$ 46.00	\$ 3,680.00	60 HOUR	\$ 46.00	\$ 3,680.00	2 x 1.5 days x 8 hrs/day
0280-0100000A	EROSION CONTROL	1 LS	\$ 5,100.00	\$ 5,100.00	1 LS	\$ 8,400.00	\$ 8,400.00	2.0%
0290-0100000A	POLLUTION CONTROL PLAN	1 LS	\$ 1,000.00	\$ 1,000.00	1 LS	\$ 1,000.00	\$ 1,000.00	
0300-0100000A	CONSTRUCTION SURVEY WORK	1 LS	\$ 5,100.00	\$ 5,100.00	1 LS	\$ 8,400.00	\$ 8,400.00	2.0%
0305-0100000A	REMOVAL OF PIPES	204 FOOT	\$ 12.00	\$ 2,448.00	36 FOOT	\$ 12.00	\$ 432.00	Measured full length of pipes
0310-0102000	REMOVAL OF WALKS AND DRIVEWAYS	60 SQYD	\$ 10.00	\$ 600.00	134 SQYD	\$ 10.00	\$ 1,340.00	
0310-0103000	REMOVAL OF SURFACINGS	0 SQYD	\$ 6.00	\$ 0.00	1,713 SQYD	\$ 6.00	\$ 10,278.00	
0310-0106000A	REMOVAL OF STRUCTURES AND OBSTRUCTIONS	1 LS	\$ 2,600.00	\$ 2,600.00	1 LS	\$ 4,200.00	\$ 4,200.00	1.2%
0310-0119000F	ASPHALT PAVEMENT SAW CUTTING	0 FOOT	\$ 2.00	\$ 0.00	144 FOOT	\$ 2.00	\$ 288.00	
0320-0100000A	CLEARING AND GRUBBING	0.4 ACRE	\$ 5,000.00	\$ 2,000.00	0.4 ACRE	\$ 5,000.00	\$ 2,000.00	
0330-0105000K	GENERAL EXCAVATION	1,500 CUYD	\$ 20.00	\$ 30,000.00	1,500 CUYD	\$ 20.00	\$ 30,000.00	
0331-0106000J	12 INCH SUBGRADE STABILIZATION	733 SQYD	\$ 20.00	\$ 14,660.00	733 SQYD	\$ 20.00	\$ 14,660.00	
0405-0106000K	TRENCH FOUNDATION	6 CUYD	\$ 40.00	\$ 240.00	2 CUYD	\$ 40.00	\$ 80.00	
0445-010012AF	12 INCH CULVERT PIPE, 5 FT DEPTH	202 FOOT	\$ 55.00	\$ 11,110.00	0 FOOT	\$ 55.00	\$ 0.00	
0445-010023AF	24 INCH CULVERT PIPE, 5 FT DEPTH	24 FOOT	\$ 70.00	\$ 1,680.00	50 FOOT	\$ 70.00	\$ 3,500.00	
0640-0100000M	AGGREGATE BASE	1,000 TON	\$ 35.00	\$ 35,000.00	1,800 TON	\$ 35.00	\$ 63,000.00	
0744-0302000M	LEVEL 3, 1/2 INCH ACH MIXTURE	470 TON	\$ 100.00	\$ 47,000.00	670 TON	\$ 100.00	\$ 67,000.00	
0749-0100000E	EXTRA FOR ASPHALT APPROACHES	3 EACH	\$ 500.00	\$ 1,500.00	2 EACH	\$ 500.00	\$ 1,000.00	
0759-0103000F	CONCRETE CURBS, CURB AND GUTTER	0 FOOT	\$ 25.00	\$ 0.00	609 FOOT	\$ 25.00	\$ 15,225.00	
0759-0110000F	CONCRETE CURBS, STANDARD CURB	433 FOOT	\$ 25.00	\$ 10,825.00	0 FOOT	\$ 25.00	\$ 0.00	
0759-0126000J	CONCRETE DRIVEWAYS	0 SQFT	\$ 9.00	\$ 0.00	755 SQFT	\$ 9.00	\$ 6,795.00	
0759-0128000L	CONCRETE WALKS	2,795 SQFT	\$ 6.00	\$ 16,770.00	2,795 SQFT	\$ 6.00	\$ 16,770.00	
090X	ALLOWANCE FOR STRIPING (DMS TO DESIGN)	1 LS	\$ 2,500.00	\$ 2,500.00	1 LS	\$ 4,500.00	\$ 4,500.00	
090K	ALLOWANCE FOR SIGNING (DMS TO DESIGN)	1 LS	\$ 1,000.00	\$ 1,000.00	1 LS	\$ 2,000.00	\$ 2,000.00	
090X	ALLOWANCE FOR STREET LIGHTING (DMS TO DESIGN)	0 EACH	\$ 6,500.00	\$ 0.00	4 EACH	\$ 6,500.00	\$ 26,000.00	
099D	ALLOWANCE FOR SCHOOL SPEED ZONE FLASHERS (DMS TO DESIGN)	1 LS	\$ 30,000.00	\$ 30,000.00	1 LS	\$ 30,000.00	\$ 30,000.00	Per DMS, assume 1 light every 150'
1012-0100000A	WATER QUALITY SWALE	1 LS	\$ 10,000.00	\$ 10,000.00	1 LS	\$ 10,000.00	\$ 10,000.00	
1030-0102000E	SEEDING MOBILIZATION	1 EACH	\$ 600.00	\$ 600.00	1 EACH	\$ 600.00	\$ 600.00	
1030-0108000H	PERMANENT SEEDING	0.2 ACRE	\$ 3,000.00	\$ 600.00	0.1 ACRE	\$ 3,000.00	\$ 300.00	
1030-0118000H	WATER QUALITY SEEDING	0.1 ACRE	\$ 4,000.00	\$ 400.00	0.2 ACRE	\$ 4,000.00	\$ 800.00	
1040	ALLOWANCE FOR LANDSCAPING (WALKER MACY)	1 LS	\$ 10,000.00	\$ 10,000.00	1 LS	\$ 40,000.00	\$ 40,000.00	
CONSTRUCTION SUBTOTAL			\$ 256,553.00	\$ 256,553.00		\$ 419,888.00	\$ 419,888.00	
CONTINGENCY (30.0%)			\$ 76,966.00	\$ 76,966.00		\$ 125,966.00	\$ 125,966.00	
TOTAL CONSTRUCTION COST			\$ 333,519.00	\$ 333,519.00		\$ 545,854.00	\$ 545,854.00	
SOFT COSTS @ 24%			\$ 80,044.56	\$ 80,044.56		\$ 130,942.56	\$ 130,942.56	
TOTAL CONSTRUCTION COST WITH SOFT COSTS			\$ 413,563.56	\$ 413,563.56		\$ 676,796.56	\$ 676,796.56	

Cost Split Notes:

- The City will be responsible for all roadway construction beyond 24 feet from face of curb and one-half of the 10 foot sidewalk
- The District will be responsible for all other street costs

General Notes:

- Costs are preliminary. Estimate based on standard measurement and payment practices as specified in the 2015 Oregon Standard Specifications for Construction
- Unit prices based on ODOT Weighted Average Item Prices - Calendar Year 2014 dated 1/13/2015
- Allowances provided for traffic signals, street lighting and other traffic items. Costs to be verified with traffic consultant
- Allowance provided for landscaping. Costs to be verified with landscape consultant
- Estimate does not include right of way acquisition or settlements with adjacent private properties
- Estimate does not include costs for relocating utilities including transmission poles, gas, fiber and cable

BOECKMAN ROAD
30% Construction Cost Estimate (DRAFT)
Advance Road Middle School - Public Improvements



CITY PORTION (100%)

ITEM NUMBER	ITEM DESCRIPTION	QUANTITY	UNIT PRICE	ITEM COST	REMARKS
PART 00200 - TEMPORARY FEATURES AND UTILITY PROTECTORS				\$ 34,600.00	
0210-010000A	MOBILIZATION	1 LS	\$ 33,200.00	\$ 33,200.00	10.0%
0225-0101000A	TEMPORARY WORK ZONE TRAFFIC CONTROL, COMPLETE	1 LS	\$ 10,000.00	\$ 10,000.00	3.0%
0225-0168000T	FLAGGERS	80 HOUR	\$ 46.00	\$ 3,680.00	2 x 5 days x 8 hrs/day
0280-0100000A	EROSION CONTROL	1 LS	\$ 6,600.00	\$ 6,600.00	2.0%
0290-0100000A	POLLUTION CONTROL PLAN	1 LS	\$ 1,000.00	\$ 1,000.00	
PART 03000 - ROADWORK				\$ 23,340.00	
0305-0100000A	CONSTRUCTION SURVEY WORK	1 LS	\$ 6,600.00	\$ 6,600.00	2.0%
0310-0100000F	REMOVAL OF PIPES	80 FOOT	\$ 12.00	\$ 960.00	
0310-0102000J	REMOVAL OF WALKS AND DRIVEWAYS	42 SQYD	\$ 10.00	\$ 420.00	
0310-0103000J	REMOVAL OF SURFACINGS	1,116 SQYD	\$ 6.00	\$ 6,696.00	
0310-0104000E	REMOVAL OF INLETS	2 EACH	\$ 325.00	\$ 650.00	
0310-0105000E	REMOVAL OF MANHOLES	0 EACH	\$ 750.00	\$ -	
0310-0106000A	REMOVAL OF STRUCTURES AND OBSTRUCTIONS	1 LS	\$ 3,300.00	\$ 3,300.00	1.0%
0310-0119000F	ASPHALT PAVEMENT SAW CUTTING	349 FOOT	\$ 2.00	\$ 698.00	
0320-0100000R	CLEARING AND GRUBBING	0.4 ACRE	\$ 5,000.00	\$ 2,000.00	
0330-0105000K	GENERAL EXCAVATION	2,500 CUYD	\$ 20.00	\$ 50,000.00	
0331-0106000J	12 INCH SUBGRADE STABILIZATION	401 SQYD	\$ 20.00	\$ 8,020.00	
PART 04000 - DRAINAGE AND SEWER				\$ -	
PART 05000 - BASE				\$ 77,000.00	
0640-0100000M	AGGREGATE BASE	2,200 TON	\$ 35.00	\$ 77,000.00	
PART 07000 - WEARING SURFACES				\$ 8,725.00	
0744-0302000M	LEVEL 3, 1/2 INCH ACP MIXTURE	780 TON	\$ 100.00	\$ 78,000.00	
0749-0100000E	EXTRA FOR ASPHALT APPROACHES	1 EACH	\$ 500.00	\$ 500.00	
0749-0106000J	EXTRA FOR ASPHALT WALKS	1,270 SQFT	\$ 4.00	\$ 5,080.00	
0756-0104000J	PLAIN CONCRETE PAVEMENT, UNDOWELED, 9 INCHES THICK	0 SQYD	\$ 85.00	\$ -	
0759-0103000F	CONCRETE CURBS, CURB AND GLITTER	349 FOOT	\$ 25.00	\$ 8,725.00	
PART 08000 - PERMANENT TRAFFIC SIGNALS AND UTILITY SERVICES				\$ 5,000.00	
08XX-	ALLOWANCE FOR STRIPING (DKS TO DESIGN)	1 LS	\$ 5,000.00	\$ 5,000.00	
PART 09000 - EQUIPMENT TRAFFIC CONTROL AND TEMPORARY TRAFFIC CONTROL				\$ 2,000.00	
09XX-	ALLOWANCE FOR SIGNING (DKS TO DESIGN)	1 LS	\$ 2,000.00	\$ 2,000.00	
PART 10000 - RIGHT-OF-WAY DEVELOPMENT AND CENTER				\$ 21,400.00	
1012-0100000A	WATER QUALITY SWALE	1 LS	\$ 10,000.00	\$ 10,000.00	
1030-0102000E	SEEDING MOBILIZATION	1 EACH	\$ 600.00	\$ 600.00	
1030-0108000R	PERMANENT SEEDING	0.2 ACRE	\$ 3,000.00	\$ 600.00	
1030-0118000R	WATER QUALITY SEEDING	0.1 ACRE	\$ 4,000.00	\$ 400.00	
1040-	ALLOWANCE FOR LANDSCAPING (WALKER MACY)	1 LS	\$ 10,000.00	\$ 10,000.00	
PART 01000 - WATER SUPPLY SYSTEMS				\$ -	
CONSTRUCTION SUBTOTAL				\$ 331,729.00	
CONTINGENCY (30.0%)				\$ 99,519.00	Take after Const. Eng.
TOTAL ESTIMATED CONSTRUCTION COST				\$ 431,248.00	
Soft Costs @ 24%				\$ 103,499.52	
TOTAL ESTIMATED CONSTRUCTION COST WITH SOFT COSTS				\$ 534,747.52	

Cost Split Notes:

- The City will be responsible for all roadway construction costs and may establish a Reimbursement District to the extent the improvements benefit the Frog Pond Conceptual Plan development area.

General Notes:

- Costs are preliminary. Estimate based on standard measurement and payment practices as specified in the 2015 Oregon Standard Specifications for Construction
- Unit prices based on ODOT Weighted Average Item Prices - Calendar Year 2014 dated 1/13/2015
- Allowances provided for traffic signals, street lighting and other traffic items. Costs to be verified with traffic consultant
- Allowance provided for landscaping. Costs to be verified with landscape consultant
- Estimate does not include right-of-way acquisition or settlements with adjacent private properties
- Estimate does not include costs for relocating utilities including transmission poles, gas, fiber and cable

STAFFORD ROAD
30% Construction Cost Estimate (DRAFT)
Advance Road Middle School - Public Improvements



CITY PORTION (100%)

ITEM NUMBER	ITEM DESCRIPTION	QUANTITY	UNIT PRICE	ITEM COST	REMARKS
PART 0200 - TEMPORARY FEATURES AND SIGNS/TRAFFIC				\$ 35,280.00	
0210-010000A	MOBILIZATION	1 LS	\$ 20,400.00	\$ 20,400.00	10.0%
0225-0101000A	TEMPORARY WORK ZONE TRAFFIC CONTROL, COMPLETE	1 LS	\$ 6,100.00	\$ 6,100.00	3.0%
0225-0168000T	FLAGGERS	80 HOUR	\$ 46.00	\$ 3,680.00	2 x 5 days x 8 hrs/day
0280-0100000A	EROSION CONTROL	1 LS	\$ 4,100.00	\$ 4,100.00	2.0%
0290-0100000A	POLLUTION CONTROL PLAN	1 LS	\$ 1,000.00	\$ 1,000.00	
PART 0300 - ROADWORK				\$ 46,545.00	
0305-0100000A	CONSTRUCTION SURVEY WORK	1 LS	\$ 4,100.00	\$ 4,100.00	2.0%
0310-0100000F	REMOVAL OF PIPES	16 FOOT	\$ 12.00	\$ 192.00	
0310-0101000F	REMOVAL OF CURBS	0 FOOT	\$ 4.00	\$ -	
0310-0102000J	REMOVAL OF WALKS AND DRIVEWAYS	0 SQYD	\$ 10.00	\$ -	
0310-0103000J	REMOVAL OF SURFACINGS	984 SQYD	\$ 6.00	\$ 5,904.00	
0310-0104000E	REMOVAL OF INLETS	0 EACH	\$ 325.00	\$ -	
0310-0105000E	REMOVAL OF MANHOLES	0 EACH	\$ 750.00	\$ -	
0310-0106000A	REMOVAL OF STRUCTURES AND OBSTRUCTIONS	1 LS	\$ 2,000.00	\$ 2,000.00	1.0%
0310-0119000F	ASPHALT PAVEMENT SAW CUTTING	95 FOOT	\$ 2.00	\$ 190.00	
0320-0100000R	CLEARING AND GRUBBING	0.3 ACRE	\$ 5,000.00	\$ 1,500.00	
0330-0105000K	GENERAL EXCAVATION	1,500 CUYD	\$ 20.00	\$ 30,000.00	
0331-0106000J	12 INCH SUBGRADE STABILIZATION	233 SQYD	\$ 20.00	\$ 4,660.00	
PART 0400 - DRAINAGE AND SEWERS					
PART 0500 - BASES				\$ 49,000.00	
0640-0100000M	AGGREGATE BASE	1,400 TON	\$ 35.00	\$ 49,000.00	
PART 0700 - WEARING SURFACES				\$ 6,375.00	
0744-0302000M	LEVEL 3, 1/2 INCH ACP MIXTURE	410 TON	\$ 100.00	\$ 41,000.00	
0759-0110000F	CONCRETE CURBS, STANDARD CURB	255 FOOT	\$ 25.00	\$ 6,375.00	
PART 0800 - PERMANENT TRAFFIC SAFETY AND TRAFFIC CONTROL				\$ 5,000.00	
08XX-	ALLOWANCE FOR STRIPING (DKS TO DESIGN)	1 LS	\$ 5,000.00	\$ 5,000.00	
PART 0900 - PERMANENT TRAFFIC CONTROL AND PERMANENT SIGN SYSTEMS				\$ 2,000.00	
09XX-	ALLOWANCE FOR SIGNING (DKS TO DESIGN)	1 LS	\$ 2,000.00	\$ 2,000.00	
PART 1000 - RIGHT-OF-WAY DEVELOPMENT AND CONTROL				\$ 10,000.00	
1012-0100000A	WATER QUALITY SWALE	1 LS	\$ 10,000.00	\$ 10,000.00	
1030-0102000E	SEEDING MOBILIZATION	1 EACH	\$ 600.00	\$ 600.00	
1030-0108000R	PERMANENT SEEDING	0.2 ACRE	\$ 3,000.00	\$ 600.00	
1030-0118000R	WATER QUALITY SEEDING	0.1 ACRE	\$ 4,000.00	\$ 400.00	
1040-	ALLOWANCE FOR LANDSCAPING (WALKER MACY)	1 LS	\$ 5,000.00	\$ 5,000.00	
PART 1100 - WATER SUPPLY SYSTEMS					
CONSTRUCTION SUBTOTAL				\$ 203,801.00	
CONTINGENCY (30.0%)				\$ 61,140.00	Take after Const. Eng.
TOTAL ESTIMATED CONSTRUCTION COST				\$ 264,941.00	
Soft Costs @ 24%				\$ 63,585.84	
TOTAL ESTIMATED CONSTRUCTION COST WITH SOFT COSTS				\$ 328,526.84	

Cost Split Notes:

- The City will be responsible for all roadway construction costs and may establish a Reimbursement District to the extent the improvements benefit the Frog Pond Conceptual Plan development area.

General Notes:

- Costs are preliminary. Estimate based on standard measurement and payment practices as specified in the 2015 Oregon Standard Specifications for Construction
- Unit prices based on ODOT Weighted Average Item Prices - Calendar Year 2014 dated 1/13/2015
- Allowances provided for traffic signals, street lighting and other traffic items. Costs to be verified with traffic consultant
- Allowance provided for landscaping. Costs to be verified with landscape consultant
- Estimate does not include right-of-way acquisition or settlements with adjacent private properties
- Estimate does not include costs for relocating utilities including transmission poles, gas, fiber and cable

INTERSECTION OF BOECKMAN-ADVANCE / STAFFORD-WILSONVILLE ROADS
30% Construction Cost Estimate (DRAFT)
Public Improvements



SPLIT COSTS (SEE BELOW)

ITEM NUMBER	ITEM DESCRIPTION	QUANTITY	UNIT PRICE	ITEM COST	REMARKS	
PAVEMENT IMPROVEMENTS, FEATURES AND UTILITIES						
0210-010000DA	MOBILIZATION	1 LS	\$ 65,800.00	\$ 65,800.00	10.0%	
0225-0101000A	TEMPORARY WORK ZONE TRAFFIC CONTROL, COMPLETE	1 LS	\$ 19,700.00	\$ 19,700.00	3.0%	
0225-0168000T	FLAGGERS	80 HOUR	\$ 46.00	\$ 3,680.00	2 x 5 days x 8 hrs/day	
0280-0100000A	EROSION CONTROL	1 LS	\$ 13,200.00	\$ 13,200.00	2.0%	
0290-0100000A	POLLUTION CONTROL PLAN	1 LS	\$ 1,000.00	\$ 1,000.00		
PAVEMENT CONSTRUCTION WORK						
0305-0100000A	CONSTRUCTION SURVEY WORK	1 LS	\$ 13,200.00	\$ 13,200.00	2.0%	
0310-0100000F	REMOVAL OF PIPES	548 FOOT	\$ 12.00	\$ 6,576.00	Measured full length of pipes	
0310-0101000F	REMOVAL OF CURBS	186 FOOT	\$ 4.00	\$ 744.00		
0310-0102000I	REMOVAL OF WALKS AND DRIVEWAYS	94 SQYD	\$ 10.00	\$ 940.00		
0310-0103000J	REMOVAL OF SURFACINGS	1,508 SQYD	\$ 6.00	\$ 9,048.00		
0310-0104000E	REMOVAL OF INLETS	1 EACH	\$ 325.00	\$ 325.00		
0310-0105000E	REMOVAL OF MANHOLES	2 EACH	\$ 750.00	\$ 1,500.00		
0310-0106000A	REMOVAL OF STRUCTURES AND OBSTRUCTIONS	1 LS	\$ 6,600.00	\$ 6,600.00	1.0%	
0310-0119000F	ASPHALT PAVEMENT SAW CUTTING	48 FOOT	\$ 2.00	\$ 96.00		
0320-0100000R	CLEARING AND GRUBBING	0.1 ACRE	\$ 5,000.00	\$ 500.00		
0330-0105000K	GENERAL EXCAVATION	1,500 CUYD	\$ 20.00	\$ 30,000.00	20,000 sf*2'/27'	
0331-0106000J	12 INCH SUBGRADE STABILIZATION	320 SQYD	\$ 20.00	\$ 6,400.00		
PAVEMENT FOUNDATION AND UTILITIES						
0405-0106000K	TRENCH FOUNDATION	10 CUYD	\$ 40.00	\$ 400.00		
0415-0100000F	MAINLINE VIDEO INSPECTION	440 FOOT	\$ 3.00	\$ 1,320.00		
0445-035012AF	12 INCH STORM SEWER PIPE, 5 FT DEPTH	27 FOOT	\$ 55.00	\$ 1,485.00		
0445-035024BF	24 INCH STORM SEWER PIPE, 10 FT DEPTH	413 FOOT	\$ 90.00	\$ 37,170.00	Includes 24 inch storm pipe to outfall	
0470-0106000E	CONCRETE MANHOLES, LARGE PRECAST	2 EACH	\$ 8,000.00	\$ 16,000.00	Includes 24 inch storm MHs to outfall	
0470-NEW	CONCRETE INLETS, TYPE CG-30	1 EACH	\$ 2,000.00	\$ 2,000.00		
0470-0311000E	CONCRETE INLETS, TYPE D	1 EACH	\$ 1,700.00	\$ 1,700.00		
PAVEMENT BASE						
0640-0100000M	AGGREGATE BASE	1,500 TON	\$ 35.00	\$ 52,500.00		
PAVEMENT FINISHING MATERIALS						
0744-0302000M	LEVEL 3, 1/2 INCH ACP MIXTURE	560 TON	\$ 100.00	\$ 56,000.00		
0759-0103000F	CONCRETE CURBS, CURB AND GUTTER	191 FOOT	\$ 25.00	\$ 4,775.00		
0759-0110000F	CONCRETE CURBS, STANDARD CURB	0 FOOT	\$ 25.00	\$ -		
0759-0128000J	CONCRETE WALKS	1,166 SQFT	\$ 6.00	\$ 6,996.00		
TRAFFIC SIGNALS, PERMITS, TRAFFIC SAFETY AND UTILITIES						
08XX-	ALLOWANCE FOR STRIPING (DKS TO DESIGN)	1 LS	\$ 5,000.00	\$ 5,000.00		
09XX-	ALLOWANCE FOR SIGNING (DKS TO DESIGN)	1 LS	\$ 4,000.00	\$ 4,000.00		
09XX-	ALLOWANCE FOR STREET LIGHTING (DKS TO DESIGN)	2 EACH	\$ 6,500.00	\$ 13,000.00	Per DKS, assume 1 light every 150'	
0990-	ALLOWANCE FOR SCHOOL SPEED ZONE FLASHERS (DKS TO DESIGN)	1 LS	\$ -	\$ -		
0990-	ALLOWANCE FOR TRAFFIC SIGNALS (DKS TO DESIGN)	1 LS	\$ 250,000.00	\$ 250,000.00	Per DKS	
PAVEMENT UTILITIES - WATER, SEWER, GAS AND CABLE						
1012-0100000A	WATER QUALITY SWALE	1 LS	\$ 20,000.00	\$ 20,000.00		
1030-0102000E	SEEDING MOBILIZATION	1 EACH	\$ 600.00	\$ 600.00		
1030-0108000R	PERMANENT SEEDING	0.1 ACRE	\$ 3,000.00	\$ 300.00		
1030-0118000R	WATER QUALITY SEEDING	0.1 ACRE	\$ 4,000.00	\$ 400.00		
1040-	ALLOWANCE FOR LANDSCAPING (WALKER MACY)	1 LS	\$ 5,000.00	\$ 5,000.00		
PAVEMENT UTILITIES - WATER, SEWER, GAS AND CABLE						
				CONSTRUCTION SUBTOTAL	\$ 657,955.00	
				CONTINGENCY (30.0%)	\$ 197,387.00	Take after Const. Eng.
				TOTAL ESTIMATED CONSTRUCTION COST	\$ 855,342.00	
				Soft Costs @ 24%	\$ 205,282.08	
				TOTAL ESTIMATED CONSTRUCTION COST WITH SOFT COSTS	\$ 1,060,624.08	

Cost Split Notes:

- The City will be responsible for 75% of the costs to rebuild and signalize this intersection.
- The District will be responsible for 25% of the costs to rebuild and signalize the intersection.
- The City may establish a Reimbursement District to the extent the improvements benefit the Frog Pond Conceptual Plan development area.

CITY PORTION(75%)	\$ 795,468.00
DISTRICT PORTION(25%)	\$ 265,156.00

General Notes:

- Costs are preliminary. Estimate based on standard measurement and payment practices as specified in the 2015 Oregon Standard Specifications for Construction.
- Unit prices based on ODOT Weighted Average Item Prices - Calendar Year 2014 dated 1/13/2015.
- Allowances provided for traffic signals, street lighting and other traffic items. Costs to be verified with traffic consultant.
- Allowance provided for landscaping. Costs to be verified with landscape consultant.
- Estimate does not include right-of-way acquisition or settlements with adjacent private properties.
- Estimate does not include costs for relocating utilities including transmission poles, gas, fiber and cable.

WATER LINE IMPROVEMENTS 30% Construction Cost Estimate (DRAFT) Advance Road Middle School - Public Improvements

ITEM NUMBER	ITEM DESCRIPTION	CITY PORTION			DISTRICT PORTION			REMARKS
		QUANTITY	UNIT PRICE	ITEM COST	QUANTITY	UNIT PRICE	ITEM COST	
0210-0100000A	MOBILIZATION	1 LS	\$ 3,100.00	\$ 3,100.00	1 LS	\$ 21,200.00	\$ 21,200.00	10.0%
0225-0101000A	TEMPORARY WORK ZONE TRAFFIC CONTROL COMPLETE	1 LS	\$ 900.00	\$ 900.00	1 LS	\$ 6,400.00	\$ 6,400.00	3.0%
0280-0100000A	EROSION CONTROL	1 LS	\$ 600.00	\$ 600.00	1 LS	\$ 4,200.00	\$ 4,200.00	2.0%
0305-0100000A	CONSTRUCTION SURVEY WORK	1 LS	\$ 600.00	\$ 600.00	1 LS	\$ 4,200.00	\$ 4,200.00	2.0%
0310-0106000A	REMOVAL OF STRUCTURES AND OBSTRUCTIONS	1 LS	\$ 300.00	\$ 300.00	1 LS	\$ 2,100.00	\$ 2,100.00	1.0%
0310-0106000B	REMOVAL OF STRUCTURES AND OBSTRUCTIONS	1 LS	\$ 300.00	\$ 300.00	1 LS	\$ 2,100.00	\$ 2,100.00	1.0%
0310-0106000C	REMOVAL OF STRUCTURES AND OBSTRUCTIONS	1 LS	\$ 300.00	\$ 300.00	1 LS	\$ 2,100.00	\$ 2,100.00	1.0%
0310-0106000D	REMOVAL OF STRUCTURES AND OBSTRUCTIONS	1 LS	\$ 300.00	\$ 300.00	1 LS	\$ 2,100.00	\$ 2,100.00	1.0%
0310-0106000E	REMOVAL OF STRUCTURES AND OBSTRUCTIONS	1 LS	\$ 300.00	\$ 300.00	1 LS	\$ 2,100.00	\$ 2,100.00	1.0%
0310-0106000F	REMOVAL OF STRUCTURES AND OBSTRUCTIONS	1 LS	\$ 300.00	\$ 300.00	1 LS	\$ 2,100.00	\$ 2,100.00	1.0%
0310-0106000G	REMOVAL OF STRUCTURES AND OBSTRUCTIONS	1 LS	\$ 300.00	\$ 300.00	1 LS	\$ 2,100.00	\$ 2,100.00	1.0%
0310-0106000H	REMOVAL OF STRUCTURES AND OBSTRUCTIONS	1 LS	\$ 300.00	\$ 300.00	1 LS	\$ 2,100.00	\$ 2,100.00	1.0%
0310-0106000I	REMOVAL OF STRUCTURES AND OBSTRUCTIONS	1 LS	\$ 300.00	\$ 300.00	1 LS	\$ 2,100.00	\$ 2,100.00	1.0%
0310-0106000J	REMOVAL OF STRUCTURES AND OBSTRUCTIONS	1 LS	\$ 300.00	\$ 300.00	1 LS	\$ 2,100.00	\$ 2,100.00	1.0%
0310-0106000K	REMOVAL OF STRUCTURES AND OBSTRUCTIONS	1 LS	\$ 300.00	\$ 300.00	1 LS	\$ 2,100.00	\$ 2,100.00	1.0%
0310-0106000L	REMOVAL OF STRUCTURES AND OBSTRUCTIONS	1 LS	\$ 300.00	\$ 300.00	1 LS	\$ 2,100.00	\$ 2,100.00	1.0%
0310-0106000M	REMOVAL OF STRUCTURES AND OBSTRUCTIONS	1 LS	\$ 300.00	\$ 300.00	1 LS	\$ 2,100.00	\$ 2,100.00	1.0%
0310-0106000N	REMOVAL OF STRUCTURES AND OBSTRUCTIONS	1 LS	\$ 300.00	\$ 300.00	1 LS	\$ 2,100.00	\$ 2,100.00	1.0%
0310-0106000O	REMOVAL OF STRUCTURES AND OBSTRUCTIONS	1 LS	\$ 300.00	\$ 300.00	1 LS	\$ 2,100.00	\$ 2,100.00	1.0%
0310-0106000P	REMOVAL OF STRUCTURES AND OBSTRUCTIONS	1 LS	\$ 300.00	\$ 300.00	1 LS	\$ 2,100.00	\$ 2,100.00	1.0%
0310-0106000Q	REMOVAL OF STRUCTURES AND OBSTRUCTIONS	1 LS	\$ 300.00	\$ 300.00	1 LS	\$ 2,100.00	\$ 2,100.00	1.0%
0310-0106000R	REMOVAL OF STRUCTURES AND OBSTRUCTIONS	1 LS	\$ 300.00	\$ 300.00	1 LS	\$ 2,100.00	\$ 2,100.00	1.0%
0310-0106000S	REMOVAL OF STRUCTURES AND OBSTRUCTIONS	1 LS	\$ 300.00	\$ 300.00	1 LS	\$ 2,100.00	\$ 2,100.00	1.0%
0310-0106000T	REMOVAL OF STRUCTURES AND OBSTRUCTIONS	1 LS	\$ 300.00	\$ 300.00	1 LS	\$ 2,100.00	\$ 2,100.00	1.0%
0310-0106000U	REMOVAL OF STRUCTURES AND OBSTRUCTIONS	1 LS	\$ 300.00	\$ 300.00	1 LS	\$ 2,100.00	\$ 2,100.00	1.0%
0310-0106000V	REMOVAL OF STRUCTURES AND OBSTRUCTIONS	1 LS	\$ 300.00	\$ 300.00	1 LS	\$ 2,100.00	\$ 2,100.00	1.0%
0310-0106000W	REMOVAL OF STRUCTURES AND OBSTRUCTIONS	1 LS	\$ 300.00	\$ 300.00	1 LS	\$ 2,100.00	\$ 2,100.00	1.0%
0310-0106000X	REMOVAL OF STRUCTURES AND OBSTRUCTIONS	1 LS	\$ 300.00	\$ 300.00	1 LS	\$ 2,100.00	\$ 2,100.00	1.0%
0310-0106000Y	REMOVAL OF STRUCTURES AND OBSTRUCTIONS	1 LS	\$ 300.00	\$ 300.00	1 LS	\$ 2,100.00	\$ 2,100.00	1.0%
0310-0106000Z	REMOVAL OF STRUCTURES AND OBSTRUCTIONS	1 LS	\$ 300.00	\$ 300.00	1 LS	\$ 2,100.00	\$ 2,100.00	1.0%
1140-0145000F	6 INCH POTABLE WATER PIPE, FITTINGS & COUPLINGS WITH RESTRAINED JOINTS AND CLASS _____ BACKFILL	10 FOOT	\$ 50.00	\$ 500.00	20 FOOT	\$ 50.00	\$ 1,000.00	
1140-0145000F	12 INCH POTABLE WATER PIPE, FITTINGS & COUPLINGS WITH RESTRAINED JOINTS AND CLASS _____ BACKFILL	128 FOOT	\$ 80.00	\$ 10,240.00	1,482 FOOT	\$ 80.00	\$ 134,560.00	includes extra lengths for 4 T Fittings and 2 valves per 01140.80
1140-0300000E	12 INCH CONNECTION TO 12 INCH EXISTING MAIN	1 EACH	\$ 2,500.00	\$ 2,500.00	1 EACH	\$ 2,500.00	\$ 2,500.00	Assumed; verify w/city
1150-0100000E	12 INCH GATE VALVE	4 EACH	\$ 2,000.00	\$ 8,000.00	10 EACH	\$ 2,000.00	\$ 20,000.00	
1150-0600000E	2 INCH COMBINATION AIR RELEASE / AIR VACUUM VALVE ASSEMBLY	0 EACH	\$ 4,000.00	\$ -	2 EACH	\$ 4,000.00	\$ 8,000.00	
1160-0100000E	HYDRANT ASSEMBLIES	1 EACH	\$ 4,000.00	\$ 4,000.00	2 EACH	\$ 4,000.00	\$ 8,000.00	
		CONSTRUCTION SUBTOTAL		\$ 30,740.00	CONSTRUCTION SUBTOTAL		\$ 232,160.00	
		CONTINGENCY (30.0%)		\$ 9,222.00	CONTINGENCY (30.0%)		\$ 63,648.00	Take after Const. Eng.
		TOTAL CONSTRUCTION COST		\$ 39,962.00	TOTAL CONSTRUCTION COST		\$ 275,808.00	
		Soft Costs @ 24%		\$ 9,590.88	Soft Costs @ 24%		\$ 66,193.92	
		TOTAL CONSTRUCTION COST WITH SOFT COSTS		\$ 49,552.88	TOTAL CONSTRUCTION COST WITH SOFT COSTS		\$ 342,001.92	
		TOTAL COSTS		\$ 391,554.80	TOTAL COSTS		\$ 391,554.80	

Cost Split Notes:

- The cost to design and construct this 12" water main from the terminus of the existing line near the City limit on Advance Road to the school site shall be borne by the District.
- The City will be responsible for the costs to tie into the existing water main and extend the water line northward through the intersection.
- The City may establish a Reimbursement District to the extent the improvements benefit the Frog Pond Conceptual Plan development area.

General Notes:

- Costs are preliminary. Estimate based on standard measurement and payment practices as specified in the 2015 Oregon Standard Specifications for Construction.
- Unit prices based on ODOT Weighted Average Item Prices - Calendar Year 2014 Dated 1/13/2015.
- Allowances provided for traffic signals, street lighting and other traffic items. Costs to be verified with traffic consultant.
- Allowance provided for landscaping. Costs to be verified with landscape consultant.
- Estimate does not include right-of-way acquisition or settlements with adjacent private properties.
- Estimate does not include costs for relocating utilities including transmission poles, gas, fiber and cable.



SEWER LINE IMPROVEMENTS
30% Construction Cost Estimate (DRAFT)
Advance Road Middle School - Public Improvements

Advance Road Middle School
 School District
 Submitted 11/25/15

ITEM NUMBER	ITEM DESCRIPTION	CITY PORTION			DISTRICT PORTION			REMARKS
		QUANTITY	UNIT PRICE	ITEM COST	QUANTITY	UNIT PRICE	ITEM COST	
0210-0100000A	MOBILIZATION	1 LS	6,900.00	6,900.00	1 LS	11,400.00	11,400.00	10.0%
0225-0101000A	TEMPORARY WORK ZONE TRAFFIC CONTROL, COMPLETE	1 LS	2,100.00	2,100.00	1 LS	3,400.00	3,400.00	3.0%
0280-0100000A	EROSION CONTROL	1 LS	1,400.00	1,400.00	1 LS	2,300.00	2,300.00	2.0%
0305-0100000A	CONSTRUCTION SURVEY WORK	1 LS	1,400.00	1,400.00	1 LS	2,300.00	2,300.00	2.0%
0310-0106000A	REMOVAL OF STRUCTURES AND OBSTRUCTIONS	1 LS	700.00	700.00	1 LS	1,100.00	1,100.00	1.0%
0405-0106000K	TRENCH FOUNDATION	6 CU YD	40.00	240.00	16 CU YD	40.00	640.00	
0415-0100000F	MAINLINE VIDEO INSPECTION	265 FOOT	3.00	795.00	677 FOOT	3.00	2,031.00	
0445-030008BF	8 INCH SANITARY SEWER PIPE, 10 FT DEPTH	0 FOOT	60.00	-	126 FOOT	60.00	7,560.00	
0445-030012CF	12 INCH SANITARY SEWER PIPE, 20 FT DEPTH	60 FOOT	150.00	9,000.00	0 FOOT	150.00	-	
0445-030015BF	15 INCH SANITARY SEWER PIPE, 10 FT DEPTH	151 FOOT	100.00	15,100.00	401 FOOT	100.00	40,100.00	
0445-030015CF	15 INCH SANITARY SEWER PIPE, 20 FT DEPTH	0 FOOT	180.00	-	150 FOOT	180.00	27,000.00	
0445-030020CF	21 INCH SANITARY SEWER PIPE, 20 FT DEPTH	54 FOOT	210.00	11,340.00	0 FOOT	210.00	-	
0470-0100000E	CONCRETE SANITARY SEWER MANHOLES	4 EACH	5,000.00	20,000.00	3 EACH	5,000.00	15,000.00	
0490-0104000E	CONNECTION TO EXISTING STRUCTURES	0 EACH	900.00	-	1 EACH	900.00	900.00	
CONSTRUCTION SUBTOTAL				68,975.00			113,731.00	
CONTINGENCY (30.0%)				20,693.00			34,119.00	Take after Contab. Eng.
TOTAL CONSTRUCTION COST				89,668.00			147,850.00	
Soft Costs @ 24%				21,520.32			35,484.00	
TOTAL CONSTRUCTION COST WITH SOFT COSTS				111,188.32			183,334.00	

Cost Split Notes:

- The City will be responsible for all roadway construction beyond 24-feet from face of curb and one-half of the 10-foot sidewalk.
- The District will be responsible for all other street costs.

Cost Difference 8" to 15" Pipe Size \$ 40,774.00 ADD'L PAID BY CITY
 \$ 142,560.00 PAID BY DISTRICT

General Notes:

- Costs are preliminary. Estimate based on standard measurement and payment practices as specified in the 2015 Oregon Standard Specifications for Construction
- Unit prices based on ODOT Weighted Average Item Prices - Calendar Year 2014 dated 1/13/2015
- Allowances provided for traffic signals, street lighting and other traffic items. Costs to be verified with traffic consultant
- Allowance provided for landscaping. Costs to be verified with landscape consultant
- Estimate does not include right-of-way acquisition or settlements with adjacent private properties
- Estimate does not include costs for relocating utilities including transmission poles, gas, fiber and cable

TOTAL COSTS = \$ 254,522.32

EXHIBIT E



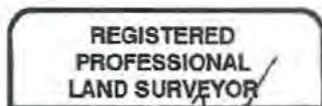
LEGAL DESCRIPTION
PROPOSED PARCEL 1 (PARK)
WEST LINN-WILSONVILLE SCHOOL DISTRICT

#6729
11/25/15 MAR

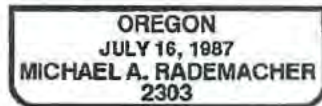
EXHIBIT "A"

A TRACT OF LAND LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON, BEING DESCRIBED AS FOLLOWS:

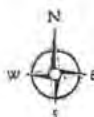
COMMENCING AT THE STONE, MARKED WITH AN "X" IN A MONUMENT BOX AT THE WEST 1/16TH CORNER COMMON TO SECTIONS 7 AND 18; THENCE S.33°52'48"W., 35.99 FEET TO THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF ADVANCE ROAD (COUNTY ROAD X-24) (30.00 FEET FROM CENTERLINE) AND THE WEST RIGHT OF WAY LINE OF SW 60TH AVENUE (COUNTY ROAD NO. 2359) (20.00 FEET FROM CENTERLINE) AND THE POINT OF BEGINNING; THENCE ALONG THE WEST RIGHT OF WAY LINE OF SW 60TH AVENUE, S.00°07'28"W., 697.83 FEET TO THE NORTH LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO WAYNE G. LOWRIE AND SHIRLEY L. LOWRIE, TRUSTEES OF THE LOWRIE FAMILY TRUST, RECORDED IN MAY 3, 1991, IN DOCUMENT NO. 91-20213, CLACKAMAS COUNTY DEED RECORDS; THENCE ALONG THE NORTH BOUNDARY OF SAID LOWRIE TRACT AND ITS WESTERLY EXTENSION, N.89°38'52"W. 757.81 FEET TO A POINT; THENCE N.00°09'47"W. 240.47 FEET TO A 5/8" DIAMETER IRON ROD AT THE SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO FAY A. GYAPONG, RECORDED MARCH 3, 2014 IN DOCUMENT NO. 2014-011271, CLACKAMAS COUNTY DEED RECORDS; THENCE ALONG THE EAST LINE OF SAID GYAPONG TRACT, N.00°09'47"W. 457.18 FEET TO THE SOUTH RIGHT OF WAY LINE OF ADVANCE ROAD (COUNTY ROAD X-24) (30.00 FEET FROM CENTERLINE); THENCE ALONG SAID RIGHT OF WAY LINE, S.89°39'47"E. 761.36 FEET TO THE POINT OF BEGINNING, CONTAINING 529,961 SQUARE FEET (12.17 ACRES), MORE OR LESS.



Michael A. Rademacher



DATE OF SIGNATURE: 11-25-15
EXPIRES: 12/31/2016





M. BARBARA CARTMILL
DIRECTOR

DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

DEVELOPMENT SERVICES BUILDING

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

MEMORANDUM

July 25, 2015

Mike Rademacher
Compass Land Surveyors
4107 SE International Way, Suite 705
Milwaukie, OR 97222

Re: Advance Road right of way width

On July 10, 2015 you inquired about the legal width of Advance Road (County Road No. X-24, Territorial Road) near its intersection with 60th Avenue (County Road No. 2359)

After researching Clackamas County Surveyor's office records I have determined that County Road/Territorial Road X-24 is the only road that pertains to the right of way in question.

Road proceedings on file with Clackamas County failed to indicate any stated width. Since the original road proceedings are the only record of the establishment of this portion of Advance Road I have defaulted to the Statutory Width as indicated in the 1967 "Frye Report". For a road created between 1854 and May 21, 1889 the standard width is 60.00 feet. However, a lesser width can be stated. Lacking any additional information in the petition, viewers report and survey and the order confirming the road on December 8th, 1857, I find that the Statutory Width of 60.00 feet applies.

Lacking a stated width I reviewed County Road/Territorial Road Files X-24 and X-35, County Road No's 0140, 0635, and 0989. Additionally I reviewed United States Bearing Tree Entries 2003-051 and 2008-091, Whispering Meadows (Plat No. 1761) and Landover (Plat No. 3246) and numerous Private Surveys on file in the Clackamas County Surveyor's Office, Department of Transportation and Development (DTD) microfiche files, Road Inventory Map and DTD number index for additional information regarding the width of this road. The latter group of records contain varying right of way width and failed to assist in determining a width of Advance Road. Furthermore, surveys and plats are merely the opinion of the Land Surveyor and not the creation of a road width.

If you have any questions or comments please feel free to contact me at 503-742-4484 or via email at gefforyada@clackamas.us

Respectfully,

A handwritten signature in blue ink, appearing to read "Geffory N. Adair".

Geffory N. Adair
Land Surveyor
Survey and CADD group,
Engineering Division

Exhibit C4
Engineering Division Conditions of Approval from DB15-0049, Stage I
Preliminary Plan, Being Modified

PFD 34	<p>Applicant shall enter into a Development Agreement with the City that clarifies the responsibilities, estimated costs, and eligible SDC credits/reimbursements for constructing a signalized intersection at the Boeckman-Advance / Wilsonville Road-Stafford intersection and any related improvements to each leg, reconstruction of Advance Road east of this intersection through the school site access road, and construction of the access roads which will provide service to both the school site and the City's future sports field park.</p>
PFD 36	<p>The City's 2013 Transportation System Plan identifies Advance Road east of Wilsonville Road as a Collector level road with recommended right-of-way of 69 to 77 feet. For the recommended street improvements of a 12-ft center median, 11-ft travel lane, 2-ft bike buffer, 6-ft bike lane, and 15.5-ft landscape and sidewalk, this will require obtaining an additional right-of-way of 10.5 feet adjacent to the Landover subdivision and 20.5 feet from tax lot 31E18 02100. Additional right-of-way may be required from the Landover subdivision for traffic signal improvements on the southeast corner of the adjacent intersection.</p> <p>City staff will work with property owners to obtain the required right-of-way adjacent to the Landover subdivision and tax lot 31E18 02100.</p> <p>Responsibilities for right-of-way acquisition to be established per PFD 34.</p>
PFD 44	<p>For sanitary sewer service the City has no sewer lines at a sufficient depth to be able to provide gravity service to the school site. It is recommended the applicant coordinate with the City with their design and construction of a sewer lift station; the force main could be tied into the City sewer system in the Landover subdivision. The applicant will need to coordinate sizing of this sewer lift station with the City and verify that sufficient capacity exist in the public system to handle the expected sewer flows from the school site. Capacity upgrades in the existing City sewer system would be the responsibility of the applicant; responsibilities for cost of design and construction to be established per PFD 34.</p>

Exhibit C5
Natural Resources Findings & Requirements

Stormwater Management Requirements

1. Submit a drainage report and drainage plans. The report and plans shall demonstrate the proposed stormwater facilities satisfy the requirements of the 2014 Public Works Standards. Low Impact Development shall be utilized to the maximum extent practicable to mimic the natural runoff conditions of the pre-developed site (e.g., stormwater facilities directly adjacent to the proposed parking areas).
2. Pursuant to the 2014 Public Works Standards, infiltration testing shall be conducted to determine the site's suitability for the proposed stormwater management facilities. Testing shall be conducted or observed by a qualified individual working under the supervision of a Professional Engineer, Registered Geologist, or Certified Engineering Geologist licensed in the State of Oregon.
3. Provide profiles, plan views, landscape information, and specifications for the proposed stormwater facilities consistent with the requirements of the 2014 Public Works Standards.
4. Pursuant to the 2014 Public Works Standards, the applicant shall submit a maintenance plan (including the City's stormwater maintenance and access easement) for the proposed stormwater facilities prior to approval for occupancy of the associated development.
5. Pursuant to the 2014 Public Works Standards, access shall be provided to all areas of the proposed stormwater facilities. At a minimum, at least one access shall be provided for maintenance and inspection.

Significant Resource Overlay Zone

6. The applicant shall submit the SROZ mapping as ARCGIS shape files or a compatible format.
7. All landscaping, including herbicides used to eradicate invasive plant species and existing vegetation, in the SROZ shall be reviewed and approved by the Natural Resources Program Manager. Native plants are required for landscaping in the SROZ.
8. Prior to any site grading or ground disturbance, the applicant is required to delineate the boundary of the SROZ. Six-foot (6') tall cyclone fences with metal posts pounded into the ground at 6'-8' centers shall be used to protect the significant natural resource area where development encroaches into the 25-foot Impact Area.
9. The Significant Resource Overlay Zone (SROZ) shall be identified in a conservation easement. The applicant shall record the conservation easement with Clackamas Court Clerk's office. The conservation easement shall include language prohibiting any disturbance of natural vegetation without first obtaining approval from the City Planning Division and the Natural Resources Program Manager. The conservation easement shall be reviewed by the City Attorney prior to recording.

Other Requirements

10. The applicant shall comply with all applicable state and federal requirements for the proposed construction activities (e.g., DEQ NPDES #1200-C permit).

11. Pursuant to the City of Wilsonville's Ordinance No. 482, the applicant shall submit an erosion and sedimentation control plan. The following techniques and methods shall be incorporated, where necessary:
 - a. Gravel construction entrance;
 - b. Stockpiles and plastic sheeting;
 - c. Sediment fence;
 - d. Inlet protection (Silt sacks are recommended);
 - e. Dust control;
 - f. Temporary/permanent seeding or wet weather measures (e.g., mulch);
 - g. Limits of construction; and
 - h. Other appropriate erosion and sedimentation control methods.

Exhibit C6
Building Division Requirements and Advisories

1. Accessible Parking

While the accessible parking and access as shown on the submitted drawings may prove to be acceptable, it is impossible to confirm code compliance with the limited information available at this time. Accessible parking and accessible access will be reviewed as part of the building permit plan review. The additional information available at plan review may require changes to the number and location of accessible parking spaces shown on these preliminary plans.

2. Advisory. Vault

It is recommended - *not required* - that fire line backflow devices be located inside of the building being served and not in an underground vault. This eliminates the continuing maintenance problems with sump pumps and valve monitoring, and saves the project the cost of a vault installation, which can run \$10,000. Where the backflow device is placed in a vault a public utility waterline easement will be required that extends to the upstream edge of the vault. Without a vault the waterline easement will extend to the exterior wall of the building.

3. Fire Department Review

The adequacy of any existing fire hydrants, the location and number of new hydrants, the proposed FDC location or locations, Knox Box location, any required No Parking Signage, and other fire department items require approval of TVF&R Deputy Fire Marshal Jason Arn. (Ph.503.259.1510) To facilitate that review it is recommended that before submittal for permits to the Engineering or Building Division, a site plan indicating all of the above items and all proposed or existing hydrants within 600 feet of the proposed building be submitted to Deputy Arn for review. *Note that the average spacing between hydrants as indicated in OFC Table C105.1 applies unless otherwise approved by the fire marshal.*

4. Fire-Flow Requirements

Fire calcs shall be submitted as part of the building permit application. Required fire-flow shall be figured using the methodology of the 2014 OFC Section B105. Tualatin Valley Fire & Rescue has not adopted the Occupancy Hazards Modifiers in sections B105.4 and B105.4.1. See the TVF&R *New Construction: Policy Intent Guide*. Since firewalls divide up the structure into separate "buildings" as far as the building code is concerned, when submitting the fire calcs please supply a layout of the entire structure with all firewalls and the height and square footage of each "building" between firewalls shown. It will speed up the review process to submit fire flow calcs as part of the fire department review mentioned above.

5. Property line

The proposed building is shown crossing a property line. The building code does not allow structures to cross property lines.



Public Works Plan Review Comment Form

Plans for Review: Advance Road Middle School

Return All Comments To: Dan Pauly

Due Date: January 25, 2016

Name	Page No.	Comments	Engineering's Response
Randy Watson Pretreatment		If there is a kitchen there shall be an approved GRD installed sized accordingly with all kitchen drains and mud sinks plumbed to the GRD per Oregon Plumbing Code.	
Jason Labrie Water		Install a fire hydrant at the temporary cul-de-sac to serve as a blow off; to avoid trees and planter strips, change water main alignment in the school to follow the paved surfaces of the parking/access Rd which runs along the NE side of the project, coming out onto Hazel Rd near the cul-de-sac; install a public sewer stub out at SSMH in intersection of Hazel and 63rd; consider running public sanitary main all the way to cul-de-sac for future development and service through to 60 th	These comments are not to be used for construction or considered unless reflected in an Engineering Division Condition of Approval.
Folz/Havens Sewer		Display water main isolation valves at the tee on Hazel Rd and for the hydrant/backflow/fire locations.	
Steve Gering Cross Connection			
Arnie Gray Roads		No Comments	
Ralph Thorp Trees/Irrigation			
Blankenship/Reeder Park Maint			



From: Elizabeth Ciz <lizciz@frontier.com>
Sent: Friday, January 29, 2016 10:09 AM
To: Pauly, Daniel
Cc: wciz@parametrix.com
Subject: FW: Comments on West Linn- Wilsonville School District (WLWSD) New Middle School

My name is William Ciz. I live at 28300 SW 60th Ave, Wilsonville, OR east of the new middle school. My property is on the eastside of 60th Ave, in the Advance Road Urban Reserve area outside the UGB. I commented on the first phase of the middle school design approval process and also at the WLWSD meeting held for Andover and 60th Ave neighbors last fall. My comments and concerns continue to focus on landscaping, screening, and lighting along the eastern side of the middle school.

I have reviewed the middle school landscape plans and see a few more evergreen and deciduous trees added along the eastern side of the east parking lot than were shown in the plans presented at the neighbors meeting last fall, but there is still no landscape screening shown around the cul-da-sac north of the east parking lot and there is no landscape screening shown south of parking lot. Landscape screening north and south of the east parking lot would help to separate urban school uses from rural residential and farm uses to the east along 60th Ave. Additional evergreen and deciduous trees plantings would help to buffer visual, school lighting, car and bus headlights, and noise impacts to the properties along 60th Ave.

Another way to buffer the school from the rural residential and farm uses to the east might be to use landscaped soil berms or a screening fence to the north and south of the east parking lot. The landscape plans show a screening fence along the north side of the west parking lot and along the west side of the school property. The landscape plans do not show any new fencing along the south or east sides of the middle school. Additional landscaping, berms and/or fencing along the eastern side of middle school would provide an appropriate buffer between middle school uses and uses along 60th.

My last concern is the school lighting. As I was driving home last night as I turned onto 60th I imagined the fully lite school and parking lots. Wow what a change it will be. While I understand the City will require the lighting to be directed to the school and buffered, I would like to ask if some of the proposed lighting along the road and the cul-da-sac north of the east parking lot could be deferred until the city park is built or the road is extended to 60th Ave. This street lighting will impact my property directly and I do not see a safety need for it right now. If for some reason this is not possible perhaps these lights could be turned off or significantly dimmed at 9 pm. I would also like to request that the lighting for the school and two parking lots be significantly dimmed at 9 pm or perhaps some of the lights could be turned off. This would conserve energy, save the WLWSD and the City operation dollars and help reduce light impacts to all properties surrounding the new middle school.

William Ciz
28300 SW 60th Ave
Wilsonville, OR 97070
Home: 503.682.3468
cell: 503.396.2440
lizciz@frontier.com

ADVANCE ROAD MIDDLE SCHOOL

Stage II Preliminary Plan Review, Site Design Review, and Partition Review

December 10, 2015

TABLE OF CONTENTS

APPLICATION SUMMARY	1
GENERAL INFORMATION	1
BACKGROUND INFORMATION	3
APPLICATION DESCRIPTION	10
CONSISTENCY WITH THE WILSONVILLE ZONING CODE	14
CONCLUSION	29

EXHIBITS

- Exhibit A - Legal Description
- Exhibit B – Tentative Plat
- Exhibit C – Neighborhood Meetings
- Exhibit D – Wilsonville Advance Road Middle School Transportation Impact Study
- Exhibit E – Loading and Service Area
- Exhibit F – Exterior Lighting Information

APPLICATION SUMMARY

For approval of the following three related applications:

- Stage II Plan Review.
- Site Design Review.
- Partition to create a 12.17-acre parcel to be conveyed to the City for a future community park with the District retaining 27.05 acres for the proposed middle school and future primary school.

GENERAL INFORMATION

Location

3S 1E Section 18, Tax Lots 2000, 2300, 2400, and 2500 (see Figure 1).

Wilsonville Comprehensive Plan and Zoning Designations

The property is currently designated Public in the Comprehensive Plan and zoned PF - Public Facility.

Property Owner

West Linn-Wilsonville School District
Tim Woodley, Director of Operations
2755 SW Borland Road
Tualatin, OR 97062
Phone: 503.673.7976
E-mail: woodleyt@wlwv.k12.or.us

Applicant's Representative

Keith Liden, AICP
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Applicant's Design Team

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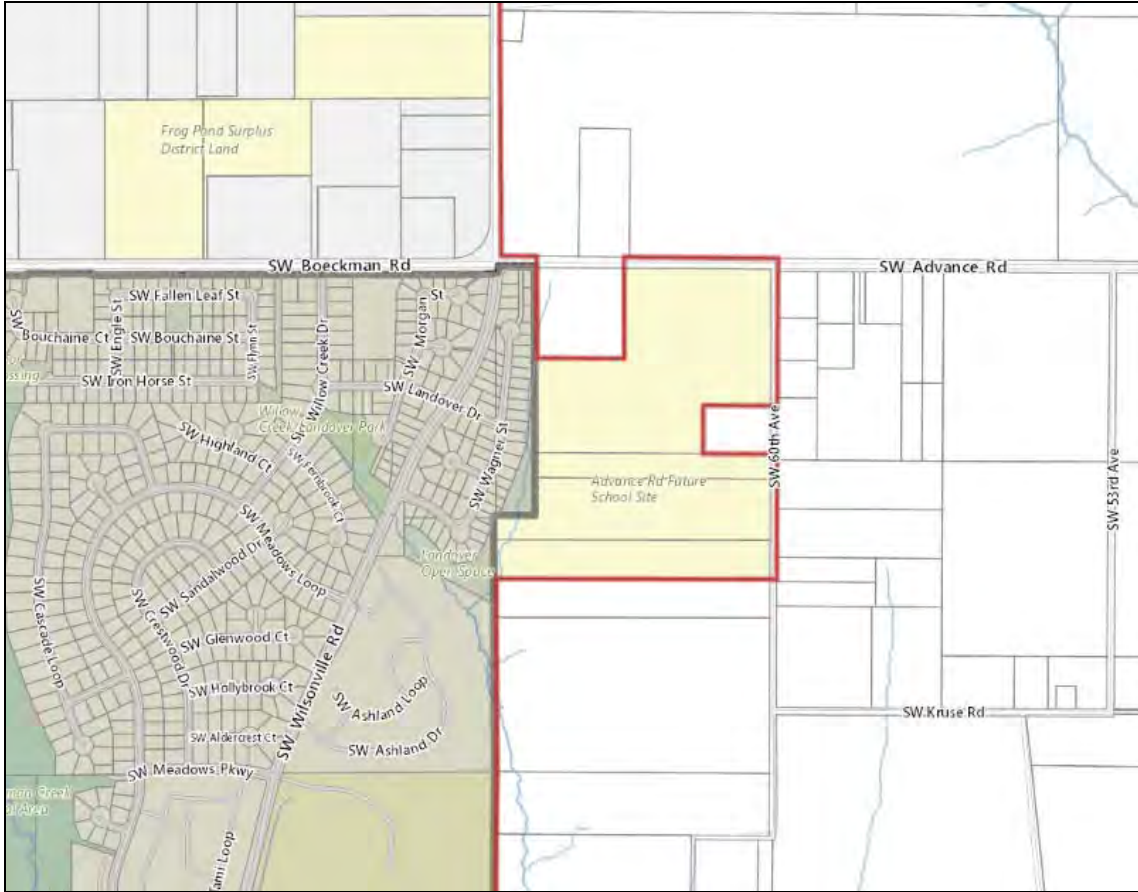
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Portland, Or 97204
Phone: 503-226-2921
E-mail: Katie.zbrocki@pae-engineers.com

Application Plan Sheets

Sheet Number	Description
LU1.00	Existing Conditions
LU1.01	Overall Site Plan
LU1.02	ROW Improvements
LU1.03	Site Plan
LU1.03A	Base Site Plan
LU1.04	Site Grading Plan
LU1.05	Site Storm Drainage Plan
LU1.06	Site Utility Plan
LU2.01	Landscape Plan
LU2.02	Landscape Plan Base Bid
LU2.03	Planting Plan
LU2.04	Planting Plan Base Bid
LU3.01	First Floor Plan Overall
LU3.01a	First Floor Plan Overall with Alternatives
LU3.02	Second Floor Plan Overall
LU3.02a	Second Floor Plan Overall with Alternatives
LU3.03	Exterior Elevations
LU3.03a	Exterior Elevations with Alternatives
LU3.04	Sight Line Sections
LU3.05	Exterior Materials
LU4.01	Light Coverage Plan
LU4.02	Light Coverage Plan

Figure 1: Vicinity Map



Source: Metro

BACKGROUND INFORMATION

Site Description

The site, which consists of four tax lots, is 40 acres to support a City Park, a new middle school, and a future primary school is located on the south side of Advance Road, immediately west of the Wilsonville city limit, and west of 60th Avenue. The property has frontage on both roads. The entire property (Figure 1 Vicinity Map and Figure 2 Assessor’s Map) is within the city of Wilsonville, and it is zoned PF – Public Facility resulting from a recent city approval of an Annexation, Comprehensive Plan Map Amendment, Zone Map Amendment, and Stage I Plan Review (Case File # DB15-0046, DB15-0047, DB15-0048, and DB15-0049).

The property is not actively farmed. The northern 20+ acres (TL 2000) is an open field, and the southern portion contained an old Filbert orchard, which was removed several years ago due to age and disease (TL 2300, 2400 and 2500). According to the Clackamas County Planning Department, Tax Lot 2000 is a legally separate parcel, and the remaining tax lots constitute one additional legal parcel. A legal description of the property is provided in Exhibit A.

Vicinity Information

The zoning and land use for the properties in the vicinity of the proposed site are summarized in Table 1. Although the site is adjacent to EFU land to the north, east, and south, there is no significant agricultural use in the immediate vicinity. Larger parcels in the area are generally grassland with no active farm operations. Several small-scale agricultural uses, such as nursery stock and Christmas trees, are found on a few rural acreages of five acres or less. An established single family residential neighborhood (Landover subdivision) is on the west side of Meridian Creek within the Wilsonville city limits. Boeckman Creek Primary School and Wilsonville High School are located to the southwest on the opposite side of the creek.

Table 1
Zoning and Land Use Summary

PARCELS	ZONE DESIGNATION	LAND USE	METRO DESIGNATION
Subject Property	Wilsonville PF	Open field and riparian area on extreme western edge	Within UGB and City Limit
North	Clackamas Co. EFU	Unfarmed land and rural residences	Urban Reserve Area 4H
East	Clackamas Co. EFU	Rural residences and minor agricultural use	Urban Reserve Area 4H
South	Clackamas Co. EFU	Rural residences and minor agricultural use	Urban Reserve Area 4H
West	Wilsonville PDR-3*	Single family residential	Within UGB and City Limit

*PDR-3: Planned Development Residential 3 (avg. lot size of 7,000 sq. ft.)

Public Facilities and Services

Urban facilities and services are available or can be made available working with the city of Wilsonville and Tualatin Valley Fire and Rescue (TVFR).

Water

The Advance Road site will be serviced from an existing 12-inch water main located in SW Advance Road at the edge of the city limits. The 12-inch line will be extended within the Advance Road right-of-way, and then down SW 63rd Avenue and east along SW Hazel Street as part of the new right-of-way improvements. A new 8-inch line within a dedicated easement will then enter the north edge of the site and wrap around the east and south face of the building,

terminating at a new fire hydrant at the south edge of the plaza. Together with a public fire hydrant in SW Hazel Street north of the building, these hydrants meet the coverage required around the school site. Once the future primary school is built, the 12-inch line in SW Hazel Street will be extended east as part of the right-of-way improvements to the future 8-inch public main in SW 60th Avenue completing the loop.

Preliminary discussions with city of Wilsonville Engineering have indicated that the 12-inch line would ultimately be extending farther east within the SW Advance Road ROW once the future City park parcel is developed. From there, an 8-inch public water main would be built south within the SW 60th Avenue right-of-way once development occurs along those frontages (Figure 3).

The City has provided preliminary water flow information at the intersection of SW Wilsonville Road and SW Boeckman Road. A preliminary analysis was performed indicating that the proposed single 12-inch water line extension in the SW Advance Road ROW and south along SW 63rd Avenue into the site will provide the required water pressure. One factor that helps reduce the overall impact of a school on municipal water systems is that the maximum demand for the school is concentrated during the middle of the day, whereas residential demand is higher in the early morning and evening when more people are at home.

Sanitary Sewer

The overall sanitary sewer capacity is adequate to serve the Advance Road site (Figure 4). However, the City does not currently have sufficient line capacity to serve all of the Frog Pond site (within the UGB on the northwest corner of SW Stafford and SW Boeckman Roads) and the remainder of Urban Reserve 4H. To address this issue, the City has hired a consultant to evaluate the sanitary sewer system and determine how these future growth areas could be best served. Similar to water, the highest demand for the school generally occurs at a different time of the day compared to residential uses.

The school district design team has met with City Engineering staff to review how the site will be serviced by sanitary sewer in the future. A sanitary main collector is programmed to be extended east from the center of Wilsonville within Advance Road ROW. This main will then extend south along the new SW 63rd Avenue ROW to the intersection with SW Hazel Street. The overall school site is planned to be connected to this sanitary main, but the line has not yet been constructed. Depending upon the schedule for construction of the public sanitary sewer main, a temporary sanitary site connection may be made to an existing sanitary sewer manhole at the north end of SW Wagner Street in Landover Subdivision.

Storm Water Drainage

The Advance Road site straddles land located in both the Meridian Creek drainage basin and a small, unnamed drainage basin located southeast of the site. A natural ridge runs approximately down the north-south axis of the Advance Road site. Storm runoff from the west side of the site currently drains to Meridian Creek. Storm drainage from the east side of the site runs into an un-improved drainage ditch system along SW 60th Avenue. Development of the

school site will maintain the existing drainage patterns and connection with other storm water facilities will not be necessary.

Storm water flows from the developed site will conform to city standards for both water quantity and water quantity. The fine-grained soils throughout the site are not suitable for infiltration, so on-site treatment and filtration facilities have been designed with flow control devices to address runoff from new impervious areas like roofs and paving (Sheet LU1.05).

Transportation

Major Streets

The city of Wilsonville 2003 Transportation Systems Plan (TSP) designates Boeckman Road (the west extension of Advance Road) as a Minor Arterial west of Wilsonville Road. Wilsonville Road is also designated as a minor arterial. East of Wilsonville Road, outside of city limits, Advance Road is a designated collector street and Stafford Road is designated as a major arterial. The Clackamas County TSP indicates that Stafford Road, from Boeckman Road north to Newland Road, is scheduled for reconstruction and widening within the next 20 years.

A transportation impact analysis of the proposed school and city park was conducted by DKS Associates and reviewed by the City as part of the preceding application noted above. The study and City concluded that while the traffic impacts of the middle school and community park will require street improvements along the Advance Road frontage and nearby intersections, the impact on the overall transportation system will be acceptable. The District is working with the City regarding the off-site improvements. These are intended to be developed and included as part of an IGA being developed between the City and the District.

Pedestrian and Bicycle Facilities

The on-street connections include contiguous sidewalks and bicycle lanes along the existing length of Wilsonville Road west of the project site. Boeckman Road to the west does not currently have bike lanes, but it does have sidewalks on the south side of the street. As the future Frog Pond residential area develops, Boeckman Road will be improved to include bicycle facilities and contiguous sidewalks on both sides. Advance Road will be the primary route of access for all modes to the site. The DKS study also recommended several pedestrian and bicycle improvements to further enhance access to and from the school and park site. The design of these improvements will be determined as part of this application and the IGA noted above.

Transit

SMART operates fixed lines, shuttles, dial-a-ride services and links to other transit providers in Portland, Salem and Canby. SMART bus line 4 is the closest bus service to the subject site, operating Monday – Saturday along Wilsonville Road immediately west of the subject site. A Smart transit stop is planned to be located on SW Hazel Street (Sheet LU1.03), and the City and District will coordinate with Smart.

Fire Protection and Emergency Services

Fire protection and emergency services are provided by Tualatin Valley Fire and Rescue (TVFR). TVFR currently has one operating station (No. 52) on the west side of I-5 and north of Wilsonville Road. A second station (No. 56), which was recently rebuilt, is located on Elligsen Road on the east side of I-5.

Police

The city of Wilsonville contracts with Clackamas County Sheriff's Office to provide law enforcement services to the city. The contract provides the City a dedicated Chief of Police, a School Resource Officer, a detective, and 15 deputies. The City does not anticipate any difficulty providing law enforcement services to this site.

Parks and Recreation

The Wilsonville Parks and Recreation Master Plan was created in 2007 to guide how the City provides recreational opportunities for its residents. One of the "key overarching elements" of the plan is to "continue to provide sports field space for the growing needs of the community." One of more significant projects highlighted in the plan is to "create shared use community/school parks at the Advance Road and Villebois school sites that include shared use gymnasium and sports field space."

The City and District entered into the "Villebois School Site and Advance Road Sports Field Site Exchange Agreement" on September 22, 2010 to exchange a city-owned site, which now is occupied by Lowrie Primary School, for a future park site of comparable size on the Advance Road site. A partition, which is part of this application, will implement this agreement by creating a separate parcel that will be deeded to the City.

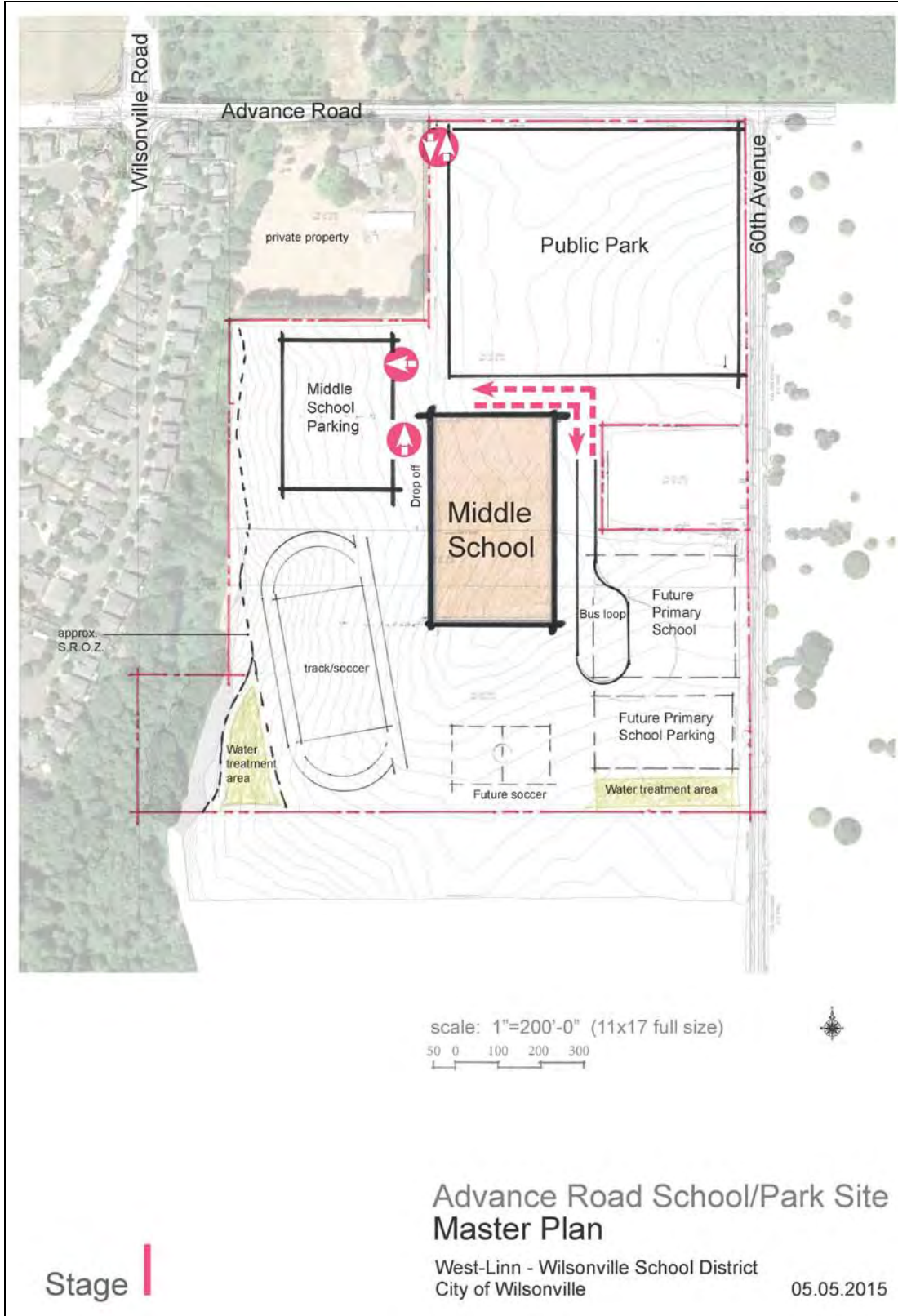
APPLICATION ELEMENTS

Stage II Plan Review

The previous set of applications approved by the City included a master plan concept showing the general site layout for the middle school in the central portion of the property, a future primary school located to the south, and a city community park located in the northern portion of the property. This master plan, approved as part of the Stage I application, is provided in Figure 3 for reference.

The proposed Stage II Plan is consistent with the program and arrangement of uses shown in the approved Stage I plan. The allocation of site area and building floor area as summarized in Table 2 and illustrated in Sheet LU1.01.

Figure 3 – Concept Master Plan



**Table 2
General Land Use and Approximate Areas**

LAND USE	AREA
<u>SCHOOL DISTRICT SITE</u>	27.05 ac.
Middle School Building Area	118,190 SF
Middle School Building Footprint	87,240 SF
Existing Site Impervious Area	0.00 ac.
Proposed Site Impervious Area	7.55 ac.
Parking - Std./ADA/Total	230/8/238
Bike Parking	200
<u>CITY PARK SITE</u>	12.17 acres
To be developed in the future	

Site Design Review

A Site Design Review application is also submitted along with the Stage II application. This application contains the necessary information about the proposed development of the site and the building design to address the relevant approval criteria in the Wilsonville Development Code.

Partition

Consistent with the 2010 intergovernmental agreement between the City and District, the District is obligated to grant a portion of the site to the City for a future community park. The proposed partition (Exhibit B) would create a 12.17-acre parcel to be deeded to the City and the remaining 27.05 acres will remain under District ownership to accommodate the proposed middle school and future primary school.

APPLICATION DESCRIPTION

Community Engagement

The District held two neighborhood meetings over the summer and one in early November. The district staff reviewed the proposed middle school development with the public, and received valuable comments, which influenced the design of the project. The notices and related information for the three public events are presented in Exhibit C.

New Middle School

A new middle school is proposed to ultimately accommodate 750 students and 60 staff in the approximate center of the property. Exterior facilities include two parking lots, an athletic field on the south side of the middle school, and open space. The proposed site plan will completely avoid and protect the SROZ area on the western edge of the site (Sheet LU1.01).

Due to anticipated construction costs and a short-term enrollment demand of approximately 475 students and 50 staff, the district plans to complete the middle school in two phases. The first phase would include all of the middle school core facilities, such as administrative offices, library, cafeteria commons, and most of the vehicle parking (Sheets LU1.03A, LU2.02, LU2.04, LU3.01, and LU3.03). The streets, driveways, sidewalks, utilities, and landscaping will also be completed as part of this first phase. The proposed sports field and track may only include grading and natural turf for general sports use initially, the parking lot situated at the northwest corner of the site may be reduced to support the first phase of the school (Sheet LU1.03). When additional funding and enrollment demand warrant, the district would complete the middle school by providing an additional classroom wing, second gymnasium on the south side of the building, and an orchestra room on the northeastern portion of the building. The track, an all weather turf field, and field lights would then be completed.

Future Primary School

Although not part of this application, space for a future primary school is being reserved on the southeast portion of the property near SW 60th Avenue. It would be supported by additional parking and sports fields.

Circulation and Access

A new street, SW 63rd Avenue, is proposed to serve the school and future community park along the Advance Road frontage. It is located approximately midway between SW Wilsonville - Stafford Road and SW 60th Avenue. The City and District have determined that SW 63rd Avenue and SW Hazel Road should be public city streets. At this time, SW Hazel Street is proposed to end with a temporary cul-de-sac before reaching SW 60th Avenue. At some future time, the City will have the ability to remove the cul-de-sac and extend the street to SW 60th Avenue.

The proposed transportation improvements will provide appropriate routes for pedestrians, bicyclists, cars, buses, delivery and service vehicles, and emergency vehicles to reach parking for the school and future park. The design of the access facilities will provide for a suitable and safe place for school bus loading/unloading along the south side of the building. A separate student drop-off and pick-up for parents will be provided with a route, which travels around the western side of the north parking lot leading to a pick-up and drop-off area on the north side of the building. Parent traffic will then be able to get back on SW 63rd Avenue to SW Advance Road (LU1.01). No vehicular access or improvements are proposed along 60th Avenue.

Pedestrian access to the school will be provided by a sidewalk along the west side of SW 63rd Avenue and the southern side of SW Hazel Street. Bike lanes will be provided for cyclists on SW 63rd Avenue and SW Hazel Street.

The proposed on-site facilities will be complemented by street improvements on Advance Road and the approaches to the Advance, Stafford, Boeckman, and Wilsonville Road intersection. The City and District are continuing to work on the nature and design of these improvements, but at a minimum, they will include a sidewalk on the south side of Advance Road. Sheet LU1.02 shows the off-site street improvements related to this project. The District intends to finalize these improvements as part of the IGA with the city.

DKS provided the *Wilsonville Advance Road Middle School Transportation Impact Study* (Exhibit D), which analyzes the traffic impact and multi-modal access related to the school. The study includes several recommendations pertaining to the design and provision of transportation improvements. The district and city staffs have been working together regarding the design and responsibility for on-site and off-site improvements.

Parking

A 153-space (including 4 ADA) parking lot to the northwest of the school and a second 85-space (including 4 ADA) parking lot to the east of the school will provide the required parking (Sheet LU1.03). With an ultimate enrollment of 750 students and 60 staff, a minimum of 162 spaces and a maximum of 243 are required. The proposed 238 parking spaces are within the required range of parking. The District may elect to provide the parking in phases to first provide sufficient parking for the proposed opening enrollment of 475 students and 50 staff (Sheet LU1.03A). If so, the District would build the western portion of the northwest parking lot along with the future expansion of the school to accommodate 750 students and 60 staff.

Bicycle parking is proposed for three locations near the front and rear building entrances and the gymnasium in the northeastern portion of the building. A total of 100 staple racks are proposed yielding a capacity for 200 bikes (166 covered) for 25 classrooms. The DKS study indicates that a minimum of 224 bike spaces are required, but the district disagrees because the requirement of 8 spaces per classroom yields a 200-space requirement. The location and design are shown on Sheet LU2.01.

Loading and Service Area

The loading and service area is proposed on the south side of the building. There will be three overhead coiling doors to accommodate truck deliveries, recycling, and trash removal. The general arrangement is shown on Sheets LU1.03, LU1.03A, LU3.01, and LU3.01a. Republic Services has reviewed the plans and has confirmed the design will accommodate removal of recyclables and trash. A copy of the letter from Republic Services along with additional details about the loading and service area are provided in Exhibit E.

Sports Fields, Playgrounds and Landscaping

The sports fields, playgrounds, and landscaping are proposed to satisfy the standards for the location, design, and plant quality specified in Wilsonville Code requirements. They include a variety of hard and soft surface areas to accommodate the students. The location and arrangement of these areas is shown in Sheets LU1.01, and LU2.01 through LU2.04. A track and sports field is proposed on the south side of the building. It is proposed to initially be graded

and planted with grass for general sports use. Later as funding is available, it is proposed to be a track with an artificial turf field, and field lights. The field lighting is shown in Sheets LU4.01 and LU4.02. Additional information about the field lighting is provided in Exhibit F.

Utilities

Because the site is currently undeveloped, an entire complement of utilities will be extended into the property to serve the school/park site. Sheets LU1.05 and LU1.06 indicate how this will be accomplished.

Exterior Lighting

The site does not have a Lighting Overlay Zone designation as provided in Code Section 4.199. The district assumes that Lighting Zone LZ2 would be applied as it is to other residential areas and school. Exterior lighting is proposed for the site, and it is designed to comply with the “prescriptive option” in code Section 4.199.40. The lighting plans are shown in Sheets LU4.01 and LU4.02, and supplemental information is provided in Exhibit F.

Signs

The District proposes to have one monument sign and six wall signs as described below and depicted on the plan sheets:

- One monument sign located near the northern entrance to the northwest parking lot. The sign is proposed to be approximately 12 feet wide and 4 feet high featuring the school name, address, and reader board. The sign location is shown on Sheet LU2.01 and the design is illustrated on Sheet LU3.04.
- The north building elevation is proposed to have three wall signs:
 - School name totaling approximately 130 square feet near the main building entrance. The design and materials are noted on Sheet LU3.03. The actual sign size will be partially determined by the school name, which is yet to be determined.
 - An address sign also near the main entrance, which is also shown on Sheet LU3.03.
 - A sign identifying the Student Commons near the eastern front entry (Sheet LU3.03). It is proposed to be approximately 50 square feet.
- The east elevation is proposed to have two wall signs to identify the Learning Resource area and Gymnasium (Sheet LU3.03) with approximate sizes of 24 square feet and 16 square feet, respectively.
- The south elevation is proposed to have one sign stating “Imagination” near the southern building entrance (Sheet LU3.03) with an approximate size of approximately 70 square feet

CONSISTENCY WITH THE WILSONVILLE ZONING CODE

The Wilsonville Zoning Code contains the relevant review criteria for the proposed primary school improvements. The relevant criteria, which were identified by the planning staff, are listed followed by findings, which demonstrate that the application is consistent with the code.

4.008-4.015 Application Process

This section of the code contains the procedural requirements for different applications types, and it references other code sections.

Response: The process followed to ultimately review and approve the proposed middle schools satisfies the code requirements in Section 4.008. The Planned Development requirements include Rezoning and Stage I – Preliminary Plan approval, which has been accomplished. The District is now applying for approval of the final two steps: Stage II – Final Plan and Site Design Review. A partition approval is also sought as part of this application, consistent with this section.

Section 4.009 is satisfied because the property owner, West Linn-Wilsonville School District initiated this and the previous applications.

Sections 4.010 – 4.015 pertain to procedural requirements and responsibilities, which are being followed by the District and the City.

4.100 Zoning - Purpose

This section describes the purpose of the zoning code, which is to create quality development and promoting health, safety, and general welfare.

Response: The proposed middle school is consistent with this purpose statement because the District is complying with all of the applicable procedures and standards for the new school.

4.118 Standards for All Planned Development Zones

An overview of the standards and procedures are outlined in this section of the code.

Response: The partition to create separate school and community parcels and the planned development and design review applications to provide a new middle school are consistent with these requirements.

Public Facility (PF) Zone

Subsection 4.136(.01) Purpose

The purpose of the proposed PF Zone is to provide opportunities for a variety of public and semi-public development.

Response: The proposed middle school is consistent with the purpose of the PF Zone. No commercial or residential uses are proposed.

Subsection 4.136 (.02) Uses Permitted Outright

The PF Zone lists public schools, parks, and trails and pathways as outright permitted uses.

Response: The proposed use meet this criterion.

Subsection 4.136 (.03) Conditional Use

This subsection lists a variety of allowable conditional uses.

Response: No conditional uses are proposed.

Subsection 4.136 (.04) Dimensional Standards

Minimum lot size, building setbacks, and street frontage requirements as well as maximum building height standards are contained in this subsection.

Response: The site plan demonstrates that the middle school will be able to satisfy the minimum lot size, building setback, and minimum street frontage requirements because:

- The proposed 27+ acre parcel size for the middle school and future primary school exceed the 1-acre standard;
- The minimum front and rear yard setbacks of 30 feet and the minimum side yard setbacks will be significantly exceeded by the middle school building, and the primary school building will have sufficient area to meet these requirements in the future;
- The minimum street frontage standard of 75 feet will be significantly exceeded by both the proposed park and school parcels; and
- The middle school building will meet the 35-foot maximum building height standard.

Subsection 4.136 (.05) Off-Street Parking Requirements

This section refers to Section 4.155.

Response: The site plan demonstrates that the school will have sufficient parking as required by Section 4.155 for both vehicles and bicycles.

Subsection 4.136 (.06) Signs

This section refers to Sections 4.156.01 through 4.156.11, and the city staff has indicated that Sections 4.156.02(.06) Class III Sign Permit and 4.440(.01)E. apply to this application.

Response: The relevant criteria are addressed later in this application.

Subsection 4.136 (.07) Corner Vision

This section refers to Sections 4.156.01 through 4.156.11.

Response: The site and landscaping plans demonstrate that required vision clearance will be provided at driveway and street intersections.

Subsection 4.136 (.08) Special Regulations

This section refers to Sections 4.400 through 4.450 pertaining to Site Design Review.

Response: The relevant standards in Section 4.400 through 4.450 are addressed below.

Subsection 4.136 (.09) Block and Access Standards

This section refers to Sections 4.131(.03) pertaining to block and access standards in the PDC zone, which also apply in the PF zone.

Response: Section 4.131(.03) does not apply because the standards refer to “residential development, or mixed-use development including residential development.” The school constitutes a public use with no residential component. However, safe and convenient pedestrian and bicycle access is a primary consideration in the development plans submitted by the District.

4.139 SROZ

This section contains the requirements for development affecting areas within or adjacent to significant natural resource areas.

Response: Because the site and development plans demonstrate complete avoidance of the SROZ and related buffer areas, this code section is not relevant.

4.140 Planned Development Regulations

Subsection 4.140 (.01) Purpose of Planned Development Regulations

The proposed Stage II Master Plan must be consistent with the Planned Development Regulations purpose statement, which calls for:

- Tracts of land sufficiently large to allow for comprehensive master planning;

- Allow flexible approach consistent with the Comprehensive Plan;
- Encourage a harmonious variety of uses;
- Economy of shared public services and facilities;
- Promoting complementary activities; and
- Creation of an attractive, healthful, efficient, and stable environment for living, shopping, or working.

Response: The proposed middle school satisfies the purpose of the planned development regulations because:

- The 27-acre site is well over the 2-acre minimum planned development parcel size, and the entire site is planned to be a cohesive school/park site as encouraged in the Wilsonville Comprehensive Plan;
- School/city park uses have proven to be extremely compatible and mutually supportive in other locations in the City and the District;
- Access, utilities, and other services will be efficiently shared by the school and surrounding properties;
- The school and park will offer complementary public sports and recreation opportunities; and
- This middle school will be a significant community asset by providing a facility to promote quality education.

Subsection 4.140 (.02) Lot Qualification

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

Response: As noted in the response above, the application satisfies the purposes and objectives of Section 4.140.

“Any site designated for development in the Comprehensive Plan may be developed as a Planned Development, provided that it is zoned “PD.” All sites which are greater than two (2) acres in size, and designated in the Comprehensive Plan for commercial, residential, or industrial use shall be developed as Planned Developments, unless approved for other uses permitted by the Development Code.”

Response: The subject 40-acre property exceeds the 2-acre threshold. The applicant previously received a Comprehensive Plan Map Amendment to designate the property Public Lands, and a Zone Map Amendment to Public Facility (PF). The proposed city park and school site is of sufficient size to be developed in a manner consistent the purposes and objectives of Section 4.140.

Subsection 4.140 (.03) Ownership Application

“The tract or tracts of land included in a proposed Planned Development must be in one (1) ownership or control or the subject of a joint application by the owners of all the property included.”

Response: The entire 40-acre site is currently owned by the District. The proposed land partition will divide the property into an approximately 12-acre parcel for a future city-owned park and 27 acres for public schools that will continue to be owned by the West Linn – Wilsonville School District.

Subsection 4.140 (.04) Professional Design

“The applicant for all proposed Planned Developments shall certify that the professional services of the appropriate professionals have been utilized in the planning process for development. One of the professional consultants chosen by the applicant shall be designated to be responsible for conferring with the planning staff with respect to the concept and details of the plan.”

Response: As can be found in this application, appropriate professionals have been involved in the planning and permitting process. The District has a designated coordinator for the planning portion of the project.

Subsection 4.140 (.05) Planned Development Permit Process

“All parcels of land exceeding two (2) acres in size that are to be used for residential, commercial or industrial development, shall, prior to the issuance of any building permit:

1. Be zoned for planned development;
2. Obtain a planned development permit; and
3. Obtain Development Review Board, or, on appeal, City Council approval.”

Response: The subject property is greater than 2 acres, the PD – Planned Development zoning designation applies, and this application will be reviewed by the Development Review Board for approval.

Subsection 4.140 (.06) Staff Report - Stage I Master Plan

This section applies to Stage I application approval.

Response: The proposed project, during the Stage I review, was found by the City to be consistent with the Comprehensive Plan. All other applicable Development Code criteria that implement the Comprehensive Plan are now in the process of being satisfied met with this application and the anticipated conditions of approval.

Subsection 4.140 (.07) Stage I Master Plan Application Requirements and Hearing Process

This subsection establishes that the DRB shall consider a Stage I Master Plan after completion or submission of a variety of application requirements.

Response: This review step is complete and no longer relevant to this Stage II application.

Subsection 4.140 (.09) Final Approval (Stage II)

This section contains a variety of approval criteria for the applicant and procedural requirements for the City. The relevant approval criteria are addressed below:

Subsection A. requires submittal of the Stage II application within two years of Stage I approval.

Response: This is satisfied because the Stage I application was approved earlier this year.

Subsection C. requires the Stage II to conform in “all major respects” with the preliminary (Stage I) approval. In addition the Stage II application shall include information in the following areas:

1. The location of water, sewerage and drainage facilities;
2. Preliminary building and landscaping plans and elevations, sufficient to indicate the general character of the development;
3. The general type and location of signs;
4. Topographic information as set forth in Section 4.035;
5. A map indicating the types and locations of all proposed uses; and
6. A grading plan.

Response: This is satisfied because this Stage II application continues to feature the same “major” elements for a middle school, future primary school, and future community park, along with the same general location of these uses. In addition, the application includes the information listed.

Subsection D. requires sufficient detail to indicate the ultimate operation and appearance of the development.

Response: This is satisfied because the Stage II Planned Development and Site Design Review application contains all of the necessary information and was declared to be complete and ready for processing by the city staff.

4.154 General Regulations – On-site Pedestrian Access and Circulation.

Subsection (.01) On-site Pedestrian Access and Circulation

This contains a number of standards in Subsection B pertaining to the design of pedestrian facilities.

Response: The design criteria are satisfied by the proposed school facility expansion because:

1. The existing pedestrian pathway system will provide an excellent level of connectivity and convenience because it will include a combination of on-site and off-site improvements to effectively link existing off-site facilities to the school building.
2. The proposed sidewalk connections are following the safest and most direct routes available. They will also be constructed to meet current city standards.

3. Vehicles and pedestrians will be separated with the exception of several necessary crosswalks.
4. Crosswalks will be provided to allow safe and convenient locations for pedestrians to cross streets and driveways.
5. The walkways will be paved per city requirements.
6. Wayfinding will be clear and obvious.

4.155 General Regulations – Parking, Loading and Bicycle Parking.

Subsection (.02) General Provisions

This contains a number of provisions, which pertain to parking lots.

Response: The relevant criteria in this subsection are satisfied by the proposed school facility expansion as noted:

- A. Parking will be constructed and maintained for the school use, the appropriate number of number of on-site parking spaces will be provided, and a safe pedestrian and bicycling environment will be established.
- B. The number of spaces and the basic layout will be consistent with code standards. As shown in the plan sheets, appropriate access shall be provided for all parking spaces.
- C. Not applicable, this is a new building.
- D. Not applicable, only one use.
- E. Not applicable, only one owner.
- F. Not applicable, this is a new building.
- G. Not applicable, no off-site parking proposed.
- H. Parking shall be for no other activity than education or recreation.
- I. The parking lots will be buffered by retaining existing trees and vegetation and by new landscaped areas as required by the code.
- J. Curbs will used to keep cars out of landscaping and walkways.
- K. Parking and driveway areas will all be paved.
- L. Lighting will be provided consistent with city standards.
- M. Not applicable, a specific parking standard applies to a middle school.
- N. No compact parking spaces are proposed.

- O. The parking spaces shall comply with city design standards as shown on the site plan for vehicles that will overhang beyond curbs.

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

This contains a number of standards, which apply to the application.

Response: These requirements are met as described below:

- A. The District has paid a significant amount of attention to the location and interaction between parking and parent/bus loading areas. As illustrated in the plans, vehicles and pedestrians will be kept separate on distinct routes. The proposed site plan has these three activities segregated to maximize efficiency and safety for everyone on the site. The parent drop-off and pick-up will be organized in the front of the building in a manner that will minimize conflicts with persons parking and pedestrians and cyclists. The bus loading will be in a distinct location on the south side of the building. Loading for deliveries and collecting refuse and recyclables will also be located on the building's south side.
- B. Parking area perimeter landscaped areas will be provided, and any disturbed areas will be re-landscaped in accordance with city standards as shown on the landscaping plan sheets.
- C. The parking and circulation facilities were designed to satisfy ADA and other applicable standards. ADA parking spaces are proposed near the front entrance and a second set of ADA spaces will be near the east building entrance. The 8 ADA spaces exceed the requirements of this section.
- D. The parking is located in a manner that will potentially allow sharing with the future community park and primary school.
- E. Not applicable, applies only to multi-family development.
- F. Not applicable, no on-street parking along SW Advance Road, SW 63rd Avenue, or SW Hazel Street.
- G. As indicated above, the required number of parking has been determined.
- H. No electrical charging stations are on the site or proposed as part of this project.
- I. Motorcycle parking is not proposed.

Subsection (.04) Bicycle Parking

This contains a number of applicable standards for the middle school.

Response: The proposed bicycle parking satisfies city standards by providing the required number of spaces (200) near building entrances and having over 50% of the spaces covered. The design of the bike racks is also consistent with code standards.

Subsection (.05) Minimum Off-Street Loading

This contains a number of standards for off-street loading, including a requirement for two loading areas for an institutional use over 100,000 square feet.

Response: This application will not impact the existing loading facilities.

Subsection (.06) Carpool and Vanpool Parking Requirements

This indicates that such spaces must be identified for new institutional uses, which amount to 5% of the total spaces (2 minimum).

Response: This standard would translate to 12 required carpool/vanpool spaces for the middle school. The location of the designated carpool/vanpool spaces is provided on the site plans

4.156 Sign Regulations

The city staff has indicated that Sections 4.156.02(.06) Class III Sign Permit applies to this application. There are three criteria that must be satisfied:

1. The proposed signage is compatible with surrounding development in terms of design and appearance;
2. The proposed signage will not create a nuisance; and
3. Special attention is paid to the interface between signs and other site elements including building architectural and landscaping.

Response: The signs all feature tasteful finish material materials, such as brick and anodized aluminum. They are thoughtfully placed to provide proper identification of the building, and major the activity areas within it. The monument sign will have a very low profile and a modestly sized reader board to inform the community of upcoming school events.

4.167 General Regulations – Access, Ingress and Egress

Subsection (.01) requires developments to have defined points of access.

Response: As illustrated in the site plans, clearly defined driveway accesses with provided to SW 63rd Avenue and SW Hazel Street.

4.171 Protection of Natural Features

Subsection (.02) General Terrain Preparation requires developments to protect natural features and terrain as is practical.

Response: The proposed development plan for the school is on a flat site, with the exception of the SROZ area on the western edge. The grading has been held to a minimum, no trees are to be removed, and the SROZ area and buffer will be untouched.

Subsection (.03) Hillsides

Response: Not relevant, no hillside development proposed.

Subsection (.04) Trees and Wooded Areas

Response: Not relevant, no hillside development proposed.

Subsection (.05) Power line and Petroleum Easements

Response: Not relevant, no such facilities in the immediate area.

Subsection (.06) Hazards

Response: Not relevant, no hazardous areas on the site.

Subsection (.07) Earth Movement Hazards

Response: Not relevant, no potential earth movement hazards on the site.

4.175 Public Safety and Crime Prevention

Subsections (.02) – (.04)

The provisions of this section call for appropriate design and lighting to deter crime.

Response: The proposed middle school is designed in a manner consistent with these criteria. The design and site layout offers safe outdoor public spaces that are easily viewed from a variety of vantage points. It will be easily identifiable for police and emergency personnel. The exterior lighting is designed to illuminate the parking lot, driveways, and outdoor spaces without encroaching on the privacy of adjoining properties.

4.176 Landscaping, Screening and Buffering

Subsection (.02) Landscaping and Screening Standards

Response: Because the improvements are well within the 27+ acre school site, the general landscaping standards are required. The standards in this section will be satisfied because the work will be performed as noted in this section. In addition, the required landscaping and screening will be provided along the perimeter of the site.

Subsection (.03) Landscaped Area

Response: As illustrated on the site and landscaping plans, the school site will have well over a minimum of 15% of the area devoted to landscaping.

Subsection (.04) Buffering and Screening

Response: The school is well screened from surrounding properties by virtue of distance and natural vegetation on the west side of the site. The proposed improvements will have no impact on the existing trees and new landscaping will screen the school from view beyond the property boundary.

Subsection (.05) Sight-Obscuring Fence or Planting

Response: This section is not relevant because this type of screening is not necessary or required.

Subsection (.06) Plant Materials

Response: This section specifies the minimum sizes and coverage for new landscaping. These standards are met or exceeded as shown on the landscaping plan sheets.

Subsection (.07) Installation and Maintenance

Response: The installation requirements will be followed, and an irrigation system is currently available.

Subsection (.08) Landscaping on Corner Lots

Response: Not applicable because this is not on a corner lot.

Subsection (.09) Landscape Plans

Response: This section requires landscape plans. The landscaping plans comply with the requirements of this section.

Subsection (.10) Completion of Landscaping

Response: The District shall install and maintain landscaping as required by this section.

Subsection (.11) Street Trees Not Typically Part of Site Landscaping

Response: This section segregates street trees from other landscaping requirements. This section is not relevant.

Subsection (.12) Mitigation and Restoration Plantings

Response: This section is not relevant because native vegetation will not be removed.

4.177 Street Improvement Standards.

This section contains a wide variety of standards and procedures pertaining to public street improvements and related facilities.

Response: The District has worked closely with the City regarding the design and extent of transportation improvements to serve the site. These discussions will continue as the plans are refined leading to construction. The District anticipates that the final design details and improvement responsibilities will be articulated in an IGA, which is being developed by the City and the District.

4.179 Mixed Solid Waste and Recyclables

This section contains a wide variety of standards and procedures pertaining to public street improvements and related facilities.

Response: The middle school will exceed the area standard in the proposed outdoor yard on the south side of the building. As it has for other schools, the District will satisfy needs of the waste hauler for access.

4.199 Outdoor Lighting

The proposed outdoor lighting is designed to satisfy the “prescriptive option” in Section 4.199.40(.01) B. Although this property is not shown in the Lighting Overlay Zone Map, it is assumed that standards for Lighting Overlay Zone LZ 2 would apply.

Response: The middle school will satisfy the prescriptive option standards by:

- Having fully shielded lights;
- Maximum pole height of 18 feet; and
- Providing the required setbacks for the light fixtures from adjoining properties and the SROZ Zone.

4.200 – 4.220 Land Partition

Section 4.210 Application Procedure

Response: This section contains the procedures and requirements related to review and approval of partitions. The District has worked closely with the City regarding the partition to create the school site, a future community park site, and new public street access, this application meets the code criteria.

Section 4.236 General Requirements - Streets

Response: This section contains the standards for street design related to partitions. The District has worked closely with the City regarding the design of the new public streets that are to provide access for the school and future community park. The requirements in this section are or will be satisfied.

Section 4.237 General Requirements - Other

Response: This section contains requirements for blocks, easements, pedestrian and bicycle pathways, tree planting, lot size and shape, access, and a variety of design standards. The District and the City have collaborated regarding the partition to create two separate parcels and appropriate access for the school and future community park.

Section 4.262 Improvements - Requirements

Response: This section contains a comprehensive list of improvement requirements pertaining to streets, utilities, street lighting, etc. As noted above, the District and City have worked jointly on the design of the public improvements, and the applicable standards in this section will be satisfied.

4.300 – 4.320 Underground Utilities

Section 4.320 Requirements

Response: This section obligates the developer to provide underground services, which conform to city standards. The proposed improvement plans show this intent to provide the necessary services according to this section.

4.400 – Site Design Review

Section 4.400 Purpose – Site Design Review

Subsection (.01) Discourage excessive uniformity and poor design.

Response: The schools in the district have proven to be significant community assets. The design of the building and site improvements exhibit a aesthetically pleasing architecture, which uses building design, orientation, high-quality finish materials, and buffering to maintain a compatible relationship with surrounding properties.

Subsection (.02) Objectives are noted in the purpose section

Response: These objectives are satisfied as noted below:

- A. *Proper function.* As noted above, the Stage I site plan was approved by the City because of its appropriate and functional design. The proposed improvements simply build upon this design.

- B. *Encourage originality, flexibility, and innovation.* The design of the school and related facilities demonstrate the district's commitment to innovation, continuing to improve a school building's value to its students, and providing opportunities for high-quality education.
- C. *Discourage drab, inharmonious developments.* The District and its consulting team strive to deliver excellent design and an approach to give each school in the District a unique quality.
- D. *Conserve the city's beauty.* The architectural integrity of the facility will be compatible with the surrounding properties, and the integrity of the landscaped areas and open space on the site will be retained and improved.
- E. *Promote businesses and industry.* A quality education program is the cornerstone for attracting business and industry to a community. These improvements demonstrate the District's continued commitment to a well-rounded education.
- F. *Property values.* The proposed improvements will be well within the property and should not have any negative impact on surrounding properties or their value.
- G. *Adequate public facilities.* Appropriate facilities can be provided as demonstrated in the application materials.
- H. *Pleasant environments.* The school and future community park will retain significant amounts of open space and buffering from surrounding properties. In addition, the new school represents an innovative design and pleasing architecture.
- I. *Foster civic pride.* In addition to education, the school serves as a community center, fostering civic pride. In particular, the new school and future community park will provide improved educational, sports, and cultural opportunities for the community.
- J. *Sustain comfort, health, tranquility and contentment of residents.* Quality educational facilities are certainly a contributing factor to achieving this objective.

4.421 Criteria and Application of Design Standards.

Subsection (.01) Evaluation standards

Response: The proposed school will satisfy the evaluation criteria of this section in the following ways.

- A. *Preservation of landscape.* Naturally, transforming an agricultural field into a middle and primary school campus and community park will represent a significant change. However, to the extent possible, the landscape will be retained by retaining the SROZ area, the trees on the site, and providing significant building setbacks from surrounding properties.

- B. *Relation of proposed building to the environment.* This standard is satisfied because the area of work is a significant distance from any natural or environmentally sensitive areas.
- C. *Drives, parking and circulation.* Pedestrian, bicycle, vehicle, bus, and emergency access have been successfully accommodated by retaining separate and convenient routes for pedestrians and bicyclists on site. The minor reconfiguration of the parking lot will retain the essential elements of this circulation system.
- D. *Surface water drainage.* This criterion is satisfied as described above. The storm drainage system is designed to accommodate the new impervious surface. New LID facilities such as vegetated storm water planters have been integrated into the design meet the storm water management requirements for water quality treatment and flow control.
- E. *Utility service.* All on-site utilities will be placed underground.
- F. *Advertising features.* No advertising features are proposed.
- G. *Special features.* As noted in this application the storage, refuse and recycling, and loading area will be enclosed and located a significant distance from all surrounding properties.

4.430 Mixed Solid Waste and Recycling Areas

Subsection (.02) Location Standards

Response: The proposed school will satisfy the criteria of this section in the following ways.

- A. *Co-locate waste and recycling.* This section calls for locating waste disposal and recycling together to encourage recycling. The proposed combined facility meets this standard.
- B. *Uniform Building and Fire Code.* This standard will be satisfied during the course of building permit approval.
- C. *Combined location.* As noted above, this will all be in one common location.
- D. *Rear and side yard location.* This criterion is satisfied because the minimum setback of 3 feet will be exceeded significantly.
- E. *Visible location.* The storage area will be located in a very visible and public space at the rear of the building.
- F. *Parking area.* Not applicable because the parking lot is not the proposed location.
- G. *Collection vehicle access.* Collection vehicles shall have access via the rear driveway, and a curb cut near the door to the facility.

Subsection (.03) Design Standards

Response: The proposed school will satisfy the criteria of this section in the following ways.

- A. *Appropriate dimensions.* The dimensions are ample based upon the District's experience with other schools and the needs for service trucks and personnel.
- B. *Uniform Fire Code.* This standard will be satisfied during the course of building permit approval.
- C. *Exterior storage screening.* As noted above, this will be within a fully enclosed area with doors sufficiently sized to accommodate waste hauler access.
- D. *Container labeling.* This criterion is satisfied.

Subsection (.04) Access Standards

Response: The proposed school will satisfy the criteria of this section in the following ways.

- A. *Accessibility to users.* The area will be accessible to school personnel throughout the day.
- B. *Truck access.* As noted in this application, appropriate truck access will be provided with the proposed driveway to the south side of the building.
- C. *Truck maneuvering.* The rear driveway is designed to accommodate bus movement, and other service vehicles will have no problem being able to turn around and exit.

4.600 Tree Preservation and Protection (through 4.640.2)

Section 4.610.10 Tree Removal

Response: Because the site and development plans do not propose any tree removal, this code section is not relevant.

CONCLUSION

The proposed applications represent the final regulatory review step toward creating the middle school and park, consistent with Wilsonville Comprehensive Plan and Development Code criteria. The Stage II Plan review, Site Design review, and Partition applications should be approved to enable the District to proceed toward constructing the new middle school.

EXHIBIT A
Legal Description

LEGAL DESCRIPTION
ADVANCE ROAD SITE – PARTITION BOUNDARY
WEST LINN-WILSONVILLE SCHOOL DISTRICT

#6729
11/16/15 MAR

EXHIBIT "A"

A TRACT OF LAND LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON, BEING DESCRIBED AS FOLLOWS:

PARCEL 1

COMMENCING AT THE STONE, MARKED WITH AN "X" IN A MONUMENT BOX AT THE WEST 1/16TH CORNER COMMON TO SECTIONS 7 AND 18; THENCE S.33°52'48"W., 35.99 FEET TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF ADVANCE ROAD (COUNTY ROAD X-24)(30.00 FEET FROM CENTERLINE) AND THE WEST RIGHT-OF-WAY LINE OF SW 60TH AVENUE (COUNTY ROAD NO. 2359)(20.00 FEET FROM CENTERLINE) AND THE POINT-OF-BEGINNING; THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF SW 60TH AVENUE, S.00°07'28"W., 697.83 FEET TO THE NORTH LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO WAYNE G. LOWRIE AND SHIRLEY L. LOWRIE, TRUSTEES OF THE LOWRIE FAMILY TRUST, RECORDED IN MAY 3, 1991, IN DOCUMENT NO. 91-20213, CLACKAMAS COUNTY DEED RECORDS; THENCE ALONG THE BOUNDARY OF SAID LOWRIE TRACT THE FOLLOWING TWO (2) COURSES: N.89°38'52"W., 348.03 FEET TO A 5/8" DIAMETER IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "COMPASS ENGINEERING"; THENCE S.00°05'22"W., 250.00 FEET TO A 5/8" DIAMETER IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "COMPASS ENGINEERING"; THENCE N.89°38'52"W., 859.47 FEET TO A 5/8" DIAMETER IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "COMPASS ENGINEERING" ON THE EAST LINE OF TRACT "C", "LANDOVER" A SUBDIVISION PLAT OF RECORD (NO. 3246) IN SAID CLACKAMAS COUNTY; THENCE ALONG THE EAST LINE OF SAID TRACT "C", N.00°11'43"W., 489.70 FEET TO A 5/8" DIAMETER IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "COMPASS ENGINEERING" AT THE SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO FAY A. GYAPONG, RECORDED MARCH 3, 2014 IN DOCUMENT NO. 2014-011271, CLACKAMAS COUNTY DEED RECORDS; THENCE ALONG THE SOUTH AND EAST LINES OF SAID TRACT THE FOLLOWING TWO (2) COURSES: S.89°44'47"E., 451.06 FEET TO A 5/8" DIAMETER IRON ROD; THENCE N.00°09'47"W., 457.18 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF ADVANCE ROAD (COUNTY ROAD X-24)(30.00 FEET FROM CENTERLINE); THENCE ALONG SAID RIGHT-OF-WAY LINE, S.89°39'47"E., 761.36 FEET TO THE POINT-OF-BEGINNING, CONTAINING 853252 SQUARE FEET (19.59 ACRES) MORE OR LESS.

TOGETHER WITH THE FOLLOWING DESCRIBED TRACT:

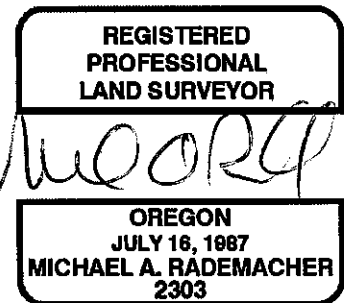
PARCEL 2



4107 SE International Way, Suite 705, Milwaukie, Oregon 97222

Phone: 503.653.9093 Fax: 503.653.9095 Email: compass@compass-landsurveyors.com

COMMENCING AT THE STONE, MARKED WITH AN "X", IN A MONUMENT BOX AT THE WEST 1/16TH CORNER COMMON TO SECTIONS 7 AND 18; THENCE ALONG THE 1/16TH LINE, S.00°05'22"W., 977.84 FEET TO A POINT; THENCE N.89°38'52"W., 20.60 FEET TO THE POINT-OF-BEGINNING; THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF SW 60TH AVENUE (COUNTY ROAD NO. 2359)(20.00 FEET FROM CENTERLINE) S.00°07'28"W., 649.82 FEET TO THE NORTH LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO PAUL J. SORBETS, TRUSTEE UNDER REVOCABLE TRUST OF PAUL J. SORBETS, DATED APRIL 10, 1986, OR HIS SUCCESSOR IN TRUST, RECORDED JUNE 1986, IN DOCUMENT NO. 86-22050, CLACKAMAS COUNTY DEED RECORDS; THENCE ALONG THE NORTH LINE OF SAID SORBETS TRACT, N.89°54'22"W., 1418.83 FEET TO A 5/8" DIAMETER IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "COMPASS ENGINEERING" ON THE EAST LINE OF TRACT "C", "LANDOVER", A SUBDIVISION PLAT OF RECORD (NO. 3246) IN SAID CLACKAMAS COUNTY; THENCE ALONG THE BOUNDARY OF SAID TRACT "C" THE FOLLOWING THREE (3) COURSES: N.00°11'43"W., 316.77 FEET TO A POINT FROM WHICH A 1-1/4" DIAMETER IRON PIPE BEARS N.89°52'18"W., 0.14 FEET; THENCE S.89°52'18"E., 214.39 FEET TO A 8"X12" STONE, MARKED WITH AN "X"; THENCE N.00°03'56"W., 338.64 FEET TO A 5/8" DIAMETER IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "COMPASS ENGINEERING"; THENCE S.89°38'52"E., 1207.35 FEET TO THE POINT-OF-BEGINNING, CONTAINING 854915 SQUARE FEET (19.63 ACRES) MORE OR LESS.



DATE OF SIGNATURE: 11-27-15
EXPIRES: 12/31/2016

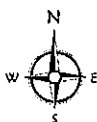
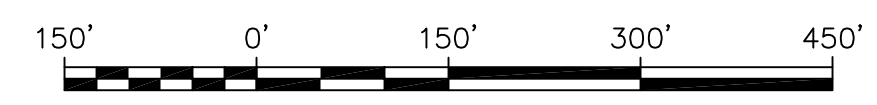
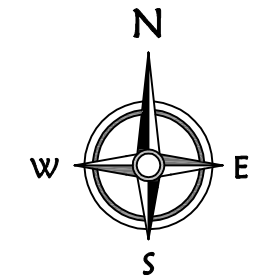


EXHIBIT B
Tentative Plat

ADVANCE ROAD (CO. RD. X-24)



Scale: 1" = 150'

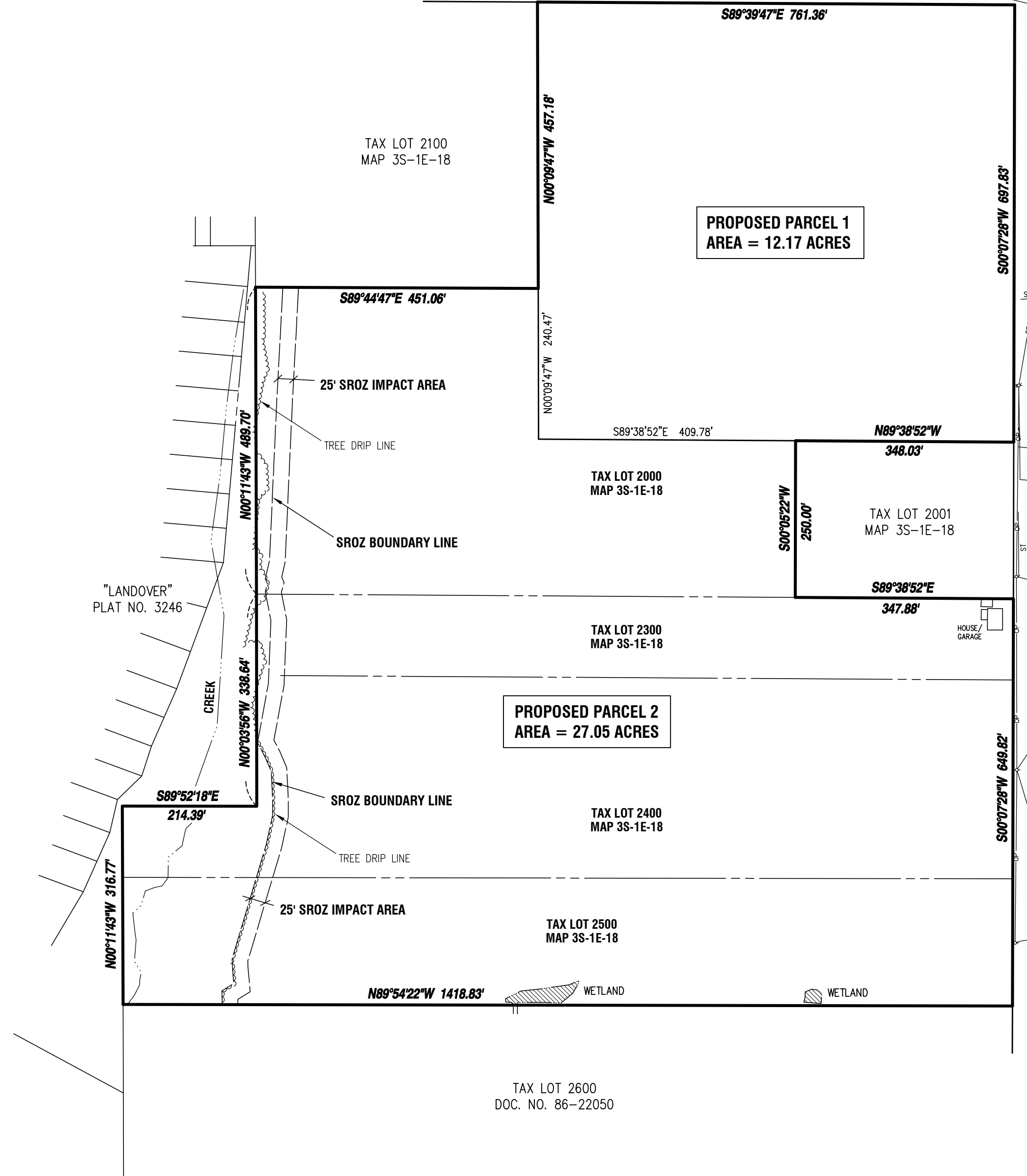
- ST STORM SEWER LINE
- UGT UNDERGROUND TELEPHONE LINE
- OP OVERHEAD ELECTRIC LINE

OWNER/APPLICANT: TIM WOODLEY
WEST LINN WILSONVILLE SCHOOL DISTRICT

LOCATION: NW 1/4 OF SECTION 18, T.3S., R.1E., W.M.

ACREAGE: 39.22 ACRES

SURVEYED BY: MIKE RADEMACHER
COMPASS LAND SURVEYORS
4107 SE INTERNATIONAL WAY, SUITE 705
MILWAUKIE, OREGON 97222 503-653-9093



S.W. 60th AVENUE (CO. RD. 2359)

TENTATIVE PLAT

P:\157001\6729\AutoCAD\Drawings\6729 Prelim partition.dwg, 11/9/2015 9:14:28 AM, mmarcbant, 11:50

REVISIONS	DRAWN	MMM	CHECKED	MAR
	SCALE	1" = 150'	DATE	NOV., 2015
	PLAN	6729 Prelim partition.dwg		

COMPASS Land Surveyors
4107 SE International Way, Suite 705
Milwaukie, Oregon 97222 503-653-9093

WEST LINN-WILSONVILLE SCHOOL DISTRICT
22210 SW STAFFORD ROAD
TUALATIN, OREGON 97068 503-673-7700

TAX LOTS 2000, 2300, 2400 & 2500
T.3S., R.1E., SECTION 18
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON

EXHIBIT C
Neighborhood Meetings



West Linn – Wilsonville Schools

July 13, 2015

Dear Neighbor:

You are personally invited to join the West Linn – Wilsonville School District for an “Over the Fence” informational meeting about the new Middle School planned to be built in the near future adjacent to your property. It is important to the District that we interact with our direct neighbors such that you are fully aware of the conditions that are being designed adjacent to your property.

Please join us Wednesday, July 22, 2015, 5:30 PM at the District’s 60th Ave property located at 28355 SW 60th Ave, Wilsonville OR 97070.

Meet with the District and Architects to go over the conceptual site plan as it pertains to your property. We will also talk about our schedule for permitting and the construction.

You will also be given the opportunity to meet and talk with the professionals that will be managing the construction project for the school district; and exchange contact information.

For further information, please contact Amy Berger, West Linn-Wilsonville School District 503-673-7977, bergera@wlwv.k12.or.us; or visit us on the web at <http://www.bond.wlww.k12.or.us/domain/1992>

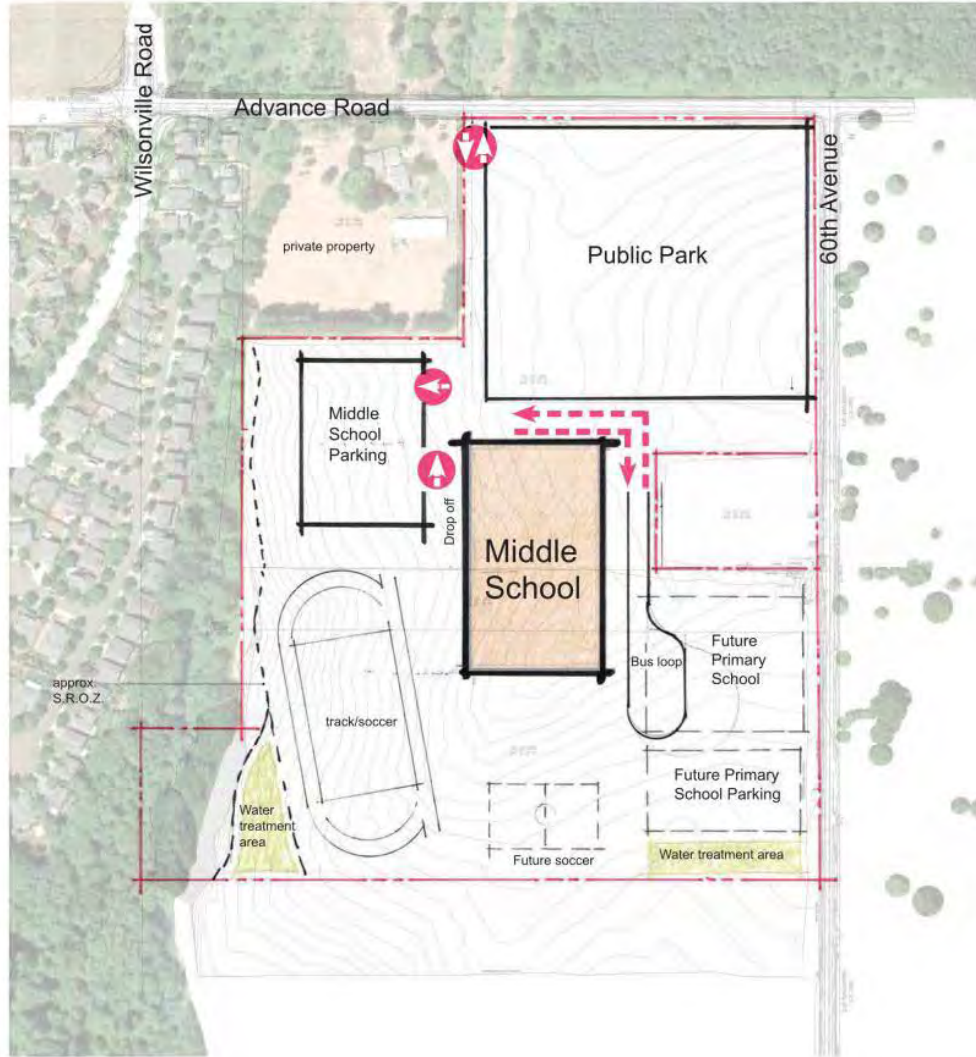
Hope to see you next Wednesday,

Best Regards,

Anthony Vandenberg, Program Manager



West Linn – Wilsonville Schools



scale: 1"=200'-0" (11x17 full size)
50 0 100 200 300



Stage |

Advance Road School/Park Site Master Plan

West-Linn - Wilsonville School District
City of Wilsonville

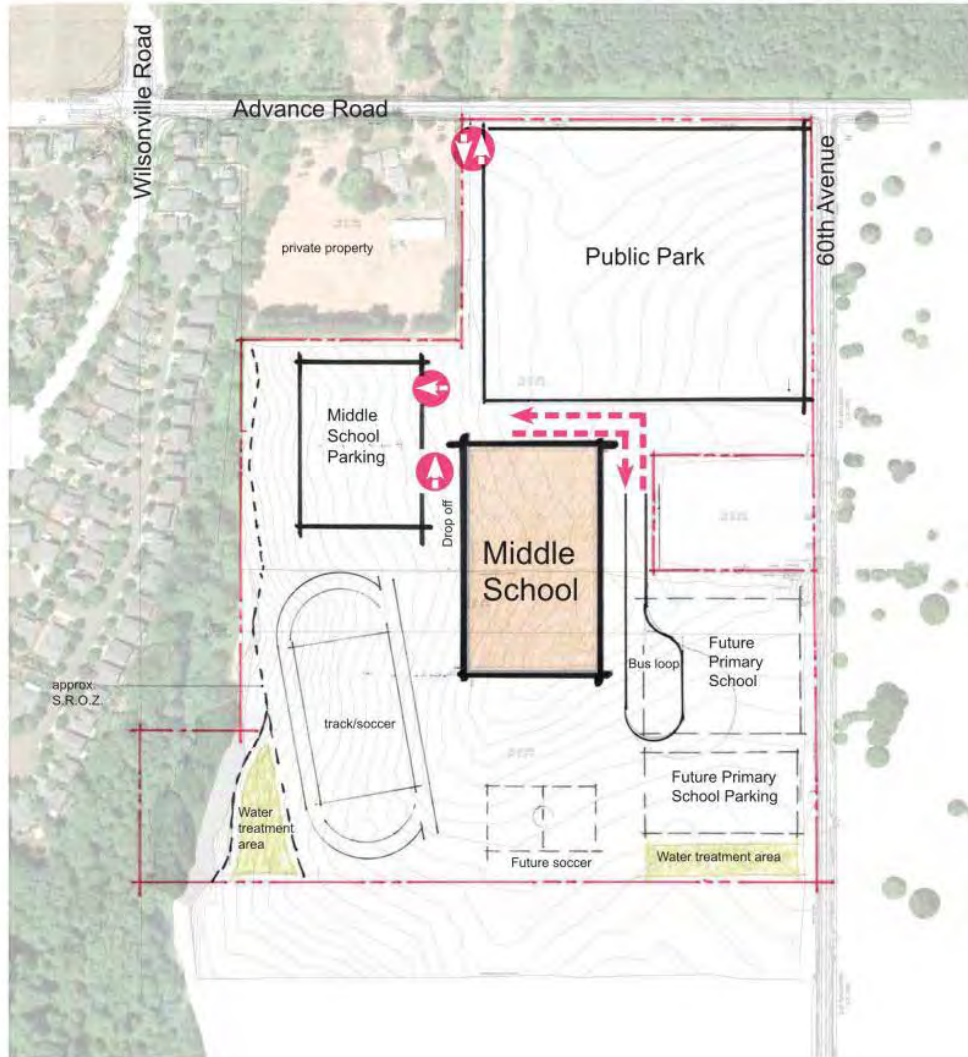
05.05.2015

Department of Operations

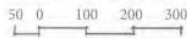
Mail: West Linn, Oregon 97068 • 503-673-7977 Fax 503-638-9143 • www.wlww.k12.or.us
Location: 2755 SW Borland Road, Tualatin, Oregon 97062



West Linn – Wilsonville Schools



scale: 1"=200'-0" (11x17 full size)



Stage |

Advance Road School/Park Site Master Plan

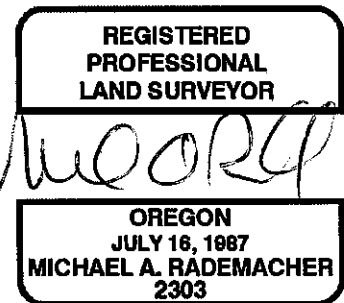
West-Linn - Wilsonville School District
City of Wilsonville

05.05.2015

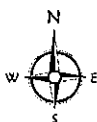
Department of Operations

Mail: West Linn, Oregon 97068 • 503-673-7977 Fax 503-638-9143 • www.wlww.k12.or.us
Location: 2755 SW Borland Road, Tualatin, Oregon 97062

COMMENCING AT THE STONE, MARKED WITH AN "X", IN A MONUMENT BOX AT THE WEST 1/16TH CORNER COMMON TO SECTIONS 7 AND 18; THENCE ALONG THE 1/16TH LINE, S.00°05'22"W., 977.84 FEET TO A POINT; THENCE N.89°38'52"W., 20.60 FEET TO THE POINT-OF-BEGINNING; THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF SW 60TH AVENUE (COUNTY ROAD NO. 2359)(20.00 FEET FROM CENTERLINE) S.00°07'28"W., 649.82 FEET TO THE NORTH LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO PAUL J. SORBETS, TRUSTEE UNDER REVOCABLE TRUST OF PAUL J. SORBETS, DATED APRIL 10, 1986, OR HIS SUCCESSOR IN TRUST, RECORDED JUNE 1986, IN DOCUMENT NO. 86-22050, CLACKAMAS COUNTY DEED RECORDS; THENCE ALONG THE NORTH LINE OF SAID SORBETS TRACT, N.89°54'22"W., 1418.83 FEET TO A 5/8" DIAMETER IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "COMPASS ENGINEERING" ON THE EAST LINE OF TRACT "C", "LANDOVER", A SUBDIVISION PLAT OF RECORD (NO. 3246) IN SAID CLACKAMAS COUNTY; THENCE ALONG THE BOUNDARY OF SAID TRACT "C" THE FOLLOWING THREE (3) COURSES: N.00°11'43"W., 316.77 FEET TO A POINT FROM WHICH A 1-1/4" DIAMETER IRON PIPE BEARS N.89°52'18"W., 0.14 FEET; THENCE S.89°52'18"E., 214.39 FEET TO A 8"X12" STONE, MARKED WITH AN "X"; THENCE N.00°03'56"W., 338.64 FEET TO A 5/8" DIAMETER IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "COMPASS ENGINEERING"; THENCE S.89°38'52"E., 1207.35 FEET TO THE POINT-OF-BEGINNING, CONTAINING 854915 SQUARE FEET (19.63 ACRES) MORE OR LESS.



DATE OF SIGNATURE: 11-27-15
EXPIRES: 12/31/2016





West Linn – Wilsonville Schools

October 23, 2015

Dear Neighbor:

You are personally invited to join the West Linn – Wilsonville School District for an informational meeting about the new Advance Road Middle School planned to be built in the near future. It is important to the District that we interact with our neighbors such that you are fully aware of this new school being designed in your community.

Please join us Thursday, November 5, 2015, 6:00 PM at Boeckman Creek Primary School in the Multipurpose Room, located at 6700 SW Wilsonville Road, Wilsonville, OR 97070.

Meet with the District and Architects to go over the site plan and building design. We will also talk about our schedule for permitting and the construction process.

You will also be given the opportunity to meet and talk with the professionals that will be managing the construction project for the school district; and exchange contact information.

For further information, please contact Amy Berger, West Linn-Wilsonville School District 503-673-7977, bergera@wlwv.k12.or.us; or visit us on the web at www.bond.wlww.k12.or.us

Hope to see you there,

Best Regards,

Bond Management Team

Anthony Vandenberg, Program Manager



West Linn – Wilsonville Schools



Department of Operations
Phone: 503-673-7977 Fax 503-638-9143 • www.wlww.k12.or.us
Location: 2755 SW Borland Road, Tualatin, Oregon 97062

Event: Advance Rd Middle School Neighborhood Meeting
 Date: November 5, 2015, 6:00 PM

Name	Address	email	Phone
Nereath & Kent Friggen	2850 SW 60th Wilshire	Kent4mere@gmail.com	
Dorothy Von Eggers	6567 SW Stratford	dorothyv@frontier.com	5036825909
Sharon Kelen	28260 SW Wagon St	sjreber@gmail.com	
Margie Carey	5691 SW Kruse Rd.		
Bob + Joyce Romine	5425 SW Kruse Rd.	rominejoy@msn.com	
Rhoda Wolff	2818 SW Wagner St	rlwolff2@gmail.com	
Julia Satter			
Wayne Brueck (Wilbur Brueck)		waynebrueck@yahoo.com	
Bill Ciz	28300 SW 60th	lizziz@frontier.com	
Eric & Deb Mendel	28390 SW Wagner		
Karen & Jim Flatley	28468 '11		
Vimal Aga	28386 SW Wagner St	vm_aga@hotmail.com	

To Our Neighbor
28355 SW 60TH AVE
WILSONVILLE, OR 97070-6754

To Our Neighbor
9685 SW RIDDER RD STE 100
WILSONVILLE, OR 97070-8896

To Our Neighbor
PO BOX 502
WILSONVILLE, OR 97070-0502

To Our Neighbor
5890 SW ADVANCE RD
WILSONVILLE, OR 97070-9706

To Our Neighbor
28300 SW 60TH AVE
WILSONVILLE, OR 97070-6754

To Our Neighbor
28580 SW 60TH AVE
WILSONVILLE, OR 97070-9707

To Our Neighbor
5565 SW KRUSE RD
WILSONVILLE, OR 97070-9708

To Our Neighbor
28428 SW 53RD AVE
WILSONVILLE, OR 97070-9710

To Our Neighbor
29051 SW 60TH AVE
WILSONVILLE, OR 97070-9707

To Our Neighbor
5738 SW ADVANCE RD
WILSONVILLE, OR 97070-9706

To Our Neighbor
PO BOX 638
WILSONVILLE, OR 97070-0638

To Our Neighbor
28424 SW 60TH AVE
WILSONVILLE, OR 97070-6754

To Our Neighbor
28668 SW 60TH AVE
WILSONVILLE, OR 97070-9707

To Our Neighbor
5899 SW KRUSE RD
WILSONVILLE, OR 97070-9766

To Our Neighbor
29799 SW CAMELOT ST
WILSONVILLE, OR 97070-7563

To Our Neighbor
2316 SW 15TH AVE
PORTLAND, OR 97201-2303

To Our Neighbor
5780 SW ADVANCE RD
WILSONVILLE, OR 97070-9706

To Our Neighbor
28152 SW 60TH AVE
WILSONVILLE, OR 97070-6754

To Our Neighbor
28500 SW 60TH AVE
WILSONVILLE, OR 97070-9707

To Our Neighbor
PO BOX 1908
WILSONVILLE, OR 97070-1908

To Our Neighbor
5691 SW KRUSE RD
WILSONVILLE, OR 97070-9708

To Our Neighbor
19200 SW 46TH AVE
TUALATIN, OR 97062-8770

To Our Neighbor
28043 SW WAGNER ST
WILSONVILLE, OR 97070-6785

To Our Neighbor
28069 SW WAGNER ST
WILSONVILLE, OR 97070-6785

To Our Neighbor
28087 SW WAGNER ST
WILSONVILLE, OR 97070-6785

To Our Neighbor
28153 SW WAGNER ST
WILSONVILLE, OR 97070-6785

To Our Neighbor
7540 SW SPRUCE ST APT B
PORTLAND, OR 97223-8859

To Our Neighbor
28237 SW WAGNER ST
WILSONVILLE, OR 97070-6784

To Our Neighbor
28263 SW WAGNER ST
WILSONVILLE, OR 97070-6784

To Our Neighbor
28299 SW WAGNER ST
WILSONVILLE, OR 97070-6784

To Our Neighbor
28317 SW WAGNER ST
WILSONVILLE, OR 97070-6784

To Our Neighbor
6591 SW LANDOVER DR
WILSONVILLE, OR 97070-6788

To Our Neighbor
28333 SW WAGNER ST
WILSONVILLE, OR 97070-6784

To Our Neighbor
6594 SW LANDOVER DR
WILSONVILLE, OR 97070-6788

To Our Neighbor
6582 SW LANDOVER DR
WILSONVILLE, OR 97070-6788

To Our Neighbor
6564 SW LANDOVER DR
WILSONVILLE, OR 97070-6788

To Our Neighbor
5012 GREENSBOROUGH CT
LAKE OSWEGO, OR 97035-8748

To Our Neighbor
28367 SW WAGNER ST
WILSONVILLE, OR 97070-6783

To Our Neighbor
28373 SW WAGNER ST
WILSONVILLE, OR 97070-6783

To Our Neighbor
6567 SW STRATFORD CT
WILSONVILLE, OR 97070-6787

To Our Neighbor
6589 SW STRATFORD CT
WILSONVILLE, OR 97070-6787

To Our Neighbor
6623 SW STRATFORD CT
WILSONVILLE, OR 97070-6787

To Our Neighbor
6620 SW STRATFORD CT
WILSONVILLE, OR 97070-6787

To Our Neighbor
6598 SW STRATFORD CT
WILSONVILLE, OR 97070-6787

To Our Neighbor
6576 SW STRATFORD CT
WILSONVILLE, OR 97070-6787

To Our Neighbor
6550 SW STRATFORD CT
WILSONVILLE, OR 97070-6787

To Our Neighbor
6538 SW STRATFORD CT
WILSONVILLE, OR 97070-6787

To Our Neighbor
28433 SW WAGNER ST
WILSONVILLE, OR 97070-6798

To Our Neighbor
28519 SW WAGNER ST
WILSONVILLE, OR 97070-6786

To Our Neighbor
6617 N SCOTTSDALE RD #201
SCOTTSDALE, AZ 85250-7803

To Our Neighbor
28553 SW WAGNER ST
WILSONVILLE, OR 97070-6786

To Our Neighbor
NO SITUS
WILSONVILLE, OR 97070

To Our Neighbor
27480 SW STAFFORD RD
WILSONVILLE, OR 97070-9730

To Our Neighbor
27520 SW STAFFORD RD
WILSONVILLE, OR 97070-9730

To Our Neighbor
4795 SW ADVANCE RD
WILSONVILLE, OR 97070-9762

To Our Neighbor
NO SITUS
WILSONVILLE, OR 97070

To Our Neighbor
6351 SW ADVANCE RD
WILSONVILLE, OR 97070-9706

To Our Neighbor
7023 SW HOLLYBROOK CT
WILSONVILLE, OR 97070-7725

To Our Neighbor
7007 SW HOLLYBROOK CT
WILSONVILLE, OR 97070-7725

To Our Neighbor
6979 SW HOLLYBROOK CT
WILSONVILLE, OR 97070-8762

To Our Neighbor
6953 SW HOLLYBROOK CT
WILSONVILLE, OR 97070-8762

To Our Neighbor
NO SITUS
WILSONVILLE, OR 97070

To Our Neighbor
6720 SW FROGPOND LN
WILSONVILLE, OR 97070-9729

To Our Neighbor
27657 SW STAFFORD RD
WILSONVILLE, OR 97070-9730

To Our Neighbor
27687 SW STAFFORD RD
WILSONVILLE, OR 97070-9730

To Our Neighbor
27767 SW STAFFORD RD
WILSONVILLE, OR 97070-9730

To Our Neighbor
6927 SW HOLLYBROOK CT
WILSONVILLE, OR 97070-8762

To Our Neighbor
6889 SW HOLLYBROOK CT
WILSONVILLE, OR 97070-8762

To Our Neighbor
6871 SW HOLLYBROOK CT
WILSONVILLE, OR 97070-8762

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To Our Neighbor
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WILSONVILLE, OR 97070-8762

To Our Neighbor
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WILSONVILLE, OR 97070-7725

To Our Neighbor
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WILSONVILLE, OR 97070-7725

To Our Neighbor
7037 SW ALDERCREST CT
WILSONVILLE, OR 97070-7724

To Our Neighbor
7003 SW ALDERCREST CT
WILSONVILLE, OR 97070-7724

To Our Neighbor
6967 SW ALDERCREST CT
WILSONVILLE, OR 97070-7724

To Our Neighbor
6913 SW ALDERCREST CT
WILSONVILLE, OR 97070-7724

To Our Neighbor
6899 SW ALDERCREST CT
WILSONVILLE, OR 97070-8745

To Our Neighbor
6877 SW ALDERCREST CT
WILSONVILLE, OR 97070-8745

To Our Neighbor
6876 SW ALDERCREST CT
WILSONVILLE, OR 97070-8745

EXHIBIT D
Wilsonville Advance Road Middle School
Transportation Impact Study

TABLE OF CONTENTS

LIST OF FIGURES..... ii

LIST OF TABLES..... ii

CHAPTER 1: INTRODUCTION AND SUMMARY 1

 Proposed Development 2

 Existing Intersection Operations 2

 Project Traffic Impact 3

 Site Plan Evaluation 5

 Project Mitigations 5

CHAPTER 2: EXISTING CONDITIONS..... 7

 Proposed Development 7

 Study Area Roadway Network 7

 Pedestrian and Bicycle Facilities 7

 Existing Daily Traffic Volumes 8

 Existing Turn Movement Traffic Volumes 8

 Existing Traffic Operations 10

 Safety Evaluation 11

 Public Transit Service 12

CHAPTER 3: PROJECT IMPACTS 13

 Proposed Development 13

 Trip Generation and Distribution 13

 Intersection Mitigations 20

 Site Plan Review 22

CHAPTER 5: RECOMMENDATIONS AND MITIGATIONS 29

APPENDIX

NOTE: THIS DRAFT IS CURRENTLY BEING REVIEWED BY THE CITY OF WILSONVILLE

LIST OF FIGURES

Figure 1: Proposed Study Area	1
Figure 2: Existing Traffic Volumes (a.m., afternoon, and p.m. peak hours)	9
Figure 3: Trip Distribution and Project Trips	16
Figure 4: Existing + Project Traffic Volumes (a.m., afternoon, and p.m.)	17
Figure 5: Existing + Stage II and Existing + Project + Stage II Traffic Volumes (p.m.).....	18

LIST OF TABLES

Table 1: Key Study Area and Proposed Development Characteristics.....	2
Table 2: Existing Study Intersection Operations	3
Table 3: Existing + Project Trips Study Intersection Operations	4
Table 4: Future Traffic Scenarios with Approved Stage II Developments (p.m. peak hour)	4
Table 5: Study Area Roadway Characteristics	7
Table 6: Existing Study Intersection Operations	11
Table 7: Study Area Collision Analysis (2009-2013)	12
Table 8: Trip Rate Comparison	14
Table 9: Advance Middle School Project Trip Generation Summary	14
Table 10: Existing + Project Trips Study Intersection Operations	19
Table 11: Future Traffic Scenarios with Approved Stage II Developments (p.m. peak hour)	20
Table 12: Traffic Signal Warrant Result Summary.....	22
Table 13: Left Turn Lane Analysis at Project Access (Existing + Project AM Peak Hour)	23
Table 14: Bicycle Parking Summary	26
Table 15: Vehicular Parking Summary.....	27

CHAPTER 1: INTRODUCTION AND SUMMARY

This study evaluates transportation impacts associated with the proposed Advance Road Middle School that is part of the West-Linn-Wilsonville School District 2014 Capital Bond. The planned Middle School is located on the southwest corner of the SW Advance Road/SW 60th Avenue intersection on the eastern edge of the City of Wilsonville, Oregon. This property was recently added to the City’s Urban Growth Boundary (UGB). Figure 1 shows the project study area.

The purpose of this transportation impact study (TIS) is to identify mitigation measures that offset transportation impacts the proposed Middle School would have on the nearby transportation network. The focus of this impact analysis is on the study intersections shown on Figure 1. These study intersections were coordinated with City of Wilsonville staff and include the following:¹

- SW Wilsonville Road-Stafford Road/SW Boeckman Road-Advance Road
- SW Advance Road/SW 60th Avenue
- SW Advance Road/Proposed Site Access



Figure 1: Proposed Study Area

This chapter provides an introduction to the proposed development and the steps taken to analyze the associated impacts on the surrounding transportation network. It highlights important elements of the remaining chapters, including a description of the project site and development and the findings of the transportation analysis. Table 1 lists the important characteristics of the study area and proposed project.

Table 1: Key Study Area and Proposed Development Characteristics

Characteristics	Information
Study Area	
Number of Study Intersections	Three; one all-way stop controlled intersection and two two-way stop controlled intersections
Analysis Period	Weekday a.m. (7:00-9:00 a.m.), school afternoon (2:00-4:00 p.m.), and p.m. (4:00-6:00 p.m.) peak hours
Project Site	
Existing Land Use	Vacant
Proposed Development	750 student Middle School with target opening date of September 2017
Project Access	There is one proposed full access driveway from SW Advance Road east of SW Wilsonville Road and west of SW 60 th Avenue.

Proposed Development

The proposed 750 student Middle School has a target opening date of September 2017. The currently vacant site also includes a proposed 500 student primary school at an undetermined date in the future and a 10-acre public park. The site plan, reviewed later in this chapter and provided in the appendix, shows a proposed full-access driveway to the school on SW Advance road between SW Wilsonville Road-Stafford Road and SW 60th Avenue (approximately 750 feet west of SW 60th Avenue from centerline to centerline). This proposed access will also serve the 10-acre public park. The access will be included in with the existing study intersections for the project impact analysis.

Existing Intersection Operations

Based on the Highway Capacity Manual 2010² methodology for unsignalized intersections, existing traffic operations at each of the existing study intersections were determined for the weekday a.m., afternoon, and p.m. peak hour. The estimated level of service (LOS) and volume-to-capacity (V/C) ratio of each intersection is shown in Table 2. As shown, both intersections currently meet their applicable operating standards.

¹ Email from Steve Adams, City of Wilsonville, May 8th, 2015.

² *Highway Capacity Manual 2010*, Transportation Research Board, Washington DC, 2010.

Table 2: Existing Study Intersection Operations

Intersection	Jurisdiction	Operating Standard	AM Peak Hour		Afternoon Peak Hour		PM Peak Hour	
			LOS	V/C	LOS	V/C	LOS	V/C
All-Way Stop-Controlled								
SW Wilsonville Rd-Stafford Rd/ SW Boeckman Rd-Advance Rd	City	LOS D	C	0.69	B	0.41	C	0.70
Two-Way Stop-Controlled								
SW Advance Rd/SW 60th Ave	County	LOS D	A/A	0.01	A/A	0.00	A/A	0.01
<u>Two-Way Stop-Controlled Intersections:</u> LOS = Level of Service of Major Street/Minor Street V/C = Volume-to-Capacity Ratio of Worst Movement			<u>All-Way Stop-Controlled Intersections:</u> LOS = Level of Service of Intersection V/C = Volume-to-Capacity Ratio of Worst Movement					

Project Traffic Impact

To determine project impacts at the study intersections, traffic operating conditions were analyzed for the following future traffic scenarios:

- Existing + Project
- Existing + Stage II (includes traffic from other developments that have Stage II approval or are under construction)
- Existing + Project + Stage II

The estimated traffic volumes that have been historically updated as the approved Stage II developments increase are for the p.m. peak hour only. Therefore, analysis performed on the “Existing plus Stage II” and the “Existing plus Project and Stage II” scenarios will be for the p.m. peak hour only. The “Existing plus Project” scenario will continue to analyze the a.m., school afternoon, and p.m. peak hours so that the impacts the proposed Advance Road Middle School will have to the existing conditions can be understood. Table 3 lists the resulting intersection operating conditions for the Existing plus Project scenario. As shown, the SW Wilsonville Road-Stafford Road/SW Boeckman Road-Advance Road all-way stop intersection fails to meet City of Wilsonville operating standards during the a.m. and p.m. peak hours with the estimated Middle School traffic volumes. Table 4 lists the resulting intersection operating conditions for the Existing plus Stage II and Existing plus Project and Stage II scenarios. As shown, the SW Wilsonville Road-Stafford Road/SW Boeckman Road-Advance Road all-way stop meets City standards with only the Stage II volumes added to the existing counts. With the addition of project trips, operations at the intersection fail to meet standards.

Table 3: Existing + Project Trips Study Intersection Operations

Intersection	Jurisdiction	Operating Standard	AM Peak Hour		Afternoon Peak Hour		PM Peak Hour	
			LOS	V/C	LOS	V/C	LOS	V/C
All-Way Stop-Controlled								
SW Wilsonville Rd-Stafford Rd/ SW Boeckman Rd-Advance Rd	City	LOS D	E	0.92	B	0.52	E	0.95
Two-Way Stop-Controlled								
SW Advance Rd/SW 60th Ave	County	LOS E 0.90 v/c	A/B	0.01	A/B	0.00	A/B	0.01
SW Advance Rd/Project Access	County	LOS E 0.90 v/c	A/B	0.35	A/B	0.18	A/B	0.23
<u>Two-Way Stop-Controlled Intersections:</u> LOS = Level of Service of Major Street/Minor Street V/C = Volume-to-Capacity Ratio of Worst Movement			<u>All-Way Stop-Controlled Intersections:</u> LOS = Level of Service of Intersection V/C = Volume-to-Capacity Ratio of Worst Movement					
Bold with Red indicates intersection does not meet mobility target								

Table 4: Future Traffic Scenarios with Approved Stage II Developments (p.m. peak hour)

Intersection	Jurisdiction	Operating Standard	Existing + Stage II		Existing + Project + Stage II	
			LOS	V/C	LOS	V/C
All-Way Stop-Controlled						
SW Wilsonville Rd-Stafford Rd/ SW Boeckman Rd-Advance Rd	City	LOS D	D	0.85	F	1.09
Two-Way Stop-Controlled						
SW Advance Rd/SW 60th Ave	County	LOS E 0.90 v/c	A/B	0.01	A/B	0.01
SW Advance Rd/Project Access	County	LOS E 0.90 v/c	-	-	A/B	0.28
<u>Two-Way Stop-Controlled Intersections:</u> LOS = Level of Service of Major Street/Minor Street V/C = Volume-to-Capacity Ratio of Worst Movement			<u>All-Way Stop-Controlled Intersections:</u> LOS = Level of Service of Intersection V/C = Volume-to-Capacity Ratio of Worst Movement			
Bold with Red indicates intersection does not meet mobility target						

Site Plan Evaluation

A site plan showing the proposed Middle School for the West Linn-Wilsonville School District on the southwest corner of the SW Advance Road/SW 60th Avenue intersection was provided by the project sponsor and is included in the appendix. This site plan also includes a future planned primary school and a proposed 10-acre public park. This site plan was reviewed to evaluate site access, access spacing, intersection sight distance, bus loading, parent loading, pedestrian and bicycle access, bicycle parking, site parking needs, and frontage improvements. Various improvement needs were identified and are explained in detail in Chapter 3 of this report. The summary of improvements are listed in the Project Mitigation section that follows.

Project Mitigations

To preserve the performance of the study area roadways and provide safe access to and from the proposed Middle School and surrounding land uses, it is recommended that a series of transportation mitigation measures be performed. The following recommendations are based on work performed as part of this traffic impact analysis and would typically be required as conditions of approval if the project were approved:

SW Wilsonville Road-Stafford Road/SW Boeckman Road-Advance Road Mitigations

- The existing all-way stop of SW Wilsonville Road-Stafford Road/SW Boeckman Road-Advance Road does not meet City of Wilsonville operating standards during the Existing + Project and Existing + Project + Stage II traffic volume scenarios during the a.m. and p.m. peak hours. It is recommended that intersection improvements as identified in the City of Wilsonville TSP be constructed concurrently with the proposed Middle School. The intersection improvements include left turn lanes on all approaches and a new traffic signal. The mitigated intersection operations meet City of Wilsonville operating standards.

Frontage Improvements to Advance Road

- Consistent with the City of Wilsonville TSP and school related safety and connectivity, it is recommended that SW Advance Road be widened to the City of Wilsonville Collector standards that includes sidewalks and bike lanes. The widening should extend between Wilsonville Road and the project access road.

Site Access

- The northbound egress from SW Advance Road should include both a left turn lane and right turn lane to reduce peak hour congestion.
- Prior to occupancy, sight distance at all proposed project access points will need to be verified, documented, and stamped by a registered professional Civil or Traffic Engineer licensed in the State of Oregon prior to occupancy.

Pedestrian and Bicycle Access

- The site plan should provide appropriate pedestrian and bicycle connections to the recommended frontage improvements on SW Advance Road (see above) as well as a connection

to SW Wilsonville Road, and the existing transit stops along it, through the subdivision west of the site.

- The future planned Frog Pond area located on the northwest corner of the SW Wilsonville Road-Stafford Road/SW Boeckman Road-Advance Road will include several new multi-use trails through Frog Pond (including the Boeckman Creek Trail that runs further north). Appropriate pedestrian and bicycle connections should be made to these trails.
- The School District should coordinate with City staff regarding accommodation of New Schools Trail LT-P5 as shown in the City's TSP. This trail was identified to connect existing schools with the proposed Middle School.
- The City of Wilsonville and School District should coordinate with the Landover Neighborhood to consider a bicycle/pedestrian connection between SW Advance Road and the north end of SW Wagner Street (currently gated) that would provide a convenient connection to the proposed Middle School to/from the Landover neighborhood.

Bicycle Parking

- A minimum of 224 to 240 parking spaces should be provided near main school entrances to meet the City of Wilsonville Code.

Site Parking Needs

- A minimum of 319 parking spaces (164 minimum school stalls and 155 park stalls) should be provided for both the proposed Middle School and City Park. This would satisfy the minimum parking requirements of the school based on City of Wilsonville Code as well as the parking demand during peak events at the sports fields.

CHAPTER 2: EXISTING CONDITIONS

This chapter provides documentation of existing study area transportation conditions, including the project site, study area roadway network, pedestrian and bicycle facilities, collision analysis, and existing traffic volumes and intersection operations. Supporting details are provided in the appendix.

Proposed Development

The project involves constructing a new Middle School that is part of the West Linn-Wilsonville School District 2014 Capital Bond. The planned Middle School is located on the southwest corner of the SW Advance Road/SW 60th Avenue intersection on the eastern edge of the City of Wilsonville, Oregon. This property was recently added to the City’s Urban Growth Boundary (UGB). The proposed 750 student Middle School has a target opening date of September 2017. The vacant site also includes a future 500 student primary school and a 10-acre public park; however, the current transportation study only considers impacts from the proposed Middle School. Figure 1 shows the project study area, including the following existing study intersections:

- SW Wilsonville Road-Stafford Road/SW Boeckman Road-Advance Road (all-way stop controlled)
- SW Advance Road/SW 60th Avenue (two-way stop controlled)

Study Area Roadway Network

Key roadways in the study area near the proposed project site are summarized in Table 5 along with their existing roadway characteristics. As shown, all surrounding roadways within the study area network are under the jurisdiction of the City of Wilsonville and Clackamas County.

Table 5: Study Area Roadway Characteristics

Roadway	Jurisdiction	Classification	Sidewalks	Bike Lanes	Posted Speed
SW Wilsonville Road	City of Wilsonville	Minor Arterial	Yes	Yes	35 mph
SW Boeckman Road	City of Wilsonville	Minor Arterial	South Side Only	No	40 mph
SW Stafford Road	City of Wilsonville	Major Arterial	No	No	45 mph
SW Advance Road	Clackamas County	Minor Arterial ^a	No	No	45 mph
SW 60 th Avenue	Clackamas County	Local	No	No	N/A

^aAs the City expands, SW Advance Road and SW 60th Avenue will transfer to City of Wilsonville jurisdiction. The City of Wilsonville TSP classifies SW Advance Road as a Collector.

Pedestrian and Bicycle Facilities

Sidewalks and bike lanes do not exist adjacent to the project site frontages on SW Advance Road and SW 60th Avenue. SW Wilsonville Road is the only study area roadway in the vicinity of the proposed Middle School that currently has pedestrian and bicycle facilities. SW Boeckman Road has sidewalk on the south

side from Canyon Creek Road to approximately 1,000 feet west of SW Wilsonville Road. Bike lanes were also installed on Boeckman Road adjacent to the Arbor Crossing subdivision.

Existing Daily Traffic Volumes

Due to travel characteristics of Middle Schools, this traffic study evaluates three peak period scenarios. The a.m. and p.m. peak periods are typical for a transportation impact analysis since this is when traffic volumes are typically greatest on surrounding roadways. The a.m. peak period is typically the peak travel period for school traffic (school drop-off activity) and aligns with the a.m. peak of the adjacent transportation system which usually falls between 7:00 a.m. and 9:00 a.m. The typical school peak usually falls between 2:00 p.m. and 4:00 p.m. during school release while the typical p.m. peak of the surrounding transportation system usually falls between 4:00 p.m. and 6:00 p.m. As a result, this study will evaluate the a.m., afternoon, and p.m. peak periods to capture all peak traffic periods adjacent to the proposed school.

Existing Turn Movement Traffic Volumes

Existing a.m., afternoon, and p.m. peak hour traffic operations were analyzed at the following study intersections:

- SW Wilsonville Road-Stafford Road/SW Boeckman Road-Advance Road
- SW Advance Road/SW 60th Avenue

To perform the analysis, historical 2014 turn movement counts were utilized from the recent Frog Pond transportation study for the p.m. peak (4:00 p.m. to 6:00 p.m.) peak period.³ Historical a.m. (7:00 a.m. to 9:00 a.m.) and afternoon school (2:00 p.m. to 4:00 p.m.) peak period counts were taken from the prior *Conceptual Advanced Road School/Park* transportation study⁴ that was completed in 2010. The turn movement counts collected during the p.m. peak period as part of the 2010 study were compared to the 2014 counts from the recent Frog Pond study to determine if significant growth occurred. The comparison yielded no change in the total traffic at the two study intersections; therefore, the historical counts were utilized for the baseline transportation analysis. The peak hour traffic volumes analyzed under existing conditions are shown in Figure 2 and the detailed two-hour traffic counts are included in the appendix.

³ *Frog Pond Area Plan Existing and Baseline Transportation Analysis*, DKS Associates, August 2014.

⁴ *Conceptual Advance Road School/Park Transportation Review*, DKS Associates, April 2010.

Figure 2: Existing Traffic Volumes (a.m., afternoon, and p.m. peak hours)

Existing Traffic Operations

The purpose of intersection analysis is to ensure that the transportation network remains within performance standards required by City of Wilsonville and Clackamas County. Intersections are the focus of the analysis because they are the controlling bottlenecks of traffic flow and the ability of a roadway system to carry traffic efficiently is nearly always diminished in their vicinity.

Before the analysis results of the study intersections are presented, discussion is provided for two important analysis issues: intersection performance measures (definitions of typical measures) and required operating standards (as specified by the agency with roadway jurisdiction).

Intersection Performance Measures

Level of service (LOS) ratings and volume-to-capacity (v/c) ratios are two commonly used performance measures that provide a good picture of intersection operations. In addition, they are often incorporated into agency mobility standards. Description are included in the appendix and summarized below:

- **Level of service (LOS):** A “report card” rating (A through F) based on the average delay experienced by vehicles at the intersection. LOS A, B, and C indicate conditions where traffic moves without significant delays over periods of peak hour travel demand. LOS D and E are progressively worse operating conditions. LOS F represents conditions where average vehicle delay has become excessive and demand has exceeded capacity. This condition is typically evident in long queues and delays.
- **Volume-to-capacity (v/c) ratio:** A decimal representation (typically between 0.00 and 1.00) of the proportion of capacity that is being used at a turn movement, approach leg, or intersection. It is determined by dividing the peak hour traffic volume by the hourly capacity of a given intersection or movement. A lower ratio indicates smooth operations and minimal delays. As the ratio approaches 1.00, congestion increases and performance is reduced. If the ratio is greater than 1.00, the turn movement, approach leg, or intersection is oversaturated and usually results in excessive queues and long delays.

Required Operating Standards

The City of Wilsonville requires all study intersections of public streets to meet its minimum acceptable level of service (LOS) standard, which is LOS D for peak periods.⁵ Clackamas County requires unsignalized intersections to meet a minimum operating standard of LOS E and V/C ratio of 0.90.⁶ It should be noted that as the City expands, it is expected that SW Advance Road and SW 60th Avenue will transfer jurisdictions to the City of Wilsonville adjacent to the City Park and Schools property.⁷

⁵ *City of Wilsonville Code*, City of Wilsonville Section 4.140(.09)J.2.

⁶ *Clackamas County Comprehensive Plan*, Table 5-2b, *Performance Evaluation Measures for the Rural Area*.

⁷ *City of Wilsonville Transportation System Plan*, City of Wilsonville, 2013.

Existing Operating Conditions

The existing traffic operations at the study intersections were determined for the a.m., afternoon, and p.m. peak hours based on the 2010 Highway Capacity Manual methodology⁸ for unsignalized intersections. The estimated LOS and v/c ratio of each study intersection is shown in Table 6. As shown, all study intersections meet the operating standards for their applicable jurisdictions during the three existing peak periods.

Table 6: Existing Study Intersection Operations

Intersection	Jurisdiction	Operating Standard	AM Peak Hour		Afternoon Peak Hour		PM Peak Hour	
			LOS	V/C	LOS	V/C	LOS	V/C
All-Way Stop-Controlled								
SW Wilsonville Rd-Stafford Rd/ SW Boeckman Rd-Advance Rd	City	LOS D	C	0.69	B	0.41	C	0.70
Two-Way Stop-Controlled								
SW Advance Rd/SW 60th Ave	County	LOS D	A/A	0.01	A/A	0.00	A/A	0.01
<u>Two-Way Stop-Controlled Intersections:</u> LOS = Level of Service of Major Street/Minor Street V/C = Volume-to-Capacity Ratio of Worst Movement			<u>All-Way Stop-Controlled Intersections:</u> LOS = Level of Service of Intersection V/C = Volume-to-Capacity Ratio of Worst Movement					

Safety Evaluation

The most recent five years of collision records (2009-2013) for the study intersections were obtained from the ODOT crash database and are included in the Appendix.⁹ During this five year period, there were a total of six reported crashes, all located at the study intersection of SW Wilsonville Road-Stafford Road/SW Boeckman Road-Advance Road. No crashes were reported at SW Advance Road/SW 60th Avenue. No fatalities or Injury A collisions were reported at any study intersection during the five year period. Table 7 shows total reported collisions at each study intersection as well as the calculated observed rate. As shown, there were no intersections that had collision rates in excess of 1.0 collision per million entering vehicles, a common transportation threshold used to identify intersections that require a more detailed safety evaluation.

⁸ Highway Capacity Manual 2010, Transportation Research Board, Washington DC, 2010.

⁹ Oregon Department of Transportation, Crash Data System, <https://zigzag.odot.state.or.us>

Table 7: Study Area Collision Analysis (2009-2013)

Intersection	Collisions (by Severity) Over 5 Years				Observed Crash Rate
	<i>Fatal</i>	<i>Injury</i>	<i>PDO^a</i>	<i>Total</i>	
SW Wilsonville Rd-Stafford Rd/ SW Boeckman Rd-Advance Rd	0	4	2	6	0.32
SW Advance Rd/SW 60th Ave	0	0	0	0	0.00

^a PDO = Property damage only.

Bold indicate intersection observed crash rate exceeds the calculated crash rate based on HSM methodology.

Public Transit Service

South Metro Area Regional Transit (SMART) operates several fixed routes that serve Wilsonville and the surrounding area.¹⁰ The SMART bus stop closest to the project site is located approximately 725 feet south of SW Wilsonville Road-Stafford Road/SW Boeckman Road-Advance Road at the northwest and southeast corners of SW Wilsonville Road/SW Landover Drive. The bus stop does not include a shelter and bus pullout. This stop services Route 4, which connects the east and west City limits. The route services the areas Monday through Friday, and has limited service on Saturdays. As the Frog Pond Area develops it is anticipate that SMART will expand the transit service in this area to serve future residential and the proposed Middle School site.

¹⁰ SMART operates several fixed routes that serve Wilsonville and make connections to TriMet in Portland, Cherriotics in Salem, and Canby Area Transit. SMART Web Page: <http://www.ridesmart.com>.

CHAPTER 3: PROJECT IMPACTS

This chapter reviews the impacts the proposed Middle School would have on the study area transportation system. This analysis includes trip generation, trip distribution, and future year traffic volumes and operating conditions. The focus of the impact analysis is on the study intersections identified in coordination with City of Wilsonville staff.¹¹ These study intersections include the following:

- SW Wilsonville Road-Stafford Road/SW Boeckman Road-Advance Road
- SW Advance Road/SW 60th Avenue
- SW Advance Road/Site Access

Proposed Development

The project involves constructing a new Middle School that is part of the West Linn-Wilsonville School District 2014 Capital Bond. The planned Middle School is located on the southwest corner of the SW Advance Road/SW 60th Avenue intersection on the eastern edge of the City of Wilsonville, Oregon. This property was recently added to the City's Urban Growth Boundary (UGB). The proposed 750 student Middle School has a target opening date of September 2017. The vacant site also includes a future 500 student primary school and a 10-acre public park; however, the current transportation study only considers impacts from the proposed Middle School.

The site plan, reviewed later in this chapter and provided in the appendix, shows a proposed full-access driveway to the school on SW Advance Road between SW Wilsonville Road-Stafford Road and SW 60th Avenue (approximately 750 feet west of SW 60th Avenue from centerline to centerline). This proposed access will also serve the 10-acre public park. The access will be included in with the existing study intersections for the project impact analysis.

Trip Generation and Distribution

Trip generation and distribution were performed for the proposed project site to analyze the impacts of the additional traffic to the transportation network.

Trip Generation

Trip generation is the method used to estimate the number of vehicles a development adds to site driveways and the adjacent roadway network by a development during a specified period (i.e., such as the a.m., afternoon, and p.m. peak hours near a school). The standard method for performing trip generation is outlined in the Institute of Transportation Engineers (ITE) *Trip Generation Manual*.¹²

Project traffic generated by the proposed Middle School was estimated using a combination of trip generation rates estimated from historic traffic counts (2002) at Wood Middle School in Wilsonville as well as the rates provided in the ITE *Trip Generation Manual*.

¹¹ Email from Steve Adams, May 5, 2016.

¹² *Trip Generation Manual, 9th Edition*, Institute of Transportation Engineers, 2012.

Counts were collected at Wood Middle School in 2002 during the afternoon and p.m. peak hours. Wood Middle School is the existing Middle School in Wilsonville and had an enrollment of 642 students at the time of the counts. The resulting trip rates from the previous survey were compared to equivalent rates (Land Use Code 522 – Middle School/Junior High) from the *ITE Trip Generation Manual*.¹³ Table 8 shows a comparison of the trip rates during the a.m., afternoon, and p.m. peak hours. For conservative project trip estimates, the ITE trip rate during the afternoon peak hour and the Wood Middle School trip rate during the p.m. peak hour were used for analysis purposes. Counts were not collected during the a.m. peak hour at Wood Middle School; therefore, ITE rates were used to estimate a.m. peak hour trips.

Table 8: Trip Rate Comparison

Scenario	ITE Trip Rate (trips/student)	Wood Middle School Trip Rate (trips/student)
AM Peak Hour	0.54	N/A
Afternoon Peak Hour	0.30	0.23
PM Peak Hour	0.16	0.30

Bold with Red indicates conservative trip rate selected for analysis

As shown in Table 9, it is estimated that the proposed Middle School will generated 405 total (223 in, 182 out) trips during the a.m. peak hour, 225 total (101 in, 124 out) trips during the afternoon peak hour, and 270 total (143 in, 127 out) trips during the p.m. peak hour.

Table 9: Advance Middle School Project Trip Generation Summary

Land Use (ITE Code)	Size	Trip Rate	Trips Volumes		
			In	Out	Total
Weekday AM Peak Hour (one hour between 7:00-9:00 a.m.)					
Middle School (522)	750 students	0.54 trips/student	223	182	405
Weekday Afternoon Peak Hour (one hour between 2:00-4:00 p.m.)					
Middle School (522)	750 students	0.30 trips/student	101	124	225
Weekday PM Peak Hour (one hour between 4:00-6:00 p.m.)					
Middle School (522)	750 students	0.36 trips/student	143	127	270

Trip Distribution

Trip distribution provides an estimation of where project trips would be coming from and going to. It is given as percentages at key gateways to the study area and is used to route project trips through the study intersections. The trip distribution for the proposed Middle School was based off of the residential

¹³ *Trip Generation Manual, 9th Edition*, Institute of Transportation Engineers, 2012, Land Use Code 522.

areas within the proposed West Linn-Wilsonville School District Middle School boundaries (including Advance Middle School), provided in the appendix. Figure 3 shows the trip distribution percentages and resulting routed project traffic volumes within the study area.

Project Trips Through SW Wilsonville Road/Interstate 5 Interchange Area

The project trips through the I-5 interchange area at SW Wilsonville Road¹⁴ were estimated based on the trip generation and distribution discussed previously. The proposed Middle School on SW Advance Road would generate an estimated 14 total p.m. peak hour trips through the I-5/SW Wilsonville Road interchange area. The I-5/SW Elligsen Road interchange area would not be impacted by this development.

Future Traffic Volumes and Operating Conditions

Future study intersection operating conditions were analyzed for the following future traffic scenarios:

- Existing + Project
- Existing + Stage II (includes traffic from other developments that have Stage II approval or are under construction)
- Existing + Project + Stage II

Future traffic volumes were estimated at the study intersections for each scenario. The future operating scenarios include various combinations of three types of traffic: existing, project, and Stage II. Existing and project traffic have been explained previously in this report. Stage II traffic is estimated based on the list of currently approved Stage II developments, which was provided by City staff.¹⁵ The estimated traffic volumes that have been historically updated as the approved Stage II developments increase are for the p.m. peak hour only. Therefore, analysis performed on the “Existing plus Stage II” and the “Existing plus Project and Stage II” scenarios will be for the p.m. peak hour only. The “Existing plus Project” scenario will continue to analyze the a.m., school afternoon, and p.m. peak hours so that the impacts the proposed Advance Road Middle School will have to the existing conditions can be understood.

The weekday applicable peak hour traffic volumes used to analyzed the “Existing plus Project” scenario is shown in Figure 4, while the traffic volumes used to analyze the “Existing plus Stage II” and “Existing plus Project and Stage II” scenarios are shown together in Figure 5. The analysis of these scenarios enables the assessment of project impacts.

¹⁴ The I-5/SW Wilsonville Road interchange area includes the SW Wilsonville Road/SW Boones Ferry Road and SW Wilsonville Road/SW Town Center Loop West intersections

¹⁵ Email from Blaise Edmonds, City of Wilsonville, May 22, 2015 (see appendix for Stage II list).

Figure 3: Trip Distribution and Project Trips

Figure 4: Existing + Project Traffic Volumes (a.m., afternoon, and p.m.)

Figure 5: Existing + Stage II and Existing + Project + Stage II Traffic Volumes (p.m.)

Intersection Operations Analysis

To determine project impact at the study intersections, traffic operating conditions were analyzed during the applicable peak periods for each scenario, as discussed above. Analysis was performed based on *Highway Capacity Manual 2010* methodology for unsignalized intersections¹⁶ to determine intersection operations for the three future study intersections with the Middle School development. Table 10 lists the analysis results for the future “Existing plus Project.” As previously indicated in Chapter 2, all study intersections currently meet City of Wilsonville and Clackamas County mobility standards under existing conditions. However, with the addition of the Middle School traffic the SW Wilsonville Road-Stafford Road/SW Boeckman Road-Advance Road fails to meet City of Wilsonville operating standards. The existing SW Advance Road/SW 60th Avenue and the proposed project access intersections meet County standards for the existing with project scenario.

Table 10: Existing + Project Trips Study Intersection Operations

Intersection	Jurisdiction	Operating Standard	AM Peak Hour		Afternoon Peak Hour		PM Peak Hour	
			LOS	V/C	LOS	V/C	LOS	V/C
All-Way Stop-Controlled								
SW Wilsonville Rd-Stafford Rd/ SW Boeckman Rd-Advance Rd	City	LOS D	E	0.92	B	0.52	E	0.95
Two-Way Stop-Controlled								
SW Advance Rd/SW 60th Ave	County	LOS E 0.90 v/c	A/B	0.01	A/B	0.00	A/B	0.01
SW Advance Rd/Project Access	County	LOS E 0.90 v/c	A/B	0.36	A/B	0.18	A/B	0.23
<u>Two-Way Stop-Controlled Intersections:</u> LOS = Level of Service of Major Street/Minor Street V/C = Volume-to-Capacity Ratio of Worst Movement			<u>All-Way Stop-Controlled Intersections:</u> LOS = Level of Service of Intersection V/C = Volume-to-Capacity Ratio of Worst Movement					
Bold with Red indicates intersection does not meet mobility target								

Table 11 lists the analysis results for the future “Existing plus Stage II” and “Existing plus Project and Stage II.” As shown, with the addition of the Stage II traffic to the Existing plus Project scenarios, the SW Wilsonville Road-Stafford Road/SW Boeckman Road-Advance Road intersection continues to fail during the p.m. peak hour. Existing plus Stage II traffic only (without the proposed Middle School development), the intersection meets City standards. SW Advance Road/SW 60th Avenue and SW Advance Road/Project Access continue to meet both County and City operating standards.

¹⁶ *Highway Capacity Manual 2010*, Transportation Research Board, Washington DC, 2010.

Table 11: Future Traffic Scenarios with Approved Stage II Developments (p.m. peak hour)

Intersection	Jurisdiction	Operating Standard	Existing + Stage II		Existing + Project + Stage II	
			LOS	V/C	LOS	V/C
All-Way Stop-Controlled						
SW Wilsonville Rd-Stafford Rd/ SW Boeckman Rd-Advance Rd	City	LOS D	D	0.85	F	1.09
Two-Way Stop-Controlled						
SW Advance Rd/SW 60th Ave	County	LOS E 0.90 v/c	A/B	0.01	A/B	0.01
SW Advance Rd/Project Access	County	LOS E 0.90 v/c	-	-	A/B	0.28
<u>Two-Way Stop-Controlled Intersections:</u>		<u>All-Way Stop-Controlled Intersections:</u>				
LOS = Level of Service of Major Street/Minor Street		LOS = Level of Service of Intersection				
V/C = Volume-to-Capacity Ratio of Worst Movement		V/C = Volume-to-Capacity Ratio of Worst Movement				
Bold with Red indicates intersection does not meet mobility target						

Intersection Mitigations

As previously discussed, the intersection of SW Wilsonville Road-Stafford Road/SW Boeckman Road-Advance Road does not meet City of Wilsonville operating standards for both future scenarios that include Middle School project traffic. The following section includes review of the City of Wilsonville TSP future intersection plans, analysis of traffic signal and left turn lane warrants, and the recommended improvement to mitigate future operations with the Middle School.

Wilsonville TSP Planned Improvements

The Wilsonville Transportation System Plan 2013 lists future planned projects that are “higher priority,” defined as the highest priority solutions to meet the City’s most important transportation system needs. The following three high priority projects are located within the proposed Middle School’s study vicinity (see Figure 1 in chapter 1):

- **Boeckman Road Urban Upgrade (UU-02):** Upgrade to meet applicable cross-section standards (i.e., 3 lanes with bike lanes, sidewalks, and transit stop improvements); project includes a traffic signal or roundabout at the SW Wilsonville Road-Stafford Road/SW Boeckman Road-Advance Road.
- **Stafford Road Urban Upgrade (UU-06):** Upgrade to meet applicable cross-section standards (i.e., 3 lanes with bike lanes, sidewalks, and transit stop improvements).

The “Additional Planned” projects list includes those projects that would contribute to the City’s desired transportation system through 2035 but that were not included as “Higher Priority” projects due to estimated funding limitations. Additional planned project within the study vicinity include:

- **Advance Road Urban Upgrade (UU-P1):** Upgrade SW Advance Road east of SW Stafford Road (section within City limits including the proposed Middle School frontage) to meet applicable cross-section standards including bike lanes, sidewalks, and transit improvements.
- **New Schools Site Trail (LT-P5):** Install shared use path between existing Boeckman Creek Elementary School and the proposed Middle School.

As discussed, the intersection of SW Wilsonville Road-Stafford Road/SW Boeckman Road-Advance Road and the intersection approaches have been identified as needing improvements in the future by the City’s Transportation System Plan. Analysis shows that the scenarios that include the proposed Middle School traffic degrades the intersection from meeting the City’s operating standards. Therefore, it is recommended that the improvements summarized in the TSP be constructed concurrently with the Middle School development. Table 11 shows operations for the Existing with Project and Stage II traffic volume scenario during the p.m. peak hour with the priority projects listed above which include a signal and left turn lanes on all approaches. As shown, the TSP project would allow the intersection to meet City of Wilsonville operating standards.

Table 11: Existing + Project + Stage II PM Peak Hour Operations (TSP Higher Priority and Additional Planned Projects)

Intersection	Jurisdiction	Operating Standard	LOS	V/C
SW Wilsonville Rd-Stafford Rd/ SW Boeckman Rd-Advance Rd	City	LOS D	A	0.53

Traffic Signal Warrant Analysis

The 2009 Manual on Uniform Traffic Control Devices (MUTCD) peak hour sign warrant¹⁷(Warrant 3) was analyzed for the Existing Plus Project and Stage II scenario during the p.m. peak hour, as this is considered the worst case scenario. This warrant is intended to evaluate the need for a traffic signal at locations where there are a large number of vehicles entering the intersection over a short period of time, such as students, parents, staff, and school buses exiting the school site at school let out. With this, the warrant considers the total stopped delay of vehicles along the minor street approach and considers signalization as means of reducing this delay if proven to be substantial.

For the peak hour warrant, the MUTCD recommends the use of a 70% factor if the speed of the major street is above 40 miles per hour (mph). While the posted speed limit of SW Stafford Road (north leg) is 45 mph, the posted speed limit of SW Wilsonville Road (south leg) is 35 mph. Additionally, 85th percentile speeds were not measured as part of the study efforts. Therefore, for conservative purposes, the 70% factor was not applied to the traffic signal warrant evaluation.

ODOT analysis procedure suggests that that right turn volumes of the minor street approach with the greatest volume (eastbound) should be reduced to 85% of the shared lanes capacity (capacity based on unsignalized intersection analysis, as performed previously). 85% of the eastbound approach lane

¹⁷ *Manual on Traffic Control Devices*, 2009 Edition, Section 4C.04 Warrant 3, Peak Hour.

capacity was found to be greater than the volume of right turn movements, and volumes were removed from the warrant analysis.

The number of major approach lanes used in analysis (existing configuration is shared-right and exclusive left) should be based on engineering judgement. The ODOT analysis procedure suggests that for an approach with a shared-right and exclusive left turn lane configuration, if the left turn volumes are approximately equal to the shared-right volumes the number of approach lanes considered for analysis purposes would be two. For the Existing with Project and Stage II traffic volume scenario, the left turn movements are estimated to be less than 20% of the total approach volume. Therefore, the major street approaches were considered one lane for analysis purposes.

The peak hour traffic signal warrant analysis at the SW Wilsonville Road-Stafford Road/SW Boeckman Road-Advance Road intersection indicates that a signal would be warranted during the p.m. peak hour. A graph for the intersection comparing the total of both major street approaches and the minor street higher volume approach for the p.m. peak hour and the required MUTCD threshold can be found in the Appendix. Additional 24-hour tube counts would be needed to evaluate the MUTCD four-hour and eight-hour warrants.

Table 12: Traffic Signal Warrant Result Summary

Scenario	Warrant Met?
Existing + Project + Stage II (Weekday PM Peak Hour)	Yes

Site Plan Review

A conceptual site plan dated November 16, 2015 showing the proposed Middle School for the West Linn-Wilsonville School District south of SW Advance Road and west of SW 60th Avenue was provided by the project sponsor and is included in the appendix. This Middle School site plan was reviewed to evaluate site access, access spacing, intersection sight distance, bus loading, parent loading, pedestrian and bicycle access/school crosswalks, bicycle parking, site parking needs, and frontage improvements. Figure 6 shows the proposed circulation, bus loading area, and parent loading area of the conceptual site plan.

Site Access

The site plan includes a proposed full access driveway via SW Advance Road approximately 750 feet from SW 60th Avenue (nearest intersection to the east) and 700 feet from SW Wilsonville Road-Stafford Road (nearest intersection to the west). The site plan names this access SW 63rd Avenue, which will also connect to a Hazel Street within the site that runs east-west and terminates with a cul-de-sac at the east border of the school. Minimum access spacing along SW Advance Road is desired at 600 feet. The location of the proposed access as shown in the site plan meets City spacing requirements.

Lane configurations of the proposed SW Advance Road/Project Access are not shown on the site plan. Left turn lane analysis was performed based on the Existing plus Project during the a.m. peak hour traffic volume scenario (worst-case traffic scenario into and out of the proposed access) to determine if dedicated left turn lanes are warranted. The analysis can be found in the appendix, and is shown in Table

13. The westbound left into the site from SW Advance Road would not meet Highway Research Board (HRB) left turn criteria, therefore the dedicated left turn into the site is not justified. However, the northbound egress out of the proposed site should include both a left turn lane and a right turn lane. Having both egress movements will reduce delay and congestion during the peak school periods.

Table 13: Left Turn Lane Analysis at Project Access (Existing + Project AM Peak Hour)

Intersection	Direction	HRB Criteria Met?
SW Advance Road/project Access	Westbound	No

School Speed Zone

ODOT’s guide to school area safety¹⁸ provides guidance on the application of reduced school speed zones along roadways adjacent to middle and primary schools. SW Advance Road is currently posted at 45 mph along the project site’s frontage. It is recommended that a school speed zone be implemented along this frontage from approximately SW 60th Avenue to SW Wilsonville Road-Stafford Road. The school speed zone should be enforced with school speed zone flashers consistent with operations at other primary and middle schools in Wilsonville.

Intersection Sight Distance

Based on the posted speed of 45 mph on SW Advance Road, with an assumed design speed of 50 mph, 555 feet of sight distance is required for the proposed project access onto Advance Road.¹⁹ Preliminary sight distance measurements suggest that there will be sufficient sight distance in both directions. It should be noted that there is a vertical curve on SW Advance Road near the proposed Middle School access point that could limit sight distance. The vertical curve should be evaluated to assure adequate sight distance can be provided.

At the time that the project site is built, sight distance at all proposed project access points will need to be verified, documented, and stamped by a registered professional Civil or Traffic Engineer licensed in the State of Oregon prior to occupancy.

¹⁸ *A Guide to School Area Safety*, Oregon Department of Transportation, July 2006 revised February 2009.

¹⁹ *Geometric Design of Highways and Streets*, AASHTO, 2011; Case B1, p. 9-38.

Figure 6: Proposed Site Plan Circulation and Parent/Bus Loading Areas

Bus Loading

Based on the conceptual site plan, buses will enter the school site from the proposed access north of the site via SW Advance Road, where they will travel around the proposed parking lots via Hazel Street to a bus loading area (with adequate turnaround) along the south side of the Middle School building. Figure 6 shows the location of the bus loading area within the school site. The buses would exit this same route back onto SW Advance Road. All bus loading and unloading is to occur on site. The new bus loading area includes approximately 700 feet of curb space along the frontage of the school, which is sufficient for the maximum 14 buses expected²⁰ (assuming a 40 foot design length²¹). The site plan shows students being dropped off facing the school with direct access to school entrances.

Parent Loading

Parents will also enter and exit the site from the proposed SW Advance Road access (SW 63rd Avenue as shown in the site plan). The conceptual site plan provides a designated parent loading area within the site that travels from the west side of the north parking lot to the north face of the Middle School continuously (see Figure 6). The designated loading area will be separate from the bus loading area previously discussed. The 8 foot wide designated parent loading lane will be striped and will not conflict with the traveled way of the parking lot and school frontage. The loading area is proposed to include approximately 650 feet of curb space that would accommodate approximately 26 vehicles at once (based on average vehicle length of 25 feet). A walkway would provide direct access from the entire length of designated loading area to the main school entrance on the north side. When exiting the designated parent loading area, parent vehicles will enter two way traffic from SW 63rd Avenue and Hazell Street. In order to reduce conflicting movements within the site, and improve operations during the morning and midday school peak periods, it is recommended that the internal parking lot access from Hazell Street (immediately west of the parent loading exit) be changed to one-way northbound traffic. This recommended improvements are shown in redline edits to the site plan found in the appendix.

Pedestrian and Bicycle Access/School Crosswalks

The site plan provided by the project sponsor is expected to provide adequate pedestrian and bicycle facilities as long as sufficient bicycle parking is provided and all sidewalks are constructed to meet ADA requirements.²² The plan also shows adequate sidewalk across the frontage of the school that provides access to SW Advance Road as well as internal facilities including the bus and parent drop-off/pick-up designated areas, both parking lots (north and east), and the school fields. In order to provide increased safety for pedestrians, DKS recommends raised crosswalks at all the proposed crossing locations as shown on the site plan. An additional raised crosswalk is recommended that connects the north parking lot to pedestrian connections leading to the Middle School entrance. This recommended crossing is also shown in redline edits found in the appendix along with the circulation improvements discussed above.

²⁰ Phone conversation with Anthony Vandenberg, West Linn-Wilsonville School District, June 8th, 2015.

²¹ *Geometric Design of Highways and Streets*, AASHTO, 2011; Figure 2-8, p. 2-17.

²² *ADA Accessibility Guidelines for Buildings and Facilities*, Federal Highway Administration, May 2012.

Consistent with the City of Wilsonville TSP and school related safety and connectivity, it is recommended that SW Advance Road be widened the City of Wilsonville Collector standards that includes sidewalks and bike lanes. The widening should extend between Wilsonville Road and the project access road.

The City TSP project LT-P5 identifies a shared pathway to connect the existing schools with the proposed Middle Schools that should be coordinated with City staff. Additional future planning related to the Frog Pond area will include several new multi-use trails (including the Boeckman Creek Trail that runs further north). Appropriate pedestrian and bicycle connections should be made to these trails to provide safe travel and to continue to encourage walking and bicycling to school for the future residential areas.

Additionally, the City of Wilsonville and School District should coordinate with the Landover Neighborhood to consider a bicycle/pedestrian connection between SW Advance Road and the north end of SW Wagner Street (currently gated) that would provide a convenient connection to the proposed Middle School to/from the Landover neighborhood.

Bicycle Parking

The City bicycle parking requirements are shown in Table 14 and are based on the number of classrooms and square footage by grade. For bicycle parking, the City of Wilsonville Planning and Land Development code requires a minimum of 8 spaces per class for a Middle School.²³ An estimated 28 to 30 classrooms for the proposed school is assumed, based on the enrollment of 750 and an estimated 25 students per class. This results in a minimum of 224 to 240 bicycle spaces required by the City of Wilsonville. The bicycle racks should be placed near school entrances in visible locations. The site plan currently shows 200 bicycle parking spaces which would not meet the City requirement based on the assumed number of classrooms. It is recommended that the site plan show the minimum number of bicycle parking spaces as required by the City.

Table 14: Bicycle Parking Summary

Land Use	Size	Bicycle Parking		
		City Code Requirement	Minimum Spaces	Proposed Spaces
Middle School	28 to 30 classrooms	8 spaces per class	224 to 240	200

Site Parking Needs

The City’s vehicular parking requirements for the proposed Middle School is based on the number of students and staff and are shown in Table 15 based on the following assumptions:

- The Middle School would have 750 students and 60 teachers and/or staff members.

The Middle School would require between 162 and 243 parking stalls based on the following City of Wilsonville Code rates: minimum of 0.2 stalls per student/staff and maximum of 0.3 stalls per student/staff.

²³ City of Wilsonville, Planning and Land Development Ordinance, Sections 4.154-1.198, Updated Jan. 2013.

It is anticipated that a shared parking agreement may be entered into between West Linn-Wilsonville School District and the City of Wilsonville to provide shared-use parking to both the proposed Middle School and City Park. Therefore, parking supply will need to be sufficient for the expected parking demand of both uses. The City code does not include required parking stall values for parks or sports fields. The proposed park is assumed to have four sports fields. For analysis purposes, it is also assumed that these sports fields may have multiple uses (e.g., a soccer field could be used as a baseball field when needed) and will be considered four soccer fields for conservative purposes. The ITE Parking Generation manual estimates a weekday p.m. peak parking demand of 153 stalls during a weekday peak period (based on a parking demand rate of 38.3 per field for a soccer complex).²⁴ This will increase the parking needed, based on the Middle School requirements and the park’s parking demand, to between 317 (minimum) and 399 (maximum) total.

The Saturday peak period parking demand was also estimated, as this is when sports tournaments and other peak park related events occur. For this scenario, there is minimal Middle School parking demand assumed (it is assumed that the Middle School sports field is utilized as well as 25 parking stalls for various weekend usage). The estimated parking demand of the four sports fields during a Saturday peak period is 235 stalls (based on a parking demand rate of 58.8 vehicles per field). In addition, the Middle School’s own sports field will demand 59 stalls and other Middle School activity is assumed to demand 25 stalls. In total, the peak period parking demand on a Saturday is 319 stalls.

The proposed Middle School site plan shows a total of 238 new school parking stalls including eight ADA spaces, meeting the minimum City Code requirements of 162 parking stalls. Therefore, it is recommended that the future City Park provide a minimum of 81 parking stalls for a total of 319 shared stalls to provide sufficient parking during the Saturday peak event (such as a soccer or baseball tournament). The estimated parking supply needed is summarized in Table 15. As shown, the shared parking lot between the Middle School and the park would need to be sufficient for the weekend peak period parking demand estimation of 319 stalls.

Table 15: Vehicular Parking Summary

Land Use (ITE Code)	Size	Estimated Demand	City Standards ^a	
			Minimum	Maximum
Weekday				
Middle (522)	750 Students, Assumed 60 Staff	-	164 stalls (0.2 per students/staff)	246 stalls (0.3 per students/staff)
Public Park/ Sports Fields (488)	4 Fields	153 stalls (38.3 per field) ^b	-	-
Total		153 stalls	317 stalls	399 stalls
Saturday				
Public Park/Sports Fields (488)	4 Fields	235 stalls (58.8 per field) ^b	-	-

²⁴ *Parking Generation*, 4th Edition, 2010, Institute of Transportation Engineers

Middle School Field	1 Field	59 stalls (58.8 per field)	-	-
Miscellaneous Middle School Use	-	25 stalls ^c	-	-
Total		319 Stalls	-	-

^a City of Wilsonville, Planning and Land Development Ordinance, Section 4.155, Updated Jan. 2013.

^b Assuming sports tournament using four fields.

^c Assumed weekend peak period parking demand for Middle School

CHAPTER 5: RECOMMENDATIONS AND MITIGATIONS

The following recommendations are based on work performed as part of this traffic impact analysis and would typically be required as conditions of approval if the project were approved:

SW Wilsonville Road-Stafford Road/SW Boeckman Road-Advance Road Mitigations

- The existing all-way stop of SW Wilsonville Road-Stafford Road/SW Boeckman Road-Advance Road does not meet City of Wilsonville operating standards during the Existing + Project and Existing + Project + Stage II traffic volume scenarios during the a.m. and p.m. peak hours. It is recommended that intersection improvements as identified in the City of Wilsonville TSP be constructed concurrently with the proposed Middle School. The intersection improvements include left turn lanes on all approaches and a new traffic signal. The mitigated intersection operations meet City of Wilsonville operating standards.

Frontage Improvements to Advance Road

- Consistent with the City of Wilsonville TSP and school related safety and connectivity, it is recommended that SW Advance Road be widened to the City of Wilsonville Collector standards that includes sidewalks and bike lanes. The widening should extend between Wilsonville Road and the project access road.

Site Access

- The northbound egress from SW Advance Road should include both a left turn lane and right turn lane to reduce peak hour congestion.
- Prior to occupancy, sight distance at all proposed project access points will need to be verified, documented, and stamped by a registered professional Civil or Traffic Engineer licensed in the State of Oregon prior to occupancy.

Parent Loading

- In order to reduce conflicting movements within the site, and improve operations during the morning and midday school peak periods, it is recommended that the internal parking lot access from Hazell Street (immediately west of the parent loading exit) be changed to one-way northbound traffic (see appendix for redline edits).

Pedestrian and Bicycle Access/School Crosswalks

- The site plan should provide appropriate pedestrian and bicycle connections to SW Wilsonville Road, and the existing transit stops along it, through the subdivision west of the site.
- The future planned Frog Pond area located on the northwest corner of the SW Wilsonville Road-Stafford Road/SW Boeckman Road-Advance Road will include several new multi-use trails through Frog Pond (including the Boeckman Creek Trail that runs further north). Appropriate pedestrian and bicycle connections should be made to these trails.
- The School District should coordinate with City staff regarding accommodation of New Schools Trail LT-P5 as shown in the City's TSP. This trail was identified to connect existing schools with the proposed Middle School.

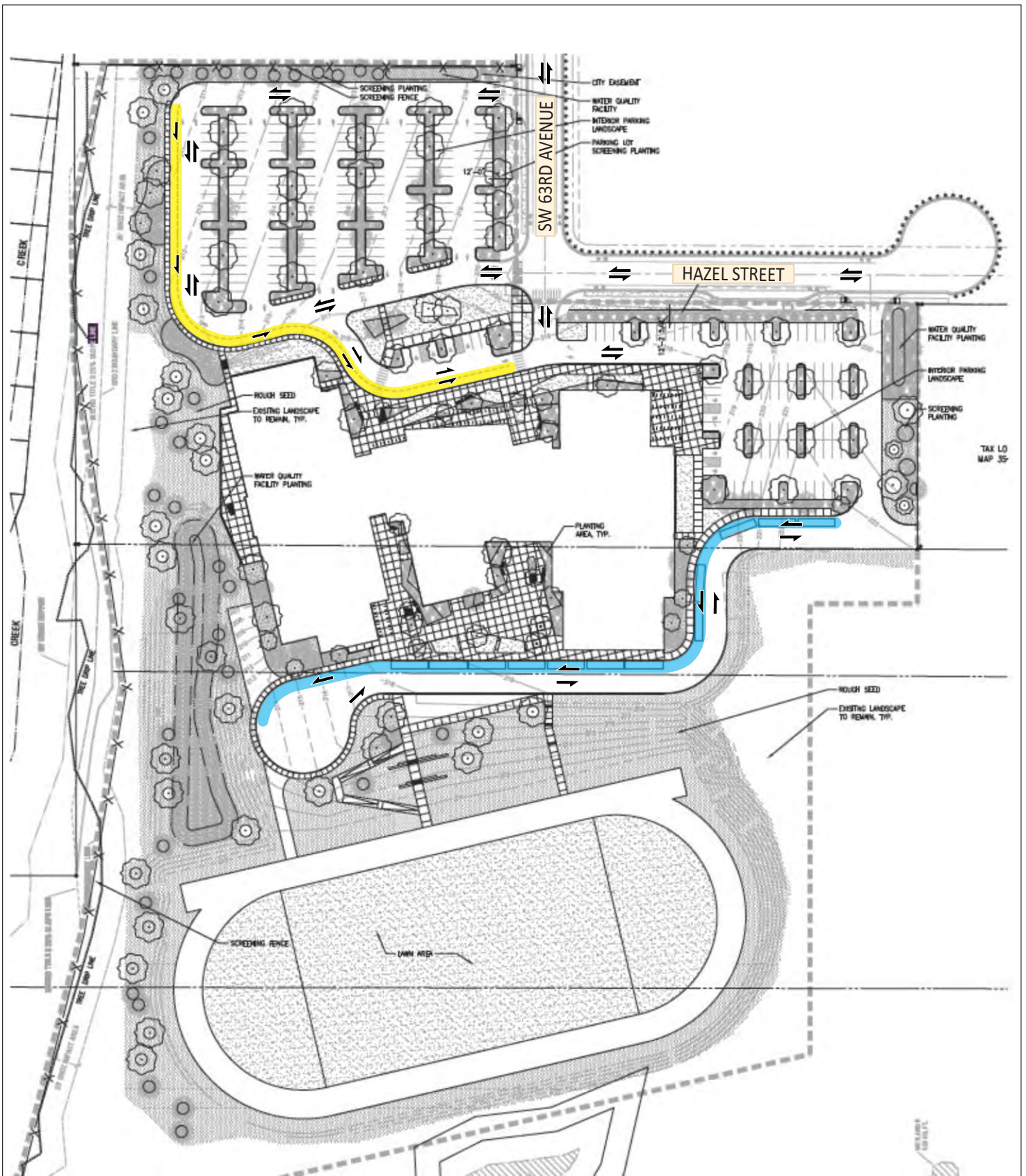
- The City of Wilsonville and School District should coordinate with the Landover Neighborhood to consider a bicycle/pedestrian connection between SW Advance Road and the north end of SW Wagner Street (currently gated) that would provide a convenient connection to the proposed Middle School to/from the Landover neighborhood.
- In order to provide increased safety for pedestrians, DKS recommends raised crosswalks at all the proposed crossing locations as shown on the site plan. An additional raised crosswalk is recommended that connects the north parking lot to pedestrian connections leading to the Middle School entrance (see appendix).

Bicycle Parking

- A minimum of 224 to 240 parking spaces should be provided near main school entrances to meet the City of Wilsonville Code.

Site Parking Needs

- A minimum of 319 parking spaces (164 minimum school stalls and 155 park stalls) should be provided for both the proposed Middle School and City Park. This would satisfy the minimum parking requirements of the school based on City of Wilsonville Code as well as the parking demand during peak events at the sports fields.



LEGEND

- Bus Loading Area
- Parent Loading Area

- Traffic Direction Flow

DKS



No Scale

Figure 6

**Advanced Road Middle School
Site Plan Circulation**

Source: West Linn Wilsonville School District

EXHIBIT E
Loading and Service Area



REPUBLIC
SERVICES

10295 SW Ridder Road, Wilsonville, OR 97070
O: 503.570.0626 F: 503.982.9307 republicservices.com

December 3, 2015

Robert Allen LEED AP, GCP
DULL Olson Weeks
IBG Group Architects

Re: Wilsonville Middle School
Waste & Recycling Enclosure

Dear Robert;

Thank you, for sending me your adjusted site plans for this development in Wilsonville.

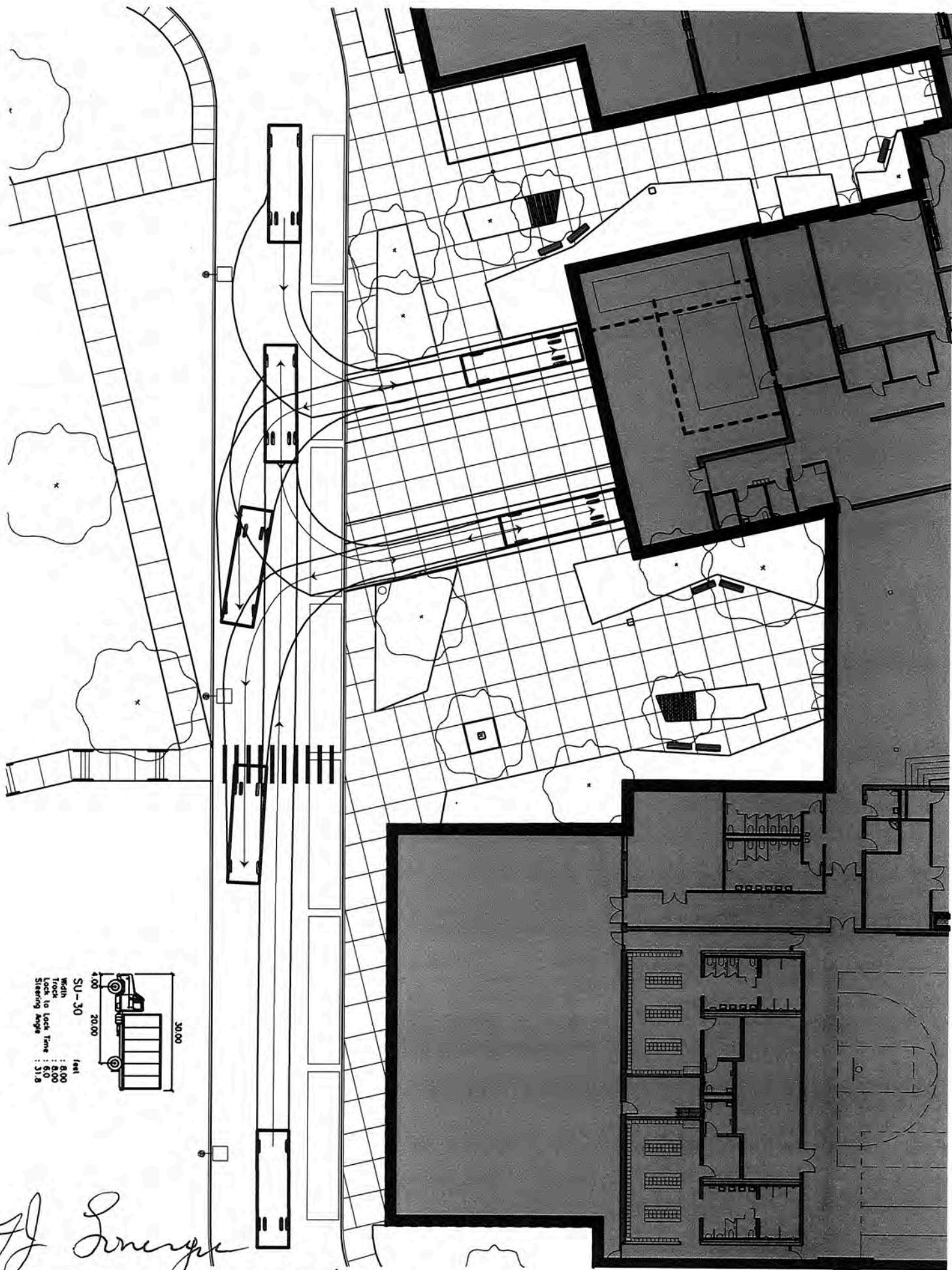
My Company: Republic Services of Clackamas & Washington Counties has the franchise agreement to service this area with the City of Wilsonville, and Clackamas County. We will provide complete commercial waste removal and recycling services as needed on a weekly basis for this location.

My drivers should be able to safely service the enclosure as designed. Thank you for adjusting the door height to 20 feet. As we discussed please have any gates able to be secured in the open position of at least 120 degrees.

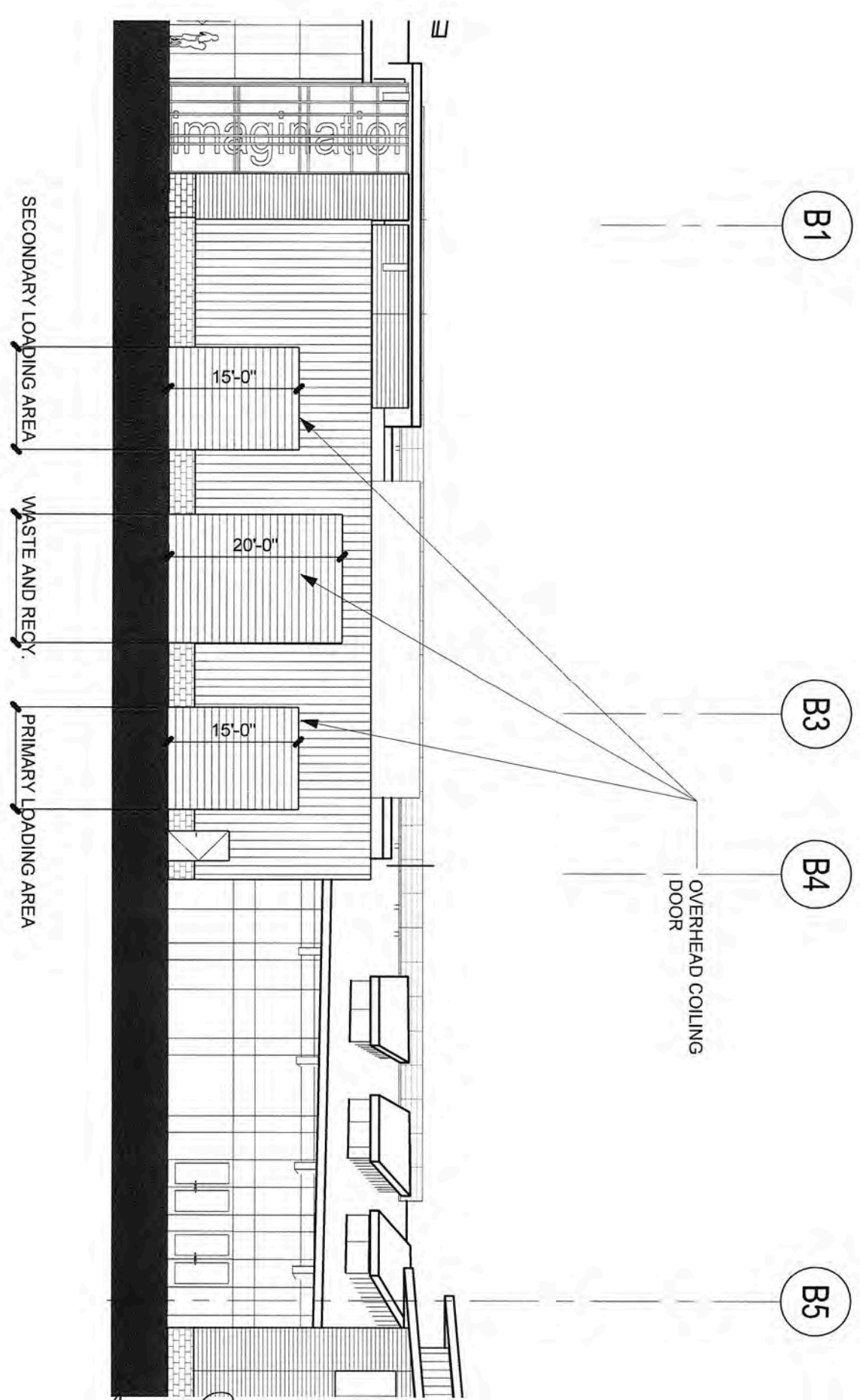
Thanks Robert for your help and concerns for our services prior to this project being developed.

Sincerely,

Frank J. Lonergan
Operations Manager
Republic Services Inc.

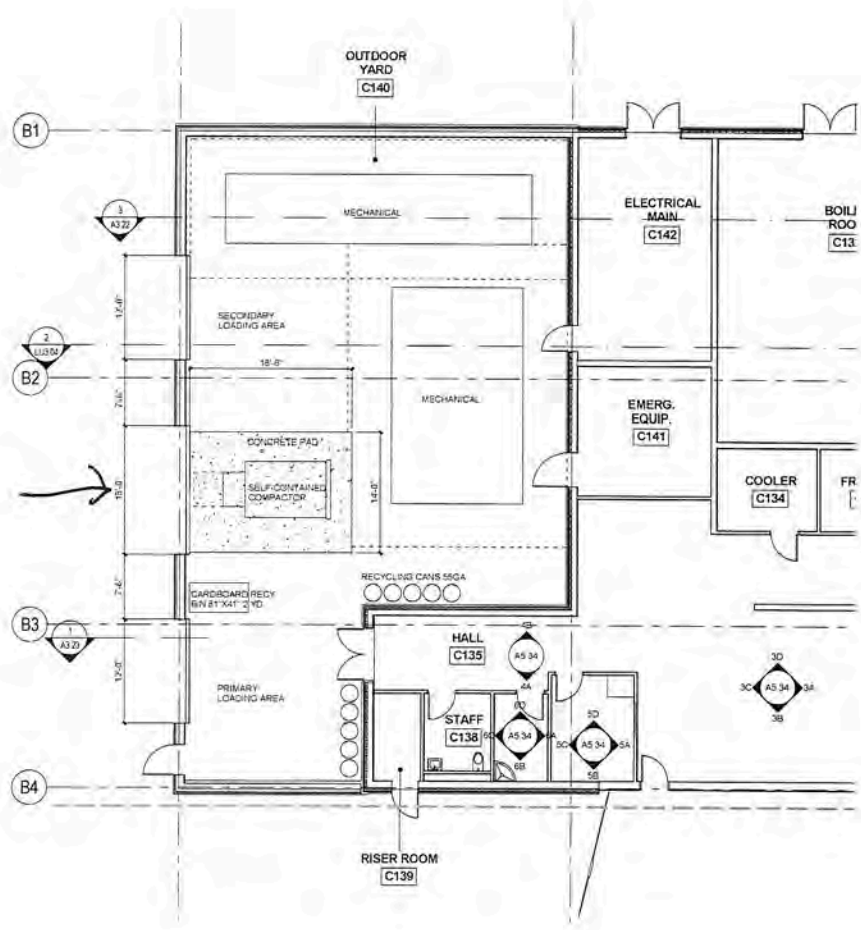


FJ Lorange
12/31/15

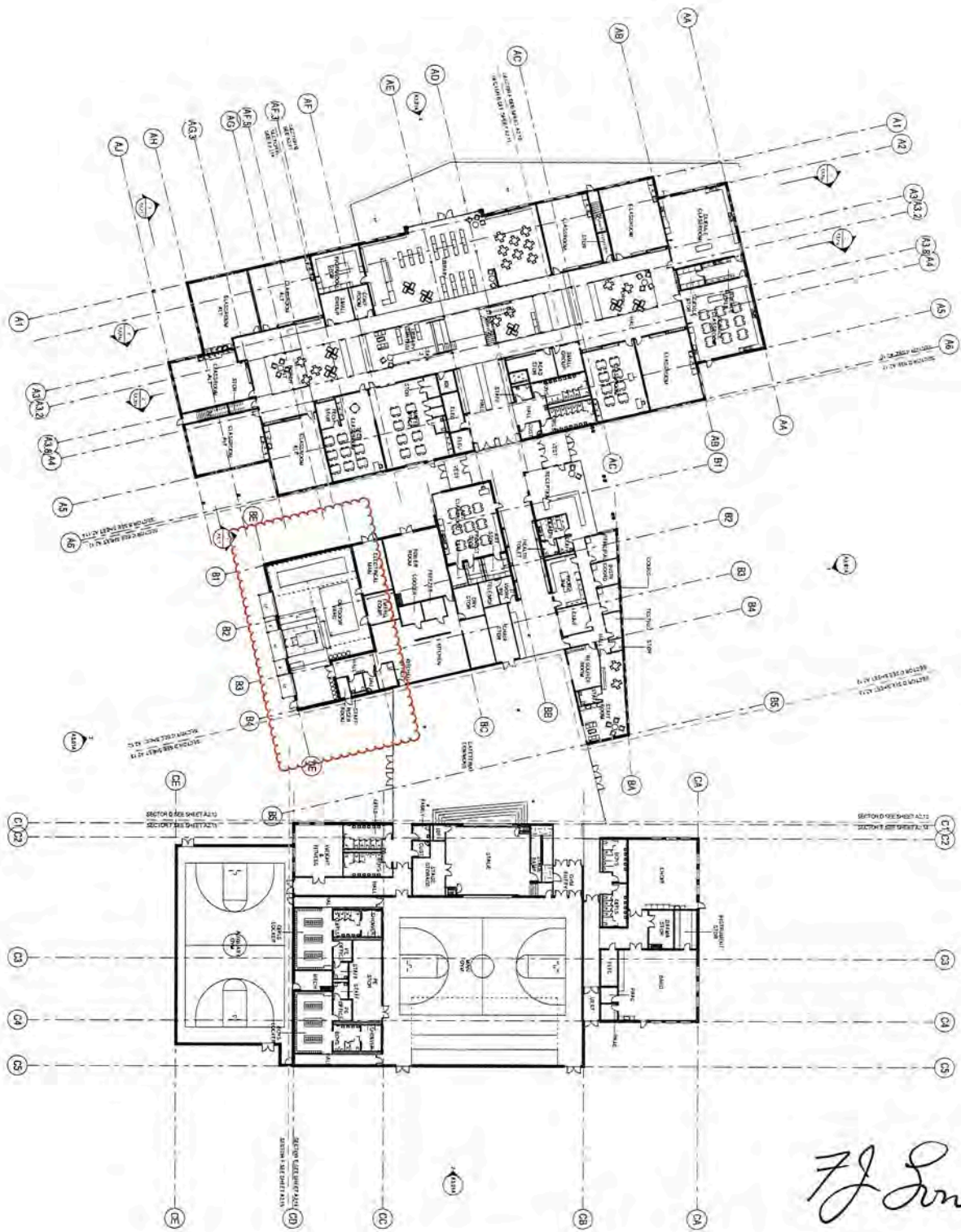


FJ Lorenz

12/3/15



AJ Swartz
12/3/15



FJ Longenecker
 12/3/15

FIRST FLOOR PLAN OVERALL



A2.01A
 FIRST FLOOR PLAN
 OVERALL WITH
 ALTERNATIVES

Project #	15011
Client	Wilsonville School District
Date	11/20/15
Revision	



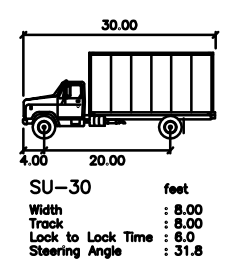
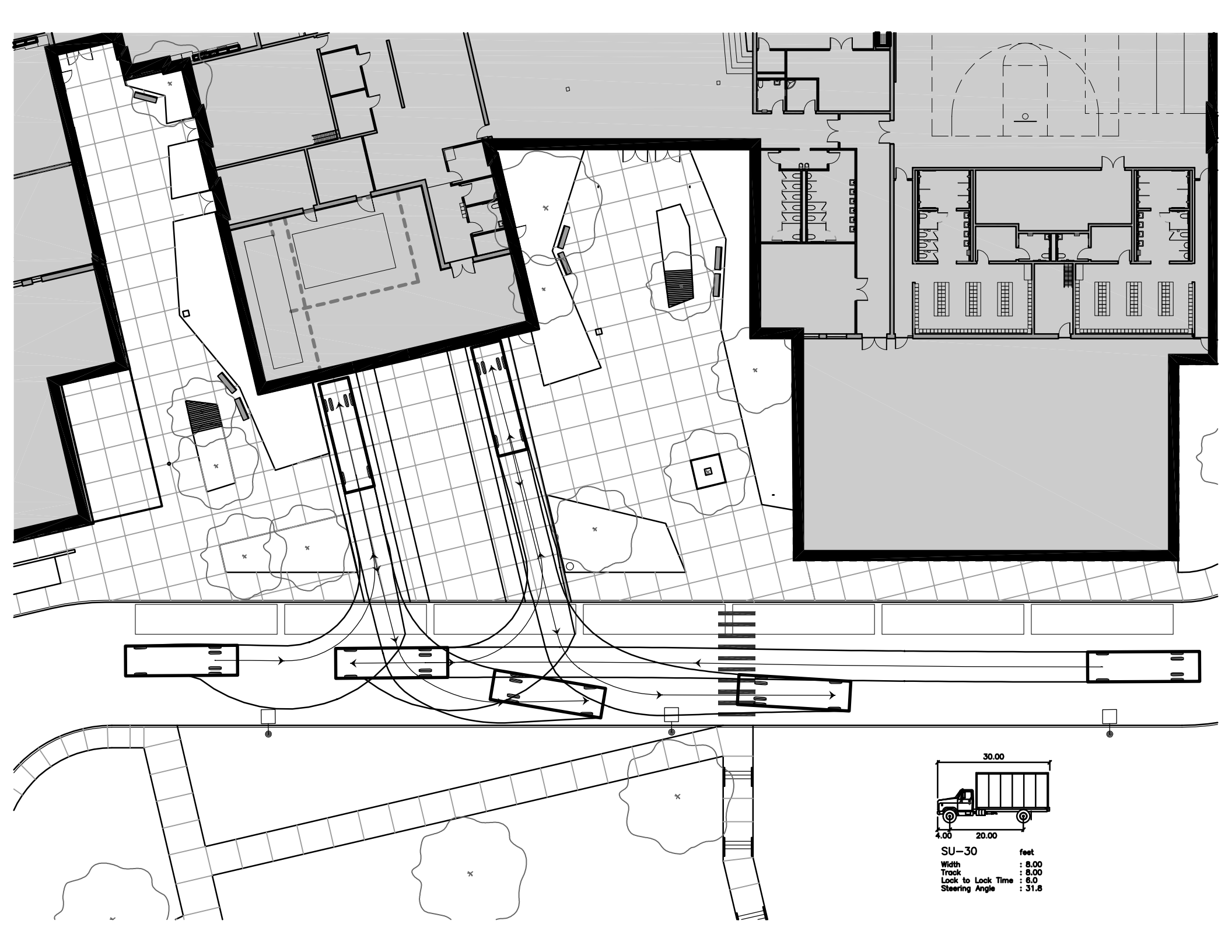
Advance Road Middle School
West Linn Wilsonville
 Advance Road Wilsonville, OR
 t: (503) 673-7865

IBI

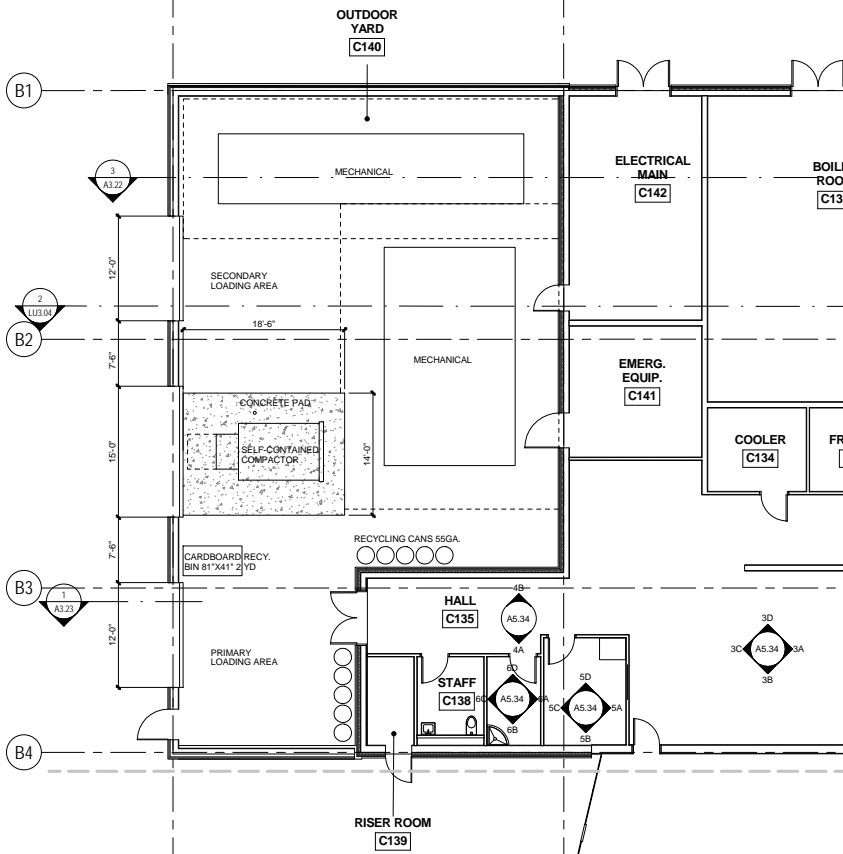
IBI Group, Inc.
 2725 NE Bond Road
 Tualatin, OR 97062
 (503) 673-7866

WEST LINN WILSONVILLE

2725 NE Bond Road
 Tualatin, OR 97062
 (503) 673-7866



SU-30 feet
Width : 8.00
Track : 8.00
Lock to Lock Time : 6.0
Steering Angle : 31.8



B1

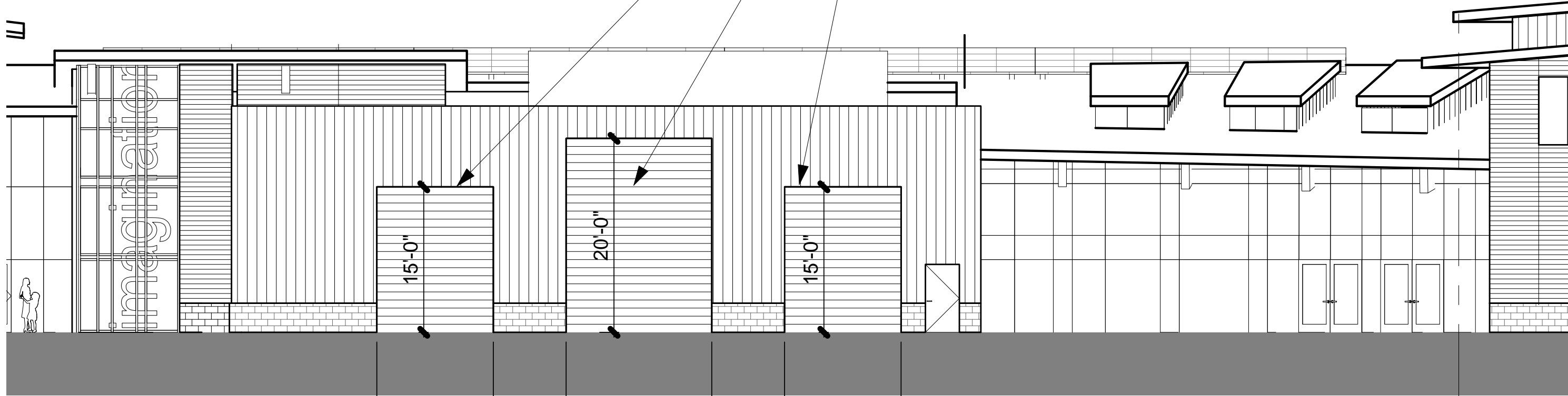
B3

B4

B5

OVERHEAD COILING
DOOR

W



SECONDARY LOADING AREA

WASTE AND RECY.

PRIMARY LOADING AREA

RAMJET **RJ-88 SC & RJ-88 HT Self-Contained Compactor/Containers**

Available in 15, 20, and 24 Cubic Yard Capacities

Ideal for . . .

Shopping Centers
Supermarkets
Restaurants
Inflight Kitchens
Nursing Homes
Hospitals
Hotels



Choose the RJ-88 Series Compactors for proven assurance in compacting and containing high liquid content wastes in a controlled environment.

Or the

RJ-88 HT with Hydraulic Tailgate Design for applications where maneuvering space for a collection vehicle is limited.

Totally



Listed!



RJ-88 Series Self-Contained Compactor/Containers

Marathon's self-contained compactor/containers are ideal for waste with high liquid content. Each RJ-88 series model stores liquid and controls insect and odor problems.

Containers are factory tested and certified to be leak free.

- ▼ The RJ-88 SC and RJ-88 HT can be used with a hopper to double or triple your loading capacity!
- ▼ They are equally easy to load from ground or dock level and can be continuously fed while the unit is cycling!
- ▼ With standard double end pick-up (except HT models), the unit can be loaded for hauling from either end. This is especially useful if installed perpendicular to a dock (Packer End pick-up option does not include front ground rollers).



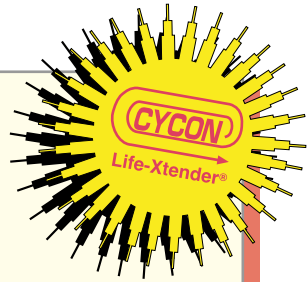
- ▼ The Qwik Clean Tank® with the exclusive Trash Check™ feature, funnels any liquid seepage during compaction into an enclosed area underneath the charge box floor. The liquid is automatically discharged at the disposal site, in effect flushing the container and the area behind the ram.
- ▼ The 12" high, 650 gallon capacity sump area is designed to provide easier hook access for the roll-off driver and will not interfere with the dumping process.



- ▼ Grease fittings are provided on hinges, guide rollers and ground rollers.

- ▼ Marathon's **Remote Power Pack**, separate from the compactor/container, remains free of damage caused during hauling to and from disposal sites and free of problems caused by landfill dust. There are no electrical connections to "make" or "break"-- two, simple-to-use, hydraulic quick disconnects couple power unit to packing head. **Weather Cover** and the **UL & CSA Rated Panel Box Assembly** are standard equipment.

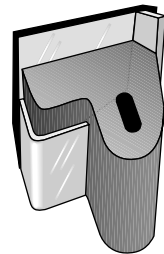
Cuts installation costs by half
over conventional compaction systems!



Patented
**Cyclic
Control
System**

CYCON's Unique Features:

- ▼ Reliable, solid state circuitry eliminates all pressure and limit switches.
- ▼ Extends wear life of cylinder and hoses – guaranteed by CYCON's no-shock cycle control.
- ▼ Automatic "Container Full Assurance System": ram dwells against the load at full pressure resulting in better compaction.
- ▼ Smoother running, quieter operation.
- ▼ Advanced hydraulic design allows the system to operate at minimum pressure levels except when actually packing solid waste.
- ▼ CYCON assures more accurate Advanced Warning or Container Full options.
- ▼ Dramatically improves cold weather performance.



▼ Marathon's exclusive "P" shaped Door Seal is specially designed for portable compaction/containers to provide a superior water tight closure. The mounting is engineered for quick and easy seal installation when replacement is necessary, requiring no field fitting, cutting or welding.



▼ The Double-Hinge assures liquid retention by actuating uniform seal compression without seal "scrubbing" and damage.

▼ Marathon's "Bubble Gate" curved door design adds a full cubic yard to container capacity and provides superior compaction ratios which reduces disposal costs.

▼ The Auto Re-latch engages the door and eliminates the need to hold the door while operating the latch ratchet. This design allows the operator to use both hands on the ratchet. One easy-to-operate ratchet saves expensive driver and truck time.

RJ-88 HT: with Hydraulic Tailgate Design

▼ Equipped with hydraulic tailgate, the RJ-88 HT is particularly well suited for security chute-fed and dock-fed applications where maneuvering space for a collection vehicle is limited. The compactor is built into the same door through which the compacted refuse is later emptied, eliminating the need for the additional space for the time-consuming double "turn-around" maneuver required for conventional self-contained models.

Specifications:

Charge Box Capacity
 [Mfrs. Rating].....1.0 cy76 m³
 [WASTEC Rating]0.70 cy54 m³
 Clear Top Opening30.5" L X 48" W....775mm x 1219mm

Performance Characteristics:

Cycle Time.....44 sec.....44 sec
 Total Normal Force.....36,600 lb.....162 kN
 Total Maximum Force.....43,100 lb.....192 kN
 Normal Ram
 Face Pressure34.7 psi239 kPa
 Maximum Ram
 Face Pressure40.8 psi281 kPa
 Ram Penetration6"152 mm

Electrical Equipment:

Electric Motor
 3/60/230-4605 hp3.7 kW
 Electric Control Voltage.....120 VAC.....120 VAC
 Panel Box Assembly.....UL Listed
 All Circuits Fused.....Key Operated
 3 Push Button Station.....Start/Stop/Reverse

Hydraulic Equipment:

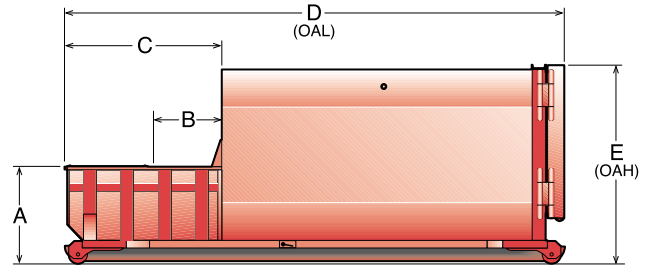
Hydraulic Pump.....6 gpm.....23 L/min
 Normal Pressure1700 psi117 bar
 Maximum Pressure2000 psi138 bar
 Hydraulic Cylinder (2) Bore.....4"102 mm
 Hydraulic Cylinder Rod.....2.5"64 mm

The RJ-88 ▶ Series is excellent for restaurant and fast food applications. They normally fit easily in waste corrals for an attractive and convenient installation at minimum installation cost.



RAMJET

RJ-88 Series



CU YDS	A*	B	C	D	E	Weight
RJ-88 SC						
15	43" 1092mm	30 1/2" 777mm	70" 1778mm	187" 4750mm	89" 2261mm	7200 lbs. 3265 kg.
20	43" 1092mm	30 1/2" 777mm	70" 1778mm	222" 5639mm	89" 2261mm	7600 lbs. 3447 kg.
24	43" 1092mm	30 1/2" 777mm	70" 1778mm	256" 6502mm	89" 2261mm	8000 lbs. 3628 kg.
RJ-88 HT						
16	44" 1118mm	30 1/2" 777mm	70" 1778mm	216" 5486mm	94" 2388mm	7700 lbs. 3493 kg.
20	44" 1118mm	30 1/2" 777mm	70" 1778mm	250" 6350mm	94" 2388mm	8100 lbs. 3674 kg.

* With Door-end Pick-up, increase 1". With Splash Pan, increase 4".



▲ Marathon's RJ-88 Series Compactor/Containers can be fitted with a variety of options as seen on this 20 cubic yard RJ-88 SC located at a college cafeteria. The photo above shows an optional doghouse, which provides a totally enclosed charge box for added security, and optional front ground rollers.

◀ This unit, located at a large Western Supermarket, is fitted with both a feed chute for security and convenience and an optional superior hookup. The RJ-88 HT suits a number of applications from convenience stores to large malls and supermarkets. The hydraulic tailgate allows the RJ-88 to be emptied from the feed end, eliminating costly turnaround time.

Authorized Distributor:



MARATHON EQUIPMENT COMPANY

P.O. Box 1798 • Vernon, AL 35592-1798 USA • (205) 695-9105 fax (205) 695-7250 1-800-633-8974
 130 Hwy. 339 • Yerington, NV 89447 USA • (775) 463-4030 fax (775) 463-4531 1-800-624-5724
 901 Industrial Park Rd. • Clearfield, PA 16830 USA • (814) 765-0200 fax (814) 765-2072 1-800-922-7062
 130 Bridgeland Ave. • Unit 210 • Toronto, Ontario • Canada • M6A 1Z4 fax (814) 765-2072 1-814-765-0200
 Visit our web site: www.marathon-equipment.com



Specifications are subject to change without notice in order to accommodate improvements to the equipment. Pictures in this literature are illustrative only. Certified in compliance with ANSI Regulation Z245.2 and all OSHA standards. Products must be used with safe practice and in accordance with said regulations and standards.

EXHIBIT F
Exterior Lighting Information

MEMO

Date: December 2, 2015
Project: WLWV Advance Road Middle School
Project No. 15-1291
To: Jim Fitzpatrick (DOWA)
From: Adam Koble (PAE)
Subject: WLWV ARMS Land Use Plan Check Response Items

Distribution: Greg Parthemer (PAE), Mike Streb (PAE)

The purpose of this memo is to provide a collective response to the Land Use plan check comments/Letter of Incompleteness and Outdoor Lighting bullet items (numbered below) received in email from Jim Fitzpatrick on November 25, 2015.

Item 15:

See revised light coverage site plans, PDF and AutoCAD files attached.

Item 16:

PAE is working with Musco to obtain photometric data for the sports field lighting. We are anticipating completion before end of this week (12/4). See cut sheet and photos attached.

Item 17:

1. Pole lights are at 18 feet installed height, design is based on Cooper Mesa Full cutoff series with LED array of 95 watts. This light also has the ability to dime to 50% of our put based on time function from the LCP, enabling output reduction while maintaining uniformity as designed. See cut sheet labeled "Parking"
2. The building mounted lights at exterior doors are also full cutoff and LED based. The design is for 24 watt arrays and install height is approximately 8'6" above grade. These will be controlled as a zone and have the ability to turn off at a time set by the district if desired see cut sheet labeled "Building Mount"
3. Canopy lighting is intended to be recessed downlights at main entry canopy. This is LED based light of approximately 20 input watts and full cutoff type. See cut sheet labeled "Canopy"

Item 18:

Compliance calculations are attached.

Item 19:

(Below is the narrative of operations that has been discussed with the district and is the design at this point in time from an operational standpoint.)

Exterior lighting is designed to have granular control meaning that a low voltage relay based system will be used. The basic components are Astronomical time clock, exterior photocell and associated relays for groups of exterior lights.



December 2, 2015

The district has indicated that they want to have the ability for flexible control based on light types on the site. Pole lights will have (2) relays each enabling the following operational characteristics: on at dusk, 50% reduction at 11:00pm, Off at 3:00 AM, on AT 5:00 AM AT 50% OUTPUT and off at dawn.

This is one scenario, and the program times will be set by the district.

Further flexibility will be provided by grouping the building mounted full cut off luminaires at exterior doors on a relay zone. Canopy lights at the entry will also have a control zone. Any pedestrian scale lighting will be controlled in a group as well. This strategy will allow the school to tailor exterior operation of the lighting systems, more-so than a standard design would allow.

Advance Road Middle School Football

West Linn, OR

Lighting System

Pole / Fixture Summary						
Pole ID	Pole Height	Mtg Height	Fixture Qty	Luminaire Type	Load	Group
F1	70'	70'	11	216 LED	6.57 kW	A
		20'	2	96 LED	0.79 kW	A
F2	70'	70'	11	216 LED	6.57 kW	A
		20'	2	96 LED	0.79 kW	A
F3	70'	70'	11	216 LED	6.57 kW	A
		20'	2	96 LED	0.79 kW	A
F4	70'	70'	11	216 LED	6.57 kW	A
		20'	2	96 LED	0.79 kW	A
4			52		29.42 kW	

Group Summary			
Group	Description	Load	Fixture Qty
A	Football	29.42 kW	52

Fixture Type Summary							
Type	Source	Wattage	Lumens	L90	L80	L70	Quantity
216 LED	LED 5700K - 75 CRI	597W	65,400	33,000	>42,000	>42,000	44
96 LED	LED 5700K - 75 CRI	394W	38,600	61,000	>72,000	>72,000	8

Light Level Summary

Calculation Grid Summary							
Grid Name	Calculation Metric	Illumination				Groups	Fixture Qty
		Ave	Min	Max	Max/Min		
Blanket - Horizontal	Horizontal	3.30	0	42	0.00	A	52
Blanket - Vertical	Max Vert Illuminance (by Light Bank)	4.60	0	61	0.00	A	52
Football	Horizontal Illuminance	30.6	25	39	1.60	A	52
Spill @ PL	Horizontal	0	0	0	0.00	A	52
Spill @ PL	Max Vertical Illuminance Metric	0	0	0	0.00	A	52

From Hometown to Professional



We Make It Happen.

EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
4	F1-F4	70'	-	20'	96 LED	2	2	0
				70'	216 LED	11	11	0
4	TOTALS					52	52	0

Advance Road Middle School Football

West Linn, OR

GRID SUMMARY

Name: Football
Size: 360' x 160'
Spacing: 30.0' x 30.0'
Height: 3.0' above grade

ILLUMINATION SUMMARY

HORIZONTAL FOOTCANDLES

Entire Grid	
Guaranteed Average:	30
Scan Average:	30.6
Maximum:	39
Minimum:	25
Avg / Min:	1.25
Guaranteed Max / Min:	2.5
Max / Min:	1.60
UG (adjacent pts):	1.45
CU:	0.63
No. of Points:	72

LUMINAIRE INFORMATION

Color / CRI: 5700K - 75 CRI
Luminaire Output: 65,400 / 38,600 lumens
No. of Luminaires: 52
Total Load: 29.42 kW

Luminaire Type	Lumen Maintenance		
	L90 hrs	L80 hrs	L70 hrs
216 LED	33,000	>42,000	>42,000
96 LED	61,000	>72,000	>72,000

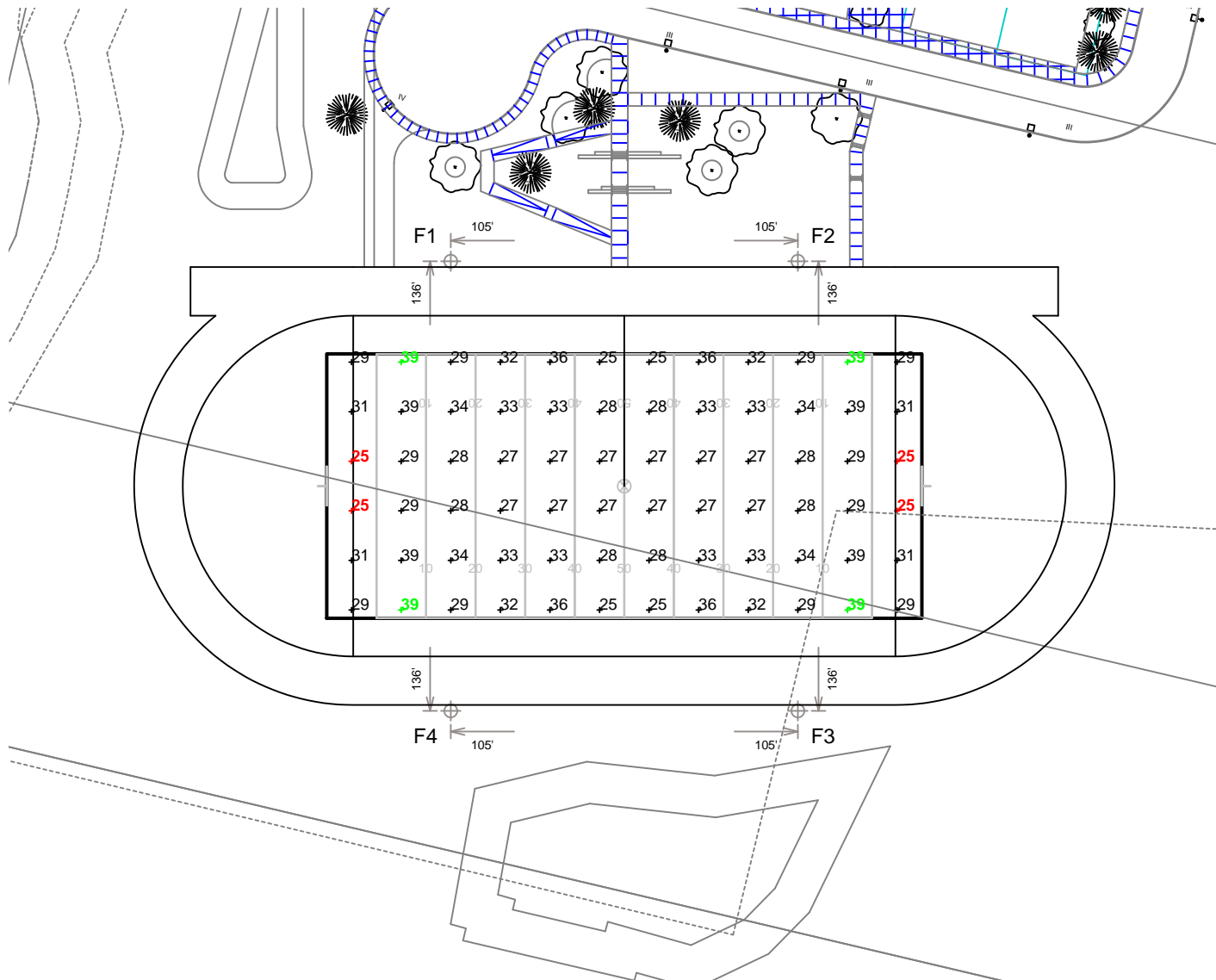
Reported per TM-21-11. See cutsheets for details.

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

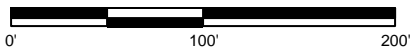
Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA LM-5-04.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume +/- 5% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



SCALE IN FEET 1 : 100



Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗



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EQUIPMENT LIST FOR AREAS SHOWN

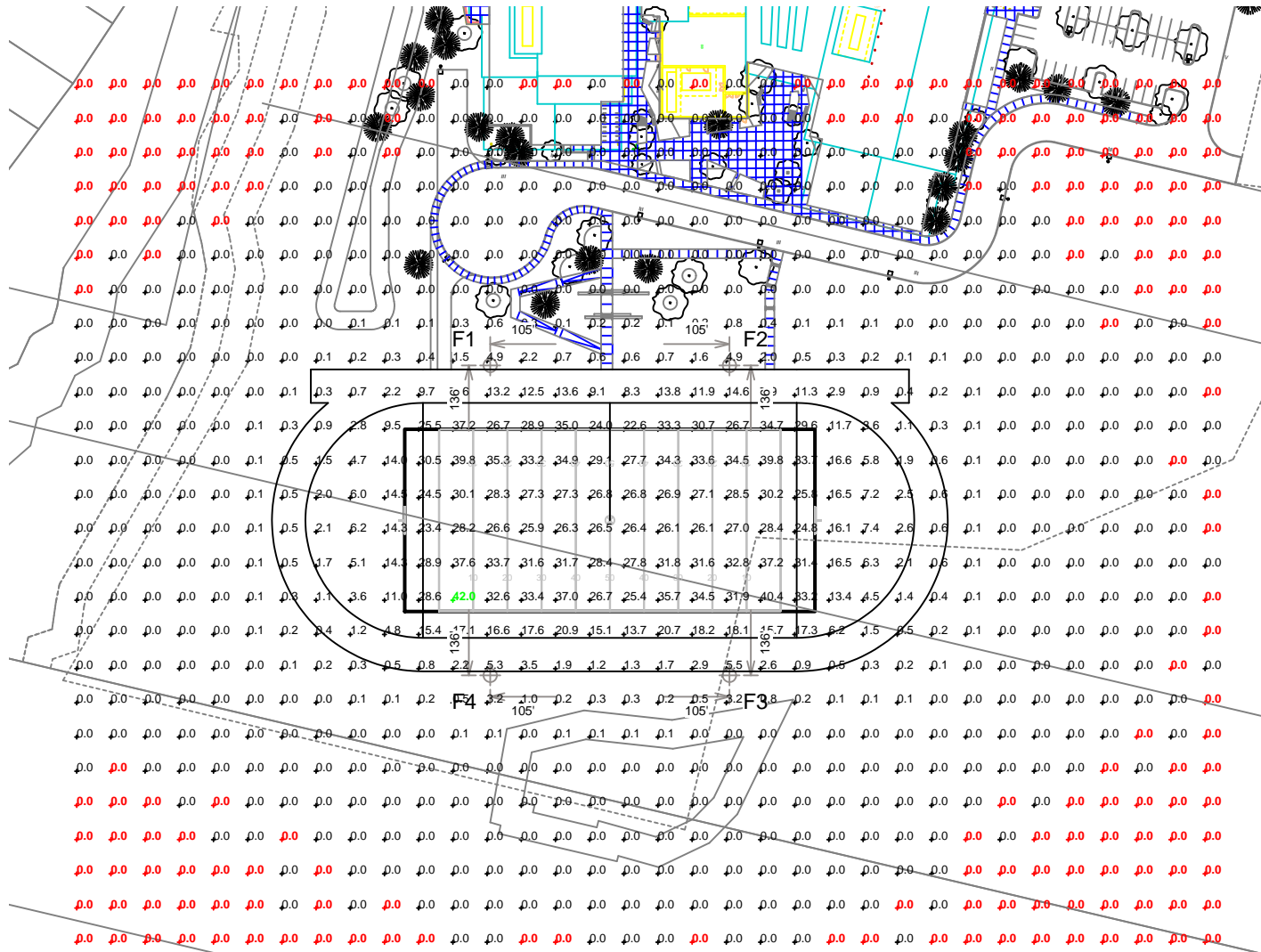
Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
4	F1-F4	70'	-	20'	96 LED	2	2	0
				70'	216 LED	11	11	0
4	TOTALS					52	52	0

Advance Road Middle School Football
West Linn, OR

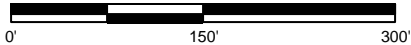
GRID SUMMARY	
Name:	Blanket - Horizontal
Size:	360' x 160'
Spacing:	30.0' x 30.0'
Height:	3.0' above grade

ILLUMINATION SUMMARY			
HORIZONTAL FOOTCANDLES			
Entire Grid			
Scan Average:	3.3		
Maximum:	42		
Minimum:	0		
Avg / Min:	-		
Max / Min:	-		
UG (adjacent pts):	81.09		
CU:	0.82		
No. of Points:	884		
LUMINAIRE INFORMATION			
Color / CRI:	5700K - 75 CRI		
Luminaire Output:	65,400 / 38,600 lumens		
No. of Luminaires:	52		
Total Load:	29.42 kW		
Lumen Maintenance			
Luminaire Type	L90 hrs	L80 hrs	L70 hrs
216 LED	33,000	>42,000	>42,000
96 LED	61,000	>72,000	>72,000

Reported per TM-21-11. See cutsheets for details.



SCALE IN FEET 1 : 150



Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗



EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
4	F1-F4	70'	-	20'	96 LED	2	2	0
				70'	216 LED	11	11	0
4	TOTALS					52	52	0

Advance Road Middle School Football
West Linn, OR

GRID SUMMARY	
Name:	Blanket - Vertical
Size:	360' x 160'
Spacing:	30.0' x 30.0'
Height:	3.0' above grade

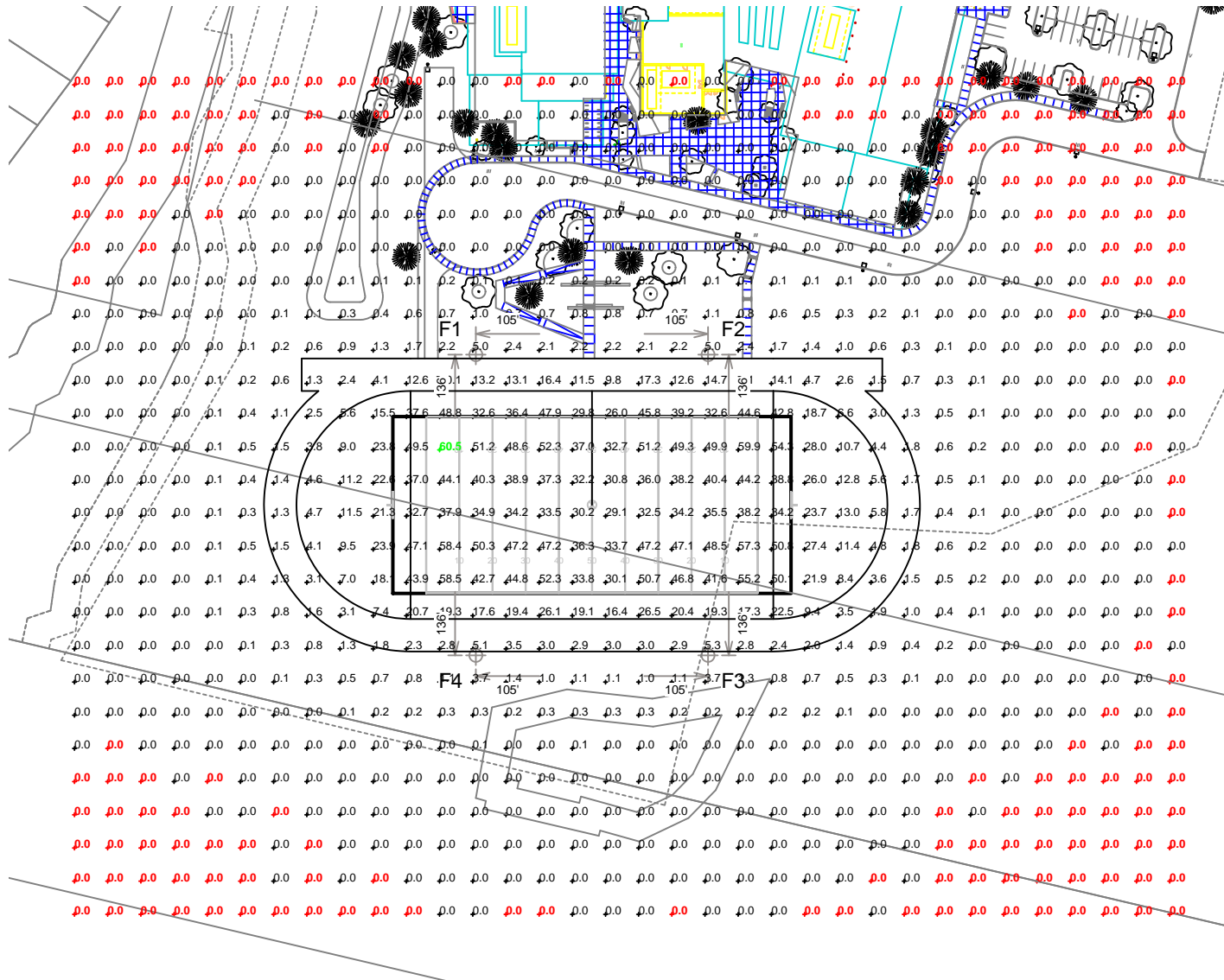
ILLUMINATION SUMMARY			
MAX VERTICAL FOOTCANDLES			
Entire Grid			
Scan Average:	4.6		
Maximum:	61		
Minimum:	0		
Avg / Min:	-		
Max / Min:	-		
UG (adjacent pts):	80.43		
CU:	0.82		
No. of Points:	884		
LUMINAIRE INFORMATION			
Color / CRI:	5700K - 75 CRI		
Luminaire Output:	65,400 / 38,600 lumens		
No. of Luminaires:	52		
Total Load:	29.42 kW		
Lumen Maintenance			
Luminaire Type	L90 hrs	L80 hrs	L70 hrs
216 LED	33,000	>42,000	>42,000
96 LED	61,000	>72,000	>72,000

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

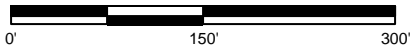
Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA LM-5-04.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume +/- 5% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



SCALE IN FEET 1 : 150



Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗



EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
4	F1-F4	70'	-	20'	96 LED	2	2	0
				70'	216 LED	11	11	0
TOTALS						52	52	0

Advance Road Middle School Football

West Linn, OR

GRID SUMMARY

Name: Spill @ PL
 Spacing: 30.0'
 Height: 3.0' above grade

ILLUMINATION SUMMARY

HORIZONTAL FOOTCANDLES

Scan Average: 0.000
 Maximum: 0.00
 Minimum: 0.00
 No. of Points: 25

LUMINAIRE INFORMATION

Color / CRI: 5700K - 75 CRI
 Luminaire Output: 65,400 / 38,600 lumens
 No. of Luminaires: 52
 Total Load: 29.42 kW

Lumen Maintenance

Luminaire Type	L90 hrs	L80 hrs	L70 hrs
216 LED	33,000	>42,000	>42,000
96 LED	61,000	>72,000	>72,000

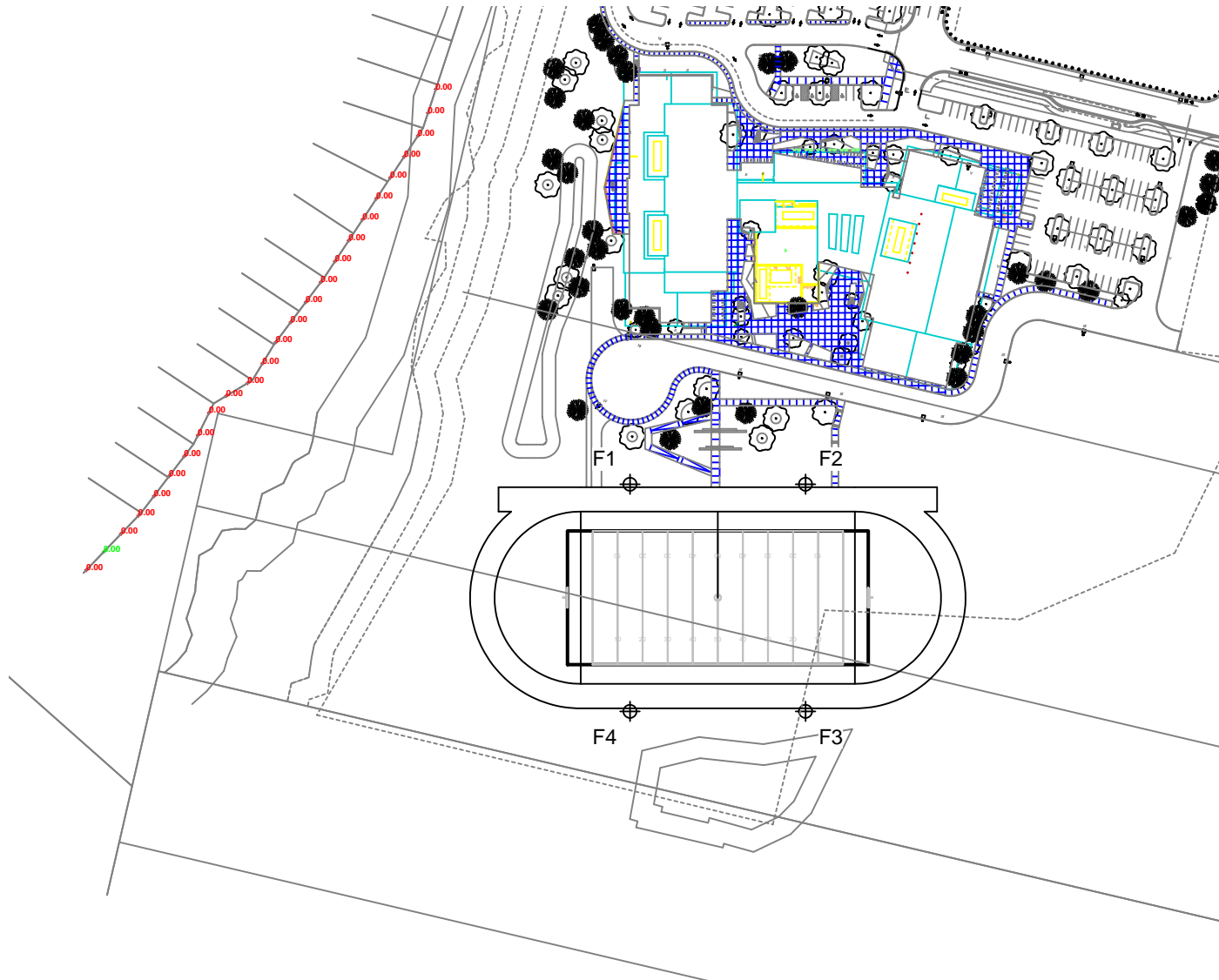
Reported per TM-21-11. See cutsheets for details.

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA LM-5-04.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume +/- 5% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



SCALE IN FEET 1 : 200



Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗



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EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
4	F1-F4	70'	-	20'	96 LED	2	2	0
				70'	216 LED	11	11	0
TOTALS						52	52	0

Advance Road Middle School Football

West Linn, OR

GRID SUMMARY

Name: Spill @ PL
 Spacing: 30.0'
 Height: 3.0' above grade

ILLUMINATION SUMMARY

MAX VERTICAL FOOTCANDLES

Scan Average: 0.000
 Maximum: 0.00
 Minimum: 0.00
 No. of Points: 25

LUMINAIRE INFORMATION

Color / CRI: 5700K - 75 CRI
 Luminaire Output: 65,400 / 38,600 lumens
 No. of Luminaires: 52
 Total Load: 29.42 kW

Lumen Maintenance

Luminaire Type	L90 hrs	L80 hrs	L70 hrs
216 LED	33,000	>42,000	>42,000
96 LED	61,000	>72,000	>72,000

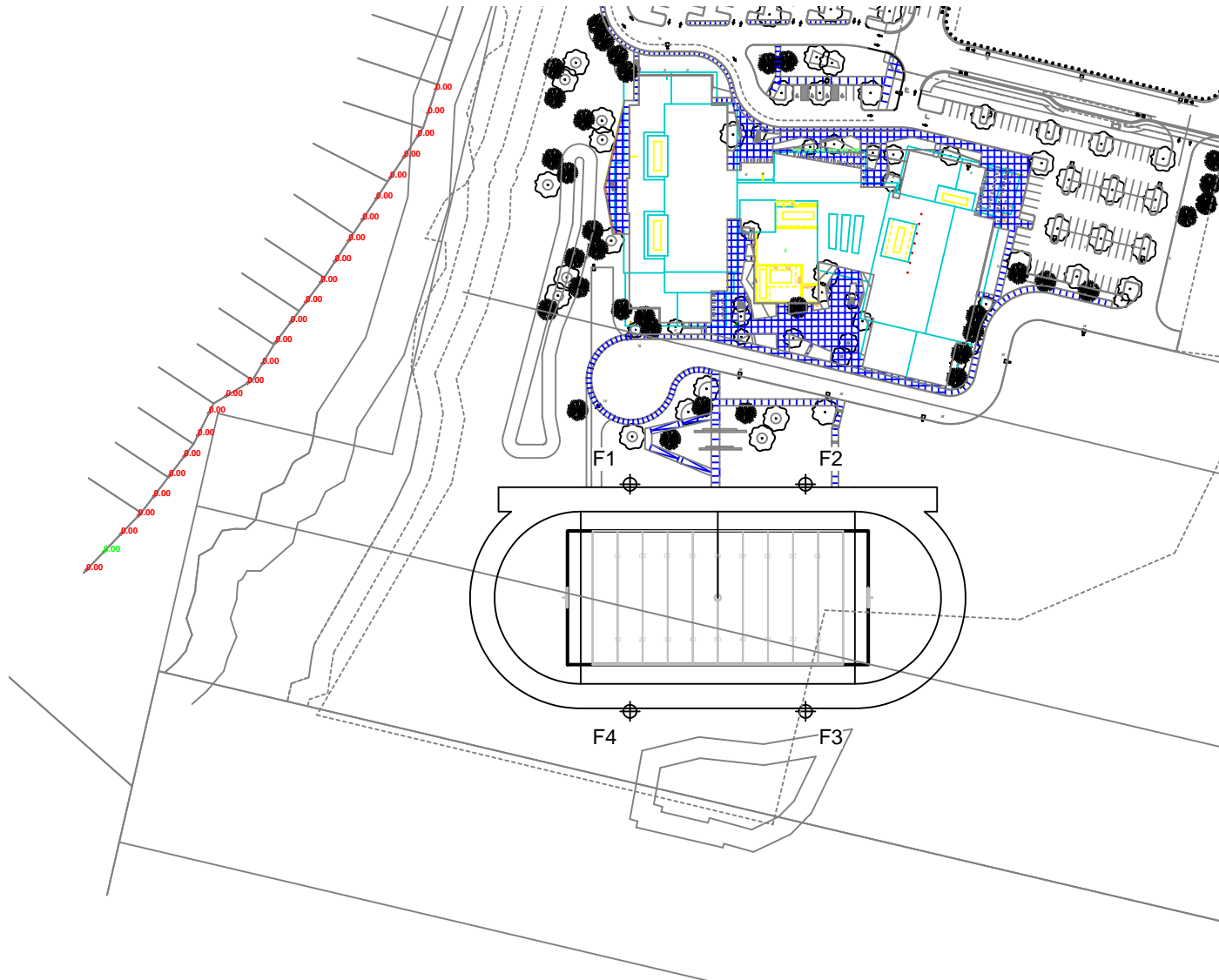
Reported per TM-21-11. See cutsheets for details.

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA LM-5-04.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume +/- 5% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



SCALE IN FEET 1 : 200



Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗



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Advance Road Middle School Football

West Linn, OR

EQUIPMENT LAYOUT

INCLUDES:

- Football

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

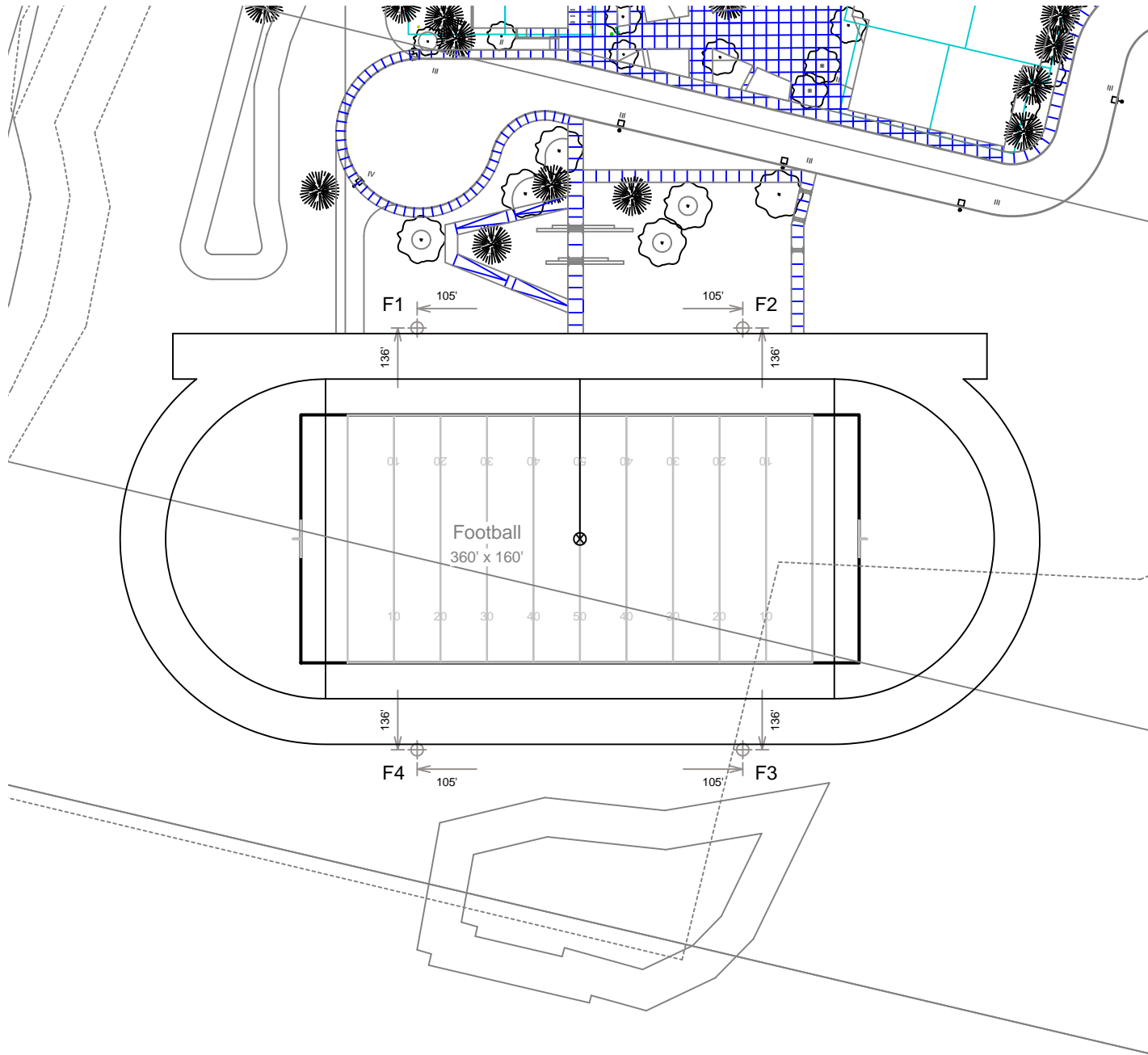
Installation Requirements: Results assume +/- 5% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

EQUIPMENT LIST FOR AREAS SHOWN

QTY	LOCATION	Pole		Luminaires		QTY / POLE
		SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	
4	F1-F4	70'	-	20' 70'	96 LED 216 LED	2 11
4	TOTALS					52

SINGLE LUMINAIRE AMPERAGE DRAW CHART

Ballast Specifications (.90 min power factor)	Line Amperage Per Luminaire (max draw)						
	208 (60)	220 (60)	240 (60)	277 (60)	347 (60)	380 (60)	480 (60)
Single Phase Voltage	208 (60)	220 (60)	240 (60)	277 (60)	347 (60)	380 (60)	480 (60)
216 LED	3.8	3.6	3.3	2.8	2.3	-	1.6
96 LED	2.5	2.3	2.1	1.9	1.5	-	1.1



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SCALE IN FEET 1 : 100



Advance Road Middle School Football

West Linn, OR

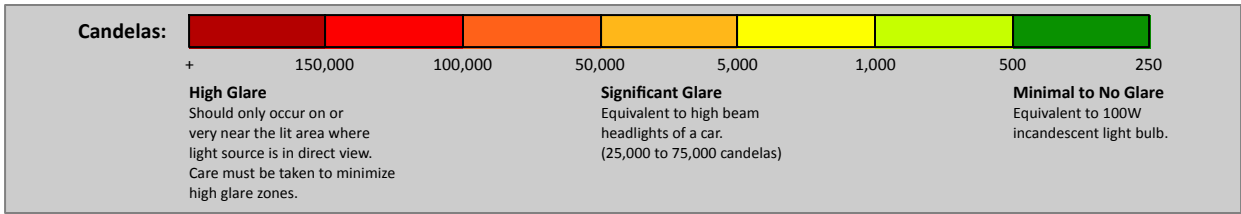
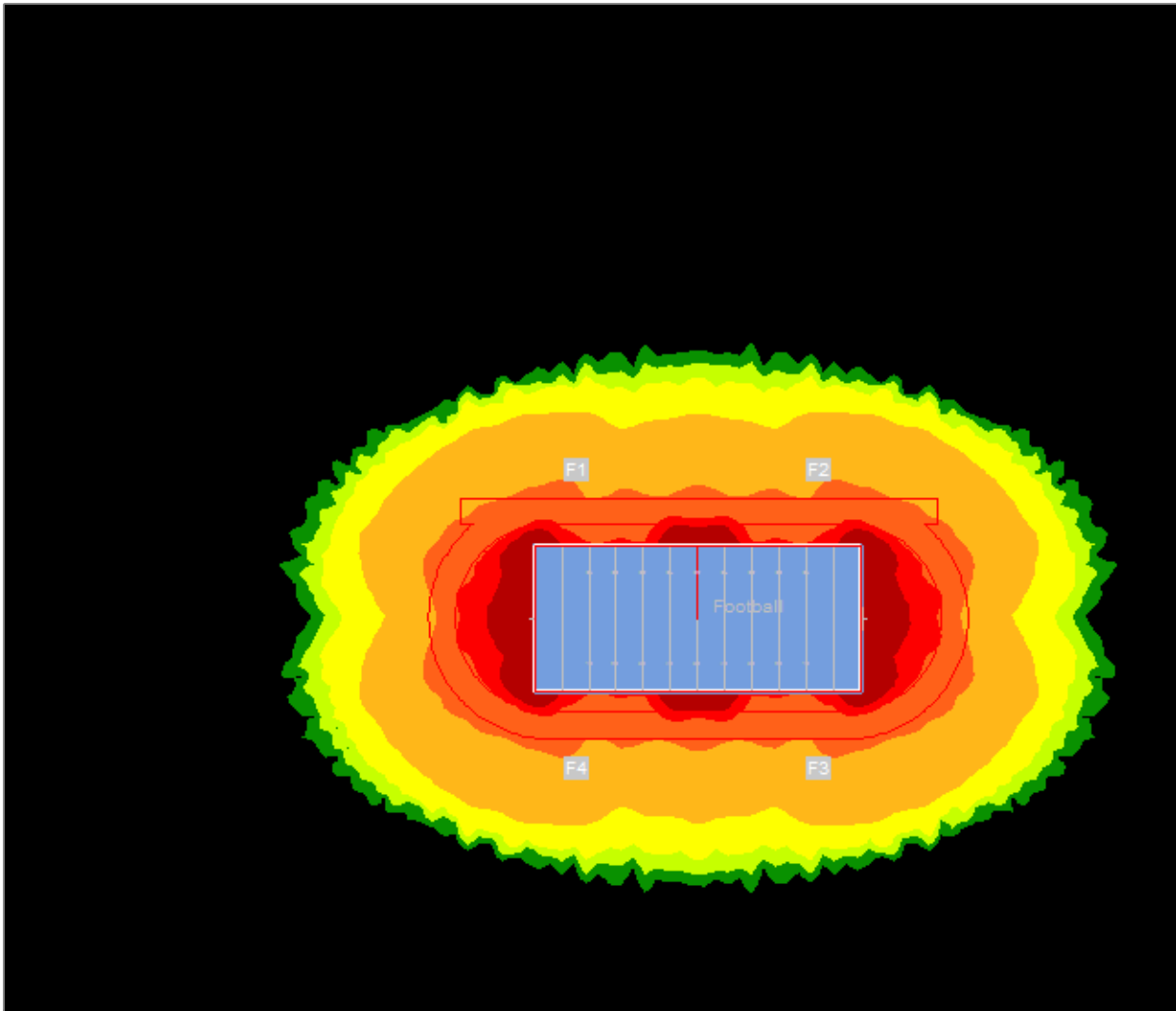
GLARE IMPACT

Summary

The Maximum Candela map indicates the maximum candela achieved at a point (ground level) from any source. This can be used to approximate the amount of glare an observer would be subjected to when viewing the lit environment. It assumes that the observer would face the brightest light source in any direction.

While very high candela values are reported on or very near the application area, the goal of the lighting system is to control the light such that the impact off-site is minimal.

Values at or below 500 candelas will result in no discomfort glare.



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DESCRIPTION

The geometric form of MESA LED luminaire allows it to adapt to either contemporary or traditional architectural settings. Available in single or twin pole mount configurations with optional wall mounting capability, the MESA LED luminaire's mounting options allow for harmonized site design whether at the entryway or in the parking lot. UL/cUL listed for use in wet locations.

Catalog #		Type
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Construction

HOUSING: Die-cast aluminum main housing and spider mount base maintain a minimum 0.125 wall thickness. Integral aluminum heat sink provides superior thermal heat transfer in +40°C ambient environments. **DOOR ASSEMBLY:** Top mounted, heavy wall, die-cast aluminum door maintains a nominal 0.125 thickness. Door includes a self-retaining interior hinge. **GASKET:** Continuous silicone gasket provided to seal housing door assembly and optic tray. **LENS:** Downlight lens is LED board integrated acrylic over-optics, each individually sealed for IP66 rating. **HARDWARE:** Four inset fasteners on underside of housing provide access to luminaire interior. Concealed, stainless steel four bar hinge lock allows door to lock in the open position.

Optics

Choice of twelve patented, high-efficiency AccuLED Optic™ technology manufactured from injection-molded acrylic. Optics are precisely designed to shape the light output, maximizing efficiency and application spacing. AccuLED Optic technology, creates consistent distributions with the

scalability to meet customized application requirements. Offered Standard in 4000K (+/- 275K) CCT and minimum 70 CRI. Optional 3000K CCT, 5000K CCT and 5700K CCT. For the ultimate level of spill light control, an optional house-side shield accessory can be field or factory installed. The house-side shield is designed to seamlessly integrate with the SL2, SL3 or SL4 optics. LightBAR optic tray is removable and able to rotate 360° in 90° increments for specific placement of the distribution relative to fixture.

Electrical

LED drivers mount to die-cast aluminum back housing for optimal heat sinking, operation efficacy, and prolonged life. Standard drivers feature electronic universal voltage (120-277V 50/60Hz), 347V 60Hz or 480V 60Hz operation, greater than 0.9 power factor, less than 20% harmonic distortion, and is suitable for operation in -40°C to 40°C ambient environments. All fixtures are shipped standard with 10kV/10kA common – and differential – mode surge protection. LightBARs feature and IP66 enclosure rating and maintain greater than 95% lumen maintenance at 60,000 hours per

IESNA TM-21. Occupancy sensor and dimming options available.

Mounting

Fitter assembly mounts over 3" O.D. tenon and is secured via three concealed stainless steel set screws. Design of fitter provides seamless transition to 4" round poles. Additional mounting accessories include a dual fixture post top mounting arm and wall mount arm.

Finish

Housing is finished in five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. LightBAR™ cover plates are standard white and may be specified to match finish of luminaire housing. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult Outdoor Architectural Colors brochure for a complete selection.

Warranty

Five-year warranty.

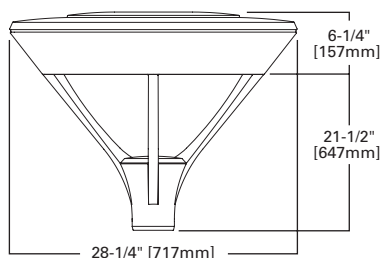


MSA MESA LED

1-6 LightBARs
Solid State LED

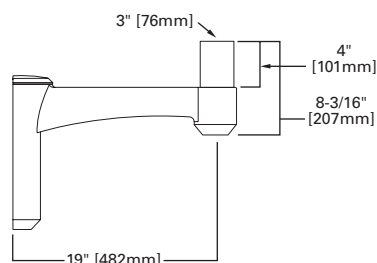
DECORATIVE LUMINAIRE

DIMENSIONS

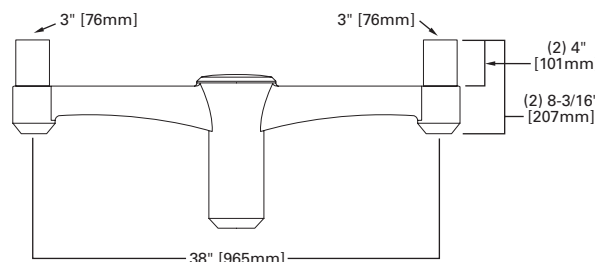


MOUNTING ACCESSORIES

WALL MOUNT ARM



DUAL MOUNT ARM (EPA 1.36)



CERTIFICATION DATA

UL/cUL Listed
ISO 9001
IP66 LightBARs
LM79 / LM80 Compliant
2G Vibration Tested

ENERGY DATA

Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V/50 & 60Hz, 347V/60Hz,
480V/60Hz
-40°C Minimum Temperature
40°C Ambient Temperature Rating

EPA

Effective Projected Area: (Sq. Ft.)
Single Mount 1.1

SHIPPING DATA

Approximate Net Weight:
50 lbs. (22.7 kgs.)

POWER AND LUMENS BY BAR COUNT (21 LED LIGHTBARS)

Number of LightBARS		E01	E02	E03	E04	E05	E06
Drive Current		350mA Drive Current					
Power (Watts)		25W	52W	75W	97W	127W	150W
Current @ 120V (A)		0.22	0.44	0.63	0.82	1.07	1.26
Current @ 277V (A)		0.10	0.20	0.28	0.36	0.48	0.56
Power (Watts)		31W	58W	82W	99W	132W	159W
Current @ 347V (A)		0.11	0.19	0.28	0.29	0.39	0.48
Current @ 480V (A)		0.09	0.15	0.20	0.21	0.30	0.36
T2	Lumens	2,460	4,920	7,379	9,839	12,299	14,759
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3
T3	Lumens	2,485	4,970	7,456	9,941	12,426	14,911
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3
T4	Lumens	2,423	4,845	7,268	9,690	12,113	14,535
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3
5MQ	Lumens	2,615	5,230	7,844	10,459	13,074	15,689
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2
5WQ	Lumens	2,604	5,207	7,811	10,415	13,018	15,622
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2
5XQ	Lumens	2,603	5,206	7,809	10,412	13,015	15,618
	BUG Rating	B2-U0-G1	B3-U0-G2	B3-U0-G2	B4-U0-G3	B4-U0-G3	B4-U0-G3
SL2	Lumens	2,445	4,891	7,336	9,781	12,226	14,672
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3
SL3	Lumens	2,461	4,921	7,382	9,842	12,303	14,763
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3
SL4	Lumens	2,376	4,752	7,128	9,504	11,880	14,256
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3
RW	Lumens	2,398	4,796	7,194	9,591	11,989	14,387
	BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4
SLL/SLR	Lumens	2,227	4,453	6,680	8,906	11,133	13,360
	BUG Rating	B1-U1-G1	B1-U1-G2	B1-U1-G3	B1-U1-G3	B2-U2-G3	B2-U2-G4

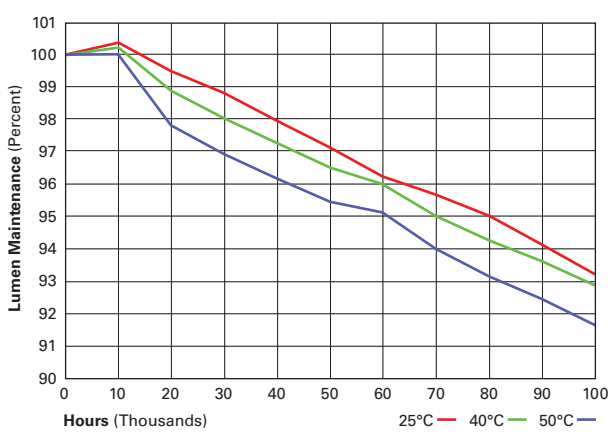
LUMEN MAINTENANCE

Ambient Temperature	25,000 Hours*	50,000 Hours*	60,000 Hours*	100,000 Hours	Theoretical L70 (Hours)
25°C	> 99%	> 97%	> 96%	> 93%	> 450,000
40°C	> 98%	> 97%	> 96%	> 92%	> 425,000
50°C	> 97%	> 96%	> 95%	> 91%	> 400,000

* Per IESNA TM-21 data.

LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
10°C	1.02
15°C	1.01
25°C	1.00
40°C	0.99
50°C	0.96



POWER AND LUMENS BY BAR COUNT (7 LED LIGHTBARS)

Number of LightBARS	F01	F02	F03	F04	F05	F06	
Drive Current	1A Drive Current						
Power (Watts)	26W	55W	78W	102W	133W	157W	
Current @ 120V (A)	0.22	0.46	0.66	0.86	1.12	1.31	
Current @ 277V (A)	0.10	0.21	0.29	0.37	0.50	0.58	
Power (Watts)	32W	60W	85W	105W	137W	164W	
Current @ 347V (A)	0.11	0.19	0.28	0.30	0.41	0.49	
Current @ 480V (A)	0.09	0.15	0.21	0.22	0.31	0.37	
T2	Lumens	2,031	4,061	6,092	8,122	10,153	12,184
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3
T3	Lumens	2,052	4,103	6,155	8,206	10,258	12,310
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3
T4	Lumens	2,000	4,000	6,000	7,999	9,999	11,999
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G3
5MQ	Lumens	2,159	4,317	6,476	8,634	10,793	12,951
	BUG Rating	B1-U0-G1	B2-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2	B4-U0-G2
5WQ	Lumens	2,149	4,299	6,448	8,597	10,747	12,896
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2	B4-U0-G2	B4-U0-G2
5XQ	Lumens	2,149	4,298	6,446	8,595	10,744	12,893
	BUG Rating	B2-U0-G1	B3-U0-G2	B3-U0-G2	B3-U0-G3	B4-U0-G3	B4-U0-G3
SL2	Lumens	2,019	4,037	6,056	8,075	10,093	12,112
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2
SL3	Lumens	2,031	4,062	6,094	8,125	10,156	12,187
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2
SL4	Lumens	1,961	3,923	5,884	7,846	9,807	11,769
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G3
RW	Lumens	1,980	3,959	5,939	7,918	9,898	11,877
	BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3
SLL/SLR	Lumens	1,838	3,676	5,514	7,352	9,191	11,029
	BUG Rating	B0-U1-G1	B1-U1-G2	B1-U1-G2	B1-U1-G3	B1-U1-G3	B2-U2-G3

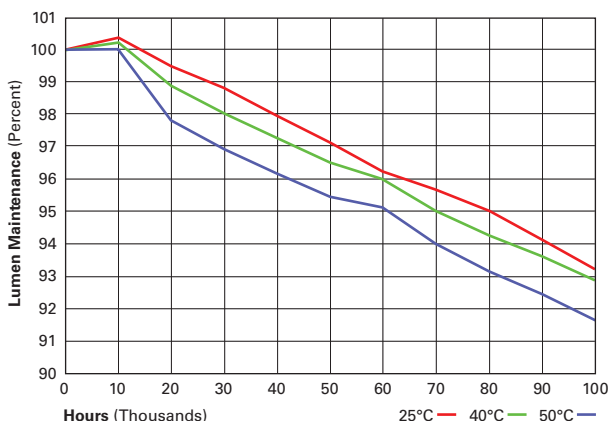
LUMEN MAINTENANCE

Ambient Temperature	25,000 Hours*	50,000 Hours*	60,000 Hours*	100,000 Hours	Theoretical L70 (Hours)
25°C	> 99%	> 97%	> 96%	> 93%	> 450,000
40°C	> 98%	> 97%	> 96%	> 92%	> 425,000
50°C	> 97%	> 96%	> 95%	> 91%	> 400,000

* Per IESNA TM-21 data.

LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
10°C	1.02
15°C	1.01
25°C	1.00
40°C	0.99
50°C	0.96



ORDERING INFORMATION

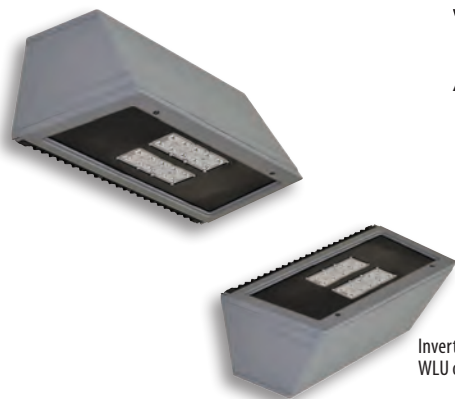
Sample Number: MSA-E06-LED-E1-T3-GM

Product Family	Number of LightBARs ^{1,2}	Lamp Type	Voltage	Distribution	Color ⁴
MSA=Mesa	E01=(1) 21 LED LightBAR E02=(2) 21 LED LightBARs E03=(3) 21 LED LightBARs E04=(4) 21 LED LightBARs E05=(5) 21 LED LightBARs E06=(6) 21 LED LightBARs F01=(1) 7 LED LightBAR F02=(2) 7 LED LightBARs F03=(3) 7 LED LightBARs F04=(4) 7 LED LightBARs F05=(5) 7 LED LightBARs F06=(6) 7 LED LightBARs	LED=Solid State Light Emitting Diodes	E1=Electronic (120-277V) 347=347V 480=480V ³	T2=Type II T3=Type III T4=Type IV SL2=Type II w/Spill Control SL3=Type III w/Spill Control SL4=Type IV w/Spill Control RW=Rectangular Wide 5MQ=Type V Square Medium 5WQ=Type V Square Wide 5XQ=Type V Square Extra Wide SLL=90° Spill Light Eliminator Left SLR=90° Spill Light Eliminator Right	AP=Grey BZ=Bronze BK=Black DP=Dark Platinum GM=Graphite Metallic WH=White
Options (Add as Suffix)				Accessories (Order Separately) ¹⁰	
PC=Button Type Photocontrol (Specify Voltage) R=NEMA Twistlock Photocontrol Receptacle 2L=Two Circuits ⁵ LCF=LightBAR Cover Plate Matches Housing Finish 7030=70 CRI / 3000K CCT ⁶ 7050=70 CRI / 5000K CCT ⁶ 7060=70 CRI / 5700K CCT ⁶ 8030=80 CRI / 3000K CCT ⁶ ICB=Integral Cold Weather Battery Pack (Specify 120 or 277V) ⁷ DIMRF-LW=LumaWatt Wireless Sensor, Wide Lens for 8' - 16' Mounting Height ⁸ DIMRF-LN=LumaWatt Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height ⁸ HSS=Factory Installed House Side Shield ⁹				VA6028-XX=Dual Mount Arm (EPA 1.38) VA6029-XX=Wall Mount Arm OA/RA1016=NEMA Photocontrol - Multi-Tap OA/RA1027=NEMA Photocontrol - 480V OA/RA1201=NEMA Photocontrol - 347V MA1253=10kV Circuit Module Replacement LB/HSS-21=Field Installed House Side Shield for "E" LightBARs ^{9,11} LB/HSS-07=Field Installed House Side Shield for "F" LightBARs ^{9,11}	

- NOTES:**
- Standard 4000K CCT and nominal 70 CRI.
 - 21 LED LightBAR powered at 350mA, 7 LED LightBAR powered at 1A.
 - Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
 - Cutsom and RAL color matching available upon request. Consult your lighting representative at Eaton for more information.
 - Low-level output varies by bar count. Consult factory. Not available with 347V or 480V. Requires quantity two or more LightBARs.
 - Consult factory for lead times and lumen multiplier.
 - Available with E01-E04 or F01-F04 configurations only. Specify 120V or 277V. LED cold weather integral battery pack is rated for minimum operating temperature -40°F (-20°C). Operates one LightBAR for 90-minutes. Not available in all configuration, consult factory. Rated for use in 25°C ambient.
 - LumaWatt wireless sensors are factory installed and require network components RF-EM-1, RF-GW-1 and RF-ROUT-1 in appropriate quantities. See www.eaton.com/lighting for LumaWatt application information.
 - Only for use with SL2, SL3 and SL4 distributions.
 - Replace XX with color designation.
 - One required for each LightBAR.

WST LED

Architectural Wall Sconce



Inverted available with WLU option only.



Catalog Number
Notes
Type

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The classic Architectural Wall Sconce is now available with the latest in LED technology. The result is a long-life, maintenance-free product with typical energy savings of 75% compared to metal halide versions. The integral battery backup option provides emergency egress lighting, without the use of a back-box or remote gear, so installations maintain their aesthetic integrity.

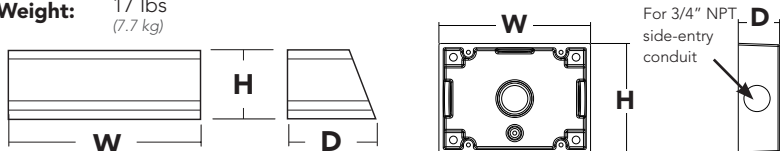
The WST LED is ideal for replacing existing 50 – 175W metal halide wall-mounted products. The expected service life is 20+ years of nighttime use.

Specifications Luminaire

- Height:** 7-1/4" (18.4 cm)
- Width:** 16-1/4" (41.3 cm)
- Depth:** 9-1/8" (23.2 cm)
- Weight:** 17 lbs (7.7 kg)

Optional Back Box (BBW)

- Height:** 4" (10.2 cm)
- Width:** 5-1/2" (14.0 cm)
- Depth:** 1-1/2" (3.8 cm)



Ordering Information

EXAMPLE: WST LED 2 10A700/40K SR3 MVOLT DDBTXD

WST LED	Series	Light Engines	Performance Package	Distribution	Voltage	Mounting	Options ³	Finish (required)
WST LED	1	One engine (10 LEDs)	700 mA options: 10A700/30K 3000K 10A700/40K 4000K 10A700/50K 5000K	SR2 Type II SR3 Type III SR4 Type IV	MVOLT ¹ 120 ¹ 208 ¹ 240 ¹ 277 ¹ 347 480	Shipped included (blank) Surface mount Shipped separately ² BBW Surface-mounted back box UT5 Uptilt 5 degrees	Shipped installed PE Photoelectric cell, button type ^{4,5} SF Single fuse (120, 277, 347V) ⁴ DF Double fuse (208, 240, 480V) ⁴ DMG 0-10V dimming driver (no controls) ELCW Emergency battery backup ⁶ WLU Wet location door for up orientation ⁷ PIR Motion/ambient light sensor ⁸ DS Dual switching ⁹ Shipped separately VG Vandal guard WG Wire guard	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSXD Sandstone DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone

Emergency Battery Operation

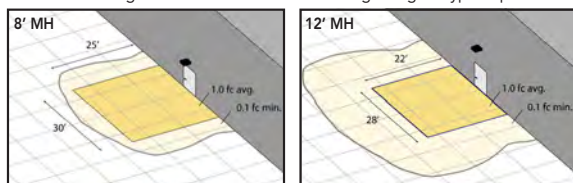
The emergency battery backup (ELCW option) is integral to the luminaire - no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product.

All ELCW configurations include an independent secondary driver with an integral relay to immediately detect AC power loss. Dual light engines are wired in parallel so both engines operate in emergency mode and provide additional component redundancy. These design features meet various interpretations of NFPA 70/NEC 2008 - 700.16

The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time supply power is lost, per International Building Code Section 1006 and NFPA 101 Life Safety Code Section 7.9, provided luminaires are mounted at an appropriate height and illuminate an open space with no major obstructions.

The examples below show illuminance of 1 fc average and 0.1 fc minimum of the single-engine Type IV product in emergency mode.

WST LED 1 10A700/40K SR4 MVOLT ELCW
10' x 10' Gridlines
8' and 12' Mounting Height



NOTES

- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with photocell (PE), fusing (SF, DF), or dual switching (DS).
- May also be ordered separately as an accessory. Ex: WSBBW DDBXD U. Must specify finish.
- Must be ordered with fixture; cannot be field installed.
- Not available with MVOLT option. Button photocell (PE) can be ordered with a dedicated voltage option. Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
- Not available with 480V option. Not available with motion/ambient light sensor (PIR).
- Integral battery pack is rated for -20° to 60°C operating temperature. ELCW warranty is 3-year period. Not available with 347V or 480V. Not available with WLU.
- WLU not available with PIR or ELCW.
- Specifies the SensorSwitch SFOD-7-ODP control (photocell included); see Motion Sensor Guide for details. Includes ambient light sensor. Not available with "PE" option (button type photocell). Dimming driver standard. Not available with WLU, VG or WG.
- Provides 50/50 luminaire operation via two independent drivers and light engines on two separate circuits. Not available with one engine, MVOLT, ELCW, WLU, SF, or DF. Must specify voltage; voltage must be the same for both drivers. When ordered with photocell (PE) or motion sensor (PIR), only the primary power source leads will be controlled.



Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts.

Light Engines	Drive Current (mA)	Performance Package	System Watts (MVOLT ¹)	Dist. Type	40K (4000K, 70 CRI)				
					Nominal Lumens	B	U	G	LPW
1 (10 LEDs)	700	10A700/--K	24W	SR2	2,005	1	0	1	84
				SR3	2,029	1	0	1	84
				SR4	1,959	1	0	1	82
2 (20 LEDs)	700	10A700/--K	47W	SR2	3,944	1	0	1	84
				SR3	4,028	1	0	1	86
				SR4	3,851	1	0	1	82

1 See electrical load chart for 347/480V system watts.

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient	Lumen Multiplier
0°C	1.10
10°C	1.06
20°C	1.02
25°C	1.00
30°C	0.98
40°C	0.92

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **WST LED 2 10A700** platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.94	0.88	0.77

Electrical Load

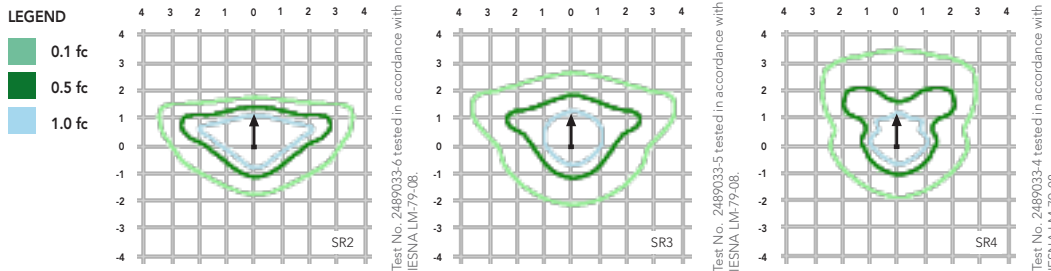
Light Engines	Drive Current (mA)	System Watts	Current (A)					
			120	208	240	277	347	480
1	700	24W	0.24	0.14	0.12	0.1	-	-
		29W ¹	-	-	-	-	0.09	0.07
2	700	47W	0.44	0.27	0.23	0.20	-	-
		53W ¹	-	-	-	-	0.17	0.12

1 Higher wattage is due to electrical losses from step-down transformer.

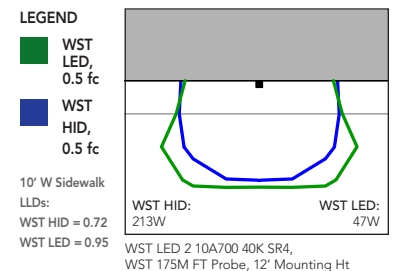
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [WST LED homepage](#).

Isofootcandle plots for the WST LED 2 10A700/40K SR2, SR3, and SR4. Distances are in units of mounting height (12).



Distribution overlay comparison to 175W metal halide.



FEATURES & SPECIFICATIONS

INTENDED USE

The classic architectural shape of the WST LED was designed for applications such as hospitals, schools, malls, restaurants, and commercial buildings. The long life LEDs and driver make this luminaire nearly maintenance-free.

CONSTRUCTION

The single-piece die-cast aluminum housing integrates secondary heat sinks to optimize thermal transfer from the internal light engine heat sinks and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP65 rating for the luminaire.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS

Precision-molded acrylic lenses are engineered for superior distribution, uniformity, and spacing in wall-mount applications. Light engines are 4000K (70 CRI). The WST LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine(s) consist of 10 high-efficacy LEDs mounted to a metal core circuit board and integral aluminum heat sinks to maximize heat dissipation and promote long life (100,000 hrs at 25°C, L77). Class 2 electronic driver has a power factor >90%, THD <20%. Easily-serviceable surge protection device meets a minimum Category B (per ANSI/IEEE C62.41.2).

INSTALLATION

A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections.

LISTINGS

CSA certified to U.S. and Canadian standards. Light engines are IP66 rated; luminaire is IP65 rated and suitable for wet locations when mounted with the lenses down. WLU option offers wet location listing in "up" orientation. Rated for -30°C minimum ambient.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.

WARRANTY

Five year limited warranty. Full warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



DESCRIPTION

6 inch LED square recessed downlight with 50° cut off specially designed for LED technology. Two-stage reflector system produces smooth distribution with excellent light control and low aperture brightness. Lumen packages include 1000, 1500, 2000 and 3000 lumens with color temperatures of 2700K, 3000K, 3500K, 4000K.

Catalog #		Type
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Lower Parabolic Reflector

Aluminum lower reflector in combination with a lensed upper optical chamber provides superior lumen output with minimal source brightness. Available in all Portfolio Alzak® finishes.

Trim Retention

Reflector is retained with two torsion springs holding the flange tightly to the finished ceiling surface.

Plaster Frame / Collar

Galvanized steel plaster frame with adjustable collar adjusts for up to 2" thick ceilings and rotates +/- 7.5°.

Universal Mounting Bracket

Accepts 1/2" EMT, C channel and bar hangers and adjusts 5" vertically from above and below the ceiling.

Junction Box

(4) 1/2" and (2) 3/4" trade size pry outs positioned to allow straight conduit runs. Listed for (8) #12 AWG (four in, four out) 90°C

conductors and feed thru branch wiring.

Thermal

Extruded aluminum heat sink conducts heat away from the LED module for improved performance and longer life.

LED

LED system contains a plurality of high brightness white LED's combined with a high reflectance upper reflector and convex transitional lens producing even distribution with no pixilation. Rated for 50,000 hours at 70% lumen maintenance. Auto resetting, thermally protected, LED's are turned off when safe operating temperatures are exceeded. Color variation within 3-step MacAdam ellipses. Flexible disconnect allows for tool-less replacement of LED engine from below ceiling. Available in 80 or 90 CRI.

Driver

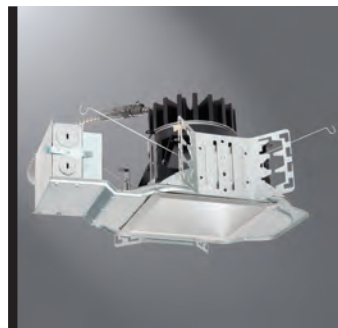
Combination 0-10V/trailing edge driver provides flicker free dimming from 100% to 10%. Optional 1% 0-10V, Fifth Light, DMX or Lutron® Ecosystem. Driver can be serviced from above or through the aperture.

Code Compliance

Thermally protected and cULus listed for protected wet locations. Optional City of Chicago environmental air (CCEA) marking for plenum applications. EMI/RFI emissions per FCC 47CFR Part 18 Class B consumer limits. Non-IC rated - Insulation must be kept 3" from top and sides of housing. RoHS Compliant. Title 24 Compliant with designated trims. Photometric testing completed in accordance with IES LM 79 standards. LED life testing completed in accordance with LM 80 standards.

Warranty

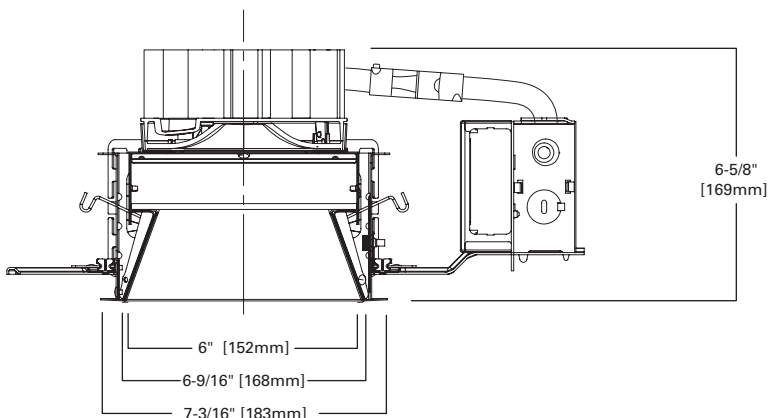
5 year warranty.



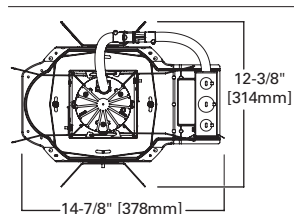
LDSQ6A10
LDSQ6A15
LDSQ6A20
LDSQ6A30
6LSQ

1000, 1500 Lumen LED
 2000, 3000 Lumen LED

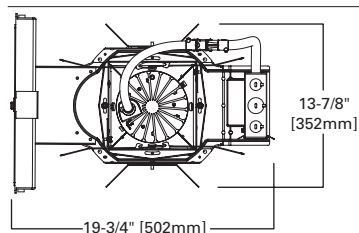
6-Inch
Square Downlight



TOP VIEW



TOP VIEW WITH BATTERY



		H
1000/1500 Lumen	D010TE	6-5/8"
	D010TR	
	DL3	
	DLT	
1000/1500 Lumen	D5LT	7-1/2"
	DMX	
	DE010	
2000/3000 Lumen	All	7-1/2"



Refer to ENERGY STAR® Qualified Products List.



ORDERING INFORMATION

EXAMPLE: LDSQ6A15D010TE ESQ615835 6LSQ0LI=6" Square LED Downlight, 1500 Lumen, 3,500 K Color with Universal 120 - 277V, 0 - 10 Driver

Housing	Lumens ¹	Driver	Options ^{3,4}	Power Module	CRI	Color
LDSQ6A=6" Square Aperture LDSQ6ACP= 6" Square Aperture, Chicago Plenum 10=1000 Lumens 15=1500 Lumens 20=2000 Lumens 30=3000 Lumens	1000, 1500, 2000 and 3000 Lumen D010TE=120-277V 0-10V 10% Dimming or Trailing Edge 120V Dimming D5LT=Fifth Light® (DALI) 0% Dimming DE010=1 to 100% Dimming, 120-277V 50/60Hz, 0-10V DL3=1 to 100% Dimming, 120-277V Lutron® Hi-Lume, Ecosystem or 3 Wire DLT=Hi-Lume Forward Phase 2-wire Dimming 120V DMX=DMX 0% Dimming 1000, 1500 and 2000 Lumen D010TR=120-277V 0-10V 10% Dimming or Leading Edge 120V Dimming	EMBOD=7W Bodine® Emergency Module with Remote Test Switch EM7=7W Emergency Module with Remote Test Switch EM14=14W Emergency Module with Remote Test Switch	ESQ6A10=6", 1000 Lumen Module ESQ6A15=6", 1500 Lumen Module ESQ6A20=6", 2000 Lumen Module ESQ6A30=6", 3000 Lumen Module	8=80 CR 9=90 CRI	27=2700° K 30=3000° K 35=3500° K 40=4000° K 27CP=2700° K, Chicago Plenum 30CP=3000° K, Chicago plenum 35CP=3500° K, Chicago Plenum 40CP=4000° K, Chiago Plenum	

Reflector	Finish	Options	Accessories
6LSQ0=6" Square Reflector Lens Assembly, Polymer Trim Ring 6LSQ1=6" Square Reflector Lens Assembly, Self-flanged	LI=Specular Clear H=Semi-Specular Clear WMH=Warm Haze G=Specular Gold WH=Wheat WHH=Wheat Haze GP=Graphite GPH=Graphite Haze B=Specular Black W=Gloss White	IP66=IP66 Gasket Self-flanged Only WF=White Painted Flange	H347=347 to 120V Step Down Transformer, 75VA H347200=347 to 120V Step Down Transformer, 200VA HB26=C-channel Bar Hanger, 26" Long, Pair HB50=C-channel Bar Hanger, 50" Long, Pair RMB22=Wood Joist Bar Hanger, 22" Long Pair

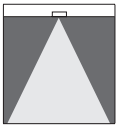
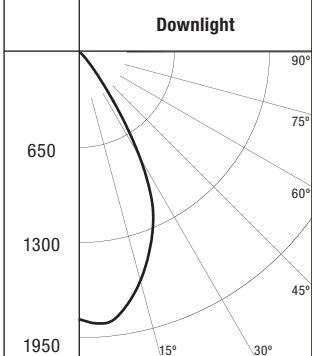
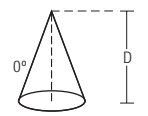
- Notes:** 1 Nominal Lumens will vary depending on selected color, driver and reflector finish.
 2 Order trim with polymer trim ring (Consult specification sheet for color ordering information and options).
 3 Not available with Chicago Plenum.
 4 Not CSA approved.

ENERGY

ENERGY DATA			
Sound Rating: Class A standards (Values at non-dimming line voltage)			
Minimum Starting Temperature: -30°C (-22°F)			
EMI/RFI: FCC Title 47 CFR, Part 15, Class B (Consumer)			
Input Voltage: UNV (120V - 277V)			
Power Factor: >0.90 (at nominal input 120-277 VAC & 100% of Rated Output Power)			
3000 Lumen D010TE		2000 Lumen D010TE	
Input Power: 43.6W	THD: <17%	Input Power: 31.5W	THD: <20%
120V Input Current: .37A	277V Input Current: .16A	120V Input Current: .27A	277V Input Current: .12A
Maximum Non-IC Ambient Continuous		Maximum Non-IC Ambient Continuous	
Input Frequency: 50/60Hz		Input Frequency: 50/60Hz	
1500 Lumen D010TE		1000 Lumen D010TE	
Input Power: 22.4W	THD: <20%	Input Power: 14.1W	THD: <20%
120V Input Current: .12A	277V Input Current: .09A	120V Input Current: .12A	277V Input Current: .06A
Maximum Non-IC Ambient Continuous		Maximum Non-IC Ambient Continuous	
Input Frequency: 50-60Hz		Input Frequency: 50-60Hz	

Lumens	120V		277V	
	Inrush (A)	Duration (ms)	Inrush (A)	Duration (ms)
900/1000	0.486	0.4	0.848	0.182
1300/1500	0.717	1.58	0.531	1.24
1800/2000	0.832	0.405	1.25	0.788
2800/3000	1.09	0.3	1.23	0.294

PHOTOMETRICS

Test Number P136754 Platform LDSQ6A15D010TE Element ESQ6A15835 6LSQ1LI Lumens 1629 Efficacy 72.1 Lm/W SC 0.9 	CANDLEPOWER DISTRIBUTION 	CONE OF LIGHT  <table border="1"> <thead> <tr> <th>D</th> <th>FC</th> <th>L</th> <th>W</th> </tr> </thead> <tbody> <tr> <td>5.5'</td> <td>60</td> <td>5</td> <td>5</td> </tr> <tr> <td>7'</td> <td>37</td> <td>6.4</td> <td>6.4</td> </tr> <tr> <td>8'</td> <td>29</td> <td>7.2</td> <td>7.2</td> </tr> <tr> <td>9'</td> <td>23</td> <td>8.2</td> <td>8.2</td> </tr> <tr> <td>10'</td> <td>18</td> <td>9.2</td> <td>9</td> </tr> <tr> <td>12'</td> <td>13</td> <td>11</td> <td>11</td> </tr> </tbody> </table>	D	FC	L	W	5.5'	60	5	5	7'	37	6.4	6.4	8'	29	7.2	7.2	9'	23	8.2	8.2	10'	18	9.2	9	12'	13	11	11	CANDELA TABLE <table border="1"> <thead> <tr> <th>Degrees Vertical</th> <th>Candela</th> </tr> </thead> <tbody> <tr><td>0</td><td>1803</td></tr> <tr><td>5</td><td>1840</td></tr> <tr><td>15</td><td>1607</td></tr> <tr><td>25</td><td>1194</td></tr> <tr><td>35</td><td>413</td></tr> <tr><td>45</td><td>69</td></tr> <tr><td>55</td><td>13</td></tr> <tr><td>65</td><td>4</td></tr> <tr><td>75</td><td>1</td></tr> <tr><td>85</td><td>0</td></tr> <tr><td>90</td><td>0</td></tr> </tbody> </table>	Degrees Vertical	Candela	0	1803	5	1840	15	1607	25	1194	35	413	45	69	55	13	65	4	75	1	85	0	90	0	ZONAL LUMEN SUMMARY <table border="1"> <thead> <tr> <th>Zone</th> <th>Lumens</th> <th>%Fixture</th> </tr> </thead> <tbody> <tr><td>0-30</td><td>1168</td><td>71.7</td></tr> <tr><td>0-40</td><td>1520</td><td>93.3</td></tr> <tr><td>0-60</td><td>1623</td><td>99.6</td></tr> <tr><td>0-90</td><td>1629</td><td>100.0</td></tr> <tr><td>90-180</td><td>0</td><td>0</td></tr> <tr><td>0-180</td><td>1629</td><td>100.0</td></tr> </tbody> </table>	Zone	Lumens	%Fixture	0-30	1168	71.7	0-40	1520	93.3	0-60	1623	99.6	0-90	1629	100.0	90-180	0	0	0-180	1629	100.0	LUMINANCE <table border="1"> <thead> <tr> <th>Average Candela Degrees</th> <th>Average 0° Luminance</th> </tr> </thead> <tbody> <tr><td>45</td><td>4986</td></tr> <tr><td>55</td><td>1152</td></tr> <tr><td>65</td><td>461</td></tr> <tr><td>75</td><td>158</td></tr> <tr><td>85</td><td>0</td></tr> </tbody> </table>	Average Candela Degrees	Average 0° Luminance	45	4986	55	1152	65	461	75	158	85	0
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EM MULTIPLIER DATA

LUMENS	EM MULTIPLIER	
	7	14
900/1000	0.50	0.99
1300/1500	0.29	0.57
1800/2000	0.22	0.44
2800/3000	0.16	0.32



COMcheck Software Version 4.0.2.1

Exterior Lighting Compliance Certificate

Section 1: Project Information

Energy Code: 2014 Oregon Energy Efficiency Specialty Code

Project Title: Wilsonville Middle School15-1291

Project Type: New Construction

Envelope Compliance Method: Simplified Trade-Off

Exterior Lighting Zone: 2 (Residential mixed use area)

Construction Site:

Owner/Agent:

Designer/Contractor:

Wilsonville, OR

Section 2: Exterior Lighting Area/Surface Power Calculation

A Exterior Area/Surface	B Quantity	C Allowed Watts / Unit	D Tradable Wattage	E Allowed Watts (B x C)	F Proposed Watts
Parking area	108620 ft2	0.06	Yes	6517	1485
Main entry	42 ft of door width	20	Yes	840	72
Driveway	38918 ft2	0.06	Yes	2335	693
Driveway	59317 ft2	0.06	Yes	3559	891
Driveway	18212 ft2	0.06	Yes	1093	198
Other door (not main entry)	12 ft of door width	20	Yes	240	48
Plaza area	18701 ft2	0.14	Yes	2618	192
Plaza area	17856 ft2	0.14	Yes	2500	144
Total Tradable Watts* =				19702	3723
Total Allowed Watts =				19702	
Total Allowed Supplemental Watts** =				600	

* Wattage tradeoffs are only allowed between tradable areas/surfaces.

** A supplemental allowance equal to 600 watts may be applied toward compliance of both non-tradable and tradable areas/surfaces.

Section 3: Exterior Lighting Fixture Schedule

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	E (C X D)
Parking area (108620 ft2): Tradable Wattage				
LED 1: LED Roadway-Parking Unit 94W:	1	15	99	1485
Main entry (42 ft of door width): Tradable Wattage				
LED 1: LED Other Fixture Unit 25W:	1	4	18	72
Driveway (38918 ft2): Tradable Wattage				
LED 1: LED Roadway-Parking Unit 94W:	1	7	99	693
Driveway (59317 ft2): Tradable Wattage				
LED 1: LED Roadway-Parking Unit 94W:	1	9	99	891
Driveway (18212 ft2): Tradable Wattage				
LED 1: LED Roadway-Parking Unit 94W:	1	2	99	198
Other door (not main entry) (12 ft of door width): Tradable Wattage				
LED 2: LED Other Fixture Unit 25W:	1	2	24	48
Plaza area (18701 ft2): Tradable Wattage				
LED 1: LED Other Fixture Unit 25W:	1	8	24	192
Plaza area (17856 ft2): Tradable Wattage				
LED 1: LED Other Fixture Unit 25W:	1	6	24	144
Total Tradable Proposed Watts =				3723

Section 4: Requirements Checklist

In the following requirements, blank checkboxes identify requirements that the applicant has not acknowledged as being met. Checkmarks identify requirements that the applicant acknowledges are met or excepted from compliance. 'Plans reference page/section' identifies where in the plans/specs the requirement can be verified as being satisfied.

Controls, Switching, and Wiring:

1. Lighting designated to operate more than 2000 hours per year for Uncovered Parking Areas shall be equipped with motion sensors that will reduce the luminaire power by thirty-three percent or turn off one-third the luminaires when no activity is detected.

Plans reference page/section: Parking lighting will be controlled via PIR motion - reduce to 50% with time input turn off w/ time input

Exterior Lighting Restrictions and Exceptions:

2. Mercury vapor and incandescent lighting is not permitted for use as exterior lighting.
3. Exempt lighting fixtures are equipped with a control device independent of the control of the nonexempt lighting and are identified in Section 3 table above.

Plans reference page/section: _____

Section 5: Compliance Statement

Compliance Statement: The proposed exterior lighting design represented in this document is consistent with the building plans, specifications and other calculations submitted with this permit application. The proposed lighting system has been designed to meet the 2014 Oregon Energy Efficiency Specialty Code requirements in COMcheck Version 4.0.2.1 and to comply with the mandatory requirements in the Requirements Checklist.

Greg Parthemer, PAE

Name - Title


Signature

12-03-2015

Date

CITY OF WILSONVILLE

29799 SW Town Center Loop East
Wilsonville, OR 97070
Phone: 503.682.4960
Fax: 503.682.7025

Web: www.ci.wilsonville.or.us

Pre-Application meeting date: _____

TO BE COMPLETED BY APPLICANT:
Please PRINT legibly

Planning Division Development Permit Application

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

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

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

Applicant:

West Linn-Wilsonville Sch. Dist.

Address: 2755 SW Borland Rd, Tualatin, OR 97062

Phone: 503-673-7977

Fax: _____

E-mail: vandenbt@wlwv.k12.or.us

Authorized Representative:

Keith Liden

Address: 319 SW Washington, Su. 914, Portland, OR 97204

Phone: 503-757-5501

Fax: _____

E-mail: keith.liden@gmail.com

Property Owner:

Same

Address: _____

Phone: _____

Fax: _____

E-mail: _____

Property Owner's Signature:

Printed Name: Tim Woodley Date: _____

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

Printed Name: Tim Woodley Date: 11/26/05

Site Location and Description:

Project Address if Available: _____ Suite/Unit _____

Project Location: Advance Rd. & 60th Ave, Wilsonville

Tax Map #(s): _____ Tax Lot #(s): 2000, 2300, 2400, 2500 County: Washington Clackamas

Request: Stage II Preliminary Plan Review, Site Design Review and Partition to construct a middle school and create a separate 27-acre parcel for the school and a 12+ acre parcel for a future city park.

Project Type: Class I Class II Class III

Residential Commercial Industrial Other (describe below)

Application Type:

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



319 SW Washington, Suite 914
Portland, OR 97204
T 503 224 6681
bainbridgedesign.com

MEMORANDUM

TO: Blaise Edmonds and Daniel Pauly
FROM: Keith Liden
RE: Completeness Response - Advance Road Middle School
DB15-0100 through DB15-0102
DATE: December 10, 2015

The West Linn-Wilsonville School submitted an application for Stage II Preliminary Plan Review, Site Design Review, and Partition Review on November 18, 2015. A notice that the application was not complete was issued on November 24, 2015 indicating there were 19 application deficiencies. These deficiencies have been addressed in the attached application materials. The deficiencies are provided below along with a response about how they were addressed.

Parking, Access, and Circulation

1. Addressing of direct pedestrian circulation on the south side of the building. The only marked pedestrian path from the south school entrances to the athletic fields is at the end of the bus turn around cul-de-sac. Explore a direct marked crossing of bus area. See Subsection 4.154 (.01) B. 2.

Response: *This is shown on Sheet LU1.01.*

2. Information regarding location of carpool/vanpool parking spaces. The school requires 12 marked carpool/vanpool spaces. Spaces are required to be located closer to the main employee and student entrance than all other parking spaces with the exception of ADA parking spaces. See Subsection 4.155 (.06)

Response: *This is shown on Sheets LU1.01, LU1.03, and LU1.03A. The carpool/vanpool spaces are labeled "CP."*

3. Updated traffic impact study addressing on-site circulation and driveways with SW 63rd Avenue and SW Hazel Street. Particularly, the study needs to demonstrate no stacking will extend to public streets and that circulation is otherwise adequate to serve the site. See Subsections 4.155 (.03) A. 4.177 (.08) I.

Response: *A draft Wilsonville Advance Road Middle School Transportation Impact Study is provided in Exhibit D.*

4. Sufficient details on bicycle parking. Please provide details of rack design and spacing to demonstrate compliance with a number of standards such as the minimum size of each bicycle parking space and the size of the access aisle. See Subsection 4.155 (.04) B.

Response: *This provided on Sheet LU2.01.*

Loading Berths and Maneuvering

5. Findings or demonstrated compliance on plan sheets of loading berth requirements. Schools over 100,000 square feet require 2 loading berths. See Subsection 4.155 (.05) A. 1.-2.

Response: *Two loading berths are provided as shown on Sheets LU1.03, LU1.03A, LU3.01, LU3.01a, LU3.03, and Exhibit E.*

6. Information on size of loading berths. Loading berths are required to be 12 feet wide, 35 feet long, and have a vertical clearance of 14 feet. See Subsection 4.155 (.05) A. 3.

Response: *Two loading berths meet the required dimensional standard as shown on Sheets LU1.03, LU1.03A, LU3.01, LU3.01a, LU3.03, and Exhibit E.*

7. Loading area maneuvering information, including information on turning movements for delivery trucks and garbage collection vehicles. Also include information on curb cuts for loading berths. See Subsections 4.177 (.08) M. and 4.430 (.02) B., C., and G.

Response: *The adequacy of the maneuvering areas is shown in Exhibit E.*

Transit Improvements

8. Compliance findings and supporting drawings and other documentation regarding required and otherwise planned transit improvements. See Subsection 4.177 (.06).

Response: *A SMART bus stop is shown on Hazel Street on Sheet LU1.03.*

Landscape Plans

9. Sufficiently detailed landscape plan to enable review. For screening and general landscape areas specific plant materials, number, and size need to be shown on the landscape plan to demonstrate compliance with standards applicable to the Stage II Final Plan and Site Design Review. See Subsections 4.176 (.02), 4.176 (.06), 4.176 (.09), and 4.440 (.01) B.

Response: *The necessary landscaping plan information and detail are provided on Sheets LU2.01, LU2.02, LU2.03, and LU2.04.*

10. Indication on landscape plans of locations (to the extent known) of outdoor lighting, utility boxes and meters, fire hydrants, transit facilities, monument signs, traffic control and directional signs. The current lighting plan shows a number of light poles conflicting with planned trees. See Subsections 4.199.50 (.01) E. and 4.440 (.01) B.

Response: *The location of the facilities mentioned are shown on the landscaping plan Sheet LU2.01, LU2.02, LU2.03, and LU2.04.*

Signs

11. Sign Plan and application for Class III Sign Permit. Where signage is anticipated for new development a sign plan needs to be submitted for review by the DRB and cannot be deferred for later administrative review. While the copy and exact design is not needed at this point, planned

sign bands on the building need to be indicated along with sign area calculations as well as planned sign material.

For a monument sign provide the location, the relationship with landscaping, easements, and other site characteristics, the maximum potential size, sign structure material, and sign lettering material. See Subsections 4.156.02 (.06), Subsection 4.440 (.01) E.

Response: *The requested sign information is provided showing the location of the one monument sign (Sheet LU2.01) and several wall signs (Sheets LU3.03 and LU3.04).*

Mixed Solid Waste and Recycling Storage and Collection

12. Demonstration of compliance with the waste and recycling storage size requirements. While a finding indicates outdoor waste and recycling storage will be in the “outdoor yard” it is unclear which portions of the yard will be used for waste and recycling storage to meet the minimum required 473 square feet. See Subsection 4.179 (.06).

Response: *Additional design information is provided on Sheets LU1.03 and LU1.03A along with supplemental information in Exhibit E.*

13. A letter from Republic Services approving solid waste and recycling storage and collection. See Subsection 4.179 (.07).

Response: *A letter from Republic Services is provided in Exhibit E.*

14. Information on the type of containers that will be used for solid waste and recycling storage to ensure the 473 square feet is adequate space. See Subsection 4.430 (.03) A.

Response: *This information is provided in Exhibit E.*

Outdoor Lighting

15. Discussion of lighting zone. Currently no lighting zone is designated for the property. All the other public schools in the City are in LZ 2. Staff would recommend the DRB adopt LZ 2 for the new middle school as well. Please confirm whether you are basing your compliance on LZ 2 or you will be proposing a different lighting zone. The 125 watt luminaires shown on the plans exceed the allowance for LZ 2. See Subsection 4.199.30 (.03).

Response: *The outdoor lighting plan is designed to comply with the LZ 2 standards. Additional information is provided on Sheets LU 4.01 and LU4.02. Additional information about the lights and their specifications are provided on Sheets LU4.01 and LU4.02 and Exhibit F.*

16. Intended lighting by type and location on site plan. See Subsection 4.199.50 (.01) A.

Response: *This is provided on Sheets LU4.01 and LU4.02.*

17. For each luminaire type: drawings, cut sheets or other documents containing specifications for the intended lighting including but not limited to, luminaire description, mounting, mounting height, lamp type manufacturer, lamp watts, ballast, optical system/distribution, and accessories such as shields. See Subsection 4.199.50 (.01) C.

Response: *This information about the lights and their specifications is provided in Exhibit F.*

18. Calculations demonstrating compliance with Oregon Energy Efficiency Specialty Code, Exterior Lighting, as modified by Section 4.499.40 (.01) (B.) (2.). See Subsection 4.199.50 (.01) D.

Response: *This is provided in Exhibit F.*

19. Identification of the hours of lighting curfew. See Subsection 4.199.50 (.01) F.

Response: *A description of the proposed lighting curfew is provided in Exhibit F.*

Advance Road Middle School

West Linn Wilsonville
Advance Road Wilsonville, OR

owner
West Linn Wilsonville
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t: (503) 227 3251

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food service
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mechanical engineer
PAE Engineers
808 SW 3rd Avenue, Suite 300
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electrical engineer
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technology engineer
Interface Engineering, Inc.
708 SW 3rd Avenue, Suite 400
Portland, Oregon 97204
t: (503) 382 2266 f: (503) 382 2262

sound system engineer
BRC Acoustics & Audiovisual Design
89582 Ocean Drive
Warrenton, Oregon 97146
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CONTENTS

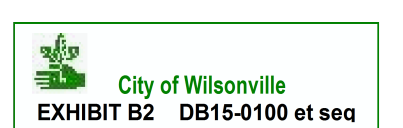
land use

LU1.00	EXISTING CONDITIONS
LU1.01	OVERALL SITE PLAN
LU1.02	ROW IMPROVEMENTS
LU1.03	SITE PLAN
LU1.03A	BASE SITE PLAN
LU1.04	SITE GRADING PLAN
LU1.05	SITE STORM DRAINAGE PLAN
LU1.06	SITE UTILITY PLAN
LU2.01	LANDSCAPE PLAN
LU2.02	LANDSCAPE PLAN BASE BID
LU2.03	PLANTING PLAN
LU2.04	PLANTING PLAN BASE BID
LU3.01	FIRST FLOOR PLAN OVERALL
LU3.01a	FIRST FLOOR PLAN OVERALL WITH ALTS
LU3.02	SECOND FLOOR PLAN OVERALL
LU3.02a	SECOND FLOOR PLAN OVERALL WITH ALTS
LU3.03	EXTERIOR ELEVATIONS
LU3.03a	EXTERIOR ELEVATIONS WITH ALTS
LU3.04	SIGHT LINE SECTIONS & MONUMENT SIGN
LU3.05	EXTERIOR MATERIALS
LU4.01	LIGHT COVERAGE PLAN
LU4.02	LIGHT COVERAGE PLAN

VICINITY MAP



LAND USE APPLICATION



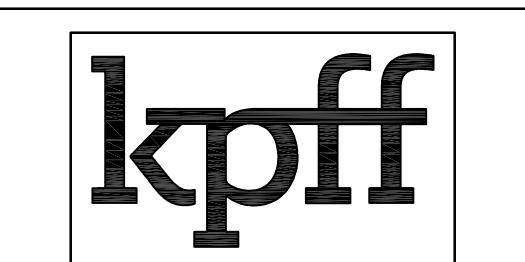
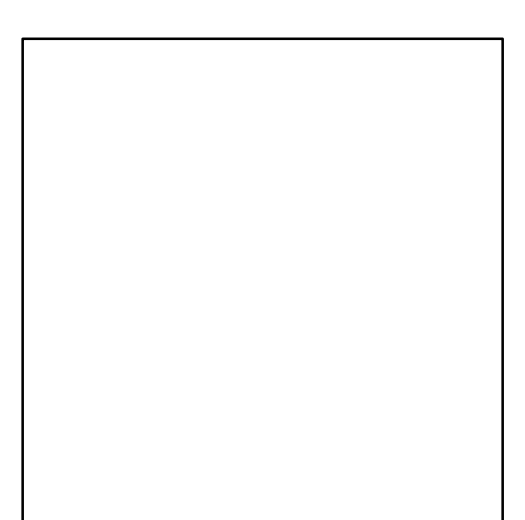


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 2755 SW Borland Road
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 (503) 673 7995



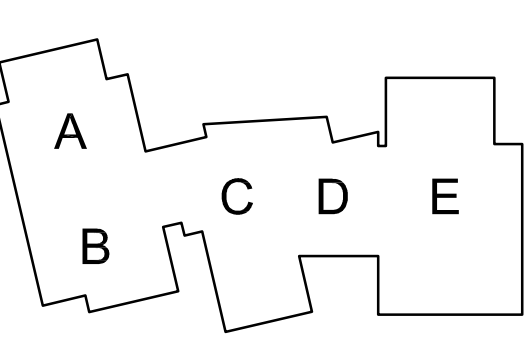
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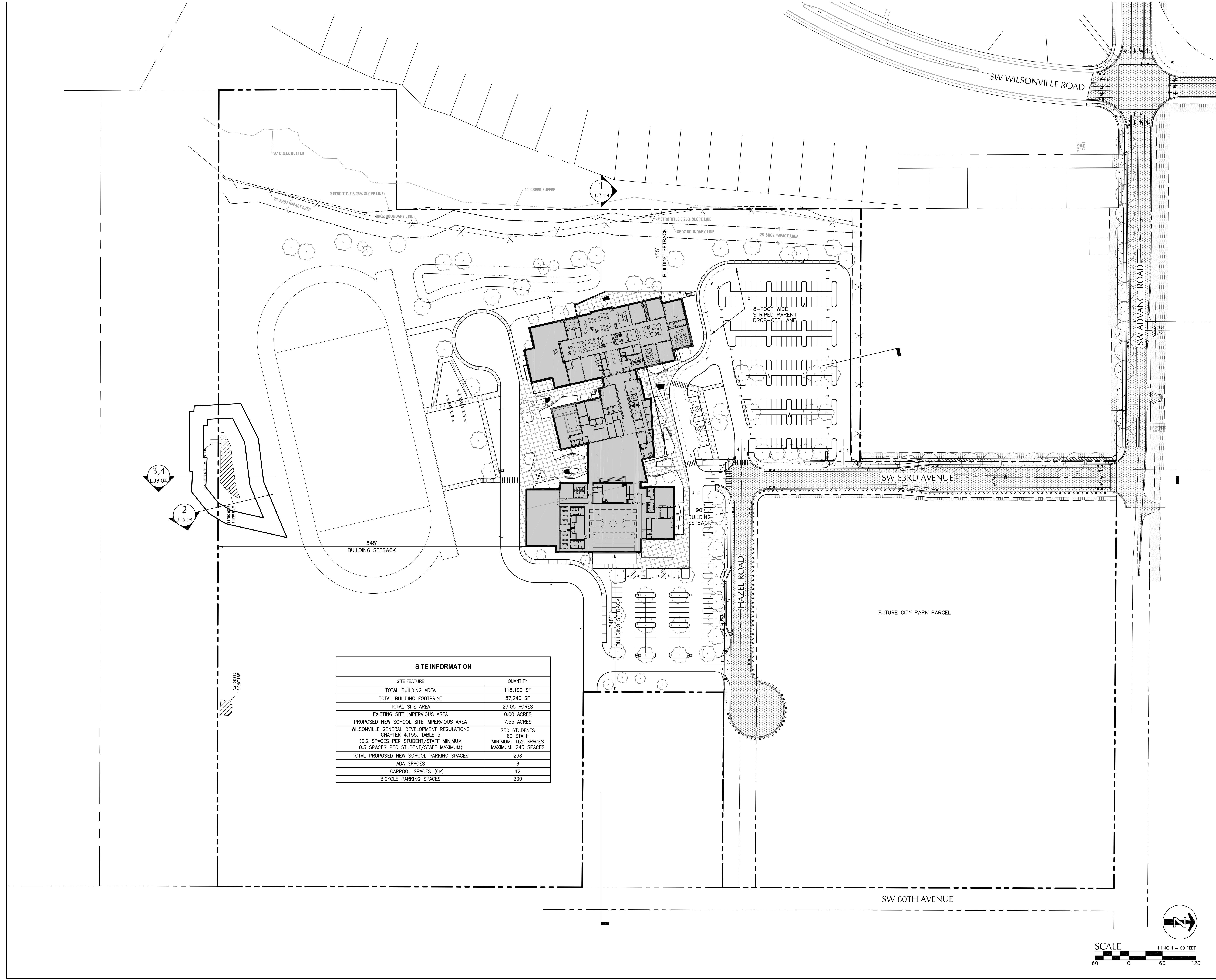


key plan

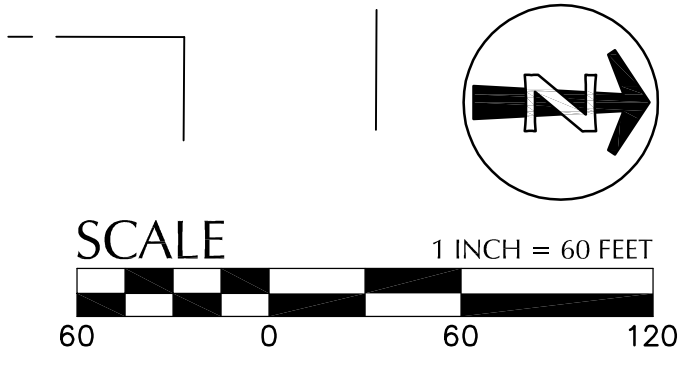
phase	LAND USE
APPLICATION	
date	12/7/15
revisions	

project # 15014
 OVERALL SITE PLAN

LU1.01

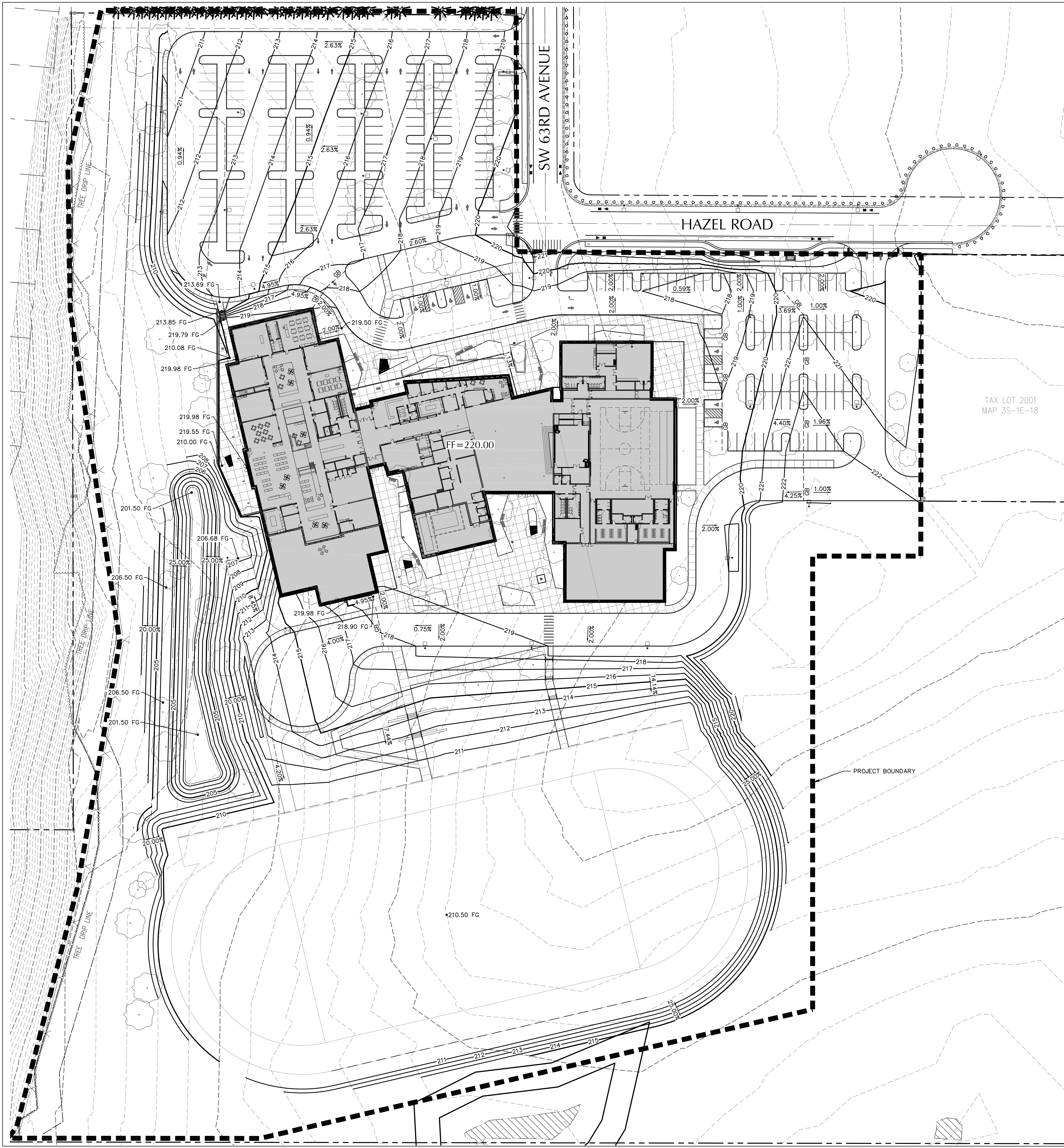


SITE INFORMATION	
SITE FEATURE	QUANTITY
TOTAL BUILDING AREA	118,190 SF
TOTAL BUILDING FOOTPRINT	87,240 SF
TOTAL SITE AREA	27.05 ACRES
EXISTING SITE IMPERVIOUS AREA	0.00 ACRES
PROPOSED NEW SCHOOL SITE IMPERVIOUS AREA	7.55 ACRES
WILSONVILLE GENERAL DEVELOPMENT REGULATIONS CHAPTER 4.155, TABLE 5	750 STUDENTS 60 STAFF
(0.2 SPACES PER STUDENT/STAFF MINIMUM)	MINIMUM: 182 SPACES
(0.3 SPACES PER STUDENT/STAFF MAXIMUM)	MAXIMUM: 243 SPACES
TOTAL PROPOSED NEW SCHOOL PARKING SPACES	238
ADA SPACES	8
CARPOOL SPACES (CP)	12
BICYCLE PARKING SPACES	200



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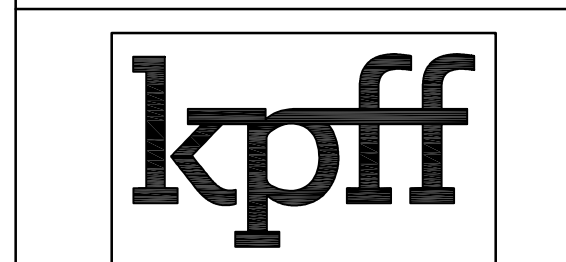
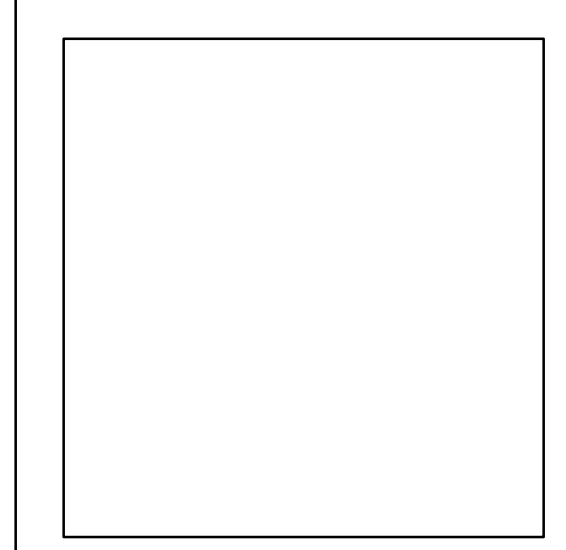


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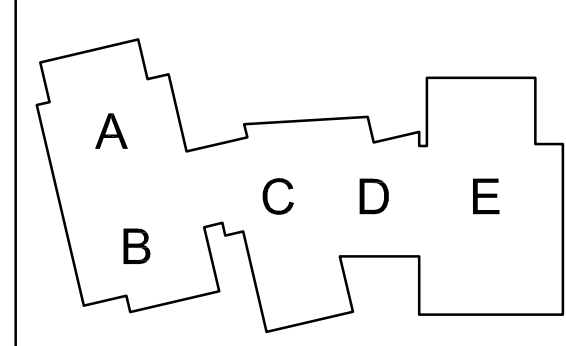
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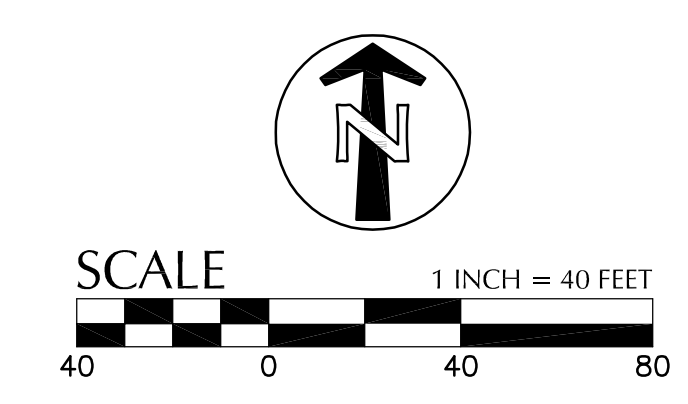


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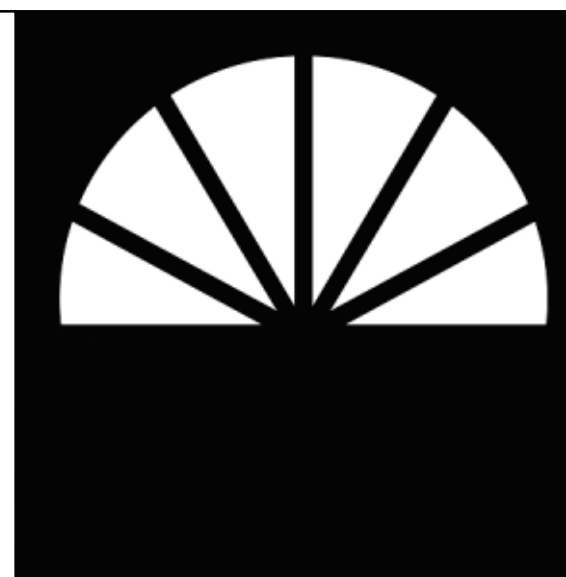
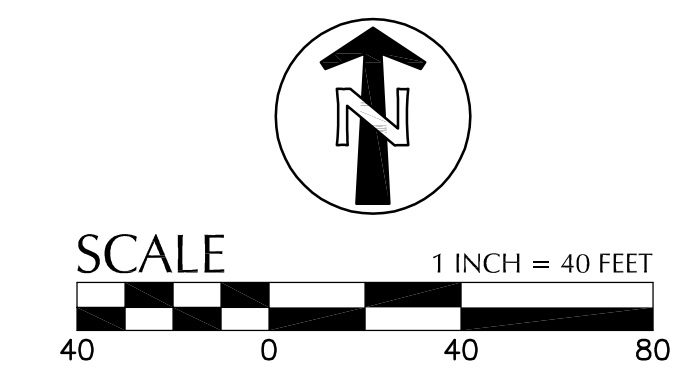
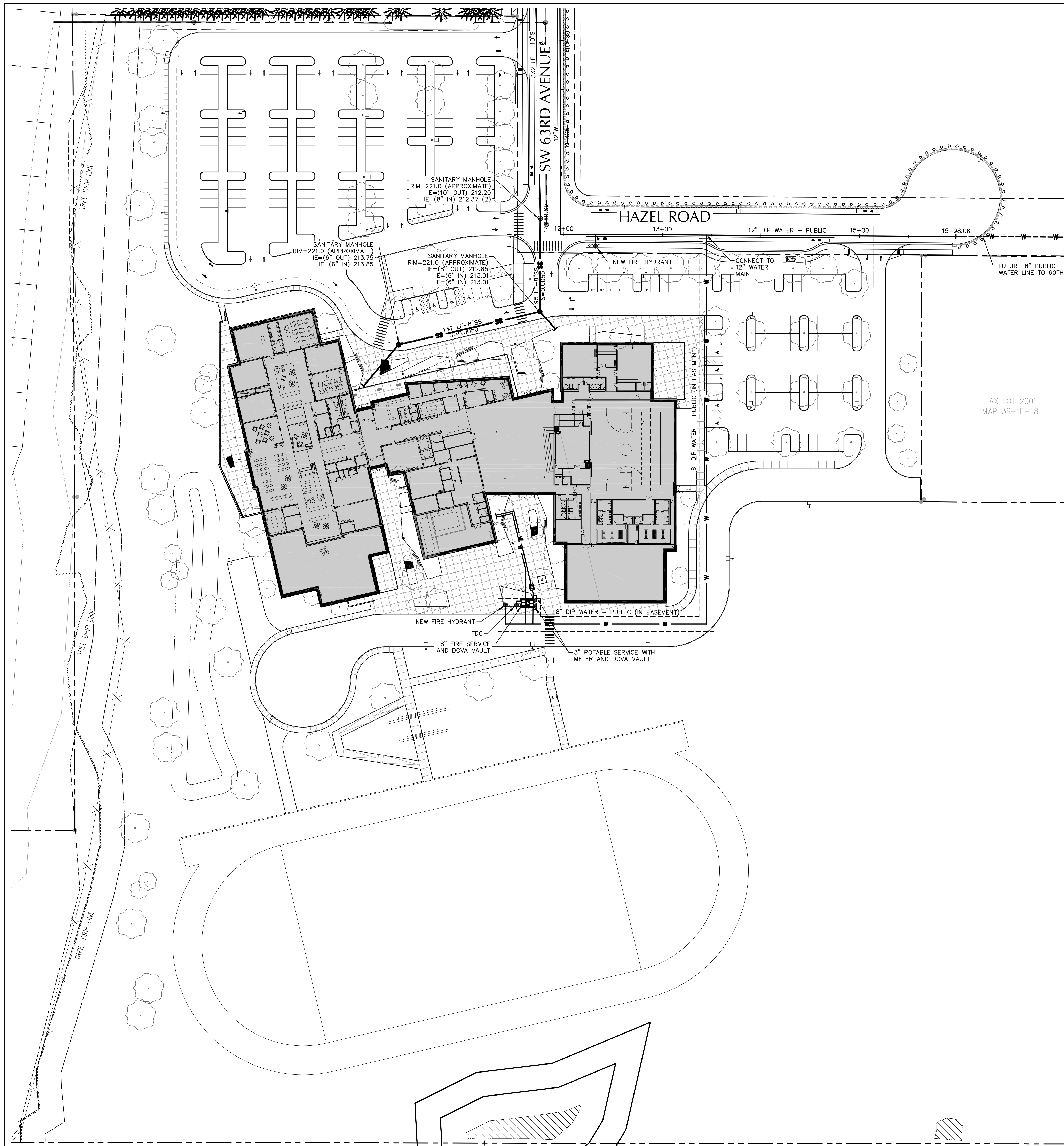
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	APPLICATION
date	12/7/15
revisions	

project # 15014
 SITE GRADING PLAN

LU1.04



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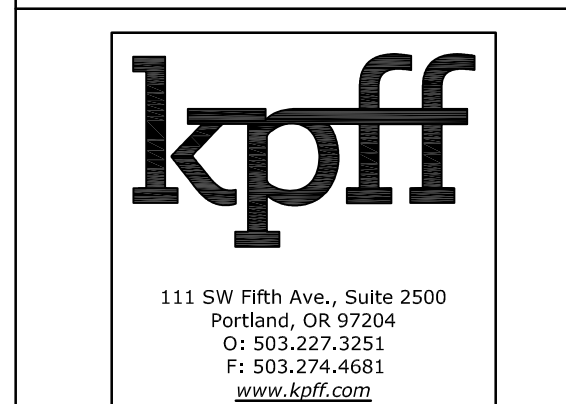
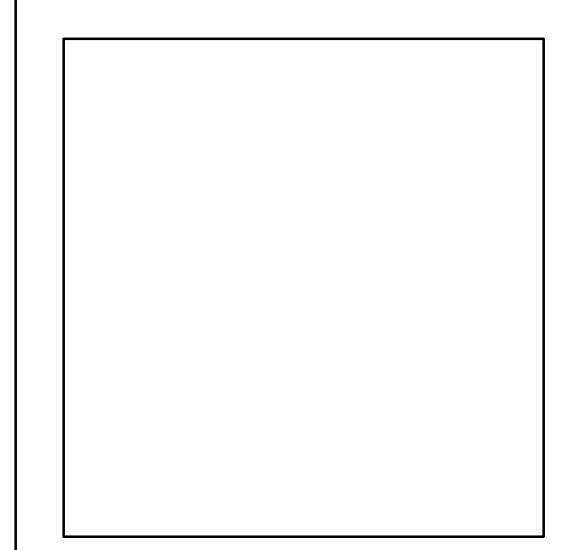


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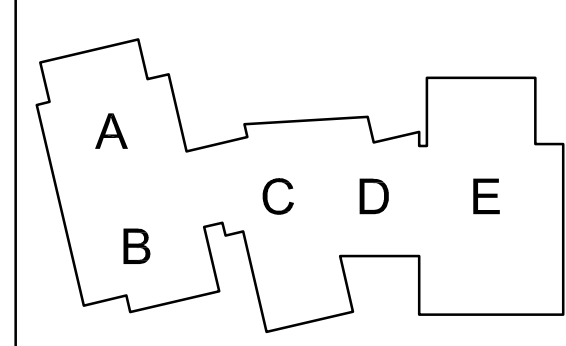


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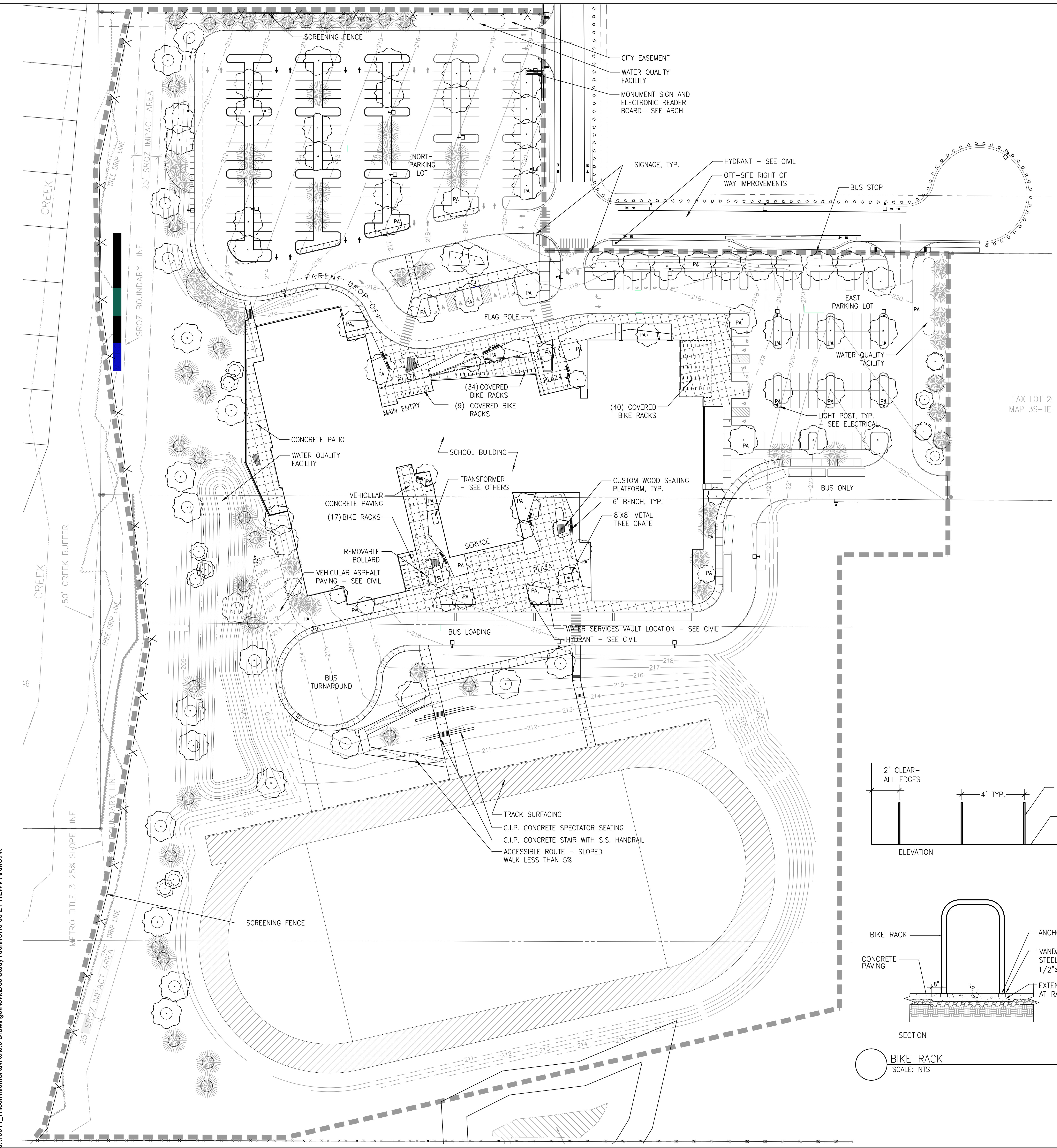
key plan

phase	LAND USE
APPLICATION	
date	12/7/15
revisions	

project # 15014
 SITE UTILITY PLAN

LU1.06

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LEGEND

- LIMIT OF WORK LINE
- PEDESTRIAN CONCRETE PAVING
- VEHICULAR CONCRETE PAVING
- TRACK SURFACING
- SCREENING FENCE
- MOW BAND AT BUILDING EDGE 12" WIDTH
- BIKE RACKS - 100 TOTAL (8 PER CLASSROOM PER CODE)
- 6" BENCH
- CUSTOM WOOD SEATING PLATFORM
- 8'x8' METAL TREE GRATE
- REMOVABLE BOLLARDS
- FLAG POLE AT ENTRY
- CONCRETE STAIR WITH HANDRAIL
- PLANTING AREA
- FIRE HYDRANT - SEE CIVIL
- LIGHT POLE - SEE ELECTRICAL
- SITE SIGNAGE - SEE CIVIL
- DECIDUOUS TREE
- EVERGREEN TREE

LANDSCAPE AREA QUANTITIES

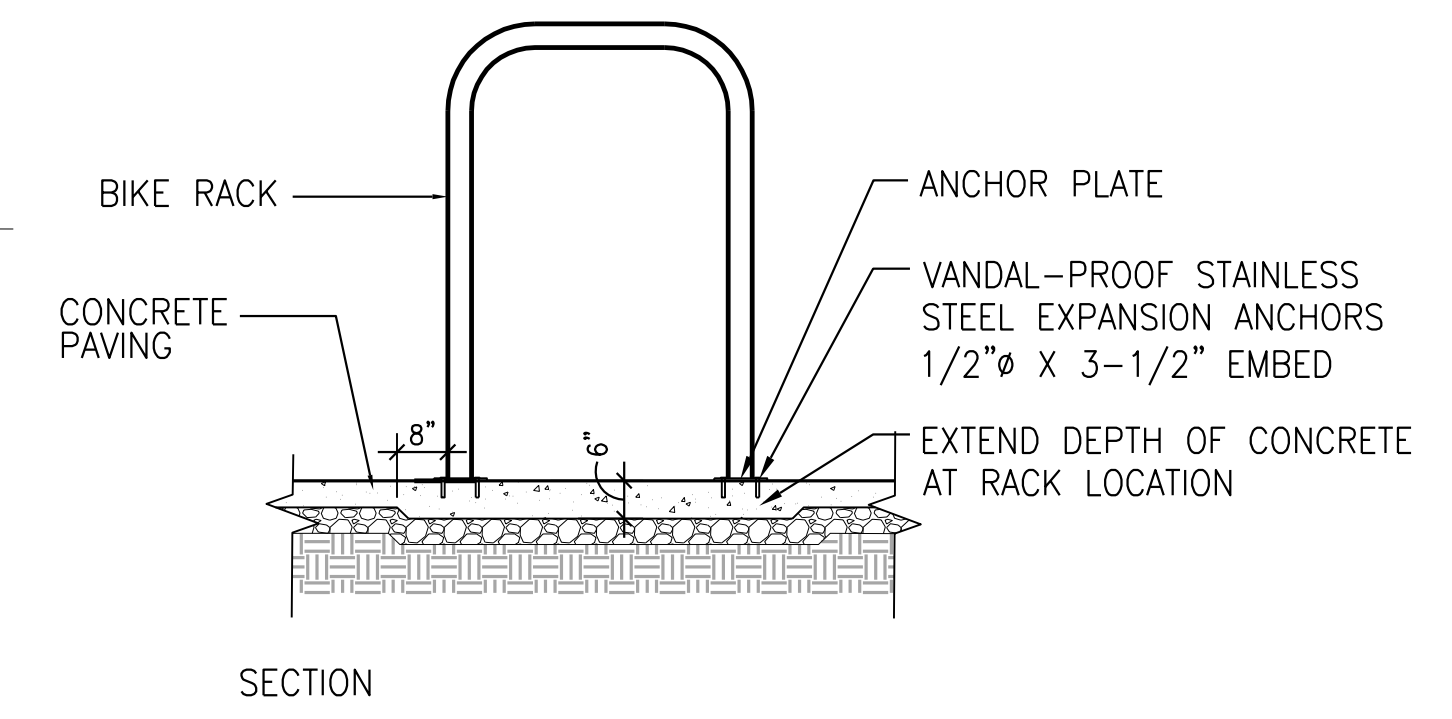
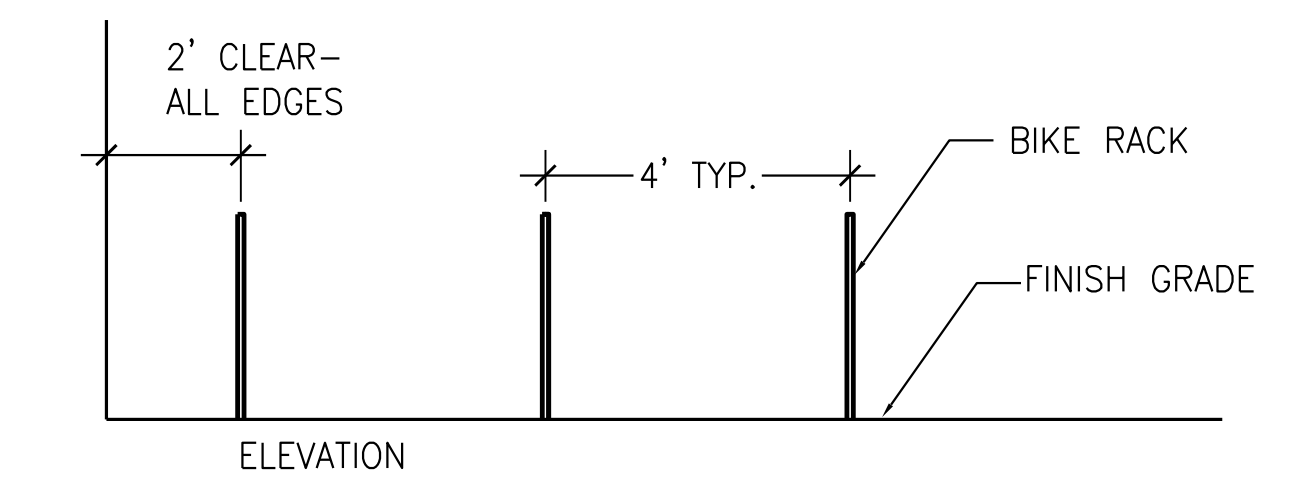
TOTAL SITE AREA: 772,427 SF TOTAL SITE (as defined by extents of limit of work line)

BUILDING: 87,240 SF
 ROADS AND PARKING: 150,279 SF
 PEDESTRIAN PAVING: 47,803 SF
 TRACK: 43,457 SF

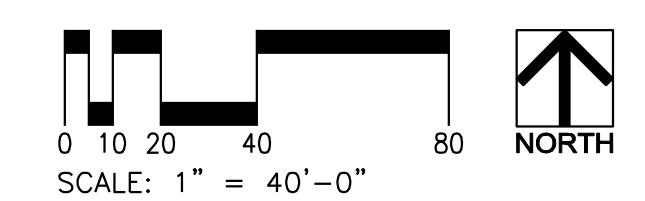
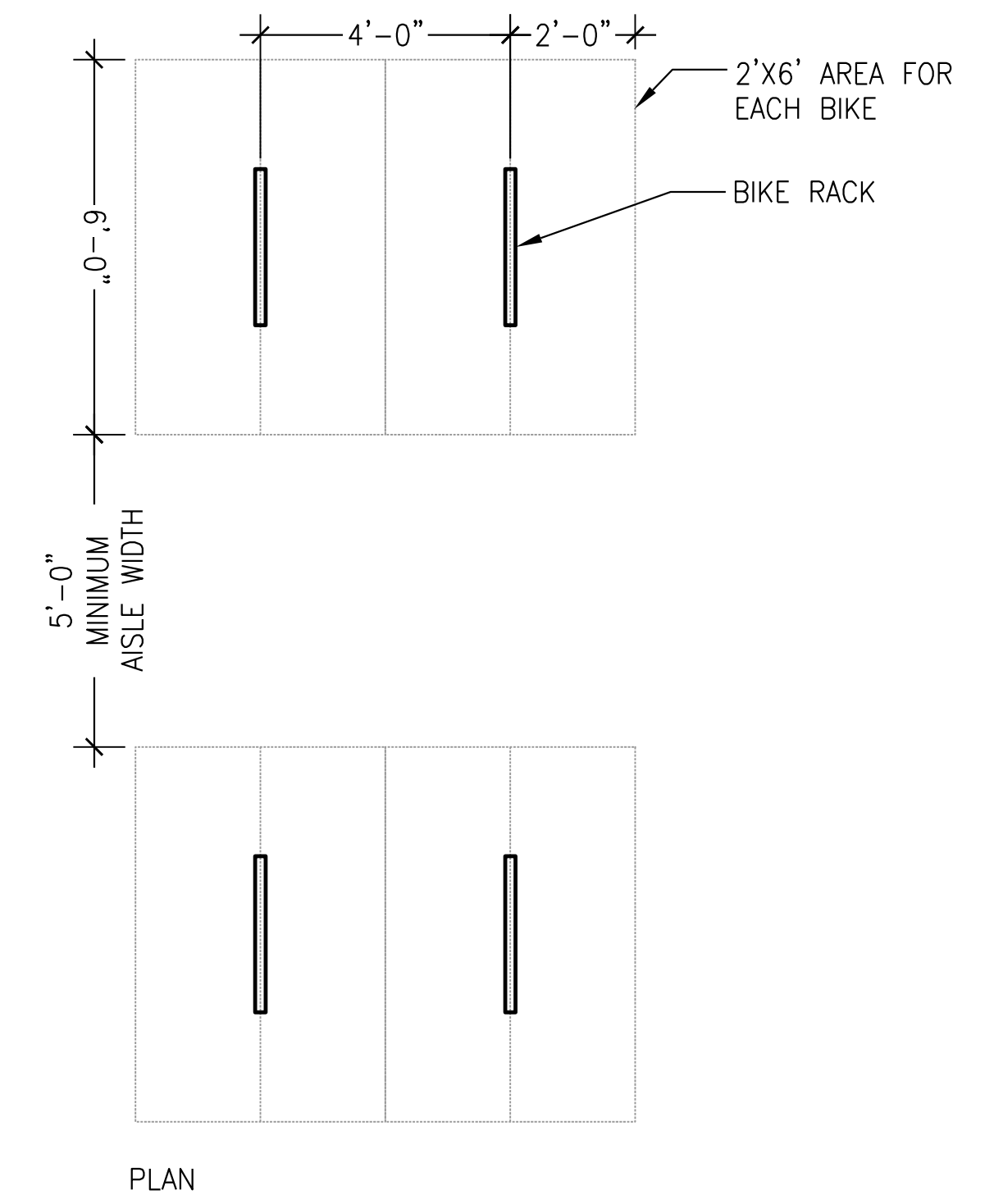
LANDSCAPING:
 (15%) LANDSCAPE AREA REQUIRED
 (56%) LANDSCAPE AREA PROVIDED (433,648 SF)

NORTH PARKING LOT (54,803 SF):
 (10%) INTERIOR LANDSCAPE AREA REQUIRED
 (20%) INTERIOR LANDSCAPE AREA PROVIDED (11,345 SF)
 -excludes perimeter screening planting area

EAST PARKING LOT (35,139 SF):
 (10%) INTERIOR LANDSCAPE AREA REQUIRED
 (10%) INTERIOR LANDSCAPE AREA PROVIDED (3,725 SF)
 -excludes perimeter screening planting area



BIKE RACK
 SCALE: NTS



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WALKER MACY

111 SW OAK, SUITE 200
 PORTLAND, OR 97204
 503-228-3122

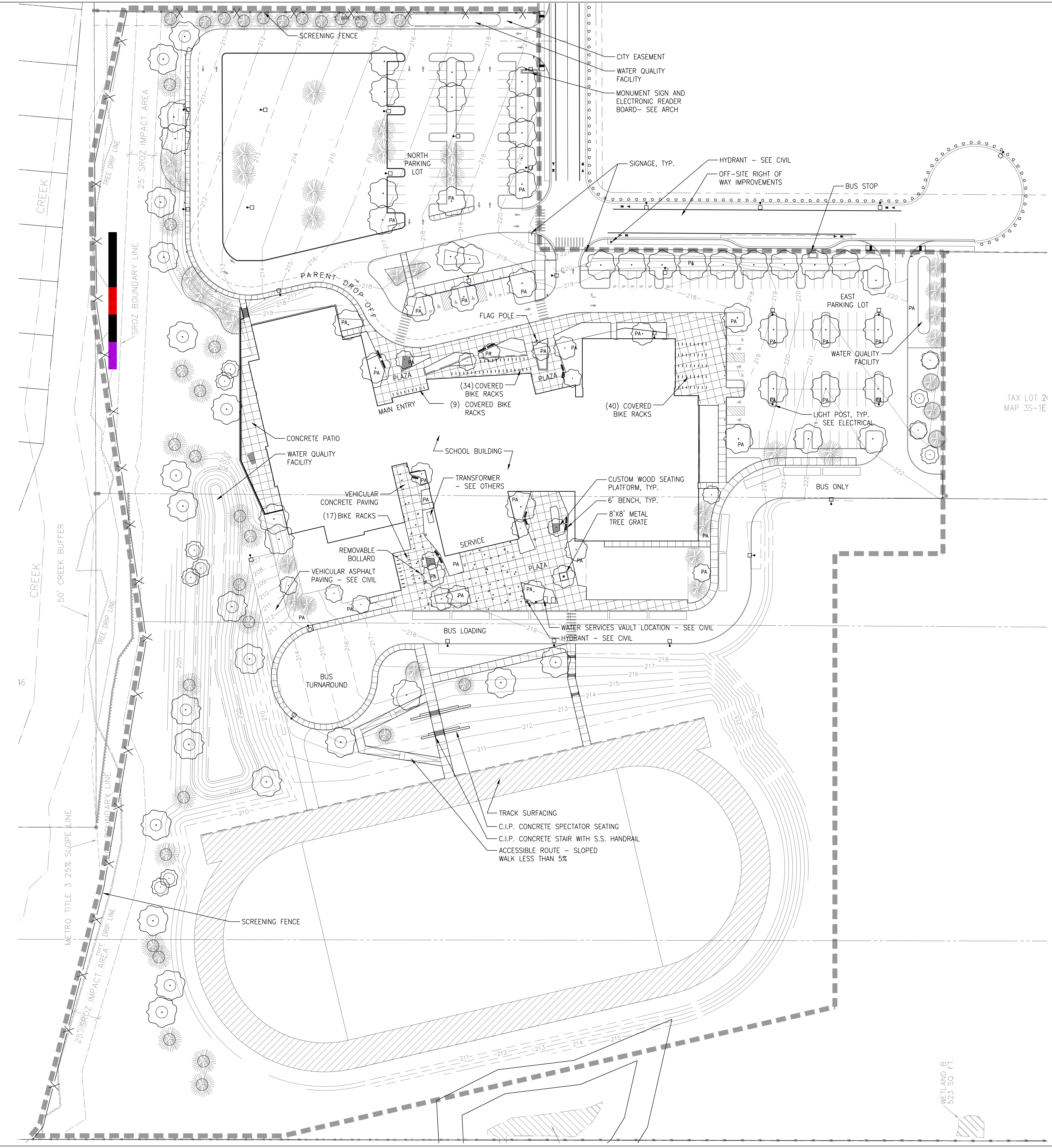
Advance Road Middle School
West Linn Wilsonville
 Advance Road Wilsonville, OR
 t: (503) 673 7995

key plan

phase	LAND USE
	APPLICATION
date	12/7/15
revisions	
project #	15014
LANDSCAPE PLAN	

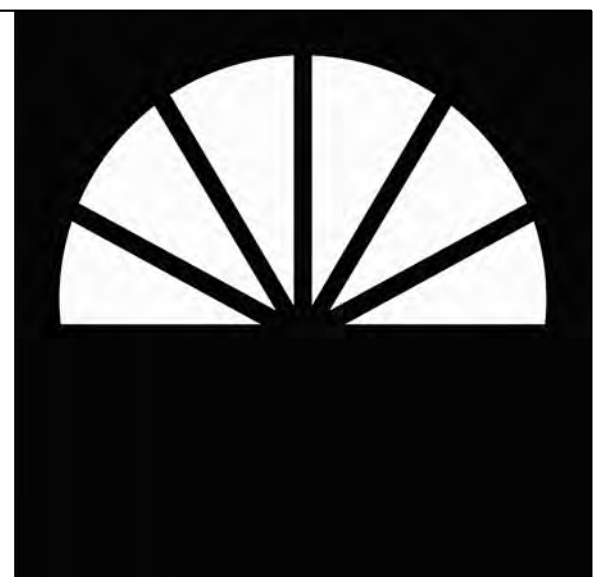
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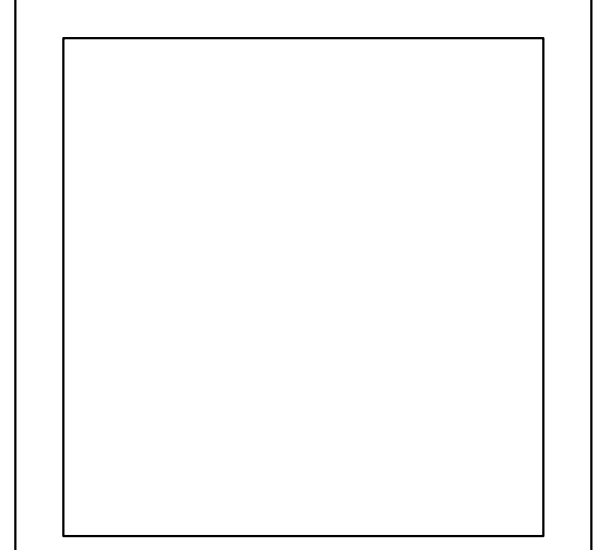
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- PEDESTRIAN CONCRETE PAVING
- VEHICULAR CONCRETE PAVING
- TRACK SURFACING
- SCREENING FENCE
- MOW BAND AT BUILDING EDGE 12" WIDTH
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- PLANTING AREA
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- DECIDUOUS TREE
- EVERGREEN TREE



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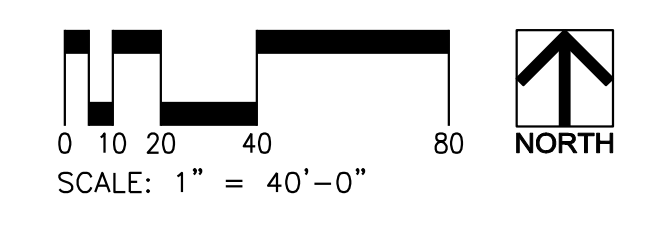
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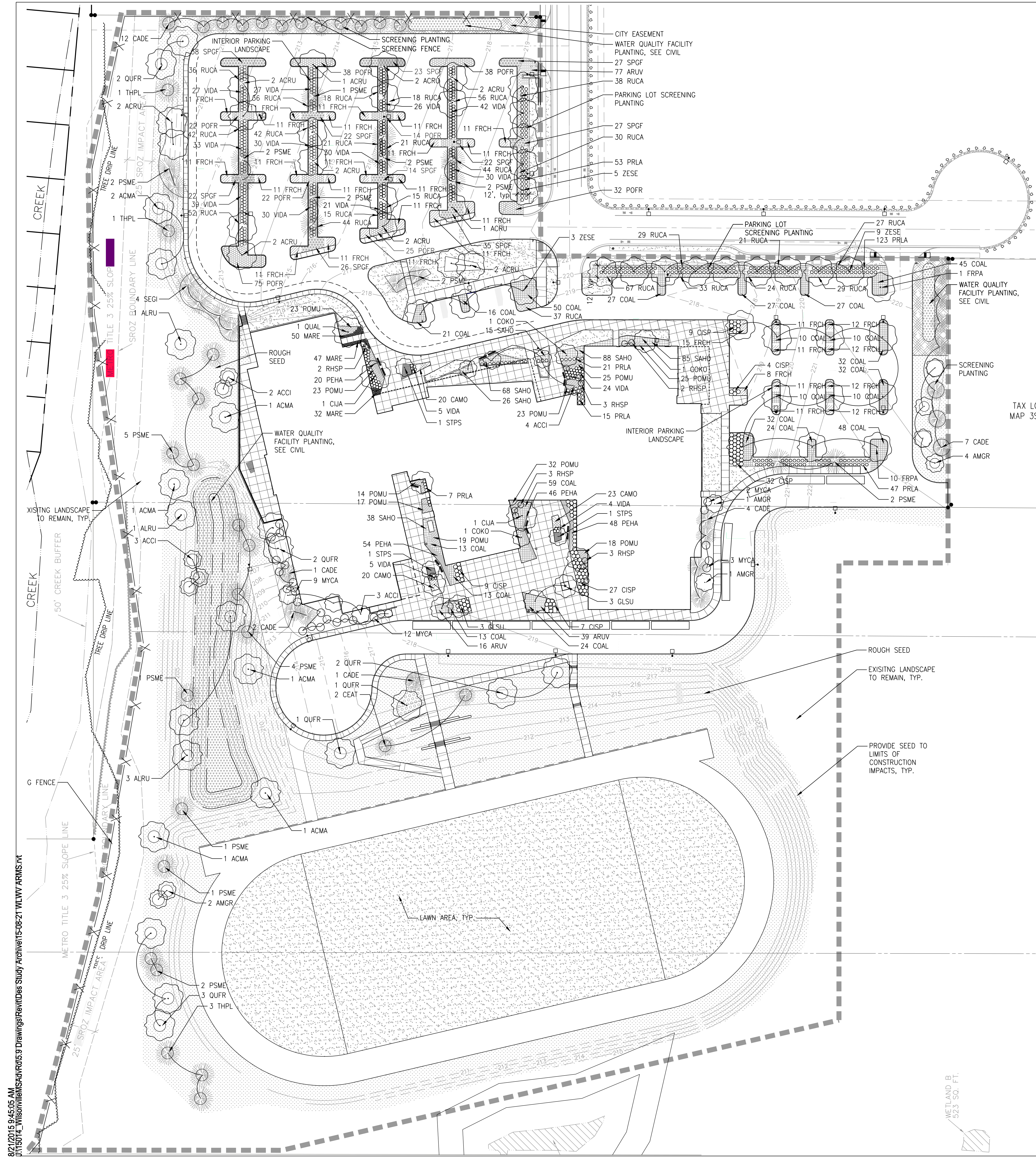
key plan

phase	LAND USE
	APPLICATION
date	12/7/15
revisions	
project #	15014
LANDSCAPE PLAN BASE BID	

LU2.02



WETLAND B
 523 SQ. FT.



LEGEND

- LIMIT OF WORK LINE
- [Pattern] WATER QUALITY PLANTINGS
STORM WATER DETENTION; LOW WATER USE AREA
W/ PERMANENT DRIP IRRIGATION SYSTEM
- [Pattern] LAWN- MEDIUM WATER USE AREA W/ PERMANENT
OVERHEAD SPRAY IRRIGATION
- [Pattern] LOW WATER USE PLANTING AREAS W/ PERMANENT
DRIP IRRIGATION
- [Pattern] ROUGH SEED NON-IRRIGATED
- FIRE HYDRANT - SEE CIVIL
- LIGHT POLE - SEE ELECTRICAL
- SITE SIGNAGE - SEE CIVIL
- DECIDUOUS TREE
- CONIFER TREE

ALL PLANT MATERIALS TO ADHERE TO SECTION 4.176.06
LANDSCAPING, SCREENING AND BUFFERING REQUIREMENTS:

SUGGESTED PLANT LIST: GENERAL LANDSCAPING

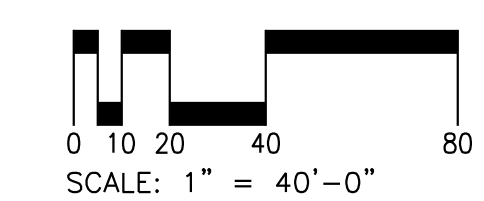
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE/CONDITION	SPACING
PRIMARY AND SECONDARY TREES				
[Symbol]	ACMA	ACER MACROPHYLLUM	BIG LEAF MAPLE	2" CAL. AS SHOWN
[Symbol]	ACRU	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	2" CAL. AS SHOWN
[Symbol]	FRMA	FRAXINUS PENNSYLVANICA 'MARSHALL'	MARSHALL ASH	2" CAL. AS SHOWN
[Symbol]	FRPA	FRAXINUS PENNSYLVANICA 'PATMORE'	PATMORE ASH	2" CAL. AS SHOWN
[Symbol]	QUAL	QUERCUS ALBA	WHITE OAK	2" CAL. AS SHOWN
[Symbol]	QUCO	QUERCUS COCCINEA	SCARLET OAK	2" CAL. AS SHOWN
[Symbol]	QUER	QUERCUS FRANETTO 'FOREST GREEN'	FOREST GREEN OAK	2" CAL. AS SHOWN
[Symbol]	ZESE	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	2" CAL. AS SHOWN
ACCENT TREES				
[Symbol]	AMGR	AMELANCHIER X GRANDIFLORA	SERVICEBERRY	1-3/4" CAL. AS SHOWN
[Symbol]	ACCI	ACER CIRCINATUM	VINE MAPLE	1-3/4" CAL. AS SHOWN
[Symbol]	KOKO	CORNUS KOUSA	KOUSA DOGWOOD	1-3/4" CAL. AS SHOWN
[Symbol]	GLTR	GLEDITSIA TRIACANTHOS 'SUNBURST'	SUNBURST HONEYLOCUST	1-3/4" CAL. AS SHOWN
[Symbol]	STPS	STEWARTIA PSEUDOCAMELLIA	JAPANESE STEWARTIA	1-3/4" CAL. AS SHOWN
CONIFER TREES				
[Symbol]	CADE	CALOCEDRUS DECURRENS	INCENSE CEDAR	8' MIN. AS SHOWN
[Symbol]	CEAT	CEDRUS ATLANTICA	ATLAS CEDAR	8' MIN. AS SHOWN
[Symbol]	THPL	THUJA PLICATA	WESTERN RED CEDAR	8' MIN. AS SHOWN
[Symbol]	PSME	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	8' MIN. AS SHOWN
[Symbol]	SEGI	SEQUIADENDRON GIGANTEUM	GIANT SEQUOIA	8' MIN. AS SHOWN
LOW WATER USAGE SHRUBS AND GROUNDCOVER				
[Symbol]	ARUV	ARCTOSTAPHYLOS UVA URSI	KINNICKINICK	1 GAL. 24" O.C.
[Symbol]	CAMO	CAREX MORROWI 'ICE DANCE'	ICE DANCE SEDGE	1 GAL. 30" O.C.
[Symbol]	CISP	CISTIS SPP.	ROCKROSE	2 GAL. AS SHOWN
[Symbol]	COAL	CORNUS ALBA 'IVORY HALO'	VARIATED DOGWOOD	2 GAL. 4" O.C.
[Symbol]	FRCH	FRAGARIA CHILOENSIS	COASTAL STRAWBERRY	1 GAL. 30" O.C.
[Symbol]	LJUA	LIGUSTRUM JAPONICUM 'TEXANUM'	WAX LEAF PRIVET	2 GAL. AS SHOWN
[Symbol]	LOPI	LONICERA PILEATA	BOX LEAF HONEYSUCKLE	2 GAL. AS SHOWN
[Symbol]	MARE	MAHONIA REPENS	CREeping MAHONIA	1 GAL. AS SHOWN
[Symbol]	MYCA	MYRTICA CALIFORNICA	PACIFIC WAX MYRTLE	2 GAL. AS SHOWN
[Symbol]	PEHA	PENNISTEM 'HAELN'	DWARF FOUNTAIN GRASS	1 GAL. 30" O.C.
[Symbol]	POMU	POLYSTICHUM MUNITUM	SWORD FERN	1 GAL. 36" O.C.
[Symbol]	POFR	POTENTILLA FRUTICOSA	POTENTILLA	2 GAL. 3" O.C.
[Symbol]	PRLA	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	CHERRY LAUREL	2 GAL. AS SHOWN
[Symbol]	RHSP	RHODODENDRON SPP.	RHODODENDRON	2 GAL. AS SHOWN
[Symbol]	RUCA	RUBUS CALYGINOIDES	CREeping BRAMBLE	1 GAL. 30" O.C.
[Symbol]	SAHO	SARCOCOCCA HOOKERIANA 'HUMILIS'	SWEET BOX	1 GAL. 24" O.C.
[Symbol]	SPDO	SPIREA DOUGLASII	DOUGLAS SPIREA	2 GAL. 3" O.C.
[Symbol]	SPGF	SPIREA JAPONICA 'GOLDFLAME'	GOLDFLAME SPIREA	2 GAL. 3" O.C.
[Symbol]	VIDA	VIBURNUM DAVIDII	DAVID VIBURNUM	2 GAL. AS SHOWN

ALL WATER QUALITY PLANTINGS TO ADHERE TO PLANTING REQUIREMENTS
AS DEFINED IN CITY OF WILSONVILLE 2014 STORMWATER & SURFACE
WATER DESIGN & CONSTRUCTION STANDARDS :

SUGGESTED PLANT LIST: WATER QUALITY FACILITIES

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE/CONDITION	SPACING
TREES				
[Symbol]	ACRU	ACER RUBRUM	RED SUNSET MAPLE	1" CAL. AS SHOWN
[Symbol]	ACMA	ACER CIRCINATUM	VINE MAPLE	1" CAL. AS SHOWN
[Symbol]	ALNU	ALNUS RUBRUM	RED ALDER	1" CAL. AS SHOWN
SHRUBS AND GROUNDCOVER				
[Symbol]	CORNU	CORNUS SERICEA 'KELSEY'	KELSEY DOGWOOD	2 GAL. 2" O.C.
[Symbol]	CORNU	CORNUS SERICEA	RED TWIG DOGWOOD	2 GAL. 4" O.C.
[Symbol]	GALL	GAULTHERIA SHALLON	SALAL	1 GAL. 30" O.C.
[Symbol]	MAHON	MAHONIA REPENS	CREeping MAHONIA	1 GAL. 30" O.C.
[Symbol]	POLYST	POLYSTICHUM MUNITUM	SWORD FERN	1 GAL. 24" O.C.
[Symbol]	RIBES	RIBES SANGUINEUM	FLOWERING CURRANT	2 GAL. 4" O.C.
[Symbol]	SPIREA	SPIREA DOUGLASII	DOUGLAS SPIREA	2 GAL. 4" O.C.
[Symbol]	PHYSCA	PHYSOCARPUS CAPITATUS	PACIFIC NINEBARK	2 GAL. 3" O.C.
HERBACEOUS				
[Symbol]	DESCHA	DESCHAMPSIA CESPITOSA	TUFTED HAIRGRASS	4" POT 12" O.C.
[Symbol]	JUNCUS	JUNCUS PATENS	COMMON RUSH	4" POT 12" O.C.
[Symbol]	JUNCUS	JUNCUS PATENS 'ELK BLUE'	ELK BLUE RUSH	4" POT 12" O.C.
[Symbol]	SCIRPU	SCIRPUS MICROCARPUS	SMALL FRUITED BULRUSH	4" POT 12" O.C.
SEED				
[Symbol]	HYDRO	HYDROSEED PROTOME 840	NATIVE BIO-FILTER MIX	1 LB/1000 SF

IRRIGATION TO BE A FULLY AUTOMATIC PERMANENT SYSTEM
CONTROLLED BY A WEATHER BASED IRRIGATION CONTROLLER. SHRUBS
AND TREES TO BE WATERED VIA DRIP IRRIGATION WITH DRIP TUBING
AND EMITTERS. FINISHED LAWNS TO BE IRRIGATED VIA BELOW GRADE
SYSTEM UTILIZING POP UP WATER EFFICIENT ROTORS.



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PORTLAND, OR 97204
503-228-3122

Advance Road Middle School

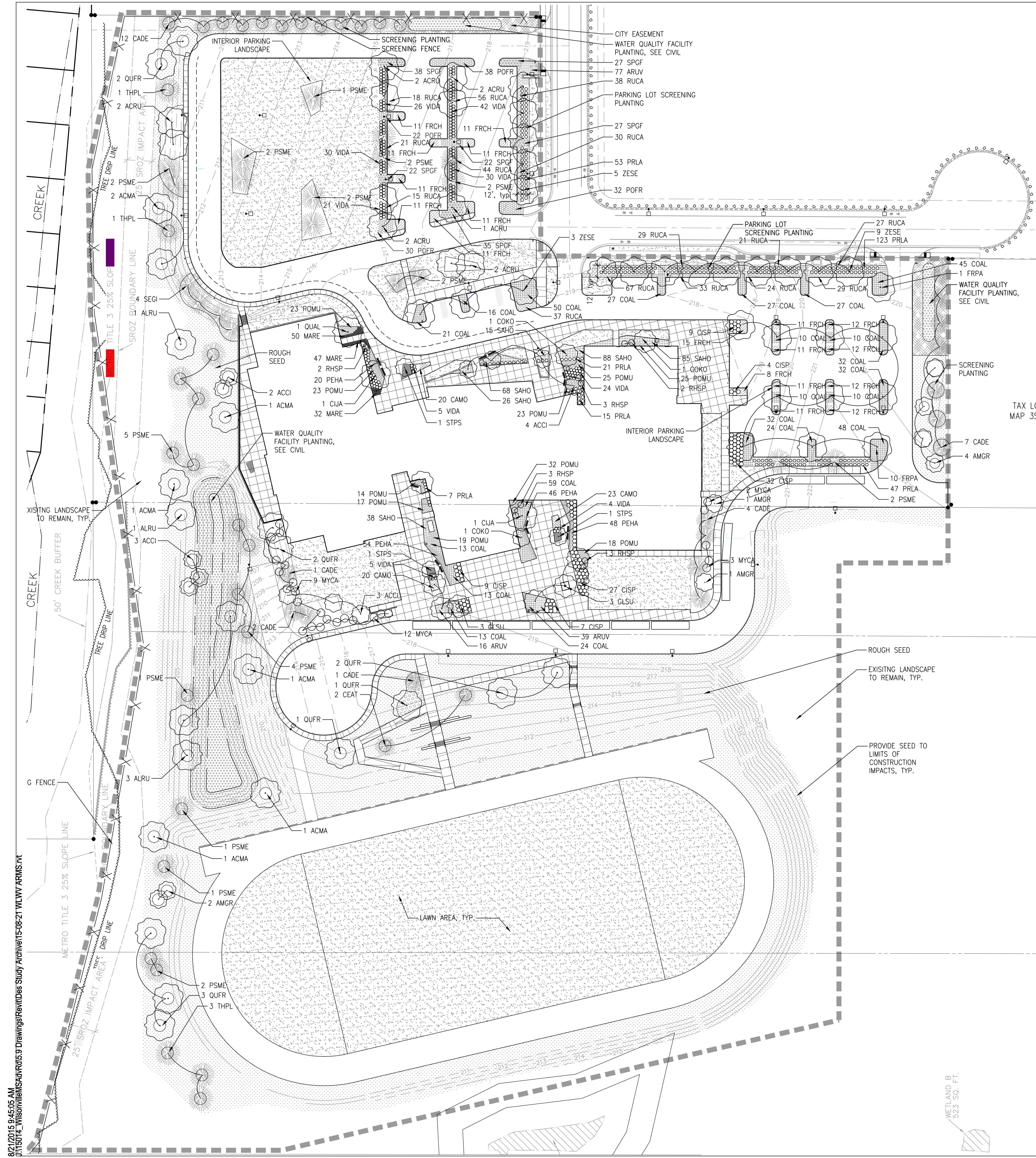
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Advance Road Wilsonville, OR
t: (503) 673.7995

key plan

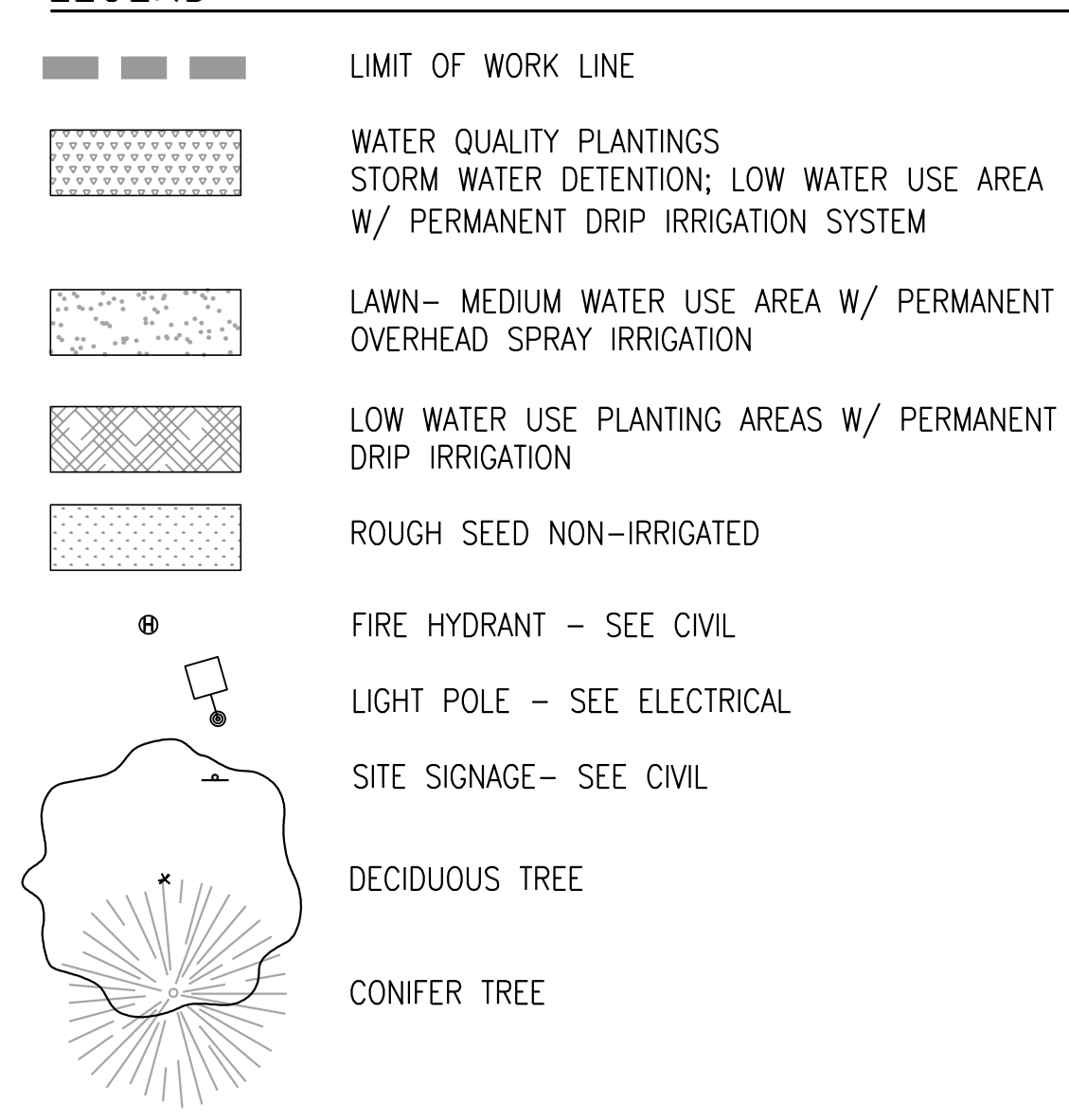
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	APPLICATION
date	12/7/15
revisions	
project #	15014
PLANTING PLAN	

LU2.03

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LEGEND



ALL PLANT MATERIALS TO ADHERE TO SECTION 4.176.06 LANDSCAPING, SCREENING AND BUFFERING REQUIREMENTS:

SUGGESTED PLANT LIST: GENERAL LANDSCAPING

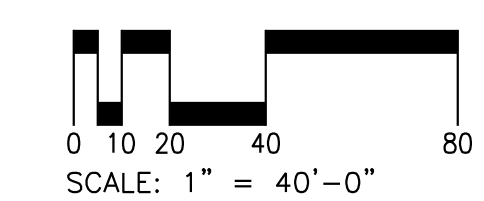
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE/CONDITION	SPACING
PRIMARY AND SECONDARY TREES				
ACMA	ACER MACROPHYLLUM	BIG LEAF MAPLE	2" CAL.	AS SHOWN
ACRU	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	2" CAL.	AS SHOWN
FRMA	FRAXINUS PENNSYLVANICA 'MARSHALL'	MARSHALL ASH	2" CAL.	AS SHOWN
FRPA	FRAXINUS PENNSYLVANICA 'PATMORE'	PATMORE ASH	2" CAL.	AS SHOWN
QUAL	QUERCUS ALBA	WHITE OAK	2" CAL.	AS SHOWN
QUCO	QUERCUS COCCINEA	SCARLET OAK	2" CAL.	AS SHOWN
QUFR	QUERCUS FRANETTO 'FOREST GREEN'	FOREST GREEN OAK	2" CAL.	AS SHOWN
ZESE	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	2" CAL.	AS SHOWN
ACCENT TREES				
AMGR	AMELANCHIER X GRANDIFLORA	SERVICEBERRY	1-3/4" CAL.	AS SHOWN
ACCI	ACER CIRCINATUM	VINE MAPLE	1-3/4" CAL.	AS SHOWN
KOKO	CORNUS KOUSA	KOUSA DOGWOOD	1-3/4" CAL.	AS SHOWN
GLTR	GLEDITSIA TRIACANTHOS 'SUNBURST'	SUNBURST HONEYLOCUST	1-3/4" CAL.	AS SHOWN
STPS	STEWARTIA PSEUDOCAMELLIA	JAPANESE STEWARTIA	1-3/4" CAL.	AS SHOWN
CONIFER TREES				
CADE	CALOCEDRUS DECURRENS	INCENSE CEDAR	8' MIN.	AS SHOWN
CEAT	CEDRUS ATLANTICA	ATLAS CEDAR	8' MIN.	AS SHOWN
THPL	THUJA PLICATA	WESTERN RED CEDAR	8' MIN.	AS SHOWN
PSME	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	8' MIN.	AS SHOWN
SEGI	SEQUIADENDRON GIGANTEUM	GIANT SEQUOIA	8' MIN.	AS SHOWN
LOW WATER USAGE SHRUBS AND GROUNDCOVER				
ARUV	ARCTOSTAPHYLOS UVA URSI	KINNICKINICK	1 GAL.	24" O.C.
CAMO	CAREX MORROWI 'ICE DANCE'	ICE DANCE SEDGE	1 GAL.	30" O.C.
CISP	CISTUS SPP.	ROCKROSE	2 GAL.	AS SHOWN
COAL	CORNUS ALBA 'IVORY HALO'	VARIATED DOGWOOD	2 GAL.	4" O.C.
FRCH	FRAGARIA CHILOENSIS	COASTAL STRAWBERRY	1 GAL.	30" O.C.
LJUA	LIGUSTRUM JAPONICUM 'TEXANUM'	WAX LEAF PRIVET	2 GAL.	AS SHOWN
LOPI	LONICERA PILEATA	BOX LEAF HONEYSUCKLE	2 GAL.	AS SHOWN
MARE	MAHONIA REPENS	CREEPING MAHONIA	1 GAL.	AS SHOWN
MYCA	MYRICA CALIFORNICA	PACIFIC WAX MYRTLE	2 GAL.	AS SHOWN
PEHA	PENNISTEM 'HADELN'	DWARF FOUNTAIN GRASS	1 GAL.	30" O.C.
POMU	POLYSTICHUM MUNITUM	SWORD FERN	1 GAL.	36" O.C.
POFR	POTENTILLA FRUTICOSA	POTENTILLA	2 GAL.	3" O.C.
PRLA	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	CHERRY LAUREL	2 GAL.	AS SHOWN
RHSP	RHODODENDRON SPP.	RHODODENDRON	2 GAL.	AS SHOWN
RUCA	RUBUS CALYGINOIDES	CREEPING BRAMBLE	1 GAL.	30" O.C.
SAHO	SARCOCOCCA HOOKERIANA 'HUMILIS'	SWEET BOX	1 GAL.	24" O.C.
SPDO	SPIREA DOUGLASII	DOUGLAS SPIREA	2 GAL.	3" O.C.
SPGF	SPIREA JAPONICA 'GOLDFLAME'	GOLDFLAME SPIREA	2 GAL.	3" O.C.
VIDA	VIBURNUM DAVIDII	DAVID VIBURNUM	2 GAL.	AS SHOWN

ALL WATER QUALITY PLANTINGS TO ADHERE TO PLANTING REQUIREMENTS AS DEFINED IN CITY OF WILSONVILLE 2014 STORMWATER & SURFACE WATER DESIGN & CONSTRUCTION STANDARDS :

SUGGESTED PLANT LIST: WATER QUALITY FACILITIES

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE/CONDITION	SPACING
TREES				
	ACER MACROPHYLLUM	BIG LEAF MAPLE	1" CAL.	AS SHOWN
	ACER CIRCINATUM	VINE MAPLE	1" CAL.	AS SHOWN
	ALNUS RUBRUM	RED ALDER	1" CAL.	AS SHOWN
SHRUBS AND GROUNDCOVER				
	CORNUS SERICEA 'KELSEY'	KELSEY DOGWOOD	2 GAL.	2' O.C.
	CORNUS SERICEA	RED TWIG DOGWOOD	2 GAL.	4' O.C.
	GAULTHERIA SHALLON	SALAL	1 GAL.	30" O.C.
	MAHONIA REPENS	CREEPING MAHONIA	1 GAL.	30" O.C.
	POLYSTICHUM MUNITUM	SWORD FERN	1 GAL.	24" O.C.
	RIBES SANGUINEUM	FLOWERING CURRANT	2 GAL.	4' O.C.
	SPIREA DOUGLASII	DOUGLAS SPIREA	2 GAL.	4' O.C.
	PHYSOCARPUS CAPITATUS	PACIFIC NINEBARK	2 GAL.	3' O.C.
HERBACEOUS				
	DESCHAMPSIA CESPITOSA	TUFTED HAIRGRASS	4" POT	12" O.C.
	JUNCUS PATENS	COMMON RUSH	4" POT	12" O.C.
	JUNCUS PATENS 'ELK BLUE'	ELK BLUE RUSH	4" POT	12" O.C.
	SCIRPUS MICROCARPUS	SMALL FRUITED BULRUSH	4" POT	12" O.C.
SEED				
	HYDROSEED PROTOME 840	NATIVE BIO-FILTER MIX	1 LB/1000 SF	

IRRIGATION TO BE A FULLY AUTOMATIC PERMANENT SYSTEM CONTROLLED BY A WEATHER BASED IRRIGATION CONTROLLER. SHRUBS AND TREES TO BE WATERED WITH DRIP IRRIGATION WITH DRIP TUBING AND EMITTERS. FINISHED LAWNS TO BE IRRIGATED VIA BELOW GRADE SYSTEM UTILIZING POP UP WATER EFFICIENT ROTORS.



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key plan

phase	LAND USE
date	APPLICATION
revisions	12/7/15
project #	15014
PLANTING PLAN-BASE BID	
LU2.04	

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phase	LAND USE
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revisions	12/7/15
project #	15014
	FIRST FLOOR PLAN OVERALL WITH ALTS

LU3.01a

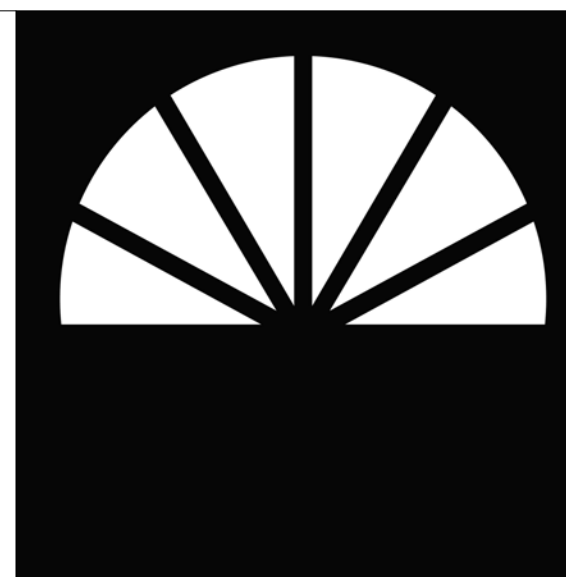
FIRST FLOOR PLAN OVERALL PLAN WITH ALTS

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LINE OF MASTER PLAN:
ORCHESTRA ROOM



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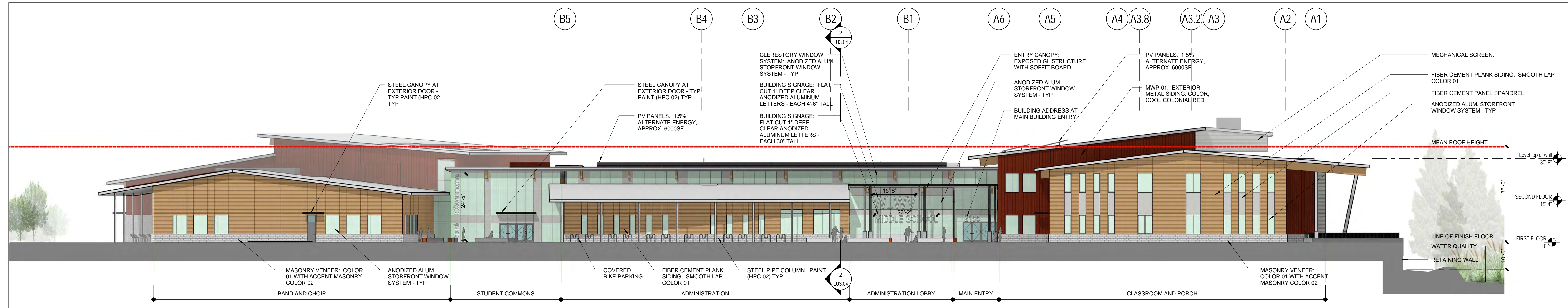
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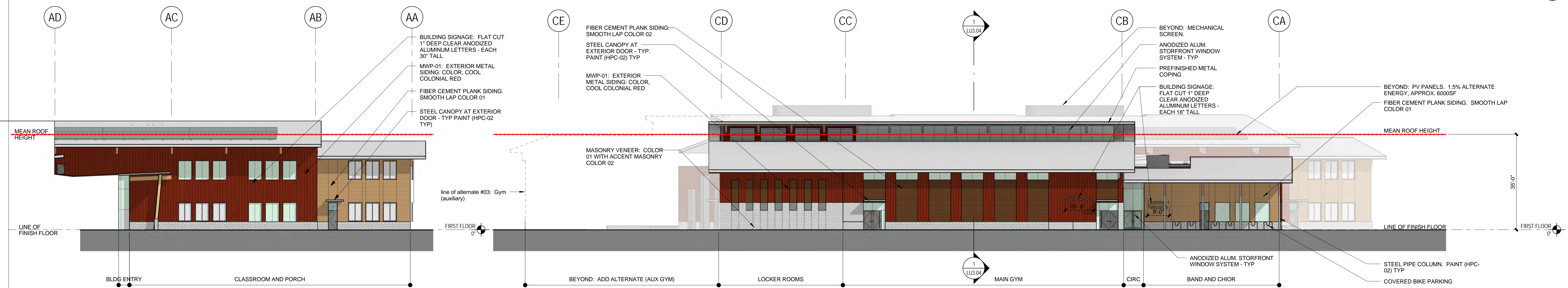
phase	LAND USE
date	12/7/15
revisions	
project #	15014

EXTERIOR ELEVATIONS

LU3.03

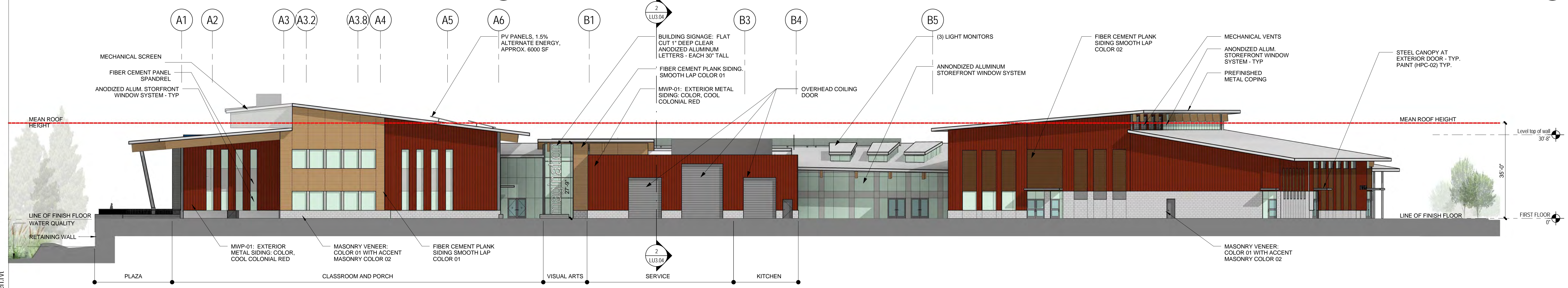


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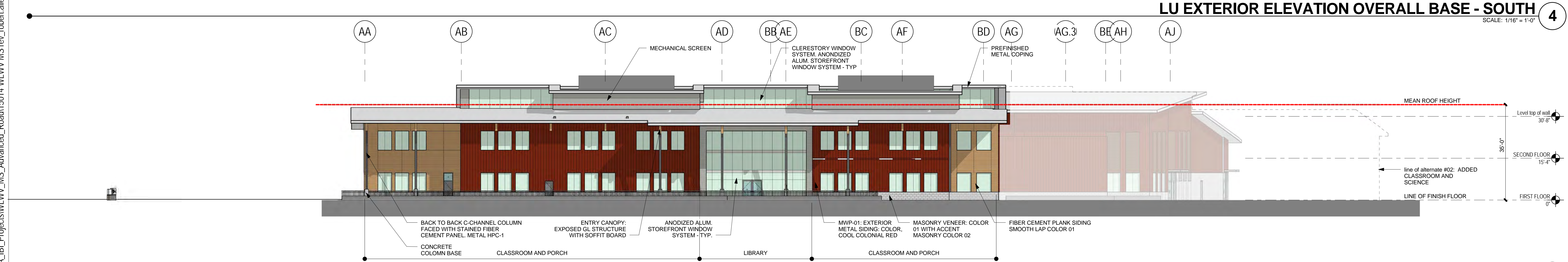


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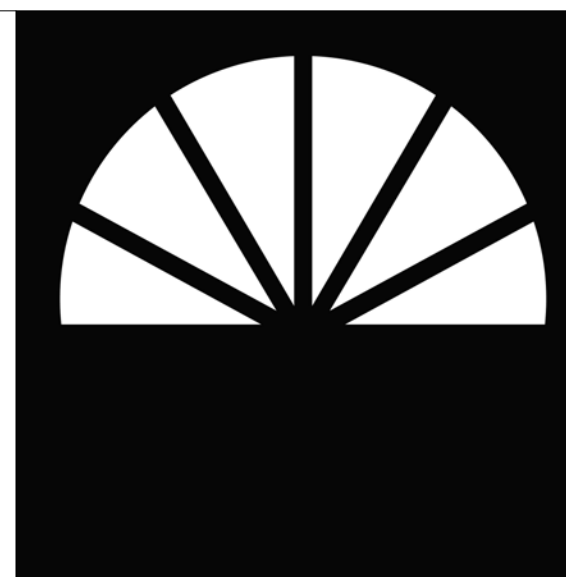


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LU EXTERIOR ELEVATION OVERALL BASE - WEST 5
 SCALE: 1/16" = 1'-0"

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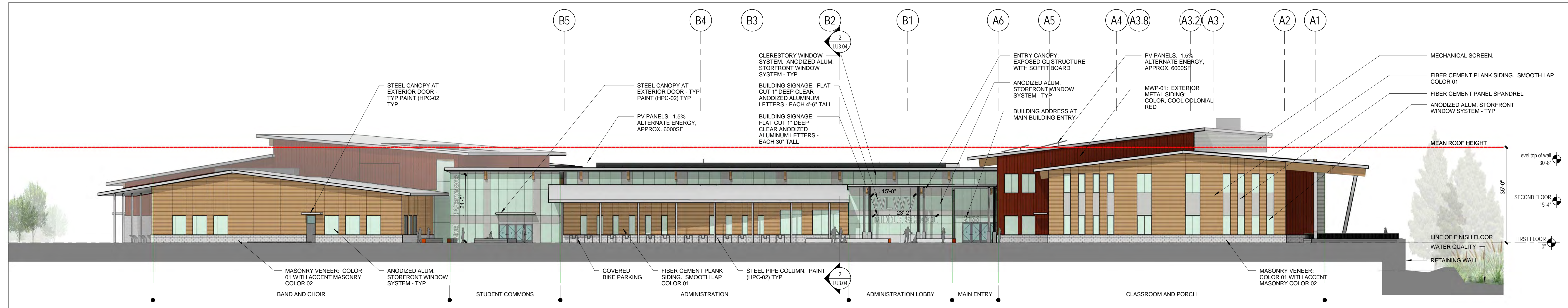


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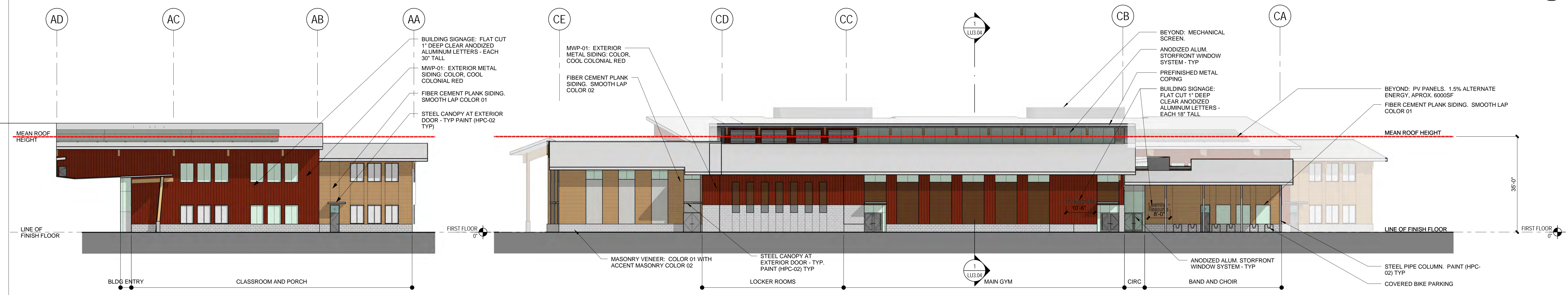


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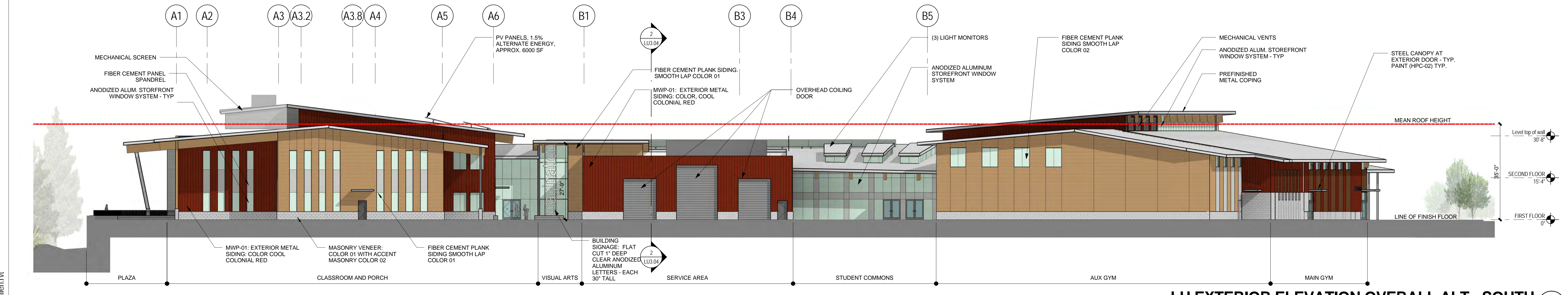


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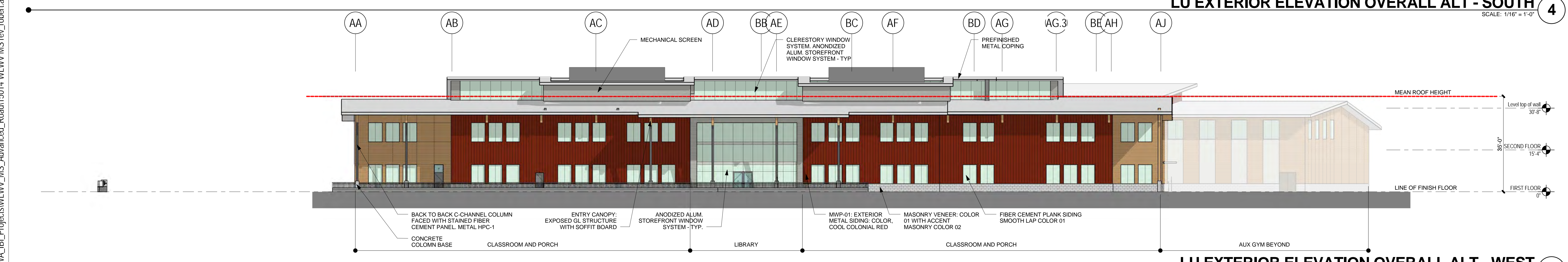


LU EXTERIOR ELEVATION OVERALL ALT - EAST 3
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LU EXTERIOR ELEVATION bldg sign 2
 SCALE: 1/16" = 1'-0"



LU EXTERIOR ELEVATION OVERALL ALT - SOUTH 4
 SCALE: 1/16" = 1'-0"



LU EXTERIOR ELEVATION OVERALL ALT - WEST 5
 SCALE: 1/16" = 1'-0"

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phase	LAND USE
date	12/7/15
revisions	

project # 15014
 EXTERIOR ELEVATIONS
 ALT

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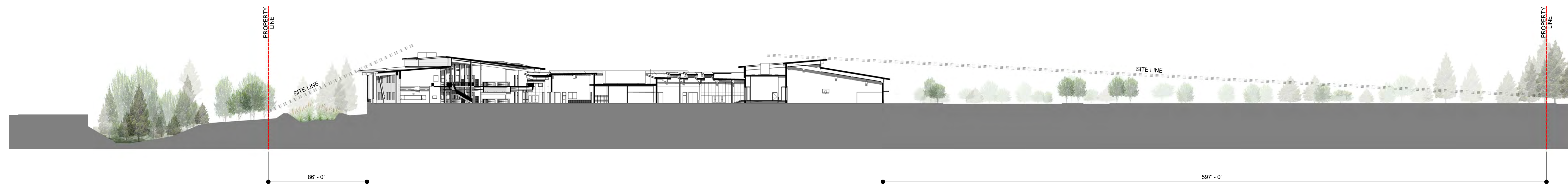


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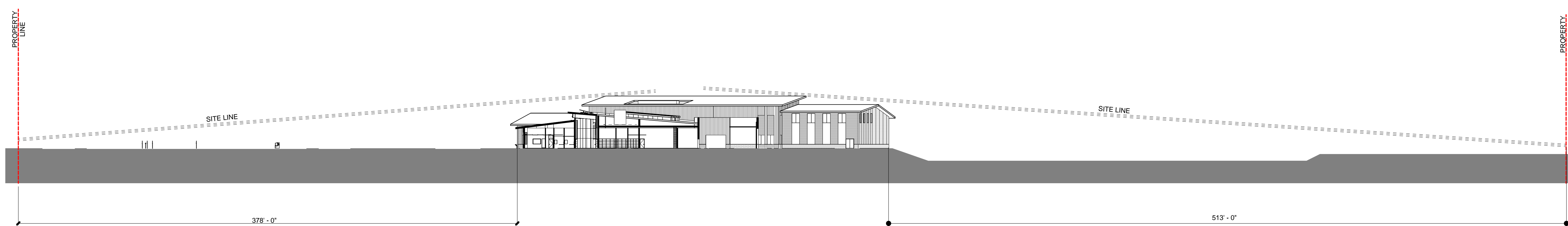


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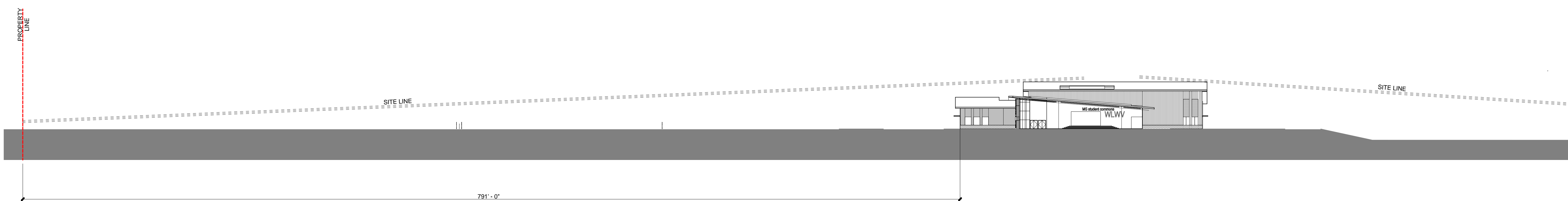
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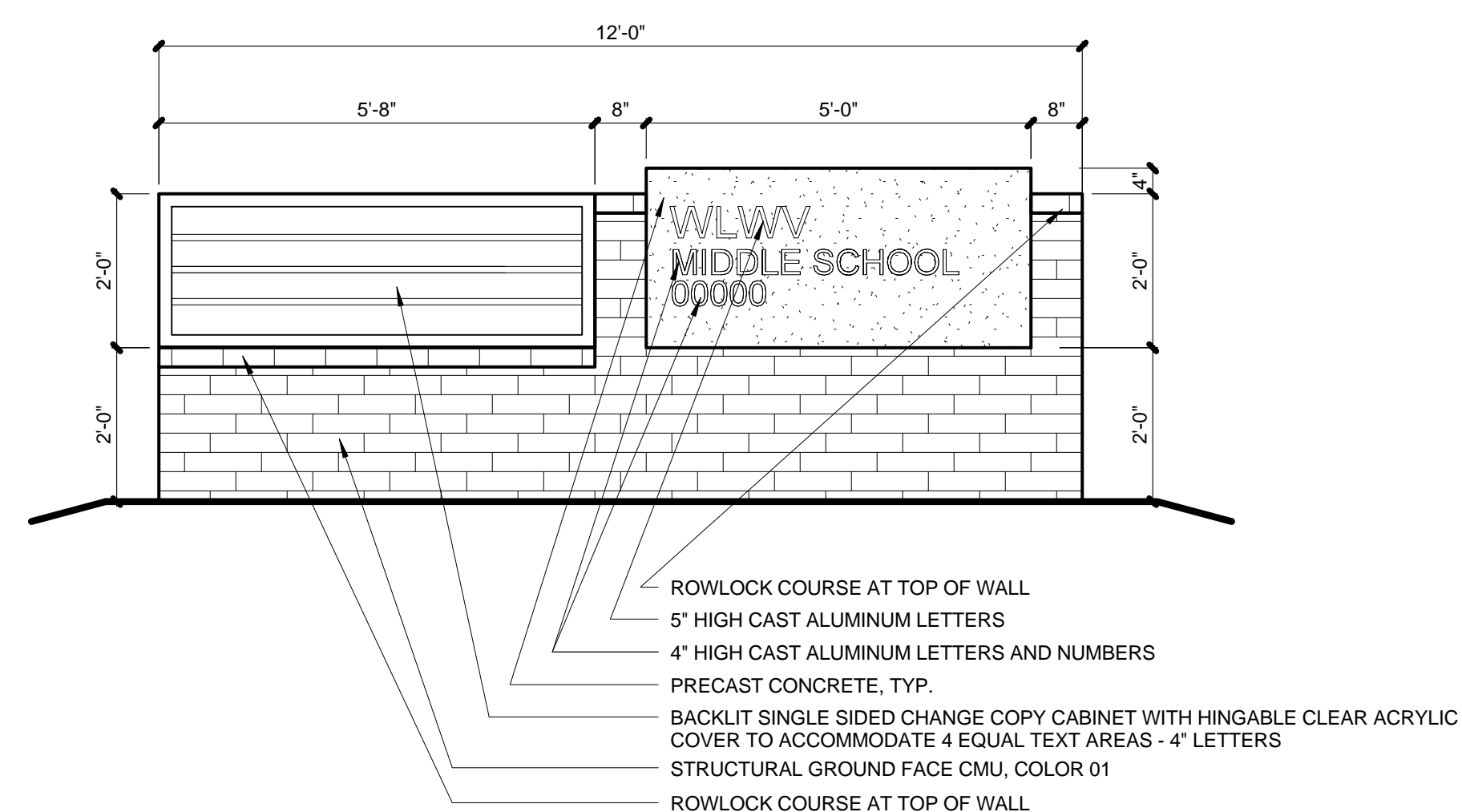
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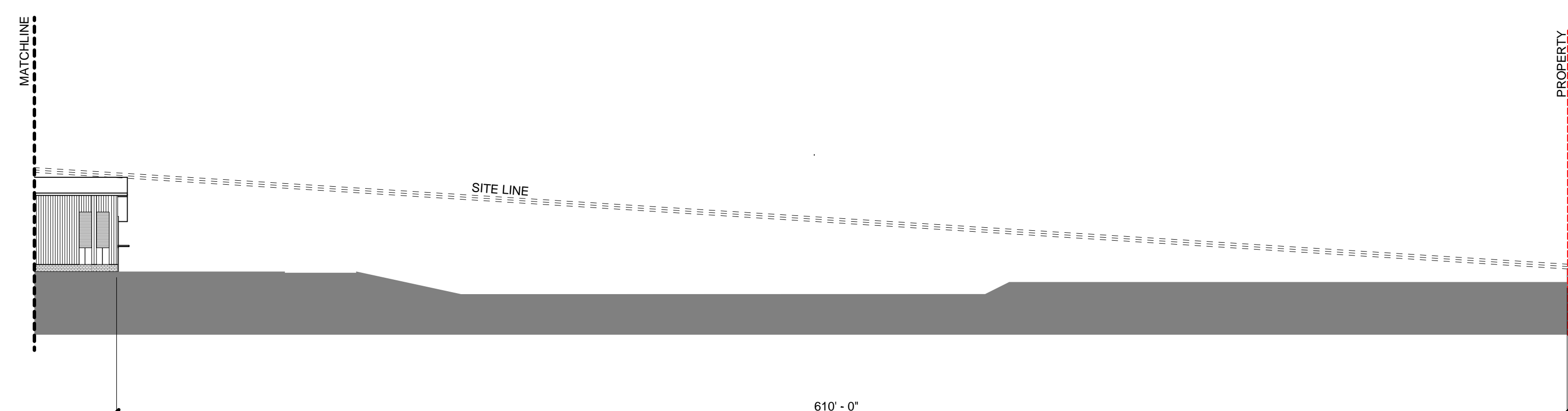
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 SCALE: 1" = 40'-0"



LU BS - Site building NS 02 3
 SCALE: 1" = 40'-0"



MONUMENT SIGN ELEVATION 5
 SCALE: 1/2" = 1'-0"



LU BS - Site building NS 02 - Cont 4
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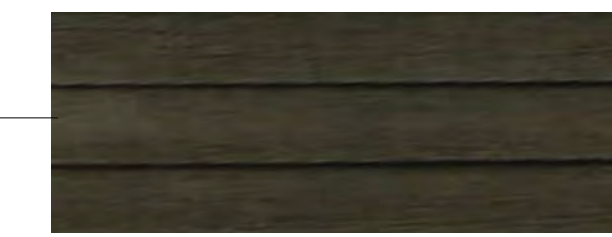
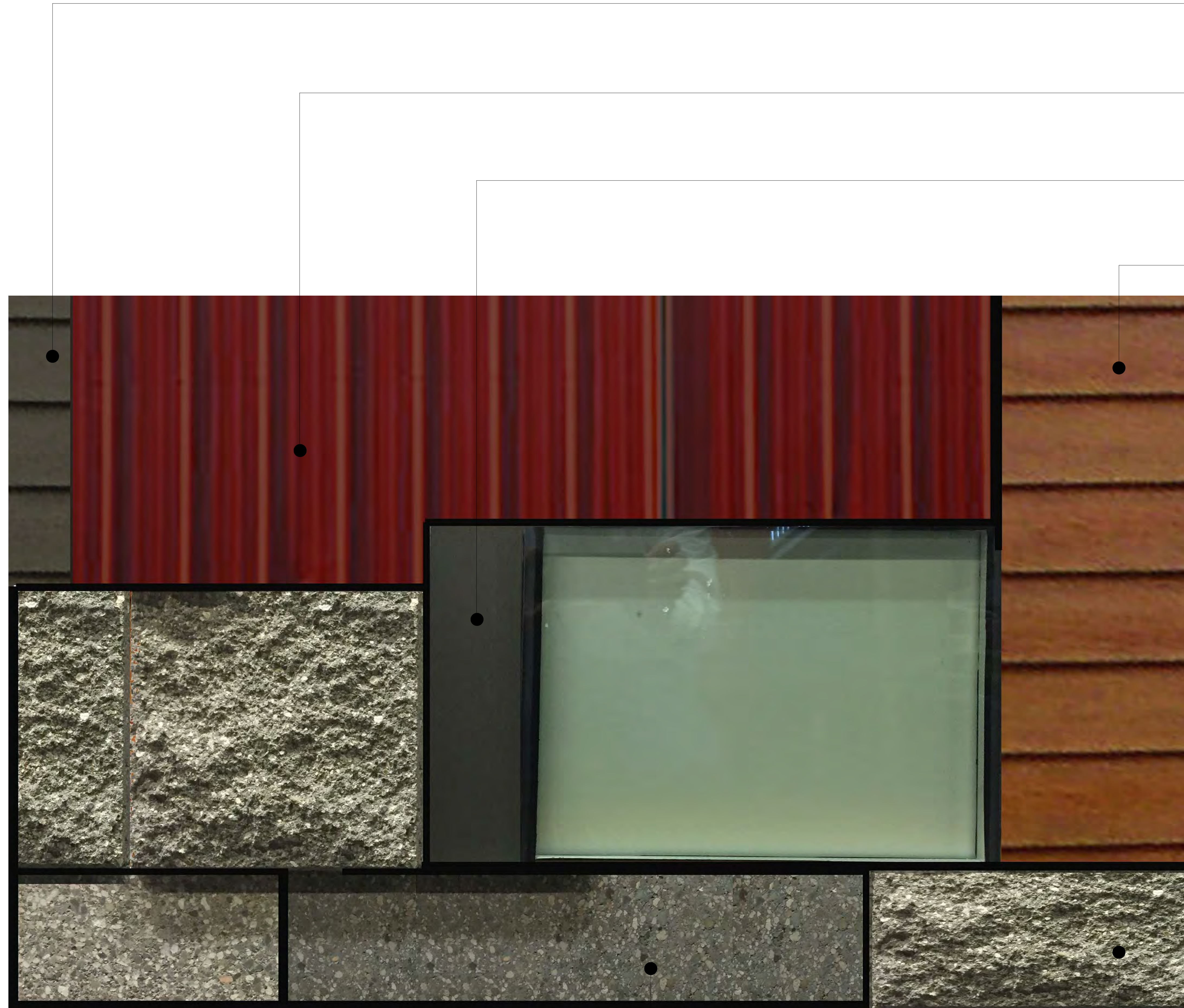
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phase	LAND USE
APPLICATION	
date	12/7/15
revisions	

project # 15014
 SIGHT LINE SECTIONS
 MONUMENT SIGN

LU3.04

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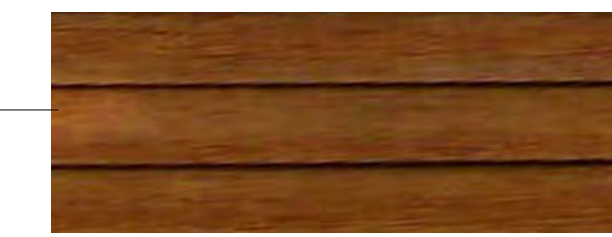
FIBER CEMENT PLANK SIDING.
SMOOTH LAP COLOR 02



EXTERIOR METAL SIDING:
COLOR COOL COLONIAL RED



EXTERIOR MISC METAL - BRONZE
STOREFRONT
EFCCO / KAWNEER - BRONZE



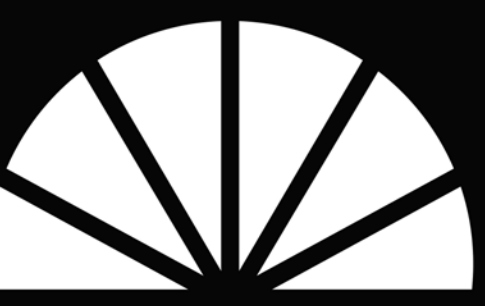
FIBER CEMENT PLANK
SIDING. SMOOTH LAP COLOR
01



MASONRY VENEER: SPLIT
FACE COLOR 01



ACCENT MASONRY VENEER:
GROUND FACE COLOR 02

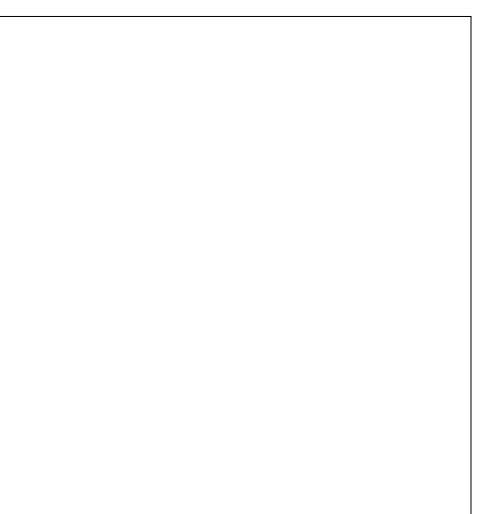


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phase	LAND USE
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revisions	

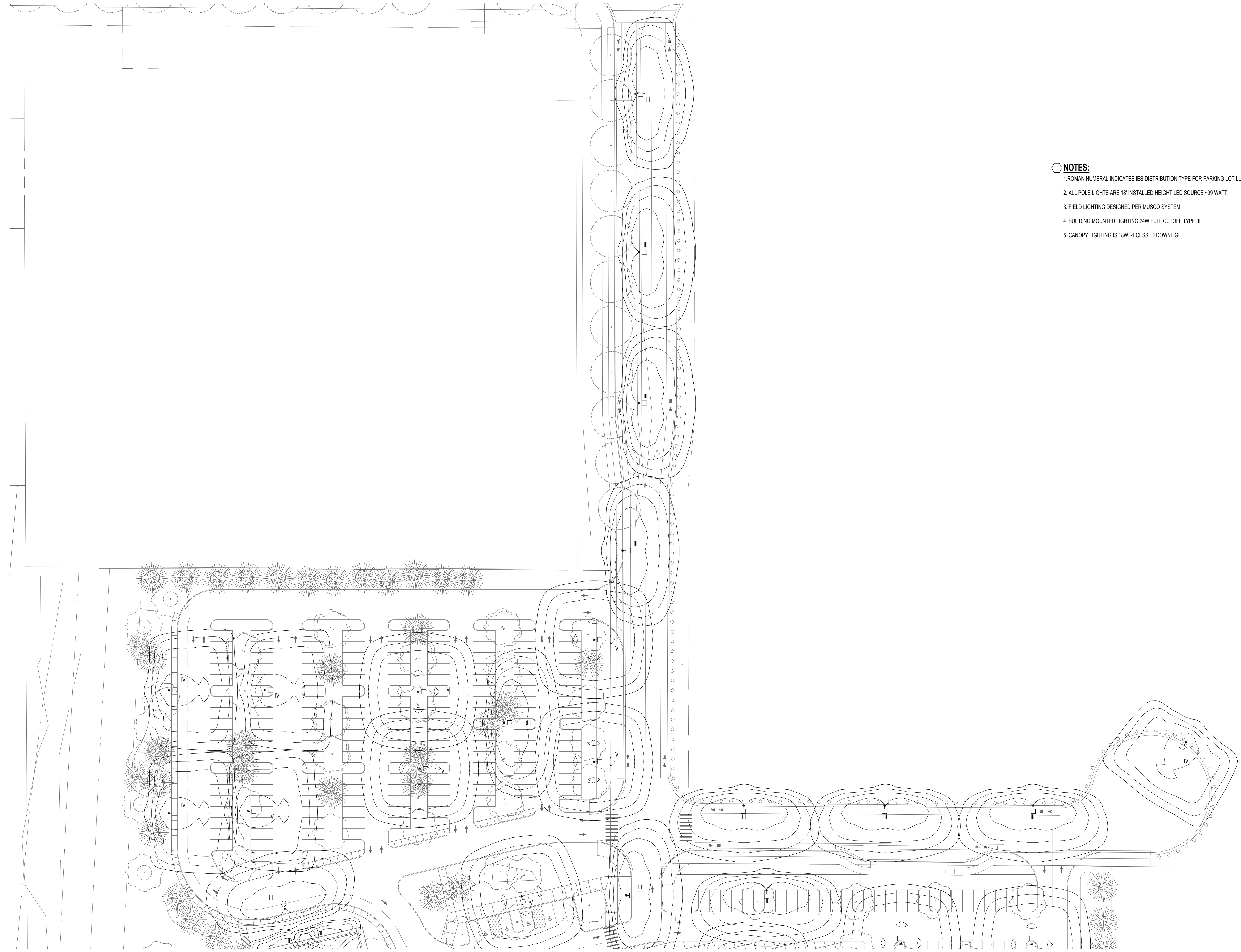
project # 15014
EXTERIOR MATERIALS

LU3.05

LU EXTERIOR BUILDING MATERIALS

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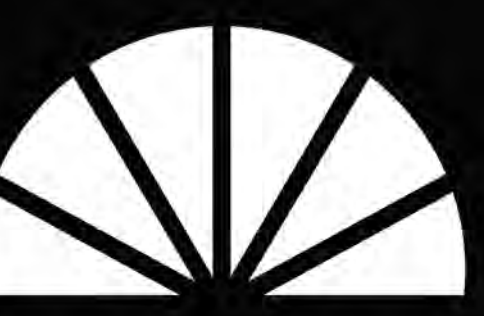
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- NOTES:**
1. ROMAN NUMERAL INDICATES IES DISTRIBUTION TYPE FOR PARKING LOT LUMINAIRES.
 2. ALL POLE LIGHTS ARE 18' INSTALLED HEIGHT LED SOURCE ~99 WATT.
 3. FIELD LIGHTING DESIGNED PER MUSCO SYSTEM.
 4. BUILDING MOUNTED LIGHTING 24W FULL CUTOFF TYPE III.
 5. CANOPY LIGHTING IS 18W RECESSED DOWNLIGHT.

1 LIGHT COVERAGE PLAN
1" = 30'-0"

1 / LU4.01
1 / LU4.02



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key plan

phase	LAND USE
	APPLICATION
date	12/7/15
revisions	

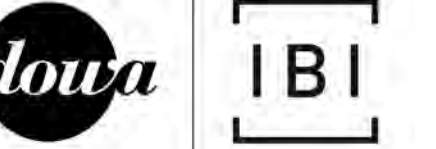
project # 15014
LIGHT COVERAGE PLAN

LU4.01



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West Linn Wilsonville
Advance Road Wilsonville, OR
t: (503) 673 7995

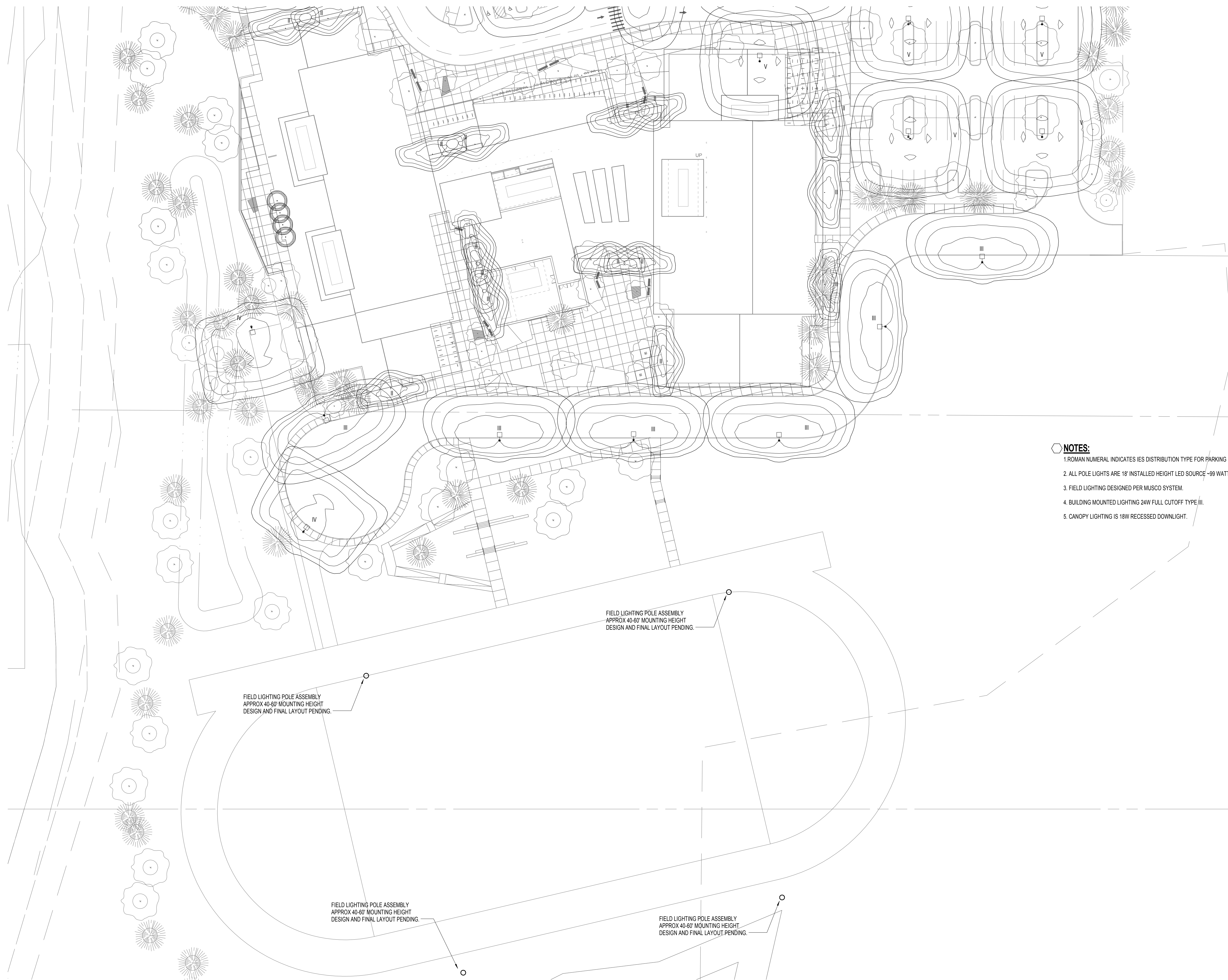
key plan

phase	LAND USE
date	12/7/15
revisions	

project # 15014

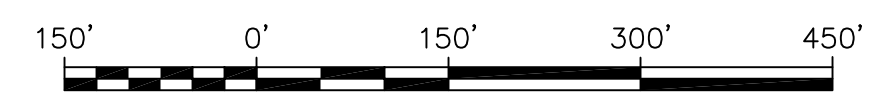
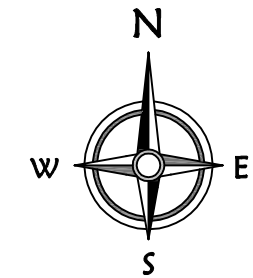
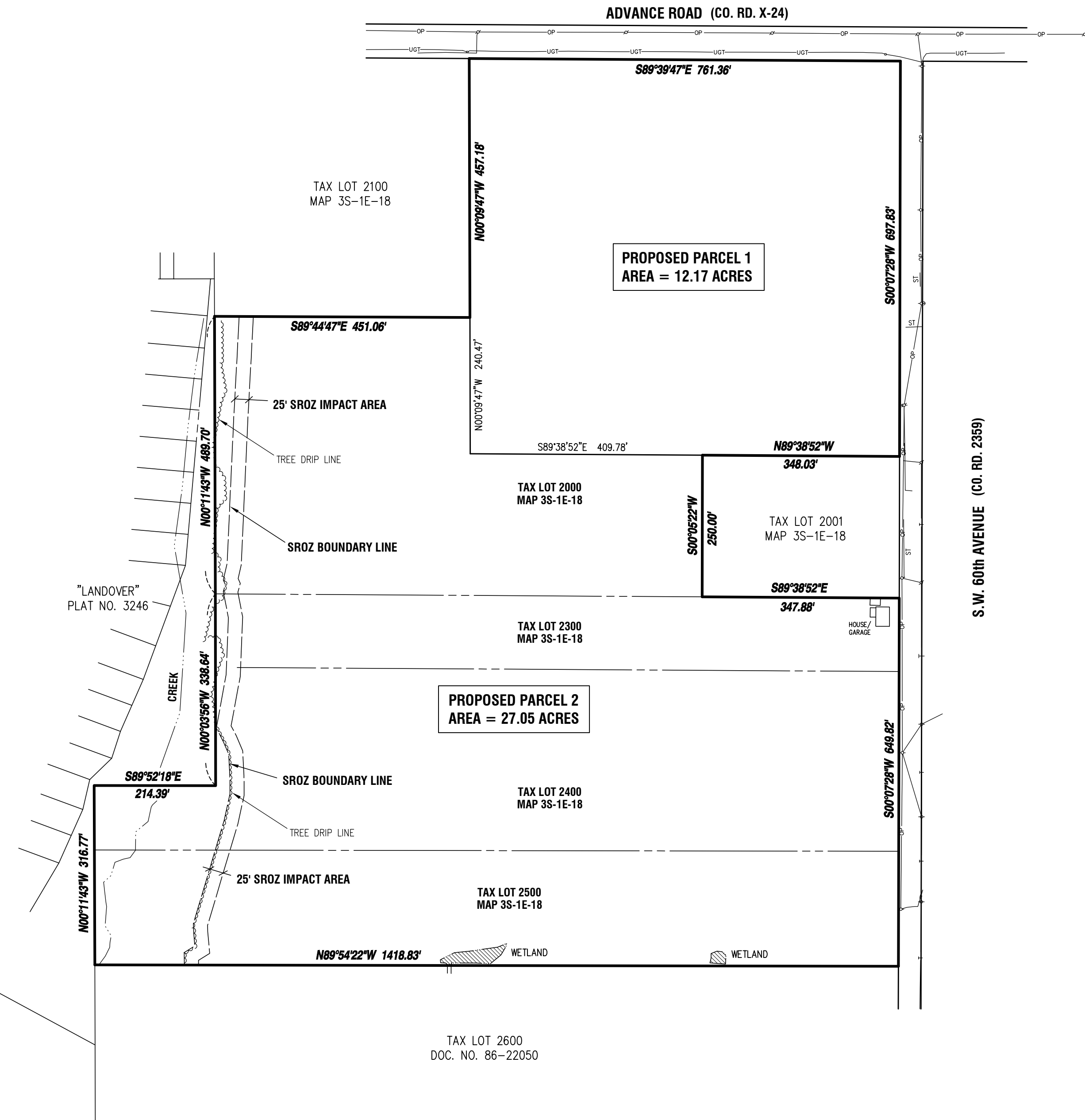
LIGHT COVERAGE PLAN

LU4.02



- NOTES:**
1. ROMAN NUMERAL INDICATES IES DISTRIBUTION TYPE FOR PARKING LOT LUMINAIRES.
 2. ALL POLE LIGHTS ARE 18' INSTALLED HEIGHT LED SOURCE -90 WATT.
 3. FIELD LIGHTING DESIGNED PER MUSCO SYSTEM.
 4. BUILDING MOUNTED LIGHTING 24W FULL CUTOFF TYPE III.
 5. CANOPY LIGHTING IS 18W RECESSED DOWNLIGHT.

1 LIGHT COVERAGE PLAN
1" = 30'-0"



Scale: 1" = 150'

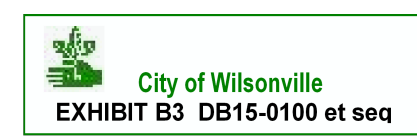
- ST STORM SEWER LINE
- UGT UNDERGROUND TELEPHONE LINE
- OP OVERHEAD ELECTRIC LINE

OWNER/APPLICANT: TIM WOODLEY
WEST LINN WILSONVILLE SCHOOL DISTRICT

LOCATION: NW 1/4 OF SECTION 18, T.3S., R.1E., W.M.

ACREAGE: 39.22 ACRES

SURVEYED BY: MIKE RADEMACHER
COMPASS LAND SURVEYORS
4107 SE INTERNATIONAL WAY, SUITE 705
MILWAUKIE, OREGON 97222 503-653-9093



TENTATIVE PLAT

REVISIONS	DRAWN	MMM	CHECKED	MAR
	SCALE	1" = 150'	DATE	NOV., 2015
	PLAN	6729 Prelim partition.dwg		

COMPASS Land Surveyors
4107 SE International Way, Suite 705
Milwaukie, Oregon 97222 503-653-9093

WEST LINN-WILSONVILLE SCHOOL DISTRICT
22210 SW STAFFORD ROAD
TUALATIN, OREGON 97068 503-673-7700

TAX LOTS 2000, 2300, 2400 & 2500
T.3S., R.1E., SECTION 18
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON

P:\6729\6729 AutoCAD\Drawings\6729 Prelim partition.dwg, 11/9/2015 9:14:28 AM, mmascherat, 11:50

DEVELOPMENT REVIEW BOARD MEETING

MONDAY, FEBRUARY 8, 2016

6:30 PM

VII. Public Hearing:

B. Resolution No. 321. Villebois Phase 4 North – Calais East at Villebois: Stacy Connery, AICP, Pacific Community Design, Inc. – representative for Fred Gast, Polygon NW Company- applicant. The applicant is requesting approval of an Annexation and Zone Map Amendment from Rural Residential Farm Forest 5-Acre (RRFF-5) to Village (V) for the approximately 1 acre property located at 11700 SW Tooze Road, an Amendment to SAP North, a Preliminary Development Plan, Tentative Subdivision Plat, Type C Tree Plan, and Final Development Plan for a 63-lot single family subdivision in Villebois and associated improvements. The subject site is located on Tax Lots 1100, 1101 and 1203 of Section 15 and Tax Lot 8900 of Section 15BA, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon. Staff: Daniel Pauly

Case Files: DB15-0084 – Annexation (*Tax Lot 1203 only*)
DB15-0085 – Zone Map Amendment (*Tax Lot 1203 only*)
DB15-0086 – SAP North Amendment
DB15-0087 – Preliminary Development Plan
DB15-0088 – Tentative Subdivision Plat
DB15-0089 – Type C Tree Plan
DB15-0090 – Final Development Plan

The DRB action on the Annexation and Zone Map Amendment is a recommendation to the City Council.

This item was continued to this date and time certain at the January 11, 2016 DRB Panel A meeting.

**DEVELOPMENT REVIEW BOARD
RESOLUTION NO. 321**

A RESOLUTION ADOPTING FINDINGS RECOMMENDING APPROVAL TO CITY COUNCIL OF AN ANNEXATION AND ZONE MAP AMENDMENT FROM RURAL RESIDENTIAL FARM FOREST 5-ACRE (RRFF-5) TO VILLAGE (V) FOR THE APPROXIMATELY 1 ACRE PROPERTY LOCATED AT 11700 SW TOOZE ROAD AND ADOPTING FINDINGS AND CONDITIONS APPROVING AN AMENDMENT TO SAP-NORTH INCLUDING REFINEMENTS TO THE VILLEBOIS VILLAGE MASTER PLAN, A PRELIMINARY DEVELOPMENT PLAN, A TENTATIVE SUBDIVISION PLAT, A TYPE C TREE PLAN, AND A FINAL DEVELOPMENT PLAN FOR A 63-LOT SINGLE FAMILY SUBDIVISION IN VILLEBOIS AND ASSOCIATED IMPROVEMENTS. THE SUBJECT SITE IS LOCATED ON TAX LOTS 1100, 1101, AND 1203, OF SECTION 15, AND TAX LOT 8900 OF SECTION 15BA, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON. STACY CONNERY, AICP, PACIFIC COMMUNITY DESIGN, INC. – REPRESENTATIVE FOR FRED GAST, POLYGON NW COMPANY- APPLICANT.

WHEREAS, an application, together with planning exhibits for the above-captioned development, has been submitted in accordance with the procedures set forth in Section 4.008 of the Wilsonville Code, and

WHEREAS, the Planning Staff has prepared staff report on the above-captioned subject dated February 1, 2016, and

WHEREAS, said planning exhibits and staff report were duly considered by the Development Review Board Panel A at a scheduled meeting conducted on February 8, 2016, at which time exhibits, together with findings and public testimony were entered into the public record, and

WHEREAS, the Development Review Board considered the subject and the recommendations contained in the staff report, and

WHEREAS, interested parties, if any, have had an opportunity to be heard on the subject.

NOW, THEREFORE, BE IT RESOLVED that the Development Review Board of the City of Wilsonville does hereby adopt the staff report dated February 1, 2016, attached hereto as Exhibit A1, with findings and recommendations contained therein, and authorizes the Planning Director to issue permits consistent with said recommendations, subject to, as applicable for Tax Lot 1203 at 11700 SW Tooze Road, City Council approval of the Annexation and Zone Map Amendment Requests (DB15-0084 and DB15-0085) for:

DB15-00086 through DB15-0090, Specific Area Plan Amendment, Preliminary Development Plan, Tentative Subdivision Plat, Type C Tree Plan, and Final Development Plan for a 63-lot residential subdivision, and associated parks and open space and other improvements.

ADOPTED by the Development Review Board of the City of Wilsonville at a regular meeting thereof this 8th day of February, 2016 and filed with the Planning Administrative Assistant on _____. This resolution is final on the 15th calendar day after the postmarked date of the written notice of decision per *WC Sec 4.022(.09)* unless appealed per *WC Sec 4.022(.02)* or called up for review by the council in accordance with *WC Sec 4.022(.03)*.

Mary Fierros Bower Chair, Panel A
Wilsonville Development Review Board

Attest:

Shelley White, Planning Administrative Assistant

Exhibit A1
Staff Report
Wilsonville Planning Division

Polygon Homes- Calais East at Villebois Single-family Subdivision
Villebois Phase 4 North

Development Review Board Panel 'A'
Quasi-Judicial Public Hearing

Hearing Date:	February 8, 2016
Date of Report:	February 1, 2016

Application Nos.: DB15-0084 Annexation
DB15-0085 Zone Map Amendment
DB15-0086 SAP-North Amendment
DB15-0087 SAP-North PDP 4, Preliminary Development Plan
DB15-0088 Tentative Subdivision Plat
DB15-0089 Type C Tree Plan
DB15-0090 Final Development Plan for Parks and Open Space

Request/Summary The Development Review Board is asked to review a Quasi-judicial Annexation (Tax Lot 1203 only), Zone Map Amendment (Tax Lot 1203 only), Villebois Specific Area Plan North Amendment, Preliminary Development Plan, Tentative Subdivision Plat, Type C Tree Plan, and Final Development Plan for an 63-lot residential subdivision and associated improvements.

Location: South of SW Tooze Road, approximately 600 feet east of SW Grahams Ferry Road, extending south to SW Palermo Street. The properties are specifically known as Tax Lots 1100, 1101, and 1203, Section 15, Tax Lot 8900, Section 15BA Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon.

Owners: Calais at Villebois LLC, Jay and Theresa Nims, and City of Wilsonville

Applicant: Fred Gast, Polygon NW Company

Applicant's Rep.: Stacy Connery, AICP
Pacific Community Design, Inc.

Comprehensive Plan Map Designation: Residential-Village

Zone Map Classification: V RRRFF5 (Clackamas County Rural Residential Farm Forest 5)

Staff Reviewers: Daniel Pauly AICP, Associate Planner
Steve Adams PE, Development Engineering Manager
Kerry Rappold, Natural Resource Program Manager

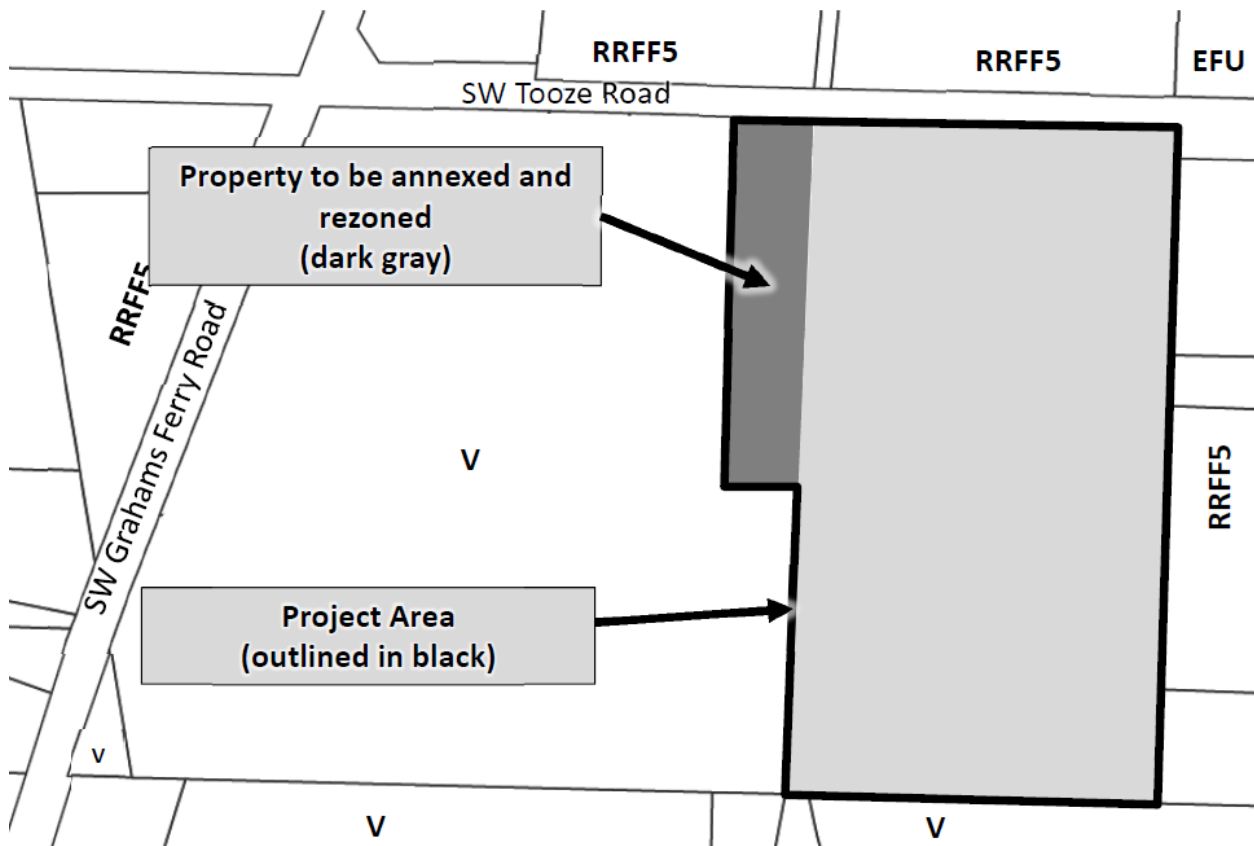
Staff Recommendations: Approve with conditions the requested SAP Amendment, Preliminary Development Plan, Tentative Subdivision Plat, Tree Removal Plan, and Final Development Plan for Parks and Open Space. Recommend approval of the requested Annexation and Zone Map Amendment to City Council.

Applicable Review Criteria

Development Code	
Section 4.008	Application Procedures-In General
Section 4.009	Who May Initiate Application
Section 4.010	How to Apply
Section 4.011	How Applications are Processed
Section 4.014	Burden of Proof
Section 4.031	Authority of the Development Review Board
Section 4.033	Authority of City Council
Subsection 4.035 (.04)	Site Development Permit Application
Subsection 4.035 (.05)	Complete Submittal Requirement
Section 4.110	Zones
Section 4.113	Residential Development in Any Zone
Section 4.125	V-Village Zone
Section 4.154	Bicycle, Pedestrian, and Transit Facilities
Section 4.155	Parking, Loading, and Bicycle Parking
Section 4.167	Access, Ingress, and Egress
Section 4.169	General Regulations-Double Frontage Lots
Section 4.171	Protection of Natural Features and Other Resources
Section 4.175	Public Safety and Crime Prevention
Section 4.176	Landscaping, Screening, and Buffering
Section 4.177	Street Improvement Standards
Section 4.197	Zone Changes and Amendments to Development Code-Procedures
Sections 4.200 through 4.220	Land Divisions
Sections 4.236 through 4.270	Land Division Standards
Sections 4.300 through 4.320	Underground Utilities
Sections 4.400 through 4.440 as applicable	Site Design Review
Sections 4.600 through 4.640.20 as applicable	Tree Preservation and Protection
Section 4.700	Annexation
Other City Planning Documents	
Comprehensive Plan	
Villebois Village Master Plan	
SAP North Approval Documents	
Regional and State Planning Documents	
Metro Code Chapter 3.09	Local Government Boundary Changes
Metro Function Plan Titles 1,2,3,6 and 7	
ORS 222.111	Authority and Procedures for Annexation

ORS 222.120	Procedure without Election by City Electors
ORS 222.125	Annexation by Consent of All Land Owners and Majority of Electors
ORS 22.170	Effect of Consent to Annexation by Territory
Statewide Planning Goals	

Vicinity Map



Background/Summary:

Annexation (DB15-0084)

The proposed annexation brings this final piece of Villebois into the City concurrently with plans to develop it with adjacent property previously annexed. The City’s Comprehensive Plan already designates the property as “Residential-Village” in anticipation of annexation concurrent with applications to develop the property. Jay and Theresa Nims, the owners and only electors residing on the property, have signed the petition for annexation found in Section IIB of the applicant’s notebook, Exhibit B1, thus consenting to annexation. As all owners of property and all electors within the area being annexed have consented in writing to annexation the City is able to process the request through the DRB and City Council as defined in the Development Code without any election. The area being annexed is approximately 1 acre.

Zone Map Amendment (DB15-0085)

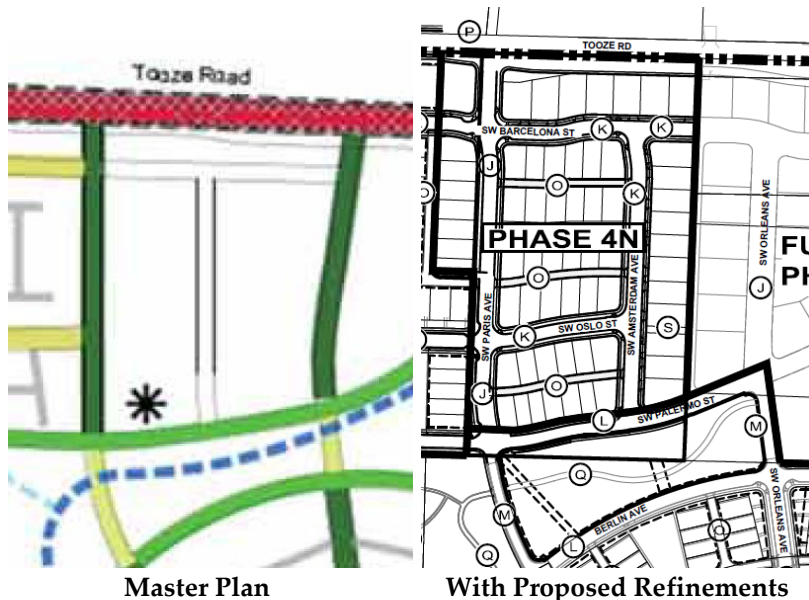
Concurrent with the annexation request, the applicant requests to change the current Clackamas County zoning designation of Rural Residential Farm Forest 5 (RRFF5) to the City of Wilsonville zoning designation of Village (V) zone for the 1 acre property at 11700 SW Tooze Road. The Village zone has been applied to all of Villebois as it has developed. The remainder of the area for the proposed subdivision is already zoned as Village (V).

SAP North Amendment (DB15-0086)

The proposed SAP Amendment adopts two SAP Elements, a Historic and Cultural Resource Inventory and Tree Inventory, for the subject property not previously approved with the last SAP North Amendment. The last SAP North Amendment was adopted with Phase 3 North in 2014 (Case File DB14-0013). In addition, the SAP North Amendment requests a number of changes to the previously approved SAP and related Villebois Village Master Plan refinements as follows:

Street Network

Two changes to the street network shown in the Villebois Village Master Plan and previous SAP North approval are proposed. First, the Master Plan and previous SAP Plans show streets on both sides of Regional Park-5 (SW Paris Avenue and SW Orleans Avenue) extending to and connecting with SW Tooze Road. The City has since evaluated planned improvements for Tooze Road and determined to move the connection to Tooze Road and limit it to one access point on SW Paris Avenue. Eliminating one of the connections better preserves the function of Tooze Road, which is a minor arterial. Second, SW Oslo Street continues through an additional block to terminate at SW Amsterdam Avenue rather than SW Paris Avenue. This change adds connectivity for vehicles, bicycles, and pedestrians.



Parks, Trails, and Open Spaces

Proposed is an additional mid-block trail connection increasing connectivity for bikes and pedestrians as well as adding private open space.

Utilities and Storm Water Facilities

The Villebois Village Master Plan shows onsite water quality along Tooze Road and a larger area reserved for Rainwater Management. Tooze Road improvements affect the location and space of onsite stormwater and rainwater facilities. Water quality facilities have been moved off-site and retrofitted to meet Tooze Road improvements. The refinements to rainwater management within Phase 4 North include street trees and bio-retention cells located in planter strips in rights-of-way, as shown within the utility plans. See applicant's notebook, Exhibit B1, Section IVB.

Land Use and Density

The Master Plan and reflective previous SAP North plans for the subject area shows large, standard, medium, small single-family detached houses within the Phase 4 area. Proposed are 63 single family detached houses – 23 small, 21 medium, 11 standard, and 8 large. The refinements to the Master Plan include a change in mix and unit counts, as well as a reconfiguration of the locations of the types of units. The refinement achieves a better mix of smalls and mediums within each block and along each street frontage. Additionally, the refinement places large lots along Tooze Road at the edge of the project. Overall, this supports the transition from larger units to smaller units moving toward the Villebois Greenway; south of the Greenway are smalls, cottages, and row homes, increasing in density and massing toward the core of the Village Center. Overall unit count remains well above 2,300 units.



Master Plan

Proposed with Refinements

	Currently Approved Count in SAP N	Proposed Unit Count in SAP N	% Change
Medium/Standard/Large/Estate	174	179	2.87%
Small Detached/Small Cottage/Row Homes/Neighborhood Apt.	273	246	-9.89%
Total	447	425	-4.92%

PDP 4N Preliminary Development Plan (DB15-0087)

The proposed Preliminary Development Plan 4 of Specific Area Plan North (also known as Calais East at Villebois) comprises 10.85 acres. The applicant proposes a variety of single-family housing types totaling 63 units, 0.72 acres of parks and open space, 3.93 acres of public streets, and associated infrastructure improvements. The front of all the houses will face tree lined streets, parks and green spaces.



Proposed Housing Type	Number of Units
Large Size Single Family	8
Standard Size Single Family	11
Medium Size Single Family	21
Small Size Single Family	23
Total	63

Tentative Subdivision Plat (DB15-0088)

The applicant is proposing the subdivision of the properties into 63 residential lots, along with alleys, park areas, and street rights-of-way. The name of the proposed subdivision approved by Clackamas County is “Calais East at Villebois.”

Type C Tree Plan (DB15-0089)

The majority of the site is open land with trees concentrated around the existing residential dwelling at the northwestern site corner. An “Important” Red Oak tree sits along SW Tooze Road and the subdivision and SW Tooze Road improvements are being designed to preserve the tree. All other trees on the properties are proposed to be removed due to construction of street or homes, or health and condition of the tree.

Treatment Recommendation	General Condition Rating					Total
	D	P	M	G	I	
Retain	0	0	0	0	1	1 (3%)
Remove	0	2	15	11	0	28 (97%)
Total	0 (0%)	2 (7%)	15 (52%)	11 (38%)	1 (3%)	29 (100%)

Final Development Plan for Parks and Open Space (DB15-0090)

Details have been provided for all the parks and open space matching the requirements of the Community Elements Book. Street trees, curb extensions, street lights, and mail kiosks are also shown conforming to the Community Elements Book or are required to by condition of approval.

Conclusion and Conditions of Approval

Staff has reviewed the applicant's analysis of compliance with the applicable criteria. This Staff Report adopts the applicant's responses as Findings of Fact except as noted in the Findings. Based on the Findings of Fact and information included in this Staff Report, and information received from a duly advertised public hearing, staff recommends that the Development Review Board approve the proposed applications (DB15-0086, DB15-0087, DB15-0088, DB15-0089, and DB15-0090) and recommend approval of the annexation and zone map amendment to City Council (DB15-0084 and DB15-0085) with the following conditions:

The Developer is working with the City to reach agreement on the apportionment of fair and equitable exactions for the subject applications through a Development Agreement. Such agreement is subject to approval by the City Council by resolution.

Planning Division Conditions:

Request A: DB15-0084 Annexation

This action recommends Annexation to the City Council for Tax Lot 1203 (Nims Property). The Zone Map Amendment (DB15-0085) and all approvals contingent on it for Tax Lot 1203 are contingent on annexation. The SAP Amendment (DB15-0086) is also contingent upon annexation for those areas requested to be annexed.

Request B: DB15-0085 Zone Map Amendment

This action recommends adoption of the Zone Map Amendment to the City Council for Tax Lot 1203 (Nims Property). This action is contingent upon annexation of the subject property to the City of Wilsonville (DB15-0084). For the portions related to Tax Lot 1203, case files DB15-0087, DB15-0088, DB15-0089, and DB15-0090 are contingent upon City Council's action on the Zone Map Amendment request.

Request C: DB15-0086 SAP-North Amendment and Master Plan Refinements

PDC 1. For Tax Lot 1203 (Nims Property), approval of DB15-0086, SAP North Amendment and Master Plan Refinements, is contingent upon annexation (Case File DB15-0084).

PDC 2. Curb extensions shall be provided in the locations and orientations shown in the SAP North Community Elements Book including: crossing Paris Avenue at Barcelona Street, crossing Paris Avenue at Oslo Street, crossing Amsterdam Avenue at Barcelona Street, crossing Palermo Street at Paris Avenue, and crossing Palermo Street at Amsterdam Avenue. A minimum of 20 feet curb to curb street width shall be maintained. See Findings C29 and C52.

Request D: DB15-0087 SAP-North PDP 4, Preliminary Development Plan

PDD 1. For Tax Lot 1203 (Nims Property), approval of DB15-0087 SAP-North PDP 4, Preliminary Development Plan is contingent upon annexation of the subject property to the City of Wilsonville (Case File DB15-0084) and City Council approval of the Zone Map Amendment from Clackamas County Rural Residential Farm Forest 5 (RRFF5) to Village (V) (Case File DB15-0085).

PDD 2. Street lighting types and spacing shall be as shown in the Community Elements Book. See Finding D28.

PDD 3.	All park and open space improvements approved by the Development Review Board shall be completed prior the issuance of the 32nd house permit for PDP 4 North. If weather or other special circumstances prohibit completion, bonding for the improvements will be permitted. See Finding D55.
PDD 4.	The applicant/owner shall enter into an Operations and Maintenance Agreement for the subdivision that clearly identifies ownership and maintenance for parks, open space, and paths. Such agreement shall ensure maintenance in perpetuity and shall be recorded with the subdivision for 'Calais East at Villebois.' Such agreement shall be reviewed and approved by the City Attorney prior to recordation. See also Finding G4.
PDD 5.	The applicant/owner shall install courtyard fencing in the front yard of no less than thirty percent (30%) of the houses, which is 19 of the 63 houses. The applicant/owner is especially encouraged to place the courtyards in the front yard of homes facing the open space or linear greens and that do not have a porch as well as alley loaded homes. The design and placement of the required courtyard fencing shall be consistent with the Architectural Pattern Book and the architectural style of the house. The courtyard area enclosed by the fence shall not exceed a 5 percent slope from front building line of the house to the point of the courtyard closest to the front lot line or between the points of the courtyard closest to opposite side lot lines. Where necessary, the applicant shall install dry stack rock or brick wall along the front or side of the lot to ensure a 5 percent or less slope is maintained. See Finding D25.
PDD 6.	Where a building foundation is exposed in the public view shed more than would be typical on a level lot, the foundation shall have a brick or stone façade matching the design of the house.

Request E DB15-0088 Tentative Subdivision Plat

PDE 1.	For Tax Lot 1203 (Nims Property) approval of DB15-0088 Tentative Subdivision Plat is contingent upon annexation of the subject property to the City of Wilsonville (Case File DB15-0084) and City Council approval of the Zone Map Amendment from Clackamas County Rural Residential Farm Forest 5 (RRFF5) to Village (V) (Case File DB15-0085).
PDE 2.	Any necessary easements or dedications shall be identified on the Final Subdivision Plat.
PDE 3.	Alleyways shall remain in private ownership and be maintained by the Homeowner's Association established by the subdivision's CC&Rs. The CC&Rs shall be reviewed and approved by the City Attorney prior to recordation.
PDE 4.	The Final Subdivision Plat shall indicate dimensions of all lots, lot area, minimum lot size, easements, proposed lot and block numbers, parks/open space by name and/or type, and any other information that may be required as a result of the hearing process for PDP-4N or the Tentative Plat.
PDE 5.	A non-access reservation strip shall be applied on the final plat to those lots with access to a public street and an alley. All lots with access to a public street and an alley must take vehicular access from the alley to a garage or parking area. A plat

	note effectuating that same result can be used in the alternative. The applicant shall work with the County Surveyor and City Staff regarding appropriate language. See Finding E3.
PDE 6.	All reserve strips and street plugs shall be detailed on the Final Subdivision Plat. See Finding E3.
PDE 7.	All tracts shall, except those indicated for future home development, shall include a public access easement across their entirety.
PDE 8.	The applicant/owner shall submit subdivision bylaws, covenants, and agreements to the City Attorney prior to recordation. See Finding E6.
PDE 9.	The applicant/owner shall record with Clackamas County Recorder's Office a waiver of remonstrance against formation of a local improvement district as part of the recordation of the final plat.
PDE 10.	Easements for sanitary or storm sewers, drainage, water mains, or other public utilities shall be dedicated wherever necessary consistent with the City's Public Works Standards. This includes over park and open space and alley tracts with public utilities beneath them. See Finding E28.

Request F: DB15-0089 Type C Tree Plan

PDF 1.	For Tax Lot 1203 (Nim's Property) approval of DB15-0089 Type C Tree Plan is contingent upon annexation of the subject properties to the City of Wilsonville (Case File DB15-0084) and City Council approval of the Zone Map Amendment from Clackamas County Rural Residential Farm Forest 5 (RRFF5) to Village (V) (Case File DB15-0085).
PDF 2.	Trees planted as replacement of removed trees shall be, state Department of Agriculture Nursery Grade No. 1. or better, shall meet the requirements of the American Association of Nursery Men (AAN) American Standards for Nursery Stock (ANSI Z60.1) for top grade, shall be staked, fertilized and mulched, and shall be guaranteed by the permit grantee or the grantee's successors-in-interest for two (2) years after the planting date. A "guaranteed" tree that dies or becomes diseased during that time shall be replaced. See Findings F21 and F22.
PDF 3.	Solvents, building material, construction equipment, soil, or irrigated landscaping, shall not be placed within the drip line of any preserved tree, unless a plan for such construction activity has been approved by the Planning Director or Development Review Board based upon the recommendations of an arborist. See Finding F24.
PDF 4.	Before and during development, land clearing, filling or any land alteration the applicant shall erect and maintain suitable tree protective barriers which shall include the following: <ul style="list-style-type: none"> • 6' high fence set at tree drip lines. • Fence materials shall consist of 2 inch mesh chain links secured to a minimum of 1 ½ inch diameter steel or aluminum line posts. • Posts shall be set to a depth of no less than 2 feet in native soil. • Protective barriers shall remain in place until the City authorizes their removal or issues a final certificate of occupancy, whichever occurs first. • Tree protection fences shall be maintained in a full upright position.

See Findings F24.	
Request G: DB15-0090 Final Development Plan for Parks and Open Space	
PDG 1.	For Tax Lot 1203 (Nims property) approval of DB15-0090 Final Development Plan is contingent upon annexation of the subject properties to the City of Wilsonville (Case File DB15-0084) and City Council approval of the Zone Map Amendment from Clackamas County Rural Residential Farm Forest 5 (RRFF5) to Village (V) (Case File DB15-0085).
PDG 2.	All plant materials shall be installed consistent with current industry standards. See Finding G25.
PDG 3.	All construction, site development, and landscaping of the parks shall be carried out in substantial accord with the Development Review Board approved plans, drawings, sketches, and other documents. Minor alterations may be approved by the Planning Division through the Class I Administrative Review process. See Finding G30.
PDG 4.	All retaining walls within the public view shed shall be a decorative stone or brick construction or veneer. Final color and material for the retaining walls shall be approved by the Planning Division through the Class I Administrative Review Process. See Finding G35.
PDG 5.	All hand rails, if any, within the parks and open space shall be of a design similar to the approved courtyard fencing shown in the Architectural Pattern Book. Final design of any hand rails in parks and open space shall be approved by the Planning Division through the Class I Administrative Review Process. See Finding G37.
PDG 6.	All landscaping shall be continually maintained, including necessary watering, weeding, pruning, and replacing, in a substantially similar manner as originally approved by the Development Review Board. See Finding G39 through G41.
PDG 7.	The applicant shall submit final parks, landscaping and irrigation plans to the City prior to construction of parks. The irrigation plan must be consistent with the requirements of Section 4.176(.07)C.
PDG 8.	Prior to occupancy of each house the Applicant/Owner shall install landscaping along the public view-sheds of each house, unless otherwise approved by the Community Development Director. Homeowners association shall contract with a professional landscape service to maintain the landscaping.
PDG 9.	No street trees shall be planted where their growth would interfere with preserved trees. Street trees shall be appropriately placed between curb cuts. See Finding G23.
PDG 10.	Street trees shall be planted as each house or park is built.
PDG 11.	The street tree plan shall be revised as necessary, based on construction drawings, to comply with the spacing requirements of Public Works Standards Detail Drawing RD-1240 "Street Tree Location and Clearances."
PDG 12.	The applicant shall install secondary site identifiers at the intersection of SW Paris Avenue and SW Tooze Road consistent with the SAP North Signage & Wayfinding Plan. See Finding G6.

The following Conditions of Approval are provided by the Engineering, Natural Resources, or Building Divisions of the City’s Community Development Department or Tualatin Valley Fire and Rescue, all of which have authority over development approval. A number of these Conditions of Approval are not related to land use regulations under the authority of the Development Review Board or Planning Director. Only those Conditions of Approval related to criteria in Chapter 4 of Wilsonville Code and the Comprehensive Plan, including but not limited to those related to traffic level of service, site vision clearance, recording of plats, and concurrency, are subject to the Land Use review and appeal process defined in Wilsonville Code and Oregon Revised Statutes and Administrative Rules. Other Conditions of Approval are based on City Code chapters other than Chapter 4, state law, federal law, or other agency rules and regulations. Questions or requests about the applicability, appeal, exemption or non-compliance related to these other Conditions of Approval should be directed to the City Department, Division, or non-City agency with authority over the relevant portion of the development approval.

Engineering Division Conditions:

Request D: DB15-0087 Preliminary Development Plan

PFD 1.	Public Works Plans and Public Improvements shall conform to the “Public Works Plan Submittal Requirements and Other Engineering Requirements” in Exhibit C1.				
PFD 2.	At the request of Staff, DKS Associates completed a Transportation Review Memorandum dated January 25, 2016. The project is hereby limited to no more than the following impacts.				
	<table border="0"> <tr> <td style="padding-right: 40px;">Estimated New PM Peak Hour Trips</td> <td style="text-align: right;">64</td> </tr> <tr> <td>Estimated Weekday PM Peak Hour Trips Through Wilsonville Road Interchange Area</td> <td style="text-align: right;">18</td> </tr> </table>	Estimated New PM Peak Hour Trips	64	Estimated Weekday PM Peak Hour Trips Through Wilsonville Road Interchange Area	18
Estimated New PM Peak Hour Trips	64				
Estimated Weekday PM Peak Hour Trips Through Wilsonville Road Interchange Area	18				
PFD 3.	Recent traffic analysis reports done for Villebois have indicated that the intersection of Grahams Ferry Road and Tooze Road would operate at LOS F with the build-out of this and other approved Villebois subdivisions. Improvements to this intersection are planned and funded by the City with CIP 4146 and construction work is anticipated to be completed by summer 2018.				
PFD 4.	In the 2013 Transportation Systems Plan Tooze Road is identified as a Minor Arterial. Applicant shall dedicate sufficient right-of-way to accommodate Tooze Road as a Minor Arterial. This will require additional right-of-way dedication to the City of 40.0 feet to accommodate future Tooze/Boeckman Road improvements.				
PFD 5.	Connections to the Tooze/Boeckman Road public right-of-way shall occur at Paris Avenue. Internal Villebois street connections shall be via Palermo Street, Oslo Street, Paris Avenue and Barcelona Street to streets previously constructed with Villebois SAP North PDP 2 and SAP North PDP 3.				
PFD 6.	Applicant shall completely design and construct Paris Avenue north of Barcelona Street to the near PT of the street corner radius at Tooze/Boeckman Road, and the street shall be barricaded until the City completes the Tooze/Boeckman road				

	improvement project, CIP 4146. This is due to safety concerns with left-turning traffic entering and exiting Tooze/Boeckman Road. With completion of CIP 4146 the City will open the Paris Avenue roadway connection.
PFD 7.	To minimize impacts to the root zone of the large red oak tree (southeast corner of intersection of Paris Avenue and Tooze/Boeckman Road), applicant shall coordinate with City staff in shifting the alignment of Barcelona Street and adjacent lots southward several feet.
PFD 8.	Applicant shall work with City staff to determine the correct elevation and grades along the north edge of the development so that these grades align with the design of CIP 4146.
PFD 9.	Applicant shall be responsible for constructing a 5-foot temporary AC sidewalk from the end of permanent improvements on the west side of Paris Avenue to the exiting sidewalk adjacent to the Villebois Calais subdivision adjacent to Tooze/Boeckman Road. The City will construct a permanent sidewalk west of Paris Avenue and the sidewalk east of Paris Avenue with CIP 4146.
PFD 10.	With previous approval of Villebois RP-5 (Trocadero Regional Park) concerns were expressed regarding adequate parking adjacent to the skate park facility. Applicant shall construct Palermo Street with a minimum of 100-ft of parallel parking along the south side of the street, as shown in the plans dated 12/14/2015.
PFD 11.	All internal streets shall be lighted with approved Westbrooke style street lights per the Villebois street lighting master plan.
PFD 12.	The proposed subdivision lies within the Coffee Lake storm basin which is exempt from stormwater detention requirements as established per City Ordinance No. 608.
PFD 13.	For stormwater quality treatment the City has agreed to allow the Applicant use of vacant City-owned property north of Tooze Road (southwest of the abandoned Tooze/110 th Avenue intersection). Applicant shall be responsible for design and construction of water quality improvements and shall coordinate this work with City staff.
PFD 14.	Applicant shall coordinate with City staff for design and construction of off-site stormwater improvements in Tooze Road. The City will be responsible for design and construction cost for the storm pipeline and manholes from the north edge of the development to the City-owned property north of Tooze Road (southwest of the abandoned Tooze/110 th Avenue intersection). Applicant shall be responsible for the design and construction of the storm pipeline and manholes within the parcel of land to be used for water quality treatment.
PFD 15.	Rainwater management components will be allowed to be located in the public right-of-way, however such components shall be maintained by the Applicant, or subsequent HOA, and this shall be included in the Ownership and Maintenance agreement per Exhibit C1, Item 26.
PFD 16.	The applicant shall provide 'stamped' engineering details with dimensions for intersection sight distance verification and AutoTURN layouts for all proposed intersections, including alley/street connections. Adequate clearance shall be

	<p>provided at all intersections and alleyways. The sight distance point for exiting vehicles shall be located 14.4 feet from the edge of the traveled way.</p> <p>At a minimum, the applicant shall provide 'stamped' engineering AutoTURN layouts for fire trucks and buses (WB-60) that show the overhang and/or mirrors of the vehicle as opposed to the wheel paths. Turning vehicles may use the width of the minor street to start the appropriate turn. The vehicle must however, stay within the appropriate receiving (inside) lane of the major street. Additionally, the turning vehicle must not intrude onto the wheel chair ramp on the inside of the turning movement.</p>
PFD 17.	Alleys that are identified by Tualatin Valley Fire and Rescue (TVF&R) as possible routes for medical and/or fire emergencies shall meet TVF&R's design requirements.
PFD 18.	Applicant shall connect to the existing public sanitary sewer stub installed north of Berlin Avenue with the Villebois SAP North PDP 2 project (lying within future RP-5, Trocadero Park).
PFD 19.	Applicant shall connect to the existing 8" public water main lines in Barcelona Street, Paris Avenue, and Palermo Street. Applicant shall extend an 8" water main in Paris Avenue north of Barcelona Street and terminate at a valved Tee with fire hydrant at the edge of street improvements.
PFD 20.	Applicant shall remove the existing 8" x 8" flanged Tee on the water line at Paris Avenue and Oslo Street and install an 8" x 8" flanged cross and extend this water line east in Oslo Street to Amsterdam Avenue.
PFD 21.	Existing abandoned water, sanitary, or stormwater lines shall either be completely removed, grouted in place, or abandoned per a City approved recommendation from a Registered Geotechnical Engineer.
PFD 22.	Applicant shall provide sufficient mail box units for this proposed phasing plan; applicant shall construct mail kiosk at locations coordinated with City staff and the Wilsonville U.S. Postmaster.
PFD 23.	At the time of plan submittal for a Public Works Permit, the applicant shall provide to the City a copy of correspondence showing that the plans have also been distributed to the franchise utilities. Prior to issuance of a Public Works Permit, the applicant shall have coordinated the proposed locations and associated infrastructure design for the franchise utilities. Should permanent/construction easements or right-of-way be required to construct the public improvements or to relocate a franchised utility, the applicant shall provide a copy of the recorded documents. Should the construction of public improvements impact existing utilities within the general area, the applicant shall obtain written approval from the appropriate utility prior to commencing any construction.
PFD 24.	All construction traffic shall access the site via Tooze Road and Paris Avenue. Applicant shall post MUTCD approved trucks entering roadway signage.
PFD 25.	SAP North PDP 3 consists of 63 lots. All construction work in association with the Public Works Permit and Project Corrections List shall be completed prior to the City Building Division issuing a certificate of occupancy, or a building permit for the

	housing unit(s) in excess of 50% of total (32 nd lot).
PFD 26.	The subdivision is located within a sanitary sewer reimbursement district adopted with Resolution No. 2350 and is subject to the requirements established by this resolution.

Request E: DB15-0088 Tentative Subdivision Plat

PFE 1.	Applicant shall provide a minimum 6-foot Public Utility Easement on lot frontages to all public right-of-ways. An 8-foot PUE shall be provided along Collectors. A 10-ft PUE shall be provided along Minor and Major Arterials.
PFE 2.	Subdivision or Partition Plats: Paper copies of all proposed subdivision/partition plats shall be provided to the City for review. Once the subdivision/partition plat is approved, applicant shall have the documents recorded at the appropriate County office. Once recording is completed by the County, the applicant shall be required to provide the City with a 3 mil Mylar copy of the recorded subdivision/partition plat.
PFE 3.	Subdivision or Partition Plats: All newly created easements shown on a subdivision or partition plat shall also be accompanied by the City's appropriate Easement document (on City approved forms) with accompanying survey exhibits that shall be recorded immediately after the subdivision or partition plat.

Natural Resources Division Conditions:

All Requests

NR 1.	Natural Resource Division Requirements and Advisories listed in Exhibit C3 apply to the proposed development.
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Building Division Conditions:

No Comments or Conditions

Master Exhibit List:

The following exhibits are hereby entered into the public record by the Development Review Board as confirmation of its consideration of the application as submitted. This is the exhibit list that includes exhibits for Planning Case Files DB15-0084 through DB15-0090.

- A1. Staff report and findings (this document)
- A2. Slides and notes for Staff's Public Hearing Presentation (*available at Public Hearing*)
- B1. Applicant's Notebook for PDP/Tentative Plat/Zone Change/Tree Removal Plan/Final Development Plan: *Under separate cover*
 - Section I: General Information
 - IA) Introductory Narrative
 - IB) Form/Ownership Documentation
 - IC) Fee Calculation
 - ID) Mailing List *This information has been revised*
 - Section II: Annexation
 - IIA) Supporting Compliance Report
 - IIB) Copy of Petition & Ownership/Elector Info
 - IIC) Legal Description & Sketch
 - Section III: SAP Amendment (Master Plan Refinements)
 - IIIA) Supporting Compliance Report
 - IIIB) Reduced Drawings
 - IIIC) Updated Master Plan and SAP Unit Counts
 - IIID) Historic/Cultural Resource Inventory-Included separately as Exhibit B5
 - IIIE) Tree Report
 - IIIF) Community Elements Book Amendments (Maps Only)
 - IIIG) Architectural Pattern Book Amendments (Maps Only)
 - IIIH) Master Signage and Wayfinding Plan Amendment (Maps Only)
 - Section IV: Preliminary Development Plan
 - IVA) Supporting Compliance Report
 - IVB) Reduced Drawings
 - IVC) Utility & Drainage Reports
 - IVD) Traffic Analysis
 - IVE) Tree Report
 - IVF) Conceptual Elevations
 - Section V: Tentative Subdivision Plat
 - VA) Supporting Compliance Report
 - VB) Tentative Plat *Revised See Exhibit B6*
 - VC) Draft CC&R's
 - VD) Copy of Certification of Assessments and Liens
 - VE) Subdivision Name Approval
 - Section VI: Zone Change
 - VIA) Supporting Compliance Report
 - VIB) Zone Change Map

- VIC) Legal Description & Sketch
- Section VII: Tree Removal Plan
 - VIIA) Supporting Compliance Report
 - VIIB) Tree Report
 - VIIC) Tree Preservation Plan
- Section VIII: Final Development Plan
 - VIIIA) Supporting Compliance Report
 - VIIIB) Reduced Plans
- B2.** Applicant's SAP Large Format Plans (Smaller 11x17 plans included in Sections IIIB of the applicant's notebook Exhibit B1.) *Under separate cover.*
 - Sheet 1 Cover Sheet
 - Sheet 2 Phasing Plan
 - Sheet 3 Existing Conditions
 - Sheet 4 Aerial Photograph
 - Sheet 5 Land Use Key
 - Sheet 6 Land Use Plan
 - Sheet 7 Circulation Plan
 - Sheet 8 Street Sections
 - Sheet 9 Park/Open Space/Pathways Plan
 - Sheet 10 SROZ Plan
 - Sheet 11 Street Tree Plan
 - Sheet 12 Tree Preservation Plan
 - Sheet 13 Grading Plan
 - Sheet 14 Utility Plan
- B3.** Applicant's Large Format Plans PDP/Tentative Plat/Tree Plan (Smaller 11x17 plans included in Sections IVB of the applicant's notebook Exhibit B1.) *Under separate cover.*
 - Sheet 1 Cover Sheet
 - Sheet 2 Existing Conditions
 - Sheet 3 Site Plan
 - Sheet 4 Preliminary Plat *Revised, See Exhibit B6*
 - Sheet 5 Grading Plan
 - Sheet 6 Composite Utility Plan
 - Sheet 7 Circulation Plan
 - Sheet 8 Parking Plan
 - Sheet 9 Tree Plan
 - Sheet 10 Street Tree/Lighting Plan
- B4.** Applicant's Large Format Plans Final Development Plan (Smaller 11x17 plans included in Section VIIIB of the applicant's notebook, Exhibit B1.) *Under separate cover.*
 - Sheet 1 Cover Sheet
 - Sheet L1 Street Tree Plan *Revised, See Exhibit B7*
 - Sheet L2 Open Space Planting Plan
 - Sheet L3 Details
- B5.** Historic Resource Inventory

- B6. Revised Sheet 4 Preliminary Plat January 28, 2016
- B7. Revised Sheet L1 Street Tree Plan January 28, 2016
- C1. Comments and Conditions from Engineering Division
- C2. Comments and Conditions from Natural Resources
- C3. Comments from Public Works

Findings of Fact:

1. The statutory 120-day time limit applies to this application. The application was received on November 17, 2015. On December 17, 2015, staff conducted a completeness review within the statutorily allowed 30-day review period and found the application to be incomplete. On December 23, 2015 and January 27, 2016, the Applicant submitted additional materials. On January 28, 2016 the application was deemed complete. The City must render a final decision for the request, including any appeals, by May 27, 2016
2. Surrounding land uses are as follows:

Compass Direction	Zone:	Existing Use:
North:	Clackamas County RRFF5	Tooze Road/ Rural Residential
East:	V	Vacant/Rural Residential
South:	V	Trocadero Park/Residential
West:	V	Residential

3. Prior land use actions include:

Legislative:

- 02PC06 - Villebois Village Concept Plan
- 02PC07A - Villebois Comprehensive Plan Text
- 02PC07C - Villebois Comprehensive Plan Map
- 02PC07B - Villebois Village Master Plan
- 02PC08 - Village Zone Text
- 04PC02 – Adopted Villebois Village Master Plan
- LP-2005-02-00006 – Revised Villebois Village Master Plan
- LP-2005-12-00012 – Revised Villebois Village Master Plan (Parks and Recreation)
- LP10-0001 – Amendment to Villebois Village Master Plan (School Relocation from SAP North to SAP East)
- LP13-0005 – Amendment to Villebois Village Master Plan (Future Study Area)

Quasi Judicial:

- DB07-0054 et seq – SAP-North
- DB07-0087 et seq – PDP-1N, Arbor at Villebois
- DB11-0024 et seq – PDP-1N Modification, SAP North Amendment Polygon NW
- DB12-0066 et seq – PDP-1N Modification, SAP North Amendment Polygon NW

DB13-0020 et seq – PDP-2N, SAP North Amendment Polygon NW
DB14-0009 et seq – PDP-3N, SAP North Amendment Polygon NW

4. The applicant has complied with Sections 4.013-4.031 of the Wilsonville Code, said sections pertaining to review procedures and submittal requirements. The required public notices have been sent and all proper notification procedures have been satisfied.

Conclusionary Findings

NOTE: Pursuant to Section 4.014 the burden of proving that the necessary findings of fact can be made for approval of any land use or development application rests with the applicant in the case.

General Information

Application Procedures-In General
Section 4.008

Review Criteria: This section lists general application procedures applicable to a number of types of land use applications and also lists unique features of Wilsonville’s development review process.

Finding: These criteria are met.

Explanation of Finding: The application is being processed in accordance with the applicable general procedures of this Section.

Who May Initiate Application
Section 4.009

Review Criterion: “Except for a Specific Area Plan (SAP), applications involving specific sites may be filed only by the owner of the subject property, by a unit of government that is in the process of acquiring the property, or by an agent who has been authorized by the owner, in writing, to apply.”

Finding: This criterion is satisfied.

Explanation of Finding: The applications have been submitted on behalf of contract purchaser Polygon Homes, and is signed by the property owners, Calais at Villebois LLC (TL 8900), City of Wilsonville (TL’s 1100 and 1101) and both Jay and Theresa Nims (TL 1203).

Pre-Application Conference
Subsection 4.010 (.02)

Review Criteria: This section lists the pre-application process

Finding: These criteria are satisfied.

Explanation of Finding: A pre-application conference was held on November 5, 2015 in accordance with this subsection.

Lien Payment before Application Approval
Subsection 4.011 (.02) B.

Review Criterion: “City Council Resolution No. 796 precludes the approval of any development application without the prior payment of all applicable City liens for the subject property. Applicants shall be encouraged to contact the City Finance Department to verify that there are no outstanding liens. If the Planning Director is advised of outstanding liens while an application is under consideration, the Director shall advise the applicant that payments must be made current or the existence of liens will necessitate denial of the application.”

Finding: This criterion is satisfied.

Explanation of Finding: No applicable liens exist for the subject property. The application can thus move forward.

General Site Development Permit Submission Requirements

Subsection 4.035 (.04) A.

Review Criteria: “An application for a Site Development Permit shall consist of the materials specified as follows, plus any other materials required by this Code.” Listed 1. through 6. j.

Finding: These criteria are satisfied.

Explanation of Finding: The applicant has provided all of the applicable general submission requirements contained in this subsection.

Zoning-Generally

Section 4.110

Review Criteria: “The use of any building or premises or the construction of any development shall be in conformity with the regulations set forth in this Code for each Zoning District in which it is located, except as provided in Sections 4.189 through 4.192.” “The General Regulations listed in Sections 4.150 through 4.199 shall apply to all zones unless the text indicates otherwise.”

Finding: These criteria are satisfied.

Explanation of Finding: This proposed development is in conformity with the Village zoning district and general development regulations listed in Sections 4.150 through 4.199 have been applied in accordance with this Section.

Request A: DB15-0084 Annexation

The applicant's findings in Section IIA of their PDP notebook, Exhibit B1, respond to the majority of the applicable criteria.

Comprehensive Plan

Allowed Annexation

Implementation Measure 2.2.1.a.

A1. Review Criteria: "Allow annexation when it is consistent with future planned public services and when a need is clearly demonstrated for immediate urban growth."

Finding: These criteria are satisfied.

Explanation of Finding: As further explained by the applicant on page 2 of their narrative and supporting compliance report for their petition for annexation (Section IIA of Exhibit B1) the required consistency is fulfilled by being consistent with the Villebois Village Master Plan.

Annexation Review Standards

Implementation Measure 2.2.1.e.

A2. Review Criteria: "Changes in the City boundary will require adherence to the annexation procedures prescribed by State law and Metro standards. Amendments to the City limits shall be based on consideration of:" Listed 1 through 5.

Finding: These criteria are satisfied.

Explanation of Finding: As further explained by the applicant on page 3 of their narrative and supporting compliance report for their petition for annexation (Section IIA of Exhibit B1) the requirements are fulfilled by being consistent with the Villebois Village Master Plan or by compliance with state and regional policies as found elsewhere the findings supporting this request.

Development in "Residential Village" Map Area

Implementation Measure 4.1.6.a. and c.

A3. Review Criteria: "Development in the "Residential-Village" Map area shall be directed by the Villebois Village Concept Plan (depicting the general character of proposed land uses, transportation, natural resources, public facilities, and infrastructure strategies), and subject to relevant Policies and Implementation Measures in the Comprehensive Plan; and implemented in accordance with the Villebois Village Master Plan, the "Village" Zone District, and any other provisions of the Wilsonville Planning and Land Development Ordinance that may be applicable."

"The "Village" Zone District shall be applied in all areas that carry the Residential – Village Plan Map Designation."

Finding: These criteria are satisfied.

Explanation of Finding: The subject site is included in the “Residential-Village” Comprehensive Plan Map Designation (Area B). This Implementation Measure establishes precedence for the “Village” Zone to be applied to the subject property area. An application for a Zone Map Amendment to apply the V Zone to the site has been included with a concurrent Preliminary Development Plan application for Phase 4 of SAP North. The site must be brought into City limits before the V zone can be applied.

Development Code

Authority to Review Annexation

Subsections 4.030 (.01) A, 11, 4.031 (.01) K, and 4.033 (.01) F.

A4. Review Criteria: These subsections prescribe the authority of the Planning Director to determine whether an annexation request is legislative or quasi-judicial, the DRB does the initial review of quasi-judicial annexation, and the City Council takes final local action of quasi-judicial annexation.

Finding: These criteria are satisfied.

Explanation of Finding: The subject annexation request has been determined to be quasi-judicial and is being reviewed by the DRB and City Council consistent with these subsections.

Annexation

Section 4.700

A5. Review Criteria: This section defines the criteria and process for annexation review within the City. The full text of the criteria is on pages 5-6 of the applicant’s narrative and supporting compliance report for their petition for annexation (Section IIA of Exhibit B1).

Finding: These criteria are satisfied.

Explanation of Finding: As further explained by the applicant on page 6 of their narrative and supporting compliance report for their petition for annexation (Section IIA of Exhibit B1) the request is within the UGB, contiguous with current City boundaries, and is in compliance with state, regional, and local policies as found elsewhere the findings supporting this request.

Metro Code

Local Government Boundary Changes

Chapter 3.09

A6. Review Criteria: This chapter establishes hearing, notice, and decision requirements as well as review criteria for local government boundary changes in the Metro region. The full text of the criteria is on pages 7-10 of the applicant’s narrative and supporting compliance report for their petition for annexation (Section IIA of Exhibit B1).

Finding: These criteria are satisfied.

Explanation of Finding: As further explained by the applicant on pages 7-10 of their narrative and supporting compliance report for their petition for annexation (Section IIA

of Exhibit B1) the request is within the UGB, meets the definition of a minor boundary change, satisfies the requirements for boundary change petitions, is consistent with the Comprehensive Plan, Villebois Village Concept Plan, and Villebois Village Master Plan.

Oregon Revised Statutes

Authority and Procedure for Annexation ORS 222.111

A7. **Review Criteria:** ORS 222.111 establishes the authority and procedures for annexation by City's within the state of Oregon. The full text of the criteria is on pages 10-11 of the applicant's narrative and supporting compliance report for their petition for annexation (Section IIA of Exhibit B1).

Finding: These criteria are satisfied.

Explanation of Finding: As further explained by the applicant on pages 10-11 of their narrative and supporting compliance report for their petition for annexation (Section IIA of Exhibit B1) the applicable requirements in state statute are met including the facts that subject property is within the UGB, is contiguous to the City, the request has been initiated by the property owners of the land being annexed, and all property owners and 100% of electors within the annexed area have provided their consent in writing.

Procedure Without Election by City Electors ORS 222.120

A8. **Review Criteria:** ORS 222.111 establishes the authority and procedures for annexation by City's within the state of Oregon. The full text of the criteria is on pages 11-12 of the applicant's narrative and supporting compliance report for their petition for annexation (Section IIA of Exhibit B1).

Finding: These criteria are satisfied.

Explanation of Finding: As further explained by the applicant on pages 13 of their narrative and supporting compliance report for their petition for annexation (Section IIA of Exhibit B1) there is no City charter requirement for election for annexation, a public hearing process is being followed as defined in the Development Code, and the applicable requirements in state statute are met including the facts that all property owners and 100% of electors within the annexed area have provided their consent in writing.

Annexation by Consent of All Owners of Land and Majority of Electors ORS 222.125

A9. **Review Criteria:** "The legislative body of a city need not call or hold an election in the city or in any contiguous territory proposed to be annexed or hold the hearing otherwise required under ORS 222.120 (Procedure without election by city electors) when all of the owners of land in that territory and not less than 50 percent of the electors, if any, residing in the territory consent in writing to the annexation of the land in the territory and file a statement of their consent with the legislative body. Upon receiving written consent to

annexation by owners and electors under this section, the legislative body of the city, by resolution or ordinance, may set the final boundaries of the area to be annexed by a legal description and proclaim the annexation.”

Finding: These criteria are satisfied.

Explanation of Finding: All property owners and 100% of electors within the annexed area have provided their consent in writing. However, a public hearing process is being followed as prescribed in the City’s Development Code concurrent with a Zone Map Amendment request and other quasi-judicial land use applications.

Oregon Statewide Planning Goals

Goals 1, 2, 5, 6, 8, 9, 10, 11, 12, 13

A10. Review Criteria: The goals include: citizen involvement, land use planning, natural resources and open spaces, air water and land resource quality, recreational needs, economic development, housing, public facilities and services, transportation, and energy conservation.

Finding: These criteria are satisfied.

Explanation of Finding: The area requested to be annexed will be developed consistent with the City’s Comprehensive Plan and the Villebois Village Master Plan, both which have been found to meet the statewide planning goals. The applicant has provided additional findings related to statewide planning goals on pages 13-14 of their narrative and supporting compliance report for their petition for annexation (Section IIA of Exhibit B1).

Request B: DB15-0085 Zone Map Amendment

The applicant’s findings in Section VIA of their PDP notebook, Exhibit B1, respond to the majority of the applicable criteria.

Comprehensive Plan

Development in “Residential Village” Map Area
Implementation Measure 4.1.6.a. and c.

B1. Review Criteria: “Development in the “Residential-Village” Map area shall be directed by the Villebois Village Concept Plan (depicting the general character of proposed land uses, transportation, natural resources, public facilities, and infrastructure strategies), and subject to relevant Policies and Implementation Measures in the Comprehensive Plan; and implemented in accordance with the Villebois Village Master Plan, the “Village” Zone District, and any other provisions of the Wilsonville Planning and Land Development Ordinance that may be applicable.”

Finding: These criteria are satisfied.

Explanation of Finding: Development in this area is being guided by all the listed plans and codes.

Contents of Villebois Village Master Plan
Implementation Measure 4.1.6.b.

- B2. Review Criteria:** This implementation measure identifies the elements the Villebois Village Master Plan must contain.
Finding: These criteria are not applicable
Explanation of Finding: The concurrent proposal for a preliminary development plan implements the procedures as outlined by the Villebois Village Master Plan, as previously approved.

Applying "Village" Zone
Implementation Measure 4.1.6.c.

- B3. Review Criterion:** "The "Village" Zone District shall be applied in all areas that carry the Residential-Village Plan Map Designation."
Finding: This criterion is satisfied.
Explanation of Finding: The Village Zone zoning district is being applied to an area designated as Residential-Village in the Comprehensive Plan.

Wide Range of Uses in "Village" Zone
Implementation Measure 4.1.6.d.

- B4. Review Criterion:** "The "Village" Zone District shall allow a wide range of uses that befit and support an "urban village," including conversion of existing structures in the core area to provide flexibility for changing needs of service, institutional, governmental and employment uses."
Finding: This criterion is satisfied.
Explanation of Finding: The area covered by the proposed zone change is proposed for residential uses, and parks and open space as shown in the Villebois Village Master Plan.

Development Code

Zoning Consistent with Comprehensive Plan
Section 4.029

- B5. Review Criterion:** "If a development, other than a short-term temporary use, is proposed on a parcel or lot which is not zoned in accordance with the Comprehensive Plan, the applicant must receive approval of a zone change prior to, or concurrently with the approval of an application for a Planned Development."
Finding: This criterion is satisfied.
Explanation of Finding: The applicant is applying for a zone change concurrently with a Preliminary Development Plan, which is equivalent to a Stage II Final Plan for a planned development.

Base Zones

Subsection 4.110 (.01)

B6. Review Criterion: This subsection identifies the base zones established for the City, including the Village Zone.

Finding: This criterion is satisfied.

Explanation of Finding: The requested zoning designation of Village "V" is among the base zones identified in this subsection.

Village Zone Purpose

Subsection 4.125 (.01)

B7. Review Criteria: "The Village (V) zone is applied to lands within the Residential Village Comprehensive Plan Map designation. The Village zone is the principal implementing tool for the Residential Village Comprehensive Plan designation. It is applied in accordance with the Villebois Village Master Plan and the Residential Village Comprehensive Plan Map designation as described in the Comprehensive Plan."

Finding: These criteria are satisfied.

Explanation of Finding: The subject lands are designated Residential-Village on the Comprehensive Plan map and are within the Villebois Village Master Plan area and the zoning designation thus being applied is the Village "V".

Village Zone Permitted Uses

Subsection 4.125 (.02)

B8. Review Criteria: This subsection lists the uses permitted in the Village Zone.

Finding: These criteria are satisfied.

Explanation of Finding: The proposed residential uses are consistent with the Village Zone designation and Villebois Village Master Plan.

Zone Change Concurrent with PDP Approval

Subsection 4.125 (.18) B. 2.

B9. Review Criterion: "... Application for a zone change shall be made concurrently with an application for PDP approval..."

Finding: This criterion is satisfied.

Explanation of Finding: A zone map amendment is being requested concurrently with a request for PDP approval. See Request D.

Zone Change Procedures

Subsection 4.197 (.02) A.

B10. Review Criteria: "That the application before the Commission or Board was submitted in accordance with the procedures set forth in Section 4.008, Section 4.125(.18)(B)(2), or, in the case of a Planned Development, Section 4.140;"

Finding: These criteria are satisfied.

Explanation of Finding: The request for a zone map amendment has been submitted as set forth in the applicable code sections.

Conformance with Comprehensive Plan Map, etc.
Subsection 4.197 (.02) B.

B11. Review Criteria: “That the proposed amendment is consistent with the Comprehensive Plan map designation and substantially complies with the applicable goals, policies and objectives, set forth in the Comprehensive Plan text;”

Finding: These criteria are satisfied.

Explanation of Finding: The proposed zone map amendment is consistent with the Comprehensive Map designation of Residential-Village and as shown in Findings B1 through B4 comply with applicable Comprehensive Plan text.

Residential Designated Lands
Subsection 4.197 (.02) C.

B12. Review Criteria: “In the event that the subject property, or any portion thereof, is designated as “Residential” on the City’s Comprehensive Plan Map; specific findings shall be made addressing substantial compliance with Implementation Measure 4.1.4.b, d, e, q, and x of Wilsonville’s Comprehensive Plan text;”

Finding: These criteria are satisfied.

Explanation of Finding: Implementation Measure 4.1.6.c. states the “Village” Zone District shall be applied in all areas that carry the Residential-Village Plan Map Designation. Since the Village Zone must be applied to areas designated “Residential Village” on the Comprehensive Plan Map and is the only zone that may be applied to these areas, its application is consistent with the Comprehensive Plan.

Public Facility Concurrency
Subsection 4.197 (.02) D.

B13. Review Criteria: “That the existing primary public facilities, i.e., roads and sidewalks, water, sewer and storm sewer are available and are of adequate size to serve the proposed development; or, that adequate facilities can be provided in conjunction with project development. The Planning Commission and Development Review Board shall utilize any and all means to insure that all primary facilities are available and are adequately sized.”

Finding: These criteria are satisfied.

Explanation of Finding: The Preliminary Development Plan compliance report and the plan sheets demonstrate that the existing primary public facilities are available or can be provided in conjunction with the project. Section IVC of the applicant’s notebook, Exhibit B1, includes supporting utility and drainage reports. In addition, the applicant has provided a Traffic Impact Analysis, which is in Section IVD of the applicant’s notebook, Exhibit B1.

Impact on SROZ Areas
Subsection 4.197 (.02) E.

B14. Review Criteria: “That the proposed development does not have a significant adverse effect upon Significant Resource Overlay Zone areas, an identified natural hazard, or an identified geologic hazard. When Significant Resource Overlay Zone areas or natural hazard, and/ or geologic hazard are located on or about the proposed development, the Planning Commission or Development Review Board shall use appropriate measures to mitigate and significantly reduce conflicts between the development and identified hazard or Significant Resource Overlay Zone;”

Finding: These criteria are satisfied.

Explanation of Finding: No SROZ is within the area to be rezoned.

Development within 2 Years
Subsection 4.197 (.02) F.

B15. Review Criterion: “That the applicant is committed to a development schedule demonstrating that the development of the property is reasonably expected to commence within two (2) years of the initial approval of the zone change.”

Finding: This criterion is satisfied.

Explanation of Finding: Related land use approvals for PDP 4 North expire after 2 years, so requesting the land use approvals assumes development would commence within two (2) years. However, in the scenario where the applicant or their successors do not commence development within two (2) years allowing related land use approvals to expire, the zone change shall remain in effect.

Development Standards and Conditions of Approval
Subsection 4.197 (.02) G.

B16. Review Criteria: “That the proposed development and use(s) can be developed in compliance with the applicable development standards or appropriate conditions are attached to insure that the project development substantially conforms to the applicable development standards.”

Finding: These criteria are satisfied.

Explanation of Finding: As can be found in the findings for the accompanying requests, the applicable development standards will be met either as proposed or as a condition of approval.

Request C: DB15-0086 SAP-North Amendment

The applicant's findings in Section IIIA of their notebook, Exhibit B1, respond to the majority of the applicable criteria.

Wilsonville Comprehensive Plan

Development in the "Residential-Village" Map Area
Implementation Measure 4.1.6.a.

- C1. Review Criteria:** "Development in the "Residential-Village" Map area shall be directed by the Villebois Village Concept Plan (depicting the general character of proposed land uses, transportation, natural resources, public facilities, and infrastructure strategies), and subject to relevant Policies and Implementation Measures in the Comprehensive Plan; and implemented in accordance with the Villebois Village Master Plan, the "Village" Zone District, and any other provisions of the Wilsonville Planning and Land Development Ordinance that may be applicable."
Finding: These criteria are satisfied.
Explanation of Finding: As found in this report, development is being proposed consistent with the Villebois Village Master Plan and the "Village" Zone District. See Findings C3 through C78.

Application of the "Village" Zone District
Implementation Measure 4.1.6.c.

- C2. Review Criteria:** "The "Village" Zone District shall be applied in all areas that carry the Residential-Village Plan Map Designation."
Finding: These criteria are satisfied.
Explanation of Finding: The "Village" Zone is proposed to be applied to the property owned by the Nims. See Request B. The City owned property was previously rezoned to "Village" by Zoning Order DB14-0065. The Calais at Villebois LLC property was previously rezoned to "Village by Zoning Order DB14-0010.

Villebois Village Master Plan General- Land Use Plan

Complete Community/Range of Choices
General-Land Use Plan Policy 1

- C3. Review Criteria:** "The Villebois Village shall be a complete community with a wide range of living choices, transportation choices, and working and shopping choices. Housing shall be provided in a mix of types and densities resulting in a minimum of 2,300 dwelling units within the *Villebois Village Master Plan* area."
Finding: These criteria are satisfied.
Explanation of Finding: The proposed SAP amendment continues the provision of a mix of types and densities resulting in a minimum of 2,300 dwelling units within the Villebois area. Commercial areas continue to be concentrated around the Village Center.

Compliance with Figure 1 – Land Use Plan
General-Land Use Plan Policy 2

- C4. **Review Criteria:** “Future development applications within the Villebois Village area shall provide land uses and other major components of the Plan such as roadways and parks and open space in general compliance with their configuration as illustrated on *Figure 1 – Land Use Plan* or as refined by Specific Area Plans.”

Finding: These criteria are satisfied.

Explanation of Finding: The proposed SAP Amendment further defines the residential uses in the subject area and other components are in the general configuration shown in the Master Plan. As can be seen on Sheet 6 Land Use Plan of the applicant’s submitted plan set, Exhibit B2, the residential uses include large, standard, medium, and small detached single-family. They are arranged as a similar pattern as other areas in Villebois with large lots on the edges with a mix of lot sizes on the interior of the site. See Findings C97 through C102 regarding Master Plan land use mix and density refinements as part of the SAP Amendment request.

Civic, Recreational, Educational, and Open Space Opportunities
General-Land Use Plan Policy 3

- C5. **Review Criteria:** “The Villebois Village shall provide civic, recreational, educational and open space opportunities.”

Finding: These criteria are satisfied.

Explanation of Finding: The Master Plan does not show any recreational or open space within the area affected by the SAP Amendment. Park and open space to serve the development is located immediately to the south in Regional Park 5 (Trocadero Park) as well in the upland forest preserve and Regional Park 4 (Edelweiss Park) to the southwest. Regional Park 6 is planned to the southeast.

Full Public Services
General-Land Use Plan Policy 4

- C6. **Review Criteria:** “The Villebois Village shall have full public services including: transportation; rainwater management; water; sanitary sewer; fire and police services; recreation, parks and open spaces; education; and transit.”

Finding: These criteria are satisfied.

Explanation of Finding: All the listed public services are proposed to be provided consistent with the Master Plan.

Development Guided by Finance Plan and CIP
General-Land Use Plan Policy 5

- C7. **Review Criteria:** “Development of Villebois shall be guided by a Finance Plan and the City’s Capital Improvement Plan, ensuring that the availability of services and

development occur in accordance with the City's concurrency requirements (see Implementation Measure 4, below)."

Finding: These criteria are satisfied.

Explanation of Finding: All city requirements for concurrency and Development Agreements remain in effect and will be applied, including concurrency requirements with the PDP approval. See Request D.

Unique Planning and Regulatory Tools

General-Land Use Plan Implementation Measure 1

C8. Review Criteria: "Allow for unique planning and regulatory tools that are needed to realize the *Villebois Village Master Plan*. These tools shall include, but are not limited to: Specific Area Plans; Pattern Books; and Community Elements Books."

Finding: These criteria are satisfied.

Explanation of Finding: All the listed tools previously approved for SAP North are being utilized for the subject area.

Master Plan Refinements

General-Land Use Plan Implementation Measure 3

C9. Review Criteria: "Refinements to the *Villebois Village Master Plan* are anticipated as more detailed plans are developed for the Specific Area Plans. Specific Area Plans may propose refinements to the *Villebois Village Master Plan* without requiring an amendment to the *Villebois Village Master Plan* provided the refinement is not significant. Non-significant refinements shall be defined in the Village ("V") Zone text and may include, but are not limited to: minor alterations to street alignments or minor changes in area or uses. Disagreement about whether a refinement is significant shall be resolved by a process provided in the Village ("V") Zone text."

Finding: These criteria are satisfied.

Explanation of Finding: Refinements are proposed consistent with this allowance.

General-Land Use Plan Implementation Measure 4 Coordinating Finance Plan and Development Agreements

C10. Review Criteria: "The Master Planner shall coordinate with the City on the development of a Finance Plan for necessary urban services and public infrastructure. Each developer within Villebois Village will sign their own Development Agreement that will address the necessary urban services and public infrastructure as appropriate."

Finding: These criteria are satisfied.

Explanation of Finding: All city requirements for concurrency and Development Agreements remain in effect and will be applied, including concurrency requirements with the PDP approval. See Request D.

Villebois Village Master Plan Residential Neighborhood Housing

Variety of Housing Options

Residential Neighborhood Housing Policy 1

C11. Review Criteria: “Each of the Villebois Village’s neighborhoods shall include a wide variety of housing options and shall provide home ownership options ranging from affordable housing to estate lots.”

Finding: These criteria are satisfied.

Explanation of Finding: The proposed mix of housing for the subject area is provided consistent with the Villebois Village Master Plan and allowed refinements.

Affordable Rental and Ownership Opportunities

Residential Neighborhood Housing Policy 2

C12. Review Criteria: “Affordable housing within Villebois shall include rental and home ownership opportunities.”

Finding: These criteria are satisfied.

Explanation of Finding: Affordable rental and home ownership opportunities at the level shown in the adopted Master Plan remain.

Average Density Requirement

Residential Neighborhood Housing Policy 3

C13. Review Criteria: “The mix of housing shall be such that the Village development provides an overall average density of at least 10 dwelling units per net residential acre.”

Finding: These criteria are satisfied.

Explanation of Finding: The proposed development helps maintain an overall average density in Villebois of more than 10 dwellings units per net residential acre with the type of residential development shown in Figure 1 of the Villebois Village Master Plan.

Minimum Total Dwelling Units

Residential Neighborhood Housing Policy 4

C14. Review Criteria: “The Villebois Village shall accommodate a total of at least 2,300 dwelling units within the boundary of the *Villebois Village Master Plan*.”

Finding: These criteria are satisfied.

Explanation of Finding: This dwelling unit minimum for Villebois continues to be exceeded.

Mix of Housing Types in Neighborhoods

Residential Neighborhood Housing Policy 5

C15. Review Criteria: “The Villebois Village shall provide a mix of housing types within each neighborhood and on each street to the greatest extent practicable.”

Finding: These criteria are satisfied.

Explanation of Finding: A variety of housing types are proposed in the subject area consistent with Figure 1 of the Villebois Village Master Plan and allowed refinements.

Community Housing Requirements
Residential Neighborhood Housing Policy 5

C16. Review Criteria: “The Villebois Village shall include community housing types consistent with Oregon Revised Statute 426.508(4), which requires that no more than 10 acres be retained from the sale of the former Dammasch State Hospital property for development of community housing for chronically mentally ill persons. The City of Wilsonville, the Oregon Department of Administrative Services, and the Mental Health and Developmental Disability Services Division shall jointly coordinate the identification of the acreage to be retained.”

Finding: These criteria are satisfied.

Explanation of Finding: None of the designated 10 acres are within the subject area.

Governor’s Livability Initiative
Residential Neighborhood Housing Policy 7

C17. Review Criteria: “The development standards and Specific Area Plans required by the Village zone shall be consistent with the Governor’s Quality Development Objectives and the Governor’s Livability Initiative.”

Finding: These criteria are satisfied.

Explanation of Finding: As further explained by the applicant on page 6 of their supporting compliance report for amendment to Specific Area Plan-North (Section IIA of Exhibit B1) the Specific Area Plan is consistent with the objectives and initiative referenced in this subsection.

Increasing Transportation Options
Residential Neighborhood Housing Policy 8

C18. Review Criteria: “Each neighborhood shall be designed to increase transportation options. Neighborhoods shall be bike and pedestrian friendly.”

Finding: These criteria are satisfied.

Explanation of Finding: The proposed SAP amendment continues to show paths, bike facilities, block lengths, etc. consistent with the Master Plan to be pedestrian friendly and increase transportation options.

Incorporating Natural Features
Residential Neighborhood Housing Policy 10

C19. Review Criteria: “Natural features shall be incorporated into the design of each neighborhood to maximize their aesthetic character while minimizing impacts to said natural features.”

Finding: These criteria are satisfied.

Explanation of Finding: No natural features, such as wetlands or forested areas, are within the area impacted by the proposed SAP Amendment.

Compact, Pedestrian Oriented Character
Residential Neighborhood Housing Implementation Measure 1

C20. Review Criteria: “Ensure, through the development standards and Pattern Book(s) required by the Village zone, that the design and scale of dwellings are compatible with the compact, pedestrian-oriented character of the concepts contained in the *Villebois Village Concept Plan* and the contents of this *Villebois Village Master Plan*.”

Finding: These criteria are satisfied.

Explanation of Finding: Development standards and a Pattern Book for SAP North have been adopted to ensure the required design and scale of dwellings.

Pattern Books
Residential Neighborhood Housing Implementation Measure 2

C21. Review Criteria: “Create a set of design guidelines for the development of Pattern Books with the Village zone requirements. Pattern Books shall address, at a minimum, architectural styles and elements, scale and proportions, and land use patterns with lot diagrams.”

Finding: These criteria are satisfied.

Explanation of Finding: The Architectural Pattern Book for the entirety of SAP North has previously been approved.

Villebois Village Master Plan Parks & Open Space

Incorporating Existing Trees, Planting Shade Trees
Parks and Open Spaces Policy 1

C22. Review Criteria: “Parks and open space areas shall incorporate existing trees where feasible and large shade trees shall be planted in appropriate locations in parks and open spaces.”

Finding: These criteria are satisfied.

Explanation of Finding: Existing trees have been inventoried for Phase 4 North, are being incorporated where feasible, and planted where appropriate. See Request F, Type C Tree Plan, and Request G, Final Development Plan for Parks and Open Space.

Sanitary Sewer Goal, Policy, and Implementation Measures

C23. Review Criteria: “Goal: The Villebois Village shall include adequate sanitary sewer service.”

Policy

1. The sanitary sewer system for Villebois Village shall meet the necessary requirements for the City of Wilsonville Wastewater Master Plan.

Various project specific implementation measures

Finding: These criteria are satisfied.

Explanation of Finding: The Utility Plan, Sheet 14 of Exhibit B2, shows the approved sanitary system. The sanitary system within Phase 4 of SAP North will comply with Policies 1 through 7 of the City of Wilsonville Wastewater Master Plan, as demonstrated by the Utility Plan and the attached Utility & Drainage Report, applicant's notebook, Exhibit B1, Section IVC. No refinements to sanitary sewer are proposed.

Water System Goal, Policy, and Implementation Measures

C24. Review Criteria:

“Goal

The Villebois Village shall include adequate water service.

Policy

The water system for Villebois Village shall meet the necessary requirements of the City of Wilsonville Water System Master Plan.

Implementation Measures

1. Implement the following list of Water System Master Plan policies and projects with development of Villebois Village:

- Policies: 1-7
- Projects:
 - 1) 18-inch main in Barber Street from Kinsman Road to Brown Road
 - 2) 48-inch main in Kinsman Road from Barber Street to Boeckman Road
 - 3) 24-inch main in Boeckman Road from Kinsman Road to Villebois Drive
 - 4) 18-inch main in Villebois Drive from Boeckman Road to Barber Street
 - 5) 18-inch main in Barber Street from Brown Road to Grahams Ferry Road
 - 6) 18-inch main in Grahams Ferry Road from Barber Street to Tooze Road.
 - 7) 12-inch main in Grahams Ferry Road from the Future Study Area to Barber Street
 - 8) 30-inch main in Tooze Road from Villebois Drive to Grahams Ferry Road
 - 9) 12-inch main in extension of Villebois Drive from Barber Street to the Future Study Area
 - 10) 12-inch main connections from Barber Street to Evergreen Road

2. Incorporate the construction of the above referenced projects into the Finance Plan.”

Finding: These criteria are satisfied.

Explanation of Finding: The Utility Plan, Sheet 14 of Exhibit B2, shows the water system for SAP North, reflecting the proposed water system for Phase 4. The proposed water system will comply with Policies 1 through 7 of the Water System Master Plan.

Storm Water Goal

Meeting Stormwater Master Plan and Public Works Standards
Storm Water Policy 1

C25. Review Criteria: “The onsite storm water system for Villebois shall meet the necessary requirements of the City of Wilsonville Stormwater Master Plan and Public Works Standards.”

Finding: These criteria are satisfied.

Explanation of Finding: The Utility Plan, Sheet 14 of Exhibit B2, shows the stormwater system for SAP North, reflecting the proposed stormwater system for Phase 4. A supporting Utility and Drainage Report is included in Notebook (Exhibit B1) Section IIC, which demonstrates that the stormwater system will meet the necessary requirements of the City of Wilsonville Stormwater Master Plan and Public Works Standards.

Minimizing Development “Footprint” on Hydrological Cycle, Rainwater Management
Storm Water Policy 2 and 3

C26. Review Criteria: “Villebois Village shall strive to minimize the development “footprint” on the hydrological cycle through the combination of stormwater management and rainwater management.”

“Villebois Village shall integrate rainwater management systems into parks and open space areas.”

Finding: These criteria are satisfied.

Explanation of Finding: Rainwater Management Systems are integrated into parks and open space areas as shown on the Park/Open Space/Pathways Plan, Sheet 9 of Exhibit B2. A minor refinement is proposed to water quality/stormwater/rainwater facilities.. See Findings C91 through C96.

Stormwater Facility Maintenance
Storm Water Implementation Measure 11

C27. Review Criteria: “Pursuant to the City’s Stormwater Master Plan Policies 9.2.4 and 9.2.5, maintenance of stormwater conveyance facilities, including detention/retention facilities, will be planned as part of the Specific Area Plans for the Villebois Village.”

Finding: These criteria are satisfied.

Explanation of Finding: Ownership and maintenance of stormwater conveyance facilities in SAP North Phase 4 and other future phases will be addressed through the future Ownership & Maintenance Agreement to be prepared with Final Plat Review.

Circulation System Goal

Encourage Alternative Modes, Accommodate All Modes
Circulation System Policy 1

C28. Review Criteria: “The Villebois Village shall encourage alternatives to the automobile, while accommodating all travel modes, including passenger cars, trucks, buses, bicycles and pedestrians.”

Finding: These criteria are satisfied.

Explanation of Finding: Transportation facilities including streets, sidewalks, and trails are proposed consistent with the Master Plan accommodating different travel modes.

Curb Extensions

Circulation System Implementation Measure 5

C29. Review Criteria: “Curb extensions may be utilized within the Villebois Village area under the following basic principles for their placement and design:

- A minimum of 20-foot face-of-curb to face-of-curb street width shall be provided at all Residential street intersections, even where curb extensions are located. In the Village Center (inside the Village Loop), the minimum curb-to-curb public street width should be 22 feet, in order to accommodate delivery and garbage truck movements.
- Fire trucks, buses, and single-unit trucks (i.e., garbage trucks) shall be able to negotiate from Collector/Arterial streets without crossing the Collector/Arterial street centerline. Fire trucks shall be able to negotiate through Residential streets, although it is acceptable for them to cross the street centerline on Residential streets.
- Passenger car turning movements shall be able to stay within the street centerline on all streets.
- Bike lanes shall not be forced into vehicle travel lanes.

Placement of curb extensions shall be reviewed through the City’s minor alteration process with Specific Area Plans.”

Finding: These criteria are satisfied by Condition of Approval PDC 2.

Explanation of Finding: The Condition of Approval requires curb extensions in locations shown in the Community Elements Book and meeting the minimum 20 foot curb to curb width.

Statewide Planning Goals

Citizen Involvement

Goal 1

C30. Review Criterion: “To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.”

Finding: This criterion is satisfied.

Explanation of Finding: The adoption process for the proposed SAP amendment includes duly noticed public hearings before the Development Review Board. The current process was preceded by a Master Plan adoption and SAP North review processes found compliant with Goal 1.

Land Use Planning

Goal 2

C31. Review Criterion: “To establish a land use planning process and policy framework as a basis for all decision and actions related to use of land and to assure an adequate factual base for such decisions and actions.”

Finding: This criterion is satisfied.

Explanation of Finding: The City is currently in compliance with Goal 2 because it has an acknowledged Comprehensive Plan and regulations implementing the plan. The Villebois Village Master Plan was adopted consistent with the planning policies in the Comprehensive Plan. The Villebois Village Master Plan was found to be consistent with Goal 2 because it creates a more specific plan for a portion of the City that provides additional guidance for future regulations. The proposed SAP amendment does not alter these circumstances. No additional needed connections beyond what is proposed by the applicant in Phase 4 North have been identified.

Natural Resources, Scenic and Historic Areas, and Open Spaces

Goal 5

C32. Review Criterion: “To protect natural resources and conserve scenic and historic areas and open spaces.”

Finding: This criterion is satisfied.

Explanation of Finding: The proposed SAP amendment complies with local and regional policies and requirements to implement this goal.

Air, Water and Land Resource Quality

Goal 6

C33. Review Criteria: “To maintain and improve the quality of the air, water and land resources of the state.”

Finding: These criteria are satisfied.

Explanation of Finding: The Villebois Village Master Plan is consistent with the air, water and land resources policies of the Comprehensive Plan. The Villebois Village Master Plan protects water and land resources by providing protection for natural resource areas and limiting development to areas that have less impact on natural resources. The Master Plan does not propose any residential structures within the 100-year floodplain. The Plan also calls for measures to use environmentally sensitive techniques for storm drainage. The Plan provides for a mixed-use, compact, interconnected Village that will provide transportation benefits by reducing the need for lengthy vehicle trips and increase the opportunity for bicycle and pedestrian transportation. The proposed SAP amendment does not alter these conditions as it remains consistent with the Master Plan in this regard.

Areas Prone to Natural Disasters and Hazards

Goal 7

C34. Review Criteria: “To protect life and property from natural disasters and hazards.”

Finding: These criteria are satisfied.

Explanation of Finding: No areas prone to floods, erosion, landslides, wildfire, etc. have been identified in the area affected by the SAP Amendment.

Recreational Needs

Goal 8

C35. Review Criteria: “To satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide for the siting of necessary recreational facilities including destination resorts.”

Finding: These criteria are satisfied.

Explanation of Finding: Consistent with the Master Plan no parks are proposed within the area affected by the SAP Amendment. Park and open space to serve the development is located immediately to the south in Regional Park 5 (Trocadero Park) as well in the upland forest preserve and Regional Park 4 (Edelweiss Park) to the southwest. Regional Park 6 is planned to the southeast. A mid-block trail crossing does provide an additional amenity.

Housing

Goal 10

C36. Review Criteria: “To provide for the housing needs of citizens of the state.”

Finding: These criteria are satisfied.

Explanation of Finding: The Villebois Village Master Plan complies with local and regional policies and requirements to implement this goal. The housing density and number goals for Villebois continue to be met with the number units and type of housing proposed for SAP North, including Phase 4.

Public Facilities and Services

Goal 11

C37. Review Criteria: “To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.”

Finding: These criteria are satisfied.

Explanation of Finding: The Villebois Village Master Plan is consistent with the applicable provisions of the City’s various utility plans (see Chapter 4 – Utilities of the Master Plan). It proposes to coordinate future development with the provision of the public facility infrastructure in the area (Figure 6 – Conceptual Composite Utilities Plan). The proposed SAP amendment does not change the planned utilities as shown in the Master Plan.

Transportation

Goal 12

C38. Review Criteria: “To provide and encourage a safe, convenient and economic transportation system.”

Finding: These criteria are satisfied.

Explanation of Finding: The Villebois Village Master Plan provides plans (Figure 7 – Street Plan and Figure 8 – Proposed Arterial/Collectors Street System) for a transportation system that is integrated with the transportation system existing and proposed for the City and surrounding areas of Clackamas County. Street sections (Figures 9A and 9B – Street and Trail Sections) are designed to slow traffic, encourage walking and bicycling, and create a pleasant environment. The proposed SAP amendment remains consistent with the transportation components of the Villebois Village Master Plan, and thus this goal.

Energy Conservation

Goal 13

C39. Review Criteria: “Land and uses developed on the land shall be managed and controlled so as to maximize the conservation of all forms of energy, based upon sound economic principles.”

Finding: These criteria are satisfied.

Explanation of Finding: The Comprehensive Plan has been acknowledged to be consistent with Goal 13, and the Villebois Village Master Plan is consistent with Comprehensive Plan energy conservation policies. The Villebois Village Master Plan provides for a compact mixed-use development that will conserve energy by reducing the amount of and length of vehicle trips by making bicycle and pedestrian transportation viable alternatives for many trips. The proposed SAP amendment remains consistent with the Villebois Village Master Plan in this regard, and thus Goal 13.

Urbanization

Goal 14

C40. Review Criteria: “To provide for an orderly and efficient transition from rural to urban land use.”

Finding: These criteria are satisfied.

Explanation of Finding: The Villebois Village Master Plan is consistent with Comprehensive Plan urbanization policies and the Residential – Village Land Use designation. The proposed SAP amendment for SAP North continues to comply with and further the intent of Goal 14 by providing a coordinated plan for urbanization of the Master Plan area that coordinates development of the area with development of public facilities, including the transportation system, and protects natural resources. The SAP amendment continues to provide more detailed plans for the urbanization of an area already determined to be within the City’s urban growth boundary.

Village Zone Generally

Permitted Uses in Village Zone

Subsection 4.125 (.02)

C41. Review Criteria: This subsection lists the uses typically permitted in the Village Zone, including single-family detached dwellings, row houses, and non-commercial parks, playgrounds, and recreational facilities.

Finding: These criteria are satisfied.

Explanation of Finding: The uses proposed includes single-family homes, which are permitted in the Village Zone.

Villebois Block, Alley, Pedestrian and Bicycle Standards:

Maximum Block Perimeter and Spacing Between Streets

Subsection 4.125 (.05) A. 1.-2

C42. Review Criteria: “Maximums Block Perimeter: 1,800 feet, unless the Development Review Board makes a finding that barriers such as existing buildings, topographic variations, or designated Significant Resource Overlay Zone areas will prevent a block perimeter from meeting this standard.”

“If the maximum spacing for streets for local access exceeds 530 feet, intervening pedestrian and bicycle access shall be provided, with a maximum spacing of 330 feet from those local streets, unless the Development Review Board makes a finding that barriers such as existing buildings, topographic variations, or designated Significant Resource Overlay Zone areas will prevent pedestrian and bicycle facility extensions from meeting this standard.”

Finding: These criteria are satisfied.

Explanation of Finding: As shown in the PDP plans, Exhibit B3, all blocks have a perimeter of less than 1800 feet. The block east of SW Amsterdam Avenue is longer than 530 feet but a path is provided mid-block across from the intersection with SW Oslo Street.

Intervening Pedestrian and Bicycle Access

Subsection 4.125 (.05) A. 3.

C43. Review Criteria: “If the maximum spacing for streets for local access exceeds 530 feet, intervening pedestrian and bicycle access shall be provided, with a maximum spacing of 330 feet from those local streets, unless the Development Review Board makes a finding that barriers such as existing buildings, topographic variations, or designated Significant Resource Overlay Zone areas will prevent pedestrian and bicycle facility extensions from meeting this standard.”

Finding: These criteria are satisfied.

Explanation of Finding: No SROZ area, existing buildings, or topographic variations prevent the spacing standard from being met.

Access

Subsection 4.125 (.05) B.

C44. Review Criterion: “All lots with access to a public street, and an alley, shall take vehicular access from the alley to a garage or parking area, except as determined by the City Engineer.”

Finding: This criterion is satisfied.

Explanation of Finding: The design of the subdivision shown in the SAP allows this criterion to be met during the review of the subdivision plat.

Fences

Subsection 4.125 (.05) D.

C45. Review Criterion: This subsection establishes provisions for fences in the Village Zone, including being consistent with the Master Fencing Program and the Architectural Pattern Book.

Finding: This criterion is satisfied.

Explanation of Finding: A Master Fencing Plan for the SAP has previously been approved.

Parks & Open Space

Subsection 4.125 (.08)

C46. Review Criteria: This subsection prescribes the open space requirement for development in the Village Zone.

Finding: These criteria are satisfied.

Explanation of Finding: Figure 5 – Parks & Open Space Plan of the Villebois Village Master Plan indicates that approximately 33% of Villebois is in Parks and Open Space. This SAP amendment continue to meet the open space requirements for Villebois.

Villebois Street Alignment and Access Improvements

Conformity with Master Plan, etc.

Subsection 4.125 (.09) A. 1. a.

C47. Review Criterion: “All street alignment and access improvements shall conform to the Villebois Village Master Plan, or as refined in the Specific Area Plan, Preliminary Development Plan, or Final Development Plan . . .”

Finding: This criterion will be satisfied.

Explanation of Finding: The street alignments are generally consistent with those shown in the Villebois Village Master Plan. Some minor refinements are proposed. See Findings C79 through C84.

Conformity with Public Works Standards and Continuation of Streets
Subsection 4.125 (.09) A. 1. a. i.

C48. Review Criteria: “All street improvements shall conform to the Public Works Standards and shall provide for the continuation of streets through proposed developments to adjoining properties or subdivisions, according to the Master Plan.”

Finding: These criteria are satisfied.

Explanation of Finding: The proposed street network will enable conformance with the Public Work Standards. The street system is designed to provide for the continuation of streets within Villebois and to adjoining properties or subdivisions according to the Master Plan.

Streets Developed According to Master Plan
Subsection 4.125 (.09) A. 1. a. ii.

C49. Review Criterion: “All streets shall be developed according to the Master Plan.”

Finding: This criterion is satisfied.

Explanation of Finding: All streets are proposed to be developed with cross sections shown in the Master Plan.

Intersections Angles
Subsection 4.125 (.09) A. 2. a. and b.

C50. Review Criteria:

- “Angles: Streets shall intersect one another at angles not less than 90 degrees, unless existing development or topography makes it impractical.
- Intersections: If the intersection cannot be designed to form a right angle, then the right-of-way and paving within the acute angle shall have a minimum of thirty (30) foot centerline radius and said angle shall not be less than sixty (60) degrees. Any angle less than ninety (90) degrees shall require approval by the City Engineer after consultation with the Fire District.”

Finding: These criteria are satisfied.

Explanation of Finding: The applicant’s drawings in Exhibit B2 show all proposed streets are developed consistent with these standards.

Intersection Offsets
Subsection 4.15 (.09) A. 2. c.

C51. Review Criterion: “Offsets: Opposing intersections shall be designed so that no offset dangerous to the traveling public is created. Intersections shall be separated by at least:

- 1000 ft. for major arterials
- 600 ft. for minor arterials
- 100 ft. for major collector
- 50 ft. for minor collector”

Finding: These criteria are satisfied.

Explanation of Finding: No intersections violating the defined offsets are proposed.

Curb Extensions

Subsection 4.125 (.09) A. 2. d.

C52. Review Criteria: “Curb extensions at intersections shall be shown on the Specific Area Plans required in subsection 4.125(.18)(C) through (F) below, and shall:

- Not obstruct bicycle lanes on collector streets.
- Provide a minimum 20 foot wide clear distance between curb extensions at all local residential street intersections shall have, shall meet minimum turning radius requirements of the Public Works Standards, and shall facilitate fire truck turning movements as required by the Fire District.”

Finding: These criteria are satisfied by Condition of Approval PDC 2.

Explanation of Finding: A condition of approval requires curb extensions consistent with the Community Elements Book and meeting the curb to curb width of this subsection.

Street Grades

Subsection 4.125 (.09) A. 3.

C53. Review Criteria: “Street grades shall be a maximum of 6% on arterials and 8% for collector and local streets. Where topographic conditions dictate, grades in excess of 8%, but not more than 12%, may be permitted for short distances, as approved by the City Engineer, where topographic conditions or existing improvements warrant modification of these standards.”

Finding: These criteria are satisfied.

Explanation of Finding: No street grades approaching these maximums are proposed.

Centerline Radius Street Curves

Subsection 4.125 (.09) A. 4.

C54. Review Criterion: “The minimum centerline radius street curves shall be as follows:

- Arterial streets: 600 feet, but may be reduced to 400 feet in commercial areas, as approved by City Engineer.
- Collector streets: 600 feet, but may be reduced to conform with the Public Works Standards, as approved by the City Engineer.
- Local streets: 75 feet”

Finding: These criteria are satisfied.

Explanation of Finding: The submitted plan sheets, see Exhibit B2, show all street curves meet these standards.

Rights-of-way

Subsection 4.125 (.09) A. 5.

C55. Review Criteria: Pursuant to subsection (.09) A. above, the provisions of 4.177 apply for rights-of-way as no other provisions are noted.

Finding: These criteria are satisfied.

Explanation of Finding: Proposed rights-of-way are shown on the applicant’s plan sheets, Exhibit B2. Rights-of-way will also be reviewed as part of the Preliminary Development

Plan and Tentative Plat to ensure compliance. Rights-of-way will be dedicated and a waiver of remonstrance against the formation of a local improvement district will be recorded with recordation of a final plat in accordance with Section 4.177.

Access Drives

Subsection 4.125 (.09) A. 6.

C56. Review Criteria: Access drives are required to be 16 feet for two-way traffic. Otherwise, pursuant to subsection (.09) A. above, the provisions of 4.177 apply for access drives as no other provisions are noted.

Finding: These criteria are satisfied.

Explanation of Finding: The applicant states in the narrative in Exhibit B1, "Access drives (alleys) will be paved at least 16-feet in width within a 20-foot tract, as shown on the Circulation Plan. In accordance with Section 4.177, all access drives will be constructed with a hard surface capable of carrying a 23-ton load. Easements for fire access will be dedicated as required by the fire department. All access drives will be designed to provide a clear travel lane free from any obstructions."

Clear Vision Areas

Subsection 4.125 (.09) A. 7.

C57. Review Criteria: Pursuant to subsection (.09) A. above, the provisions of 4.177 apply for clear vision areas as no other provisions are noted.

Finding: These criteria are satisfied.

Explanation of Finding: The applicant states that clear vision areas will be provided and maintained in compliance with the Section 4.177.

Vertical Clearance

Subsection 4.125 (.09) A. 8.

C58. Review Criteria: Pursuant to subsection (.09) A. above, the provisions of 4.177 apply for vertical clearance as no other provisions are noted.

Finding: These criteria are satisfied.

Explanation of Finding: The applicant states that Vertical clearance will be provided and maintained in compliance with the Section 4.177.

Sidewalk and Pathway Improvement Standards

Subsection 4.125 (.10)

C59. Review Criteria: "The provisions of Section 4.178 shall apply within the Village zone."

Finding: These criteria are satisfied.

Explanation of Finding: The applicant states, "All sidewalks and pathways within SAP SAP North Phase 4 will be constructed in accordance with the standards of Section 4.178 and the Villebois Village Master Plan." Sidewalks and pathways are shown in the circulation plan and street cross-sections (Sheets 7 and 8, Exhibit B2).

Other Village Zone Standards

Landscaping, Screening and Buffering Subsection 4.125 (.11)

C60. Review Criteria: “Except as noted below, the provisions of Section 4.176 shall apply in the Village zone:

- Streets in the Village Zone shall be developed with street trees as described in the Community Elements Book.”

Finding: These criteria are satisfied.

Explanation of Finding: The appropriate landscaping is provided. The proposed street trees are among the choices provided in the Community Elements Book.

Signage and Wayfinding Subsection 4.125 (.12)

C61. Review Criteria: “Except as this subsection may otherwise be amended, or until such time as a Signage and Wayfinding Plan is approved as required by Section 4.125(.18)(D)(2)(f), signs within the Village zone shall be subject to provisions of Section 4.156.”

Finding: These criteria are satisfied.

Explanation of Finding: A Master Signage and Wayfinding Program has previously been adopted for SAP North and the proposed development will remain consistent with the previous approval including signage at the SW Paris Avenue entrance to Villebois.

Village Zone Design Principles Subsection 4.125 (.13)

C62. Review Criteria: “The following design principles reflect the fundamental concepts, and support the objectives of the Villebois Village Master Plan, and guide the fundamental qualities of the built environment within the Village zone.

- The design of landscape, streets, public places and buildings shall create a place of distinct character.
- The landscape, streets, public places and buildings within individual development projects shall be considered related and connected components of the Villebois Village Master Plan.
- The design of streets and public spaces shall provide for and promote pedestrian safety, connectivity and activity.
- The design of exterior lighting shall minimize off-site impacts, yet enable functionality.”

Finding: These criteria are satisfied.

Explanation of Finding: The SAP Drawings, Exhibit B2, the Architectural Pattern Book, and the Community Elements Book are intended to guide the Preliminary Development Plan and Final Development Plan applications to achieve a built environment that reflects the fundamental concepts and objectives of the Master Plan. The Design Principles of Section (.13) have driven the development of the SAP Drawings, the Architectural Pattern Book and the Community Elements Book, which have previously been approved for SAP North and will work in concert to assure that the vision of Villebois is Phase 4 of SAP North as well as future phases of SAP North.

Design Standards: Flag Lots
Subsection 4.125 (.14) A. 1. a.

C63. Review Criterion: “Flag lots are not permitted.”

Finding: This criterion is satisfied.

Explanation of Finding: No flag lots are proposed.

Building and Site Design Requirements
Subsection 4.125 (.14) A. 2. a. - e. and h. - k.

C64. Review Criteria: “Building and site design shall include:

- Proportions and massing of architectural elements consistent with those established in an approved Architectural Pattern Book or Village Center Architectural Standards.
- Materials, colors and architectural details executed in a manner consistent with the methods included in an approved Architectural Pattern Book, Community Elements Book or approved Village Center Architectural Standards.
- Protective overhangs or recesses at windows and doors.
- Raised stoops, terraces or porches at single-family dwellings.
- Exposed gutters, scuppers, and downspouts, or approved equivalent.
- Building elevations of block complexes shall not repeat an elevation found on an adjacent block.
- Building elevations of detached buildings shall not repeat an elevation found on buildings on adjacent lots.
- A porch shall have no more than three walls.
- A garage shall provide enclosure for the storage of no more than three motor vehicles, as described in the definition of Parking Space.”

Finding: These criteria are satisfied.

Explanation of Finding: The Architectural Pattern Book and Community Elements Book previously approved for SAP North ensure compliance with these standards and consistency with surrounding development.

Lighting and Site Furnishings
Subsection 4.125 (.14) A. 3.

C65. Review Criteria: “Lighting and site furnishings shall be in compliance with the approved Architectural Pattern Book, Community Elements Book, or approved Village Center Architectural Standards.”

Finding: These criteria are satisfied.

Explanation of Finding: The SAP North Architectural Pattern Book and Community Elements Books have previously been approved ensuring compliance with these criteria.

Building Systems
Subsection 4.125 (.14) A. 4.

C66. Review Criteria: “Building systems, as noted in Tables V-3 and V-4 (Permitted Materials and Configurations), below, shall comply with the materials, applications and

configurations required therein. Design creativity is encouraged. The LEED Building Certification Program of the U.S. Green Building Council may be used as a guide in this regard.”

Finding: These criteria are satisfied.

Explanation of Finding: Subsequent Building Permit applications will review proposed buildings for consistency with the criteria of Table V-3 and the Architectural Pattern Book previously approved for SAP North.

Villebois Specific Area Plan Approval

Specific Area Plan Purpose

Subsection 4.125 (.18) C. 1.

C67. Review Criterion: “Purpose – A SAP is intended to advance the design of the Villebois Village Master Plan.”

Finding: This criterion is satisfied.

Explanation of Finding: As shown in Findings C3 through C66 above, the proposed SAP amendment is advancing the design of the Villebois Village Master Plan.

Who Can Initiate a SAP Application

Subsection 4.125 (.18) C. 2.-3.

C68. Review Criterion: “If not initiated by the City Council, Planning Commission or Development Review Board, an application for SAP approval shall be submitted by the Master Planner, or by landowners pursuant to subsection C.3 below. The application shall be accompanied by payment of a fee established in accordance with the City’s fee schedule.

The owners of property representing at least 80 percent of a SAP area may request in writing that the Master Planner submit a SAP application. The Master Planner must provide a written response within thirty days. If the Master Planner agrees to submit a request, the Master Planner shall have 180 days to submit the SAP application. If the Master Planner denies the request, fails to respond within 30 days, or fails as determined by the Planning Director to diligently pursue the application after agreeing to submit it, by providing drafts of a pattern book and all other SAP elements within 60 days and thereafter pursuing approval in good faith, the property owners may submit a SAP application for review and approval. A copy of a SAP application submitted by property owners must be provided to the Master Planner. Once the application has been deemed complete by the City, the Master Planner shall have 30 days to review and comment in writing before the proposed SAP is scheduled for public hearing by the DRB.”

Finding: This criterion is satisfied.

Explanation of Finding: The Master Planner previously submitted SAP North, which included the approval of many SAP elements. Some elements were not defined because they were not yet known. A subsequent SAP amendment defined the additional components for Phases 2 and 3. With Phase 3 approval was granted for SAP Components for future additional phases that did not require access to the properties, including

definition of street alignment and land uses consistent with the Master Plan. This request provides the required additional details for Phase 4, and has been signed by the property owners of Phase 4.

SAP Submittal Requirements: Existing Conditions

Subsection 4.125 (.18) D 1.

C69. Review Criterion: “Existing Conditions – An application for SAP approval shall specifically and clearly show the following features and information on maps, drawings, application form or attachments. The SAP shall be drawn at a scale of 1" = 100' (unless otherwise indicated) and may include multiple sheets depicting the entire SAP area, as follows:” Listed a. through h.

Finding: These criteria are satisfied.

Explanation of Finding: All the required existing condition drawings have been submitted. See Sheet 3 of Exhibit B2.

SAP Submittal Requirements: Development Information

Subsection 4.125 (.18) D. 2.

C70. Review Criterion: “SAP Development Information – The following information shall also be shown at a scale of 1" = 100' and may include multiple sheets depicting the entire SAP area:” Listed a. through n.

Finding: These criteria are satisfied.

Explanation of Finding: All the required information has been submitted. See Exhibit B2.

SAP Submittal Requirements: Architectural Pattern Book

Subsection 4.125 (.18) D. 3.

C71. Review Criterion: “Architectural Pattern Book – An Architectural Pattern Book shall be submitted with a SAP application. The Architectural Pattern Book shall apply to all development outside of the Village Center Boundary, as shown on Figure 1 of the currently adopted Villebois Village Master Plan. An Architectural Pattern Book shall address the following:” Listed a. through h.

Finding: These criteria are satisfied.

Explanation of Finding: The SAP North Architectural Pattern Book has previously been approved for the entirety of SAP North, including Phase 4 and future phases.

SAP Submittal Requirements: Community Elements Book

Subsection 4.125 (.18) D. 4.

C72. Review Criterion: “Community Elements Book – A Community Elements Book shall be submitted, including the following:” Listed a. through n.

Finding: These criteria are satisfied.

Explanation of Finding: The SAP North Community Elements Book has previously been approved for the entirety of SAP North, including Phase 4 and future phases.

SAP Submittal Requirements: Rainwater Management Program
Subsection 4.125 (.18) D. 5.

C73. Review Criterion: “Rainwater Management Program – A Rainwater Management Program shall be submitted, addressing the following:” Listed a. through c. vii.

Finding: These criteria are satisfied or will be satisfied by Condition of Approval NR 1.

Explanation of Finding: The SAP North Rainwater Management Program has previously been approved for the entirety of SAP North, including Phase 4 and future phases.

SAP Submittal Requirements: Master Signage and Wayfinding
Subsection 4.125 (.18) D. 6.

C74. Review Criterion: “Master Signage and Wayfinding – A Master Signage and Wayfinding Plan shall be submitted with an SAP application and shall address the following:” Listed a. through e.

Finding: These criteria are satisfied.

Explanation of Finding: The SAP North Master Signage and Wayfinding program has previously been approved for the entirety of SAP North, including Phase 4 and future phases.

SAP Submittal Requirements: SAP Narrative Statement
Subsection 4.125 (.18) D. 8.

C75. Review Criterion: “SAP Narrative Statement – A narrative statement shall be submitted, addressing the following:” Listed a. through f.

Finding: These criteria are satisfied.

Explanation of Finding: The required narrative has been submitted. See Exhibit B1.

SAP Elements Consistent with Villebois Village Master Plan
Subsection 4.125 (.18) E. 1. b. i.

C76. Review Criteria: “Is consistent with the Villebois Village Master Plan. Those elements of the Village Master Plan with which the SAP must be consistent are the Plan’s Goals, Policies, and Implementation Measures, and, except as the text otherwise provides, Figures 1, 5, 6A, 7, 8, 9A, and 9B.”

Finding: These criteria are satisfied.

Explanation of Finding: Findings C3 through C66 above demonstrate compliance of proposed SAP amendment with the Villebois Village Master Plan.

SAP Phasing Reasonable
Subsection 4.125 (.18) E. 1. b. i.

C77. Review Criteria: “If the SAP is to be phased, as enabled by Sections 4.125(.18)(D)(2)(g) and (h), that the phasing sequence is reasonable.”

Finding: These criteria are satisfied.

Explanation of Finding: Proposed Phase 4 is contiguous with the previously approved Phases 2 and 3 and it is reasonable to be the next phase developed of SAP North. Other

future Phases will be contiguous to approved or built phases which allows flexibility for these phases to be built a various factors dictate.

DRB Modification of SAP

Subsection 4.125 (.18) E. 1. b. iii.

C78. Review Criteria: “The Development Review Board may require modifications to the SAP, or otherwise impose such conditions, as it may deem necessary to ensure conformance with the Villebois Village Master Plan, and compliance with applicable requirements and standards of the Planning and Land Development Ordinance, and the standards of this section.”

Finding: These criteria are satisfied.

Explanation of Finding: No specific findings are recommended pursuant to this subsection.

SAP Refinements to Villebois Village Master Plan

Refinement 1 Street Network

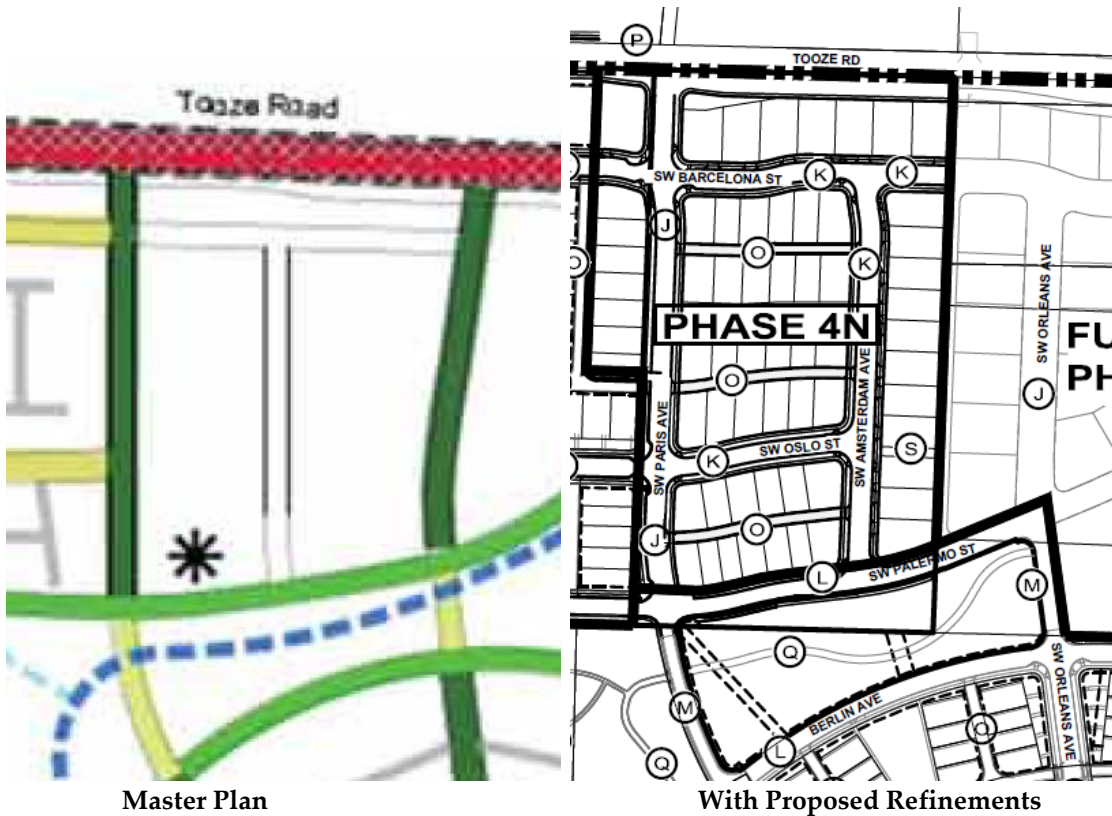
Refinements to the Master Plan: Streets

Subsection 4.125 (.18) F. 1. a. i.

C79. Review Criteria: “Changes to the street network or functional classification of streets that do not significantly reduce circulation system function or connectivity for vehicles, bicycles or pedestrians.”

Finding: These criteria are satisfied.

Explanation of Finding: Two changes to the street network shown in the Villebois Village Master Plan are proposed. First, the Master Plan shows streets on both sides of Regional Park-5 (SW Paris Avenue and SW Orleans Avenue) extending to and connecting with SW Tooze Road. The City has since evaluated planned improvements for Tooze Road and determined to move the connection to Tooze Road and limit it to one access point on SW Paris Avenue. Eliminating one of the connections better preserves the function of Tooze Road, which is a minor arterial. Second, SW Oslo Street continues through an additional block to terminate at SW Amsterdam Avenue rather than SW Paris Avenue. This change adds connectivity for vehicles, bicycles, and pedestrians.



Refinements: Definition of Significant-Quantitative
 Subsection 4.125 (.18) F. 1. b. i. and a. vi.

C80. Review Criteria: “As used herein, “significant” means:

- b. i. More than ten percent of any quantifiable matter, requirement, or performance measure, as specified in (.18)(F)(1)(a), above, or,
- a. vi. Changes that are significant under the above definitions, but necessary to protect an important community resource or substantially improve the function of collector or minor arterial streets.

Finding: These criteria are satisfied.

Explanation of Finding: Quantifiable measures related to this refinement request include circulation system function and connectivity. Level of Service (LOS) is the quantifiable performance measure related to circulation system function for motor vehicles. No data is available nor practical to obtain regarding the circulation system function for bicycles and pedestrians. Pedestrian and bicycle connections will be maintained or increased. Vehicle connectivity to SW Tooze has been balanced with the desired through function of SW Tooze Road. While the number of connection points to arterials in an quantifiable matter, and the small number of connection points would make this proposed change significant, it is necessary to substantially improve the function of SW Tooze Road. While the traffic study did not compare LOS as various intersections with and without the proposed refinements, LOS of service continues to be met with the proposed changes.

Refinements: Definition of Significant-Qualitative
Subsection 4.125 (.18) F. 1. B. ii.

C81. Review Criteria: “As used herein, “significant” means:

- ii. That which negatively affects an important, qualitative feature of the subject, as specified in (.18)(F)(1)(a), above.”

Finding: These criteria are satisfied.

Explanation of Finding: This subsection does not provide clear definition of what an important qualitative feature might be. Absent details in this subsection, staff interprets the primary qualitative factors to consider being the three guiding design principles of the Villebois Village Master Plan: Connectivity, Diversity, and Sustainability. The three guiding design principles are further defined by the goals, policies, and implementation measures of the Master Plan. By virtue of better or equally implementing the goals, policies, and implementation measures of the Villebois Village Master Plan, as described in Finding C82 below, the proposed refinements do not negatively affect qualitative features of the street network.

Refinements: Equally or Better Meeting Master Plan
Subsection 4.125 (.18) F. 2. a.

C82. Review Criteria: “The refinements will equally or better meet the Goals, Policies and Implementation Measures of the Villebois Village Master Plan.”

Finding: These criteria are satisfied.

Explanation of Finding: The following are the relevant goals and policies from the Villebois Village Master Plan followed by discussion of how the refinements better or equally meet them:

Circulation System Goal: The Villebois Village shall provide for a circulation system that is designed to reflect the principles of smart growth.

The refinement allows for smaller block lengths, thus increasing walkability, and adds connectivity for vehicles, bicycles, and pedestrians.

Circulations System Policy 1: The Villebois Village shall encourage alternatives to the automobile, while accommodating all travel modes, including passenger cars, trucks, buses, bicycles and pedestrians.

There will continue to be access to all homes and destinations from a variety of travel modes.

Refinements: Impact on Resources
Subsection 4.125 (.18) F. 2. b.

C83. Review Criteria: “The refinement will not result in significant detrimental impacts to the environment or natural or scenic resources of the SAP and Village area, and”

Finding: These criteria are satisfied.

Explanation of Finding: No impact has been identified on the listed resources due to the proposed refinement.

Refinements: Relation to Adjoining Areas

Subsection 4.125 (.18) F. 2. c.

C84. Review Criteria: “The refinement will not preclude an adjoining or subsequent SAP area from development consistent with the Master Plan.”

Finding: These criteria are satisfied.

Explanation of Finding: The refinements only impact SAP North.

Refinement 2 Parks, Trails, and Open Spaces

Refinements to the Master Plan: Parks, Trails, and Open Space

Subsection 4.125 (.18) F. 1. a. ii.

C85. Review Criteria: “Changes to the nature or location of park types, trails or open space that do not significantly reduce function, usability, connectivity, or overall distribution or availability of these uses in the Specific Area Plan.”

Finding: These criteria are satisfied.

Explanation of Finding: The proposed refinement adds a mid-block trail connection increasing connectivity for bikes and pedestrians as well as adds private open space.

Refinements: Definition of Significant-Quantitative

Subsection 4.125 (.18) F. 1. b. i.

C86. Review Criteria: “As used herein, “significant” means:

i. More than ten percent of any quantifiable matter, requirement, or performance measure, as specified in (.18)(F)(1)(a), above, or,

Finding: These criteria are satisfied.

Explanation of Finding: The additions increases any quantifiable measures of connectivity and recreational amenities.

Refinements: Definition of Significant-Qualitative

Subsection 4.125 (.18) F. 1. B. ii.

C87. Review Criteria: “As used herein, “significant” means:

ii. That which negatively affects an important, qualitative feature of the subject, as specified in (.18)(F)(1)(a), above.”

Finding: These criteria are satisfied.

Explanation of Finding: This subsection does not provide clear definition of what an important qualitative feature might be. Absent details in this subsection, staff interprets the primary qualitative factors to consider being the three guiding design principles of the Villebois Village Master Plan: Connectivity, Diversity, and Sustainability. The three guiding design principles are further defined by the goals, policies, and implementation measures of the Master Plan. By virtue of better or equally implementing the goals,

policies, and implementation measures of the Villebois Village Master Plan, as described in Finding C88 below, the proposed refinements do not negatively affect qualitative features of the parks, trails, and open space.

Refinements: Equally or Better Meeting Master Plan
Subsection 4.125 (.18) F. 2. a.

C88. Review Criteria: “The refinements will equally or better meet the Goals, Policies and Implementation Measures of the Villebois Village Master Plan.”

Finding: These criteria are satisfied.

Explanation of Finding: Adding an additional trail increases connectivity and adds an additional recreational amenity within the Villebois Village Master Plan.

Refinements: Impact on Resources
Subsection 4.125 (.18) F. 2. b.

C89. Review Criteria: “The refinement will not result in significant detrimental impacts to the environment or natural or scenic resources of the SAP and Village area, and”

Finding: These criteria are satisfied.

Explanation of Finding: The additional trail does not have a detrimental impact the environment or the listed resources.

Refinements: Relation to Adjoining Areas
Subsection 4.125 (.18) F. 2. c.

C90. Review Criteria: “The refinement will not preclude an adjoining or subsequent SAP area from development consistent with the Master Plan.”

Finding: These criteria are satisfied.

Explanation of Finding: The proposed refinements do not impact the surrounding areas.

Refinement 3 Utilities and Storm Water Facilities

Refinements to Utilities and Storm Water Facilities
Subsection 4.125 (.18) F. 1. a. iii.

C91. Review Criteria: “Changes to the nature or location of utilities or storm water facilities that do not significantly reduce the service or function of the utility or facility.”

Finding: These criteria are satisfied.

Explanation of Finding: The Master Plan for the subject area shows Onsite Water Quality along Tooze Road and a larger area reserved for Rainwater Management. Tooze Road improvements affect the location and space of onsite stormwater and rainwater facilities. Water quality facilities have been moved off-site and retrofitted to meet Tooze Road improvements. The refinements to rainwater management within PDP 4N include street trees and bio-retention cells located in planter strips in rights-of-way, as shown within the attached utility plans (see applicant’s notebook, Exhibit B1, Section IVB), in order to utilize the space available.

Refinements: Definition of Significant-Quantitative
Subsection 4.125 (.18) F. 1. b. i.

C92. Review Criteria: “As used herein, “significant” means:

i. More than ten percent of any quantifiable matter, requirement, or performance measure, as specified in (.18)(F)(1)(a), above, or,

Finding: These criteria are satisfied.

Explanation of Finding: The performance measures, etc. being measured for the purpose of this refinement are the reduction of service and function of the utility or facility. The service or function is not being reduced.

Refinements: Definition of Significant-Qualitative
Subsection 4.125 (.18) F. 1. B. ii.

C93. Review Criteria: “As used herein, “significant” means:

ii. That which negatively affects an important, qualitative feature of the subject, as specified in (.18)(F)(1)(a), above.”

Finding: These criteria are satisfied.

Explanation of Finding: This subsection does not provide clear definition of what an important qualitative feature might be. Absent details in this subsection, staff interprets the primary qualitative factors to consider being the three guiding design principles of the Villebois Village Master Plan: Connectivity, Diversity, and Sustainability. The three guiding design principles are further defined by the goals, policies, and implementation measures of the Master Plan. By virtue of better or equally implementing the goals, policies, and implementation measures of the Villebois Village Master Plan, as described in Finding C94 below, the proposed refinements do not negatively affect qualitative features of the parks, trails, and open space.

Refinements: Equally or Better Meeting Master Plan
Subsection 4.125 (.18) F. 2. a.

C94. Review Criteria: “The refinements will equally or better meet the Goals, Policies and Implementation Measures of the Villebois Village Master Plan.”

Finding: These criteria are satisfied.

Explanation of Finding: Keeping the similar level of service and function will equally meet the Master Plan.

Refinements: Impact on Resources
Subsection 4.125 (.18) F. 2. b.

C95. Review Criteria: “The refinement will not result in significant detrimental impacts to the environment or natural or scenic resources of the SAP and Village area, and”

Finding: These criteria are satisfied.

Explanation of Finding: No evidence has been provided that changes will have a negative impact on the environment or natural or scenic resources.

Refinements: Relation to Adjoining Areas
Subsection 4.125 (.18) F. 2. c.

C96. Review Criteria: “The refinement will not preclude an adjoining or subsequent SAP area from development consistent with the Master Plan.”

Finding: These criteria are satisfied.

Explanation of Finding: The proposed refinements do not impact the surrounding areas.

Refinement 4 Land Use and Density

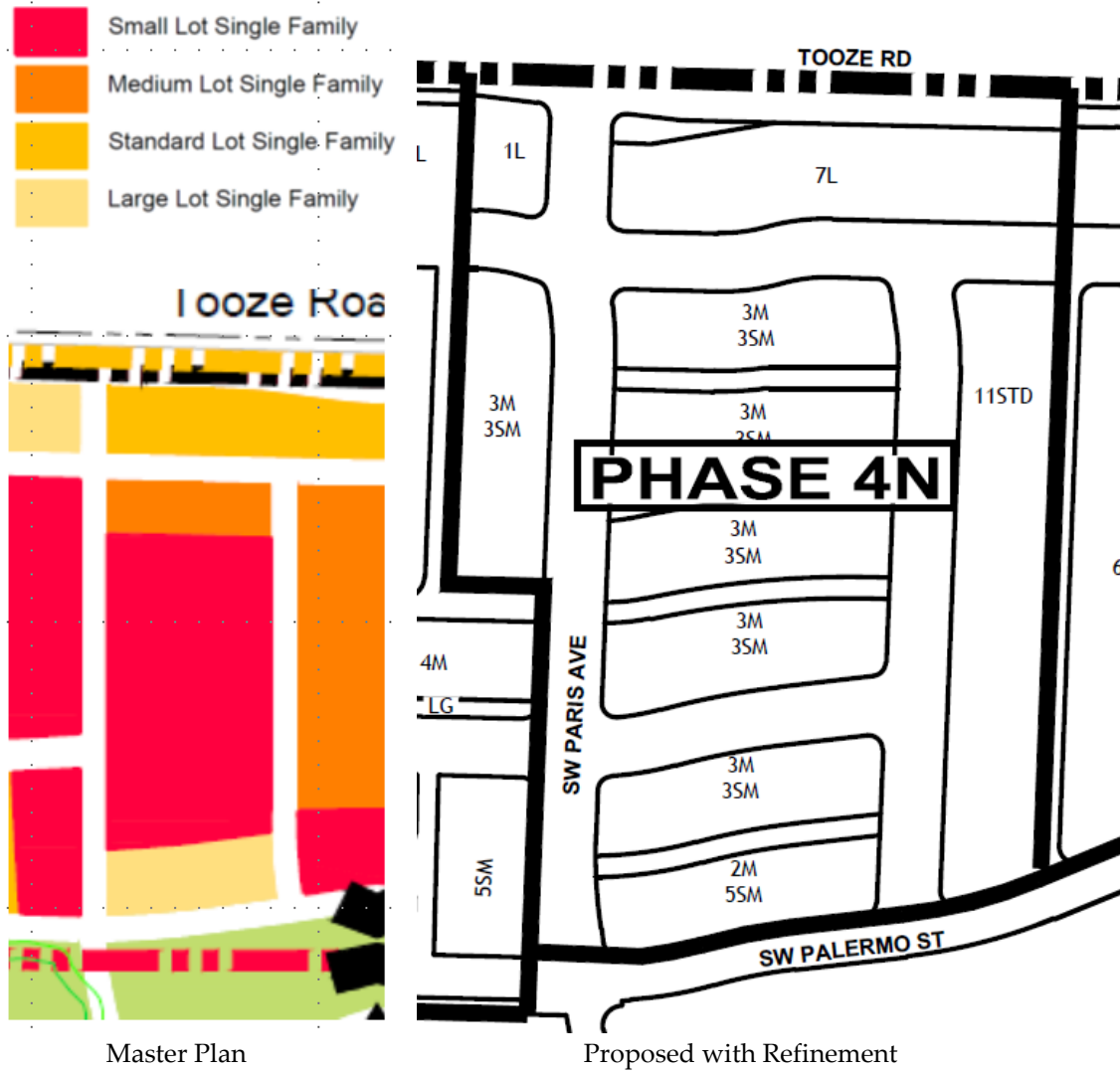
Refinements to the Master Plan: Mix of Land Uses and Density
Subsection 4.125 (.18) F. 1. a. iv. and v.

C97. Review Criteria: “Changes to the location or mix of land uses that do not significantly alter the overall distribution or availability of uses in the affected SAP.”

“A change in density that does not exceed ten percent, provided such density change does not result in fewer than 2,300 dwelling units in the Village.”

Finding: These criteria are satisfied.

Explanation of Finding: The Master Plan for the subject area shows large, standard, medium, small, and neighborhood apartment uses within the Phase 4 area. PDP 4N proposes 63 single family detached dwellings – 23 small lots, 21 medium lots, 11 standard lots, and 8 large lots. The refinements to the Master Plan include a change in mix and unit counts, as well as a reconfiguration of the locations of the types of units. The refinement achieves a better mix of smalls and mediums within each block and along each street frontage. Additionally, the refinement places large lots along Tooze Road at the edge of the project. Overall, this creates a transition from larger units to smaller units moving toward the Villebois Greenway; south of the Greenway are smalls, cottages, and row homes, increasing in density and massing toward the core of the Village Center. Overall unit count remains well above 2,300 units.



Master Plan

Proposed with Refinement

Refinements: Definition of Significant-Quantitative
 Subsection 4.125 (.18) F. 1. b. i.

C98. Review Criteria: “As used herein, “significant” means:

i. More than ten percent of any quantifiable matter, requirement, or performance measure, as specified in (.18)(F)(1)(a), above, or,

Finding: These criteria are satisfied.

Explanation of Finding: Quantifiable measures related to this refinement include number of units within the aggregate land use category, which, as shown in the table, is being reduced within the allowable 10% limit for the SAP. The density reduction is minimal at less than 5% for the SAP and less than 1% for the Master Plan, resulting in a unit count of 2,593.

	Currently Approved Count in SAP N	Proposed Unit Count in SAP N	% Change
Medium/Standard/Large/Estate	174	179	2.87%
Small Detached/Small Cottage/Row Homes/Neighborhood Apt.	273	246	-9.89%
Total	447	425	-4.92%

Refinements: Definition of Significant-Qualitative
Subsection 4.125 (.18) F. 1. B. ii

C99. Review Criteria: “As used herein, “significant” means:

- ii. That which negatively affects an important, qualitative feature of the subject, as specified in (.18)(F)(1)(a), above.”

Finding: These criteria are satisfied.

Explanation of Finding: This subsection does not provide clear definition of what an important qualitative feature might be. Absent details in this subsection, staff interprets the primary qualitative factors to consider being the three guiding design principles of the Villebois Village Master Plan: Connectivity, Diversity, and Sustainability. The three guiding design principles are further defined by the goals, policies, and implementation measures of the Master Plan. By virtue of better or equally implementing the goals, policies, and implementation measures of the Villebois Village Master Plan, as described in Finding C100 below, the proposed refinements do not negatively affect qualitative features of the street network.

Refinements: Equally or Better Meeting Master Plan
Subsection 4.125 (.18) F. 2. a.

C100. Review Criteria: “The refinements will equally or better meet the Goals, Policies and Implementation Measures of the Villebois Village Master Plan.”

Finding: These criteria are satisfied.

Explanation of Finding: As further explained by the applicant on pages 39-40 of their supporting compliance report for the SAP Amendment (Exhibit B1), increasing the variety of housing products in Phase 4 and slightly reducing the density equally or better meets the Villebois Village Master Plan

Refinements: Impact on Resources
Subsection 4.125 (.18) F. 2. b.

C101. Review Criteria: “The refinement will not result in significant detrimental impacts to the environment or natural or scenic resources of the SAP and Village area, and”

Finding: These criteria are satisfied.

Explanation of Finding: The change in housing mix and reduction in overall density does not have any detrimental impacts on the environment or natural or scenic resources.

Refinements: Relation to Adjoining Areas

Subsection 4.125 (.18) F. 2. c.

C102. Review Criteria: “The refinement will not preclude an adjoining or subsequent SAP area from development consistent with the Master Plan.”

Finding: These criteria are satisfied.

Explanation of Finding: The changes in housing mix and reduction in overall density for Phase 4 will not preclude adjacent future phases from developing with the housing mix and density shown in the Villebois Village Master Plan.

Protection of Natural Features & Other Resources

General Terrain Preparation

Subsection 4.171 (.02)

C103. Review Criteria:

- “All developments shall be planned designed, constructed and maintained with maximum regard to natural terrain features and topography, especially hillside areas, floodplains, and other significant land forms.
- All grading, filling and excavating done in connection with any development shall be in accordance with the Uniform Building Code, all development shall be planned, designed, constructed and maintained so as to:
 - Limit the extent of disturbance of soils and site by grading, excavation and other land alterations.
 - Avoid substantial probabilities of: (1) accelerated erosion; (2) pollution, contamination or siltation of lakes, rivers, streams and wetlands; (3) damage to vegetation; (4) injury to wildlife and fish habitats.
 - Minimize the removal of trees and other native vegetation that stabilize hillsides, retain moisture, reduce erosion, siltation and nutrient runoff, and preserve the natural scenic character.

Finding: These criteria are satisfied.

Explanation of Finding: The subject area is relatively flat without the features listed. Grading will be required to follow the Uniform Building Code, as will be reviewed for grading permits for the site.

Trees and Wooded Area

Subsection 4.171 (.04)

C104. Review Criteria:

- “All developments shall be planned, designed, constructed and maintained so that:

- Existing vegetation is not disturbed, injured, or removed prior to site development and prior to an approved plan for circulation, parking and structure location.
- Existing wooded areas, significant clumps/groves of trees and vegetation, and all trees with a diameter at breast height of six inches or greater shall be incorporated into the development plan and protected wherever feasible.
- Existing trees are preserved within any right-of-way when such trees are suitably located, healthy, and when approved grading allows.
- Trees and woodland areas to be retained shall be protected during site preparation and construction according to City Public Works design specifications, by:
 - Avoiding disturbance of the roots by grading and/or compacting activity.
 - Providing for drainage and water and air filtration to the roots of trees which will be covered with impermeable surfaces.
 - Requiring, if necessary, the advisory expertise of a registered arborist/horticulturist both during and after site preparation.
 - Requiring, if necessary, a special maintenance, management program to insure survival of specific woodland areas of specimen trees or individual heritage status trees.

Finding: These criteria are satisfied.

Explanation of Finding: No wooded areas exist within Phase 4. Individual trees of been inventoried and reviewed for preservation consistent with the Villebois Village Master Plan and the City's Tree Ordinance. See Request F.

Historic Protection
Subsection 4.171 (.09)

C105. Review Criteria: This subsection establishes requirements for protection of historic resources.

Finding: This criterion is satisfied.

Explanation of Finding: A cultural resource inventory has been performed. See Exhibit B5. According to a professionally preferred historic inventory of the subject site, no resources exist worthy for preservation or listing, and no further research or inventory is needed.

The applicant's findings in Section IVA of their notebook, Exhibit B1, respond to the majority of the applicable criteria.

Village Zone

Permitted Uses in Village Zone

Subsection 4.125 (.02)

D1. Review Criteria: This subsection lists the uses typically permitted in the Village Zone, including single-family detached dwellings, row houses, and non-commercial parks, playgrounds, and recreational facilities.

Finding: These criteria are satisfied.

Explanation of Finding: The uses proposed includes single-family homes, which are permitted in the Village Zone.

Block, Alley, Pedestrian, and Bicycle Standards

Subsection 4.125 (.05) A.

D2. Review Criteria: This subsection lists the block, alley, pedestrian, and bicycle standards applicable in the Village Zone.

Finding: These criteria are satisfied.

Explanation of Finding: The Preliminary Development Plan drawings, Exhibit B4, shows blocks, alleys, pedestrian, and bicycle paths consistent with this subsection and the SAP, as proposed to be amended.

Access

Subsection 4.125 (.05) B.

D3. Review Criterion: "All lots with access to a public street, and an alley, shall take vehicular access from the alley to a garage or parking area, except as determined by the City Engineer."

Finding: This criterion is satisfied.

Explanation of Finding: A condition of approval for the Tentative Subdivision Plat will ensure compliance with this standard. See Request E.

Development Standards
Table V-1

D4. Review Criteria:

Table V-1: Development Standards													
Building Type	Min. Lot Size (sq.ft.)	Min. Lot Width (ft.)	Min. Lot Depth (ft.)	Max. Lot Coverage (note)	Min. Frontage Width ^{10, 12} (%age)	Max. Bldg. Height ⁹ (ft.)	Setbacks ^{10, 13, 20}				Alley-Loaded Garage (note)	Street-Loaded Garage (note)	
							Front Min. (ft.)	Front Max. (ft.)	Rear Min. (ft.)	Side Min. (ft.)			
Single-Family Dwellings	2250	35	50	1	60 ¹⁶	35	12 ^{5,6}	20 ⁶	5	5 ¹⁵	7	8,17	
Notes:	<p>NR No Requirement</p> <p>NA Not Allowed</p> <p>2 Small lots: 75%, Medium Lots: 65%, Standard and Large Lots: 55%, Estate Lots: 45% Maximum Lot Coverage</p> <p>5 Porches, stoops, decks, canopies, balconies, bay windows, chimneys, awnings, and other building projections may encroach to within 8 ft. of the Public Way. Stairs may encroach to the Public Way.</p> <p>6 For Standard, or Large Lots on Collector Avenues, front setbacks are 20 ft. min., (13' setback to porch), side street setbacks are 15' (8' setback to porch). Pie-shaped lots or lots with significant trees or grade banks at frontage have no maximum front setback.</p> <p>7 The garage setback from alley shall be between 3 and 5 foot or, when as optional parking space is located between the garage and the alley, shall be 16 ft. minimum. Lots with important trees, as identified in the Master Plan, or grade differences at the alley, affecting garage location shall be exempt from this requirement.</p> <p>8 Street-loaded garages shall be a minimum 20 ft. front setback to face of garage, and located a minimum of 5 ft. behind main façade of the associated dwelling unit.</p> <p>9 Vertical encroachments are allowed up to ten additional feet, for up to 10% of the building footprint; vertical encroachments shall not be habitable space.</p> <p>10 For Village Center buildings with lots fronting two or more streets, at least two facades shall be subject to the minimum frontage width and front setback requirements.</p> <p>12 See Definitions, 4.125.01, for measurement of Minimum Frontage Width.</p> <p>13 Front Setback is measured as the offset of the front lot line or a vehicular or pedestrian access easement line. On lots with alleys, Rear Setback shall be measured from the rear lot line abutting the alley.</p> <p>14</p> <p>15 On Estate Lots and Large Lots with frontage 70 ft. or wider, the minimum combined side yard setbacks shall total 15 ft. with a minimum of 5 ft. On Small and Medium Lots, minimum side setback shall be 0 ft. or as required by Building Code.</p> <p>16 For cluster housing with lots arranged on a courtyard, frontage shall be measured at the front door face of the building adjacent to a public right of way or a public pedestrian access easement linking the courtyard with the Public Way.</p> <p>17 Dwellings on lots without alley access shall be at least 36 feet wide.</p> <p>20 Lots are categorized as small, medium, standard, large or estate as shown in the Pattern Book. [Table V-1 amended by Ord. 667 on 8/17/09; Ord. 682, 9/9/10]</p>												

Finding: These criteria are satisfied.

Explanation of Finding: In previous PDP's it has consistently been interpreted to allow the lot width and lot sizes to be governed by the Pattern Book. All lot dimensions and sizes meet the standards established in the SAP North Pattern Book.

Off-Street Parking, Loading & Bicycle Parking
Subsection 4.125 (.07) Table V-2

D5. Review Criteria:

Table V-2: Off Street Parking Requirements				
	Min. Vehicle Spaces	Max. Vehicle Spaces	Bicycle Short-term (Spaces)	Bicycle Long-term (Spaces)
Permitted or Conditional Use				
Permitted Uses				
Single-Family Detached Dwellings	1.0/DU	NR	NR	NR

Finding: These criteria are satisfied.

Explanation of Finding: At least two (2) parking spaces are provided for each home, exceeding the minimum of one (1).

Parks & Open Space
Subsection 4.125 (.08)

D6. Review Criteria: This subsection prescribes the open space requirement for development in the Village Zone.

Finding: These criteria are satisfied.

Explanation of Finding: Figure 5 Parks & Open Space Plan of the Villebois Village Master Plan states that there are a total of 159.73 acres within Villebois, which is approximately 33% of Villebois. As described in the Parks, Trails, and Open Space refinement as part of the SAP Amendment, Request C, a mid-block trail is being added increasing the amount of parks and open space.

Street Alignment and Access Improvements

Conformity with Master Plan, etc.
Subsection 4.125 (.09) A. 1. a.

D7. Review Criterion: “All street alignment and access improvements shall conform to the Villebois Village Master Plan, or as refined in the Specific Area Plan, Preliminary Development Plan, or Final Development Plan . . .”

Finding: This criterion is satisfied.

Explanation of Finding: The street alignments and access improvements conform with SAP North plans which have been found to be in compliance with the Villebois Village Master Plans with some minor refinements regarding alignment of the streets. See Request C Findings C69 and Findings C101 through C106.

Conformity with Public Works Standards and Continuation of Streets
Subsection 4.125 (.09) A. 1. a. i.

D8. Review Criteria: “All street improvements shall conform to the Public Works Standards and shall provide for the continuation of streets through proposed developments to adjoining properties or subdivisions, according to the Master Plan.”

Finding: These criteria are satisfied.

Explanation of Finding: All street improvements within this PDP will comply with the applicable Public Works Standards and make the connections to adjoining properties and phases as shown in the Villebois Village Master Plan, as refined in Request C.

Streets Developed According to Master Plan
Subsection 4.125 (.09) A. 1. a. ii.

D9. Review Criterion: “All streets shall be developed according to the Master Plan.”

Finding: This criterion is satisfied.

Explanation of Finding: All streets within this PDP will be developed with curbs, landscape strips, sidewalks, and bikeways or pedestrian pathways as depicted on the Circulation Plan and Street Sections, Sheet 7 of Exhibit B4, , which are consistent with the

cross sections shown in the Master Plan and as approved by the City Engineer for Grahams Ferry Road and Tooze Road.

Intersections of Streets: Angles and Intersections

Subsection 4.125 (.09) A. 2. a. & b.

D10. Review Criteria:

- “Angles: Streets shall intersect one another at angles not less than 90 degrees, unless existing development or topography makes it impractical.
- Intersections: If the intersection cannot be designed to form a right angle, then the right-of-way and paving within the acute angle shall have a minimum of thirty (30) foot centerline radius and said angle shall not be less than sixty (60) degrees. Any angle less than ninety (90) degrees shall require approval by the City Engineer after consultation with the Fire District.”

Finding: These criteria are satisfied.

Explanation of Finding: The Circulation Plan, Sheet 7 of Exhibit B4, demonstrates that all proposed streets will intersect at angles consistent with the above standards.

Intersection of Streets: Offsets

Subsection 4.15 (.09) A. 2. c.

D11. Review Criterion: “Offsets: Opposing intersections shall be designed so that no offset dangerous to the traveling public is created. Intersections shall be separated by at least:

- 1000 ft. for major arterials
- 600 ft. for minor arterials
- 100 ft. for major collector
- 50 ft. for minor collector”

Finding: These criteria are satisfied.

Explanation of Finding: The Circulation Plan, Sheet 7 of Exhibit B4, demonstrate that opposing intersections on public streets are offset, as appropriate, so that no danger to the traveling public is created.

Curb Extensions

Subsection 4.125 (.09) A. 2. d.

D12. Review Criteria: “Curb extensions at intersections shall be shown on the Specific Area Plans required in subsection 4.125(.18)(C) through (F) below, and shall:

- Not obstruct bicycle lanes on collector streets.
- Provide a minimum 20 foot wide clear distance between curb extensions at all local residential street intersections shall have, shall meet minimum turning radius requirements of the Public Works Standards, and shall facilitate fire truck turning movements as required by the Fire District.”

Finding: These criteria are satisfied.

Explanation of Finding: Curb extensions are shown on the Circulation Plan, Sheet 7 of Exhibit B4. Curb extensions will not obstruct bicycle lanes on collector streets. The plan sheets illustrate that all local street intersections will have a minimum 20 foot wide clear

distance between curb extensions.

Street Grades

Subsection 4.125 (.09) A. 3.

D13. Review Criteria: “Street grades shall be a maximum of 6% on arterials and 8% for collector and local streets. Where topographic conditions dictate, grades in excess of 8%, but not more than 12%, may be permitted for short distances, as approved by the City Engineer, where topographic conditions or existing improvements warrant modification of these standards.”

Finding: These criteria are satisfied.

Explanation of Finding: No streets are proposed that exceed or approach the maximum grade.

Centerline Radius Street Curves

Subsection 4.125 (.09) A. 4.

D14. Review Criterion: “The minimum centerline radius street curves shall be as follows:

- Arterial streets: 600 feet, but may be reduced to 400 feet in commercial areas, as approved by City Engineer.
- Collector streets: 600 feet, but may be reduced to conform with the Public Works Standards, as approved by the City Engineer.
- Local streets: 75 feet”

Finding: These criteria are satisfied.

Explanation of Finding: Compliance is shown on the Circulation Plan, Sheet 7 of Exhibit B4.

Rights-of-way

Subsection 4.125 (.09) A. 5.

D15. Review Criteria: Pursuant to subsection (.09) A. above, the provisions of 4.177 apply for rights-of-way as no other provisions are noted.

Finding: These criteria are satisfied.

Explanation of Finding: Proposed rights-of-way are shown on the applicant’s plan sheets, including Sheet 4, Preliminary Plat, in Exhibit B4 as revised in Exhibit B6. Rights-of-way will be dedicated and a waiver of remonstrance against the formation of a local improvement district will be recorded with recordation of a final plat in accordance with Section 4.177.

Access Drives

Subsection 4.125 (.09) A. 6.

D16. Review Criteria: Access drives are required to be 16 feet for two-way traffic. Otherwise, pursuant to subsection (.09) A. above, the provisions of 4.177 apply for access drives as no other provisions are noted.

Finding: These criteria are satisfied.

Explanation of Finding: The applicant states, "Access drives (alleys) will be paved at least 16-feet in width within a 20-foot tract, as shown on the Circulation Plan. In accordance with Section 4.177, all access drives will be constructed with a hard surface capable of carrying a 23-ton load. Easements for fire access will be dedicated as required by the fire department. All access drives will be designed to provide a clear travel lane free from any obstructions."

Clear Vision Areas

Subsection 4.125 (.09) A. 7.

D17. Review Criteria: Pursuant to subsection (.09) A. above, the provisions of 4.177 apply for clear vision areas as no other provisions are noted.

Finding: These criteria are satisfied.

Explanation of Finding: The applicant states that clear vision areas will be provided and maintained in compliance with the Section 4.177.

Vertical Clearance

Subsection 4.125 (.09) A. 8.

D18. Review Criteria: Pursuant to subsection (.09) A. above, the provisions of 4.177 apply for vertical clearance as no other provisions are noted.

Finding: These criteria are satisfied.

Explanation of Finding: The applicant states that Vertical clearance will be provided and maintained in compliance with the Section 4.177.

Interim Improvement Standards

Subsection 4.125 (.09) A. 9.

D19. Review Criteria: Pursuant to subsection (.09) A. above, the provisions of 4.177 apply for interim improvement standards as no other provisions are noted.

Finding: This criterion will be satisfied.

Explanation of Finding: With Phase 4, an interim street section improvement will be provided on SW Tooze Road to create consistency with street improvements completed with earlier phases of SAP North and for future improvements to Tooze Road. Additionally, an interim improvement will be provided on Firenze Avenue as sufficient right-of-way will not exist until the adjacent property is developed.

Sidewalk and Pathway Improvement Standards

Subsection 4.125 (.10)

D20. Review Criteria: "The provisions of Section 4.178 shall apply within the Village zone."

Finding: These criteria are satisfied.

Explanation of Finding: All sidewalks and pathways within PDP 4 North will be constructed in accordance with the standards of Section 4.154 (which replaced 4.178) and the Villebois Village Master Plan. Sidewalks and pathways are shown in the Circulation Plan and Street Cross-sections, Sheet 7 of Exhibit B4.

Landscaping, Screening and Buffering
Subsection 4.125 (.11)

D21. Review Criteria: “Except as noted below, the provisions of Section 4.176 shall apply in the Village zone:

- Streets in the Village Zone shall be developed with street trees as described in the Community Elements Book.”

Finding: These criteria are satisfied.

Explanation of Finding: The appropriate landscaping is provided. The proposed street trees are among the choices provided in the Community Elements Book.

Signage and Wayfinding
Subsection 4.125 (.12)

D22. Review Criteria: “Except as this subsection may otherwise be amended, or until such time as a Signage and Wayfinding Plan is approved as required by Section 4.125(.18)(D)(2)(f), signs within the Village zone shall be subject to provisions of Section 4.156.”

Finding: These criteria are satisfied.

Explanation of Finding: Signage will be provided consistent with the SAP North Signage & Wayfinding Plan.

Design Principles Applying to the Village Zone
Subsection 4.125 (.13)

D23. Review Criteria: “The following design principles reflect the fundamental concepts, and support the objectives of the Villebois Village Master Plan, and guide the fundamental qualities of the built environment within the Village zone.

- The design of landscape, streets, public places and buildings shall create a place of distinct character.
- The landscape, streets, public places and buildings within individual development projects shall be considered related and connected components of the Villebois Village Master Plan.
- The design of streets and public spaces shall provide for and promote pedestrian safety, connectivity and activity.
- The design of exterior lighting shall minimize off-site impacts, yet enable functionality.”

Finding: These criteria are satisfied.

Explanation of Finding: The Architectural Pattern Book and Community Elements Book ensure the design meets the fundamental design concepts and support the objectives of the Villebois Village Master Plan. By complying with an approved Architectural Pattern Book and Community Elements Book, the design of the PDP will satisfy these criteria. See also Final Development Plan, Request G.

Design Standards: Flag Lots
Subsection 4.125 (.14) A. 1. a.

D24. Review Criterion: “Flag lots are not permitted.”

Finding: This criterion is satisfied.

Explanation of Finding: No flag lots are proposed.

Building and Site Design Requirements
Subsection 4.125 (.14) A. 2. a. - e. and h. – k.

D25. Review Criteria: “Building and site design shall include:

- Proportions and massing of architectural elements consistent with those established in an approved Architectural Pattern Book or Village Center Architectural Standards.
- Materials, colors and architectural details executed in a manner consistent with the methods included in an approved Architectural Pattern Book, Community Elements Book or approved Village Center Architectural Standards.
- Protective overhangs or recesses at windows and doors.
- Raised stoops, terraces or porches at single-family dwellings.
- Exposed gutters, scuppers, and downspouts, or approved equivalent.
- Building elevations of block complexes shall not repeat an elevation found on an adjacent block.
- Building elevations of detached buildings shall not repeat an elevation found on buildings on adjacent lots.
- A porch shall have no more than three walls.
- A garage shall provide enclosure for the storage of no more than three motor vehicles, as described in the definition of Parking Space.”

Finding: These criteria are satisfied or will be satisfied by Conditions of Approval.

Explanation of Finding: The application requests PDP approval for single family detached houses. Conformance with the Pattern Book and Community Elements Book will assure consistency with the Design Standards of subsection (.14). Conformance with the Architectural Pattern Book will be reviewed at the issuance of each building permit. Conceptual front elevations of the planned homes are provided. See Section IIF) of Exhibit B3. Compliance with the Community Elements Book is being reviewed as part of Request F Final Development Plan. In order to increase consistency with the Architectural Pattern Book and other development elsewhere in Villebois Condition of Approval PDD 5 requires courtyard fencing consistent with the pattern book and the architectural style of the home for at least 30% of the homes with usable courtyards not exceeding a 5% slope.

Landscape Plans
Subsection 4.125 (.14) A. 2. g.

D26. Review Criterion: “Building and site design shall include:

- A landscape plan in compliance with Sections 4.125(.07) and (.11), above.”

Finding: This criterion is satisfied.

Explanation of Finding: The appropriate landscape plans have been provided. See FDP Plans, Exhibit B5.

Protection of Significant Trees

Subsection 4.125 (.14) A. 2. f.

D27. Review Criterion: “Building and site design shall include:

- The protection of existing significant trees as identified in an approved Community Elements Book.”

Finding: This criterion is satisfied.

Explanation of Finding: Tree protection information is provided. See also Request F.

Lighting and Site Furnishings

Subsection 4.125 (.14) A. 3.

D28. Review Criteria: “Lighting and site furnishings shall be in compliance with the approved Architectural Pattern Book, Community Elements Book, or approved Village Center Architectural Standards.”

Finding: These criteria are satisfied or will be required to do so by Condition of Approval PDD 2.

Explanation of Finding: No park lighting or furnishings are proposed or required.

Building Systems

Subsection 4.125 (.14) A. 4.

D29. Review Criteria: “Building systems, as noted in Tables V-3 and V-4 (Permitted Materials and Configurations), below, shall comply with the materials, applications and configurations required therein. Design creativity is encouraged. The LEED Building Certification Program of the U.S. Green Building Council may be used as a guide in this regard.”

Finding: These criteria are satisfied.

Explanation of Finding: Subsequent Building Permit applications will review proposed buildings for consistency with the criteria of Table V-3 and the Architectural Pattern Book.

Preliminary Development Plan Approval

Submission Timing

Subsection 4.125 (.18) G. 1. a.

D30. Review Criterion: “An application for approval of a Preliminary Development Plan for a development in an approved SAP shall be filed with the City Planning Division for the entire SAP, or when submission of the SAP in phases has been authorized by the Development Review Board, for a phase in the approved sequence.”

Finding: This criterion is satisfied.

Explanation of Finding: This PDP addresses Phase 4 on the SAP North Phasing Plan as amended with Request C.

Owners' Consent

Subsection 4.125 (.18) G. 1. b.

D31. Review Criterion: "An application for approval of a Preliminary Development Plan for a development in an approved SAP shall be made by the owner of all affected property or the owner's authorized agent;"

Finding: This criterion is satisfied.

Explanation of Finding: This application is made by Fred Gast of Polygon Homes. The PDP application has been signed by owners City of Wilsonville, Calais at Villebois LLC, as well as Jay and Theresa Nims.

Proper Form & Fees

Subsection 4.125 (.18) G. 1. c.

D32. Review Criterion: "An application for approval of a Preliminary Development Plan for a development in an approved SAP shall be filed on a form prescribed by the City Planning Division and filed with said division and accompanied by such fee as the City Council may prescribe by resolution;"

Finding: These criteria are satisfied.

Explanation of Finding: The applicant has used the prescribed form and paid the required application fees.

Professional Coordinator

Subsection 4.125 (.18) G. 1. d.

D33. Review Criterion: "An application for approval of a Preliminary Development Plan for a development in an approved SAP shall set forth the professional coordinator and professional design team for the project;"

Finding: This criterion is satisfied.

Explanation of Finding: A professional design team is working on the project with Stacy Connery AICP from Pacific Community Design as the professional coordinator.

Mixed Uses

Subsection 4.125 (.18) G. 1. e.

D34. Review Criterion: "An application for approval of a Preliminary Development Plan for a development in an approved SAP shall state whether the development will include mixed land uses, and if so, what uses and in what proportions and locations."

Finding: This criterion is satisfied.

Explanation of Finding: The proposed PDP includes only residential uses with supporting amenities and utilities.

Land Division

Subsection 4.125 (.18) G. 1. f.

D35. Review Criterion: “An application for approval of a Preliminary Development Plan for a development in an approved SAP shall include a preliminary land division (concurrently) per Section 4.400, as applicable.”

Finding: This criterion is satisfied.

Explanation of Finding: A preliminary subdivision plat has been submitted concurrently with this request. See Request E.

Zone Map Amendment

Subsection 4.125 (.18) G. 1. g.

D36. Review Criterion: “An application for approval of a Preliminary Development Plan for a development in an approved SAP shall include a concurrent application for a Zone Map Amendment (i.e., Zone Change) for the subject phase.”

Finding: This criterion is satisfied.

Explanation of Finding: A zone map amendment request has been submitted concurrently with this request. See Request B.

Information Required

Subsection 4.125 (.18) G. 2. a. – c.

D37. Review Criteria: “The application for Preliminary Development Plan approval shall include conceptual and quantitatively accurate representations of the entire development sufficient to demonstrate conformance with the approved SAP and to judge the scope, size and impact of the development on the community and shall be accompanied by the following information:

- A boundary survey or a certified boundary description by a surveyor licensed in the State of Oregon.
- Topographic information sufficient to determine direction and percentage of slopes, drainage patterns, and in environmentally sensitive areas, (e.g., flood plain, wetlands, forested areas, steep slopes or adjacent to stream banks). Contour lines shall relate to North American Vertical Datum of 1988 and be at minimum intervals as follows:
 - One (1) foot contours for slopes of up to five percent (5%);
 - Two (2) foot contours for slopes from six percent (6%) to twelve (12%);
 - Five (5) foot contours for slopes from twelve percent (12%) to twenty percent (20%). These slopes shall be clearly identified, and
 - Ten (10) foot contours for slopes exceeding twenty percent (20%).
- The location of areas designated Significant Resource Overlay Zone (SROZ), and associated 25-foot Impact Areas, within the PDP and within 50 feet of the PDP boundary, as required by Section 4.139.

Finding: These criteria are satisfied.

Explanation of Finding: All of the listed information has been provided. See Exhibits B3 and B4.

Land Area Tabulation

Subsection 4.125 (.18) G. 2. d.

D38. Review Criteria: “A tabulation of the land area to be devoted to various uses, and a calculation of the average residential density per net acre.”

Finding: These criteria are satisfied.

Explanation of Finding: Following is a tabulation of land area devoted to the various uses and a calculation of net residential density:

Approx. Gross Acreage	10.85 Acres
Parks and Open Space	0.72 Acres
Public Streets	3.93 Acres
Lots and Alleys	6.20 Acres

Net Residential Density: 63 lots / 6.20 Acres = 10.16 units per net acre

Streets, Alleys, and Trees

Subsection 4.125 (.18) G. 2. e.

D39. Review Criteria: “The location, dimensions and names, as appropriate, of existing and platted streets and alleys on and within 50 feet of the perimeter of the PDP, together with the location of existing and planned easements, sidewalks, bike routes and bikeways, trails, and the location of other important features such as section lines, section corners, and City boundary lines. The plan shall also identify all trees 6 inches and greater d.b.h. on the project site only.”

Finding: These criteria are satisfied.

Explanation of Finding: Information on planned alleys and streets are provided or the information is readily available. Easements, sidewalks, bike routes and bikeways, trails, and other relevant features are shown. The required trees are shown. See Exhibit B4.

Building Drawings

Subsection 4.125 (.18) G. 2. f.

D40. Review Criteria: “Conceptual drawings, illustrations and building elevations for each of the listed housing products and typical non-residential and mixed-use buildings to be constructed within the Preliminary Development Plan boundary, as identified in the approved SAP, and where required, the approved Village Center Design.”

Finding: This criterion is satisfied.

Explanation of Finding: The proposed PDP includes Large, Standard, Medium, and Small detached single-family housing products. Conceptual elevations have been provided. See Section IIF) of applicant’s notebook, Exhibit B3.

Utility Plan

Subsection 4.125 (.18) G. 2. g.

D41. Review Criterion: "A composite utility plan illustrating existing and proposed water, sanitary sewer, and storm drainage facilities necessary to serve the SAP."

Finding: This criterion is satisfied.

Explanation of Finding: A composite utility plan has been provided. See applicant's Sheet 6, Exhibit B3.

Phasing Sequence

Subsection 4.125 (.18) G. 2. h.

D42. Review Criterion: "If it is proposed that the Preliminary Development Plan will be executed in Phases, the sequence thereof shall be provided."

Finding: This criterion is satisfied.

Explanation of Finding: The PDP is proposed to be executed in a single phase.

Security for Capital Improvements

Subsection 4.125 (.18) G. 2. i.

D43. Review Criterion: "A commitment by the applicant to provide a performance bond or other acceptable security for the capital improvements required by the project."

Finding: This criterion is satisfied.

Explanation of Finding: The applicant states "the applicant will provide a performance bond or other acceptable security for the capital improvements required by the project."

Traffic Report

Subsection 4.125 (.18) G. 2. j.

D44. Review Criterion: "At the applicant's expense, the City shall have a Traffic Impact Analysis prepared, as required by Section 4.030(.02)(B), to review the anticipated traffic impacts of the proposed development. This traffic report shall include an analysis of the impact of the SAP on the local street and road network, and shall specify the maximum projected average daily trips and maximum parking demand associated with buildout of the entire SAP, and it shall meet Subsection 4.140(.09)(J)(2)."

Finding: This criterion is satisfied.

Explanation of Finding: The required traffic report has been provided, and can be found in Section IVD of the applicant's notebook, Exhibit B1.

PDP Submittal Requirements

General PDP Submission Requirements

Subsection 4.125 (.18) H. 1.

D45. Review Criteria: "The Preliminary Development Plan shall conform with the approved Specific Area Plan, and shall include all information required by (.18)(D)(1) and (2), plus the following:

- The location of water, sewerage and drainage facilities;
- Conceptual building and landscape plans and elevations, sufficient to indicate the general character of the development;
- The general type and location of signs;
- Topographic information as set forth in Section 4.035;
- A map indicating the types and locations of all proposed uses; and
- A grading and erosion control plan illustrating existing and proposed contours as prescribed previously in this section.”

Finding: These criteria are satisfied.

Explanation of Finding: The PDP matches the requested approval of the SAP North, as requested to be amended in Request C, and the application includes all of the requested information.

Traffic Report

Subsection 4.125 (.18) H. 2.

D46. Review Criteria: “In addition to this information, and unless waived by the City’s Community Development Director as enabled by Section 4.008(.02)(B), at the applicant’s expense, the City shall have a Traffic Impact Analysis prepared, as required by Section 4.030(.02)(B), to review the anticipated traffic impacts of the proposed development. This traffic report shall include an analysis of the impact of the PDP on the local street and road network, and shall specify the maximum projected average daily trips and maximum parking demand associated with buildout of the entire PDP, and it shall meet Subsection 4.140(.09)(J)(2) for the full development of all five SAPs.”

Finding: These criteria are satisfied.

Explanation of Finding: The required traffic report is included in Section IVD of the applicant’s notebook, Exhibit B1.

Level of Detail

Subsection 4.125 (.18) H. 3.

D47. Review Criterion: “The Preliminary Development Plan shall be sufficiently detailed to indicate fully the ultimate operation and appearance of the phase of development. However, approval of a Final Development Plan is a separate and more detailed review of proposed design features, subject to the standards of Section 4.125(.18)(L) through (P), and Section 4.400 through Section 4.450.”

Finding: This criterion is satisfied.

Explanation of Finding: The required level of detail has been shown, similar to other PDP’s approved throughout Villebois.

Copies of Legal Documents

Subsection 4.125 (.18) H. 4.

D48. Review Criterion: “Copies of legal documents required by the Development Review Board for dedication or reservation of public facilities, or for the creation of a non-profit homeowner’s association, shall also be submitted.”

Finding: This criterion is satisfied.

Explanation of Finding: The required legal documents for review have been provided. See Section IVC in the applicant's notebook, Exhibit B3.

PDP Approval Procedures Subsection 4.125 (.18) I.

D49. Review Criteria: "An application for PDP approval shall be reviewed using the following procedures:

- Notice of a public hearing before the Development Review Board regarding a proposed PDP shall be made in accordance with the procedures contained in Section 4.012.
- A public hearing shall be held on each such application as provided in Section 4.013.
- After such hearing, the Development Review Board shall determine whether the proposal conforms to the permit criteria set forth in this Code, and shall approve, conditionally approve, or disapprove the application."

Finding: These criteria are satisfied.

Explanation of Finding: The request is being reviewed according to this subsection.

PDP Approval Criteria

PDP Consistent with Standards of Section 4.125 Subsection 4.125 (.18) K. 1. a.

D50. Review Criteria: "Is consistent with the standards identified in this section."

Finding: These criteria are satisfied.

Explanation of Finding: As shown elsewhere in this request, the proposed Preliminary Development Plan is consistent with the standards of Section 4.125.

PDP Complies with the Planning and Land Development Ordinance Subsection 4.125 (.18) K. 1. b.

D51. Review Criterion: "Complies with the applicable standards of the Planning and Land Development Ordinance, including Section 4.140(.09)(J)(1)-(3)."

Finding: This criterion is satisfied.

Explanation of Finding: Findings are provided showing compliance with applicable standards of the Planning and Land Development Ordinance. Specifically Findings D57 through D59 address Subsections 4.140 (.09) J. 1. through 3.

PDP Consistent with Approved SAP Subsection 4.125 (.18) K. 1. c.

D52. Review Criterion: "Is consistent with the approved Specific Area Plan in which it is located."

Finding: This criterion is satisfied.

Explanation of Finding: The requested PDP approval is consistent with the SAP, as requested to be amended by Request C.

PDP Consistent with Approved Pattern Book
Subsection 4.125 (.18) K. 1. d.

D53. Review Criterion: “Is consistent with the approved Pattern Book and, where required, the approved Village Center Architectural Standards.”

Finding: This criterion is satisfied.

Explanation of Finding: The proposed conceptual drawings have been found by the consultant architect to be consistent with the Architectural Pattern Book. The proposed lots are of sizes enabling conformance with the Architectural Pattern Book.

Reasonable Phasing Schedule
Subsection 4.125 (.18) K. 2.

D54. Review Criterion: “If the PDP is to be phased, that the phasing schedule is reasonable and does not exceed two years between commencement of development of the first, and completion of the last phase, unless otherwise authorized by the Development Review Board.”

Finding: This criterion is satisfied.

Explanation of Finding: The PDP will be completed in a single phase.

Parks Concurrency
Subsection 4.125 (.18) K. 3.

D55. Review Criterion: “Parks within each PDP or PDP Phase shall be constructed prior to occupancy of 50% of the dwelling units in the PDP or PDP phase, unless weather or other special circumstances prohibit completion, in which case bonding for such improvements shall be permitted.”

Finding: This criterion will be satisfied by Condition of Approval PDD 3.

Explanation of Finding: A condition of approval ensures the parks within PDP 4 North completed prior to occupancy of 50% of the housing units of the phase or bonding will be provided if special circumstances prevent completion. Specifically, park improvement shown must be completed prior to the granting of the building permit for the 32nd house in the PDP.

DRB Conditions
Subsection 4.125 (.18) K. 5.

D56. Review Criterion: “The Development Review Board may require modifications to the PDP, or otherwise impose such conditions as it may deem necessary to ensure conformance with the approved SAP, the Villebois Village Master Plan, and compliance with applicable requirements and standards of the Planning and Land Development Ordinance, and the standards of this section.”

Finding: This criterion is satisfied.

Explanation of Finding: No additional conditions of approval are recommended.

Planned Development Regulations

Consistency with Comprehensive Plan and Other Plans, Ordinances
Subsection 4.140 (.09) J. 1.

D57. Review Criteria: “The location, design, size and uses, both separately and as a whole, are consistent with the Comprehensive Plan, and with any other applicable plan, development map or Ordinance adopted by the City Council.”

Finding: These criteria are satisfied.

Explanation of Finding: The applicant’s findings demonstrate the location, design, size, and uses proposed with the PDP are both separately and as a whole consistent with SAP North as proposed to be amended in Request C, and thus the Villebois Village Master Plan, the City’s Comprehensive Plan designation of Residential – Village for the area, and any other applicable ordinance of which staff is aware.

Meeting Traffic Level of Service D
Subsection 4.140 (.09) J. 2.

D58. Review Criteria: That the location, design, size and uses are such that traffic generated by the development at the most probable used intersection(s) can be accommodated safely and without congestion in excess of Level of Service D, as 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. Immediately planned arterial and collector streets are those listed in the City’s adopted Capital Improvement Program, for which funding has been approved or committed, and that are scheduled for completion within two years of occupancy of the development or four year if they are an associated crossing, interchange, or approach street improvement to Interstate 5.

Finding: These criteria are satisfied.

Explanation of Finding: The location, design, size and uses are such that traffic generated within the PDP at the most heavily used intersection(s) can be accommodated safely and without congestion in excess of Level of Service D. The proposed uses and the circulation system are consistent with SAP North, as requested to be amended in Request C. A copy of the Traffic Impact Analysis is included in Section IVD of the applicant’s notebook, Exhibit B1.

Concurrency for Other Facilities and Services
Subsection 4.140 (.09) J. 3.

D59. Review Criteria: “That the location, design, size and uses are such that the residents or establishments to be accommodated will be adequately served by existing or immediately planned facilities and services.”

Finding: These criteria are satisfied.

Explanation of Finding: As shown in the Utility and Drainage Report, Section IIIC of the applicant’s notebook, Exhibit B3, and the applicant’s Composite Utility Plan, Sheet 6 of

Exhibit B4, adequate or immediately planned facilities and services are sufficient to serve the planned development.

Protection of Natural Features & Other Resources

General Terrain Preparation

Subsection 4.171 (.02)

D60. Review Criteria:

- “All developments shall be planned designed, constructed and maintained with maximum regard to natural terrain features and topography, especially hillside areas, floodplains, and other significant land forms.
- All grading, filling and excavating done in connection with any development shall be in accordance with the Uniform Building Code, all development shall be planned, designed, constructed and maintained so as to:
 - Limit the extent of disturbance of soils and site by grading, excavation and other land alterations.
 - Avoid substantial probabilities of: (1) accelerated erosion; (2) pollution, contamination or siltation of lakes, rivers, streams and wetlands; (3) damage to vegetation; (4) injury to wildlife and fish habitats.
 - Minimize the removal of trees and other native vegetation that stabilize hillsides, retain moisture, reduce erosion, siltation and nutrient runoff, and preserve the natural scenic character.

Finding: These criteria are satisfied.

Explanation of Finding: The PDP matches the SAP North approvals, as requested to be amended in Request C and found to meet the requirements of this subsection.

Hillsides

Subsection 4.171 (.03)

D61. **Review Criterion:** “Hillsides: All developments proposed on slopes greater than 25% shall be limited to the extent that:”

Finding: This criterion does not apply.

Explanation of Finding: No development is proposed on such slopes.

Trees and Wooded Area

Subsection 4.171 (.04)

D62. Review Criteria:

- “All developments shall be planned, designed, constructed and maintained so that:
 - Existing vegetation is not disturbed, injured, or removed prior to site development and prior to an approved plan for circulation, parking and structure location.
 - Existing wooded areas, significant clumps/groves of trees and vegetation, and all trees with a diameter at breast height of six inches or greater shall be incorporated into the development plan and protected wherever feasible.

- Existing trees are preserved within any right-of-way when such trees are suitably located, healthy, and when approved grading allows.
- Trees and woodland areas to be retained shall be protected during site preparation and construction according to City Public Works design specifications, by:
 - Avoiding disturbance of the roots by grading and/or compacting activity.
 - Providing for drainage and water and air filtration to the roots of trees which will be covered with impermeable surfaces.
 - Requiring, if necessary, the advisory expertise of a registered arborist/horticulturist both during and after site preparation.
 - Requiring, if necessary, a special maintenance, management program to insure survival of specific woodland areas of specimen trees or individual heritage status trees.

Finding: These criteria are satisfied.

Explanation of Finding: The Tree Preservation Plan, Section VI of Exhibit B3 and Sheet 10 of Exhibit B4, depicts existing trees within the subject area and identifies trees to be retained and to be removed. This application includes a request for approval of a Type “C” Tree Removal Plan. See Request F.

High Voltage Power Lines

Subsection 4.171 (.05)

D63. **Review Criteria:** “High Voltage Power line Easements and Rights of Way and Petroleum Pipeline Easements:

- Due to the restrictions placed on these lands, no residential structures shall be allowed within high voltage power line easements and rights of way and petroleum pipeline easements, and any development, particularly residential, adjacent to high voltage power line easements and rights of way and petroleum pipeline easement shall be carefully reviewed.
- Any proposed non-residential development within high voltage power line easements and rights of way and petroleum pipeline easements shall be coordinated with and approved by the Bonneville Power Administration, Portland General Electric Company or other appropriate utility, depending on the easement or right of way ownership.

Finding: These criteria do not apply.

Explanation of Finding: The development area and surrounding area are not around high voltage power lines.

Safety Hazards

Subsection 4.171 (.06)

D64. **Review Criteria:** “

- To protect lives and property from natural or human-induced geologic or hydrologic hazards and disasters.
- To protect lives and property from damage due to soil hazards.
- To protect lives and property from forest and brush fires.
- To avoid financial loss resulting from development in hazard areas.

Finding: These criteria are satisfied.

Explanation of Finding: The applicant states that development of the subject area will occur in a manner that minimizes potential hazards to safety.

Earth Movement Hazard Areas
Subsection 4.171 (.07)

D65. Review Criterion: “No development or grading shall be allowed in areas of land movement, slump or earth flow, and mud or debris flow, except under one of the following conditions.”

Finding: This criterion is satisfied.

Explanation of Finding: No areas of land movement, slump, earth flow, or mud or debris flow have been identified in the project area.

Standards for Soil Hazard Areas
Subsection 4.171 (.08)

D66. Review Criteria:

- “Appropriate siting and design safeguards shall insure structural stability and proper drainage of foundation and crawl space areas for development on land with any of the following soil conditions: wet or high water table; high shrink-swell capability; compressible or organic; and shallow depth-to-bedrock.
- The principal source of information for determining soil hazards is the State DOGAMI Bulletin 99 and any subsequent bulleting and accompanying maps. Approved site-specific soil studies shall be used to identify the extent and severity of the hazardous conditions on the site, and to update the soil hazards database accordingly.

Finding: These criteria are satisfied.

Explanation of Finding: No soil hazard areas have been identified within the subject area.

Historic Protection
Subsection 4.171 (.09)

D67. Review Criteria: This subsection establishes requirements for protection of historic resources.

Finding: This criterion is satisfied.

Explanation of Finding: The PDP matches the SAP North approvals, as requested to be amended in Request C and found to meet the requirements of this subsection.

Landscaping, Screening, and Buffering
Section 4.176

D68. Review Criteria: This section establishes landscape, screening, and buffering requirements for development within the City.

Finding: These criteria are satisfied.

Explanation of Finding: Landscaping will be provided in accordance with the standards in Section 4.176. The Street Tree/Lighting Plan depicts street trees along rights-of-way

within the subject Preliminary Development Plan area. The plan has been developed in conformance with the *Community Elements Book* and the applicable standards of Section 4.176. Landscaping in the parks and linear green areas will be reviewed with Request G, Final Development Plan.

Street Improvement Standards Section 4.177

D69. Review Criteria: This section establishes street improvements standards for development within the City.

Finding: These criteria are satisfied.

Explanation of Finding: The PDP matches the SAP North approvals, as requested to be amended in Request C and found to meet the requirements of this subsection.

Request E: DB15-0088 Tentative Subdivision Plat

The applicant's findings in Section VA of their notebook, Exhibit B1, respond to the majority of the applicable criteria.

Permitted Uses in the Village Zone Subsection 4.125 (.02)

E1. Review Criteria: This subsection lists the permitted uses in the Village Zone.

Finding: These criteria are satisfied.

Explanation of Finding: The proposed subdivision is for uses including single family homes and parks and open space are permitted in the Village Zone.

Development Standards Applying to All Development in Village Zone

Block, Alley, Pedestrian, and Bicycle Standards Subsection 4.125 (.05) A.

E2. Review Criteria: This subsection lists the block, alley, pedestrian, and bicycle standards applicable in the Village Zone.

Finding: These criteria are satisfied.

Explanation of Finding: The tentative subdivision plat shows blocks, alleys, pedestrian, and bicycle paths consistent with this subsection and the proposed PDP.

Access Standards Subsection 4.125 (.05) B.

E3. Review Criterion: "All lots with access to a public street, and an alley, shall take vehicular access from the alley to a garage or parking area, except as determined by the City Engineer."

Finding: This criterion will be satisfied by Condition of Approval PDE 5.

Explanation of Finding: Condition of Approval PDE 6 requires a non-access reservation strip on the street side of lots with street access helping to ensure this criterion is met.

Development Standards in the Village Zone
Table V-1

- E4. Review Criteria:** This table shows the development standards, including setback for different uses in the Village Zone.
Finding: These criteria are satisfied.
Explanation of Finding: As been consistently interpreted for PDP approvals in Villebois, lot dimensions in the Architectural Pattern Book can govern such things as lot width and size even when it is not consistent with the table. The proposed lots facilitate the construction that meets relevant standards of the table and the Architectural Pattern Book for SAP North.

Open Space Requirements
Subsection 4.125 (.08)

- E5. Review Criteria:** This subsection establishes the open space requirements for the Village Zone.
Finding: These criteria are satisfied or will be satisfied by Condition of Approval PDE 9.
Explanation of Finding: The tentative subdivision plat shows open space consistent with the requirements of the Village Zone and the proposed PDP. Consistent with the requirements of (.08) C. the condition of approval require the City Attorney to review and approve pertinent bylaws, covenants, or agreements prior to recordation.

Street and Improvement Standards:

General Provisions
Subsection 4.125 (.09) A. 1.

- E6. Review Criteria:** “Except as noted below, the provisions of Section 4.177 shall apply within the Village zone:
- General Provisions:
 - All street alignment and access improvements shall conform to Figures 7, 8, 9A, and 9B of the Villebois Village Master Plan, or as refined in an approved Specific Area Plan, Preliminary Development Plan, or Final Development Plan, and the following standards:
 - All street improvements shall conform to the Public Works Standards and the Transportation Systems Plan, and shall provide for the continuation of streets through proposed developments to adjoining properties or subdivisions, according to the Master Plan.
 - All streets shall be developed according to the Master Plan.”

Finding: These criteria are satisfied.

Explanation of Finding: The tentative subdivision plat shows street alignments, improvements, and access improvements consistent with the approved PDP and SAP found to be consistent with the Master Plan and Transportation Systems Plan.

Intersection of Streets
Subsection 4.125 (.09) A. 2.

E7. Review Criteria: “Intersections of streets:

- **Angles:** Streets shall intersect one another at angles not less than 90 degrees, unless existing development or topography makes it impractical.
- **Intersections:** If the intersection cannot be designed to form a right angle, then the right-of-way and paving within the acute angle shall have a minimum of a thirty (30) foot centerline radius and said angle shall not be less than sixty (60) degrees. Any angle less than ninety 90 degrees shall require approval by the City Engineer after consultation with the Fire District.
- **Offsets:** Opposing intersections shall be designed so that no offset dangerous to the traveling public is created. Intersections shall be separated by at least:
 - 1000 ft. for major arterials
 - 600 ft. for minor arterials
 - 100 ft. for major collector
 - 50 ft. for minor collector
- **Curb Extensions:**
 - Curb extensions at intersections shall be shown on the Specific Area Plans required in Subsection 4.125(.18)(C) through (F), below, and shall:
 - Not obstruct bicycle lanes on collector streets.
 - Provide a minimum 20 foot wide clear distance between curb extensions at all local residential street intersections, meet minimum turning radius requirements of the Public Works Standards, and shall facilitate fire truck turning movements as required by the Fire District.”

Finding: These criteria are satisfied.

Explanation of Finding: The tentative subdivision plat shows street intersections as proposed in the proposed PDP consistent with these standards.

Centerline Radius Street Curves
Subsection 4.125 (.09) A. 4.

E8. Review Criteria: “The minimum centerline radius street curves shall be as follows:

- **Arterial streets:** 600 feet, but may be reduced to 400 feet in commercial areas, as approved by the City Engineer.
- **Collector streets:** 600 feet, but may be reduced to conform with the Public Works Standards, as approved by the City Engineer.
- **Local streets:** 75 feet”

Finding: These criteria are satisfied.

Explanation of Finding: The tentative subdivision plat shows streets found to meet these standards under Requests C and D.

Street and Improvement Standards: Rights-of-way
Subsections 4.125 (.09) A. 5. and 4.177 (.01) C.

E9. Review Criteria:

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

Finding: These criteria will be satisfied by Condition of Approval PDE 9.

Explanation of Finding: As stated by the applicant, “rights-of-way will be dedicated and a waiver of remonstrance against the formation of a local improvement district will be recorded with recordation of a final plat in accordance with Section 4.177.” A condition of approval requires the waiver of remonstrance.

Plat Review Process

Plats Reviewed by Planning Director or DRB
Subsection 4.202 (.01) through (.03)

E10. Review Criteria: “Pursuant to ORS Chapter 92, plans and plats must be approved by the Planning Director or Development Review Board (Board), as specified in Sections 4.030 and 4.031, before a plat for any land division may be filed in the county recording office for any land within the boundaries of the City, except that the Planning Director shall have authority to approve a final plat that is found to be substantially consistent with the tentative plat approved by the Board.

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

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

Finding: These criteria are satisfied.

Explanation of Finding: The tentative subdivision plat is being reviewed by the Development Review Board according to this subsection. The final plat will be reviewed by the Planning Division under the authority of the Planning Director to ensure compliance with the DRB review of the tentative subdivision plat.

Legal Creation of Lots
Subsection 4.202 (.04) A.

E11. Review Criterion: “No person shall sell any lot or parcel in any condominium, subdivision, or land partition until a final condominium, subdivision or partition plat has been approved by the Planning Director as set forth in this Code and properly recorded with the appropriate county.”

Finding: This criterion is satisfied.

Explanation of Finding: It is understood that no lots will be sold until the final plat has been approved by the Planning Director and recorded.

Undersized Lots
Subsection 4.202 (.04) B.

E12. Review Criterion: “It shall be a violation of this Code to divide a tract of land into a parcel smaller than the lot size required in the Zoning Sections of this Code unless specifically approved by the Development Review Board or City Council. No conveyance of any portion of a lot, for other than a public use, shall leave a structure on the remainder of the lot with less than the minimum lot size, width, depth, frontage, yard or setback requirements, unless specifically authorized through the Variance procedures of Section 4.196 or the waiver provisions of the Planned Development procedures of Section 4.118.”

Finding: This criterion is satisfied.

Explanation of Finding: No lots will be divided into a size smaller than allowed.

Pre-Application Conference
Subsection 4.210 (.01)

E13. Review Criterion: “Prior to submission of a tentative condominium, partition, or subdivision plat, a person proposing to divide land in the City shall contact the Planning Department to arrange a pre-application conference as set forth in Section 4.010.”

Finding: This criterion is satisfied.

Explanation of Finding: A pre-application conference was held on November 5, 2015 in accordance with this subsection.

Preparation of Tentative Plat
Subsection 4.210 (.01) A.

E14. Review Criterion: “The applicant shall cause to be prepared a tentative plat, together with improvement plans and other supplementary material as specified in this Section. The Tentative Plat shall be prepared by an Oregon licensed professional land surveyor or engineer. An affidavit of the services of such surveyor or engineer shall be furnished as part of the submittal.”

Finding: This criterion is satisfied.

Explanation of Finding: Sheet 4 of Exhibit B3, as shown revised in Exhibit B6, is a tentative subdivision plat prepared in accordance with this subsection.

Tentative Plat Submission
Subsection 4.210 (.01) B.

E15. Review Criteria: “The design and layout of this plan plat shall meet the guidelines and requirements set forth in this Code. The Tentative Plat shall be submitted to the Planning Department with the following information:” Listed 1. through 26.

Finding: These criteria are satisfied.

Explanation of Finding: The tentative subdivision plat has been submitted with the required information.

Land Division Phases to Be Shown
Subsection 4.210 (.01) D.

E16. Review Criteria: “Where the applicant intends to develop the land in phases, the schedule of such phasing shall be presented for review at the time of the tentative plat. In acting on an application for tentative plat approval, the Planning Director or Development Review Board may set time limits for the completion of the phasing schedule which, if not met, shall result in an expiration of the tentative plat approval.”

Finding: These criteria are satisfied.

Explanation of Finding: The land is intended to be developed in a single phase.

Remainder Tracts
Subsection 4.210 (.01) E.

E17. Review Criteria: “Remainder tracts to be shown as lots or parcels. Tentative plats shall clearly show all affected property as part of the application for land division. All remainder tracts, regardless of size, shall be shown and counted among the parcels or lots of the division.”

Finding: These criteria are satisfied.

Explanation of Finding: All affected property has been incorporated into the tentative subdivision plat.

Conformity to the Master Plan or Map
Subsection 4.236 (.01)

E18. Review Criteria: “Land divisions shall conform to and be in harmony with the Transportation Master Plan (Transportation Systems Plan), the Bicycle and Pedestrian Master Plan, the Parks and Recreation Master Plan, the Official Plan or Map and especially to the Master Street Plan.”

Finding: These criteria are satisfied.

Explanation of Finding: The tentative subdivision plat is consistent with applicable plans including the Transportation Systems Plan and Villebois Village Master Plan as requested to be refined in Request C.

Relation to Adjoining Street System
Subsection 4.236 (.02)

E19. Review Criteria:

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

Finding: These criteria are satisfied.

Explanation of Finding: The tentative subdivision plat shows streets meeting these standards consistent with the proposed PDP. See Request D.

Streets: Conformity to Standards Elsewhere in the Code
Subsection 4.236 (.03)

E20. Review Criteria: "All streets shall conform to the standards set forth in Section 4.177 and the block size requirements of the zone."

Finding: These criteria are satisfied.

Explanation of Finding: The tentative subdivision plat shows streets consistent with the proposed Master Plan Amendment and PDP under Requests C and D which meets Section 4.177 and the block requirements of the zone.

Creation of Easements
Subsection 4.236 (.04)

E21. Review Criteria: "The Planning Director or Development Review Board may approve an easement to be established without full compliance with these regulations, provided such an easement is the only reasonable method by which a portion of a lot large enough to allow partitioning into two (2) parcels may be provided with vehicular access and adequate utilities. If the proposed lot is large enough to divide into more than two (2) parcels, a street dedication may be required."

Finding: These criteria are satisfied.

Explanation of Finding: No specific easements are requested pursuant to this subsection.

Topography

Subsection 4.236 (.05)

E22. Review Criterion: "The layout of streets shall give suitable recognition to surrounding topographical conditions in accordance with the purpose of these regulations."

Finding: This criterion is satisfied.

Explanation of Finding: The tentative subdivision plat shows street alignments recognizing topographic conditions consistent with the requested PDP.

Reserve Strips

Subsection 4.236 (.06)

E23. Review Criteria: "The Planning Director or Development Review Board may require the applicant to create a reserve strip controlling the access to a street. Said strip is to be placed under the jurisdiction of the City Council, when the Director or Board determine that a strip is necessary:" Reasons listed A. through D.

Finding: These criteria are satisfied.

Explanation of Finding: No reserve strips are being required for the reasons listed in this subsection. However, reserve strips are being required by Condition of Approval PDE 5 to prevent access to the front side of lots served by an alley. See also Findings E3.

Future Expansion of Street

Subsection 4.236 (.07)

E24. Review Criteria: When necessary to give access to, or permit a satisfactory future division of, adjoining land, streets shall be extended to the boundary of the land division and the resulting dead-end street may be approved without a turn-around. Reserve strips and street plugs shall be required to preserve the objective of street extension.

Finding: These criteria are satisfied.

Explanation of Finding: Streets are being extended consistent with this subsection.

Additional Right-of-Way for Existing Streets

Subsection 4.236 (.08)

E25. Review Criteria: "Whenever existing streets adjacent to or within a tract are of inadequate width, additional right-of-way shall conform to the designated width in this Code or in the Transportation Systems Plan."

Finding: These criteria are satisfied.

Explanation of Finding: The necessary rights-of-way for SW Tooze Road is being dedicated.

Street Names

Subsection 4.236 (.09)

E26. Review Criteria: “No street names will be used which will duplicate or be confused with the names of existing streets, except for extensions of existing streets. Street names and numbers shall conform to the established name system in the City, and shall be subject to the approval of the City Engineer.”

Finding: These criteria are satisfied.

Explanation of Finding: Street names will be reviewed by Engineering staff and be subject to approval by the City Engineer consistent with this subsection.

Blocks

Subsection 4.237 (.01)

E27. Review Criteria:

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

Finding: These criteria are satisfied.

Explanation of Finding: The tentative subdivision plat shows blocks consistent with those proposed Preliminary Development Plan. See Request D.

Easements

Subsection 4.237 (.02)

E28. Review Criteria:

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

water and allowing for maintenance of the facility or channel. Streets or parkways parallel to water courses may be required.

Finding: These criteria are satisfied or will be satisfied by Conditions of Approval PDE 10.

Explanation of Finding: The necessary easements are required by a condition of approval.

Mid-block Pedestrian and Bicycle Pathways

Subsection 4.237 (.03)

E29. Review Criteria: “An improved public pathway shall be required to transverse the block near its middle if that block exceeds the length standards of the zone in which it is located.

- Pathways shall be required to connect to cul-de-sacs or to pass through unusually shaped blocks.
- Pathways required by this subsection shall have a minimum width of ten (10) feet unless they are found to be unnecessary for bicycle traffic, in which case they are to have a minimum width of six (6) feet.

Finding: These criteria are satisfied.

Explanation of Finding: Pathways are being provided consistent with the Village Zone requirements and the Villebois Village Master Plan.

Tree Planting & Tree Access Easements

Subsection 4.237 (.04)

E30. Review Criteria: “Tree planting plans for a land division must be submitted to the Planning Director and receive the approval of the Director or Development Review Board before the planting is begun. Easements or other documents shall be provided, guaranteeing the City the right to enter the site and plant, remove, or maintain approved street trees that are located on private property.”

Finding: These criteria are satisfied.

Explanation of Finding: The proposed street trees are within the proposed public right-of-way.

Lot Size and Shape

Subsection 4.237 (.05)

E31. Review Criteria: “The lot size, width, shape and orientation shall be appropriate for the location of the land division and for the type of development and use contemplated. Lots shall meet the requirements of the zone where they are located.”

Finding: These criteria are satisfied.

Explanation of Finding: Proposed lot sizes, widths, shapes and orientations are appropriate for the proposed development and are in conformance with the Village Zone requirements as discussed under Requests C and D.

Access

Subsection 4.237 (.06)

E32. Review Criteria: "The division of land shall be such that each lot shall have a minimum frontage on a street or private drive, as specified in the standards of the relative zoning districts. This minimum frontage requirement shall apply with the following exceptions:" Listed A. and B.

Finding: These criteria are satisfied.

Explanation of Finding: Each lot has the minimum frontage on a street or greenbelt, as allowed in the Architectural Pattern Book.

Through Lots

Subsection 4.237 (.07)

E33. Review Criteria: "Through lots shall be avoided except where essential to provide separation of residential development from major traffic arteries or adjacent non-residential activity or to overcome specific disadvantages of topography and orientation."

Finding: These criteria are satisfied.

Explanation of Finding: While certain lots front both SW Tooze Road and SW Barcelona Street, no access will be allowed directly from SW Tooze Road.

Lot Side Lines

Subsection 4.237 (.08)

E34. Review Criteria: "The side lines of lots, as far as practicable for the purpose of the proposed development, shall run at right angles to the street or tract with a private drive upon which the lots face."

Finding: These criteria are satisfied.

Explanation of Finding: Generally side lot lines are at right angles with the front lot line. Where they do not, they run at the closest possible angle to 90 degrees as allowed by block shape, adjacent lot shape, and required alley orientation.

Large Lot Land Divisions

Subsection 4.237 (.09)

E35. Review Criteria: "In dividing tracts which at some future time are likely to be re-divided, the location of lot lines and other details of the layout shall be such that re-division may readily take place without violating the requirements of these regulations and without interfering with the orderly development of streets. Restriction of buildings within future street locations shall be made a matter of record if the Development Review Board considers it necessary."

Finding: These criteria are satisfied.

Explanation of Finding: No future divisions of the lots included in the tentative subdivision plat is anticipated.

Building Line and Built-to Line
Subsection 4.237 (.10) and (.11)

E36. Review Criteria: The Planning Director or Development Review Board may establish special:

- building setbacks to allow for the future redivision or other development of the property or for other reasons specified in the findings supporting the decision. If special building setback lines are established for the land division, they shall be shown on the final plat.
- build-to lines for the development, as specified in the findings and conditions of approval for the decision. If special build-to lines are established for the land division, they shall be shown on the final plat.

Finding: These criteria are satisfied.

Explanation of Finding: No building lines or built-to lines are proposed or recommended.

Land for Public Purposes
Subsection 4.237 (.12)

E37. Review Criterion: “The Planning Director or Development Review Board may require property to be reserved for public acquisition, or irrevocably offered for dedication, for a specified period of time.”

Finding: This criterion is satisfied.

Explanation of Finding: No property reservation is recommended as described in this subsection.

Corner Lots
Subsection 4.237 (.13)

E38. Review Criterion: “Lots on street intersections shall have a corner radius of not less than ten (10) feet.”

Finding: This criterion is satisfied.

Explanation of Finding: All proposed corner lots meet the minimum corner radius of ten (10) feet.

Lots of Record
Section 4.250

E39. Review Criteria: “All lots of record that have been legally created prior to the adoption of this ordinance shall be considered to be legal lots. Tax lots created by the County Assessor are not necessarily legal lots of record.”

Finding: These criteria are satisfied.

Explanation of Finding: The parcels and tracts being divided are of record, and the resulting subdivision lots will be lots of record.

Request F: DB15-0089 Type C Tree Plan

The applicant's findings in Section VIIA of their notebook, Exhibit B1, respond to the majority of the applicable criteria.

Access to Site for Tree Related Observation

Subsection 4.600.50 (.03) A.

F1. Review Criterion: "By submission of an application, the applicant shall be deemed to have authorized City representatives to have access to applicant's property as may be needed to verify the information provided, to observe site conditions, and if a permit is granted, to verify that terms and conditions of the permit are followed."

Finding: This criterion will be satisfied.

Explanation of Finding: The ability for the City to inspect tree conditions on the site is understood.

Type C Tree Removal Review Authority

Subsection 4.610.00 (.03) B.

F2. Review Criterion: "Type C. Where the site is proposed for development necessitating site plan review or plat approval by the Development Review Board, the Development Review Board shall be responsible for granting or denying the application for a Tree Removal Permit, and that decision may be subject to affirmance, reversal or modification by the City Council, if subsequently reviewed by the Council."

Finding: This criterion is satisfied.

Explanation of Finding: The requested tree removal is connected to site plan review by the Development Review Board for the proposed development. The tree removal is thus being reviewed by the DRB.

Conditions Attached to Type C Tree Permits

Subsection 4.610.00 (.06) A.

F3. Review Criterion: "Conditions. Attach to the granting of the permit any reasonable conditions considered necessary by the reviewing authority including, but not limited to, the recording of any plan or agreement approved under this subchapter, to ensure that the intent of this Chapter will be fulfilled and to minimize damage to, encroachment on or interference with natural resources and processes within wooded areas;"

Finding: This criterion is met.

Explanation of Finding: No additional conditions are recommended pursuant to this subsection.

Completion of Operation

Subsection 4.610.00 (.06) B.

F4. Review Criterion: "Whenever an application for a Type B, C or D Tree Removal Permit is granted, the reviewing authority shall:" "Fix a reasonable time to complete tree removal operations;"

Finding: This criterion is satisfied.

Explanation of Finding: It is understood the tree removal will be completed by the time construction of all homes, parks, and other improvements in the PDP are completed, which is a reasonable time frame for tree removal.

Security

Subsection 4.610.00 (.06) C.

- F5. **Review Criterion:** “Whenever an application for a Type B, C or D Tree Removal Permit is granted, the reviewing authority shall:” “Require the Type C permit grantee to file with the City a cash or corporate surety bond or irrevocable bank letter of credit in an amount determined necessary by the City to ensure compliance with Tree Removal Permit conditions and this Chapter. 1. This requirement may be waived by the Planning Director if the tree removal must be completed before a plat is recorded, and the applicant has complied with WC 4.264(1) of this Code.”

Finding: This criterion is satisfied.

Explanation of Finding: As allowed by Subsection 1 the bonding requirement is being waived as the application is required to comply with WC 4.264(1).

Standards for Tree Removal, Relocation or Replacement

Standards for Preservation and Conservation

Subsection 4.610.10 (.01) B.

- F6. **Review Criteria:** “No development application shall be denied solely because trees grow on the site. Nevertheless, tree preservation and conservation as a principle shall be equal in concern and importance as other design principles.”

Finding: These criteria are satisfied.

Explanation of Finding: As shown on the Existing Conditions Plan, Sheet 2 of Exhibit B3, the majority of the site is pasture with trees concentrated around existing residential dwelling at the northwestern site corner. An “Important” Red Oak tree sits along Tooze Road and the subdivision and adjacent road way are being designed to preserve the tree. All other trees on the properties are proposed to be removed due to construction of street or homes, or health and condition of the tree.

Standards for Development Alternatives

Subsection 4.610.10 (.01) C.

- F7. **Review Criteria:** “Preservation and conservation of wooded areas and trees shall be given careful consideration when there are feasible and reasonable location alternatives and design options on-site for proposed buildings, structures or other site improvements.”

Finding: These criteria are satisfied.

Explanation of Finding: The majority of the site is pasture with trees located around existing residential dwelling. An “Important” Red Oak tree sits along Tooze Road and the subdivision and adjacent road way are being designed to preserve the tree. All other trees

on the properties are proposed to be removed due to construction of street or homes, or health and condition of the tree.

Standards for Land Clearing

Subsection 4.610.10 (.01) D.

F8. Review Criteria: “Where the proposed activity requires land clearing, the clearing shall be limited to designated street rights-of-way and areas necessary for the construction of buildings, structures or other site improvements.”

Finding: These criteria are satisfied.

Explanation of Finding: This standard is being followed as shown in the applicant’s plan set, Exhibit B3.

Standards for Residential Development

Subsection 4.610.10 (.01) E.

F9. Review Criteria: “Where the proposed activity involves residential development, residential units shall, to the extent reasonably feasible, be designed and constructed to blend into the natural setting of the landscape.”

Finding: These criteria are satisfied.

Explanation of Finding: The subject site is relatively flat and is being development with a pattern similar to other areas of Villebois.

Standards for Compliance with Statutes and Ordinances

Subsection 4.610.10 (.01) F.

F10. Review Criteria: “The proposed activity shall comply with all applicable statutes and ordinances.”

Finding: These criteria are satisfied.

Explanation of Finding: This standard is broad and duplicative. As found elsewhere in this report, the applicable standards are being applied.

Standards for Relocation and Replacement

Subsection 4.610.10 (.01) G.

F11. Review Criteria: “The proposed activity shall include necessary provisions for tree relocation or replacement, in accordance with WC 4.620.00, and the protection of those trees that are not removed, in accordance with WC 4.620.10.

Finding: These criteria are satisfied.

Explanation of Finding: The proposed tree activity is being reviewed in accordance to the referenced sections related to replacement and protection.

Limitation on Tree Removal
Subsection 4.610.10 (.01) H.

- F12. Review Criteria:** “Tree removal or transplanting shall be limited to instances where the applicant has provided completed information as required by this chapter and the reviewing authority determines that removal or transplanting is necessary based on the criteria of this subsection.” Listed 1. through 4.
Finding: These criteria are satisfied.
Explanation of Finding: The proposed tree removal is either necessary for construction or is due to the health and condition of the trees.

Additional Standards for Type C Permits: Tree Survey
Subsection 4.610.10 (.01) I. 1.

- F13. Review Criteria:** “For all site development applications reviewed under the provisions of Chapter 4 Planning and Zoning, the developer shall provide a Tree Survey before site development as required by WC 4.610.40 , and provide a Tree Maintenance and Protection Plan, unless specifically exempted by the Planning Director or DRB, prior to initiating site development.”
Finding: These criteria are satisfied.
Explanation of Finding: The required Tree Maintenance and Protection Plan has been submitted. See Section VIIC) of Exhibit B1.

Additional Standards for Type C Permits: Platted Subdivision
Subsection 4.610.10 (.01) I. 2.

- F14. Review Criteria:** “The recording of a final subdivision plat whose preliminary plat has been reviewed and approved after the effective date of Ordinance 464 by the City and that conforms with this subchapter shall include a Tree Survey and Maintenance and Protection Plan, as required by this subchapter, along with all other conditions of approval.”
Finding: These criteria are satisfied.
Explanation of Finding: The required plan has been submitted. See Section VIIC) of Exhibit B1.

Additional Standards for Type C Permits: Utilities
Subsection 4.610.10 (.01) I. 3.

- F15. Review Criteria:** “The City Engineer shall cause utilities to be located and placed wherever reasonably possible to avoid adverse environmental consequences given the circumstances of existing locations, costs of placement and extensions, the public welfare, terrain, and preservation of natural resources. Mitigation and/or replacement of any removed trees shall be in accordance with the standards of this subchapter.”
Finding: These criteria are satisfied.
Explanation of Finding: The Composite Utility Plan, Sheet 6 of Exhibit B2, shows little potential for environmental adverse consequences of utility placement. Utility placement

in relation to the preserved tree will be further reviewed during review of construction drawings and utility easement placement on the final plat.

Type C Tree Plan Reviewed with Stage II Final Plan
Subsection 4.610.40 (.01)

F16. Review Criteria: “Approval to remove any trees on property as part of a site development application may be granted in a Type C permit. A Type C permit application shall be reviewed by the standards of this subchapter and all applicable review criteria of Chapter 4. Application of the standards of this section shall not result in a reduction of square footage or loss of density, but may require an applicant to modify plans to allow for buildings of greater height. If an applicant proposes to remove trees and submits a landscaping plan as part of a site development application, an application for a Tree Removal Permit shall be included. The Tree Removal Permit application will be reviewed in the Stage II development review process, and any plan changes made that affect trees after Stage II review of a development application shall be subject to review by DRB. Where mitigation is required for tree removal, such mitigation may be considered as part of the landscaping requirements as set forth in this Chapter. Tree removal shall not commence until approval of the required Stage II application and the expiration of the appeal period following that decision. If a decision approving a Type C permit is appealed, no trees shall be removed until the appeal has been settled.”

Finding: These criteria are satisfied.

Explanation of Finding: The proposed Type C Tree Plan is being reviewed concurrently with the Preliminary Development Plan, which is the equivalent of a Stage II Final Plan in the Village Zone.

Submission of Tree Maintenance and Protection Plan
Section 4.610.40 (.02)

F17. Review Criteria: “The applicant must provide ten copies of a Tree Maintenance and Protection Plan completed by an arborist that contains the following information:” Listed A. 1. through A. 7.

Finding: These criteria are satisfied.

Explanation of Finding: The applicant has submitted the necessary copies of a Tree Maintenance and Protection Plan. See Section VIIC of the applicants notebook, Exhibit B1 and Sheet 9 of the applicant’s plan set, Exhibit B3.

Tree Replacement Requirement
Subsection 4.620.00 (.01)

F18. Review Criterion: “A Type B or C Tree Removal Permit grantee shall replace or relocate each removed tree having six (6) inches or greater d.b.h. within one year of removal.”

Finding: This criterion is satisfied.

Explanation of Finding: The tree mitigation requirements will be more than exceeded by the planned street tree and trees in parks and linear greens.

Basis for Determining Replacement
Subsection 4.620.00 (.02)

F19. Review Criteria: “The permit grantee shall replace removed trees on a basis of one (1) tree replanted for each tree removed. All replacement trees must measure two inches (2”) or more in diameter.”

Finding: These criteria are satisfied.

Explanation of Finding: More trees are planned to be planted than proposed to be removed. Each tree, including street trees and trees in parks and linear greens will meet the minimum diameter requirement.

Replacement Tree Requirements
Subsection 4.620.00 (.03)

F20. Review Criteria: “A mitigation or replacement tree plan shall be reviewed by the City prior to planting and according to the standards of this subsection.

A. Replacement trees shall have shade potential or other characteristics comparable to the removed trees, shall be appropriately chosen for the site from an approved tree species list supplied by the City, and shall be state Department of Agriculture Nursery Grade No. 1 or better.

B. Replacement trees must be staked, fertilized and mulched, and shall be guaranteed by the permit grantee or the grantee’s successors-in-interest for two (2) years after the planting date.

C. A “guaranteed” tree that dies or becomes diseased during that time shall be replaced.

D. Diversity of tree species shall be encouraged where trees will be replaced, and diversity of species shall also be maintained where essential to preserving a wooded area or habitat.”

Finding: These criteria are satisfied or will be satisfied by Condition of Approval PDF 2.

Explanation of Finding: The condition of approval will ensure the relevant requirements of this subsection are met.

Replacement Tree Stock Requirements
Subsection 4.620.00 (.04)

F21. Review Criteria: “All trees to be planted shall consist of nursery stock that meets requirements of the American Association of Nurserymen (AAN) American Standards for Nursery Stock (ANSI Z60.1) for top grade.”

Finding: These criteria will be satisfied by Condition of Approval PDF 2.

Explanation of Finding: Condition of Approval PDF 2 assures this is met.

Replacement Trees Locations
Subsection 4.620.00 (.05)

F22. Review Criteria: “The City shall review tree relocation or replacement plans in order to provide optimum enhancement, preservation and protection of wooded areas. To the extent feasible and desirable, trees shall be relocated or replaced on-site and within the same general area as trees removed.”

Finding: These criteria are satisfied.

Explanation of Finding: The applicant proposes to mitigate for all removed trees on site and in the appropriate locations for the proposed development.

Tree Protection During Construction
Section 4.620.10

F23. Review Criteria: “Where tree protection is required by a condition of development under Chapter 4 or by a Tree Maintenance and Protection Plan approved under this subchapter, the following standards apply:” Listed A. through D.

Finding: These criteria are satisfied or will be satisfied by Condition of Approvals PDF 3 and PDF 4.

Explanation of Finding: The conditions of approval assure the applicable requirements of this Section will be met.

Request G: DB15-0090 Final Development Plan for Parks and Open Space

The applicant’s findings in Section VIIIA of their notebook, Exhibit B1, respond to the majority of the applicable criteria.

Permitted Uses in the Village Zone
Subsection 4.125 (.02)

G1. Review Criteria: This subsection lists the uses typically permitted in the Village Zone including “Non-commercial parks, plazas, playgrounds, recreational facilities, community buildings and grounds, tennis courts, and other similar recreational and community uses owned and operated either publicly or by an owners association.”

Finding: These criteria are satisfied.

Explanation of Finding: The requested Final Development Plan is for parks and open space allowed within the Village Zone.

Parks and Open Space in the Village Zone-Amount Required
Subsection 4.125 (.08) A.

G2. Review Criteria: “In all residential developments and in mixed-use developments where the majority of the developed square footage is to be in residential use, at least twenty-five percent (25%) of the area shall be open space, excluding street pavement and surface parking. In multi-phased developments, individual phases are not required to meet the 25% standard as long as an approved Specific Area Plan demonstrates that the overall development shall provide a minimum of 25% open space. Required yard areas shall not be counted towards the required open space area.”

Finding: These criteria are satisfied.

Explanation of Finding: Park and Open Space is being provided consistent with the PDP found to meet these criteria.

Parks and Open Space in the Village Zone-Ownership
Subsection 4.125 (.08) B.

G3. Review Criteria: “Open space area required by this Section may, at the discretion of the Development Review Board, be protected by a conservation easement or dedicated to the

City, either rights in fee or easement, without altering the density or other development standards of the proposed development. Provided that, if the dedication is for public park purposes, the size and amount of the proposed dedication shall meet the criteria of the City of Wilsonville standards. The square footage of any land, whether dedicated or not, which is used for open space shall be deemed a part of the development site for the purpose of computing density or allowable lot coverage.”

Finding: These criteria are satisfied.

Explanation of Finding: This discretion of the DRB is understood. Ownership will be by the homeowners association.

Parks and Open Space in the Village Zone-Protection and Maintenance Subsection 4.125 (.08) C.

G4. Review Criteria: “The Development Review Board may specify the method of assuring the long-term protection and maintenance of open space and/or recreational areas. Where such protection or maintenance are the responsibility of a private party or homeowners’ association, the City Attorney shall review and approve any pertinent bylaws, covenants, or agreements prior to recordation.”

Finding: These criteria are satisfied.

Explanation of Finding: Protection and maintenance of the open space and recreational areas are covered in the CCR’s being reviewed by the City, and Operation and Maintenance Agreements between the developer and the City.

Landscaping Screening and Buffering Subsection 4.125 (.11)

G5. Review Criteria: “Except as noted below, the provisions of Section 4.176 shall apply in the Village zone:” “Streets in the Village zone shall be developed with street trees as described in the Community Elements Book.”

Finding: These criteria are satisfied.

Explanation of Finding: Findings G16 through G27 pertain to Section 4.176. Street trees are proposed consistent with the Community Elements Book.

Signs Compliance with Master Sign and Wayfinding Plan for SAP Section 4.125 (.12) A.

G6. Review Criterion: “All signage and wayfinding elements within the Village Zone shall be in compliance with the adopted Signage and wayfinding Master Plan for the appropriate SAP.”

Finding: This criterion will be met by Condition of Approval PDG 12.

Explanation of Finding: The Condition of Approval requires a Secondary Site Identifier consistent with the SAP North Signage & Wayfinding Plan.

Design Standards Applying to the Village Zone

Details to Match Architectural Pattern Book and Community Elements Book
Subsection 4.125 (.14) A. 2. b.

G7. Review Criteria: “Materials, colors and architectural details executed in a manner consistent with the methods included in an approved Architectural Pattern Book, Community Elements Book or approved Village Center Architectural Standards.”

Finding: These criteria are satisfied.

Explanation of Finding: The Architectural Pattern Book is not applicable to the parks except that any retaining walls within the public view shed must be consistent with the materials in the Architectural Pattern Book and the Master Fencing shown in the pattern book. Proposed plant materials are consistent with the Community Elements Book.

Protection of Significant Trees
Subsection 4.125 (.14) A. 2. f.

G8. Review Criterion: “The protection of existing significant trees as identified in an approved Community Elements Book.”

Finding: This criterion is satisfied.

Explanation of Finding: Significant trees are being protected. See Request F.

Landscape Plan
Subsection 4.125 (.14) A. 2. g.

G9. Review Criterion: “A landscape plan in compliance with Sections 4.125(.07) and (.11), above.”

Finding: This criterion is satisfied.

Explanation of Finding: Landscape plans have been provided in compliance with the referenced sections.

Lighting and Site Furnishings
Subsection 4.125 (.14) C.

G10. Review Criteria: “Lighting and site furnishings shall be in compliance with the approved Architectural Pattern Book, Community Elements Book, or approved Village Center Architectural Standards.”

Finding: These criteria will be satisfied by a condition of approval.

Explanation of Finding: The condition of approval requires the lighting and site furnishings to be consistent with the Community Elements Book.

Final Development Plan Approval Procedures
Subsection 4.125 (.18) L.

G11. Review Criteria: This subsection establishes the approval procedures for Final Development Plans.

Finding: These criteria are satisfied.

Explanation of Finding: The applicant has followed the applicable procedures set out in this subsection for approval of a FDP.

Final Development Plan Submittal Requirements

Subsection 4.125 (.18) M.

G12. Review Criteria: “An application for approval of a FDP shall be subject to the provisions of Section 4.034.”

Finding: These criteria are satisfied.

Explanation of Finding: The necessary materials have been submitted for review of the FDP.

Final Development Plans Subject to Site Design Review Criteria

Subsections 4.125 (.18) N. and P. 1.

G13. Review Criteria: “An application for approval of a FDP shall be subject to the provisions of Section 4.421”

Finding: These criteria are satisfied.

Explanation of Finding: The provisions of Section 4.421 are being used as criteria in the review of the FDP. See Findings G31 through G35.

Refinements to Preliminary Development Plan as part of Final Development Plan

Subsection 4.125 (.18) O.

G14. Review Criteria: This subsection identifies the process and requirements for refinements to a preliminary development plan as party of a final development plan.

Finding: These criteria are satisfied.

Explanation of Finding: No refinements are proposed as part of the requested FDP.

Final Development Plan Compliance with Architectural Pattern Book, Community Elements Book, and PDP Conditions of Approval

Subsection 4.125 (.18) P.2.

G15. Review Criteria: “An application for an FDP shall demonstrate that the proposal conforms to the applicable Architectural Pattern Book, Community Elements Book, Village Center Architectural Standards and any conditions of a previously approved PDP.”

Finding: These criteria are satisfied.

Explanation of Finding: Overall, as demonstrated by Finding G8 above, the FDP demonstrates compliance with the SAP North Community Elements Book. The proposed landscaping is in conformance with the Community Elements Book. There are no relevant portions of the Architectural Pattern Book, or Conditions of Approval for a previously approved PDP to which to demonstrate compliance.

Landscape Standards

Landscape Standards and Compliance with Code Subsection 4.176 (.02) B.

G16. Review Criterion: “All landscaping and screening required by this Code must comply with all of the provisions of this Section, unless specifically waived or granted a Variance as otherwise provided in the Code. The landscaping standards are minimum requirements; higher standards can be substituted as long as fence and vegetation-height limitations are met. Where the standards set a minimum based on square footage or linear footage, they shall be interpreted as applying to each complete or partial increment of area or length”

Finding: This criterion is satisfied.

Explanation of Finding: No waivers or variances to landscape standards have been requested. Thus all landscaping and screening must comply with standards of this section.

Landscape Area and Locations Subsection 4.176 (.03)

G17. Review Criteria: “Not less than fifteen percent (15%) of the total lot area, shall be landscaped with vegetative plant materials. The ten percent (10%) parking area landscaping required by section 4.155.03(B)(1) is included in the fifteen percent (15%) total lot landscaping requirement. Landscaping shall be located in at least three separate and distinct areas of the lot, one of which must be in the contiguous frontage area. Planting areas shall be encouraged adjacent to structures. Landscaping shall be used to define, soften or screen the appearance of buildings and off-street parking areas. Materials to be installed shall achieve a balance between various plant forms, textures, and heights. The installation of native plant materials shall be used whenever practicable.”

Finding: These criteria are satisfied.

Explanation of Finding: The proposed parks are predominantly covered with vegetative plant materials other than areas for walkways, etc. The plantings are in a variety of areas.

Buffering and Screening Subsection 4.176 (.04)

G18. Review Criteria: “Additional to the standards of this subsection, the requirements of the Section 4.137.5 (Screening and Buffering Overlay Zone) shall also be applied, where applicable.

C. All exterior, roof and ground mounted, mechanical and utility equipment shall be screened from ground level off-site view from adjacent streets or properties.

D. All outdoor storage areas shall be screened from public view, unless visible storage has been approved for the site by the Development Review Board or Planning Director acting on a development permit.

E. In all cases other than for industrial uses in industrial zones, landscaping shall be designed to screen loading areas and docks, and truck parking.

F. In any zone any fence over six (6) feet high measured from soil surface at the outside of fenceline shall require Development Review Board approval.”

Finding: These criteria are satisfied.

Explanation of Finding: No conditions requiring buffering and screening are within the area covered by the subject FDP request.

Plant Materials-Shrubs and Groundcover

Subsection 4.176 (.06) A.

G19. Review Criteria: This subsection establishes plant material and planting requirements for shrubs and ground cover.

Finding: These criteria are satisfied.

Explanation of Finding: Applicant’s sheet L2 in their FDP plan set, Exhibit B4, indicates the requirements established by this subsection will be met by the proposed plantings.

Plant Materials-Trees

Subsection 4.176 (.06) B.

G20. Review Criteria: This subsection establishes plant material requirements for trees.

Finding: These criteria are satisfied.

Explanation of Finding: Applicant’s Sheet L1 and L2 in their FDP plan set, Exhibit B4 as and Exhibit B7, indicates the requirements established by this subsection will be met by the proposed plantings.

Plant Materials-Street Trees

Subsection 4.176 (.06) D.

G21. Review Criteria: This subsection establishes plant material requirements for street trees.

Finding: These criteria are satisfied or will be satisfied by Condition of Approval PDG 9.

Explanation of Finding: Applicant’s Sheets L1 in Exhibit B7, indicate the requirements established by this subsection as well as the Community Elements Book are generally met.

Types of Plant Species

Subsection 4.176 (.06) E.

G22. Review Criteria: This subsection discusses use of existing landscaping or native vegetation, selection of plant materials, and prohibited plant materials.

Finding: These criteria are satisfied.

Explanation of Finding: The allowed plant materials are governed by the Community Elements Book. All proposed plant materials will be consistent with the SAP North Community Elements Book.

Tree Credit

Subsection 4.176 (.06) F.

G23. Review Criteria: “Existing trees that are in good health as certified by an arborist and are not disturbed during construction may count for landscaping tree credit as follows:

Existing trunk diameter	Number of Tree Credits
18 to 24 inches in diameter	3 tree credits
25 to 31 inches in diameter	4 tree credits
32 inches or greater	5 tree credits:”

Maintenance requirements listed 1. through 2.

Finding: These criteria are satisfied.

Explanation of Finding: The applicant is not requesting any of the preserved trees be counted as tree credits pursuant to this subsection.

Exceeding Plant Material Standards

Subsection 4.176 (.06) G.

G24. Review Criterion: “Landscape materials that exceed the minimum standards of this Section are encouraged, provided that height and vision clearance requirements are met.”

Finding: This criterion is satisfied.

Explanation of Finding: The selected landscape materials do not violate any height or vision clearance requirements.

Installation and Maintenance of Landscaping

Subsection 4.176 (.07)

G25. Review Criteria: This subsection establishes installation and maintenance standards for landscaping.

Finding: These criteria are satisfied or will be satisfied by Condition of Approval PDG 2.

Explanation of Finding: The installation and maintenance standards are or will be met as follows:

- Plant materials are required to be installed to current industry standards and be properly staked to ensure survival
- Plants that die are required to be replaced in kind, within one growing season, unless appropriate substitute species are approved by the City.
- A note on the applicant’s Sheet L2 in their FDP plan set, Exhibit B4, indicates “coordinate landscape installation with installation of underground sprinkler and drainage systems.”

Landscape Plans

Subsection 4.176 (.09)

G26. Review Criterion: “Landscape plans shall be submitted showing all existing and proposed landscape areas. Plans must be drawn to scale and show the type, installation size, number and placement of materials. Plans shall include a plant material list. Plants

are to be identified by both their scientific and common names. The condition of any existing plants and the proposed method of irrigation are also to be indicated.”

Finding: This criterion is satisfied.

Explanation of Finding: Landscape plans have been submitted with the required information. See Exhibits B4 and B7.

Completion of Landscaping Subsection 4.176 (.10)

G27. Review Criterion: “The installation of plant materials may be deferred for a period of time specified by the Board or Planning Director acting on an application, in order to avoid hot summer or cold winter periods, or in response to water shortages. In these cases, a temporary permit shall be issued, following the same procedures specified in subsection (.07)(C)(3), above, regarding temporary irrigation systems. No final Certificate of Occupancy shall be granted until an adequate bond or other security is posted for the completion of the landscaping, and the City is given written authorization to enter the property and install the required landscaping, in the event that the required landscaping has not been installed. The form of such written authorization shall be submitted to the City Attorney for review.”

Finding: This criterion is satisfied.

Explanation of Finding: As a condition of PDP approval the parks for the PDP or PDP phase must be completed prior to fifty percent (50%) of the house permits are issued unless certain conditions exist, similar to what is described in this subsection, in which case a bond can be posted. See Finding D55 and Condition of Approval PDD 3.

Site Design Review

Excessive Uniformity, Inappropriateness of Design, Etc. Subsection 4.400 (.01)

G28. Review Criteria: “Excessive uniformity, inappropriateness or poor design of the exterior appearance of structures and signs and the lack of proper attention to site development and landscaping in the business, commercial, industrial and certain residential areas of the City hinders the harmonious development of the City, impairs the desirability of residence, investment or occupation in the City, limits the opportunity to attain the optimum use in value and improvements, adversely affects the stability and value of property, produces degeneration of property in such areas and with attendant deterioration of conditions affecting the peace, health and welfare, and destroys a proper relationship between the taxable value of property and the cost of municipal services therefor.”

Finding: These criteria are satisfied.

Explanation of Finding:

Excessive Uniformity: A variety of parks with a variety of features and amenities are provided consistent with the diversity of park uses described in the Villebois Village Master Plan avoiding excessive uniformity in park and open space design.

Inappropriate or Poor Design of the Exterior Appearance of Structures: No structures are proposed in the parks.

Inappropriate or Poor Design of Signs: Signs within parks and open spaces are required to be consistent with the Master Sign and Wayfinding program which is a comprehensive signage package that ensures signs in parks and open spaces, like elsewhere in Villebois, are of a quality design and appropriate for the Villebois context.

Lack of Proper Attention to Site Development: The appropriate professional services have been used to design the park and open spaces incorporating unique features of the site including natural features, demonstrating appropriate attention being given to site development.

Lack of Proper Attention to Landscaping: Landscaping has been professionally designed by a landscape architect, and includes a variety of plant materials, all demonstrating appropriate attention being given to landscaping.

Purposes of Objectives of Site Design Review Subsection 4.400 (.02)

G29. Review Criterion: “The City Council declares that the purposes and objectives of site development requirements and the site design review procedure are to:” Listed A through J.

Finding: These criteria are satisfied.

Explanation of Finding: It is staff’s professional opinion that the applicant has provided sufficient information demonstrating compliance with the purposes and objectives of site design review. In addition, site features are consistent with the Community Element Book, which has previously been reviewed to ensure consistency with the Villebois Village Master Plan which has similar purposes and objectives as site design review.

Site Design Review-Jurisdiction and Power of the Board Section 4.420

G30. Review Criteria: The section states the jurisdiction and power of the Development Review Board in relation to site design review including the application of the section, that development is required in accord with plans, and variance information.

Finding: These criteria will be satisfied by Condition of Approval PDG 3.

Explanation of Finding: A condition of approval has been included to ensure construction, site development, and landscaping are carried out in substantial accord with the Development Review Board approved plans, drawings, sketches, and other documents. No grading or other permits will be granted prior to development review board approval. No variances are requested from site development requirements.

Site Design Review-Design Standards Subsection 4.421 (.01)

G31. Review Criteria: “The following standards shall be utilized by the Board in reviewing the plans, drawings, sketches and other documents required for Site Design Review. These

standards are intended to provide a frame of reference for the applicant in the development of site and building plans as well as a method of review for the Board. These standards shall not be regarded as inflexible requirements. They are not intended to discourage creativity, invention and innovation. The specifications of one or more particular architectural styles is not included in these standards.” Listed A through G.

Finding: These criteria are satisfied.

Explanation of Finding: The scope of design standards refers only to the parks and open spaces, as the single-family homes are not subject to site design review. The park elements are appropriate for a relatively flat site. Surface water drainage has been thoroughly reviewed consistent with the Villebois Village Master Plan and the Rainwater Master Plan for SAP North.

Applicability of Design Standards to Various Site Features

Subsection 4.421 (.02)

G32. Review Criteria: “The standards of review outlined in Sections (a) through (g) above shall also apply to all accessory buildings, structures, exterior signs and other site features, however related to the major buildings or structures.”

Finding: These criteria are satisfied.

Explanation of Finding: Design standards have been applied to all applicable site features, which does not include single-family homes.

Objectives of Section 4.400 Serve as Additional Criteria and Standards

Subsection 4.421 (.03)

G33. Review Criteria: “The Board shall also be guided by the purpose of Section 4.400, and such objectives shall serve as additional criteria and standards.”

Finding: These criteria are satisfied.

Explanation of Finding: The purposes and objectives in Section 4.400 are being used as additional criteria and standards. See Finding G29 above.

Site Design Review-Conditions of Approval

Subsection 4.421 (.05)

G34. Review Criterion: “The Board may attach certain development or use conditions in granting an approval that are determined necessary to insure the proper and efficient functioning of the development, consistent with the intent of the Comprehensive Plan, allowed densities and the requirements of this Code.”

Finding: This criterion is satisfied.

Explanation of Finding: No additional conditions of approval are recommended.

Color or Materials Requirements

Subsection 4.421 (.06)

G35. Review Criterion: “The Board or Planning Director may require that certain paints or colors of materials be used in approving applications. Such requirements shall only be

applied when site development or other land use applications are being reviewed by the City.”

Finding: This criterion will be satisfied by Condition of Approvals PDG 4 and PDG 5.

Explanation of Finding: The Conditions of Approval requires specific materials for any retaining walls or hand rails to ensure a quality of design consistent with the Architectural Pattern Book.

Site Design Review-Procedures

Section 4.440

G36. Review Criteria: “A prospective applicant for a building or other permit who is subject to site design review shall submit to the Planning Department, in addition to the requirements of Section 4.035, the following:” Listed A through F.

Finding: These criteria are satisfied.

Explanation of Finding: The applicant has submitted the required additional materials, as applicable.

Time Limit on Approval

Section 4.442

G37. Review Criterion: “Site design review approval shall be void after two (2) years unless a building permit has been issued and substantial development pursuant thereto has taken place; or an extension is granted by motion of the Board.

Finding: This criterion is satisfied.

Explanation of Finding: It is understood that the approval will expire after 2 years if a building permit hasn’t been issued unless an extension has been granted by the board.

Landscape Installation or Bonding

Subsection 4.450 (.01)

G38. Review Criterion: “All landscaping required by this section and approved by the Board shall be installed prior to issuance of occupancy permits, unless security equal to one hundred and ten percent (110%) of the cost of the landscaping as determined by the Planning Director is filed with the City assuring such installation within six (6) months of occupancy. "Security" is cash, certified check, time certificates of deposit, assignment of a savings account or such other assurance of completion as shall meet with the approval of the City Attorney. In such cases the developer shall also provide written authorization, to the satisfaction of the City Attorney, for the City or its designees to enter the property and complete the landscaping as approved. If the installation of the landscaping is not completed within the six-month period, or within an extension of time authorized by the Board, the security may be used by the City to complete the installation. Upon completion of the installation, any portion of the remaining security deposited with the City shall be returned to the applicant.”

Finding: This criterion is satisfied.

Explanation of Finding: As a condition of PDP approval the parks for the PDP or PDP phase must be completed prior to fifty percent (50%) of the house permits being issued. See Finding D55 in Request D and Condition of Approval PDD 3.

Approved Landscape Plan Binding
Subsection 4.450 (.02)

G39. Review Criterion: “Action by the City approving a proposed landscape plan shall be binding upon the applicant. Substitution of plant materials, irrigation systems, or other aspects of an approved landscape plan shall not be made without official action of the Planning Director or Development Review Board, as specified in this Code.”

Finding: This criterion will be satisfied by Condition of Approval PDG 6.

Explanation of Finding: The condition of approval shall provide ongoing assurance this criterion is met.

Landscape Maintenance and Watering
Subsection 4.450 (.03)

G40. Review Criterion: “All landscaping shall be continually maintained, including necessary watering, weeding, pruning, and replacing, in a substantially similar manner as originally approved by the Board, unless altered with Board approval.”

Finding: This criterion will be satisfied by Condition of Approval PDG 6.

Explanation of Finding: The condition of approval will ensure landscaping is continually maintained in accordance with this subsection.

Addition and Modifications of Landscaping
Subsection 4.450 (.04)

G41. Review Criterion: “If a property owner wishes to add landscaping for an existing development, in an effort to beautify the property, the Landscape Standards set forth in Section 4.176 shall not apply and no Plan approval or permit shall be required. If the owner wishes to modify or remove landscaping that has been accepted or approved through the City’s development review process, that removal or modification must first be approved through the procedures of Section 4.010.”

Finding: This criterion will be satisfied by Condition of Approval PDG 6.

Explanation of Finding: The condition of approval shall provide ongoing assurance that this criterion is met by preventing modification or removal without the appropriate City review.

STATE OF OREGON ARCHAEOLOGICAL REPORT COVER PAGE

(Updated 9/1/2015)

SHPO Case#

Please submit reports unbound.

Author(s): Melissa Darby

Title: Cultural Resources Survey and Inventory of the Villebois PDP 4N Property Development

Year: 2015 District/Contractor:

Agency/Client: Polygon Northwest Company

Agency Report No.:

County (ies): Clackamas

Quad(s): Sherwood

Archaeological Permit No.:

Project Acres:

Survey Acres:

Township: 3 S	Township:	Township:	Township:
Range: 1 W	Range:	Range:	Range:
Section: 15	Section:	Section:	Section:

Township:	Township:	Township:	Township:
Range:	Range:	Range:	Range:
Section:	Section:	Section:	Section:

Use additional report cover sheets as necessary.

Archaeological Permit
Number(s):

Project Activity: Housing development

Were archaeological materials collected from excavation? No

Curation Location:

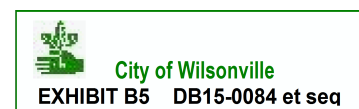
Accession #: Field note location:

Sites Found? No Prehistoric #: Historic #: Multicomponent #:

Historic Properties Found? Yes Historic Property #: 01 Isolates Found? Isolate #:

TCP(s)/HPRCSIT(s) Found? TCP/HPRCSIT #: NRHP:

Temporary site #: SHPO Trinomial #: Criterion A: Criterion B: Criterion C: Criterion D:



Use additional report cover sheets as necessary.

Please be sure that any electronic version of a report submitted to Oregon SHPO has its figures, appendices, attachments, correspondence, graphic elements, etc., compiled into one single PDF file. Include shapefiles as separate files on the CD. Thank you!

**Cultural Resources Survey and Inventory of the Villebois PDP 4N
Property Development, Clackamas County**

By Melissa Darby MA
December 21, 2015

Prepared for:
Chris Walther
Polygon Northwest Company
A Division of William Lyon Homes

Sherwood, (OR) 7.5 minute series 1985
T3S R1W, Section 15
Clackamas County
Tax Lots: 3S1W15 1100, 1101, and 1203
Acres surveyed: 10.9
Project acres: 10.9

All field records at LCR&A headquarters

Executive Summary

Three parcels totaling approximately 10.9 acres are planned for a housing development within the urban growth boundary of Wilsonville, Clackamas County. These are Tax Lots 1203, 1100 and 1101 on Map 31W10C, Clackamas County. Lots 1100 and 1101 were part of the Don Bishoff farm. These are currently owned by the City of Wilsonville. The third parcel belongs to the Nims family. This report describes the cultural resources survey and inventory of the project area.

The goal of the project was to identify and inventory any cultural resources found in the project area, and assess the resources for National Register of Historic Places eligibility. Professional historian, architectural historian and archaeologist Melissa Darby MA surveyed the project area on December 7 and December 14, 2015.

The pedestrian archaeological survey was negative for archaeological resources. The project area includes outbuildings from the 1941 era Bishoff farm. These are a barn, chicken house, pump house, and garage. The Bishoff house was moved to a new location in 2013 and restored. The remnant outbuildings were recorded herein on an Oregon SHPO Clearance Form. The remaining outbuildings are not eligible for the National Register of Historic Places.

In view of the negative results of the survey, no further archaeological investigations are recommended. However it is always possible that ground disturbance during construction activities might expose buried cultural material that was not detected during the survey. If such an event should occur, Oregon State law and Federal laws and regulations that may be applicable to this project require that work in the vicinity of such finds be suspended. The State Historic Preservation Office (SHPO) and the appropriate tribes should be notified, and a qualified archaeologist should be called in to evaluate the discovery.

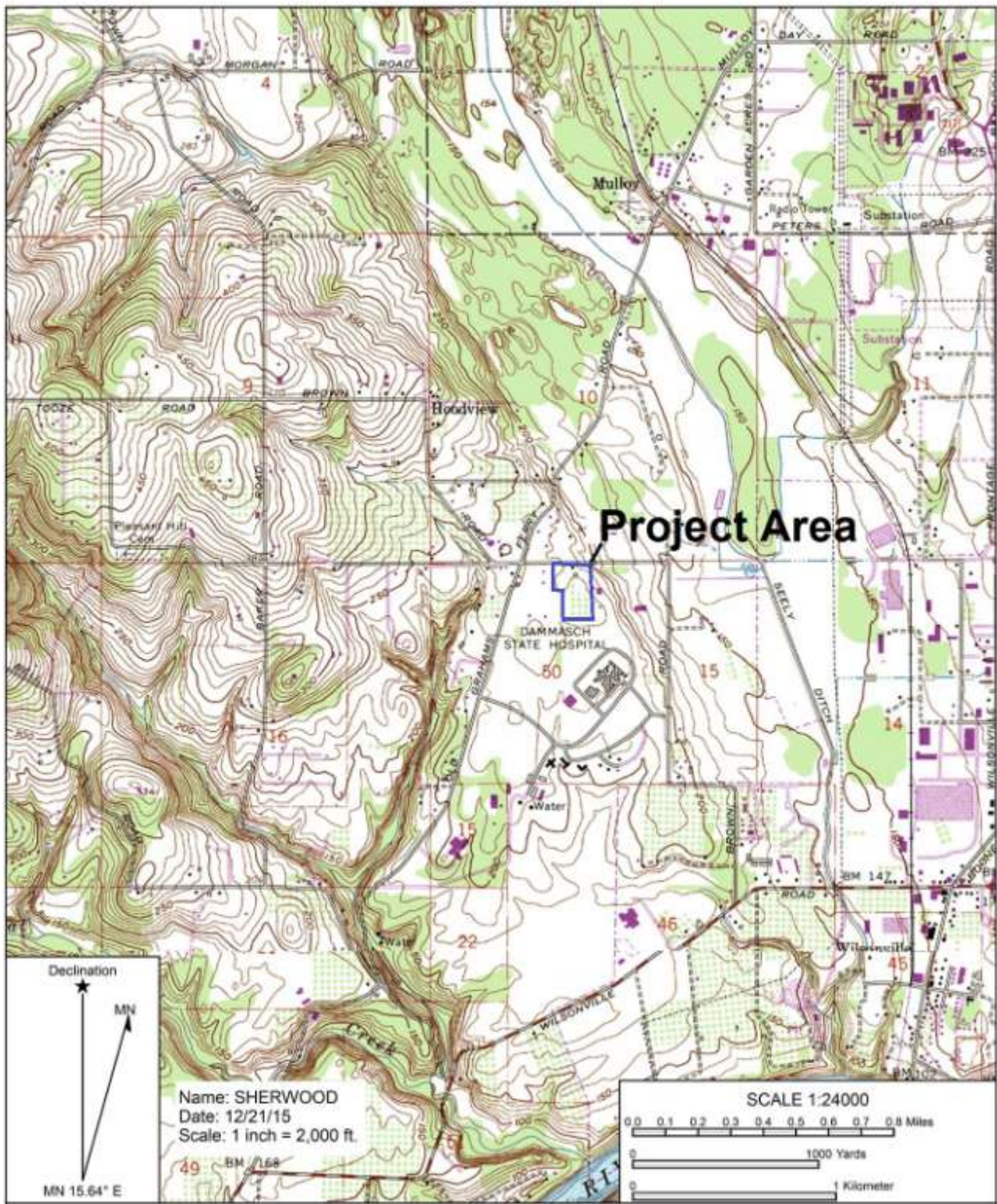


Figure 1: Project area, Sherwood Quad map.

Table of Contents

Executive Summary	1
Introduction.....	4
Regulatory Setting	4
Environmental Setting	4
Research Design.....	5
Literature Review.....	6
Prehistory and Ethnography.....	6
Historic Background	8
Contextual History of Project Area.....	9
Inventory Results	9
Recommendations.....	12
Bibliography	13

Figures

Figure 1: Project area, Sherwood Quad map.	2
Figure 2: Kalapuya House, thatch style.	8
Figure 3: Sketch map of pedestrian and cultivated transects.	11
Figure 4: Aerial photograph showing plan of Bishoff farm and Nims property, ca 1913.	12
Figure 5: Photo showing house, Google Street View showing house, which is now gone.	16
Figure 6: Nims house, built in 1973.....	16
Figure 7: View of Bishoff buildings from the southeast.....	17
Figure 8: Looking north over project area.	17
Figure 9: Cultivated stripe for improved mineral soil visibility.	18
Figure 10: Looking north from center of project area.	18
Figure 11: Looking west over project area.	19
Figure 12: Looking south over project area.....	19
Figure 13: Nim’s garden, looking north.	20
Figure 14: Back elevation, Nim’s house.	20

Introduction

Polygon Northwest is planning to develop three parcels of land within the urban growth boundary of the City of Wilsonville. The parcels are situated on the south side of Tooze Road, between Brown Road (150-ft east) and Grahams Ferry road (220-ft west). The parcels are located north of the site of the old Damdash State Hospital. Polygon Northwest contracted with Melissa Darby of Lower Columbia Research & Archaeology LLC to perform a cultural resources survey of the project area. The objective of the survey is to locate and document any significant cultural resources within the proposed development.

Regulatory Setting

This project area includes both public and private land and subject to the City of Wilsonville Code Section 4.171 that in part reads:

City of Wilsonville Code Section 4.171. (.09) Historic Protection: Purpose:

- A. To preserve structures, sites, objects, and areas within the City of Wilsonville having historic, cultural, or archaeological significance.
- B. Standards:
 - 1. All developments shall be planned, designed, constructed, and maintained to assure protection of any designated historic or cultural resource on or near the site. Restrictions on development may include:
 - a. Clustering of buildings and incorporation of historic and/or cultural resources into site design in a manner compatible with the character of such resource.
 - b. Limitations on site preparation and grading to avoid disturbance of areas within any historic or archaeological sites, monuments or objects of antiquity.

There is no federal nexus. Melissa Darby MA conducted the survey. I meet Secretary of Interior's Professional Qualifications Standards for archaeologist, historian and architectural historian.

Environmental Setting

The project area is roughly rectangular in plan and occupies a portion of a low broad valley terrace approximately 1.64 miles northeast of the Willamette River. The site is on a 3% slope, and the project area ranges in elevation from 218-ft AMSL on the terrace to 229-ft AMSL towards the southern portion of the project area. The topography known as the Calapooyia surface of the Willamette basin is primarily formed from cyclic flood deposits laid down during the great Pleistocene Missoula floods (prior to 12,000 BP). Below the flood veneer, fluvial channel deposits and overbank clays interfinger with fans of eroded morainal debris and other outwash deposits from the Coast Range and Cascades foothills and older geomorphic surfaces (R.B Parsons n.d. and Soil Conservation Service soil interpretation records and maps). The Willamette River (river mile 39) is 1.64 miles south, the highest promontory is Parrett Mountain (700-ft AMSL) located 4.6 miles southwest.

A geotechnical investigation of the project area was conducted in 2015 by GeoDesign, Inc. They excavated five test pits to a depth of 8-feet. They found the topsoil consists of stiff brown silt that in some places grades to clay, with some light mottles the lower-lying portions of the project

area. The predominant soil in the project area is Latourell loam (map unit 53-A, Natural Resources Conservation Service Web Soil Survey).

The project is located in the Interior Valley Vegetation Zone (Franklin and Dyrness 1973:110). Long-term human settlement has had pronounced influence on natural vegetation in the Willamette Valley. In prehistoric and early historic times fires were commonly set by Native Americans to clear brush, enable hunting, and improve some subsistence activities (Boyd 1999). Natural vegetation in the Willamette Valley was a mosaic of cedar--hemlock—Ponderosa and Douglas-fir forests, Oregon white oak woodlands, Oregon ash coppices, shrub thickets and wetland prairies. Riparian areas were more common in prehistoric times than they are today. Vegetation in riparian areas include Cottonwood, Willow, Ash, and Alder series. Broadleaf maple occupies mixed sites.

The field on the former Bishoff parcel is planted in grass. A remnant orchard is present along the fence line in the northwest corner of the parcel, and a large maple tree shades the driveway at the front of the parcel. The Nims property has a formal landscape in the front yard, and an assortment of ornamental plants and a vegetable garden in the back yard.

Research Design

Research questions for the area relate to problems of adaptation to environment over time, cultural change and trade. Excavations and syntheses in the Willamette Valley have begun to establish more data suggesting that at least in the late prehistoric times the Native Americans focused their settlements around wetlands. There is a need for more research in old and stratified sites in order to address these questions with more precision.

The goal of the survey was to determine site boundaries and completely survey the parcel for cultural resources. The following is the Research Design that was drafted before the field investigations began:

Research and documentation will begin with an archival site records search online in the records of the State of Oregon Historic Preservation Office (SHPO) in order to find records pertaining to previous surveys and archaeological sites or architectural resources recorded within and around the project areas. Leads from these records will be followed up with research in archives, local repositories, and libraries. Historic maps, county birth, death and marriage records, newspaper indexes, and local history information will be searched.

The General Land Office Maps and surveyors notes located at the Bureau of Land Management Office in Portland are the oldest federal records pertaining to land use in the region. These will be reviewed for Donation Land Claim cabin sites, Native American settlements, old roadways, trails and landscape features.

The pedestrian survey will be done in pedestrian transects at intervals of 20-meters. In addition the field will be disced in several swaths in order to provide increased visibility of mineral soils. Visible ground surfaces will be inspected as well as ditches, cutbanks, and any exposed ground. Possible archaeological imprints found during the research phase will be targeted for more intensive field inspection as warranted.

Archaeological sites will be recorded on State Inventory Forms. Each site will be plotted onto a USGS topographic map, using a GPS unit. The sites will be photographed and a sketch map created. Isolated Finds will be described in a State Isolate Form and the location plotted on a USGS map.

Literature Review

Documents obtained from the State Historic Preservation Office were checked to determine if archaeological resources have been recorded within the project area, and to determine if any surveys have been conducted in the vicinity. Historic aerial photographs, historic maps, and General Land Office plats and notes were reviewed. Research was also conducted using online material from history and genealogy web sites.

A search of the Oregon Archaeological site Survey files found that no archaeological surveys have been conducted in the current project area, though there are sixteen cultural resource surveys on record that have occurred within a mile of the current project area. These include three by this author (Darby 2003, 2004a, 2004b). The neighboring parcel to the west was surveyed and shovel tested in 2014 by SWCA Environmental archaeologists. A total of 25 shovel tests were conducted. No historic cultural materials were found in any of these probes.

The closest recorded site is an isolate consisting of a single CCS flake that was found on an adjoining property (Blake 2014). The Seely Ditch is site 35CL317 and is located about one half mile east. The Camehl House at 11681 Tooze Road, directly across the road from the project area, is the closest architectural resources to the project area and was recorded during the 1984 Clackamas County Cultural Resource inventory. This house was built in c. 1895 and is still occupied.

The distance from water resources and the lack of terrestrial features indicate a low potential for significant prehistoric archaeological sites in the project area. Pre-contact sites that may be expected on slopes are trails, camps, and isolated flaked cobbles used for wood gathering. Sites expected on wetland prairies away from creeks and rivers include lithic reduction sites, camps, and resource collecting sites.

Prehistory and Ethnography

Archaeological research has suggested that occupation of the Willamette valley dates back to at least 10,000 years (Aikens 1984). A Clovis fluted dart point found by amateurs near Springfield is the earliest evidence of human occupation in the Willamette Valley. Hydration analysis of obsidian flakes found in Cascadia Cave supports this finding (Paul Baxter personal communication). The first substantial evidence for Willamette Valley occupations comes from the Early Archaic period, generally dated to between 8000 and 6000 BP when populations of small, mobile bands exploited a variety of plant and animal resources, including camas bulbs.

Important research questions in regard to the evolution of people in North America and their adaptive strategies and diet during this time can be addressed by evidence such as tool kits, 14C dating and DNA and isotope analysis on human remains. The uses of this knowledge are varied, but these data can assist in our understanding of health problems in modern Native American populations.

From about 6000 to 2000 BP (The Middle Archaic) intensification of settlement in winter villages appears to have occurred. This may have been in response to a shift in population levels

or new people arriving. At this time there was an intensification of camas and wapato, increased complexity of food storage techniques, and land management practices that increased production of tarweed, hazelnuts, and berries. The transition from the Middle Archaic to the Late Archaic saw this trend continue, with the additional technological change of the rapid spread of bow-and-arrow technology, largely replacing spear and dart technology (Aikens 1993:198-209).

At the time of European contact, the Kalapuya people occupied the Willamette Valley from Willamette Falls to the Umpqua River drainage. This portion of the Willamette Valley was inhabited by the Chehalem or Tualatin band of the Kalapuya Indians. The best collection of Kalapuyan stories were collected from William Hartless, a Kalapuya at Grand Ronde who dictated Mary's River texts to Leo Frachtenberg around 1914 (Zenk 1990: 553).

The name Kalapuya was a term used to classify the group that spoke one of thirteen (or more) dialects of the three Kalapuyan languages. With the possible exception of the Tualatin and Yamhill Bands, the culture of these people was more similar to cultures of the Columbia Plateau than the Chinookans along the Columbia River (Cheatham 1988; Toepel 1985). The Kalapuyans were an inland people. They lacked direct access to most salmon (except the spring Chinook run in the larger tributaries), and limited access (compared to their Chinookan and coastal neighbors) to other marine resources such as smelt, sturgeon, harbor seals and sea lions. Thus their seasonal rounds differed from their Chinookan neighbors in that in order to take advantage of seasonal resources they were more dispersed on the landscape.

The Kalapuyans occupied their winter villages and hamlets about six months of the year from September to March. Their winter villages were in protected locations, and in the case of the Tualatin bands of Kalapuya, adjacent to lakes, ponds and wetlands where they collected wapato tubers (*Sagittaria latifolia*) (Darby 2006).

Their winter villages were composed of rectangular gabled houses constructed on a pole framework and covered with grass (thatch), bark or planks or some combination of these materials that were bound on with binding poles. Sometimes the dwellings were semi-subterranean but generally they were built on the grade. The roofs were typically covered with bark, either cedar or ash bark slabs or both. The exterior surface of the roof had three horizontal binding poles, and walls had two (Kate Chantele in Philip Drucker Paper MS no 7516 (78): 89).

Settlement patterns suggest that the villages were often associated with wetlands or wet prairie environments. The vicinity prairies and streams provided the natives with an abundant food supply. Their diet consisted of over fifty varieties of edible plant species common in the area. Seasonal rounds provided a wide variety of plants including wapato in the spring and fall, camas in the summer, hazelnuts, acorns, tarweed and various berries in the late summer and fall. Deer, elk, and small game were also obtained.

In the 1830's Kalapuyan people suffered catastrophic epidemics that decimated their populations. This tragedy cannot be minimized, and it is of epic proportions. With the advent of white settlement in the Willamette Valley in the 1840's and 1850's, the survivors were pushed from their lands and discriminated against by the newcomers. The Kalapuya and a consolidation of other groups were moved onto the Grand Ronde reservation in 1856.

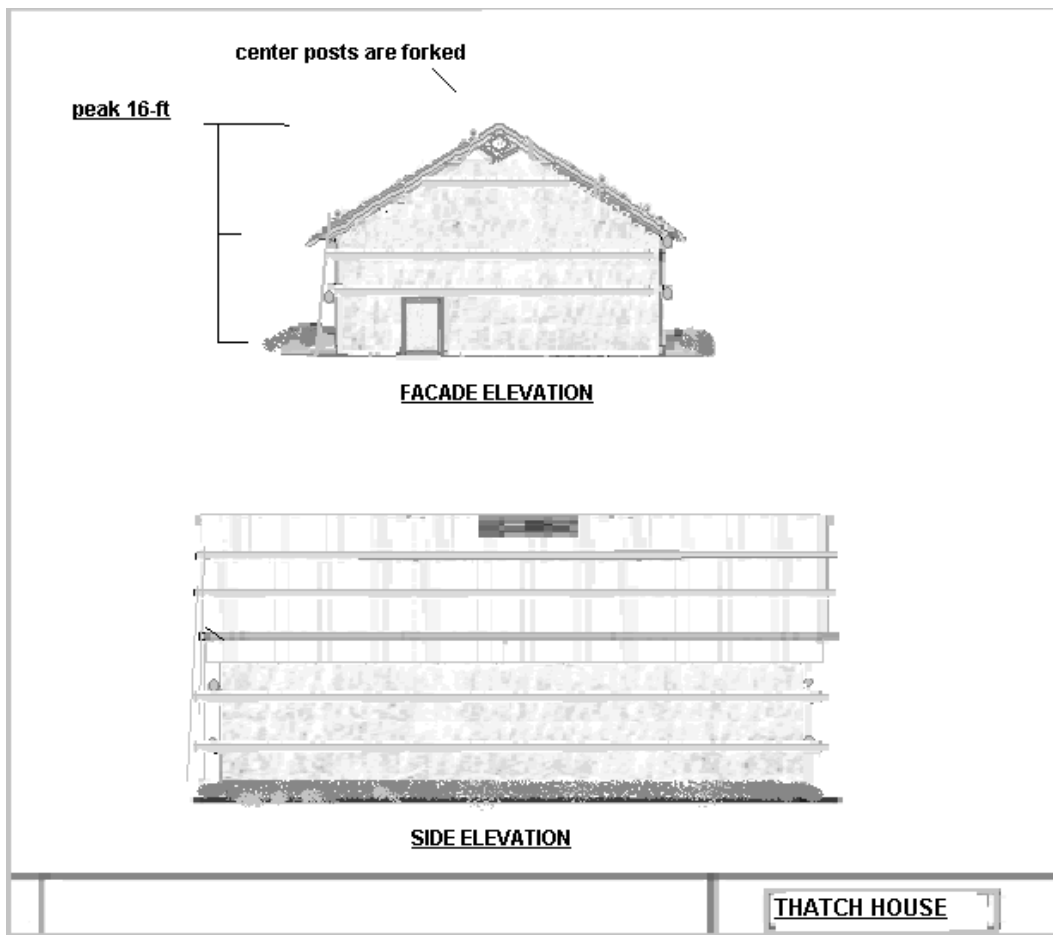


Figure 2: Kalapuya House, thatch style.

Historic Background

The first Euro-Americans in the general area were Captain Clark of the Lewis and Clark party. They mapped the mouth and lower reaches of the Willamette River in 1806. The Willamette River was not explored beyond that until Euro-American fur trappers traveled through the area beginning in 1811 with Robert Stuart of the Pacific Fur Company (Stuart 1995:lxxvii) and then Donald McKenzie from the same organization in 1812.

By 1824, the fur trade was at its height; and the Hudson’s Bay Company had set up its northwest headquarters at Fort Vancouver on the Columbia River approximately 45 miles north of the project location. The influx of traders changed the economic base of the Native American trading system, and the introduction of diseases unknown to the Native American populations decimated the population. By the 1840s, the fur trade was winding down, and the area was increasingly being settled by Euro-Americans who claimed lands and began farming.

The Willamette Valley’s first settlements were established by small groups of French-Canadian Trappers who were retired from the Hudson’s Bay Company, and American Protestant missionaries who arrived in the region in the 1830’s. Waves of American settlers arrived in the late 1840’s and 1850’s after crossing the plains on a mass westward migration to the Oregon territory.

The remnants of the Native American populations became displaced and suffered from loss of land and complete disruption to their cultures and lifeways. With the signing of treaties in 1851 and 1855 the Molalla's and Kalapuyans were moved west in 1856 to what is presently known as the Confederated Tribes of Grand Ronde Reservation (Zenk and Rigsby 1998). This resettlement opened the way for more settlement to the burgeoning pioneer populations.

Contextual History of Project Area

This Township and Range is covered in two General Land Office maps. No features are indicated in the current project area, though the project area is within the 320 acre Samuel B. Franklin DLC (DLC Notification 1303, Claim 50). The 1852 map indicates his house in the northwest quarter of Section 15. From the surveyors notes I found the surveyor had taken bearings on this building from two places. From these bearings the Franklin house was in a location now described as in the NE ¼ of the NW ¼ of this section, and situated just west of Grahams Ferry Road, and almost due south of where Brown Road intersects Tooze Road. An Indian Trail is marked to the east of the current project area, bearing northwest. The surveyor noted: "The land of this claim is first rate, generally level the timber is pine and fir and ash," (R. Short, GLO notes, Claim 50; page 110).

SB Franklin sold approximately 289 acres of his original claim to J.W. Graham in 1875 (Book L, page 340). Franklin reserved approximately thirty acres in the northern part of his claim where his residence was situated, which is to the west of the current project area. In 1870 the farm was worth \$3000 and the improvements worth \$600. He was married to Francis (age 30) and they had six children, Green, Ann, Mary, Sarah, Alfred and Alice. By the 1880 census his wife had died, and two daughters (Mary 18, and Elizabeth 15) and one son Alfred, age 11 remained.

John McBride owned a parcel encompassing all these lots according to the Metsker Maps from 1928- 1951. A draft card for John Patrick McBride shows that he was born in April of 1882; was a tunnel inspector on the Southern Pacific Railroad; lived on a rural route out of Sherwood; and was of medium build, tall and had brown hair and dark blue eyes (Register and Registrar's Report, WWI Draft Card, Ancestry). Census data show that he lived with his brother James and his Irish mother Mary in the Pleasant Hill area. In 1930 they were on Mulloy Road. According to the census from 1940 he was a timekeeper on the Railroad. His parents were Irish, and lived in the area in 1910 (Pleasant Hill).

Edward H. Bishoff purchased the farmland in the early 1940's. In the 1940 census he listed his occupation as warehouseman in a flourmill. There were no improvements on the land when he bought this parcel. His parents lived on a farm less than a quarter mile to the east. They were emigrants from Germany and Switzerland. The house and garage were built about 1941, and the barn was built in ca 1948. The farmhouse and barn are indicated on the USGS Quad maps from 1948, and they are seen on an aerial photograph that dates from 1952. The house was moved to a new location in 2014.

Inventory Results

Melissa Darby MA (principal investigator) surveyed the parcel on December 7 and 15, 2015. The weather was rainy on December 7, and overcast on December 15. Transects were set in 20-meter intervals, generally bearing north-south. A tractor disced three long connecting runs in the hay field in order to provide for better mineral soil visibility. The width of the cultivated runs was about twelve feet. In addition to the cultivated stripes, all vehicle tracks, rodent hills, scrapes, and visible surfaces were examined for the presence of cultural resources. No artifacts or

cultural features were found during the pedestrian survey. The soils are devoid of any gravels or cobbles, and if any had been noted it is likely they would have been imported material. The only gravels noted were in the vicinity of the farm buildings.

The Nims family currently occupies one of the parcels. The Nims house, garage and outbuilding were built in 1973 and they have lived there ever since. This parcel was surveyed for cultural resources, and none were found.

The former Bishoff farm location still has a barn, pump house, garage and chicken house. Don Bishoff helped his father build the barn when he was about seven or eight years old in about 1948 (personal communication, December 18, 2015). His father and local house builder Joe Chalupsky built the house in 1941. The Bishoffs farmed hazelnuts and kept sheep, pigs and chickens. The ensemble reflects a late Craftsman vernacular style of construction as expressed in exposed rafters and simple compositions. The area where the house was present has been filled in. The remnants of the Bishoff farm were recorded on a SHPO Clearance Form and are as follows:

Barn

The barn is a gabled building, rectangular in plan and massing, with two levels. It is built into the hillside, providing grade level equipment bay entrance on the façade and access to the upper level from a built up grade on the back elevation. The lower level is constructed of cinderblock walls, the upper level is wood framed and the interior is spanned with a truss system. The roof and walls of the upper portion are clad in metal panels. The eave has a moderate overhang with exposed rafters ends that are raked with the wall plane. The fenestration on the lower level features deep-set square sash windows divided into four-lights by narrow muntins. They are in single placements numbering two on each elevation except the back, which has none. The gable-ends each have a rectangular four light awning style window set within the pediment of the gable end. The façade has two wooden rail-hung doors, including a drive-in bay and a smaller opening. The upper level has a loft door mounted on strap hinges. The lower level is divided but the upper level is one room with a wooden floor. This space is lighted by two windows; one in each gable end. A rail-hung door accesses this level from the back, south elevation.

Chicken house

The chicken house is a small gabled building with a wire-fence enclosure. The building is set on a post and footing foundation, and is wood-framed with shiplap siding on the south, north and east elevations and plywood on the west elevation where a rail-hung door is set. The siding is finished with a combination of corner boards and metal flashing. The roof exhibits raised seam corrugated metal panels. Two small poultry-sized doors are set on the south, façade, elevation. A post for a flag is attached to the east gable end.

Garage

This simple rectangular building exhibits the same shiplap siding as the chicken house, suggesting they are contemporaneous. The eave is simple, with exposed rafters and a simple frieze board. The frieze board on the gable ends extends as the rafters do and the ends are raked with the wall plane. The bay entry is off set to provide workspace. The double bay doors are paneled with the same material used for siding, and are hung on strap hinges. The floor is cement slab, and the driveway is asphalt.

Pump house

The pump house is a small, simple cinderblock building with a gabled roof, exposed rafters and a strap hinge hung door on the east elevation.

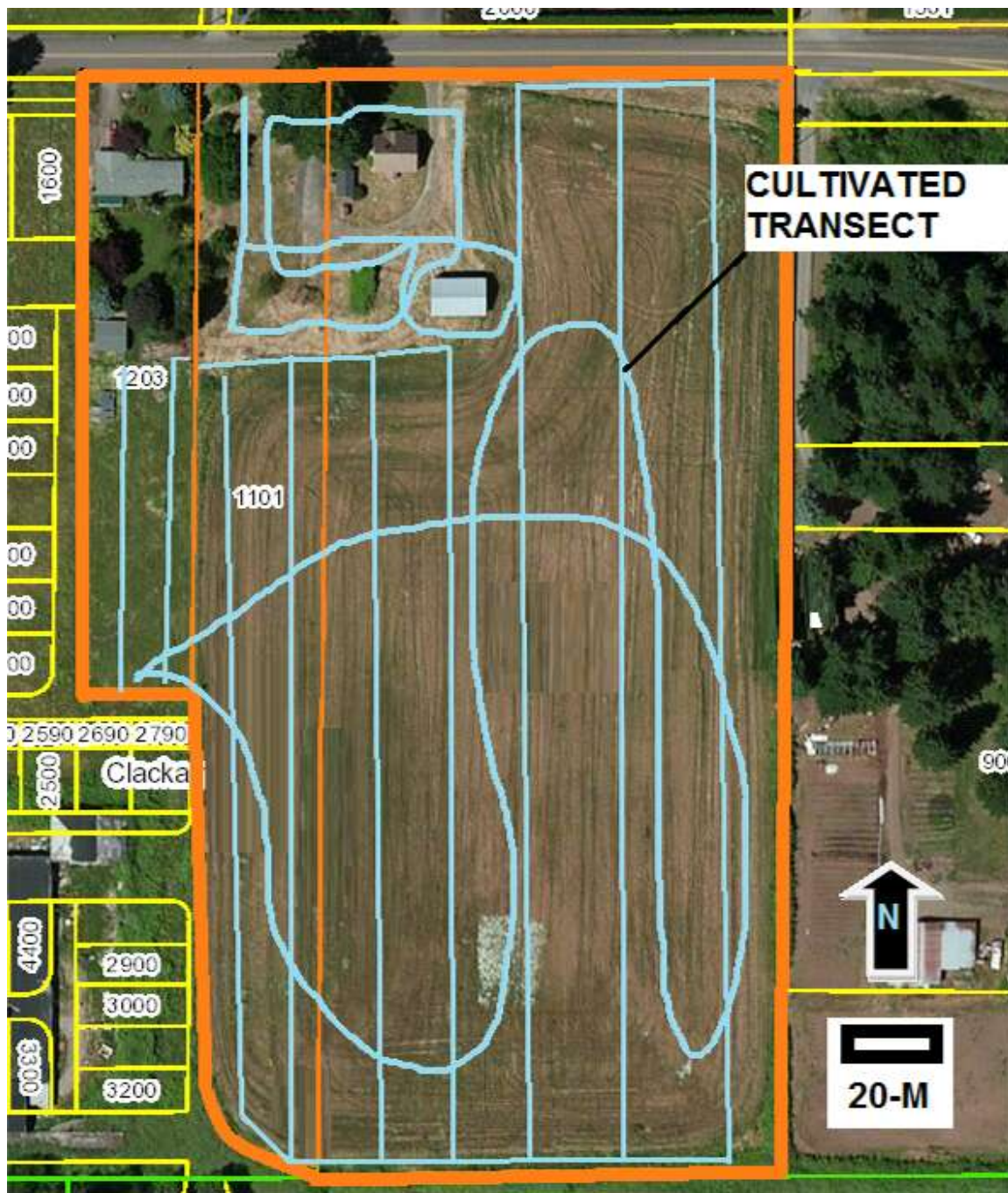


Figure 3: Sketch map of pedestrian and cultivated transects.

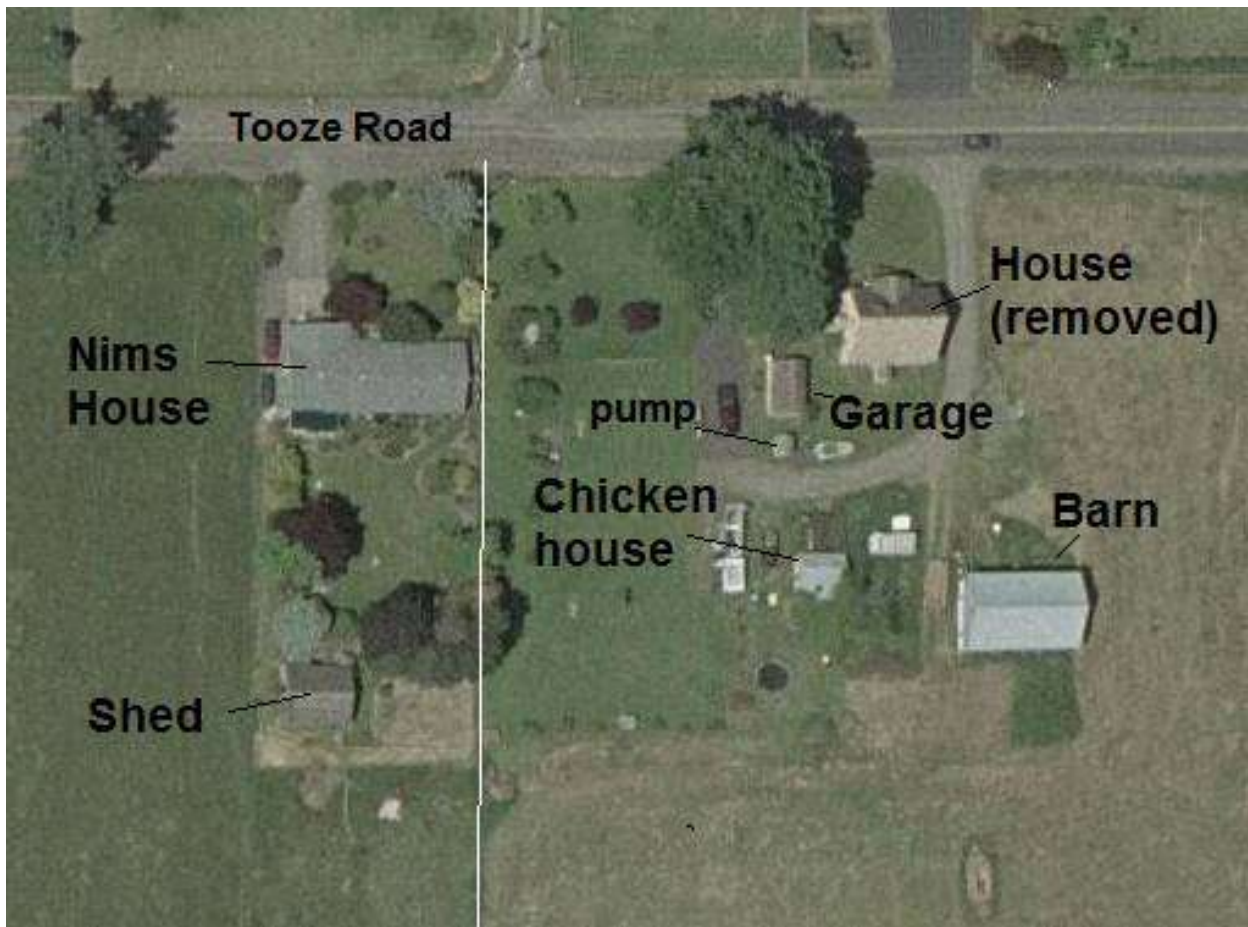


Figure 4: Aerial photograph showing plan of Bishoff farm and Nims property, ca 1913.

Recommendations

It is my opinion that the remnants of the Bishoff farmstead are not eligible for the National Register of Historic Places. The main house has been moved and the remnants do not embody the distinctive characteristics of a type, period or method of construction that is rare, or represents the work of a master. They are not associated with the lives of significant persons in our past, and any associated archaeological material is unlikely to yield information important to history.

No further cultural resource investigations are necessary for this project area.

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Figure 5: Photo showing house, Google Street View showing house, which is now gone.



Figure 6: Nims house, built in 1973.



Figure 7: View of Bishoff buildings from the southeast.



Figure 8: Looking north over project area.



Figure 9: Cultivated stripe for improved mineral soil visibility.



Figure 10: Looking north from center of project area.



Figure 11: Looking west over project area.



Figure 12: Looking south over project area.



Figure 13: Nim’s garden, looking north.



Figure 14: Back elevation, Nim's house.

Appendix 1

OREGON SHPO CLEARANCE FORM

Do not use this form for ODOT or Federal Highway projects or to record archaeological sites

This form is for: federal cultural resource reviews (Section 106); state cultural resource reviews (ORS 358.653)					
SECTION 1: PROPERTY INFORMATION			SHPO Case Number:		
Resource Name: Bishoff farmstead remnants					
Street Address: 11650 SW Tooze Road					
City: Wilsonville			County: Clackamas		
Agency Project			Project Name: Villebois PDP 4N		
<i>If there is not a street address, include the Township, Range, and Section, cross streets, or other address description</i>					
Owner:	<input type="checkbox"/> Private	<input checked="" type="checkbox"/> Local Gov	<input type="checkbox"/> State Gov	<input type="checkbox"/> Federal Gov	<input type="checkbox"/>
Are there one or more buildings or structures?			<input checked="" type="checkbox"/> YES (part structures) <input type="checkbox"/> NO – If no, skip to Section 2 and append photo(s)		
Is the property listed in the National Register of Historic Places?			<input type="checkbox"/> YES – Individually <input type="checkbox"/> YES – In a district <input checked="" type="checkbox"/> NO		
Original Construction date: __1941__ <input type="checkbox"/> Check box if date is estimated					
Siding Type(s) and Material(s): Barn: corrugated metal Chicken house and garage: shiplap			Window Type(s) and Material(s) wood casement and awning		
Has the property been physically altered? <input type="checkbox"/> No Alterations <input type="checkbox"/> Few Alterations <input checked="" type="checkbox"/> Major / Many Alterations					
SECTION 2: APPLICANT DETERMINATION OF ELIGIBILITY - Check the appropriate box					
<i>The purpose of this review is to avoid impacts to properties that are "eligible" (historic) or already listed in the National Register of Historic Places. Fully establishing historic significance can be very costly and time consuming. Therefore initial evaluations are based on age (50 years or greater) and integrity (historic appearance), which are the minimum qualifications for listing in the National Register. Additional documentation may be needed further in the process, but typically initial evaluations allow the review process to proceed expeditiously.</i>					
<input type="checkbox"/> The property is considered Eligible at this time because it is already listed in the National Register or					
<ul style="list-style-type: none"> • is at least 50 years old and retains its historic integrity (minimal alterations to key features) • has potential significance (architectural or historical) 					
<input checked="" type="checkbox"/> The property is considered Not Eligible at this time because it:					
<ul style="list-style-type: none"> • is less than 50 years old or is 50 years or older but there have been major alterations to key features • is known to have no significance, based on National Register-level documentation and evaluation 					
SECTION 3: APPLICANT DETERMINATION OF EFFECT - Check the appropriate box					
<input checked="" type="checkbox"/> The project has NO EFFECT on a property that is eligible or already listed in the National Register, either because there is no eligible property involved or the eligible property will not be impacted physically or visually.					
<input type="checkbox"/> The project will have a minor impact on a property that is eligible or already listed in the National Register, and therefore there is NO ADVERSE EFFECT . Minor impacts include replacement of some, but not all, siding, doors, or windows, etc.					
<input type="checkbox"/> The project will have a major impact on a property that is eligible or already listed in the National Register, therefore there is an ADVERSE EFFECT . Major impacts include full or partial demolition, complete residing, full window replacement, etc.					
STATE HISTORIC PRESERVATION OFFICE COMMENTS – Official use only					
Eligibility: <input type="checkbox"/> Concur with the eligibility determination above. <input type="checkbox"/> Do not concur with the eligibility determination above.					
Effect: <input type="checkbox"/> Concur with the effect determination above. <input type="checkbox"/> Do not concur with the effect determination above.					

RECEIVED STAMP

OREGON SHPO CLEARANCE FORM

Do not use this form for ODOT or Federal Highway projects or to record archaeological sites

Signed: _____ Date: _____

RLS	
ILS	

CONTACT INFORMATION STAMP

Comments:

SECTION 4: PREVIOUS ALTERATIONS TO THE BUILDING OR STRUCTURE

Only complete this section for buildings that are 50 years old or older. Describe any alterations that have already occurred to the building, such as material replacement, including siding, windows, and doors; any additions, including garages; and any removal or addition of architectural details, such as brackets, columns, and trim. Provide estimated dates for the work. Attach additional pages as necessary.

The main residence at the farmstead has been moved. The remainders include a barn, a chicken house, a garage, and a pump house.

SECTION 5: PROJECT DESCRIPTION

Describe what work is proposed, including what materials will be used and how they will be installed. Specifically identify what historic materials will be retained, restored, replaced, or covered. Include drawings, photos, cut sheets (product descriptions), additional sheets, and other materials as necessary. For vacant lots, please describe the intended use.

The buildings are planned for demolition to make way for housing.

SECTION 6: FUNDING SOURCE

ARRA
 FCC
 FERC
 HUD
 ODOE
 USDARD
 USFS
 Other: _____ private

SECTION 7: AGENCY CONTACT INFORMATION

Name of Organization Submitting the Project: Lower Columbia Research & Archaeology LLC

Project Contact Name and Title: Melissa Darby, Senior Archaeologist

Street Address, City, Zip: 3327 NE Simpson St, Portland, OR 97211

Phone: 503-281-0204

Email: lowercolumbia@gmail.com

Date of Submission: 12/21/2015

SECTION 8: ATTACHMENTS

REQUIRED

3 – 4, color, 4 x 5 photographs of the subject property, digital or print.
One photo is sufficient for vacant property

AS NEEDED

Contact SHPO staff with questions

Project area map, for projects including more than one tax lot

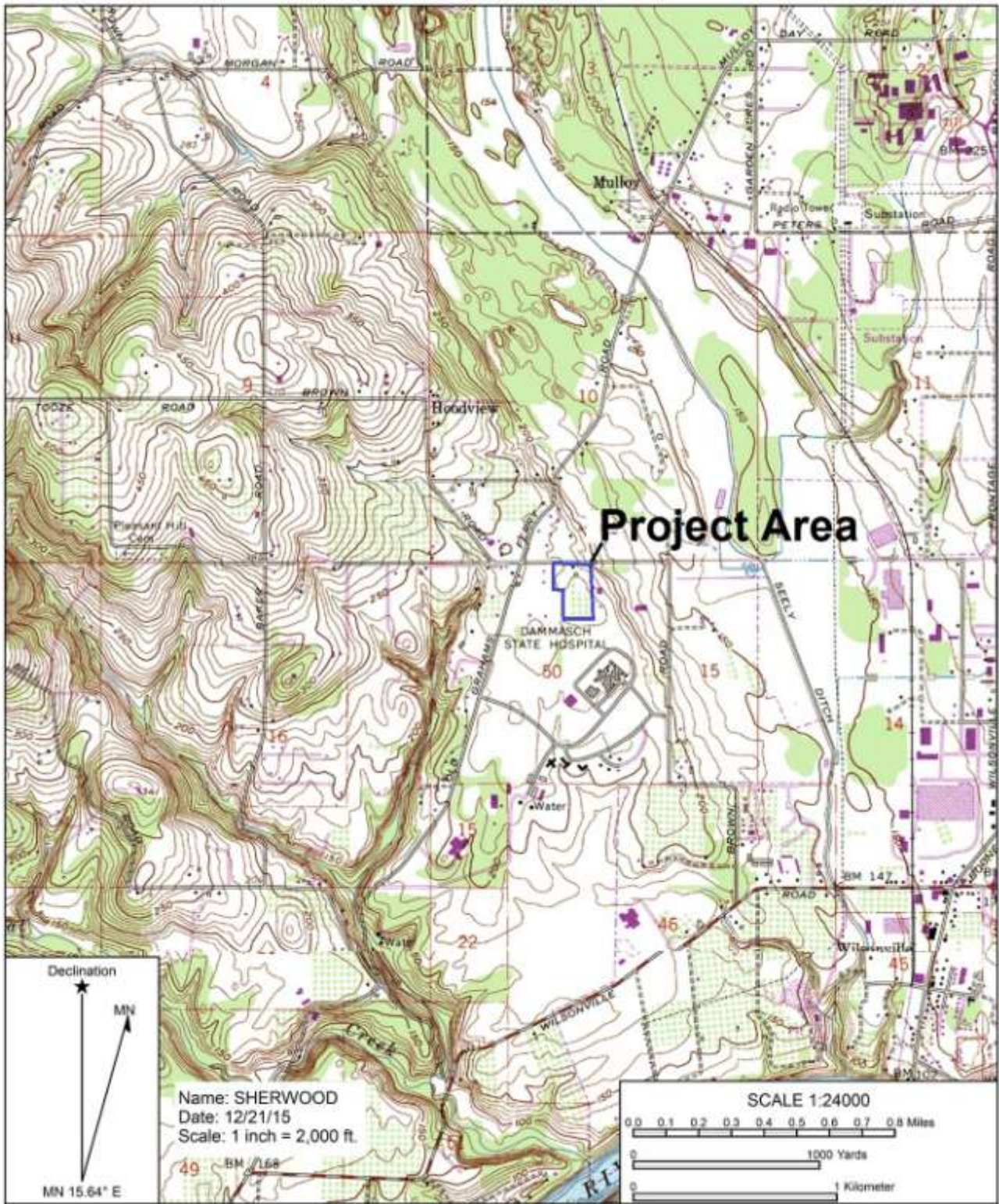
Additional drawings, reports, or other relevant materials

OREGON SHPO CLEARANCE FORM

Do not use this form for ODOT or Federal Highway projects or to record archaeological sites

Continuation sheet for sections 4 or 5, or additional context to determine National Register Eligibility.

SHPO Mailing Address: Review and Compliance, Oregon SHPO, 725 Summer St. NE, Suite C, Salem, OR 97301
Documents meeting all aspects of the digital submission policy may be submitted by email to
ORSHP.O.Clearance@oregon.gov



OREGON SHPO CLEARANCE FORM CONTINUATION SHEET

Do not use this form for ODOT, Federal Highway projects or to record archaeological sites

CONTINUATION SHEET

- Include additional documentation for Section 4 or 5 as necessary. Attach maps, drawings, and reports as needed to illustrate current conditions and the planned project. If submitting this form by email, photos and maps may be inserted into continuation sheets.
- If completing a complete Determination of Eligibility (DOE) or Finding of Effect (FOE), use continuation sheets as necessary or include appendixes.

Section 2; Additional Documentation

Barn

The barn is a gabled building, rectangular in plan and massing, with two levels. It is built into the hillside, providing grade level equipment bay entrance on the façade and access to the upper level from a built up grade on the back elevation. The lower level is constructed of cinderblock walls, the upper level is wood framed and the interior is spanned with a truss system. The roof and walls of the upper portion are clad in metal panels. The eave has a moderate overhang with exposed rafters ends that are raked with the wall plane. The fenestration on the lower level features deep-set square sash widows divided into four-lights by narrow muntins. They are in single placements numbering two on each elevation except the back, which has none. The gable-ends each have a rectangular four light awning style window set within the pediment of the gable end. The façade has two wooden rail-hung doors, including a drive-in bay and a smaller opening. The upper level has a loft door mounted on strap hinges. The lower level is divided but the upper level is one room with a wooden floor. This space is lighted by two windows; one in each gable end. A rail-hung door accesses this level from the back, south elevation.

Chicken house

The chicken house is a small gabled building with a wire-fence enclosure. The building is set on a post and footing foundation, and is wood-framed with shiplap siding on the south, north and east elevations and plywood on the west elevation where a rail-hung door is set. The siding is finished with a combination of corner boards and metal flashing. The roof exhibits raised seam corrugated metal panels. Two small poultry-sized doors are set on the south, façade, elevation. A post for a flag is attached to the east gable end.

Garage

This simple rectangular building exhibits the same shiplap siding as the chicken house, suggesting they are contemporaneous. The eave is simple, with exposed rafters and a simple frieze board. The frieze board on the gable ends extends as the rafters do and the ends are raked with the wall plane. The bay entry is off set to provide workspace. The double bay doors are paneled with the same material used for siding, and are hung on strap hinges. The floor is cement slab, and the driveway is asphalt.

Pump house

The pump house is a small, simple cinderblock building with a gabled roof, exposed rafters and a strap hinge hung door on the east elevation.

**OREGON SHPO CLEARANCE FORM
CONTINUATION SHEET**

Do not use this form for ODOT, Federal Highway projects or to record archaeological sites



Figure 15: Plan of Bishoff property from aerial.

OREGON SHPO CLEARANCE FORM CONTINUATION SHEET

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Figure 16: Barn, facade (south) elevation.



Figure 17: Barn, east elevation.

OREGON SHPO CLEARANCE FORM CONTINUATION SHEET

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Figure 18: Back (north) elevation.



Figure 19: Perspective view, looking at south and west elevations.

OREGON SHPO CLEARANCE FORM CONTINUATION SHEET

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Figure 20: Chicken house, facade (south) elevation.

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Figure 21: East elevation.



OREGON SHPO CLEARANCE FORM CONTINUATION SHEET

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Figure 22: West elevation.



Figure 23: Pump house.

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Figure 24: Garage, facade elevation looking north.



Figure 25: Garage, east elevation.

OREGON SHPO CLEARANCE FORM CONTINUATION SHEET

Do not use this form for ODOT, Federal Highway projects or to record archaeological sites



Figure 26: Back, north elevation.

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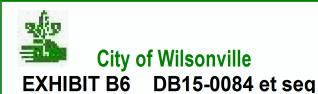
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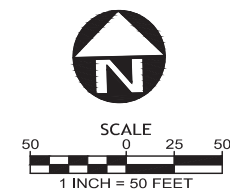
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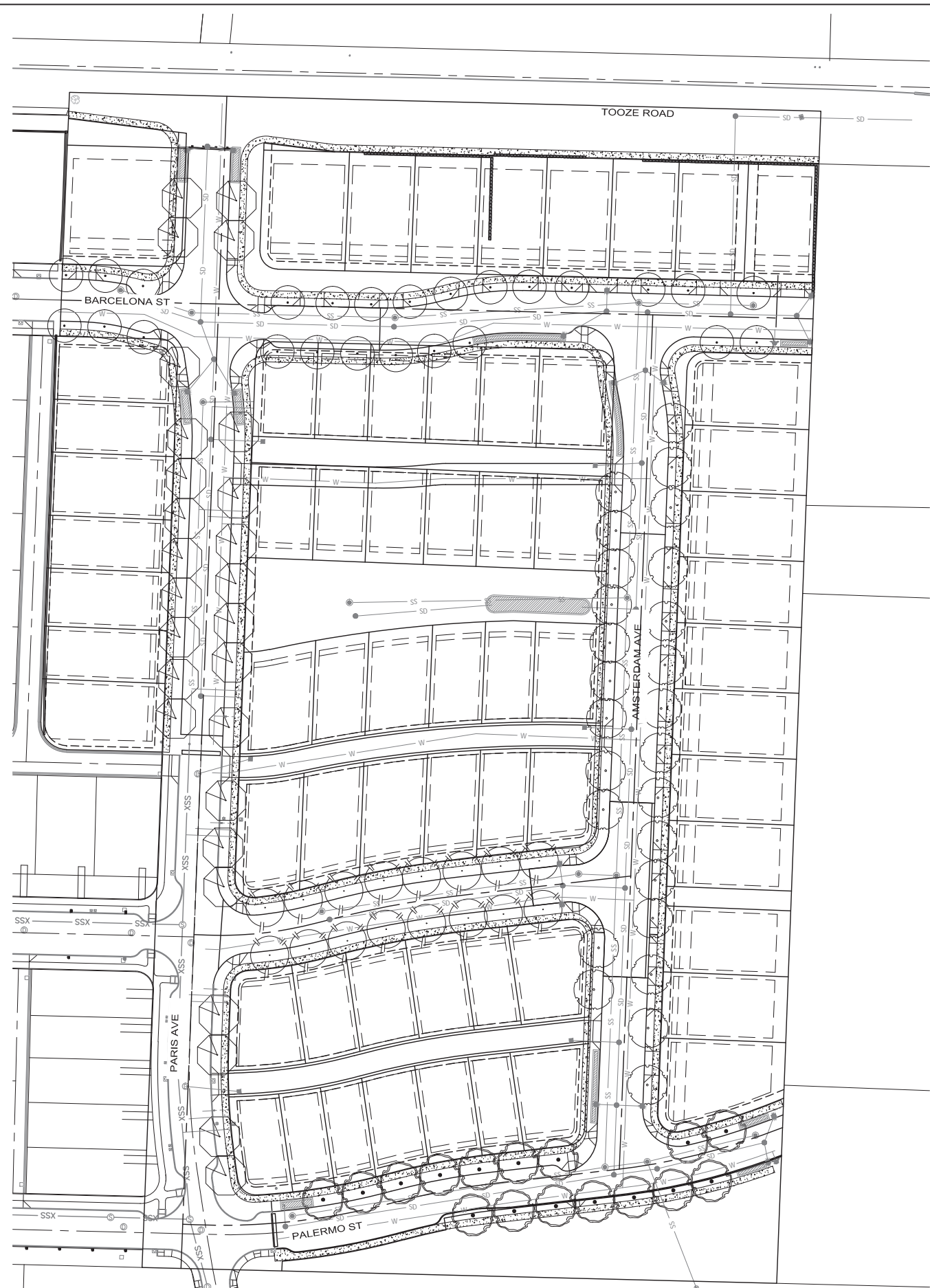
Preliminary
Development
Plan

PRELIMINARY
PLAT



1ST SUBMITTAL DATE 11/13/2015
2ND SUBMITTAL DATE 12/14/2015
3RD SUBMITTAL DATE 1/26/2016





1 STREET TREE PLAN

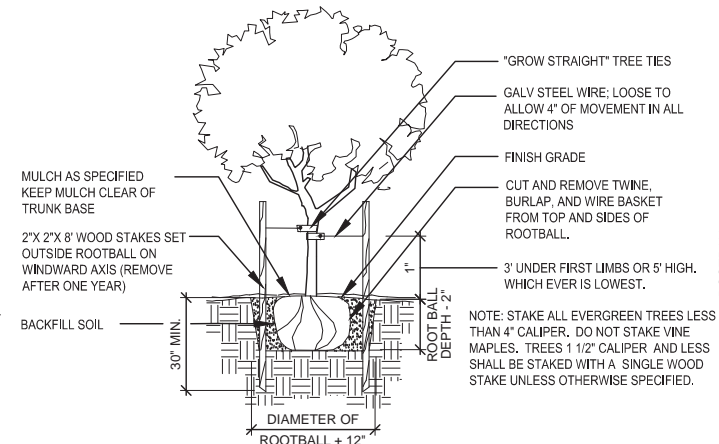
ELEVATION DATUM: NAVD 88

STREET TREE LEGEND:

QTY.	SYMBOL	BOTANICAL NAME / Common Name	SIZE	SPACING
27		ACER x FREEMANII 'AUTUMN BLAZE' Autumn Blaze Maple	2" cal., B&B	30' o.c.
25		FAGUS SYLVATICA European Beech	2" cal., B&B	30' o.c.
16		QUERCUS ROBUR English Oak	2" cal., B&B	30' o.c.
26		CRATAEGUS VIRDIS 'WINTER KING' Winter King Hawthorne	2" cal., B&B	30' o.c.
16		ZELKOVA SERR. 'GREEN VASE' Green Vase Zelkova	2" cal., B&B	30' o.c.

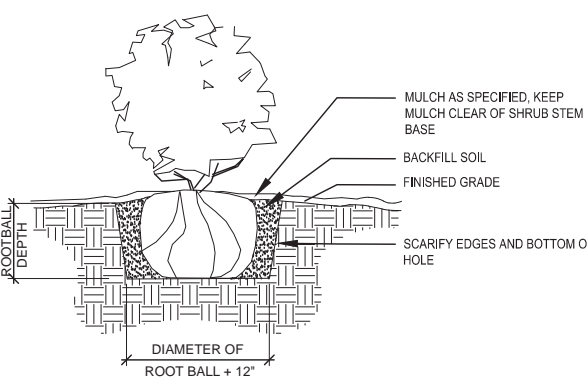
GENERAL NOTES: LANDSCAPE PLAN

1. THE CONTRACTOR SHALL VERIFY WITH OWNER AND UTILITY COMPANIES THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL DETERMINE IN THE FIELD THE ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL UTILITY PROTECTION SERVICE 72 HOURS PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR SHALL EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
3. CONTRACTOR TO REPORT ALL DAMAGES TO EXISTING CONDITIONS AND INCONSISTENCIES WITH PLANS TO ODR.
4. ALL PLANT MASSES TO BE CONTAINED WITHIN A BARK MULCH BED, UNLESS NOTED OTHERWISE.
5. BED EDGE TO BE NO LESS THAN 12" AND NO MORE THAN 18" FROM OUTER EDGE OF PLANT MATERIAL BRANCHING. WHERE GROUND-COVER OCCURS, PLANT TO LIMITS OF AREA AS SHOWN.
6. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL LANDSCAPE BEDS AND ALL LAWN AREAS.
7. CONTRACTOR TO FINE GRADE AND ROCK-HOUND ALL TURF AREAS PRIOR TO SEEDING, TO PROVIDE A SMOOTH AND CONTINUAL SURFACE, FREE OF IRREGULARITIES (BUMPS OR DEPRESSIONS) & EXTRANEIOUS MATERIAL OR DEBRIS.
8. QUANTITIES SHOWN ARE INTENDED TO ASSIST CONTRACTOR IN EVALUATING THEIR OWN TAKE-OFFS AND ARE NOT GUARANTEED AS ACCURATE REPRESENTATIONS OF REQUIRED MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS BID QUANTITIES AS REQUIRED BY THE PLANS AND SPECIFICATIONS. IF THERE IS A DISCREPANCY BETWEEN THE NUMBER LABELED ON THE PLANT TAG AND THE QUANTITY OF GRAPHIC SYMBOLS SHOWN, THE GRAPHIC SYMBOL QUANTITY SHALL GOVERN.
9. COORDINATE LANDSCAPE INSTALLATION WITH INSTALLATION OF UNDERGROUND SPRINKLER AND DRAINAGE SYSTEMS.
10. WITH THE EXCEPTION OF THOSE TREES INDICATED ON THE TREE REMOVAL PLAN, CONTRACTOR SHALL NOT REMOVE ANY TREES DURING CONSTRUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ODR. EXISTING VEGETATION TO REMAIN SHALL BE PROTECTED AS DIRECTED BY THE ODR.
11. WHERE PROPOSED TREE LOCATIONS OCCUR UNDER EXISTING OVERHEAD UTILITIES OR CROWD EXISTING TREES, NOTIFY ODR TO ADJUST TREE LOCATIONS.
12. LANDSCAPE MAINTENANCE PERIOD BEGINS IMMEDIATELY AFTER THE COMPLETION OF ALL PLANTING OPERATIONS AND WRITTEN NOTIFICATION TO THE ODR. MAINTAIN TREES, SHRUBS, LAWNS AND OTHER PLANTS UNTIL FINAL ACCEPTANCE OR 90 DAYS AFTER NOTIFICATION AND ACCEPTANCE, WHICHEVER IS LONGER.
13. REMOVE EXISTING WEEDS FROM PROJECT SITE PRIOR TO THE ADDITION OF ORGANIC AMENDMENTS AND FERTILIZER. APPLY AMENDMENTS AND FERTILIZER PER THE RECOMMENDATIONS OF THE SOIL ANALYSIS FROM THE SITE.
14. BACK FILL MATERIAL FOR TREE AND SHRUB PLANTING SHALL CONTAIN: ONE PART FINE GRADE COMPOST TO ONE PART TOPSOIL BY VOLUME, BONE MEAL PER MANUFACTURER'S RECOMMENDATION, AND SLOW RELEASE FERTILIZER PER MANUFACTURER'S RECOMMENDATION.
15. GROUND COVERS AND PERENNIALS SHALL BE PLANTED WITH A MAXIMUM 2 INCH COVER OF BARK MULCH WITH NO FOLIAGE COVERED.
16. CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FOR ALL PLANT MATERIAL SUBSTITUTIONS FROM THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. PLANT SUBSTITUTIONS WITHOUT PRIOR WRITTEN APPROVAL THAT DO NOT COMPLY WITH THE DRAWINGS AND SPECIFICATIONS MAY BE REJECTED BY THE LANDSCAPE ARCHITECT AT NO COST TO THE OWNER. THESE ITEMS MAY BE REQUIRED TO BE REPLACED WITH PLANT MATERIALS THAT ARE IN COMPLIANCE WITH THE DRAWINGS.
17. ALL PLANT MATERIALS SHALL BE NURSERY GROWN WITH HEALTHY ROOT SYSTEMS AND FULL BRANCHING, DISEASE AND INSECT FREE AND WITHOUT DEFECTS SUCH AS SUN SCALD, ABRASIONS, INJURIES AND DISFIGUREMENT.
18. ALL PLANT MATERIAL SHALL BE INSTALLED AT THE SIZE AND QUANTITY SPECIFIED. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR SUB-STANDARD RESULTS CAUSED BY REDUCTION IN SIZE AND/OR QUANTITY OF PLANT MATERIALS.



TREE STAKING DETAIL

SCALE: N.T.S.

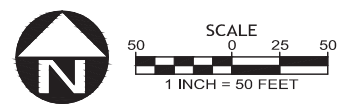


SHRUB PLANTING DETAIL

SCALE: N.T.S.

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2
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POLYGON NW COMPANY



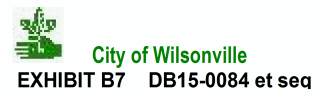
GEODESIGN, INC

REVISIONS	
DATE	DESCRIPTION

**PDP 4N
CALAIS EAST
AT VILLEBOIS**

**Final
Development
Plan**

**STREET TREE
PLAN**



1ST SUBMITTAL DATE	11/13/2015
2ND SUBMITTAL DATE	12/14/2015
3RD SUBMITTAL DATE	01/26/2016

L1

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Exhibit C1
Public Works Plan Submittal Requirements
and Other Engineering Requirements

1. All construction or improvements to public works facilities shall be in conformance to the City of Wilsonville Public Works Standards - 2014.
2. Applicant shall submit insurance requirements to the City of Wilsonville in the following amounts:

Coverage (<i>Aggregate, accept where noted</i>)	Limit
Commercial General Liability:	
▪ General Aggregate (per project)	\$3,000,000
▪ General Aggregate (per occurrence)	\$2,000,000
▪ Fire Damage (any one fire)	\$50,000
▪ Medical Expense (any one person)	\$10,000
Business Automobile Liability Insurance:	
▪ Each Occurrence	\$1,000,000
▪ Aggregate	\$2,000,000
Workers Compensation Insurance	\$500,000

3. No construction of, or connection to, any existing or proposed public utility/improvements will be permitted until all plans are approved by Staff, all fees have been paid, all necessary permits, right-of-way and easements have been obtained and Staff is notified a minimum of 24 hours in advance.
4. All public utility/improvement plans submitted for review shall be based upon a 22" x 34" format and shall be prepared in accordance with the City of Wilsonville Public Work's Standards.
5. Plans submitted for review shall meet the following general criteria:
 - a. Utility improvements that shall be maintained by the public and are not contained within a public right-of-way shall be provided a maintenance access acceptable to the City. The public utility improvements shall be centered in a minimum 15-ft. wide public easement for single utilities and a minimum 20-ft wide public easement for two parallel utilities and shall be conveyed to the City on its dedication forms.
 - b. Design of any public utility improvements shall be approved at the time of the issuance of a Public Works Permit. Private utility improvements are subject to review and approval by the City Building Department.
 - c. In the plan set for the PW Permit, existing utilities and features, and proposed new private utilities shall be shown in a lighter, grey print. Proposed public improvements shall be shown in bolder, black print.

- d. All elevations on design plans and record drawings shall be based on NAVD 88 Datum.
 - e. All proposed on and off-site public/private utility improvements shall comply with the State of Oregon and the City of Wilsonville requirements and any other applicable codes.
 - f. Design plans shall identify locations for street lighting, gas service, power lines, telephone poles, cable television, mailboxes and any other public or private utility within the general construction area.
 - g. As per City of Wilsonville Ordinance No. 615, all new gas, telephone, cable, fiber-optic and electric improvements etc. shall be installed underground. Existing overhead utilities shall be undergrounded wherever reasonably possible.
 - h. Any final site landscaping and signing shall not impede any proposed or existing driveway or interior maneuvering sight distance.
 - i. Erosion Control Plan that conforms to City of Wilsonville Ordinance No. 482.
 - j. Existing/proposed right-of-way, easements and adjacent driveways shall be identified.
 - k. All engineering plans shall be printed to PDF, combined to a single file, stamped and digitally signed by a Professional Engineer registered in the State of Oregon.
 - l. All plans submitted for review shall be in sets of a digitally signed PDF and three printed sets.
6. Submit plans in the following general format and order for all public works construction to be maintained by the City:
- a. Cover sheet
 - b. City of Wilsonville construction note sheet
 - c. General construction note sheet
 - d. Existing conditions plan.
 - e. Erosion control and tree protection plan.
 - f. Site plan. Include property line boundaries, water quality pond boundaries, sidewalk improvements, right-of-way (existing/proposed), easements (existing/proposed), and sidewalk and road connections to adjoining properties.
 - g. Grading plan, with 1-foot contours.
 - h. Composite utility plan; identify storm, sanitary, and water lines; identify storm and sanitary manholes.
 - i. Detailed plans; show plan view and either profile view or provide i.e.'s at all utility crossings; include laterals in profile view or provide table with i.e.'s at crossings; vertical scale 1"= 5', horizontal scale 1"= 20' or 1"= 30'.
 - j. Street plans.
 - k. Storm sewer/drainage plans; number all lines, manholes, catch basins, and cleanouts for easier reference
 - l. Water and sanitary sewer plans; plan; number all lines, manholes, and cleanouts for easier reference.
 - m. Detailed plan for stormwater detention facility (both plan and profile views), including water quality orifice diameter and manhole rim elevations. Provide detail of inlet structure and energy dissipation device. Provide details of drain inlets, structures, and

- piping for outfall structure. Note that although stormwater detention facilities are typically privately maintained they will be inspected by engineering, and the plans must be part of the Public Works Permit set.
- n. Detailed plan for water quality facility (both plan and profile views). Note that although stormwater quality facilities are typically privately maintained they will be inspected by Natural Resources, and the plans must be part of the Public Works Permit set.
 - o. Composite franchise utility plan.
 - p. City of Wilsonville detail drawings.
 - q. Illumination plan.
 - r. Striping and signage plan.
 - s. Landscape plan.
7. Design engineer shall coordinate with the City in numbering the sanitary and stormwater sewer systems to reflect the City's numbering system. Video testing and sanitary manhole testing will refer to City's numbering system.
 8. The applicant shall install, operate and maintain adequate erosion control measures in conformance with the standards adopted by the City of Wilsonville Ordinance No. 482 during the construction of any public/private utility and building improvements until such time as approved permanent vegetative materials have been installed.
 9. Applicant shall work with City's Natural Resources office before disturbing any soil on the respective site. If 5 or more acres of the site will be disturbed applicant shall obtain a 1200-C permit from the Oregon Department of Environmental Quality. If 1 to less than 5 acres of the site will be disturbed a 1200-CN permit from the City of Wilsonville is required.
 10. The applicant shall be in conformance with all stormwater and flow control requirements for the proposed development per the Public Works Standards.
 11. A stormwater analysis prepared by a Professional Engineer registered in the State of Oregon shall be submitted for review and approval by the City.
 12. The applicant shall be in conformance with all water quality requirements for the proposed development per the Public Works Standards. If a mechanical water quality system is used, prior to City acceptance of the project the applicant shall provide a letter from the system manufacturer stating that the system was installed per specifications and is functioning as designed.
 13. Stormwater quality facilities shall have approved landscape planted and/or some other erosion control method installed and approved by the City of Wilsonville prior to streets and/or alleys being paved.
 14. The applicant shall contact the Oregon Water Resources Department and inform them of any existing wells located on the subject site. Any existing well shall be limited to irrigation purposes only. Proper separation, in conformance with applicable State standards, shall be

maintained between irrigation systems, public water systems, and public sanitary systems. Should the project abandon any existing wells, they shall be properly abandoned in conformance with State standards.

15. All survey monuments on the subject site, or that may be subject to disturbance within the construction area, or the construction of any off-site improvements shall be adequately referenced and protected prior to commencement of any construction activity. If the survey monuments are disturbed, moved, relocated or destroyed as a result of any construction, the project shall, at its cost, retain the services of a registered professional land surveyor in the State of Oregon to restore the monument to its original condition and file the necessary surveys as required by Oregon State law. A copy of any recorded survey shall be submitted to Staff.
16. Sidewalks, crosswalks and pedestrian linkages in the public right-of-way shall be in compliance with the requirements of the U.S. Access Board.
17. No surcharging of sanitary or stormwater manholes is allowed.
18. The project shall connect to an existing manhole or install a manhole at each connection point to the public storm system and sanitary sewer system.
19. A City approved energy dissipation device shall be installed at all proposed storm system outfalls. Storm outfall facilities shall be designed and constructed in conformance with the Public Works Standards.
20. The applicant shall provide a 'stamped' engineering plan and supporting information that shows the proposed street light locations meet the appropriate AASHTO lighting standards for all proposed streets and pedestrian alleyways.
21. All required pavement markings, in conformance with the Transportation Systems Plan and the Bike and Pedestrian Master Plan, shall be completed in conjunction with any conditioned street improvements.
22. Street and traffic signs shall have a hi-intensity prismatic finish meeting ASTM 4956 Spec Type 4 standards.
23. The applicant shall provide adequate sight distance at all project driveways by driveway placement or vegetation control. Specific designs to be submitted and approved by the City Engineer. Coordinate and align proposed driveways with driveways on the opposite side of the proposed project site.
24. Access requirements, including sight distance, shall conform to the City's Transportation Systems Plan (TSP) or as approved by the City Engineer. Landscaping plantings shall be low enough to provide adequate sight distance at all street intersections and alley/street intersections.

25. Applicant shall design interior streets and alleys to meet specifications of Tualatin Valley Fire & Rescue and Allied Waste Management (United Disposal) for access and use of their vehicles.
26. The applicant shall provide the City with an Operations and Maintenance Plan (O&M, on City approved forms) to identify ownership and maintenance responsibilities between the Homeowners Association and the City. Stormwater or rainwater LID facilities may be located within the public right-of-way upon approval of the City Engineer. Applicant shall maintain all LID stormwater components and private conventional stormwater facilities; maintenance shall transfer to the respective homeowners association when it is formed.
27. The applicant shall “loop” proposed waterlines by connecting to the existing City waterlines where applicable.
28. Applicant shall provide a minimum 6-foot Public Utility Easement on lot frontages to all public right-of-ways. An 8-foot PUE shall be provided along Collectors. A 10-ft PUE shall be provided along Minor and Major Arterials.
29. For any new public easements created with the project the Applicant shall be required to produce the specific survey exhibits establishing the easement and shall provide the City with the appropriate Easement document (on City approved forms).
30. Mylar Record Drawings:

At the completion of the installation of any required public improvements, and before a 'punch list' inspection is scheduled, the Engineer shall perform a record survey. Said survey shall be the basis for the preparation of 'record drawings' which will serve as the physical record of those changes made to the plans and/or specifications, originally approved by Staff, that occurred during construction. Using the record survey as a guide, the appropriate changes will be made to the construction plans and/or specifications and a complete revised 'set' shall be submitted. The 'set' shall consist of drawings on 3 mil. Mylar and an electronic copy in AutoCAD, current version, and a digitally signed PDF.

Exhibit C2
Natural Resources Findings & Requirements

Stormwater Management Requirements

1. Submit a drainage report and drainage plans. The report and plans shall demonstrate the proposed stormwater facilities satisfy the requirements of the 2014 Public Works Standards.
2. Provide profiles, plan views, landscape information, and specifications for the proposed stormwater facilities consistent with the requirements of the 2014 Public Works Standards.
3. Pursuant to the 2014 Public Works Standards, access shall be provided to all areas of the proposed stormwater facilities. At a minimum, at least one access shall be provided for maintenance and inspection.

Rainwater Management Requirements

4. The proposed mitigation of impervious area is extremely low (i.e., 27% for the PDP). The applicant shall maximize the use of rainwater components within the street right-of-way and available open space.
5. All rainwater management components and associated infrastructure located in public areas shall be designed to the 2014 Public Works Standards.
6. All rainwater management components in private areas shall comply with the plumbing code.
7. Pursuant to the 2014 Public Works Standards, access shall be provided to all areas of the proposed rainwater management components. At a minimum, at least one access shall be provided for maintenance and inspection.
8. Plantings in rainwater management components located in public areas shall comply with the 2014 Public Works Standards.
9. Plantings in rainwater management components located in private areas shall comply with the Plant List in the Rainwater Management Program or Community Elements Plan.
10. The rainwater management components shall comply with the requirements of the Oregon DEQ UIC (Underground Injection Control) Program.

Other Requirements

11. The applicant shall comply with all applicable state and federal requirements for the proposed construction activities (e.g., DEQ NPDES #1200-C permit).
12. Pursuant to the City of Wilsonville's Ordinance No. 482, the applicant shall submit an erosion and sedimentation control plan. The following techniques and methods shall be incorporated, where necessary:
 - a. Gravel construction entrance;
 - b. Stockpiles and plastic sheeting;
 - c. Sediment fence;
 - d. Inlet protection (Silt sacks are recommended);
 - e. Dust control;
 - f. Temporary/permanent seeding or wet weather measures (e.g., mulch);
 - g. Limits of construction; and
 - h. Other appropriate erosion and sedimentation control methods.

Public Works Plan Review Comment Form

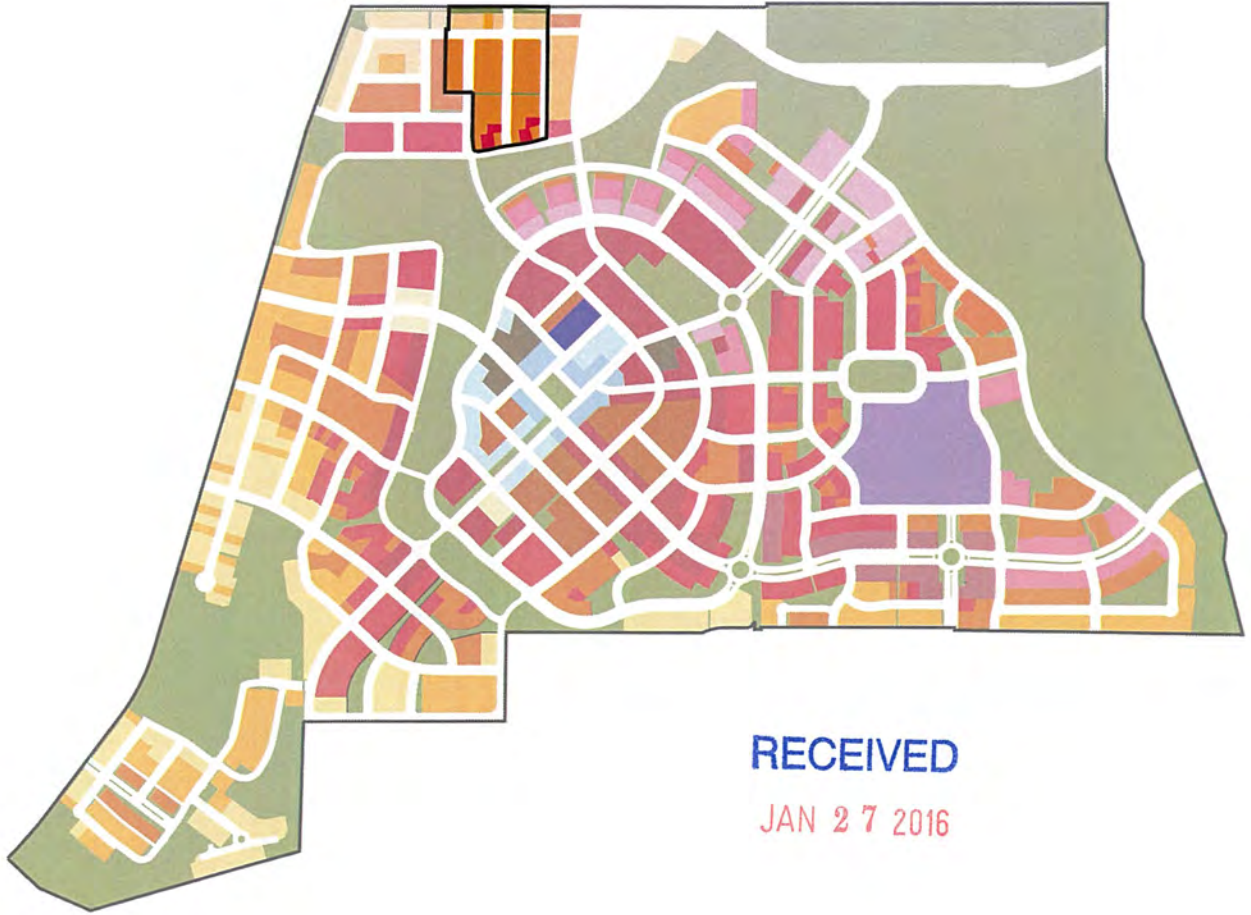
Plans for Review: Calais East

Return All Comments To: Dan Pauly

Due Date: December 29, 2015

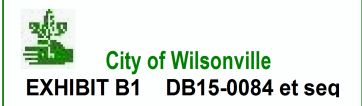
Name	Page No.	Comments	Engineering's Response
Randy Watson Pretreatment		No Comments	
Jason Labrie Water		<p>18" water line in Tooze Rd does not exist as shown on the plans; connecting at N end of Paris is not possible until Tooze Rd realignment project is complete. Install blow off until Tooze Rd 18" main is complete.</p> <p>Resubmit plans showing location of water meters and water/storm/sewer service laterals, fire hydrants and water main isolation valves (crosses, tees at street intersections).</p> <p>Resubmit plans showing composite utility plan beneath street tree plan to ensure no conflicts.</p> <p>Show hydrant at termination of water main at E end of Barcelona.</p> <p>Extend SS/SD mains east in tract "S" to allow access to MH within 10' of curb on Paris Ave; this also allows developer to eliminate new SS/SD laterals (street cuts) in existing street.</p> <p>Extend SS/SD mains east on Oslo St to eliminate SS/SD/W laterals (street cuts) in existing street.</p> <p>Bioretention cells appear to be missing at E end of Oslo and NE corner of Amsterdam/Palermo, SE corner of Barcelona/Amsterdam. If these are meant to be curb inlets, specify as such.</p> <p>Show SS easement SE of Palermo/Amsterdam.</p> <p>Need SSMH at connection with existing SS main on Paris Ave. Also, without a MH in this location, the allowable distance between MH's appears to be maxed out.</p>	

Folz/Havens Sewer				
Gering Cross Connection				
Arnie Gray Roads				
Ralph Thorp Trees/Irrigation				
Matt Baker Facilities Maint				
Blankenship/Reeder Park Maint				



Single Family Homes – PDP 4N
**Annexation, SAP North Amendment,
Preliminary Development Plan,
Tentative Plat, Zone Change,
Tree Removal Plan & Final Development Plan**
The City of Wilsonville, Oregon November 17, 2015

POLYGON  NORTHWEST COMPANY



**TABLE OF CONTENTS
FOR
PDP 4 - NORTH**

SECTION I)	GENERAL INFORMATION
	IA) INTRODUCTORY NARRATIVE
	IB) FORM/OWNERSHIP DOCUMENTATION
	IC) FEE CALCULATION/COPY OF CHECKS
	ID) MAILING LIST
SECTION II)	ANNEXATION
	IIA) SUPPORTING COMPLIANCE REPORT
	IIIB) COPY OF PETITION & OWNERSHIP/ELECTOR INFO
	IIC) LEGAL DESCRIPTION & SKETCH
SECTION III)	SPECIFIC AREA PLAN NORTH AMENDMENT (MASTER PLAN REFINEMENTS)
	IIIA) SUPPORTING COMPLIANCE REPORT
	IIIB) REDUCED DRAWINGS
	IIIC) UPDATED MASTER PLAN AND SAP UNIT COUNTS
	IIID) HISTORIC/CULTURAL RESOURCE INVENTORY
	IIIE) TREE REPORT
	IIIF) COMMUNITY ELEMENTS BOOK AMENDMENTS (MAPS ONLY)
	IIIG) ARCHITECTURAL PATTERN BOOK AMENDMENTS (MAPS ONLY)
	IIIH) SIGNAGE & WAYFINDING MASTER PLAN AMENDMENT (MAPS ONLY)
SECTION IV)	PRELIMINARY DEVELOPMENT PLAN
	IVA) SUPPORTING COMPLIANCE REPORT
	IVB) REDUCED DRAWINGS
	IVC) UTILITY AND DRAINAGE REPORTS
	IVD) TRAFFIC ANALYSIS
	IVE) TREE REPORT
	IVF) CONCEPTUAL ELEVATIONS
SECTION V)	TENTATIVE PLAT
	VA) SUPPORTING COMPLIANCE REPORT
	VB) TENTATIVE PLAT
	VC) DRAFT CC&R'S
	VD) COPY OF CERTIFICATION OF ASSESSMENTS & LIENS
	VE) SUBDIVISION NAME APPROVAL
SECTION VI)	ZONE CHANGE
	VIA) SUPPORTING COMPLIANCE REPORT
	VIB) ZONE CHANGE MAP
	VIC) LEGAL DESCRIPTION & SKETCH
SECTION VII)	TREE REMOVAL PLAN
	VIIA) SUPPORTING COMPLIANCE REPORT
	VIIIB) TREE REPORT
	VIIIC) TREE PRESERVATION PLAN
SECTION VIII)	FINAL DEVELOPMENT PLAN
	VIIIA) SUPPORTING COMPLIANCE REPORT
	VIIIB) REDUCED DRAWINGS

Section I) General Information

IA) Introductory Narrative

**INTRODUCTORY NARRATIVE
PHASE 4 - NORTH**

**INCLUDING:
ANNEXATION, SAP NORTH AMENDMENT, PRELIMINARY DEVELOPMENT PLAN,
TENTATIVE PLAT, ZONE CHANGE, TREE REMOVAL PLAN, & FINAL DEVELOPMENT PLAN**

SECTION IA

TABLE OF CONTENTS

I. GENERAL INFORMATION.....	2
II. REQUEST.....	3
III. PROPOSED ANNEXATION & ZONE CHANGE	4
IV. PLANNING CONTEXT	4
VILLEBOIS VILLAGE MASTER PLAN & SAP NORTH	4
V. PROPOSAL DESCRIPTION.....	4
LAND USES.....	4
PARKS & OPEN SPACE	5
UTILITIES.....	5
CIRCULATION	6
PHASING.....	6
VI. REFINEMENTS TO MASTER PLAN.....	6
LAND USES.....	6
PARKS & OPEN SPACE	7
UTILITIES....	7
CIRCULATION	7
VII. PROPOSAL SUMMARY & CONCLUSION.....	7

I. GENERAL INFORMATION

Applicant:

Polygon WLH, LLC
109 E. 13th Street
Vancouver, WA 98660
Tel: (503) 314-0807
Fax: (360) 693-4442
Contact: Fred Gast

Property Owner:

Tax Lots 1100, 1101
Urban Renewal District - City of Wilsonville
29799 SW Town Center, Wilsonville, OR 97070
Tel: (503) 682-1011
Fax: (503) 682-1015

Tax Lot 1203
Jay & Theresa Nims
11700 SW Tooze Road, Wilsonville, OR 97070

Tax Lot 8900
Calais at Villebois L.L.C.
109 E. 13th Street, Vancouver, WA 98660
Tel: (503) 314-0807
Fax: (360) 693-4442

Design Team:

Primary Contact:

Stacy Connery
Pacific Community Design, Inc.
Tel: (503) 941-9484
Fax: (503) 941-9485
Email: stacy@pacific-community.com

Process Planner/Civil
Engineer/Surveyor/
Landscape Architect:

Pacific Community Design, Inc.
12564 SW Main Street
Tigard, OR 97223
Tel: (503) 941-9484
Fax: (503) 941-9485
Contact: **Stacy Connery, AICP**
Jessie King, PE
Travis Jansen, PLS/PE
Kerry Lankford, RLA

Arborist:

Morgan Holan
Morgan Holan & Associates, LLC
3 Monroe Parkway, Suite P 220
Lake Oswego, OR 97035
Tel: (971) 409-9354

Site and Proposal Information:

Site: 31W15 Tax Lot 1100, 1101, 1203
31W15BA Tax Lot 8900

Size: 10.85 gross acres

Comprehensive Plan Designation: City - Residential - Village (R-V)

Specific Area Plan: SAP - North

Proposal: Annexation to City of Wilsonville - (Tax Lot 1203 only)
Amendment to Specific Area Plan - North
Preliminary Development Plan - 4N
Tentative Plat
Zone Change to Village - (Tax Lot 1203 only)
Tree Removal Plan
Final Development Plan

Unit Count: 63 single family detached dwelling units

Net Residential Density: 10.49 units/acre

Project Name: Villebois PDP 4 - North
"Calais East at Villebois"

II. REQUEST

This is an application for PDP 4N. A concurrent amendment to SAP North is included which updates phasing and adds information for Phase 4. This PDP application is submitted in conformance with SAP North, as amended to include Phase 4.

This application requests approval of the following seven (7) applications for the Phase 4 area of SAP North.

- Annexation (Tax Lot 1203 only) - Section II of Notebook
- Amendment to Specific Area Plan North, including Master Plan Refinements - Section III of Notebook
- Preliminary Development Plan (PDP 4N) - Section IV of Notebook
- Tentative Plat Approval (PDP 4N) - Section V of Notebook
- Zone Change to Village (V) (Tax Lot 1203 only) - Section VI of this Notebook
- Tree Preservation/Removal Plan for PDP 4N area - Section VII of Notebook

- Final Development Plan for PDP 4N area - Section VIII of Notebook

The applications are arranged in the order that approval should be granted based upon provisions in the development code. Each application is placed in a separate section within the Notebook labeled Sections II through VIII respectively, with all supporting documentation needed for that application placed in the appropriate subsection.

The attached Supporting Compliance Reports (see Sections IIA, IIIA, IVA, VA, VIA, and VIIA), in conjunction with the attached plan sheets and other exhibits, demonstrate compliance with the applicable review criteria.

III. PROPOSED ANNEXATION & ZONE CHANGE

The subject site is a part of Villebois Village and is intended to be developed under the guidance of the *Villebois Village Master Plan* and the Village zone. Tax Lot 1203 must be annexed in order for that to occur as it is currently within Clackamas County and has a zoning designation of Rural Residential Farm Forest 5-Acre (RRFF-5). The Applicant proposes annexation of the Tax Lot 1203 to the City of Wilsonville, recognizing that approvals requested with this application are contingent upon approval of city annexation.

The entire site has a City of Wilsonville comprehensive plan designation of Residential-Village. The Village (V) zone is the intended district for Residential-Village areas. However, Tax Lot 1203 is not currently zoned Village, therefore, a concurrent Zone Change application to apply the Village zone is provided in Notebook Section VI.

IV. PLANNING CONTEXT

VILLEBOIS VILLAGE MASTER PLAN & SAP NORTH

The proposed Phase 4 area is located within the northern portion of the *Villebois Village Master Plan* as illustrated on the Notebook Cover. Section III of this Notebook includes a SAP North Amendment, which updates phasing and adds information for Phase 4. The SAP North Amendment includes updating maps in the SAP North Architectural Patter Book, Community Elements Book, and Signage and Wayfinding Master Plan.

V. PROPOSAL DESCRIPTION

Phase 4 of Specific Area Plan North (also known as PDP 4N) includes approximately 10.85 gross acres. PDP 4N consists of four tax lots (1100, 1101, 1203, 8900) located south of SW Tooze Road, east of PDP 3N, and north of Trocadero Park (Regional Park-5). PDP 4N proposes 63 single family detached dwellings, linear greens, and associated infrastructure improvements.

LAND USES

PDP 4N proposes 63 single family detached dwellings - 23 small lots, 21 medium lots, 11 standard lots, and 8 large lots. The proposed number and type of units is compatible with adjacent land uses. The table in Section IIIC of this Notebook lists the residential units broken down by development phase for all of SAP North. PDP 4N is submitted

with the concurrent FDP for linear greens (see Section VIII of the Notebook). PDP 1, PDP 2, and PDP 3 are built. Trocadero Park to the south has been approved and will be constructed at the same time as PDP 4N.

A concurrent application is included to amend SAP North, which adds information for Phase 4, and includes Master Plan refinements. PDP 4N is submitted in conformance with the concurrent amendment to SAP North (Section III).

PARKS & OPEN SPACE

The Master Plan does not show any parks within the subject area, aside from a portion of RP-5, which received FDP approval on 8/25/15 as DB15-0054 et seq. The proposed SAP North Amendment for Phase 4 adds linear greens. A concurrent Final Development Plan (FDP) for the park areas is included with this submittal.

UTILITIES

Sanitary Sewer

The sanitary sewer system for Phase 4N is shown on the *Composite Utility Plan* in Section IIB of this Notebook. The sanitary sewer will be a gravity system that will discharge to the existing sanitary sewer line within SW Berlin Avenue in Tonquin Woods No. 4 and Tonquin Woods No. 5, located to the south, and ultimately discharge to the main within SW 110th Avenue to the east. Sanitary sewer service can be adequately provided to this area in compliance with the Villebois Village Master Plan, as demonstrated in the attached Sanitary Sewer Capacity Memorandum (see Notebook Section IIB).

Water

The proposed water system for Phase 4N is shown on the *Composite Utility Plan* (see Notebook Section IIIB). The proposed public water system will consist of 8" diameter pipes and will connect to the existing 18" water line within Tooze Road and the 8" water line installed with the adjacent Calais development. The system will be looped throughout the development to maximize flows. Water service can adequately be provided to this area in compliance with the *Villebois Village Master Plan* and the City's Water System Master Plan.

Stormwater

Stormwater runoff will be collected by a series of catch basins leading to an underground piping system. This system will drain to existing storm lines within SW Tooze Road to a regional stormwater facility, within the Coffee Creek Basin. This existing storm line will be replaced with a 24-inch storm line sized to convey runoff from the site. The City of Wilsonville will retrofit an existing water quality facility located on the north side of Boeckman Road to provide water quality for this site. Stormwater pipes are shown on the *Composite Utility Plan*.

Rainwater

A Rainwater Management Plan is included with the Supporting Utility Reports in Notebook Section IIC. Rainwater management within PDP 4N will be provided through

street trees and bio-retention cells located in planter strips in rights-of-way as well as a bio-retention cell located within the landscape tract in the middle of the site, as shown within the attached plans (see Notebook Section IIB) and described in the PDP Compliance Report (see Notebook Section IIA).

CIRCULATION

The transportation infrastructure proposed for PDP 4 North will provide convenient neighborhood circulation and a range of transportation options. The *Circulation Plan* (see Exhibit IIB) illustrates the circulation system within this Preliminary Development Plan area.

PHASING

Construction of PDP 4N will be completed in one phase. PDP 4N is planned to be built in 2016-2017.

The attached plans (see Section IIB) show an Amendment to SAP- North with *Master Plan* refinements, which incorporates PDP 4N. PDP 4N will be accessed through SW Tooze Road to the north and SW Costa Circle West to the south of the site. ROW for these streets already exists.

VI. REFINEMENTS TO MASTER PLAN

The following sections of this Narrative describe the proposed refinements to the *Master Plan* that are included in the included SAP North Amendment application (Section II). Detailed findings regarding the requested refinements can be found in the SAP North Amendment Supporting Compliance Report in Section IIIA of this Notebook.

LAND USES

The SAP North Amendment for Phase 4 refines the subject area beyond what was described in SAP North. PDP 4N proposes 63 single family detached dwellings - 23 small lots, 21 medium lots, 11 standard lots, and 8 large lots. The refinements to the *Master Plan* include a change in mix and unit counts, as well as a reconfiguration of the locations of the types of units. The refinement achieves a better mix of land uses within each block and along each street frontage. The refinement locates larges along Tooze Road, the edge of the project, and standards along the east side of the project along SW Amsterdam Avenue. Overall, this creates a transition from larger units to smaller units moving toward the Villebois Greenway; south of the Greenway are smalls, cottages, and row homes, increasing in density and massing toward the core of the Village Center.

Table A below shows the number of units in each land use category currently approved within SAP North and the number of units in the SAP with the proposed refinement as well as the percent change in each aggregate land use category.

Table A. Comparison of Currently Approved and Proposed Unit Counts

	Currently Approved Unit Count in SAP N	Proposed Unit Count in SAP N	% Change
Medium/Standard/Large/Estate	174	179	2.87%
Small Detached/Small Cottage/ Row Homes/ Neighborhood Apt.	273	246	-9.89%
Total	447	425	-4.92%

NOTE: Currently approved Unit Count for SAP Central reflects the final SAP North Amendment that occurred in conjunction with PDP 3N, which set unit counts for SAP North.

Table A shows that the proposed refinements does not exceed the 10% standard. This proposal results in a total of 2,565 units within Villebois. This is above the density of 2,300 units required to be obtained across Villebois, meeting the refinement criteria.

PARKS & OPEN SPACE

The *Master Plan* does not show parks and open space within Phase 4, except for a portion of Regional Park 5 (RP-5) to the south of the site. The proposed plan provides for a completion of RP-5 as shown in the *Master Plan* and as approved with FDP for RP-5 (DB15-0054 et seq). The proposed plan also adds linear greens to Phase 4.

UTILITIES

Storm, water, and sanitary are consistent with the *Master Plan*. Rainwater components are updated for Phase 4 with this SAP Amendment.

CIRCULATION

A comparison of the *Circulation Plan* from the proposed SAP North Amendment for Phase 4 (see Exhibit IVB) and the *Circulation Plan* from the *Master Plan* shows updates to the circulation system. The *Master Plan* showed both streets on East-West sides of RP-5 extending to and connecting with SW Tooze Road. The City has since evaluated planned improvements for Tooze Road and determined to move the connection to Tooze Road and limit it to one access point at SW Paris Avenue. Eliminating one of the connections better preserves the function of Tooze Road, a minor arterial.

VII. PROPOSAL SUMMARY & CONCLUSION

This ‘Introductory Narrative,’ in conjunction with the referenced sections, describes the proposed Annexation, SAP North Amendment, Preliminary Development Plan, Tentative Plat, Zone Change, Tree Preservation/Removal Plan, and Final Development Plan. The Supporting Compliance Reports located in Sections II through VIII, respectively, support these requests for approval of the subject applications and demonstrate compliance

with the applicable standards of the Wilsonville Planning and Land Development Ordinance.

IB) Form/Ownership Documentation

CITY OF WILSONVILLE

29799 SW Town Center Loop East

Wilsonville, OR 97070

Phone: 503.682.4960

Fax: 503.682.7025

Web: www.ci.wilsonville.or.us

Pre-Application meeting date:

Planning Division Development Permit Application

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

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

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

TO BE COMPLETED BY APPLICANT:

Please PRINT legibly

Applicant:

Polygon WLH LLC (Fred Gast)

Address: 109 E 13th St. Vancouver, WA 98660

Phone: (503) 314-0807

Fax: (360) 693-4442

E-mail: fred.gast@polygonhomes.com

Authorized Representative:

Pacific Community Design (Stacy Connery)

Address: 12564 SW Main St. Tigard, OR 97223

Phone: (503) 941-9484

Fax: (503) 941-9485

E-mail: stacy@pacific-community.com

Property Owner:

See attached for property owners

Address:

Phone:

Fax:

E-mail:

Property Owner's Signature:

Printed Name:

Date:

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

Printed Name:

Date:

Site Location and Description:

Project Address if Available: 11650 SW Tooze Road, Wilsonville, OR 97070 and 11700 SW Tooze Road, Wilsonville, OR 97070 Suite/Unit _____

Project Location: Villebois, SAP North, PDP 4N

Tax Map #(s): 31W15; 31W15 BA Tax Lot #(s): 1100, 1101, 1203, 8900 County: Washington Clackamas

Request: PDP 4N -- including Annexation (Tax Lot 1203 only), PDP, Tentative Plat, Zone Change (Tax Lot 1203 only), Tree Removal, FDP for 69 detached single family homes and linear greens.

Project Type: Class I Class II Class III

Residential

Commercial

Industrial

Other (describe below)

Application Type:

Annexation

Appeal

Comp Plan Map Amend

Conditional Use

Final Plat

Major Partition

Minor Partition

Parks Plan Review

Plan Amendment

Planned Development

Preliminary Plat

Request to Modify Conditions

Request for Special Meeting

Request for Time Extension

Signs

Site Design Review

SROZ/SRIR Review

Staff Interpretation

Stage I Master Plan

Stage II Final Plan

Type C Tree Removal Plan

Tree Removal Permit (B or C)

Temporary Use

Variance

Villebois SAP

Villebois PDP

Villebois FDP

Waiver

Zone Map Amendment

Other

CITY OF WILSONVILLE

29799 SW Town Center Loop East
Wilsonville, OR 97070
Phone: 503.682.4960
Fax: 503.682.7025

Web: www.ci.wilsonville.or.us

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TO BE COMPLETED BY APPLICANT:

Please PRINT legibly

Applicant:

Polygon WLH LLC (Fred Gast)

Address: 109 E 13th St. Vancouver, WA 98660

Phone: (503) 314-0807

Fax: (360) 693-4442

E-mail: fred.gast@polygonhomes.com

Authorized Representative:

Pacific Community Design (Stacy Connery)

Address: 12564 SW Main St. Tigard, OR 97223

Phone: (503) 941-9484

Fax: (503) 941-9485

E-mail: stacy@pacific-community.com

Property Owner:

See attached for property owners

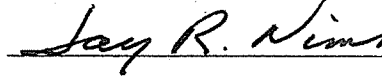
Address: 11700 SW Tooze Rd
Wilsonville OR 97070

Phone: 503-682-0600

Fax: 503-682-0600

E-mail: jaynims@frontier.com

Property Owner's Signature:



Printed Name: JAY R NIMS Date: 11-12-15

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

Printed Name: _____ Date: _____

Site Location and Description:

Project Address if Available: 11650 SW Tooze Road, Wilsonville, OR 97070 and 11700 SW Tooze Road, Wilsonville, OR 97070 Suite/Unit _____

Project Location: Villebois, SAP North, PDP 4N

Tax Map #(s): 31W15; 31W15BA Tax Lot #(s): 1100, 1101, 1203; 8900 County: Washington Clackamas

Request: PDP 4N -- including Annexation (Tax Lot 1203 only), PDP, Tentative Plat, Zone Change (Tax Lot 1203 only), Tree Removal, FDP for 70 detached single family homes and linear greens.

Project Type: Class I Class II Class III

Residential

Commercial

Industrial

Other (describe below)

Application Type:

Annexation

Final Plat

Plan Amendment

Request for Special Meeting

SROZ/SRIR Review

Type C Tree Removal Plan

Villebois SAP

Zone Map Amendment

Appeal

Major Partition

Planned Development

Request for Time Extension

Staff Interpretation

Tree Removal Permit (B or C)

Villebois PDP

Other

Comp Plan Map Amend

Minor Partition

Preliminary Plat

Signs

Stage I Master Plan

Temporary Use

Villebois FDP

Conditional Use

Parks Plan Review

Request to Modify Conditions

Site Design Review

Stage II Final Plan

Variance

Waiver

CITY OF WILSONVILLE

29799 SW Town Center Loop East
Wilsonville, OR 97070

Phone: 503.682.4960

Fax: 503.682.7025

Web: www.ci.wilsonville.or.us

Pre-Application meeting date:

Planning Division

Development Permit Application

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

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

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

TO BE COMPLETED BY APPLICANT:

Please PRINT legibly

Applicant:

Polygon WLH LLC (Fred Gast)

Address: 109 E 13th St. Vancouver, WA 98660

Phone: (503) 314-0807

Fax: (360) 693-4442

E-mail: fred.gast@polygonhomes.com

Authorized Representative:

Pacific Community Design (Stacy Connery)

Address: 12564 SW Main St. Tigard, OR 97223

Phone: (503) 941-9484

Fax: (503) 941-9485

E-mail: stacy@pacific-community.com

Property Owner:

See attached for property owners

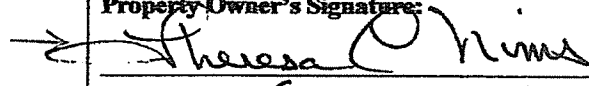
Address: 11700 SW Tootze Rd
WILSONVILLE OR 97070

Phone: 503-682-0600

Fax: 503-682-0600

E-mail: jaynims@frontier.com

Property Owner's Signature:



Printed Name: Theresa C Nims Date: 11/12/2015

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

Printed Name: _____ Date: _____

Site Location and Description:

Project Address if Available: 11650 SW Tootze Road, Wilsonville, OR 97070 and 11700 SW Tootze Road, Wilsonville, OR 97070 Suite/Unit _____

Project Location: Villebois, SAP North, PDP 4N

Tax Map #(s): 31W15; 31W15BA Tax Lot #(s): 1100, 1101, 1203; 8900 County: Washington Clackamas

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Commercial

Industrial

Other (describe below)

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Appeal

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Final Plat

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Stage I Master Plan

Stage II Final Plan

Type C Tree Removal Plan

Tree Removal Permit (B or C)

Temporary Use

Variance

Villebois SAP

Villebois PDP

Villebois FDP

Waiver

Zone Map Amendment

Other

CITY OF WILSONVILLE

29799 SW Town Center Loop East
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TO BE COMPLETED BY APPLICANT:

Please PRINT legibly

Applicant:

Polygon WLH LLC (Fred Gast)

Address: 109 E 13th St. Vancouver, WA 98660

Phone: (503) 314-0807

Fax: (360) 693-4442

E-mail: fred.gast@polygonhomes.com

Authorized Representative:

Pacific Community Design (Stacy Connery)

Address: 12564 SW Main St. Tigard, OR 97223

Phone: (503) 941-9484

Fax: (503) 941-9485

E-mail: stacy@pacific-community.com

Property Owner:

See attached for property owners

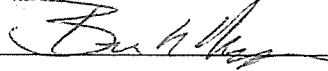
Address: _____

Phone: _____

Fax: _____

E-mail: _____

Property Owner's Signature:


Printed Name: Bryan Cosgrove Date: 11/16/15
Executive Director, Wilsonville URA
Applicant's Signature (if different from Property Owner): _____

Printed Name: _____ Date: _____

Site Location and Description:

Project Address if Available: 11650 SW Tooze Road, Wilsonville, OR 97070 and 11700 SW Tooze Road, Wilsonville, OR 97070 Suite/Unit _____

Project Location: Villebois, SAP North, PDP 4N

Tax Map #(s): 31W15 Tax Lot #(s): 1100, 1101, 1203 County: Washington Clackamas

Request: PDP 4N -- including Annexation (Tax Lot 1203 only), PDP, Tentative Plat, Zone Change (Tax Lot 1203 only), Tree Removal, FDP for 69 detached single family homes and linear greens.

Project Type: Class I Class II Class III

Residential

Commercial

Industrial

Other (describe below)

Application Type:

Annexation

Appeal

Comp Plan Map Amend

Conditional Use

Final Plat

Major Partition

Minor Partition

Parks Plan Review

Plan Amendment

Planned Development

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Tree Removal Permit (B or C)

Temporary Use

Variance

Villebois SAP

Villebois PDP

Villebois FDP

Waiver

Zone Map Amendment

Other

OWNER LIST:

Tax Map 31W51

Tax Lots 1100, 1101

Urban Renewal District - City of Wilsonville

29799 SW Town Center, Loop E, Wilsonville, OR 97070

Tel: 503-682-1011

Fax: 503-682-1015

Tax Lot 1203

Jay & Theresa Nims

11700 SW Tooze Road, Wilsonville, OR 97070

Tax Map 31W15BA

Tax Lot 8900

Calais at Villebois, L.L.C.

109 E. 13th Street, Vancouver, WA 98660

Tel: 503-314-0807

Fax: 360-693-4442

Recorded By Chicago Title
Courtesy Only. Not Examined

100215-13

After recording, return to:
City of Wilsonville
Attn: City Recorder
29799 SW Town Center Loop East
Wilsonville, Oregon 97070

Return tax statements to:
No change

Clackamas County Official Records		2015-009626
Sherry Hall, County Clerk		02/24/2015 11:15:06 AM
D-D	Cnt=1 Str=5 KANNA	\$73.00
\$25.00	\$16.00 \$10.00 \$22.00	

STATUTORY WARRANTY DEED

KNOW ALL BY THESE PRESENTS, that the **City of Wilsonville**, an Oregon municipal corporation (hereinafter referred to as "Grantor"), as legal owner of that certain real property described below, for the consideration hereinafter stated, conveys and warrants to the **Urban Renewal Agency of the City of Wilsonville**, a public body corporate and politic (hereinafter referred to as "Grantee"), effective the 19th day of February, 2015, the real property legally described as follows, to-wit:

See **Exhibit A**, Legal Description attached hereto and incorporated by reference as if fully set forth herein (the "Property").

The only Permitted Exceptions are as shown on **Exhibit B** attached hereto and incorporated by reference as if fully set forth herein (the "Property").

Grantor is seized in and has good right to convey said real property and warrants and will defend the title to the property against all adverse claims thereto.

The true and actual consideration paid for this transfer, stated in terms of dollars, is Zero Dollars but consists of or includes other property or value given or promised, which is agreed by Grantor to be the whole and adequate consideration.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Statutory Warranty Deed
11650 SW Tooze Road
BJH3647-01

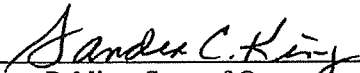
ACCEPTED BY GRANTEE:

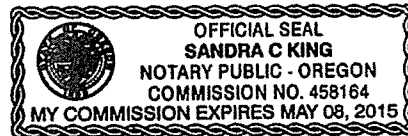
**THE URBAN RENEWAL AGENCY OF
THE CITY OF WILSONVILLE**

By: 
Bryan Cosgrove
As Its: Executive Director

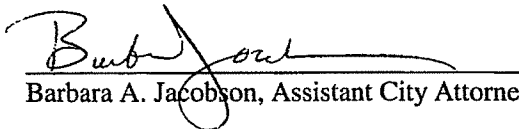
STATE OF OREGON)
) ss.
County of Clackamas)

This instrument was acknowledged before me on February 19, 2015,
by Bryan Cosgrove, in his capacity as Executive Director of the Urban Renewal Agency of the
City of Wilsonville.


Notary Public – State of Oregon



APPROVED AS TO FORM:


Barbara A. Jacobson, Assistant City Attorney

APPROVED AS TO LEGAL DESCRIPTION:

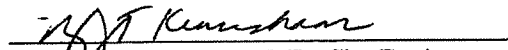

Nancy T. Kraushaar, P.E., City Engineer

Exhibit B
Permitted Exceptions

1. Easement for the purpose shown below and rights incidental thereto, as granted in a document:

Granted to: The State of Oregon through its Department of Environmental Quality
Purpose: On-site sewage disposal system
Recording Date: May 13, 1994
Recording No: 94-040311
Affects: The Northerly central portion of Parcel 1

2. Easement for the purposes shown below and rights incidental thereto, as granted in a document:

Granted to: The City of Wilsonville
Purpose: Public Utility
Recording Date: July 28, 2014
Recording No: 2014-037401
Affects: A 6 foot wide strip through the Southerly portion of Parcel 2

2

WARRANTY DEED.

KNOW ALL MEN BY THESE PRESENTS, That DALE L. EICKHOFF AND RITA M. EICKHOFF, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAY R. NIMS AND THERESA C. NIMS, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Clackamas and State of Oregon, described as follows, to-wit:

A parcel of land situated in the Samuel B. Franklin D.L.C. in Section 15, T. 3 S., R. 1 W., of the W.M., in the County of Clackamas and State of Oregon, described as follows:

Beginning at a point on the Southerly right of way of Brown Road which is South 20.00 feet and West 479.82 feet, from the North quarter corner of said Section 15, T. 3 S., R. 1 W., of the W.M.; thence West, on the Southerly right of way of said Brown Road 90.00 feet; thence South 484.00 feet, thence East 90.00 feet; thence North 484.00 feet to the point of beginning.

EXCEPTING THEREFROM that portion in Brown County Road No. 355.

Insured by Title Insurance Company No. 417319

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances.

and that grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 31,000.00

In construing this deed and where the context so requires, the singular includes the plural.

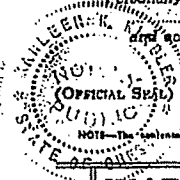
WITNESS grantor's hand this 20 day of September, 1973

Dale L. Eickhoff DALE L. EICKHOFF Rita M. Eickhoff RITA M. EICKHOFF

STATE OF OREGON, County of Clackamas as Personally appeared the above named Dale L. Eickhoff and Rita M. Eickhoff

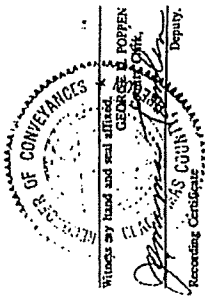
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Karen K. Kiedler Notary Public for Oregon My commission expires August 8, 1977



WARRANTY DEED DALE L. EICKHOFF RITA M. EICKHOFF TO JAY R. NIMS THERESA C. NIMS AFTER RECORDING RETURN TO ST. JAMES ESCROW COMPANY Suite 500 200 S.W. Market Portland, Oregon 97201

STATE OF OREGON, County of Clackamas. I, George D. Poppen, County Clerk, Ex-Officio Recorder of Conveyances and Ex-Officio Clerk of the Circuit Court of the State of Oregon, for the County of Clackamas, do hereby certify that the within instrument of writing was received for and properly filed in said county at 1:15 PM 4 06 DEED 73 30518



73 30518 dgb



Fidelity National Title

Company Of Oregon

Prepared By : Fidelity National Title
Date : 11/16/2015

900 SW 5th Ave, Mezzanine Level Portland, Oregon 97204
Phone: (503) 227-LIST (5478) E-mail: csrequest@fnf.com

OWNERSHIP INFORMATION

Owner : Calais At Villebois LLC
Co Owner :
Site Address : *no Site Address*
Mail Address : 109 E 13th St #200 Vancouver Wa 98660
Taxpayer : Calais At Villebois LLC

Ref Parcel Number : 31W15BA08900
Parcel Number : 05026470
T: 0 S R: S: Q: QQ:
County : Clackamas (OR)
Telephone :

TRANSFER HISTORY

Owner(s)	Date	Doc #	Price	Deed	Loan	Type
: Calais At Villebois LLC	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:

PROPERTY DESCRIPTION

Map Page & Grid :
Census Tract : Block:
Improvement Type : *unknown Improvement Code*
Subdivision/Plat :
Neighborhood Code :
Land Use : *unknown Use Code*
Legal : SUBDIVISION CALAIS AT VILLEBOIS
: 4392 TRACT E
:

ASSESSMENT AND TAX INFORMATION

Mkt Land :
Mkt Structure :
Mkt Total :
% Improved :
14-15 Taxes :
Exempt Amount :
Exempt Type :
Levy Code :
Millage Rate :
M50AssdValue :

PROPERTY CHARACTERISTICS

Bedrooms :	Building SF :	BldgTotSqFt :
Bathrooms :	1st Floor SF :	Lot Acres :
Full Baths :	Upper Finished SF :	Lot SqFt :
Half Baths :	Finished SF :	Garage SF :
Fireplace :	Above Ground SF :	Year Built :
Heat Type :	Upper Total SF :	School Dist :
Floor Cover :	UnFinUpperStorySF :	Foundation :
Stories :	Basement Fin SF :	Roof Type :
Int Finish :	Basement Unfin SF :	Roof Shape :
Ext Finsh :	Basement Total SF :	

This title information has been furnished, without charge, in conformance with the guidelines approved by the State of Oregon Insurance Commissioner. The Insurance Division cautions intermediaries that this service is designed to benefit the ultimate insureds. Indiscriminate use only benefiting intermediaries will not be permitted. Said services may be discontinued. No liability is assumed for any errors in this report.

CALAIS AT VILLEBOIS

LOCATED IN THE NORTHWEST QUARTER OF SECTION 15,
TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,
CITY OF WILSONVILLE, CLACKAMAS COUNTY, STATE OF OREGON

SURVEYED: SEPTEMBER 17, 2014

RECORDED AS DOCUMENT NO. PLAT NO. 4392

BK 144 PG 014

SHEET INDEX

1. NARRATIVE
PLAT BOUNDARY
CURVE TABLE
2. LOTS 1-3, 22-27, 43-48, 59-69
TRACTS "F", "H", "I", "J"
PORTIONS OF TRACTS "A", "D", "E"
CURVE TABLE
3. LOTS 4-21, 49-58
TRACTS "B", "C"
PORTIONS OF TRACTS "A", "D", "E"
CURVE TABLE
4. LOTS 70-84
TRACTS "K", "L", "M"
PORTION OF TRACT "H"
CURVE TABLE
5. LOTS 28-44
TRACT "G"
PORTION OF TRACT "H"
CURVE TABLE
6. DECLARATION
ACKNOWLEDGMENT
SURVEYOR'S CERTIFICATE
PLAT NOTES
REMAINING CORNER MONUMENTATION
CITY OF WILSONVILLE APPROVALS
CLACKAMAS COUNTY APPROVALS

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE PROPERTY DESCRIBED IN DOCUMENT NO. 2007-047567, DOCUMENT NO. 90-53949, AND DOCUMENT NO. 73-30403, CLACKAMAS COUNTY DEED RECORDS.

THE BOUNDARY DEPICTED HEREON HOLDS THOSE FOUND MONUMENTS, AND RECORD BEARING AND DISTANCES PER SURVEY NO. 2014-122.

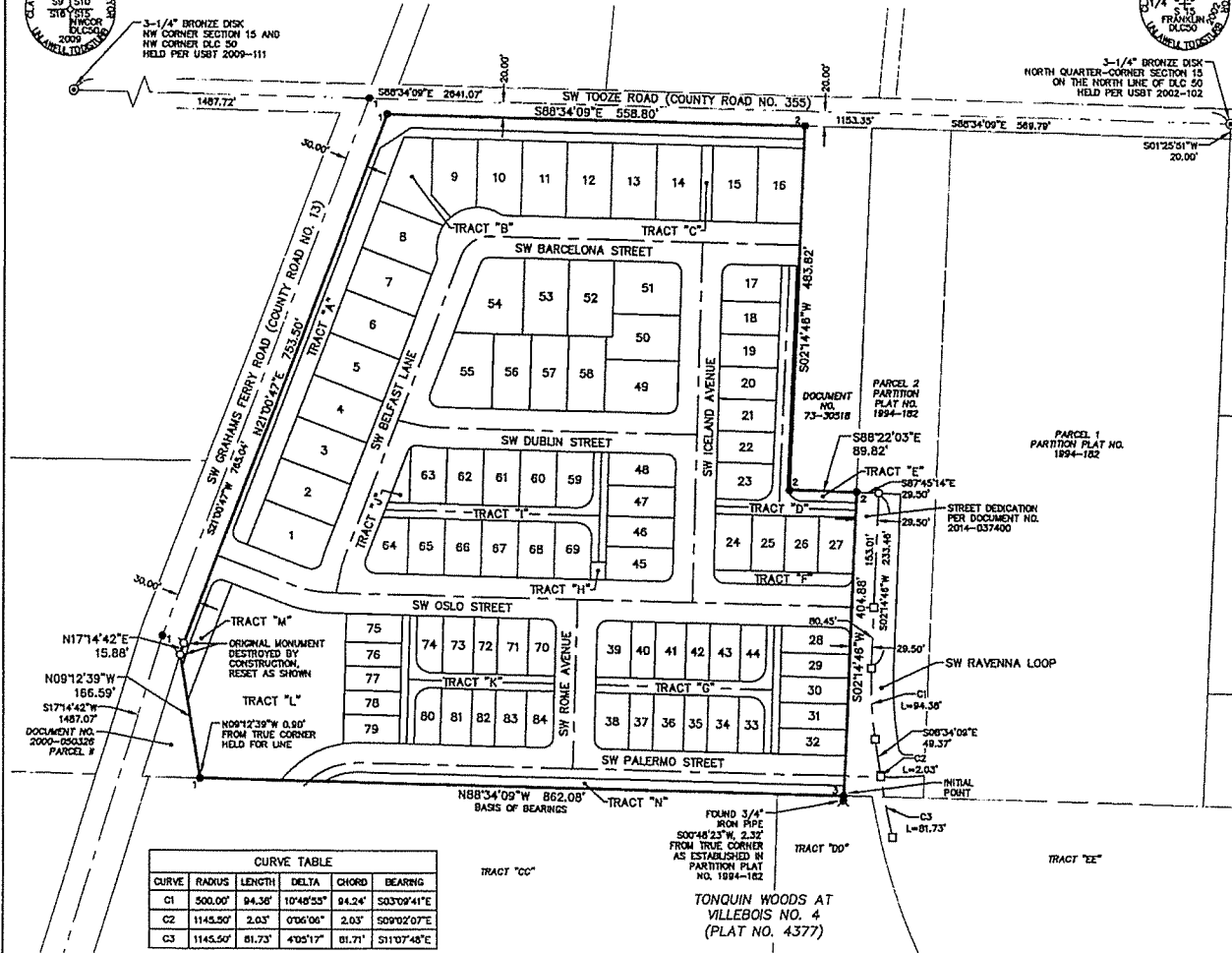
THE BASIS OF BEARINGS IS THE NORTHERLY PLAT LINE OF "TONQUIN WOODS AT VILLEBOIS NO. 4", HOLDING FOUND MONUMENTS ON THE NORTHERLY LINE OF SAID PLAT AS SHOWN.



3-1/4" BRONZE DISK
NW CORNER SECTION 15 AND
NW CORNER DLD 50
HELD PER USBT 2009-111



3-1/4" BRONZE DISK
NORTH QUARTER-CORNER SECTION 15
ON THE NORTH LINE OF DLD 50
HELD PER USBT 2002-102



LEGEND

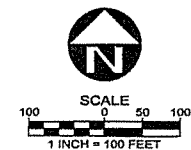
- SET 5/8" X 30" IRON ROD WITH ORANGE PLASTIC CAP
INSCRIBED "PACIFIC COMMUNITY DESIGN"
SET DURING REMAINING MONUMENTATION
SET ON:
- SET 5/8" X 30" IRON ROD WITH ORANGE PLASTIC CAP
INSCRIBED "PACIFIC COMMUNITY DESIGN"
SET ON: SEPTEMBER 17, 2014
- SET 5/8" X 30" IRON ROD WITH ALUMINUM CAP IN MONUMENT BOX
INSCRIBED "PACIFIC COMMUNITY DESIGN"
SET DURING REMAINING MONUMENTATION
SET ON:
- SET 5/8" X 30" IRON ROD WITH ALUMINUM CAP FLUSH WITH STREET
INSCRIBED "PACIFIC COMMUNITY DESIGN"
SET DURING REMAINING MONUMENTATION
SET ON:
- FOUND 5/8" IRON ROD WITH NO CAP
HELD PER SURVEY NO. 11171
UNLESS OTHERWISE NOTED
- FOUND 1/2" IRON ROD WITH NO CAP
HELD PER SURVEY NO. 10964
UNLESS OTHERWISE NOTED
- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP
INSCRIBED "C & L PLS 1999"
HELD PER PARTITION PLAT NO. 1994-182
- FOUND 5/8" IRON ROD WITH ORANGE PLASTIC CAP
INSCRIBED "PACIFIC COMMUNITY DESIGN"
HELD PER PLAT OF "TONQUIN WOODS AT VILLEBOIS NO. 4"
- ⊗ FOUND IRON PIPE AS NOTED
- ⊙ FOUND 3-1/4" BRONZE DISK, AS NOTED
- PUE PUBLIC UTILITY EASEMENT

N171°44'2"E
15.86'
N09°12'39"W
166.59'
S171°44'2"W
1487.07'
DOCUMENT NO.
2000-050328
PARCEL #

ORIGINAL MONUMENT
DESTROYED BY
CONSTRUCTION
RESET AS SHOWN

N09°12'39"W 0.90'
FROM TRUE CORNER
HELD FOR LINE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	500.00'	94.36'	10°48'23"	94.24'	S03°09'41"E
C2	1145.50'	2.03'	0°06'06"	2.03'	S09°02'07"E
C3	1145.50'	81.73'	4°05'17"	81.71'	S110°57'48"E



REGISTERED
PROFESSIONAL
LAND SURVEYOR

TCM

OREGON
JULY 9, 2002
TRAVIS C. JANSEN
57751

RENEWS: 6/30/2015

PACIFIC COMMUNITY DESIGN, INC.
12564 SW MAIN STREET
TIGARD, OR 97223
(503) 941-8484

JOB NO. 395-027
SHEET 1 OF 6

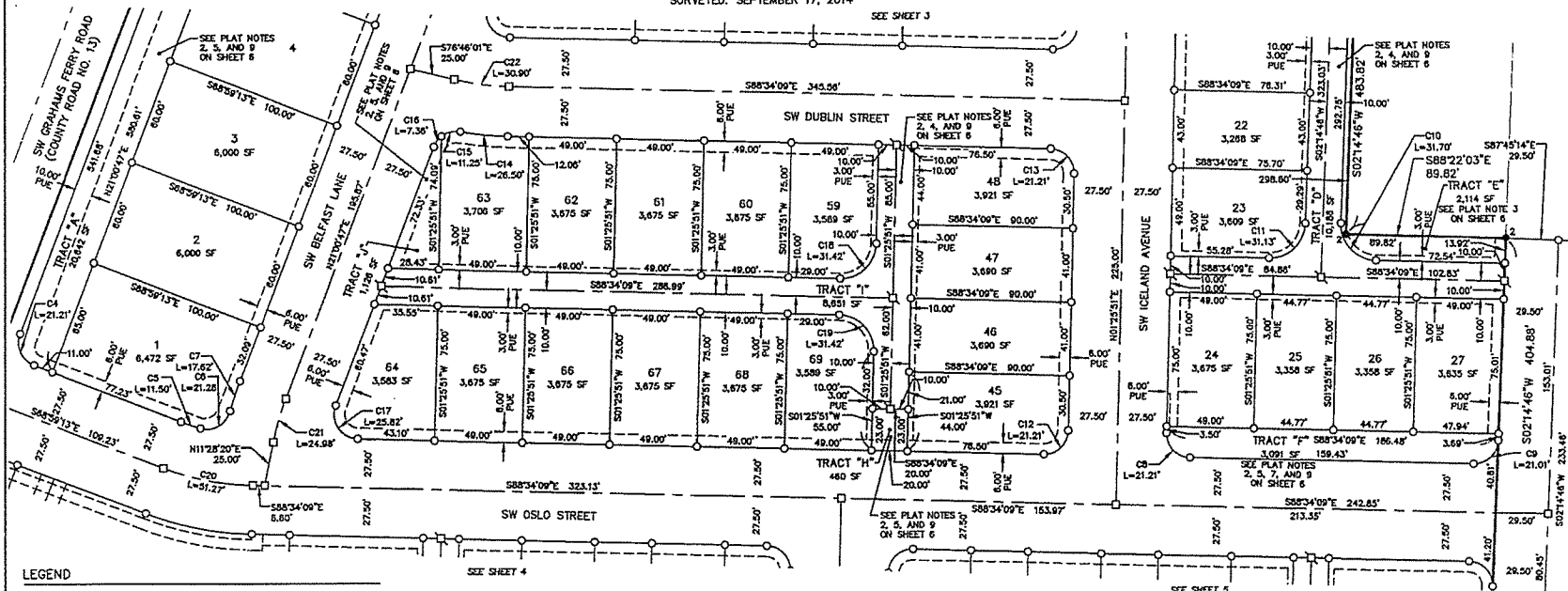
Public Record

CALAIS AT VILLEBOIS

LOCATED IN THE NORTHWEST QUARTER OF SECTION 15,
TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,
CITY OF WILSONVILLE, CLACKAMAS COUNTY, STATE OF OREGON

SURVEYED: SEPTEMBER 17, 2014

RECORDED AS DOCUMENT NO. PLAT NO. 4392
BK 144 PG 014



LEGEND

- SET 5/8" x 30" IRON ROD WITH ORANGE PLASTIC CAP INSCRIBED "PACIFIC COMMUNITY DESIGN" SET DURING REMAINING MONUMENTATION SET ON: _____
- ◻ SET 5/8" x 30" IRON ROD WITH ORANGE PLASTIC CAP INSCRIBED "PACIFIC COMMUNITY DESIGN" SET ON: SEPTEMBER 17, 2014
- ◻ SET 5/8" x 30" IRON ROD WITH ALUMINUM CAP IN MONUMENT BOX INSCRIBED "PACIFIC COMMUNITY DESIGN" SET DURING REMAINING MONUMENTATION SET ON: _____
- ◻ SET 5/8" x 30" IRON ROD WITH ALUMINUM CAP FLUSH WITH STREET INSCRIBED "PACIFIC COMMUNITY DESIGN" SET DURING REMAINING MONUMENTATION SET ON: _____
- FOUND 5/8" IRON ROD WITH NO CAP HELD PER SURVEY NO. 11171 UNLESS OTHERWISE NOTED
- FOUND 1/2" IRON ROD WITH NO CAP HELD PER SURVEY NO. 10984 UNLESS OTHERWISE NOTED
- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "O & L PLS 1989" HELD PER PARTITION PLAT NO. 1994-182
- FOUND 5/8" IRON ROD WITH ORANGE PLASTIC CAP INSCRIBED "PACIFIC COMMUNITY DESIGN" HELD PER PLAT OF "TONGUISH WOODS AT VILLEBOIS NO. 4"
- ⊗ FOUND IRON PIPE AS NOTED
- ⊙ FOUND 3-1/4" BRONZE DISK, AS NOTED
- PUE PUBLIC UTILITY EASEMENT

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C4	13.50'	21.21'	90°00'00"	19.00'	S23°59'13"E
C5	122.50'	11.50'	522°37'	11.40'	S71°40'32"E
C6	13.50'	21.22'	90°18'39"	19.14'	S60°28'50"W
C7	177.50'	17.62'	5°41'16"	17.61'	S18°10'09"W
C8	13.50'	21.21'	90°00'00"	19.00'	N43°34'09"W
C9	13.50'	21.01'	89°11'05"	18.98'	S46°50'18"W
C10	20.00'	31.70'	90°48'59"	28.48'	S43°00'41"E
C11	20.00'	31.13'	89°11'05"	28.08'	S48°50'19"W
C12	13.50'	21.21'	90°00'00"	19.00'	S46°25'51"W
C13	13.50'	21.21'	90°00'00"	19.00'	S43°34'09"W
C14	177.50'	26.50'	8°33'10"	26.40'	S84°17'29"E
C15	13.50'	11.22'	47°44'27"	10.93'	N78°06'57"E
C16	13.50'	7.30'	31°33'57"	7.27'	N36°03'45"E
C17	13.50'	25.82'	109°34'58"	22.06'	N33°46'41"W
C18	20.00'	31.42'	90°00'00"	28.28'	S46°25'51"W
C19	20.00'	31.42'	90°00'00"	28.28'	S43°34'09"E
C20	150.00'	51.27'	19°34'56"	51.02'	S78°48'41"E
C21	150.00'	24.96'	9°32'28"	24.95'	N16°14'33"E
C22	150.00'	30.90'	11°48'08"	30.64'	S82°40'05"E



SCALE
1 INCH = 40 FEET

REGISTERED PROFESSIONAL LAND SURVEYOR

Travis C. Jensen

OREGON
JULY 9, 2002
TRAVIS C. JENSEN
57151

RENEWS: 6/30/2015

PACIFIC COMMUNITY DESIGN, INC.
12584 SW MAIN STREET
TIGARD, OR 97223
(503) 641-9484

JOB NO. 395-027
SHEET 2 OF 6

Public Record

LEGEND

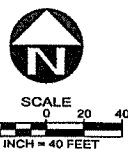
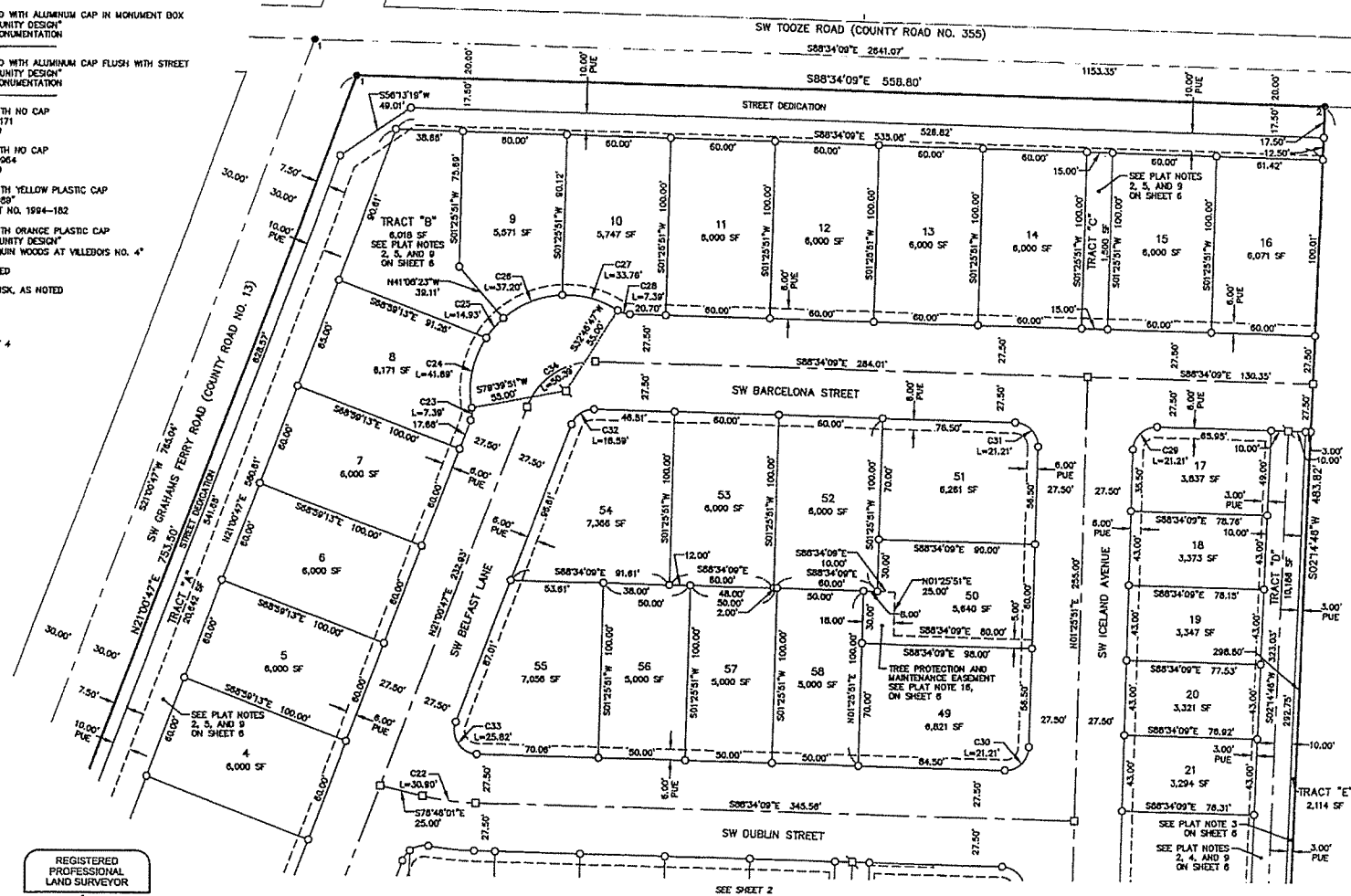
- SET 5/8" X 30" IRON ROD WITH ORANGE PLASTIC CAP INSCRIBED "PACIFIC COMMUNITY DESIGN" SET DURING REMAINING MONUMENTATION SET ON:
- SET 5/8" X 30" IRON ROD WITH ORANGE PLASTIC CAP INSCRIBED "PACIFIC COMMUNITY DESIGN" SET DURING REMAINING MONUMENTATION SET ON:
- SET 5/8" X 30" IRON ROD WITH ALUMINUM CAP IN MONUMENT BOX INSCRIBED "PACIFIC COMMUNITY DESIGN" SET DURING REMAINING MONUMENTATION SET ON:
- SET 5/8" X 30" IRON ROD WITH ALUMINUM CAP FLUSH WITH STREET INSCRIBED "PACIFIC COMMUNITY DESIGN" SET DURING REMAINING MONUMENTATION SET ON:
- FOUND 5/8" IRON ROD WITH NO CAP HELD PER SURVEY NO. 11171 UNLESS OTHERWISE NOTED
- FOUND 1/2" IRON ROD WITH NO CAP HELD PER SURVEY NO. 10264 UNLESS OTHERWISE NOTED
- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "C & L PLS 1948" HELD PER PARTITION PLAT NO. 1994-182
- FOUND 5/8" IRON ROD WITH ORANGE PLASTIC CAP INSCRIBED "PACIFIC COMMUNITY DESIGN" HELD PER PLAT OF "TONGUIN WOODS AT VALLEJO'S NO. 4"
- ⊗ FOUND IRON PIPE AS NOTED
- ⊙ FOUND 3-1/4" BRONZE DISK, AS NOTED
- PUE PUBLIC UTILITY EASEMENT

SEE CURVE TABLE ON SHEET 4

CALAIS AT VILLEBOIS

LOCATED IN THE NORTHWEST QUARTER OF SECTION 15,
TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,
CITY OF WILSONVILLE, CLACKAMAS COUNTY, STATE OF OREGON
SURVEYED: SEPTEMBER 17, 2014

RECORDED AS DOCUMENT NO. PLAT NO 4392
BK 144 PG 014



REGISTERED
PROFESSIONAL
LAND SURVEYOR

Travis C. Jansen

OREGON
JULY 9, 2002
TRAVIS C. JANSEN
57751

RENEWS: 6/30/2015

PACIFIC COMMUNITY, INC.
12264 SW MAIN STREET
TIGARD, OR 97223
(503) 641-8484

JOB NO. 395-027
SHEET 3 OF 6

CALAIS AT VILLEBOIS

LOCATED IN THE NORTHWEST QUARTER OF SECTION 15,
TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,
CITY OF WILSONVILLE, CLACKAMAS COUNTY, STATE OF OREGON

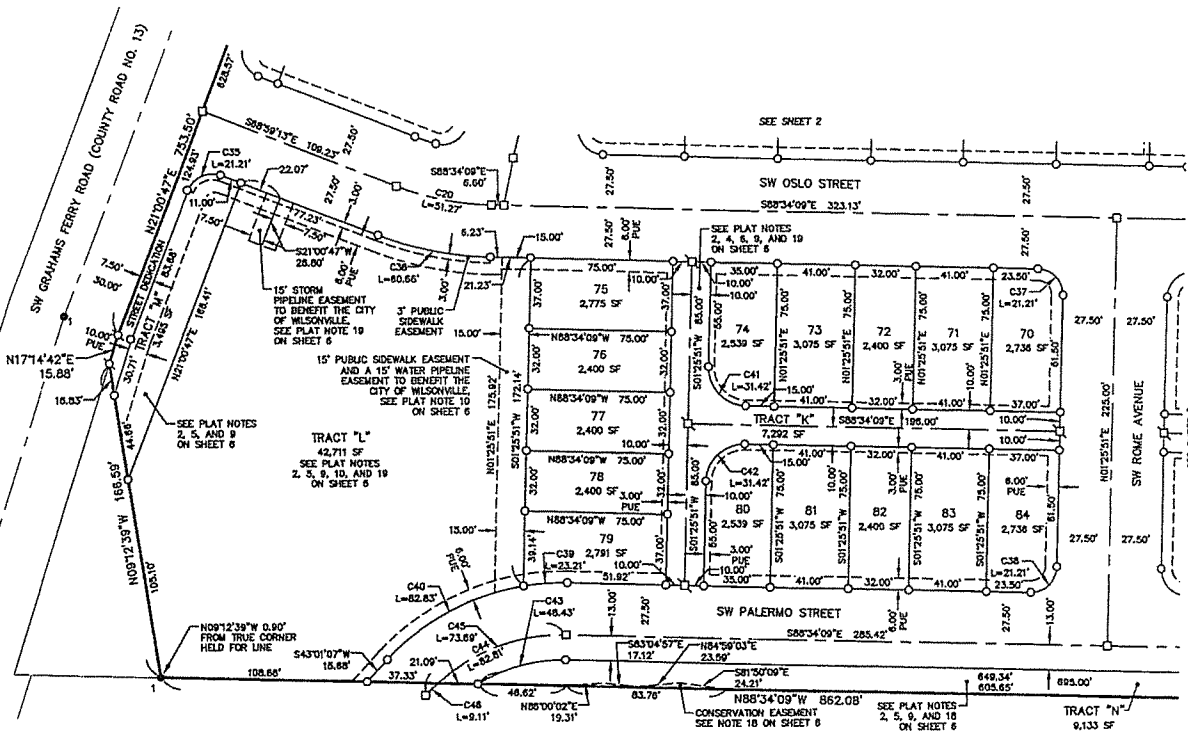
SURVEYED: SEPTEMBER 17, 2014

RECORDED AS DOCUMENT NO. PLAT NO. 4392
BK 144 PG 014


CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C20	150.00'	51.27'	19°34'56"	51.02'	S78°46'41"E
C22	150.00'	30.90'	11°48'08"	30.84'	S82°40'05"E
C23	13.50'	7.39'	31°20'58"	7.29'	S05°20'19"W
C24	55.00'	41.65'	43°38'17"	40.85'	S11°28'59"W
C25	55.00'	14.93'	15°33'28"	14.89'	S41°04'52"W
C26	55.00'	37.20'	38°45'04"	36.49'	S68°14'09"W
C27	55.00'	33.78'	35°10'07"	33.23'	N74°48'16"W
C28	13.50'	7.39'	31°20'58"	7.29'	N72°53'41"W
C29	13.50'	21.21'	90°00'00"	19.09'	N46°25'51"E
C30	13.50'	21.21'	90°00'00"	19.09'	S46°25'51"W
C31	13.50'	21.21'	90°00'00"	19.09'	S43°34'09"E
C32	13.50'	16.59'	70°25'04"	15.57'	N56°13'19"E
C33	13.50'	25.82'	109°34'56"	22.06'	N33°46'41"W
C34	41.00'	50.39'	70°25'04"	47.28'	N56°13'19"E
C35	13.50'	21.21'	90°00'00"	19.09'	N66°00'47"E
C36	177.50'	60.66'	19°34'56"	60.37'	S78°46'41"E
C37	13.50'	21.21'	90°00'00"	19.09'	S43°34'09"E
C38	13.50'	21.21'	90°00'00"	19.09'	S46°25'51"W
C39	125.50'	23.21'	10°35'50"	23.18'	S80°07'56"W
C40	125.50'	82.83'	37°48'54"	81.33'	S81°53'34"W
C41	20.00'	31.42'	90°00'00"	28.28'	N43°34'09"W
C42	20.00'	31.42'	90°00'00"	28.28'	N46°25'51"E
C43	85.00'	48.43'	32°38'31"	47.77'	S75°08'36"W
C44	85.00'	82.81'	48°24'44"	80.36'	N87°13'29"E
C45	85.00'	73.69'	43°05'01"	71.97'	N69°53'29"E
C46	98.00'	9.11'	57°04'33"	9.11'	N45°40'58"E

LEGEND

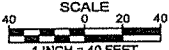
- SET 5/8" X 30" IRON ROD WITH ORANGE PLASTIC CAP INSCRIBED "PACIFIC COMMUNITY DESIGN" SET DURING REMAINING MONUMENTATION SET ON:
- ⊠ SET 5/8" X 30" IRON ROD WITH ORANGE PLASTIC CAP INSCRIBED "PACIFIC COMMUNITY DESIGN" SET ON: SEPTEMBER 17, 2014
- SET 5/8" X 30" IRON ROD WITH ALUMINUM CAP IN MONUMENT BOX INSCRIBED "PACIFIC COMMUNITY DESIGN" SET DURING REMAINING MONUMENTATION SET ON:
- ⊡ SET 5/8" X 30" IRON ROD WITH ALUMINUM CAP FLUSH WITH STREET INSCRIBED "PACIFIC COMMUNITY DESIGN" SET DURING REMAINING MONUMENTATION SET ON:
- ① FOUND 5/8" IRON ROD WITH NO CAP HELD PER SURVEY NO. 11171 UNLESS OTHERWISE NOTED
- ② FOUND 1/2" IRON ROD WITH NO CAP HELD PER SURVEY NO. 10964 UNLESS OTHERWISE NOTED
- ③ FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "G & L PLS 1089" HELD PER PARTITION PLAT NO. 1994-182
- ④ FOUND 5/8" IRON ROD WITH ORANGE PLASTIC CAP INSCRIBED "PACIFIC COMMUNITY DESIGN" HELD PER PLAT OF "TONGUE WOODS AT VILLEBOIS NO. 4"
- ⊗ FOUND IRON PIPE AS NOTED
- ⊙ FOUND 3-1/4" BRONZE DISK, AS NOTED
- PUE PUBLIC UTILITY EASEMENT



Public Record



SCALE
1 INCH = 40 FEET



REGISTERED PROFESSIONAL LAND SURVEYOR

SM

OREGON
JULY 9, 2002
TRAVIS C. JANSEN
57751

RENEWS: 6/30/2015

PACIFIC COMMUNITY DESIGN, INC.
12564 SW MAIN STREET
TIGARD, OR 97223
(503) 941-0484

JOB NO. 395-027
SHEET 4 OF 6

CALAIS AT VILLEBOIS

LOCATED IN THE NORTHWEST QUARTER OF SECTION 15,
TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,
CITY OF WILSONVILLE, CLACKAMAS COUNTY, STATE OF OREGON

SURVEYED: SEPTEMBER 17, 2014

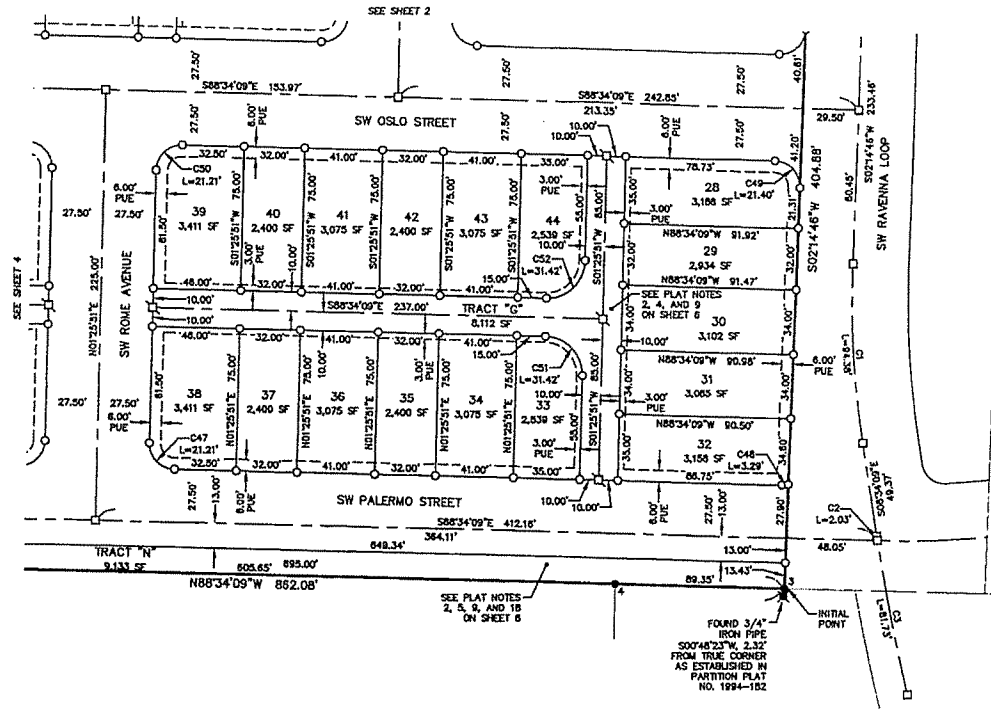
RECORDED AS DOCUMENT NO. PLAT NO. 4392

EX 144 PG 014

LEGEND

- SET 5/8" X 30" IRON ROD WITH ORANGE PLASTIC CAP
INSCRIBED "PACIFIC COMMUNITY DESIGN"
SET DURING REMAINING MONUMENTATION
SET ON:
- ⊖ SET 5/8" X 30" IRON ROD WITH ORANGE PLASTIC CAP
INSCRIBED "PACIFIC COMMUNITY DESIGN"
SET ON: SEPTEMBER 17, 2014
- SET 5/8" X 30" IRON ROD WITH ALUMINUM CAP IN MONUMENT BOX
INSCRIBED "PACIFIC COMMUNITY DESIGN"
SET DURING REMAINING MONUMENTATION
SET ON:
- ⊖ SET 5/8" X 30" IRON ROD WITH ALUMINUM CAP FLUSH WITH STREET
INSCRIBED "PACIFIC COMMUNITY DESIGN"
SET DURING REMAINING MONUMENTATION
SET ON:
- 1 FOUND 5/8" IRON ROD WITH NO CAP
HELD PER SURVEY NO. 11171
UNLESS OTHERWISE NOTED
- 2 FOUND 1/2" IRON ROD WITH NO CAP
HELD PER SURVEY NO. 10984
UNLESS OTHERWISE NOTED
- 3 FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP
INSCRIBED "O & L PLS 1989"
HELD PER PARTITION PLAT NO. 1994-182
- 4 FOUND 5/8" IRON ROD WITH ORANGE PLASTIC CAP
INSCRIBED "PACIFIC COMMUNITY DESIGN"
HELD PER PLAT OF "TONGUE WOODS AT VILLEBOIS NO. 4"
- ⊗ FOUND IRON PIPE AS NOTED
- ⊙ FOUND 3-1/4" BRONZE DISK, AS NOTED
- PUE PUBLIC UTILITY EASEMENT

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	500.00'	84.38'	10°48'55"	94.24'	S03°02'41"E
C2	1145.50'	2.03'	0°08'06"	2.03'	S09°02'07"E
C3	1145.50'	81.73'	4°05'17"	81.71'	S11°07'48"E
C47	13.50'	21.21'	90°00'00"	19.09'	N43°34'09"W
C48	13.50'	3.29'	13°58'15"	3.25'	S84°28'44"W
C49	13.50'	21.40'	90°48'55"	19.23'	S43°09'41"E
C50	13.50'	21.21'	90°00'00"	19.09'	N46°25'51"E
C51	20.00'	31.42'	90°00'00"	28.28'	S43°34'09"E
C52	20.00'	31.42'	90°00'00"	28.28'	S46°25'51"W



Public Record



SCALE
0 20 40
1 INCH = 40 FEET

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Travis C. Jansen

OREGON
JULY 9, 2002
TRAVIS C. JANSEN
57751

RENEWS: 6/30/2015

PACIFIC COMMUNITY DESIGN, INC.
12564 SW MAIN STREET
TIGARD, OR 97223
(503) 941-9464

JOB NO. 395-027
SHEET 5 OF 6

CALAIS AT VILLEBOIS

LOCATED IN THE NORTHWEST QUARTER OF SECTION 15,
TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,
CITY OF WILSONVILLE, CLACKAMAS COUNTY, STATE OF OREGON

SURVEYED: SEPTEMBER 17, 2014

RECORDED AS DOCUMENT NO. PLAT NO. 4392
BK 144 PG 014

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT CALAIS AT VILLEBOIS, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY, DOES HEREBY MAKE, ESTABLISH AND DECLARE THE ANNEXED MAP OF "CALAIS AT VILLEBOIS" AS DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, TO BE A TRUE AND CORRECT PLAT THEREOF, AND HAS CAUSED THE SUBDIVISION TO BE PREPARED AND THE PROPERTY SUBDIVIDED IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. CHAPTER 92, ALL LOTS AND TRACTS BEING OF THE DIMENSIONS SHOWN, ALL STREETS AND EASEMENTS OF THE WIDTHS THEREON SET FORTH, AND DOES HEREBY DECLARE THE RIGHT-OF-WAY TO THE PUBLIC FOR PUBLIC USE, AND DOES HEREBY GRANT ALL EASEMENTS AS SHOWN OR NOTED HEREON, WITH RESTRICTIONS AS NOTED.

CALAIS AT VILLEBOIS, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY

BY: POLYGON WM LLC, A DELAWARE LIMITED LIABILITY COMPANY
ITS: SOLE MEMBER

BY: Fred East
FRED EAST, SENIOR VICE PRESIDENT-DIVISION PRESIDENT

ACKNOWLEDGEMENT

STATE OF OREGON)
COUNTY OF MULTNOMAH) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON October 07, 2014, BY FRED EAST, WHO IS THE SENIOR VICE PRESIDENT-DIVISION PRESIDENT OF POLYGON WM LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE SOLE MEMBER OF CALAIS AT VILLEBOIS, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY, ON BEHALF OF SAID LIMITED LIABILITY COMPANY.

Shirley Stachura COMMISSION NO. 92.06.68
NOTARY SIGNATURE
Shirley Stachura MY COMMISSION EXPIRES: OCTOBER 03, 2017
NOTARY PUBLIC - OREGON

SURVEYOR'S CERTIFICATE

I, TRAVIS C. JANSEN, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND REPRESENTED ON THE ANNEXED MAP OF "CALAIS AT VILLEBOIS" LOCATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON.

THE INITIAL POINT IS A 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "G & L PLS 1989" FOUND AT THE SOUTHWEST CORNER OF PARCEL 2, PARTITION PLAT NO. 1994-182.

THENCE ALONG THE NORTHERLY PLAT LINE OF "TONQUIN WOODS AT VILLEBOIS NO. 4", NORTH 88°34'09" WEST, A DISTANCE OF 862.08 FEET;

THENCE LEAVING SAID PLAT LINE, NORTH 09°12'39" WEST, A DISTANCE OF 188.59 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SW GRAHAM'S FERRY ROAD (COUNTY ROAD NO. 13);

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 17°44'42" EAST, A DISTANCE OF 15.88 FEET TO AN ANGLE POINT;

THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 21°00'47" EAST, A DISTANCE OF 753.50 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SW TDOOZE ROAD (COUNTY ROAD NO. 355);

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTH 88°34'09" EAST, A DISTANCE OF 658.80 FEET;

THENCE LEAVING SAID RIGHT-OF-WAY LINE, SOUTH 02°14'48" WEST, A DISTANCE OF 403.82 FEET;

THENCE SOUTH 85°22'03" EAST, A DISTANCE OF 89.82 FEET TO A POINT ON THE WESTERLY LINE OF SAID PARCEL 2;

THENCE ALONG SAID WESTERLY LINE, SOUTH 02°14'48" WEST, A DISTANCE OF 404.88 FEET TO THE INITIAL POINT.

CONTAINING 15.164 ACRES, MORE OR LESS.

AS PER O.R.S. 92.07(2), I, TRAVIS C. JANSEN, ALSO SAY THAT THE POST MONUMENTATION OF THE REMAINING CORNERS WITHIN THE SUBDIVISION WILL BE ACCOMPLISHED WITHIN 90 CALENDAR DAYS FOLLOWING THE COMPLETION OF PAVING AND IMPROVEMENTS OR WITHIN ONE YEAR FOLLOWING THE ORIGINAL PLAT RECORDATION, WHICHEVER COMES FIRST, IN ACCORDANCE WITH O.R.S. 92.06C.

PLAT NOTES

- THIS SUBDIVISION IS SUBJECT TO THE CONDITIONS OF APPROVAL PER CITY OF WILSONVILLE CASE FILE NOS. 0814-0011, 0814-0014, 0814-0015, 0814-0016, AND 5114-0003.
- TRACTS "A", "B", "C", "D", "E", "F", "G", "H", "I", "J", "K", "L", "M", AND "N" SHALL BE OWNED BY THE CALAIS AT VILLEBOIS HOMEOWNERS ASSOCIATION (SEE NOTE 9), AND MAINTAINED IN ACCORDANCE WITH THE COVENANTS, CONDITIONS, AND RESTRICTIONS (SEE NOTE 17).
- TRACT "E" SHALL BE OWNED BY CALAIS AT VILLEBOIS, L.L.C. AND IS RESERVED FOR FUTURE DEVELOPMENT.
- TRACTS "D", "G", "I", AND "K" ARE ALLEYS AND ARE SUBJECT TO PERMANENT PUBLIC ACCESS EASEMENTS FOR VEHICULAR, PEDESTRIAN, AND BICYCLE INGRESS AND EGRESS OVER, ACROSS, AND ALONG THEIR ENTIRETIES. SAID TRACTS ARE SUBJECT TO A PUBLIC ACCESS EASEMENT AGREEMENT PER DOCUMENT NO. 2014-053325, CLACKAMAS COUNTY RECORDS.
- TRACTS "A", "B", "C", "F", "H", "J", "L", "M", AND "N" ARE OPEN SPACE OR PARK TRACTS AND ARE SUBJECT TO PERMANENT PUBLIC PEDESTRIAN AND BICYCLE ACCESS EASEMENTS FOR INGRESS, EGRESS, AND RECREATIONAL PURPOSES OVER THEIR ENTIRETIES. SAID TRACTS ARE SUBJECT TO A PUBLIC ACCESS EASEMENT AGREEMENT PER DOCUMENT NO. 2014-053326, CLACKAMAS COUNTY RECORDS.
- TRACT "N" IS SUBJECT TO SANITARY SEWER PIPELINE EASEMENT OVER ITS ENTIRETY TO BENEFIT THE CITY OF WILSONVILLE. SAID TRACT IS SUBJECT TO A SANITARY SEWER PIPELINE EASEMENT AGREEMENT PER DOCUMENT NO. 2014-053327, CLACKAMAS COUNTY RECORDS.
- TRACT "F" IS SUBJECT TO PRIVATE EASEMENTS BENEFITING ADJOINING LOTS FOR WATER, STORM SEWER, AND SANITARY SEWER SERVICE LINES OVER ITS ENTIRETY. SAID TRACT IS ALSO SUBJECT TO A PUBLIC UTILITY EASEMENT OVER ITS ENTIRETY.
- THIS SUBDIVISION IS SUBJECT TO A VILLEBOIS OWNERSHIP AND MAINTENANCE AGREEMENT AS DOCUMENT NO. 2014-053328, CLACKAMAS COUNTY RECORDS.
- TRACTS "A", "B", "C", "D", "E", "F", "G", "H", "I", "J", "K", "L", "M", AND "N" ARE HEREBY CONVEYED TO THE CALAIS AT VILLEBOIS HOMEOWNERS ASSOCIATION PER DOCUMENT NO. 2014-053329, CLACKAMAS COUNTY RECORDS.
- TRACT "L" IS SUBJECT TO WATER PIPELINE EASEMENT AS SHOWN ON THE PLAT TO BENEFIT THE CITY OF WILSONVILLE. SAID TRACT IS SUBJECT TO A WATER PIPELINE EASEMENT AGREEMENT PER DOCUMENT NO. 2014-053330, CLACKAMAS COUNTY RECORDS.
- LOTS 17-24 AND 45-48 SHALL NOT HAVE VEHICULAR ACCESS TO OR FROM SW ICELAND AVENUE.
- LOTS 32-38 AND 79-84 SHALL NOT HAVE VEHICULAR ACCESS TO OR FROM SW PALERMO STREET.
- LOTS 28, 39-45, 64-69, AND 70-75 SHALL NOT HAVE VEHICULAR ACCESS TO OR FROM SW OSLO STREET.
- LOTS 48 AND 89-93 SHALL NOT HAVE VEHICULAR ACCESS TO OR FROM SW DUBLIN STREET.
- LOT 64 SHALL NOT HAVE VEHICULAR ACCESS TO OR FROM SW BELFAST LANE.
- LOT 50 IS SUBJECT TO A TREE PROTECTION AND MAINTENANCE EASEMENT TO BENEFIT THE CITY OF WILSONVILLE AS SHOWN ON THE PLAT. SAID LOT IS SUBJECT TO A TREE PROTECTION AND MAINTENANCE EASEMENT AGREEMENT PER DOCUMENT NO. 2014-053331, CLACKAMAS COUNTY RECORDS.
- THIS SUBDIVISION IS SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR CALAIS AT VILLEBOIS AS RECORDED IN DOCUMENT NO. 2014-053332, CLACKAMAS COUNTY RECORDS, AND IS SUBJECT TO THE FOLLOWING EASEMENTS AS CREATED IN SAID DOCUMENT:
SECTION 7.2 OWNERS' EASEMENTS OF ENJOYMENT
SECTION 7.4.2 EASEMENT FOR ENCROACHMENTS
SECTION 7.4.3 EASEMENTS AND RIGHTS RESERVED FOR DECLARANT
SECTION 7.4.4 VILLEBOIS EASEMENTS
SECTION 7.4.5 AUTHORITY TO GRANT EASEMENTS
- A PORTION OF TRACT "H" IS SUBJECT TO A CONSERVATION EASEMENT PER DOCUMENT NO. 2014-053331, CLACKAMAS COUNTY RECORDS.
- TRACT "K" IS SUBJECT TO A STORM PIPELINE EASEMENT OVER ITS ENTIRETY AND TRACT "L" IS SUBJECT TO A STORM PIPELINE EASEMENT AS SHOWN ON THE PLAT TO BENEFIT THE CITY OF WILSONVILLE. SAID TRACTS ARE SUBJECT TO A STORM PIPELINE EASEMENT AGREEMENT PER DOCUMENT NO. 2014-053332, CLACKAMAS COUNTY RECORDS.

REMAINING CORNER MONUMENTATION

IN ACCORDANCE WITH O.R.S. 92.070, THE REMAINING CORNERS OF THIS SUBDIVISION HAVE BEEN CORRECTLY SET WITH PROPER MONUMENTS. AN AFFIDAVIT HAS BEEN PREPARED REGARDING THE SETTING OF SAID MONUMENTS AND WAS RECORDED IN FILE NO. _____, CLACKAMAS COUNTY RECORDS.

APPROVED THIS _____ DAY OF _____, 20____

CLACKAMAS COUNTY SURVEYOR

CITY OF WILSONVILLE APPROVALS

APPROVED THIS 10th DAY OF October, 2014

BY: C. Neer
CITY OF WILSONVILLE PLANNING DIRECTOR

APPROVED THIS 10th DAY OF October, 2014

BY: Wynn Crum
CITY OF WILSONVILLE COMMUNITY DEVELOPMENT DIRECTOR

CLACKAMAS COUNTY APPROVALS

APPROVED THIS 16th DAY OF OCTOBER, 2014

BY: Carl R. Clifton
CLACKAMAS COUNTY SURVEYOR, AND CLACKAMAS COUNTY BOARD OF COMMISSIONERS DELEGATE PER COUNTY CODE CHAPTER 11.02

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES AS PROVIDED BY ORS 92.095 HAVE BEEN PAID THRU JUNE 30, 2015.

APPROVED THIS 16 DAY OF October, 2014
CLACKAMAS COUNTY ASSESSOR & TAX COLLECTOR

BY: Mary Heigel
DEPUTY

STATE OF OREGON)
COUNTY OF CLACKAMAS) SS

I DO HEREBY CERTIFY THAT THE ATTACHED PLAT WAS RECEIVED FOR RECORD

ON THE 17 DAY OF October, 2014

AT 10:10 O'CLOCK A.M.

AS PLAT NO. 4392

DOCUMENT NO. 2014-53324

SHERRY HALL, CLACKAMAS COUNTY CLERK

BY: Sherry Hall
DEPUTY

REGISTERED
PROFESSIONAL
LAND SURVEYOR

TCJ

OREGON
JULY 8, 2002
TRAVIS C. JANSEN
57751

RENEWALS: 6/30/2015

PACIFIC COMMUNITY DESIGN, INC.
12504 SW MAIN STREET
TIGARD, OR 97223
(503) 941-9484
JOB NO. 305-027
SHEET 6 OF 8

Public Record

Note: These items have been omitted from the digital packet for security purposes.

IC) Fee Calculation
ID) Mailing List

Section II) Annexation

IIA) Supporting Compliance Report

**SUPPORTING COMPLIANCE REPORT
ANNEXATION TO CITY OF WILSONVILLE**

SECTION II

TABLE OF CONTENTS

I. CITY OF WILSONVILLE COMPREHENSIVE PLAN..... 2
 IMPLEMENTATION MEASURE 2.2.1.A. 2
 IMPLEMENTATION MEASURE 2.2.1.E..... 2
 IMPLEMENTATION MEASURE 4.1.6.A..... 3
 IMPLEMENTATION MEASURE 4.1.6.C..... 3

II. CITY OF WILSONVILLE LAND DEVELOPMENT ORDINANCE..... 4
 SECTION 4.008 APPLICATION PROCEDURES - IN GENERAL..... 4
 SECTION 4.030 JURISDICTION AND POWERS OF PLANNING DIRECTOR AND COMMUNITY
 DEVELOPMENT DIRECTOR..... 4
 SECTION 4.031 AUTHORITY OF THE DEVELOPMENT REVIEW BOARD 4
 SECTION 4.033 AUTHORITY OF CITY COUNCIL..... 5
 SECTION 4.700 PROCEDURES RELATING TO THE PROCESSING OF REQUESTS FOR
 ANNEXATION AND URBAN GROWTH BOUNDARY AMENDMENTS 5

III. METRO CODE 7
 CHAPTER 3.09 LOCAL GOVERNMENT BOUNDARY CHANGES..... 7

IV. OREGON REVISED STATUTES 10

V. OREGON STATEWIDE PLANNING GOALS 13

VI. PROPOSAL SUMMARY & CONCLUSION..... 17

I. CITY OF WILSONVILLE COMPREHENSIVE PLAN

URBAN GROWTH MANAGEMENT - IMPLEMENTATION MEASURES

IMPLEMENTATION MEASURE 2.2.1.A.

Allow annexation when it is consistent with future planned public services and when a need is clearly demonstrated for immediate urban growth.

Response: The Comprehensive Plan states:

- *Figures provided by Metro in 1996 indicated that Wilsonville had more than three jobs for each housing unit within the City.*
- *Based on Metro's (1981) regional growth allocation statistics, Wilsonville's population was projected to grow to 15,600 by the year 2000. In the same time period, the City's economic growth was expected to generate a total of 14,400 jobs. Those projections proved to be surprisingly accurate. In fact, Wilsonville's population in 2000 approached the 15,600 figure, and the number of jobs exceeded the 14,400 figure.*

The *Villebois Village Master Plan* was created and approved to address the jobs-housing imbalance and population growth within the City of Wilsonville. The *Master Plan* shows single family residential land uses within the subject site, Tax Lot 1203. Therefore, as a portion of *Villebois Village*, the subject site addresses a demonstrated need for urban growth.

The *Villebois Parks & Open Space Plan* ensures adequate parks and open space opportunities, which include a range of experiences for residents and visitors. Chapter 4 of the *Villebois Village Master Plan* evaluates compliance of the planned sanitary sewer, storm drainage, and water systems with the City's Wastewater Collections System Master Plan, Stormwater Master Plan, and Water System Master Plan. Chapter 5 of the *Master Plan* analyzes compliance of the *Villebois* circulation system with the City's Transportation Systems Plan. The *Master Plan* includes implementation measures to ensure compliance with the City's public facility master plans and Transportation Systems Plan. Concurrent applications for a SAP North Amendment and for PDP 4N have been submitted. PDP 4N (see Notebook Section IV) includes a *Preliminary Utility Plan* and *Circulation Plan*. PDP 4 North is consistent with the concurrent SAP North Amendment, as further described in the PDP 4N Compliance Report (see Notebook Section IVB), and is therefore, generally consistent with the *Master Plan*. Therefore, the proposed annexation is generally consistent with future planned public services and the capacity of public facilities.

IMPLEMENTATION MEASURE 2.2.1.E

Changes in the City boundary will require adherence to the annexation procedures prescribed by State law and Metro standards. Amendments to the City limits shall be based on consideration of:

1. **Orderly, economic provision of public facilities and services, i.e., primary urban services are available and adequate to serve additional development or improvements are scheduled through the City's approved Capital Improvements Plan.**

Response: The *Villebois Village Master Plan* set forth implementation measures to ensure the orderly and economic provision of public facilities and services for this area. Site development is proposed with a concurrent application for Preliminary Development Plan for Phase 4 of SAP - North (see Notebook Section IV). Public facilities and services proposed with Tax Lot 1203 within PDP 4 North are generally consistent with the *Villebois Village Master Plan* and the City's Finance Plan and Capital Improvements Plan. Therefore, adequate public facilities and services will be available within the subject area.

2. Availability of sufficient land for the various uses to insure choices in the marketplace for a 3 to 5 year period.

Response: The availability of sufficient land was demonstrated by the adoption of the *Villebois Village Master Plan*, which plans for the development of the 480-acre Villebois Village area. At the time of *Master Plan* approval, Villebois Village was found to have a wide range of residential choices. Annexation of the subject area to the City will allow development to occur that is consistent with the *Master Plan* and that provides the anticipated housing choices.

3. Statewide Planning Goals.

Response: Compliance with Statewide Planning Goals is addressed in Section V of this report.

4. Applicable Metro Plans;

Response: Compliance with Metro Code 3.09 is addressed in Section III of this report.

5. Encouragement of development within the City limits before conversion of urbanizable (UGB) areas.

Response: Tax lot 1203 is located within the UGB, but is not currently within city limits. Annexation of the site is necessary to allow build out consistent with the *Villebois Village Master Plan*. The remaining tax lots have already been annexed into the City.

COMPACT URBAN DEVELOPMENT - IMPLEMENTATION MEASURES

IMPLEMENTATION MEASURE 4.1.6.A

Development in the "Residential-Village" Map area shall be directed by the Villebois Village Concept Plan (depicting the general character of proposed land uses, transportation, natural resources, public facilities, and infrastructure strategies), and subject to relevant Policies and Implementation Measures in the Comprehensive Plan; and implemented in accordance with the Villebois Village Master Plan, the "Village" Zone District, and any other provisions of the Wilsonville Planning and Land Development Ordinance that may be applicable.

IMPLEMENTATION MEASURE 4.1.6.C

The "Village" Zone District shall be applied in all areas that carry the Residential - Village Plan Map Designation.

Response: The subject site is included in the “Residential-Village” Comprehensive Plan Map Designation (Area B). This Implementation Measure establishes precedence for the “Village” Zone to be applied to the subject property area. An application for a Zone Map Amendment to apply the V Zone to Tax Lot 1203 within the site has been included with a concurrent Preliminary Development Plan application for Phase 4 of SAP - North. The site must be brought into City limits before the V zone can be applied.

II. CITY OF WILSONVILLE LAND DEVELOPMENT ORDINANCE

SECTION 4.008 APPLICATION PROCEDURES - IN GENERAL

(.01) The general application procedures listed in Section 4.008 through 4.024 apply to all land use and development applications governed by Chapter 4 of the Wilsonville Code. These include applications for all of the following types of land use or development approvals:

K. Annexations, pursuant to Section 4.700

Response: The proposed land use action is an annexation. Compliance with Section 4.700 and other applicable sections of the City of Wilsonville Land Development Ordinance are addressed below.

SECTION 4.030 JURISDICTION AND POWERS OF PLANNING DIRECTOR AND COMMUNITY DEVELOPMENT DIRECTOR

(.01) Authority of Planning Director. The Planning Director shall have authority over the daily administration and enforcement of the provisions of this Chapter, including dealing with non-discretionary matters, and shall have specific authority as follows:

11. Determination, based upon consultation with the City Attorney, whether a given development application is quasi-judicial or legislative. Except, however, that the Planning Director may, in cases where there is any uncertainty as to the nature of the application, choose to process such determinations through the Class II procedures below.

Response: The proposed annexation is subject to a quasi-judicial process, as indicated by City Staff.

SECTION 4.031 AUTHORITY OF THE DEVELOPMENT REVIEW BOARD

(.01) As specified in Chapter 2 of the Wilsonville Code and except as specified herein, the Board shall have authority to act on the following types of applications:

K. Initial review of requests for quasi-judicial annexations to the City of Wilsonville.

(.02) Once an application is determined or deemed to be complete pursuant to Section 4.011, it shall be scheduled for public hearing before the Development Review Board. The City shall provide public notice of the hearing as specified in Section 4.012.

Response: The proposed annexation is subject to a quasi-judicial process. Therefore, it is subject to initial review before the Development Review Board.

SECTION 4.033 AUTHORITY OF CITY COUNCIL

(.01) Upon appeal, the City Council shall have final authority to act on all applications filed pursuant to Chapter 4 of the Wilsonville Code, with the exception of applications for expedited land divisions, as specified in Section 4.232. Additionally, the Council shall have final authority to interpret and enforce the procedures and standards set forth in this Chapter and shall have final decision-making authority on the following:

F. Review of requests for annexations to the City of Wilsonville.

Response: The Applicant understands that the City Council has the final authority to act on this request for annexation to the City of Wilsonville.

SECTION 4.700 PROCEDURES RELATING TO THE PROCESSING OF REQUESTS FOR ANNEXATION AND URBAN GROWTH BOUNDARY AMENDMENTS

(.01) The City of Wilsonville is located within the Portland Metropolitan Area, and is therefore subject to regional government requirements affecting changes to the city limits and changes to the Urban Growth Boundary (UGB) around Wilsonville. The City has the authority to annex properties as prescribed in State law, but the City's role in determining the UGB is primarily advisory to Metro, as provided in Oregon Revised Statutes. The following procedures will be used to aid the City Council in formulating recommendations to those regional entities. [Amended by Ordinance No. 538, 2/21/02.]

- A. Proponents of such changes shall provide the Planning Director with all necessary maps and written information to allow for review by city decision-makers. The Planning Director, after consultation with the City Attorney, will determine whether each given request is quasi-judicial or legislative in nature and will make the necessary arrangements for review based upon that determination.
- B. Written information submitted with each request shall include an analysis of the relationship between the proposal and the City's Comprehensive Plan, applicable statutes, as well as the Statewide Planning Goals and any officially adopted regional plan that may be applicable.
- C. The Planning Director shall review the information submitted by the proponents and will prepare a written report for the review of the City Council and the Planning Commission or Development Review Board. If the Director determines that the information submitted by the proponents does not adequately support the request, this shall be stated in the Director's staff report.
- D. If the Development Review Board, Planning Commission, or City Council determine that the information submitted by the proponents does not adequately support the request, the City Council may oppose the request to the regional entity having the final decision making authority.

- (.02) Each quasi-judicial request shall be reviewed by the Development Review Board, which shall make a recommendation to the City Council after concluding a public hearing on the proposal.
- (.03) Each legislative request shall be reviewed by the Planning Commission, which shall make a recommendation to the City Council after concluding a public hearing on the proposal.
- (.04) The City Council shall consider the information in the record of the Development Review Board or Planning Commission and shall, after concluding a public hearing on the request, determine the appropriate course of action. This course of action may be:
 - A. In the case of a proposed annexation to the City, select from the following as allowed by State law (ORS 222):
 - 1. Take no action;
 - 2. Declare the subject property, or some portion thereof, to be annexed;
 - 3. Set the matter for election of the voters residing within the affected territory; or
 - 4. Set the matter for election of City voters.
- (.05) The City Council may adopt a development agreement with owners of property that is proposed for annexation to the City, and such agreement may include an agreement to annex at a future date. A development agreement with an agreement to annex shall be subject to the same procedural requirement as other annexations in terms of staff report preparation, public review, and public hearings.

RESPONSE: The Applicant requests annexation of areas within the City's UGB. Annexation of contiguous property within the UGB is within the authority of the City of Wilsonville as prescribed by State Law. The proposed annexation is consistent with the Comprehensive Plan as the subject site has a Comprehensive Plan designation of Residential - Village and as demonstrated in Section I of this report. Additionally, the site is included in the *Villebois Village Master Plan*.

This report provides a written description of the request and demonstrates compliance with applicable criteria. The attached exhibits include a legal description and sketch, which depict the proposed annexation area. This report includes analysis demonstrating compliance with the City's Comprehensive Plan (Section I), City of Wilsonville Development Code (Section II), Metro Code Chapter 3.09 (Section III), ORS 222 (Section IV), and Statewide Planning Goals (Section V), as applicable to this request. City staff has determined that the proposed annexation is subject to a quasi-judicial review process. Therefore, it is subject to a public hearing before the DRB and City Council.

III. METRO CODE

CHAPTER 3.09 LOCAL GOVERNMENT BOUNDARY CHANGES

3.09.020 DEFINITIONS

- I. “Minor boundary change” means an annexation or withdrawal of territory to or from a city or district or from a county to a city. “Minor boundary change” also means an extra-territorial extension of water or sewer service by a city or a district. “Minor boundary change” does not mean withdrawal of territory from a district under ORS 222.520.

Response: Annexation is requested from territory within Clackamas County to the City of Wilsonville. Therefore, the proposed annexation is defined as a “minor boundary change” and Metro Code Chapter 3.09 applies to this request.

3.09.040 REQUIREMENTS FOR PETITIONS

- A. A petition for a boundary change must contain the following information:
 1. The jurisdiction of the reviewing entity to act on the petition;
 2. A map and legal description of the affected territory in the form prescribed by the reviewing entity;
 3. For minor boundary changes, the names and mailing addresses of all persons owning property and all electors within the affected territory as shown in the records of the tax assessor and county clerk; and
 4. For boundary changes under ORS 198.855(3), 198.857, 222.125 or 222.170, statements of consent to the annexation signed by the requisite number of owners or electors.
- B. A city, county and Metro may charge a fee to recover its reasonable costs to carry out its duties and responsibilities under this chapter.

Response: This application serves as the petition for a boundary change of city limits and requests approval by the City of Wilsonville. A legal description and sketch is attached in Notebook Section IIC. Notebook Section IIB includes property ownership and elector information, including names and mailing addresses. A copy of the signed petition (see Notebook Section IIB) demonstrates that all property owners and all of the electors within the territory proposed to be annexed have provided their consent in writing. Compliance with ORS 222.125 is addressed in Section IV of this report. In addition, a copy of the check for City annexation fee plus the Metro mapping fee is provided in Notebook Section IC.

3.09.050 HEARING AND DECISION REQUIREMENTS FOR DECISIONS OTHER THAN EXPEDITED DECISIONS

- A. The following requirements for hearings on petitions operate in addition to requirements for boundary changes in ORS Chapters 198, 221 and 222 and the reviewing entity's charter, ordinances or resolutions.

- B. Not later than 15 days prior to the date set for a hearing the reviewing entity shall make available to the public a report that addresses the criteria identified in subsection (D) and includes the following information:
 - 1. The extent to which urban services are available to serve the affected territory, including any extra territorial extensions of service;
 - 2. Whether the proposed boundary change will result from the withdrawal of the affected territory from the legal boundary of any necessary party;
 - 3. The proposed effective date of the boundary change.
- B. The person or entity proposing the boundary change has the burden to demonstrate that the proposed boundary change meets the applicable criteria.
- C. To approve a boundary change, the reviewing entity shall apply the criteria and consider the factors set forth in subsections (D) and (E) of Section 3.09.045.

Response: This report includes analysis demonstrating compliance with the City’s Comprehensive Plan (Section I), City of Wilsonville Development Code (Section II), Metro Code Chapter 3.09 (Section III), ORS 222 (Section IV), and Statewide Planning Goals (Section V), as applicable to this request. Compliance with subsections (D) and (E) of Section 3.09.045 is addressed below.

3.09.045 EXPEDITED DECISIONS

- A. The governing body of a city or Metro may use the process set forth in this section for minor boundary changes for which the petition is accompanied by the written consents of one hundred percent of property owners and at least fifty percent of the electors, if any, within the affected territory. No public hearing is required.

Response: The proposed annexation is subject to a quasi-judicial process, as indicated by City Staff. Quasi-judicial annexation applications are subject to public hearing before the Development Review Board and City Council. Therefore, an expedited decision is not applicable to this request. However, in accordance with Metro Code 3.09.050(C), the criteria and factors set forth in subsections (D) and (E) are applicable. Pursuant to Section 3.09.050(C), compliance with subsections (D) and (E) of Section 3.09.045 is addressed below.

- D. To approve a boundary change through an expedited process, the city shall:
 - 1. Find that the change is consistent with expressly applicable provisions in:
 - a. Any applicable urban service agreement adopted pursuant to ORS 195.065;
 - b. Any applicable annexation plan adopted pursuant to ORS 195.205;

- c. Any applicable cooperative planning agreement adopted pursuant to ORS 195.020(2) between the affected entity and a necessary party;

Response: There is not an applicable urban service agreement adopted pursuant to ORS 195.065, annexation plan adopted pursuant to ORS 195.205, or cooperative planning agreement adopted pursuant to 195.020(2).

- d. Any applicable public facility plan adopted pursuant to a statewide planning goal on public facilities and services;

Response: The *Villebois Village Master Plan* includes implementation measures to ensure compliance with the City's public facility master plans and the Transportation Systems Plan. Site development is proposed with concurrent applications for an Amendment to SAP North (see Section III) and for Preliminary Development Plan for Phase 4 (see Notebook Section IV). Therefore, future development of the subject site will comply with public facility plans as applicable.

- e. Any applicable comprehensive plan;

Response: Compliance with the City's Comprehensive Plan is addressed in Section I of this report.

- f. Any applicable concept plan; and

Response: The Villebois Village plan area, including the subject site, is designated as "Residential - Village" on the Comprehensive Plan Map. The V Zone District is applied to Residential - Village areas in implementation of the *Villebois Village Master Plan*. The proposed annexation is required before the V Zone can be applied to the site and prior to site development. A Zone Change application is submitted concurrently in Notebook Section VI. An application for PDP 4 North is submitted concurrently (see Notebook Section IV), and is consistent with the concurrent SAP North Amendment. Therefore, the proposed annexation is generally consistent with the *Master Plan*.

2. Consider whether a boundary change would:

- a. Promote the timely, orderly and economic provision of public facilities and services;
- b. Affect the quality and quantity of urban services; and
- c. Eliminate or avoid unnecessary duplication of facilities or services.

Response: The *Villebois Village Master Plan* includes implementation measures that require the provision of public facilities and services to be adequate, timely, orderly, economic, and not be unnecessarily duplicated. Currently, Specific Area Plan - North provides public services, including: transportation, rainwater management; water; sanitary sewer; fire and police services; recreation, parks and open spaces; education; and transit. Site development is proposed with a concurrent application for Preliminary Development Plan for Phase 4 of SAP - North (see Notebook Section IV). Public facilities and services proposed with PDP 4 North are generally consistent with the *Villebois Village Master Plan*, the concurrent SAP - North Amendment, and the City's Finance Plan and Capital Improvements Plan. Therefore, the boundary change will comply with these standards.

- E. A city may not annex territory that lies outside the UGB, except it may annex a lot or parcel that lies partially within and partially outside the UGB.

Response: The subject site is territory located within the UGB. Therefore, the city may annex the territory in accordance with this Section.

IV. OREGON REVISED STATUTES

ORS 222.111 AUTHORITY AND PROCEDURE FOR ANNEXATION

- (1) When a proposal containing the terms of annexation is approved in the manner provided by the charter of the annexing city or by ORS 222.111 (Authority and procedure for annexation) to 222.180 (Effective date of annexation) or 222.840 (Short title) to 222.915 (Application of ORS 222.840 to 222.915), the boundaries of any city may be extended by the annexation of territory that is not within a city and that is contiguous to the city or separated from it only by a public right of way or a stream, bay, lake or other body of water. Such territory may lie either wholly or partially within or without the same county in which the city lies.

Response: The area of proposed annexation is within the UGB and is contiguous to the city. The subject property is entirely within Clackamas County. Therefore, the proposed city boundary includes territories that may be annexed per ORS 222.111.

- (2) A proposal for annexation of territory to a city may be initiated by the legislative body of the city, on its own motion, or by a petition to the legislative body of the city by owners of real property in the territory to be annexed.

Response: This proposal for annexation of territory to the City of Wilsonville has been initiated by owners of real property within the territory to be annexed. A copy of the application signed by property owners is provided in Notebook Section IB.

- (3) The proposal for annexation may provide that, during each of not more than 10 full fiscal years beginning with the first fiscal year after the annexation takes effect, the rate of taxation for city purposes on property in the annexed territory shall be at a specified ratio of the highest rate of taxation applicable that year for city purposes to other property in the city. The proposal may provide for the ratio to increase from fiscal year to fiscal year according to a schedule of increase specified in the proposal; but in no case shall the proposal provide for a rate of taxation for city purposes in the annexed territory which will exceed the highest rate of taxation applicable that year for city purposes to other property in the city. If the annexation takes place on the basis of a proposal providing for taxation at a ratio, the city may not tax property in the annexed territory at a rate other than the ratio which the proposal authorizes for that fiscal year.

Response: This standard is not applicable. During the pre-application conference or subsequent correspondence regarding this application, City staff has not indicated whether the provisions of this section apply to the proposed annexation.

- (4) When the territory to be annexed includes a part less than the entire area of a district named in ORS 222.510 (Annexation of entire district), the proposal for annexation may provide that if annexation of the territory occurs the part of the district annexed into the city is withdrawn from the district as of the effective date of the annexation. However, if the affected district is a district named in ORS 222.465 (Effective date of withdrawal from domestic water supply district, water control district or sanitary district), the effective date of the withdrawal of territory shall be determined as provided in ORS 222.465 (Effective date of withdrawal from domestic water supply district, water control district or sanitary district).

Response: The subject properties are not located within a domestic water supply district, water control district, or sanitary district, as named in ORS 222.510. Therefore, this Section does not apply.

- (5) The legislative body of the city shall submit, except when not required under ORS 222.120 (Procedure without election by city electors), 222.170 (Effect of consent to annexation by territory) and 222.840 (Short title) to 222.915 (Application of ORS 222.840 to 222.915) to do so, the proposal for annexation to the electors of the territory proposed for annexation and, except when permitted under ORS 222.120 (Procedure without election by city electors) or 222.840 (Short title) to 222.915 (Application of ORS 222.840 to 222.915) to dispense with submitting the proposal for annexation to the electors of the city, the legislative body of the city shall submit such proposal to the electors of the city. The proposal for annexation may be voted upon at a general election or at a special election to be held for that purpose.

Response: The proposed annexation is not subject to an election by electors as all owners of land and 100% of the electors within the territory proposed to be annexed have provided their consent in writing. A copy of the signed petition is provided in Notebook Section IIB. A copy of the application, signed by property owners, is provided in Notebook Section IB. Compliance with ORS 222.120 is addressed below.

ORS 222.120 PROCEDURE WITHOUT ELECTION BY CITY ELECTORS

- (1) Except when expressly required to do so by the city charter, the legislative body of a city is not required to submit a proposal for annexation of territory to the electors of the city for their approval or rejection.
- (2) When the legislative body of the city elects to dispense with submitting the question of the proposed annexation to the electors of the city, the legislative body of the city shall fix a day for a public hearing before the legislative body at which time the electors of the city may appear and be heard on the question of annexation.
- (3) The city legislative body shall cause notice of the hearing to be published once each week for two successive weeks prior to the day of hearing, in a newspaper of general circulation in the city, and shall

cause notices of the hearing to be posted in four public places in the city for a like period.

- (4) After the hearing, the city legislative body may, by an ordinance containing a legal description of the territory in question:
 - a. Declare that the territory is annexed to the city upon the condition that the majority of the votes cast in the territory is in favor of annexation;
 - b. Declare that the territory is annexed to the city where electors or landowners in the contiguous territory consented in writing to such annexation, as provided in ORS 222.125 (Annexation by consent of all owners of land and majority of electors) or 222.170 (Effect of consent to annexation by territory), prior to the public hearing held under subsection (2) of this section; or
 - c. Declare that the territory is annexed to the city where the Oregon Health Authority, prior to the public hearing held under subsection (1) of this section, has issued a finding that a danger to public health exists because of conditions within the territory as provided by ORS 222.840 (Short title) to 222.915 (Application of ORS 222.840 to 222.915).
- (5) If the territory described in the ordinance issued under subsection (4) of this section is a part less than the entire area of a district named in ORS 222.510 (Annexation of entire district), the ordinance may also declare that the territory is withdrawn from the district on the effective date of the annexation or on any subsequent date specified in the ordinance. However, if the affected district is a district named in ORS 222.465 (Effective date of withdrawal from domestic water supply district, water control district or sanitary district), the effective date of the withdrawal of territory shall be determined as provided in ORS 222.465 (Effective date of withdrawal from domestic water supply district, water control district or sanitary district).
- (6) The ordinance referred to in subsection (4) of this section is subject to referendum.
- (7) For the purpose of this section, ORS 222.125 (Annexation by consent of all owners of land and majority of electors) and 222.170 (Effect of consent to annexation by territory), owner or landowner means the legal owner of record or, where there is a recorded land contract which is in force, the purchaser thereunder. If there is a multiple ownership in a parcel of land each consenting owner shall be counted as a fraction to the same extent as the interest of the owner in the land bears in relation to the interest of the other owners and the same fraction shall be applied to the parcels land mass and assessed value for purposes of the consent petition. If a corporation owns land in territory proposed to be annexed, the corporation shall be considered the individual owner of that land.

Response: City Charter does not require an election for this request. Per Section 4.700 and correspondence with Planning Staff, the proposed annexation is subject to a Class III quasi-judicial review process, which requires a public hearing before the DRB and public hearing(s) before the City Council.

As demonstrated below, this annexation request is submitted in compliance with ORS 222.125 (Annexation by consent of all owners of land and majority of electors). All owners of the land as well as 100% of the electors within the subject area have provided their consent in writing, as demonstrated by the attached petition (see Notebook Section IIB).

A legal description and sketch of the proposed annexation area is provided in Notebook Section IIC.

The territory proposed to be annexed to the City is not located within a sanitary district or water control or water supply district as named in ORS 222.465. Additionally, the site is not located within a part less than the entire area of a district named in ORS 222.510 (Annexation of entire district). Future development of the site will have access to City water, storm, sewer, and parks services. Therefore, ORS 222.465 and ORS 222.510 are not applicable.

ORS 222.125 ANNEXATION BY CONSENT OF ALL OWNERS OF LAND AND MAJORITY OF ELECTORS

The legislative body of a city need not call or hold an election in the city or in any contiguous territory proposed to be annexed or hold the hearing otherwise required under ORS 222.120 (Procedure without election by city electors) when all of the owners of land in that territory and not less than 50 percent of the electors, if any, residing in the territory consent in writing to the annexation of the land in the territory and file a statement of their consent with the legislative body. Upon receiving written consent to annexation by owners and electors under this section, the legislative body of the city, by resolution or ordinance, may set the final boundaries of the area to be annexed by a legal description and proclaim the annexation.

Response: All owners of the land, who are also 100% of the electors within the subject area, have provided their consent in writing, as demonstrated by the attached petition (see Notebook Section IIB). A copy of a legal description and sketch for the proposed annexation is provided in Notebook Section IIC.

V. OREGON STATEWIDE PLANNING GOALS

Goal 1: Citizen Involvement

To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.

Response: The City of Wilsonville has an established public notice and hearing process for quasi-judicial applications. Once this annexation request is accepted as complete, the City will begin this public notification and citizen involvement process. Therefore, this request is consistent with Goal 1.

Goal 2: Land Use Planning

To establish a land use planning process and policy framework as a basis for all decision and actions related to use of land and to assure an adequate factual basis for such decisions and actions.

Response: The City of Wilsonville is currently in compliance with Goal 2 because it has an acknowledged Comprehensive Plan and regulations implementing that plan. Section III of this report demonstrates that the proposed amendment is in compliance with the goals and policies of the City of Wilsonville Comprehensive Plan, as applicable to the proposed annexation.

Goal 3: Agricultural Lands

To preserve and maintain agricultural lands.

Response: Agricultural land is defined in Goal 3 to exclude all land within an acknowledged urban growth boundary. The site is within an acknowledged urban growth boundary. Therefore, Goal 3 is not applicable to this request.

Goal 4: Forest Lands

To conserve forest lands by maintaining the forest land base and to protect the state's forest economy by making possible economically efficient forest practices that assure the continuous growing and harvesting of forest tree species as the leading use on forest land consistent with sound management of soil, air, water, and fish and wildlife resources and to provide for recreational opportunities and agriculture.

Response: The subject site does not include any lands acknowledged as forest lands. Therefore, Goal 4 is not applicable to this request.

Goal 5: Natural Resources, Scenic and Historic Areas, and Open Spaces

To protect natural resources and conserve scenic and historic areas and open spaces.

Response: The City of Wilsonville is already in compliance with Goal 5 as the required inventories and policy implementation occurred with adoption of the Significant Resource Overlay Zone. Villebois Village preserves SROZ areas with the provision of open space areas. In addition, development within Villebois Village is required to comply with SROZ standards. The site is not within an SROZ zone, therefore, Goal 5 is not applicable to this request.

Goal 6: Air, Water and Land Resources Quality

To maintain and improve the quality of the air, water and land resources of the state.

Response: The City's Comprehensive Plan has been acknowledged as being in compliance with Goal 6. Development within Villebois protects water and land resources by providing protection for areas of steep slopes and natural resources and by not encroaching into these areas. The concurrent application for PDP 4N (see Notebook Section III) demonstrates general compliance with the *Master Plan*. Therefore, the proposed annexation is consistent with Goal 6.

Goal 7: Areas Subject to Natural Hazards

To protect people and property from natural hazards.

Response: The City's Comprehensive Plan has been acknowledged as being in compliance with Goal 7. No development is located in areas identified as natural hazards within the subject site. Goal 7 is not applicable as no areas subject to natural hazards are included in the proposed annexation area.

Goal 8: Recreational Needs

To satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide for the siting of necessary recreational facilities including destination resorts.

Response: The City's Comprehensive Plan has been acknowledged to be in compliance with Goal 8. The Destination Resort provisions of this Goal are not applicable to this request or to the City of Wilsonville. The *Villebois Village Master Plan* provides park and open spaces that total approximately 25% of the gross area of Villebois. The concurrent application for PDP 4N (see Notebook Section III) demonstrates general compliance with the *Master Plan*. Therefore, the proposed annexation is consistent with Goal 8.

Goal 9: Economic Development

To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens.

Response: The City's Comprehensive Plan has been acknowledged as being in compliance with Goal 9. Villebois Village was planned with land uses to be a complete community, including a mixed-use Village Center with residential, office, retail and/or employment uses, surrounded by at least 2,300 residential units. The concurrent application for PDP 4N (see Notebook Section IV) demonstrates the provision of a mix of single-family residential dwellings within the subject site, which is generally consistent with the *Master Plan*. Therefore, the proposed annexation is consistent with Goal 5.

Goal 10: Housing

To provide for the housing needs of citizens of the state.

Response: The City's Comprehensive Plan has been acknowledged as being in compliance with Goal 10. The City is currently conducting a Housing Needs Analysis to meet Goal 10 Periodic Review requirements and to project housing needs over the next 20 years.

The *Villebois Village Master Plan* was created and approved to address the jobs-housing imbalance and growth within the City of Wilsonville. The *Master Plan* shows single family residential land uses within the site. The concurrent application for PDP 4N (see Notebook Section IV) demonstrates the provision of a mix of single-family residential dwellings within the subject site that is generally consistent with the *Master Plan*. The proposed annexation will allow the site to develop with residential land uses, as directed by this Comprehensive Plan and land use policies. Therefore, this petition for annexation is consistent with Goal 10.

Goal 11: Public Facilities and Services

To plan and develop a timely, orderly, and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.

Response: The City's Comprehensive Plan has been acknowledged as being in compliance with Goal 11. The *Villebois Village Master Plan* includes implementation measures to ensure site development complies with the City's Wastewater Collections System Master Plan, Stormwater Master Plan, Water System Master Plan, and Transportation Systems Plan. The concurrent application for PDP 4N (see Notebook Section IV) demonstrates general compliance with the *Master Plan*. Therefore, the proposed annexation is consistent with Goal 11.

Goal 12: Transportation

To provide and encourage a safe, convenient and economic transportation system.

Response: The City's Comprehensive Plan has been acknowledged as being in compliance with Goal 12. The *Villebois Village Master Plan* includes implementation measures related to transportation to ensure compliance with the City's Transportation Systems Plan. The concurrent application for PDP 4N (see Notebook Section IV) demonstrates general compliance with the *Master Plan*. Therefore, the proposed annexation is consistent with Goal 12.

Goal 13: Energy Conservation

Land and uses developed on the land shall be managed and controlled so as to maximize the conservation of all forms of energy, based upon sound economic principles.

Response: The City's Comprehensive Plan has been acknowledged as being in compliance with Goal 13. The concurrent application for PDP 4N (see Notebook Section IV) demonstrates general compliance with the *Master Plan* and development standards as applicable to energy conservation. Therefore, the proposed annexation is consistent with Goal 13.

Goal 14: Urbanization

To provide for an orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide for livable communities.

Response: The City's Comprehensive Plan has been acknowledged as being in compliance with Goal 14. Section III of this report demonstrates that the proposed amendments are consistent with the applicable urbanization policies of the City of Wilsonville Comprehensive Plan. Therefore, the proposed annexation is consistent with Goal 14.

Goal 15 (Willamette River Greenway) is not applicable to this request as the site is not near the Willamette River. Goal 16 (Estuarine Resources), Goal 17 (Coastal Shorelands), and Goal 18 (Beaches and Dunes) are not applicable to this request as the site is not located near the coast or any of these coastal resource areas.

VI. PROPOSAL SUMMARY & CONCLUSION

This Supporting Compliance Report demonstrates compliance with the applicable requirements of the City of Wilsonville Comprehensive Plan and Planning & Land Development Ordinance, Metro Code, ORS 222, and Statewide Planning Goals for the requested annexation. Therefore, the applicant requests approval of this petition.

IIB) Copy of Petition & Ownership/Elector Info

List of Owners & Electors within Proposed Annexation Area

Owners			
Tax Lot	Name	Site Address	Mailing Address
1203	Jay & Theresa Nims	11700 SW Tooze Road, Wilsonville, Oregon, 97070	11700 SW Tooze Road, Wilsonville, Oregon, 97070

Electors			
Tax Lot	Name	Site Address	Mailing Address
1203	Jay & Theresa Nims	11700 SW Tooze Road, Wilsonville, Oregon, 97070	11700 SW Tooze Road, Wilsonville, Oregon, 97070

IIC) Legal Description & Sketch

EXHIBIT A



LEGAL DESCRIPTION

Annexation
PDP 4N
Map 3S1W15 Tax Lot 1203

The land described in Document No. 73-30518, Clackamas County Deed Records, in the Northwest Quarter of Section 15, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, State of Oregon, more particularly described as follows:

BEGINNING at the most easterly Northeast corner of Tract "E", plat of "Calais at Villebois";

thence along the northerly line of said Tract "E", North 88°22'03" West, a distance of 89.82 feet to an angle point;

thence along the easterly plat line of said plat, North 02°14'46" East, a distance of 483.82 feet to the most northerly Northeast corner of said plat;

thence along the southerly Right-of-Way line of SW Tooze Road (County Road No. 355), South 88°34'09" East, a distance of 89.83 to the Northwest corner of Parcel 2, Partition Plat No. 1994-182;

thence along the westerly line of said Parcel 2, South 02°14'46" West, a distance of 484.14 feet to the POINT OF BEGINNING.

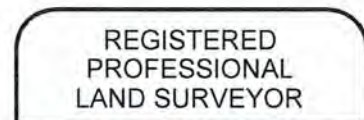
Containing 1.00 acres, more or less.

Basis of bearings being plat of "Calais at Villebois", Clackamas County Plat Records.

Property Vested in:

Jay R. Nims and Theresa C. Nims

Map 3S1W15 Tax Lot 1203



RENEWS: 6/30/2017

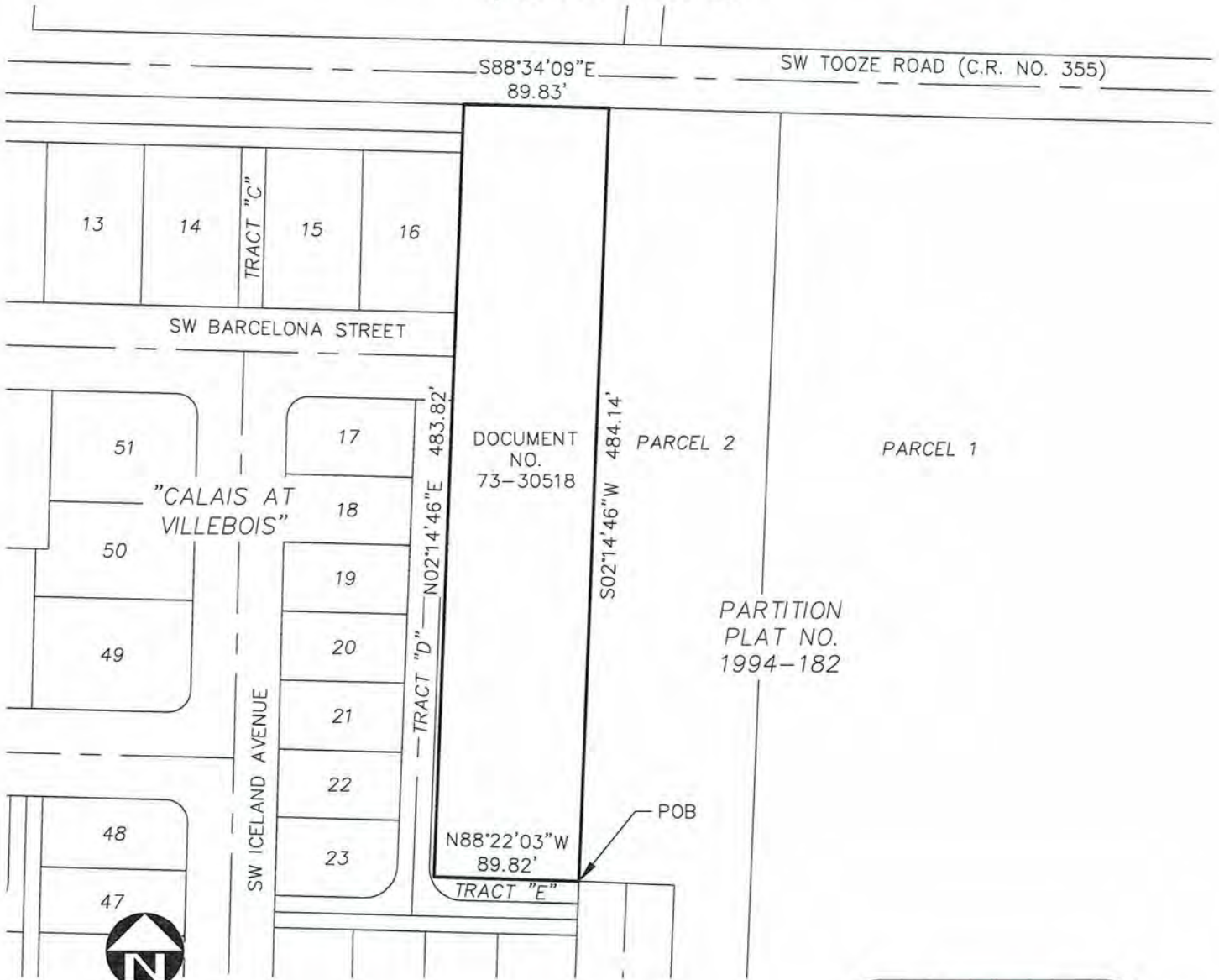


SKETCH TO ACCOMPANY LEGAL DESCRIPTION

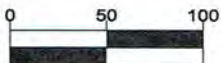
Annexation

PDP 4N

Map 3S1W15 Tax Lot 1203



SCALE



1 INCH = 100 FEET

Property Vested in:

Jay R. Nims and Theresa C. Nims

Map 3S1W15 Tax Lot 1203

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JULY 9, 2002
TRAVIS C. JANSEN
57751

RENEWS: 6/30/2017

Section III) SAP Amendment

IIIA) Supporting Compliance Report

**AMENDMENT OF SPECIFIC AREA PLAN - NORTH
SUPPORTING COMPLIANCE REPORT
SECTION III**

TABLE OF CONTENTS

I.	VILLEBOIS VILLAGE MASTER PLAN	2
	LAND USE	2
	PARKS & OPEN SPACE / OFF-STREET TRAILS & PATHWAYS	8
	UTILITIES.....	13
	CIRCULATION	16
	Implementing Measures	16
II.	VILLAGE (V) ZONE	18
	(.02) PERMITTED USES	18
	(.05) DEVELOPMENT STANDARDS APPLYING TO ALL DEVELOPMENTS IN THE VILLAGE ZONE	19
	(.06) STANDARDS APPLYING TO COMMERCIAL USES	21
	(.07) GENERAL REGULATIONS - OFF-STREET PARKING, LOADING & BICYCLE PARKING .	21
	(.08) OPEN SPACE	22
	(.09) STREET & ACCESS IMPROVEMENT STANDARDS	23
	(.10) SIDEWALK AND PATHWAY IMPROVEMENT STANDARDS	26
	(.11) LANDSCAPING, SCREENING AND BUFFERING	26
	(.12) MASTER SIGNAGE AND WAYFINDING	26
	(.13) DESIGN PRINCIPLES APPLYING TO THE VILLAGE ZONE	27
	(.14) DESIGN STANDARDS APPLYING TO THE VILLAGE ZONE	28
	(.18) VILLAGE ZONE DEVELOPMENT PERMIT PROCESS.....	30
III.	WILSONVILLE PLANNING & LAND DEVELOPMENT ORDINANCE	40
	SECTION 4.139 SIGNIFICANT RESOURCE OVERLAY ZONE	40
	SECTION 4.154 ON-SITE PEDESTRIAN ACCESS AND CIRCULATION	40
	SECTION 4.156 SIGN REGULATIONS	42
	SECTION 4.171 GENERAL REGULATIONS - PROTECTION OF NATURAL FEATURES & OTHER RESOURCES	42
	SECTION 4.172 FLOOD PLAIN REGULATIONS.....	45
	SECTION 4.176 LANDSCAPING, SCREENING & BUFFERING	45
	SECTION 4.600 TREE PRESERVATION AND PROTECTION	45
IV.	CONCLUSION.....	47

I. VILLEBOIS VILLAGE MASTER PLAN

LAND USE

GENERAL - LAND USE PLAN

Goal

Villebois Village shall be a complete community that integrates land use, transportation, and natural resource elements to foster a unique sense of place and cohesiveness.

Policies

1. The *Villebois Village Master Plan* shall provide a complete community with a wide range of living choices, transportation choices, and working and shopping choices. Housing shall be provided in a mix of types and densities resulting in a minimum of 2,300 dwelling units within the *Villebois Village Master Plan* area.

Response: Specific Area Plan - North has been designed to be generally consistent with the *Villebois Village Master Plan*. Amendments to SAP North and refinements to the *Master Plan* do not alter the overall vision of the *Villebois Village Master Plan* for a complete community with a wide range of living choices, transportation choices, and working and shopping choices. Phase 4 contributes to the mix of housing types and densities identified in the amended *Villebois Village Master Plan* through the provision of smalls, mediums, standards, and larges. The number of dwelling units shown exceeds the minimum requirement of 2,300 dwelling units within the *Master Plan* area. The applicable Village zone criteria for refinements are addressed below in Section II of this report.

2. Future development applications within the Villebois Village area shall provide land uses and other major components of the plan such as roadways and parks and open space in general compliance with their configuration as illustrated on *Figure 1 - Land Use Plan* and as refined by Specific Area Plans. The proposed uses for the Future Study Area Specific Area Plan Amendment to SAP South shall be those identified in *Figure 1 - Land Use Plan*, which includes residential uses being limited to single-family lots in the medium to estate land use category identified in Wilsonville Code Subsection 4.125 (.18) F. 1. a. iv. arranged in a similar pattern as other areas on the edges of Villebois. Due to its location outside the general trapezoidal shape of Villebois and distance from the Village Center and neighborhood commons as well as its relatively small size, the Future Study Area Specific Area Plan Amendment to SAP South shall not be considered a neighborhood plan as defined in Section 2.1 of the *Villebois Village Master Plan*.

Response: Specific Area Plan - North has been designed to be consistent with the concepts of *Villebois Village Master Plan* for the site area. SAP North, as depicted on the attached SAP drawings (see Notebook Section III), provides land uses, roadways, and parks and open space in general compliance with the configuration shown on the proposed *Figure 1- Land Use Plan* of the *Villebois Village Master Plan*. Within Phase 4, minor refinements to the *Master Plan* have been made to the mix of land uses and residential density, parks and open spaces, stormwater/rainwater facilities, and street alignment and location, as described in subsequent sections. Proposed residential uses continue to be arranged in a pattern similar to other areas on the edges of Villebois. Compliance with Section 4.125 (.18) is addressed in Section II of this Report.

3. The *Villebois Village* shall provide civic, recreational, educational and open space opportunities.

Response: Specific Area Plan - North provides civic, recreational, educational and open space opportunities that are generally consistent with those identified in the *Villebois Village Master Plan* for the subject area. Phase 4 will provide additional linear greens opportunities in Specific Area Plan - North than anticipated with the *Master Plan*. Regional Park 5 is located to the south of the site.

4. The *Villebois Village* shall have full public services including: transportation; rainwater management; water; sanitary sewer; fire and police services; recreation, parks and open spaces; education; and transit.

Response: Specific Area Plan - North currently provides public services, including: transportation, rainwater management; water; sanitary sewer; fire and police services; recreation, parks and open spaces; education; and transit. The attached Drawings (see Notebook Section IIIB) demonstrate that Specific Area Plan - North will continue to provide public services, including: transportation, rainwater management; water; sanitary sewer; recreation, and parks and open spaces. Therefore, SAP North, including Phase 4, will continue to have full public services.

5. Development of Villebois shall be guided by a Finance Plan and the City's Capital Improvement Plan, ensuring that the availability of services and development occur in accordance with the City's concurrency requirements (see Implementation Measure 4, below).

Response: The Finance Plan has already been adopted for Villebois. Development within Specific Area Plan - North will comply with guiding measures of the Finance Plan. Specific Area Plan - North will not alter the assumptions within the City's Capital Improvement Plan for SW Grahams Ferry Road.

Implementation Measures

1. Allow for unique planning and regulatory tools that are needed to realize the *Villebois Village Master Plan*. These tools shall include, but are not limited to: Specific Area Plans; Pattern Books; and Community Elements Books.

Response: The proposed SAP North amendment includes Drawings (see Notebook Section IIIB), an Updated Master Plan and SAP Unit Counts (Section IIIC), Historic/Cultural Resource Inventory (see Notebook Section IIID), and Tree Report (see Notebook Section IIIE) for Phase 4. An Architectural Pattern Book, Community Elements Book, Master Signage and Wayfinding Plan, and Rainwater Management Program were originally created and approved with Specific Area Plan - North. This SAP Amendment includes updating the maps within these books to include information to guide the design and build out of Phase 4 (see Sections IIIF, IIIG, and IIIH).

2. Adopt the newly created Village zone district, which may be applied to the *Villebois Village Master Plan* area designated Residential-Village on the Comprehensive Plan Map. The new Village zone shall be based on the *Villebois Village Master Plan Goals, Policies and Implementation Measures* contained within this document.

Response: A portion of PDP 4N (Tax Lot 1203) is currently outside city limits within Clackamas County and is zoned Rural Residential Farm Forest 5-Acre (RRFF-5). Concurrent applications for annexation to the City and for a zone change to apply the

Village zone have been submitted with this application (See Section II and Section VI). The other three tax lots, 1100, 1101, and 8900 are currently zoned Village (V).

3. Refinements to the *Villebois Village Master Plan* are anticipated as more detailed plans are developed for the Specific Area Plans. Specific Area Plans may propose refinements to the *Villebois Village Master Plan* without requiring an amendment to the *Villebois Village Master Plan* provided the refinement is not significant. Non-significant refinements shall be defined in the Village (“V”) zone text and may include, but are not limited to: minor alterations to street alignments or minor changes in area or uses. Disagreement about whether a refinement is significant shall be resolved by a process provided in the Village (“V”) Zone text.

Response: SAP North (see Notebook Section IIIB - *Reduced Drawings*) provides land uses, roadways, and parks and open space in general compliance with the configuration shown on the proposed *Figure 1- Land Use Plan* of the *Villebois Village Master Plan*. Within Phase 4, minor refinements to the *Master Plan* have been made to the mix of land uses and residential density, parks and open spaces, stormwater/rainwater facilities, and street alignment and location, as described in subsequent sections. Compliance with Section 4.125 (.18) is addressed in Section II of this Report.

4. The Master Planner shall coordinate with the City on the development of a Finance Plan for necessary urban services and public infrastructure. Each developer within Villebois Village will sign their own Development Agreement that will address the necessary urban services and public infrastructure as appropriate.

Response: The applicant has existing Development Agreements with the City that address necessary urban services and public infrastructure. The applicant will obtain additional Development Agreement(s) as needed.

5. The Specific Area Plan (SAP) Amendment to SAP South for the Future Study Area shall demonstrate compliance with the *Villebois Village Master Plan*, the City’s Comprehensive Plan and its sub-elements, the City’s Planning and Land Development Ordinance, and all other applicable regulatory requirements. The developer of the Future Study Area shall be responsible for obtaining any master plan or ordinance amendment(s) that may be necessitated by their proposal.

Response: This is a request to amend SAP North. Therefore, this policy is not applicable.

RESIDENTIAL NEIGHBORHOOD HOUSING

Goal

The Villebois Village shall provide neighborhoods consisting of a mix of homes for sale, apartments for rent, row homes, and single-family homes on a variety of lot sizes, as well as providing housing for individuals with special needs. The Villebois Village shall provide housing choices for people of a wide range of economic levels and stages of life through diversity in product type.

Policies

1. Each of the Villebois Village’s neighborhoods shall include a wide variety of housing options and shall provide home ownership options ranging from affordable housing to estate lots.

Response: The *Land Use Plan* (see Notebook Section IIIB) illustrates that Specific Area Plan - North will continue to provide for the wide variety of housing options and home ownership options identified in the *Villebois Village Master Plan*. Phase 4 will contribute to the availability of housing options in Specific Area Plan - North with the provision of small, medium, standard, and large residential lots. The Master Plan shows smalls, standards, and larges within Phase 4; this proposed amendment adds to housing options within Phase 4 with additional standards and mediums through a minor refinement to the Master Plan.

2. Affordable housing within Villebois shall include rental and home ownership opportunities.

Response: Rental and home ownership opportunities will continue to be available within Specific Area Plan - North. Phase 4 of SAP North includes rental and ownership opportunities through the provision of single-family dwellings of varying sizes.

3. The mix of housing shall be such that the Village development provides an overall average density of at least 10 dwelling units per net residential acre.

Response: With the proposed amendment, Villebois Village will continue to maintain an overall average density of at least 10 dwelling units per net residential acre. The density within Phase 1, Phase 2, and Phase 3 has been approved. The number of units proposed within Phase 4 of SAP North is 63 within 6.20 net acres (approximately 10.16 units per net acre). The residential density of SAP North Phase 4 is consistent with other areas of Villebois Village in which larger lots are located along the edges of development. Furthermore, Phase 4 is located further from higher residential density associated with areas closer to the Village Center.

4. The Villebois Village shall accommodate a total of at least 2,300 dwelling units within the boundary of the *Villebois Village Master Plan*.

Response: This SAP North amendment will result in a total of 2,565 dwelling units within Villebois Village. Therefore, this request will not alter the ability of the overall project to meet the minimum requirement of 2,300 minimum dwelling units.

5. The Villebois Village shall provide a mix of housing types within each neighborhood and on each street to the greatest extent practicable.

Response: The attached plans (see Notebook Section IIIB) illustrate that SAP North provides a mix of housing types generally consistent with the *Master Plan*. Phase 4 provides a mix of housing types to the greatest extent possible, ranging from small to large, while also providing a similar land use pattern to the other edges of Villebois. Additionally, this request adds more standards and mediums to the range of housing options in Phase 4 through a minor refinement to the *Master Plan*.

6. The Villebois Village shall include community housing types consistent with Oregon Revised Statute 426.508(4), which requires no more than 10 acres be retained from the sale of the former Dammasch State Hospital property for development of community housing for chronically mentally ill persons. The City of Wilsonville, the Oregon Department of Administrative Services, and the Mental Health and Developmental Disability Services Division shall jointly coordinate the identification of the acreage to be retained.

Response: The proposed amendment to Specific Area Plan - North will not impact the provision of community housing consistent with ORS 426.508 and contractual agreements between the State and the Master Planner.

7. The development standards and Specific Area Plans required by the Village zone shall be consistent with the Governor's Quality Development Objectives and the Governor's Livability Initiative.

Response: The Governor's Quality Development Objectives (QDO's), part of the Oregon Livability Initiative adopted in 1997, have guided the design and development of Villebois. The Development Objectives promote the building of strong livable communities, economic growth and the efficient use of public resources, and are listed as follows.

- Promote compact development within urban growth boundaries.
- Give priority to a quality mix of development that addresses the economic and community goals of a community and region.
- Encourage mixed-use, energy efficient development.
- Support development that is compatible with community and regional environmental concerns and available natural resources.
- Support development for a balance of jobs and affordable housing within a community.
- Promote sustainable local and regional economies.

The *Villebois Village Concept Plan*, the *Villebois Village Master Plan*, and the Village zone were developed to help guide the creation of a community that is consistent with these objectives. As demonstrated by compliance with the Goals, Policies and Implementation Measures of the *Villebois Village Master Plan* (see Section I of this report) and compliance with the Village zone (see Section II of this report), SAP North has been designed to be consistent with the Governor's Quality Development Objectives and the Governor's Livability Initiative. SAP North is part of a compact development within an urban growth boundary that gives priority to a quality mix of residential and mixed uses. SAP North was designed to address economic and community goals of the community and region by providing an energy efficient development pattern that offers multi-modal opportunities, maintaining compatibility with community and regional environmental concerns and available natural resources through wetland and tree preservation, providing housing within a community concerned about increasing housing options, including affordable housing opportunities, and promoting a sustainable community through neighborhood character that encourages residents to interact with their community. As demonstrated by this report, Specific Area Plan - North is consistent with the *Villebois Village Master Plan*, and is thereby consistent with the Governor's Quality Development Objectives.

8. Each neighborhood shall be designed to increase transportation options. Neighborhoods shall be bike and pedestrian friendly.

Response: The *Circulation Plan* and the *Park/Open Space/Pathways Plan* (see Notebook Section IVB) illustrate how SAP North is designed to increase transportation options for residents. This area is designed to be bike and pedestrian friendly.

9. Higher density residential uses shall be of a scale and design in keeping with the desired vision for Villebois as expressed in the *Villebois Village Concept Plan* and in the Policies and Implementation Measures of the *Villebois Village Master Plan*.

Response: Phase 1, Phase 2, and Phase 3 have been approved and are in different stages of construction. Phase 4 includes small, medium, standard, and large lots that will provide for detached residential units. Future phases of SAP North will be required to submit specific information and address compliance with this policy. Residential units will be of a scale and design consistent with the desired vision for Villebois as expressed in the *Villebois Village Concept Plan* and Policies and Implementation Measures of the *Villebois Village Master Plan*. This will be assured through compliance with the *Architectural Pattern Book* and the Design Standards of the Village zone.

10. Natural features shall be incorporated into the design of each neighborhood to maximize their aesthetic character while minimizing impacts to said natural features.

Response: The *Park/Open Space/Pathways Plan* (see Notebook Section IIIB) shows how the design of SAP North incorporates natural features to maximize their aesthetic character and minimize impacts to natural features. There are no SROZ areas in Phase 4 North.

Implementation Measures

1. Ensure, through the development standards and Pattern Book(s) required by the Village zone, that the design and scale of dwellings are compatible with the compact, pedestrian-oriented character of the concepts contained in the *Villebois Village Concept Plan* and the contents of this *Villebois Village Master Plan*.

Response: The design and scale of dwellings will be compatible with the compact, pedestrian-oriented character of the concepts contained in the *Villebois Village Concept Plan* and the contents of this *Villebois Village Master Plan* through compliance with the Village zone Design Standards and the approved Architectural Pattern Book for SAP North. These tools provide guidelines for evaluating the design and scale of dwellings within the subject area. Compliance with these tools will assure compatibility with the compact, pedestrian-oriented character of the project.

2. Create a set of design guidelines for the development of Pattern Books with the Village zone requirements. Pattern Books shall address, at a minimum, architectural styles and elements, scale and proportions, and land use patterns with lot diagrams.

Response: The Architectural Pattern Book adopted in 2005 and updated in 2013 includes architectural styles and elements, scale and proportions, and land use patterns with lot diagrams, and has been developed in accordance with the appropriate Village zone standards. An amendment to the Architectural Pattern Book is proposed with this application to add the subject area into the Book (see Notebook Section IIIG). This amendment only involves updating maps within the Architectural Pattern Book.

3. Develop Affordable Housing objectives for Villebois. Develop strategies to accomplish desired variety of mixes and densities, and indicate how buildout of the Specific Area Plan implements those strategies and contributes to the overall Goals and Policies of the *Villebois Village Master Plan*. The affordable housing objectives and plan is to be submitted before, or together with the application for SAP Central.

Response: Strategies to accomplish the desired variety of mixes and densities have been submitted and approved with earlier phases of Villebois Village. Villebois is expected to exceed the minimum 2,300 residential units specified by DATELUP, with a total of 2,565 dwelling units resulting from this SAP North amendment. Villebois offers a range of housing types and estimated prices as well as some unique housing opportunities through the provision of community housing in accordance with ORS 426.508 and the inclusion of accessory dwellings. SAP North includes a mix of housing options with the provision of residential units ranging from neighborhood apartment to estate. Phase 4 contributes to the mix of housing options within SAP North with the provision of smalls, mediums, standards, and larges.

PARKS & OPEN SPACE / OFF-STREET TRAILS & PATHWAYS

Goal

The Parks system within Villebois Village shall create a range of experiences for its residents and visitors through an interconnected network of pathways, parks, trails, open space and other public spaces that protect and enhance the site's natural resources and connect Villebois to the larger regional park/open space system.

Policies

1. Parks and open space areas shall incorporate existing trees where feasible and large shade trees shall be planted in appropriate locations in parks and open spaces.

Response: Phase 4 predominantly consists of farm pasture area. Existing trees are concentrated within the western and northwestern portion of the site. As feasible with the site design, trees will be planted where appropriate.

2. An interconnected trail system shall be created linking the park and open spaces and key destination points within Villebois and to the surrounding neighborhoods. The trails system shall also provide loops of varying length to accommodate various activities such as walking, running and rollerblading.

Response: The *Park/Open Space/Pathways Plan* (see Notebook Section IVB) show a system of interconnected trails and pathways that connect SAP North and parks and open spaces to surrounding neighborhoods and key destinations. Destination points include the parks and open space areas within SAP North and other areas of Villebois, the Village Center, and the elementary school within Villebois. The trail system within SAP North, includes loops of varying length that will accommodate various types of activities. Future phases of SAP North will continue the major pathway system within the Villebois Greenway. The *Park/Open Space/Pathways Plan* (see Notebook Section IIB) shows that Phase 4 contributes to the interconnected trail system by providing a linear green with pathways in the middle of the site between Paris Avenue and Amsterdam Avenue, a pathway from Amsterdam Avenue and future development to the east, and sidewalk connections to Regional Park 5 to the South.

3. Parks shall encourage the juxtaposition of various age-oriented facilities and activities, while maintaining adequate areas of calm.

Response: SAP North provides a variety of age-oriented facilities, ranging from child play structures to more active, hard surface sport courts. Opportunities for quiet reflection and passive interaction are provided within Regional Park 5, to the south of PDP 4N. SAP North provides numerous other age-oriented facilities, passive and active activities, and areas of calm, as depicted on the *Parks/Open Space/Pathways Plan* in

Notebook Section IIB. Phase 4 adds linear greens to the *Parks/Open Space/Pathways Plan*.

4. Park designs shall encourage opportunities for wildlife habitat, such as plantings for wildlife foraging and/or habitat, bird, and/or bat boxes and other like elements.

Response: SAP North encourages opportunities for wildlife habitat by providing linear greens and plantings.

5. Gathering spaces in parks shall generate social interaction by adding layers of activity (Power of Ten).

Response: SAP North includes a range of activities and facilities within gathering spaces of parks and open spaces, as described above and depicted on the *Parks/Open Space/Pathways Plan* in Notebook Section IIB.

6. Build-out of the Villebois Village Master Plan shall comply with the City of Wilsonville SROZ regulations. Any encroachment into the SROZ will be reviewed for compliance or exemption as more detailed information is provided that will affect the SROZ areas. Adjustments in plan, street alignments, an intersections as well as rainwater facilities and pathways shall be made to comply with SROZ regulations.

Response: PDP 1N impacts were approved with 2007 SAP Approval (DB07-0054 et al) and reflected in subsequent approvals. A Significant Resource Impact Report (SRIR) evaluating SROZ impacts and mitigation for Phase 2 and Phase 3 was approved with PDP 2N and 3N. There are no proposed SROZ impacts in Phase 4, as no SROZ areas exist within Phase 4.

9. Parks and recreation spaces shall provide for flexibility over time to allow for adaptation to future community's park, recreation and open space needs.

Response: The parks and recreation spaces depicted on the *Park/Open Space/Pathways Plan* (see Notebook Section IVB) include designs that will be flexible overtime allowing for adaptation to future needs.

10. Integrated pest management practices, and other similar measures, shall be specified for the operation and maintenance of sports fields and other park uses in and adjacent to the floodplain.

Response: The floodplain is located in the eastern portion of Villebois and is associated with the Coffee Lake wetland complex. Therefore, this requirement does not apply to SAP North.

11. On-street parking will not be allowed along the frontages of parks and open spaces where views into and out of park spaces should be protected. Parking will be allowed along parks and open spaces in circumstances where it is necessary for the function of the park and will not obstruct the views into and out of the park area.

Response: On-street parking is not allowed along the frontages of the parks and open spaces in order to provide for views into and out of park spaces, unless on-street parking is necessary for specific park uses. The *Circulation Plan* and *Street Sections* (see Notebook Section IVB) identify where parking is planned. On SW Palermo Street to the south, there is only parking on one-side of the street except for on-street parking spaces directly along the skate park in Regional Park 5. Views into and out of

the RP-5 will not be obstructed as the adjacent on-street parking is limited to the park frontage.

Implementation Measures

1. Future and pending development applications within Villebois (Specific Area Plans, Preliminary Development Plans and Final Development Plans) shall comply with the park, trail, open space system proposed in Figure 5 - Parks and Open Space Plan, Figure 5A - Recreational Experiences Plan, and Table 1: Parks Programming. Refinements may be approved in accordance with Village Zone section 4.125(.18)(F).

Response: Phase 4 of SAP North is generally consistent with Figure 5, Figure 5A and Table 1 of the *Master Plan*. The *Master Plan* shows no parks and open space, except for RP-5 to the south of the site. The proposed plan provides for completion of RP-5 as shown in the *Master Plan* and as approved with the FDP for RP-5 (DB15-0054 et seq). The proposed plan also provides a mid-block pathway connection not shown in the *Master Plan* and additional tracts for linear greens. Compliance with Section 4.125(.18)(F) is addressed in this Narrative.

2. The Master Planner shall submit the necessary application materials for a legislative plan amendment to Chapter 3 - Parks and Open Space of the Villebois Village Master Plan related to the detailed indoor and outdoor parks and recreation programming, and amenity package no later than January 1, 2006. Application materials shall include updated Villebois Village Master Plan findings, text, maps and figures as appropriate, and supporting technical data and analysis to address this issue as appropriate. Such amendments shall apply to pending and future Specific Area Plan (SAP) and Preliminary Plan (PDP) approvals.

Response: The amendment to Chapter 3 referenced in Implementation Measure 2, above, occurred in 2006. As demonstrated by this Supporting Compliance Report, the proposed plan complies with the applicable provisions of Chapter 3 - Parks and Open Space of the Villebois Village Master Plan.

3. Parks and open spaces shall be designed to incorporate native vegetation, landforms, and hydrology to the fullest extent possible.

Response: As shown on the *Park/Trail/Open Space Plan* (see Notebook Section IIB), native vegetation, landforms, and hydrology are incorporated in parks and open spaces to the extent feasible. Parks and open space areas in SAP North are designed to incorporate native vegetation. Landforms are incorporated through minimal grading within parks and no grading within SROZ open space areas (except for identified impact areas). Hydrology is incorporated in parks and open space tracts through the retention of the existing wetland in Phase 2. Phase 4 does not alter SAP North's compliance with this Implementation Measure.

4. Each Specific Area Plan shall include a Community Elements Book that (1) meets the requirements of Master Plan Chapter 3; (2) specifies the value system and methodology for tree preservation, protection and tree planting; and (3) provides a proposed plant list. The Community Elements Book also includes specifications for site furnishings and play structures. Proposed parks shall closely comply with the specifications of the applicable Community Elements Book.

Response: A Community Elements Book was submitted and approved with the 2007 application for Specific Area Plan - North (DB07-0054 et al). This application includes

proposed amendments to Specific Area Plan - North Community Elements Book to achieve add information to the Maps for Phase 4 (see Notebook Sections IIIF, IIIG, and IIIH).

5. Artwork is encouraged to be incorporated into parks.

Response: Space has been reserved for placement of artwork in parks closer to the Village Center and within neighborhood and community gathering spaces. This SAP amendment does not alter this approach.

6. The interface with Graham Oaks Natural Areas should contain enhancements such as trail connections, landscaping, gateway features, seating and overlook opportunities.

Response: The Graham Oaks Natural Area is located to the south of Villebois Village, abutting areas of SAP South. Therefore, this policy is not applicable to SAP North.

7. The ability to recreate year round shall be preserved through measures such as: the provision of some hard surfaces that function in the wet season; areas shaded from the sun; areas protected from the rain; safely lit areas and indoor recreation opportunities.

Response: Specific Area Plan - North includes a variety of year-round recreation and open space opportunities, including multi-use trails, hard surface sports areas, and play and park structures. Through the preservation of existing trees within parks and open space areas, shade from the sun and rain is provided within Regional Park 5, "Trocadero Park," to the south of the site and within park and open space areas in Phases 1-3 of SAP North.

9. The design of Villebois shall retain the maximum number of existing trees practicable that are six inches or more DBH in the "Important" or "Good" tree rating categories, which are defined in the Community Elements Books. Trees rated "Moderate" shall be evaluated on an individual basis as regards retention. Native species of trees and trees with historical importance shall be given consideration for retention.

Response: The attached *Tree Plan* (see Notebook Section IVB) depicts the approved tree preservation and removal for Phase 1, Phase 2, and Phase 3 and information added for Phase 4. The *Tree Plan* (see Notebook Section IVB) identifies the inventoried existing trees, their classification and their whether they will be/were retained or removed. For Phase 4, specific methodology used to determine DBH and tree ratings is described in the Tree Report (see Notebook Section IVE). Future Phases will be required to submit tree preservation information through a SAP Amendment. SAP North complies with this policy by retaining trees that are six inches or more in DBH and rated "Important" and "Good," to the extent feasible.

The majority of Phase 4 is pasture area, with trees concentrated in the northwestern portion of the site. The locations of residential lots, street improvements, alleys, and utilities were generally planned within areas that are mostly open; however, the future Tooze Road improvements and the intersection improvements of Paris Avenue and Tooze Road impact the trees located within the northwest corner of the site. Additional description of the proposed *Tree Plan* for Phase 4 is provided in subsequent sections of this report and in the Tree Report prepared by the project Arborist.

10. Each Specific Area Plan, Preliminary Development Plan and Final Development Plan shall include tree preservation plans and planting plans to indicate proposed tree planting within parks and along streets and descriptions of the size of trees when planted and upon maturity.

Response: The attached SAP Drawings (see Notebook Section IIIB) include specific information on tree preservation and street tree plans for Phase 4 and reflect Phase 1, Phase 2, and Phase 3 approvals. Future Phases will be required to submit additional information regarding tree preservation and plantings through a SAP Amendment.

12. Through time, the Developers shall have a responsibility to participate in planning, implementing and securing funding sources for a wetland naturalization and enhancement plan for the Coffee Lake wetland complex. These wetlands are adjacent to Coffee Creek and within the boundary of Villebois. The wetland naturalization and enhancement plan shall be initiated and completed with the phased development of the Village.

Response: The Coffee Lake wetland area is adjacent to the eastern portion of Villebois. Therefore, this policy measure is not applicable to Specific Area Plan - North.

13. The Villebois Master Plan shall comply with the Significant Resource Overlay Zone (SROZ) regulations. Proposed encroachments into the SROZ for exempt and non-exempt development shall be reviewed for compliance with the requirements of Section 4.139 of the Wilsonville Code.

Response: Compliance with SROZ requirements for Phase 1, Phase 2, and Phase 3 has been demonstrated with previous approvals. An SRIR evaluating the SROZ impacts and mitigation in OS-2 was approved with PDP 2N. There are no SROZ areas in Phase 4.

14. A conceptual plan for lighting of park spaces throughout Villebois is provided on the plan included in Appendix H. Future development applications shall comply with the lighting system proposed in Appendix H. Refinements may be approved in accordance with Village Zone Section 4.125(.18)(F).

Response: The conceptual plan for lighting of park spaces addresses major parks and open spaces within SAP North, such as the Tonquin Trail and the Neighborhood Commons. Phase 4 does not alter compliance of SAP North with this implementation measure.

15. Each child play area shall include uses suitable for a range of age groups.

Response: The attached *Park/Open Space/Pathways Plan* (see Notebook Section IIB) illustrates the child play areas approved with Phase 1, Phase 2, and Phase 3. Phase 4 does not have any parks or open space areas aside from linear green connections.

18. The park spaces included within each phase of development will be completed prior to occupancy of 50% of the housing units in that particular phase unless weather or other special circumstances prohibit completion, in which case bonding for the improvements shall be permitted.

Response: The Applicant/Developer will provide for completion of parks prior to occupancy of 50% of the housing units.

20. The adequacy, amount and location of the proposed parking (including ADA parking) necessary to serve the proposed park uses shall be evaluated in detail at the SAP and PDP level. Off-street parking may be required to serve the various park users.

Response: The parks and open space areas and on-street parking within Phase 1, Phase 2, and Phase 3 have been approved. There are no parks and open space areas proposed in Phase 4 but additional on-street parking has been provided to accommodate the skate park in RP-5.

UTILITIES

Sanitary Sewer

Goal

The Villebois Village shall include adequate sanitary sewer service.

Policy

1. The sanitary sewer system for Villebois Village shall meet the necessary requirements for the City of Wilsonville Wastewater Master Plan.

Implementation Measures

1. Implement the following list of policies and projects of the City of Wilsonville Wastewater Master Plan:
 - Policies: 1-7; and
 - Projects: CIP-UD2.
2. Incorporate the construction of CIP-UD2 into the Finance Plan.
3. Insure the 537 gpm capacity of the Evergreen Road sewer line is not exceeded with Specific Area Plan - South application.
4. Insure the 340 gpm capacity of the Park at Merryfield sewer line is not exceeded with Specific Area Plan - South application.
5. At the time of development of the Future Study Area, replace private pump station with Public Sanitary Sewer Lift Station build consistent with Technical Appendix I.

Response: The *Utility Plan* (see Notebook Section IVB) shows the approved sanitary system within Phase 1, Phase 2, Phase 3 and the proposed sanitary system within Phase 4. The sanitary system within Phase 4 of SAP North will comply with Policies 1 through 7 of the City of Wilsonville Wastewater Master Plan, as demonstrated by the *Utility Plan* (see Notebook Section IVB) and the attached Utility & Drainage Report (see Notebook Section IVC). No refinements to sanitary sewer are proposed.

Water

Goal

The Villebois Village shall include adequate water service.

Policy

The water system for Villebois Village shall meet the necessary requirements of the City of Wilsonville Water System Master Plan.

Implementation Measures

1. Implement the following list of Water System Master Plan policies and projects with development of Villebois Village:

- Policies: 1-7
- Projects:
 - 1) 18-inch main in Barber Street from Kinsman Road to Brown Road
 - 2) 48-inch main in Kinsman Road from Barber Street to Boeckman Road
 - 3) 24-inch main in Boeckman Road from Kinsman Road to Villebois Drive
 - 4) 18-inch main in Villebois Drive from Boeckman Road to Barber Street
 - 5) 18-inch main from Barber Street from Brown Road to Grahams Ferry
 - 6) 18-inch main in Grahams Ferry Road from Barber Street to Tooze Road
 - 7) 12-inch main in Grahams Ferry Road from the Future Study Area to Barber Street
 - 8) 30-inch main in Tooze Road from Villebois Drive to Grahams Ferry Road
 - 9) 12-inch main in extension of Villebois Drive from Barber to the Future Study Area
 - 10) 12-inch main connections from Barber Street to Evergreen

Response: The *Utility Plan* (see Notebook Section IVB) shows the water system for SAP North, reflecting Phase 1, Phase 2, Phase 3 approvals, and the proposed water system for Phase 4. The proposed water system will comply with Policies 1 through 7 of the Water System Master Plan. The 18-inch main in Grahams Ferry Road from Barber Street Road to SW Tooze Road has been constructed. Additionally, the City has already installed the 18-inch main from Barber Street from Brown Road to Grahams Ferry.

2. Incorporate the construction of the above referenced projects into the Finance Plan.

Response: Construction of water systems projects was incorporated into the Finance Plan in previous phases of Villebois.

Storm Drainage

Goal

The Villebois Village shall include adequate storm water systems to prevent unacceptable levels of flooding, protect receiving streams and water bodies from pollution and increased runoff rates due to development, and create a connection between people and the environment.

Policy

1. The onsite stormwater system for Villebois shall meet the necessary requirements of the City of Wilsonville Stormwater Master Plan and Public Works Standards.

Response: The *Utility Plan* (see Notebook Section IVB) shows the stormwater system for SAP North, reflecting Phase 1, Phase 2, Phase 3 approvals, and the proposed stormwater system for Phase 4. A supporting Utility and Drainage Report is included in Notebook Section IVC, which demonstrates that the stormwater system will meet the necessary requirements of the City of Wilsonville Stormwater Master Plan and Public Works Standards.

2. Villebois Village shall strive to minimize the development “footprint” on the hydrological cycle through the combination of stormwater management and rainwater management.
3. Villebois Village shall integrate rainwater management systems into parks and open space areas.

Response: Rainwater Management Systems are integrated into parks and open space areas as shown on the *Park/Open Space/Pathways Plan* (see Notebook Section IIIB). Rainwater management within PDP 4N will be provided through street trees and bio-retention cells located in planter strips in rights-of-way, as shown within the attached plans (see Notebook Section IVB).

Implementation Measures

3. Implement the following list of City Stormwater Master Plan policies and facilities:
 - Policies: 9.1-9.6
 - Projects: CLC-10

At a minimum CIP Project CLC-10 shall be complied with. Alternatives to CLC-10 shall be explored to additional restoration of historic flows. These alternatives, Options A and B, seek to restore historic flows to Arrowhead Creek thereby correcting the out of basin transfer that occurred with the construction of the Dammasch State Hospital. Analysis of these alternatives will be coordinated with the City, METRO, and affected property owners.

Response: The *Utility Plan* (see Notebook Section IVB) shows the stormwater system for Specific Area Plan - North, reflecting Phase 1, Phase 2, and Phase 3 approvals, and the proposed stormwater system for Phase 4. A supporting utility report in Notebook Section IIIC demonstrates that the stormwater system will meet the necessary requirements of the City of Wilsonville Stormwater Master Plan and Public Works Standards. CLC-10 was completed several years ago with phasing of Specific Area Plan - South. This proposed amendment does not alter this Implementation Measure.

4. Develop a Rainwater Management Program with the first Specific Area Plan that will provide opportunities for integrating water quality and detention into the site’s natural features and the proposed urban form, thus developing a green, natural, aesthetically pleasing rainwater management system. This program will provide the specific goal of reducing the increase in runoff from the 90th percentile of all rain events, mimicking pre-development hydrology and keeping Villebois Village true to its development goal of minimal negative impacts to the existing system. In addition to this standard, the program will provide guidelines and standards for the design of all stormwater systems challenging them to be creative and unique while meeting necessary requirements.

Response: Rainwater management within PDP 4N will be provided through street trees and bio-retention cells located in planter strips in rights-of-way, as shown within the attached plans (see Notebook Section IVB).

5. Construct CLC-10 as defined or implement Option A or B as proposed. Construction of CLC-10, or selection of an option to modify CLC-10, is to occur in accordance with the terms specific in the memorandum of understanding between the City/Villebois and Metro (Metro contract #926225).

6. Incorporate the construction of CLC-10 or as modified by Option A or B into the Finance Plan.

Response: CLC-10 was completed several years ago with phasing of Specific Area Plan - South. This is a request for amendment to SAP North. Therefore, this proposed amendment does not alter this Implementation Measure.

7. Insure that on-going costs to maintain rainwater systems in public right-of-way are included in the Finance Plan.
11. Pursuant to the City's Stormwater Master Plan Policies 9.2.4 and 9.2.5, maintenance of stormwater conveyance facilities, including detention/retention facilities will be planned as part of the Specific Area Plans for the Villebois Village.

Response: Ownership and maintenance of stormwater conveyance facilities for Phase 1, Phase 2, and Phase 3 has been addressed through the Ownership & Maintenance Agreement prepared with PDP 1N, PDP 2N, and PDP 3N. An Ownership & Maintenance Agreement addressing ownership and maintenance of stormwater conveyance facilities in Phase 4 and future phases will be prepared at the final plat review stage.

12. Complete the study of Options A and B with regard to CIP Project CLC-10 in accordance with the terms specified in the memorandum of understanding between the City/Villebois and Metro (Metro contract #926225). The study shall consider at least the following actions, which are required to obtain approval of the City Engineer:
 - Coordinate with and obtain approval of Metro and the City of Wilsonville for integration of a potential detention facility into the design of the Graham Oaks Natural Area. Obtain appropriate easements as required for said facility.
13. The City shall include the *Villebois Village Master Plan*, including the finalized concept of CLC-10, in future updates of the City of Wilsonville Stormwater Master Plan.

Response: CLC-10 was completed several years ago with phasing of Specific Area Plan - South. Amendments are proposed to SAP North to reflect previous approvals and add information for Phase 4. Therefore, this proposed amendment does not alter this Implementation Measure.

CIRCULATION

Goal

The Villebois Village shall provide for a circulation system that is designed to reflect the principles of smart growth.

Policy

1. The Villebois Village shall encourage alternatives to the automobile, while accommodating all travel modes, including passenger cars, trucks, buses, bicycles and pedestrians.

Implementing Measures

2. The *Villebois Village Master Plan* includes the following alternative street sections. Any proposed alternative street sections not included in the list below shall follow the review of procedure established in the 2003 TSP.

- On-street parking on Major Collector (VVMP street section D) and Minor Collector (VVMP street section E).
- Increase planter to 8' and median to 15' on Major Collector (VVMP section D), which increase right-of-way to 65' and curb-to-curb to 92'.
- Increase planter to 7.5' and stripe parking and bike lane on Residential Street (VVMP street section G), which increases curb-to-curb and right-of-way widths.
- Increase sidewalk widths on Residential Streets (VVMP street sections H, I, J and K) and increase planter strip widths on Residential Streets (VVMP street sections I, J, K, and L).
- Reduce curb-to-curb widths to 20' and not allowing parking on Residential Streets (VVMP street sections J, K, and M).

Response: SAP - North implements the street sections approved with the *Villebois Village Master Plan*. Phase 4 includes minor refinements to the alignment and location of connections to SW Tooze Road. The *Master Plan* showed both streets on East-West sides of RP-5 extending to and connecting with Tooze Road. The City has since evaluated planned improvements for Tooze Road and determined to move the connection to Tooze Road and limit to one access point on SW Paris Avenue. This better preserves the function of SW Tooze Road, a minor arterial.

3. Roundabout options at intersections not already identified on *Figure 7 - Street Plan* of the *Villebois Village Master Plan* shall be reviewed through the major alternative process.

Response: Phase 1, Phase 2, and Phase 3 have been approved and are in different stages of construction. No roundabouts are included with Phase 4 of SAP North.

4. Requests for major alternatives for access spacing less than 600 feet on Grahams Ferry Road will follow the process outlined in Wilsonville TSP Implementation Measure 4.1.1.b(3). If this major alternative request is approved, access standards shall be resolved. For publicly constructed streets, these standards may be waived for major alternatives by the City Council and for minor alternatives by the City Engineer. A major alternative is one that involves a significant change from the standards impacting capacity and speed, that changes pedestrian safety and convenience, or that alters large areas of required landscaping. Examples include but are not limited to changing the number of lanes, moving a sidewalk from the property-line to the curb-line, using alternatives to standard curb, gutter, and median systems for managing stormwater, or eliminating the landscaped strip. A minor alternative is one that involves a small change from the standards that does not affect capacity or speed and does not diminish safety or aesthetics for the project as a whole. Examples include but are not limited to moving a sidewalk to go around landscape features, or a small narrowing of lanes to fit tight right-of-way.

Response: SAP - North provides more than the required 600 foot access spacing on Tooze Road (see Notebook Section IIIB). This SAP amendment does not include a request for a major alternative for access spacing.

5. Curb extensions may be utilized within the Villebois Village area under the following basic principles for their placement and design:

- A minimum of 20-foot face-of-curb- to face-of-curb street width shall be provided at all residential street intersections, even where curb extensions are located. In the Village Center (inside the Village Loop), the minimum curb-to-

curb street width should be 22 feet, in order to accommodate delivery and garbage truck movements.

- Fire trucks, buses, and single-unit trucks (i.e., garbage trucks) shall be able to negotiate from collector/arterial streets without crossing the collector/arterial street centerline. Fire trucks shall be able to negotiate through residential streets, although it is acceptable for them to cross the street centerline on residential streets.
- Passenger car turning movements shall be able to stay within the street centerline on all streets.
- Bike lanes shall not be forced into vehicle travel lanes.

Placement of curb extensions shall be reviewed through the City's minor alteration process with Specific Area Plans.

Response: The *Circulation Plan* (see Notebook Section IIIB) includes the approved placement of curb extensions within Phase 1, Phase 2, and Phase 3 and the proposed placement of curb extensions within Phase 4. The placement of the curb extensions within Phase 4 is consistent with the Curb Extension Concept Plan in the SAP North Community Elements Book.

6. Street and pathway alignments shall be demonstrated to be in compliance with Significant Resource Overlay Zone (SROZ) regulations with Specific Area Plans.

Response: There are no SROZ areas in Phase 4.

7. Pedestrian and bicycle connectivity shall be provided between public and private street termination points and adjacent trails/pathways at the discretion of the City Engineer.

Response: The *Circulation Plan* and the *Street Sections* (see Notebook Section IIB) illustrate the street system within SAP North, including shared roadways for bicyclists and sidewalks. The *Park/Open Space/Pathways Plan* (see Notebook Section IIB) shows pedestrian/bicycle connections to adjacent streets or parks and open spaces throughout SAP North. Amendments to add specific information for Phase 4 continue this approach.

II. VILLAGE (V) ZONE

(.02) PERMITTED USES

Examples of principle uses that typically permitted:

- A. Single Family Detached Dwellings
- H. Non-commercial parks, plazas, playgrounds, recreational facilities, community buildings and grounds, tennis courts, and other similar recreational and community uses owned and operated either publicly or by an owners association.

Response: Land uses within Phase 1, Phase 2, and Phase 3 have been approved. Proposed uses within SAP North that are permitted pursuant to subsection (.02) are generally shown on the *Land Use Key* and *Land Use Plan* (see Notebook Section IIIB). SAP North continues to include a range of single-family detached dwellings and park and open space areas.

(.05) DEVELOPMENT STANDARDS APPLYING TO ALL DEVELOPMENTS IN THE VILLAGE ZONE

In addition to other applicable provisions of the Wilsonville Planning and Land Development Ordinance, all development in the Village zone shall be subject to Tables V-1 through V-4, and to the following. If there is conflict between the provisions of the Village zone and other portions of the Code, then the provisions of this section shall apply.

A. Block, Alley, Pedestrian and Bicycle Standards:

1. **Maximums Block Perimeter:** 1,800 feet, unless the Development Review Board makes a finding that barriers such as existing buildings, topographic variations, or designated Significant Resource Overlay Zone areas will prevent a block perimeter from meeting this standard.
2. **Maximum spacing between streets for local access:** 530 feet, unless the Development Review Board makes a finding that barriers such as existing buildings, topographic variations, or designated Significant Resource Overlay Zone areas will prevent street extensions from meeting this standard. Under such circumstances, intervening pedestrian and bicycle access shall be provided, with a maximum spacing of 330 feet from those local streets, unless the Development Review Board makes a finding that barriers such as existing buildings, topographic variations, or designated Significant Resource Overlay Zone areas will prevent pedestrian and bicycle facility extensions from meeting this standard.

Response: Circulation patterns within Phase 1, Phase 2, Phase 3, and Phase 4 are shown on the attached SAP Drawings (see Notebook Section IIIB). Phases 1-3 are built. Additional information for circulation within Phase 4 is included with this SAP Amendment.

Circulation patterns within Phase 4 of SAP North are dictated by the 600-foot access spacing standard along SW Tooze Road, located along the northern site boundary (City of Wilsonville Transportation System Plan requirement for a minor arterial) and by the planned locations for the Villebois Greenway as well as existing street patterns west of Phase 4. Blocks within the proposed PDP plan meet the maximum 1,800-foot block perimeter.

Blocks in the area generally meet the 530-foot maximum spacing between streets for local access. The only exception to this spacing is the block on the east side of the site, which is 570-feet in length. To accommodate the length of this block, a pedestrian/bike connection is provided at SW Oslo Street between Lots 23-24, which complies with the 330-foot maximum spacing.

B. Access: All lots with access to a public street, and an alley, shall take vehicular access from the alley to a garage or parking area, except as determined by the City Engineer.

Response: As shown on the attached drawings (see Notebook Section IIIB), all lots in Phase 4 with access to a public street and an alley shall take vehicular access from the alley to a garage or parking area. Compliance with this standard for Phase 1, Phase 2, and Phase 3 was addressed with previous approvals. Future Phases will be required to address this standard.

- C. Trailers, travel trailers, mobile coaches, or any altered variation thereof shall not be used for the purpose of conducting a trade or calling, or for storage of material, unless approved for such purpose as a temporary use.

Response: No trailers, travel trailers, mobile coaches, or such vehicles will be used for the purpose of conducting a trade or calling or for the storage of material unless approved as a temporary use.

D. Fences:

i. General Provisions:

- a. Fencing in the Village Zone shall be in compliance with the Master Fencing Program in the Adopted Architectural Pattern Book for the appropriate SAP.
- b. When two or more properties with different properties abut, the property with the largest front yard setback requirement shall be used to determine the length and height of the shared side yard fence, as required by Section 4.125(0.05)(D)(1)(a).
- c. The Development Review Board may, in their discretion, require such fencing as deemed necessary to promote and provide traffic safety, noise mitigation, and nuisance abatement, and the compatibility of different uses permitted on adjacent lots of the same zone and on adjacent lots of different zones.

2. Residential:

- a. The maximum height of any fence located in the required front yard of a residential development shall not exceed three (3) feet.
- b. Fences on residential lots shall not include chain link, barbed wire, razor wire, electrically charged wire, or be constructed of sheathing material such as plywood or flake board. Fences in residential areas that protect wetlands, or other sensitive areas, may be chain link.

Response: The SAP North Master Fencing Plan is part of the SAP - North Architectural Pattern Book. The SAP North Master Fencing Plan maps are proposed to be updated to include information for Phase 4.

Residential lot fencing occurs when each home is constructed, details of which are provided with Building Permit review. Residential lot fencing will occur in compliance with the fencing specified for the specific lot type and style in accordance with the SAP North Master Fencing Plan.

E. Recreational Area in Multi-Family Residential and Mixed Use Developments

Response: Phase 1 through Phase 4 of SAP North include lots for the single family residential homes; therefore this standard does not apply. Future phases of SAP North will be required to demonstrate compliance with these standard(s), if applicable.

F. Fire Protection:

- 1. All structures shall include a rated fire suppression system (i.e., sprinklers), as approved by the Fire Marshal

Response: All of the homes within the proposed SAP - North Phase 4 will include appropriate fire suppression systems. This will be verified with review of future building permit applications.

Table V-1 Development Standards

Response: All of the lots will be developed with single family detached dwelling units that meet minimum lot size specifications as defined in the SAP - North Architectural Pattern Book. No buildings are proposed with this application. Compliance with these standards will be reviewed with the Tentative Plat in conjunction with the PDP application and the subsequent Final Plat.

Single-Family Dwellings

Minimum lot size: 2,250 square feet

Minimum lot width: 35 feet

Minimum lot depth: 50 feet

Response: Lots will be designed to meet the applicable minimum lot size requirement and meet the applicable minimum lot width and depth specified for Small, Medium, Standard, and Large lots in the SAP - North Architectural Pattern Book, with allowed variations for site features, e.g. road alignment and site topography. The Tentative Plat depicting proposed lot sizes and dimensions will be reviewed in conjunction with the PDP.

(.06) STANDARDS APPLYING TO COMMERCIAL USES

A. All commercial uses shall be subject to the following:

- 1. A Neighborhood Center shall only be located at a Neighborhood Commons**

Response: Areas of SAP North are located within the conceptual neighborhood area in the northern portion of Villebois Village. As shown on the Neighborhood Concept Diagram in the *Master Plan*, a Neighborhood Commons is a part of Regional Park 5, the Final Development Plan for which was approved on 8/25/15 as DB15-0054 et seq.

(.07) GENERAL REGULATIONS - OFF-STREET PARKING, LOADING & BICYCLE PARKING

Except as required by Subsections (A) through (D), below, the requirements of Section 4.155 shall apply within the village zone.

A. General Provisions:

- 1. The provision and maintenance of off-street parking spaces is a continuing obligation of the property owner. The standards set forth herein shall be considered by the Development Review Board as minimum criteria.**
- 2. The Board shall have the authority to grant variances or refinements to these standards in keeping with the purposes and objectives set forth in this zone.**

Response: The applicant acknowledges that the provision and maintenance of off-street parking is the continuing obligation of the property owner. There are no variances or refinements to the standards of this section proposed with this application.

B. Minimum and Maximum Off-Street Parking Requirements:

1. Table V-2, Off-Street Parking Requirements, below, shall be used to determine the minimum and maximum parking standards for noted land uses. The number of required parking spaces shown in Table V-2 shall be determined by rounding to the nearest whole parking space...

Table V-2: Off-Street Parking Requirements

Category	Min. Vehicle Spaces	Max. Vehicle Spaces	Bicycle Short Term	Bicycle Long Term
Single Family Detached Dwelling Units	1.0 / DU	NR	NR	NR
Row Houses	1.0 / DU	NR	NR	NR

Response: Each of the proposed homes will provide a minimum of a two-car garage in compliance with this standard.

C. Minimum Off-Street Loading Requirements:

Response: SAP - North includes lots for development of single family homes; therefore no loading areas are required.

D. Bicycle Parking Requirements:

Response: SAP - North includes single family detached dwelling units. There is no bicycle parking requirement for these unit types, as noted in *Table V-2* above, therefore these standards do not apply.

(.08) OPEN SPACE

Open space shall be provided as follows:

- A. In all residential developments and in mixed-use developments where the majority of the developed square footage is to be in residential use, at least twenty-five percent (25%) of the area shall be open space, excluding street pavement and surface parking. In multi-phased developments, individual phases are not required to meet the 25% standard as long as an approved Specific Area Plan demonstrates that the overall development shall provide a minimum of 25% open space. Required front yard areas shall not be counted towards the required open space area. Required rear yard areas and other landscaped areas that are not within required front or side yards may be counted as part of the required open space.
- B. Open space area required by this Section may, at the discretion of the Development Review Board, be protected by a conservation easement or dedicated to the City, either rights in fee or easement, without altering the density or other development standards of the proposed development.

Provided that, if the dedication is for public park purposes, the size and amount of the proposed dedication shall meet the criteria of the City of Wilsonville standards. The square footage of any land, whether dedicated or not, which is used for open space shall be deemed a part of the development site for the purpose of computing density or allowable lot coverage. See SROZ provisions, Section 4.139.10.

- C. The Development Review Board may specify the method of assuring the long-term protection and maintenance of open space and/or recreational areas. Where such protection or maintenance are the responsibility of a private party or homeowners' association, the City Attorney shall review and approve any pertinent bylaws, covenants, or agreements prior to recordation.

Response: *Figure 5 - Parks & Open Space Plan* of the *Villebois Village Master Plan* indicates that there are 58.42 acres of parks and 101.31 acres of open space for a total of 159.73 acres within Villebois, approximately 33%. Parks and open spaces in Phase 1, Phase 2, and Phase 3 have already received approval. Phase 4 of SAP - North is generally consistent with the *Villebois Village Master Plan*. The *Master Plan* does not show open space or park areas in Phase 4. Linear greens are added to Phase 4 to provide increased pedestrian and bicycle connectivity.

(.09) STREET & ACCESS IMPROVEMENT STANDARDS

- A. Except as noted below, the provisions of Section 4.177 apply within the Village zone:
 - 1. General provisions:
 - a) All street alignment and access improvements shall conform to Figures 7, 8, 9A, and 9B of the *Villebois Village Master Plan*, or as refined in the *Specific Area Plan*, *Preliminary Development Plan*, or *Final Development Plan* and the following standards:

Response: Street alignments and access improvements within Phase 4 of SAP North are generally consistent with the *Villebois Village Master Plan*. Minor refinements are proposed to the alignment and location of north-south street locations. The *Master Plan* showed both streets on east and west sides of RP-5 extending to and connecting with SW Tooze Road. The City has since evaluated planned improvements for Tooze Road and determined to move the connection to Tooze Road and limit it to one access point on SW Paris Avenue. Eliminating one of the connections better preserves the function of Tooze Road, which is a minor arterial. Overall, PDP 4N better preserves the functionality of SW Tooze Road.

- i. All street improvements shall conform to the *Public Works Standards* and shall provide for the continuation of streets through proposed developments to adjoining properties or subdivisions, according to the *Master Plan*.

Response: Phase 1, Phase 2, and Phase 3 have already been approved and are in differing stages of construction. Street improvements within Phase 4 of SAP North will comply with the applicable *Public Works Standards*. The street system within Phase 4 is designed to provide for the continuation of streets within Villebois and to adjoining streets according to the *Master Plan*. The street system within Phase 4 is shown on the *Circulation Plan* (see Notebook Section IIIB).

- ii. All streets shall be developed according to the Master Plan.

Response: The street system of SAP North is illustrated on the *Circulation Plan* (see Notebook Section IIIB). All streets in Phase 4 will be developed in accordance with the *Master Plan*, with the minor refinements described in this report.

2. Intersections of streets

- a) **Angles:** Streets shall intersect one another at angles not less than 90 degrees, unless existing development or topography makes it impractical.
- b) **Intersections:** If the intersection cannot be designed to form a right angle, then the right-of-way and paving within the acute angle shall have a minimum of thirty (30) foot centerline radius and said angle shall not be less than sixty (60) degrees. Any angle less than ninety (90) degrees shall require approval by the City Engineer after consultation with the Fire District.

Response: The attached drawings (see Notebook Section IIIB) demonstrate that all proposed streets will intersect at angles consistent with the above standards.

- c) **Offsets:** Opposing intersections shall be designed so that no offset dangerous to the traveling public is created. Intersections shall be separated by at least:
 - 1) 1000 ft. for major arterials
 - 2) 600 ft. for minor arterials
 - 3) 100 ft. for major collector
 - 4) 50 ft. for minor collector

Response: The attached drawings (see Notebook Section IIIB) demonstrate that opposing intersections on public streets are offset, as appropriate, so that no danger to the traveling public is created.

d) Curb Extensions:

- 1) Curb extensions at intersections shall be shown on the Specific Area Plans required in subsection 4.125(.18)(C) through (F), below, and shall:
 - Not obstruct bicycle lanes on collector streets.
 - Provide a minimum 20 foot wide clear distance between curb extensions all local residential street intersections shall have, shall meet minimum turning radius requirements of the Public Works Standards, and shall facilitate fire truck turning movements as required by the Fire District.

Response: Proposed curb extensions within Phase 4 are shown on the *Circulation Plan* (see Notebook Section IIIB), none of which are located on collector streets. The attached drawings illustrate that all street intersections will have a minimum 20 foot wide clear distance between curb extensions.

3. Street grades shall be a maximum of 6% on arterials and 8% for collector and local streets. Where topographic conditions dictate, grades in excess of 8%, but not more than 12%, may be permitted for short distances, as approved by the City Engineer, where topographic conditions or existing improvements warrant modification of these standards.

Response: Phases 1-3 have already been constructed. The *Grading Plan* (see Notebook Section IIIB) demonstrates that proposed streets within Phase 4 can comply with this standard.

4. Centerline Radius Street Curves:

The minimum centerline radius street curves shall be as follows:

- a) Arterial streets: 600 feet, but may be reduced to 400 feet in commercial areas, as approved by City Engineer.
- b) Collector streets: 600 feet, but may be reduced to conform with the Public Works Standards, as approved by the City Engineer.
- c) Local streets: 75 feet

Response: Phases 1-3 have already been constructed. The *Circulation Plan* (see Notebook Section IIIB) demonstrates that all streets with Phase 4 will comply with the above standards.

5. Rights-of-way:

- a) See (.09) (A), above.

Response: Proposed rights-of-way within Phase 4 of SAP North are shown on the attached drawings (see Section IIIB). Rights-of-way will be dedicated and a waiver of remonstrance against the formation of a local improvement district will be recorded with recordation of final plat(s) in accordance with Section 4.177.

6. Access drives.

- a) See (.09) (A), above.
- b) 16 feet for two-way traffic.

Response: The attached drawings (see Notebook Section IIIB) demonstrate that all proposed access drives within Phase 4 of SAP North will have a minimum improvement width of 16 feet and will provide two-way travel. In accordance with Section 4.177, all access drives will be constructed with a hard surface capable of carrying a 23-ton load. All access drives will include dedicated easements for fire access and will be designed to provide a clear travel lane free from any obstructions.

7. Clear Vision Areas

- a) See (.09) (A), above.

Response: The *Circulation Plan* (see Notebook Section IIIB) illustrates that clear vision areas can be provided in compliance with the Section 4.177.

8. Vertical clearance:

- a) See (.09) (A), above.

Response: The *Circulation Plan* (See Notebook Section IIIB) illustrates that vertical clearance can be provided in compliance with the Section 4.177.

9. Interim Improvement Standard:

- a) See (.09) (A), above.

Response: With Phase 4, SW Paris Avenue will not connect directly to SW Tooze Road in the interim, until future improvements to Tooze Road are completed.

(.10) SIDEWALK AND PATHWAY IMPROVEMENT STANDARDS

A. The provisions of Section 4.178 shall apply within the Village zone.

Response: As previously described, Phases 1-3 have already been constructed. All sidewalks and pathways within Phase 4 of SAP North will be constructed in accordance with the standards of Section 4.178 and the *Villebois Village Master Plan*.

(.11) LANDSCAPING, SCREENING AND BUFFERING

A. Except as noted below, the provisions of Section 4.176 shall apply in the Village zone:

1. Streets in the Village zone shall be developed with street trees as described in the Community Elements Book.

Response: The Community Elements Book includes the Street Tree Master Plan for SAP - North. The SAP North Community Elements Book will be amended with this application to update maps to include information for Phase 4 (see Notebook Section III F). Phase 4 of SAP North will comply with the amended Street Tree Master Plan and the appropriate standards of Section 4.176.

(.12) MASTER SIGNAGE AND WAYFINDING

A. All signage and wayfinding elements within the Village Zone shall be in compliance with the adopted Signage and Wayfinding Master Plan for the appropriate SAP.

B. Provisions of Section 4.156.01 through 4.156.11 shall apply in the Village Zone except subsections 4.156.07 and 4.156.08. Portions of Section 4.156.08 pertaining to Town Center may be used for comparison purposes to assess conceptually whether signage is allowed in an equitable manner throughout the City. Sections 4.156.01 through 4.156.11 are not to be used for direct comparison of sign standards.

C. The Master Signage and Wayfinding Plan is the Master Sign Plan for the applicable SAP.

D. In the event of conflict between applicable standards of Section 4.156.11 and this subsection or the applicable Master Signage and Wayfinding Plan, this subsection and the Master Signage and Wayfinding Plan shall take precedence.

E. The following signs may be permitted in the Village Zone, subject to the conditions of this Section.

1. Site Signs

a. Signs that capture attention establishing a sense of arrival to Villebois and to areas within Villebois.

2. Site Directional

a. Permanent mounted signs informing and directing the public to major destinations within Villebois.

3. Retail Signs

- a. Signs which identify the retail uses, including bulkhead signs, blade signs, temporary window signs and permanent window signs designed to identify storefronts and provide information regarding the retail uses.
- 4. Informational Signs
 - a. Permanent mounted signs located along and adjacent to travel ways providing information to residents and visitors traveling within Villebois.
- 5. Flags and Banners
 - a. Permanent and temporary pole mounted signage intended to identify the graphic identity of Villebois and to identify seasonal events taking place within the Villebois Community.
- F. Dimensions and square footage of signs are defined in the Master Signage and Wayfinding Plan for the appropriate SAP.
- G. Signage locations are specified in the Master Signage and Wayfinding Plan for the appropriate SAP.
- H. The number of signs permitted is specified in the Master and Signage Wayfinding Plan for the appropriate SAP.

Response: The application includes a proposed amendment to the Signage and Wayfinding Master Plan to update site identifiers consistent with one street connection on SW Paris Avenue to SW Tooze Road (see Section IIIH).

(.13) DESIGN PRINCIPLES APPLYING TO THE VILLAGE ZONE

- A. The following design principles reflect the fundamental concepts, and support the objectives of the *Villebois Village Master Plan*, and guide the fundamental qualities of the built environment within the Village zone.
 - 1. The design of landscape, streets, public places and buildings shall create a place of distinct character.
 - 2. The landscape, streets, public places and buildings within individual development projects shall be considered related and connected components of the *Villebois Village Master Plan*.
 - 3. The design of buildings shall functionally relate to adjacent open space, gateways, street orientation, and other features as shown in the *Villebois Village Master Plan*.
 - 4. The design of buildings and landscape shall functionally relate to sunlight, climate, and topography in a way that acknowledges these conditions as particular to the Willamette Valley.
 - 5. The design of buildings shall incorporate regional architectural character and regional building practices.
 - 6. The design of buildings shall include architectural diversity and variety in its built form.
 - 7. The design of buildings shall contribute to the vitality of the street environment through incorporation of storefronts, windows, and entrances facing the sidewalk.
 - 8. The design of streets and public spaces shall provide for and promote pedestrian safety, connectivity and activity.

9. The design of buildings and landscape shall minimize the visual impact of, and screen views of off-street parking from streets.
10. The design of exterior lighting shall minimize off-site impacts, yet enable functionality.

Response: The SAP Drawings (see Notebook Section IIIB), the Architectural Pattern Book, and the Community Elements Book are intended to guide the Preliminary Development Plan and Final Development Plan applications to achieve a built environment that reflects the fundamental concepts and objectives of the *Master Plan*. The Design Principles of Section (.13) have driven the development of the SAP Drawings. Phase 4 will work in concert with the Design Principles, the amended SAP North Architectural Pattern Book, and the amended SAP North Community Elements Book to assure that the vision of Villebois is realized. This report demonstrates that the components SAP North are consistent with the Goals, Policies and Implementation Measures of the *Villebois Village Master Plan*.

(.14) DESIGN STANDARDS APPLYING TO THE VILLAGE ZONE

- A. The following design standards implement the Design Principles found in (.13), above, and enumerate the architectural details and design requirements applicable to buildings and other features within the Village (V) zone. The Design Standards are based primarily on the features, types, and details of the residential traditions in the Northwest, but are not intended to mandate a particular style or fashion. All development within the Village zone shall incorporate the following:

1. Generally:

- a. Flag lots are not permitted.

Response: No flag lots are proposed. Compliance with this standard will be assured during review of the PDP application.

- b. The minimum lot depth for a single-family dwelling with an accessory dwelling unit shall be 70 feet.

Response: The Architectural Pattern Book standardizes lot depth of Medium, Standard, and Large Lots at lengths that exceed 70 feet (minimum of 71 ft. for Medium Lots, and 90 ft. for Standard Lots and Large Lots). Therefore, Medium, Standard, and Large Lots meet the minimum lot depth requirement for a single family dwelling with an accessory dwelling unit. However, no accessory dwelling units are proposed with this application.

- c. Village Center lots may have multiple front lines.

Response: SAP North is not located in the Village Center; therefore this standard does not apply.

- d. For Village Center lots facing two or more streets, two of the facades shall be subject to the minimum frontage width requirement. Where multiple buildings are located on one lot, the facades of all buildings shall be used to calculate the Minimum Building Frontage Width.

Response: SAP North is not located in the Village Center; therefore this standard does not apply.

2. Building and site design shall include:
 - a. Proportions and massing of architectural elements consistent with those established in an approved Architectural Pattern Book or Village Center Architectural Standards.
 - b. Materials, colors and architectural details executed in a manner consistent with the methods included in an approved Pattern Book, Community Elements Book or approved Village Center Design.
 - c. Protective overhangs or recesses at windows and doors.
 - d. Raised stoops, terraces or porches at single-family dwellings.
 - e. Exposed gutters, scuppers, and downspouts, or approved equivalent.
 - f. The protection of existing significant trees as identified in an approved Community Elements Book.
 - g. A landscape plan in compliance with Sections (.07) and (.11), above.
 - h. Building elevations of block complexes shall not repeat an elevation found on an adjacent block.
 - i. Building elevations of detached buildings shall not repeat an elevation found on buildings on adjacent lots.
 - j. A porch shall have no more than three walls.
 - k. A garage shall provide enclosure for the storage of no more than three vehicles.

Response: The above Design Standards are incorporated into the Architectural Pattern Book, which is intended to identify architectural details and design features for use with SAP North. The above Design Standards are also incorporated into the Community Elements Book, which is intended to identify important contributing elements that establish a coherent community identity. Conformance with the Pattern Book and Community Elements Book will assure consistency with the Design Standards of subsection (.14). This application includes amendments to both of these books to add map information for Phase 4. Subsequent applications will review building and site design for consistency with the amended Pattern Book and Community Elements Book.

The *Park/Open Space/Pathways Plan* (see Notebook Section IIIB) conceptually depicts the landscape and program elements for the park/trail/open space areas of SAP North. The *Tree Plan* (see Notebook Section IIIB) identifies and inventories existing trees, their condition, and whether they are proposed to be retained or removed. Phases 1-3 have been constructed. The concurrent Preliminary Development Plan and Final Development Plan applications for Phase 4 North advance these drawings with detailed analysis of site-specific development.

3. Lighting and site furnishings shall be in compliance with the approved Architectural Pattern Book, Community Elements Book, or approved Village Center Architectural Standards.

Response: A standardized design for lighting and site furnishings is included in the approved SAP North Community Elements Book. This application includes an

amendment to update map information for Phase 4. Conformance with the amended Community Elements Book will assure consistency of lighting and site furnishings within Phase 4.

4. Building systems, as noted in Tables V-3 and V-4 (Permitted Materials and Configurations), below, shall comply with the materials, applications and configurations required therein.

Response: The criteria of Tables V-3 and V-4 (Permitted Materials & Configurations) are referenced in the SAP North Architectural Pattern Book. Subsequent building permit applications will review buildings for consistency with the criteria of Tables V-3 and V-4 and the Pattern Book.

(.18) VILLAGE ZONE DEVELOPMENT PERMIT PROCESS

C. Specific Area Plan (SAP) Application Procedures.

1. Purpose - A SAP is intended to advance the design of the Villebois Village Master Plan.
2. If not initiated by the City Council, Planning Commission or Development Review Board, an application for SAP approval shall be submitted by the Master Planner, and shall be accompanied by payment of a fee established in accordance with the City's fee schedule.

Response: The proposed amendments to SAP North to add information for Phase 4, is intended to advance the design of the *Villebois Village Master Plan*. The proposed SAP North amendment has been initiated by the Master Planner. The submittal of the SAP North amendment was accompanied by payment for a fee established by the City (see Notebook Section IC).

D. SAP Application Submittal Requirements:

1. Existing Conditions - An application for SAP approval shall specifically and clearly show the following features and information on maps, drawings, application form or attachments. The SAP shall be drawn at a scale of 1" = 100' (unless otherwise indicated) and may include multiple sheets depicting the entire SAP area, as follows:
 - a) Date, north arrow and scale of drawing.
 - b) The boundaries of the Specific Area Plan as may be refined and in keeping with the intent of the Villebois Village Master Plan's conceptual location of SAPs.
 - c) A vicinity map showing the location of the SAP sufficient to define its location and boundaries and Clackamas County Tax Assessor's map numbers of the tract boundaries. The vicinity map shall clearly identify the nearest cross streets.
 - d) An aerial photograph (at 1" = 500') of the proposed site and properties within 50 feet of the SAP boundary.
 - e) The size, dimensions, and zoning of each lot or parcel tax lot and Tax Assessor's map designations for the SAP and properties within 50 feet of the SAP boundary.
 - f) The location, dimensions and names, as appropriate, of existing and platted streets and alleys on and within 50 feet of the perimeter of the SAP, together with the location of existing and planned

easements, sidewalks, bike routes and bikeways, trails, and the location of other important features such as section lines, section corners, and City boundary lines. The plan shall also identify all trees 6 inches and greater d.b.h. on the project site only.

- g) Contour lines shall relate to North American Vertical Datum of 1988 and be at minimum intervals as follows:
 - i) One (1) foot contours for slopes of up to five percent (5%);
 - ii) Two (2) foot contours for slopes from six percent (6%) to twelve (12%);
 - iii) Five (5) foot contours for slopes from twelve percent (12%) to twenty percent (20%). These slopes shall be clearly identified, and
 - iv) Ten (10) foot contours for slopes exceeding twenty percent (20%).
- h) The location of areas designated Significant Resource Overlay Zone (SROZ), and associated 25-foot Impact Areas, within the SAP and within 50 feet of the SAP boundary, as required by Section 4.139.

Response: The attached drawings for SAP North (see Notebook Section IIIB) provide the information required above, as applicable to this request.

- 2. SAP Development Information - The following information shall also be shown at a scale of 1" = 100' and may include multiple sheets depicting the entire SAP area.
 - a) A site circulation plan showing the approximate location of proposed vehicular, bicycle and pedestrian access points and circulation patterns, and parking and loading areas.
 - b) The approximate location of all proposed streets, alleys, other public ways, curb extensions, sidewalks, bicycle and pedestrian accessways, neighborhood commons, and easements on. The map shall identify existing subdivisions and development and un-subdivided land ownerships adjacent to the proposed SAP site.
 - c) The approximate projected location, acreage, type and density of the proposed development. For the residential portions of the SAP, the master developer shall identify: 1) the overall minimum and maximum number of housing units to be provided and 2) the overall minimum and maximum number of housing units to be provided, by housing type.
 - d) The approximate locations of proposed parks, playgrounds or other outdoor play areas, outdoor common areas, usable open spaces, and natural resource areas or features proposed for preservation. This information shall include identification of areas proposed to be dedicated or otherwise preserved for public use and those open areas to be maintained and controlled by the owners of the property and their successors in interest for private use. This information shall be provided in tabular form, and shall reconcile all such areas as may have been adjusted through prior approvals.
 - e) A composite utility plan illustrating existing and proposed water, sanitary sewer, and storm drainage facilities necessary to serve the SAP.

- f) A grading plan illustrating existing and proposed contours as prescribed previously in this section.
- g) A development sequencing plan
- h) A utilities sequencing plan
- i) A bicycle and pedestrian circulation plan
- j) A tree removal and tree protection plan

Response: The attached drawings (see Notebook Section IIIB) provide the applicable information required above.

- k) A property owner list, as required by Section 4.035.

Response: A mailing list for property owners within 250 feet of the subject site is provided with this application (see Notebook Section ID).

- l) At the applicant's expense, the City shall have a Traffic Impact Analysis prepared, as required by Section 4.030(.02)(B), to review the anticipated traffic impacts of the proposed development. This traffic report shall include an analysis of the impact of the SAP on the local street and road network, and shall specify the maximum projected average daily trips and maximum parking demand associated with buildout of the entire SAP, and it shall meet Subsection 4.140(.09)(J)(2).

Response: A copy of the Traffic Impact Analysis is provided in Notebook Section IVD.

- m) A master signage and wayfinding plan

Response: This application includes a proposed amendment to the Signage and Wayfinding Master Plan to update locations of site identifiers to reflect the one connection to SW Tooze Road on SW Paris Avenue.

- n) A rainwater management program

Response: No amendments are proposed to the Rainwater Management Book.

3. Architectural Pattern Book - An Architectural Pattern Book shall be submitted to all development outside the Village Center Boundary, addressing the following:
 - a) Illustrate areas within the Specific Area Plan covered by the Architectural Pattern Book.
 - b) An explanation of how the Architectural Pattern Book is organized, and how it is to be used.
 - c) Define specific standards for architecture, color, texture, materials, and other design elements.
 - d) Include a measurement or checklist system to facilitate review of development conformity with the Architectural Pattern Book.
 - e) Include the following information for all row houses, duplexes, and single-family detached housing inside and outside of the Village Center, and for all other buildings outside of the Village Center, including Neighborhood Center(s) within the SAP:

- i. Illustrate and describe the Regional and Climatic conditions affecting the SAP, and the proposed building types including:
 - Relationship of indoor and outdoor spaces.
 - Design for rainwater paths including roof forms, gutters, scuppers and downspouts.
 - Design for natural day-lighting.
 - Massing and materials
- f) Illustrate and describe examples of appropriate architectural styles and how they would be applied to specific land use types, including the definitions (i.e., specifications) of the elements, massing, and façade composition for each style including:
 - i. Architectural precedent and/or historic relevance of each style.
 - ii. Massing, proportions, and roof forms, including details.
 - iii. Doors, windows and entrances showing trim types and details.
 - iv. Porches, chimneys and unique features or details.
 - v. Materials, colors, light fixtures and accents.
 - vi. Downspouts and gutters.
- g) Illustrate and describe examples of appropriate exterior lighting types, and how their design:
 - i. Minimizes glare.
 - ii. Minimizes emission of light beyond the boundaries of a development site.
 - iii. Conserves energy.
 - iv. Maintains nighttime safety, utility, security, and productivity.
 - v. Minimizes the unnatural brightening of the night sky.
- h) A Master Fencing Program illustrating and describing the specifications and materials for fencing within the SAP.

Response: The SAP - North Architectural Pattern Book (see Notebook Section III G) includes information addressing all of the above items. This application includes a request to amend SAP - North Architectural Pattern Book to include Plan Area 4. Specific amendments proposed with Plan Area 4 are as follows:

- Update Guiding Principles of the Village Master Plan, page A4
- Update Lot Types and Sustainability in the Specific Area Plan North, page A5
- Update Locations of Community Fencing and Monumentation, page E3
- Update SAP North Locations of Community Fencing and Monumentation, page E4

4. Community Elements Book - A Community Elements Book shall be submitted, including the following:
 - a) Lighting Master Plan and Specifications, which address the requirements of Section 4.125(.18)(D)(3)(g)
 - b) Lighting Master Plan and Specifications
 - c) Site Furnishings Master Plan Specifications
 - d) Curb Extensions Master Plan and Specifications
 - e) Street Sign Master Plan and Specifications meeting Street Tree Master Plan and Specifications
 - f) Post Box Specifications

- g) Bollard Specifications
- h) Trash Receptacle Specifications
- i) Recycling Receptacle Specifications
- j) Bench Specifications
- k) Bicycle Rack and Locker Specifications
- l) Playground Equipment Specifications
- m) Master Plan List and Specification

Response: A standardized design for the above-listed elements is included in the SAP North Community Elements Book (see Notebook Section IIIF). This application includes a request to amend the Community Elements Book to include updated information to include Phase 4. Specific amendments proposed with Plan Area 4 are listed below:

- Update Lighting Master Plan Diagram, page 4
- Update Curb Extension Concept Plan Diagram, page 5
- Update Street Tree Master Plan Diagram, page 7
- Update Mailbox Location Map Diagram, page 11

5. Rainwater Management Program - A Rainwater Management Program shall be submitted, addressing the following:

- a) Provision for opportunities to integrate water quality, detention, and infiltration into SAP's natural features and proposed development areas;
- b) Provision of methods reducing the increase in runoff from the 90th percentile of all rain events and meet pre-development hydrology to the greatest extent practicable;
- c) Identification of guidelines and standards for the design of all Rainwater Management Systems within the SAP, that:
 - i. Manage the ¼-inch, 24-hour rainfall event at pre-development levels.
 - ii. Mitigate 100% of impervious area from private areas within public areas and/or private areas (i.e. parks and open space areas, public street rights-of-way).
 - iii. Mitigate 100% of impervious area from all public areas within public areas (i.e. parks and open space areas, public street rights-of-way).
 - iv. Remove 70% of Total Suspended Solids (TSS) for ¼-inch, 24-hour storm event for all development areas.
 - v. Remove 65% of Phosphorus for ¼-inch, 24-hour storm event for all development areas.
 - vi. Integrate compost-amended topsoil in all areas to be landscaped to help detain runoff, reduce irrigation and fertilizer needs, and create a sustainable, low-maintenance landscape.
 - vii. Treatment associated with stormwater runoff will be considered in meeting Total Suspended Solids (TSS) and Phosphorus removal requirements.

Response: A standardized design for the above-listed elements is included in the approved Rainwater Management Book. No amendments to the Rainwater Management Book are proposed.

6. **Master Signage and Wayfinding - A Master Signage and Wayfinding Plan shall be submitted with an SAP application and shall address the following:**
 - a) Illustrate the boundaries of the SAP covered by the Master Signage and Wayfinding Plan.
 - b) An explanation of how the Master Signage and Wayfinding Plan is organized and how it will be used.
 - c) Define specific standards for signage and wayfinding elements within the subject SAP.
 - d) Define specifications for logo, typography, symbols and color palate.

Response: A standardized design for the above-listed elements is included in the approved SAP North Master Signage and Wayfinding Plan. This application includes a proposed amendment to the Signage and Wayfinding Master Plan, to update map information for the inclusion of Phase 4. Specific Amendments proposed with Phase 4 are listed below:

- Update to Master Signage and Wayfinding Plan, page G0.4

8. **SAP Narrative Statement - A narrative statement shall be submitted addressing the following:**
 - a) A description, approximate location and timing of each proposed phase of development within the SAP.

Response: The Introductory Narrative (see Section IA) includes a description and timing of the proposed development phasing for SAP North. This is further detailed in the concurrent PDP application for Phase 4. Additional phasing information will be required to be included with future PDP applications for subsequent phases.

- b) An explanation of how the proposed complies with the applicable standards of this section.

Response: Section II of this report provides explanation of how the proposed development is consistent with the standards of the Village zone.

- c) A statement describing the impacts of the proposed development on natural resources within the SAP and how the proposed development complies with the applicable requirements of Chapter 4.

Response: The Introductory Narrative (see Section IA) provides a description of the impacts of the proposed development on natural resources within Phase 4 of SAP North. Compliance with the applicable requirements of Chapter 4 is demonstrated in Section III of this report.

- d) Includes a description of the goals and objectives of the Villebois Village Master Plan and the Design Principles of the V Zone, and how they will be met for the specified land use area.

Response: Section I of this report provides an explanation of how the proposed development is generally consistent with the *Villebois Village Master Plan*. Section II of this report provides an explanation of how the proposed development will meet the Design Principles of the Village zone.

- e) Includes information demonstrating how the Pattern Book satisfies the goals and concepts of the *Villebois Village Master Plan*, the Design Principles and Design Standards of the Village zone.

Response: Section I of this report provides an explanation of how the proposed Pattern Book amendments satisfy the goals and concepts of the *Villebois Village Master Plan*. Section II of this report provides an explanation of how the amended Pattern Book continues to meet the Design Principles and Design Standards of the Village zone.

- f) Where applicable, a written description of the proposal's conformance with the Village Center Design Principles and Standards.

Response: Specific Area Plan - North does not include areas within the Village Center. Therefore, the above standard is not applicable to this application.

E. SAP Approval Process and Review Criteria

- 1. An application for SAP approval shall be reviewed using the following procedures:
 - a) Notice of a public hearing before the Development Review Board regarding a proposed SAP shall be made in accordance with the procedures contained in Section 4.012.

Response: In accordance with the procedures contained in Section 4.012, the City shall provide notice of a public hearing before the Development Review Board on the proposed amendment to SAP North.

- b) The Development Review Board may approve an application for SAP approval only upon finding the following approval criteria are met:
 - 1. That the proposed SAP:
 - a) Is consistent with the standards identified in this section.

Response: Section II of this report provides an explanation of how the proposed amendment to SAP North is consistent with the standards of the Village zone.

- b) Complies with the applicable standards of the Planning and Land Development Ordinance, and

Response: Section III of this report provides an explanation of how the proposed amendment is consistent with the applicable standards of the Planning and Land Development Ordinance.

- c) Is consistent with the *Villebois Village Master Plan*. Those elements of the *Village Master Plan* with which the SAP must be consistent are the Plan's Goals, Policies, and Implementation Measures, and, except as the text otherwise provides, Figures 1, 5, 6A, 7, 8, 9A and 9B.

Response: Section I of this report provides an explanation of how the proposed SAP amendment with minor refinements is consistent with the Goals, Policies and Implementation Measures and Figures of the *Villebois Village Master Plan*, as applicable to this request.

2. If the SAP is to be phased, as enabled by Section 4.125(.18)(D)(2)(g) and (h), that the phasing schedule is reasonable.

Response: The attached *Phasing Plan* (see Notebook Section IIIB) depicts the phasing of SAP North, adding the proposed Phase 4. The subsequent phases of SAP North are identified as “Future Phases,” as additional information will be required for the Future Phases of SAP North.

F. Refinements to Approved Villebois Village Master Plan

1. In the process of reviewing a SAP for consistency with the Villebois Village Master Plan, the Development Review Board may approve refinements, but not amendments, to the Master Plan. Refinements to the Villebois Village Master Plan may be approved by the Development Review Board as set forth in Section (.18)(F)(2), below. Amendments to the Villebois Village Master Plan may be approved by the Planning Commission as set forth in Section 4.032(.01)(B).

a) Refinements to the Master Plan are defined as:

- i. Changes to the street network or functional classification of streets that do not significantly reduce circulation system function or connectivity for vehicles, bicycles or pedestrians.

Response: A comparison of the *Circulation Plan* from the proposed PDP 4N (see Exhibit IVB) and the *Circulation Plan* from the *Master Plan* shows the following differences in the circulation system. The *Master Plan* showed both streets on East-West sides of RP-5 extending to and connecting with SW Tooze Road. The City has since evaluated planned improvements for Tooze Road and determined to move the connection to Tooze Road and limit it to one access point on SW Paris Avenue. Eliminating one of the connections better preserves the function of Tooze Road, which is a minor arterial. Overall, PDP 4N better preserves the functionality of SW Tooze Road. These refinements do not reduce the function of the circulation system or connectivity for vehicles, bicycles or pedestrians.

- ii. Changes to the nature or location of parks, trails or open space that do not significantly reduce function, usability, connectivity, or overall distribution or availability of these uses in the Specific Area Plan.

Response: The *Master Plan* shows no parks and open space, except for Regional Park 5 (RP-5) to the south of the site. The proposed plan provides for a completion of RP-5 as shown in the *Master Plan* and as approved with FDP for RP-5 (DB15-0054 et seq). The proposed plan also adds linear greens not shown in the *Master Plan*.

- iii. Changes to the nature or location of utilities or storm water facilities that do not significantly reduce the service or function of the utility or facility.

Response: The *Master Plan* for the subject area shows Onsite Water Quality along Tooze Road and a larger area reserved for Rainwater Management. Tooze Road improvements affect the location and space of onsite stormwater and rainwater facilities. Water quality facilities have been moved off-site and retrofitted to meet

Tooze Road improvements. The refinements to rainwater management within PDP 4N include street trees and bio-retention cells located in planter strips in rights-of-way, as shown within the attached utility plans (see Notebook Section IVB), in order to utilize the space available.

- iv. Changes to the location or mix of land uses that do not significantly alter the overall distribution or availability of uses in the affected SAP.
- v. A change in density that does not exceed ten percent, provided such density change does not result in fewer than 2,300 dwelling units in the Village.

Response: The *Master Plan* for the subject area shows large, standard, medium, small, and neighborhood apartment uses within the Phase 4 area.

PDP 4N proposes 63 single family detached dwellings - 23 small lots, 21 medium lots, 11 standard lots, and 8 large lots. The refinements to the *Master Plan* include a change in mix and unit counts, as well as a reconfiguration of the locations of the types of units. The refinement achieves a better mix of smalls and mediums within each block and along each street frontage. Additionally, the refinement larges along Tooze Road at the edge of the project. Overall, this creates a transition from larger units to smaller units moving toward the Villebois Greenway; south of the Greenway are smalls, cottages, and row homes, increasing in density and massing toward the core of the Village Center.

Table A below shows the number of units in each land use category currently approved within SAP North and the number of units in the SAP with the proposed refinement as well as the percent change in each aggregate land use category.

Table A. Comparison of Currently Approved and Proposed Unit Counts

	Currently Approved Count in SAP N	Proposed Unit Count in SAP N	% Change
Medium/Standard/ Large/Estate	174	179	2.87%
Small Detached/ Small Cottage/ Row Homes/ Neighborhood Apt.	273	246	-9.89%
Total	447	425	-4.92%

NOTE: Currently approved Unit Count for SAP North reflects the SAP North Amendment that occurred in conjunction with PDP 3N which set unit counts for SAP North.

Table A shows that the proposed refinements does not exceed the 10% standard. This proposal results in a total of 2,565 units within Villebois. This is above the density of 2,300 units required to be obtained across Villebois, meeting the refinement criteria.

None of the conditions of approval for SAP North are specific to the proposed refinements. As the proposed refinements will not compromise the project’s ability to comply with SAP conditions of approval, they will equally meet the conditions of approval of SAP North.

The proposed refinements will equally or better meet the following Goals, Policies, and Implementation Measures of the *Villebois Village Master Plan* than the SAP North plan, as described below and within Section I of this report.

- b) As used herein, “significant” means:
 - 1) More than ten percent of any quantifiable matter, requirement, or performance measure, as specified in (.18)(F)(1)(a), above, or,
 - 2) That which negatively affects any important, qualitative feature of the subject, as specified in (.18) (F)(1)(a), above.

Response: The refinements described above are not “significant” according to the above code definition. The proposed refinements are not more than 10% of any quantifiable matter, requirement, or performance measure. The proposed refinements do not negatively affect any important, qualitative feature of the project.

2. Refinements meeting the above definition may be approved by the DRB upon the demonstration and finding that:

- a) The refinements will equally or better meet the Goals, Policies and Implementation Measures of the *Villebois Village Master Plan*.

Response: As demonstrated with Section I of this report, SAP North, along with the proposed refinements to the Master Plan for Phase 4, equally or better meets the Goals, Policies and Implementation Measures of the *Villebois Village Master Plan*. The refinements described above improve the overall aesthetic and functional use of the proposed plan by better protecting the function of Tooze Road and by providing a better mix of land uses with each block and along each street frontage.

The proposed refinements will better meet the following Goals, Policies and Implementation Measures of the *Villebois Village Master Plan*.

- **Residential Neighborhood Housing, Policy 5** - *The Villebois Village shall provide a mix of housing types within each neighborhood on each street to the greatest extent practicable.*

The attached plans (see Notebook Section IIIB) illustrate that SAP North provides a mix of housing types generally consistent with the *Master Plan*. Phase 4 provides a mix of housing types to the greatest extent possible, ranging from small to large, while also providing a similar land use pattern to the other edges of Villebois.

- **Residential Neighborhood Housing, Policy 10** - *Natural features shall be incorporated into the design of each neighborhood to maximize their aesthetic character while minimizing impacts to said natural features.*

The *Park/Open Space/Pathways Plan* (see Notebook Section IIIB) shows how the design of SAP North incorporates natural features to maximize their aesthetic character and minimize impacts to natural features. There are no SROZ areas in Phase 4 North.

- b) The refinement will not result in significant detrimental impacts to the environment or natural or scenic resources of the SAP and Village area, and

Response: As described throughout this report, the proposed refinements will not result in significant detrimental impacts to the environment or natural or scenic resources within Phase 4 and the Village area.

- c) The refinement will not preclude an adjoining or subsequent SAP area from development consistent with the Master Plan.

Response: Phase 3 of SAP North is located immediately to the west of Phase 4 and was approved with PDP 3N (DB13-0020 et al). Future phases not yet approved are located to the east of Phase 4. This SAP amendment adds information for Phase 4 and is consistent with planned circulation patterns. Therefore, the proposed amendment will not preclude an adjoining or subsequent SAP area from development consistent with the *Master Plan*.

3. Amendments are defined as changes to elements of the Master Plan not constituting a refinement. Amendments to the Master Plan must follow the same procedures applicable to adoption of the Master Plan itself.

Response: This application does not include any amendment to the *Master Plan*. All of the proposed changes fall within the definition of refinements and are addressed within this report.

III. WILSONVILLE PLANNING & LAND DEVELOPMENT ORDINANCE

SECTION 4.139 SIGNIFICANT RESOURCE OVERLAY ZONE

Response: The *Existing Conditions* Plan (see Notebook Section IIB) shows that Phase 4 has no SROZ areas; therefore, Section 4.139 does not apply.

SECTION 4.154 ON-SITE PEDESTRIAN ACCESS AND CIRCULATION

(.02) On-site Pedestrian Access and Circulation

- A. The purpose of this section is to implement the pedestrian access and connectivity policies of the Transportation System Plan. It is intended to provide for safe, reasonably direct, and convenient pedestrian access and circulation.

Response: PDP 4N will be in compliance with Section 4.154 and provide for safe, reasonably direct, and convenient pedestrian access and circulation, as described below.

- B. Standards. Development shall conform to all the following standards:
 1. Continuous Pathway System. A pedestrian pathway system shall extend throughout the development site and connect to adjacent sidewalks, and to all future phases of the development, as applicable.

Response: Pedestrian pathway systems (sidewalks) in PDP 4N extend throughout the development site and connect to adjacent sidewalks. Linear greens exist to facilitate crossings throughout the middle of the site and onto future development.

2. Safe, Direct, and Convenient. Pathways within developments shall provide safe, reasonably direct, and convenient

connections between primary building entrances and all adjacent parking areas, recreational areas/playgrounds, and public rights-of-way and crosswalks based on all of the following criteria:

Response: Pathways provide safe, reasonably direct, and convenient connections between adjacent RP-5 to the south of the site. A pedestrian crossing is located on the intersections of SW Palermo Street and Paris Avenue and SW Palermo Street and Amsterdam Avenue to provide a direct connection between PDP 4N and RP-5.

- a. Pedestrian pathways area designed primarily for pedestrian safety and convenience, meaning they are free from hazards and provide a reasonably smooth and consistent surface.

Response: Pedestrian pathways will be free from hazards and will provide a reasonably smooth and consistent surface.

- b. The pathway is reasonably direct. A pathway is reasonably direct when it follows a route between destinations that does not involve a significant amount of unnecessary out-of-direction travel.

Response: The pathways will be reasonably direct and will not involve a significant amount of unnecessary out-of-direction travel.

- c. The pathway connects to all primary building entrances and is consistent with the Americans with Disabilities Act (ADA) requirements.

Response: The pathways connect to the front of each home and are consistent with the Americans with Disabilities Act (ADA) requirements.

- d. All parking lots larger than three acres in size shall provide an internal bicycle and pedestrian pathway pursuant to Section 4.155(.03)(B.)(3.)(d.).

Response: There are no parking lots within PDP 4N; therefore this criteria is not applicable.

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

Response: Pedestrian pathways will be separated from the vehicle lane by a mountable curb.

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

Response: No crosswalks cross alleys or parking areas in PDP 4N; therefore, this criteria is not applicable.

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

Response: Primary pathways will be constructed of concrete that are at least five (5) feet in width.

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

Response: Pathways will be clearly marked with appropriate standard signs.

SECTION 4.156 SIGN REGULATIONS

Response: This application includes an amendment to the SAP North Master Signage and Wayfinding Plan to add map information for Phase 4 (see Section IIIH).

SECTION 4.171 GENERAL REGULATIONS - PROTECTION OF NATURAL FEATURES & OTHER RESOURCES

(.02) General Terrain Preparation

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

Response: The SAP Drawings (see Notebook Section IIIB) demonstrate that SAP North and Phase 4 have been designed with maximum regard to natural terrain features and topography. Phases 1-3 have been constructed. Future Phases will be required to submit additional information and demonstrate compliance with these standards through an SAP Amendment. No hillside areas or floodplains are located within Phase 4. The *Tree Plan* shows proposed tree preservation and the *Grading Plan* conceptually shows proposed grading within the subject area. All subsequent grading, filling, and excavating will be done in accordance with the Uniform Building Code.

Disturbance of soils and removal of trees and other native vegetation will be limited to the extent necessary to construct the proposed development. Construction will occur in a manner that avoids substantial probabilities of accelerated erosion; pollution, contamination or siltation of lakes, rivers, streams and wetlands; damage to vegetation; and injury to wildlife and fish habitats.

(.03) Hillsides: All developments proposed on slopes greater than 25% shall be limited to the extent that:

Response: Phase 4 of SAP - North does not include any areas of slopes in excess of 25%. Therefore, this standard does not apply to this application.

(.04) Trees and Wooded Areas.

- A. All developments shall be planned, designed, constructed and maintained so that:
 - 1. Existing vegetation is not disturbed, injured, or removed prior to site development and prior to an approved plan for circulation, parking and structure location.
 - 2. Existing wooded areas, significant clumps/groves of trees and vegetation, and all trees with a diameter at breast height of six inches or greater shall be incorporated into the development plan and protected wherever feasible.
 - 3. Existing trees are preserved within any right-of-way when such trees are suitably located, healthy, and when approved grading allows.
- B. Trees and woodland areas to be retained shall be protected during site preparation and construction according to City Public Works design specifications, by:
 - 1. Avoiding disturbance of the roots by grading and/or compacting activity.
 - 2. Providing for drainage and water and air filtration to the roots of trees which will be covered with impermeable surfaces.
 - 3. Requiring, if necessary, the advisory expertise of a registered arborist/horticulturist both during and after site preparation.
 - 4. Requiring, if necessary, a special maintenance, management program to insure survival of specific woodland areas of specimen trees or individual heritage status trees.

Response: The *Tree Plan* (see Notebook Section IVB) depicts existing trees and identifies and ranks trees to be retained or removed in SAP North. The *Tree Plan* is updated for Phase 4. Additional information will be required for Future Phases through a SAP Amendment.

A Tree Report (see Notebook Section III E) has been prepared by Morgan Holen & Associates, LLC that inventories and evaluates the existing trees in Phase 4. The Tree Report includes a tree inventory indicating the common and species names, DBH, condition, and recommended treatment of on-site trees in Phase 4.

The majority of Phase 4 is pasture with trees concentrated around the northwestern area of the site. The locations of residential lots, street improvements, alleys, and utilities were generally planned within areas that are mostly open; however, the

future Tooze Road improvements and the intersection improvements of Paris Avenue and Tooze Road impact the trees located within the northwest corner of the site.

(.05) High Voltage Power line Easements and Rights of Way and Petroleum Pipeline Easements:

- A. Due to the restrictions placed on these lands, no residential structures shall be allowed within high voltage powerline easements and rights of way and petroleum pipeline easements, and any development, particularly residential, adjacent to high voltage powerline easements and rights of way and petroleum pipeline easement shall be carefully reviewed.
- B. Any proposed non-residential development within high voltage powerline easements and rights of way and petroleum pipeline easements shall be coordinated with and approved by the Bonneville Power Administration, Portland General Electric Company or other appropriate utility, depending on the easement or right of way ownership.

Response: Phase 4 does not contain any high voltage powerline or petroleum pipeline easements or rights of way.

(.06) Hazards to Safety: Purpose:

- A. To protect lives and property from natural or human-induced geologic or hydrologic hazards and disasters.
- B. To protect lives and property from damage due to soil hazards.
- C. To protect lives and property from forest and brush fires.
- D. To avoid financial loss resulting from development in hazard areas.

Response: Development of the subject area will occur in a manner that minimizes potential hazards to safety.

(.07) Standards for Earth Movement Hazard Areas:

- A. No development or grading shall be allowed in areas of land movement, slump or earth flow, and mud or debris flow, except under one of the following conditions.

Response: Development of the subject area will occur in a manner that minimizes potential hazards to safety. No earth movement hazard areas have been identified within the subject area.

(.08) Standards for Soil Hazard Areas:

- A. Appropriate siting and design safeguards shall insure structural stability and proper drainage of foundation and crawl space areas for development on land with any of the following soil conditions: wet or high water table; high shrink-swell capability; compressible or organic; and shallow depth-to-bedrock.
- B. The principal source of information for determining soil hazards is the State DOGAMI Bulletin 99 and any subsequent bulleting and accompanying maps. Approved site-specific soil studies shall be used to identify the extent and severity of the hazardous conditions on the site, and to update the soil hazards database accordingly.

Response: Development of the subject area will occur in a manner that minimizes potential hazards to safety. No soil hazard areas have been identified within the subject area.

(.09) Historic Protection: Purpose:

- A. To preserve structures, sites, objects, and areas within the City of Wilsonville having historic, cultural, or archaeological significance.

Response: A Historic and Cultural Resources Inventory for Phase 4 of SAP North is provided in Notebook Section IIID.

SECTION 4.172 FLOOD PLAIN REGULATIONS

Response: Phase 4 of SAP - North does not include any areas impacted by a 100-year flood plain. Therefore, the standards of Section 4.172 are not applicable.

SECTION 4.176 LANDSCAPING, SCREENING & BUFFERING

Response: The standards of Section 4.176 (Landscaping, Screening & Buffering) are not directly applicable to review of Phase 4 of SAP - North, since development is not proposed with the requested SAP amendment. Compliance of a proposed development phase(s) with the applicable landscaping, screening and buffering standards is addressed the associated Preliminary Development Plan and Final Development Plan (Site Design Review), as applicable to the respective review stage.

SECTION 4.600 TREE PRESERVATION AND PROTECTION

Section 4.600.50. Application For Tree Removal Permit

(.02) Time of Application. Application for a Tree Removal Permit shall be made before removing or transplanting trees, except in emergency situations as provided in WC 4.600.40 (1)(B) above. Where the site is proposed for development necessitating site plan or plat review, application for a Tree Removal Permit shall be made as part of the site development application as specified in this subchapter.

Section 4.160.00 Application Review Procedure

(.03) Reviewing Authority.

- B. Type C. Where the site is proposed for development necessitating site plan review or plat approval by the Development Review Board, the Development Review Board shall be responsible for granting or denying the application for a Tree Removal Permit, and that decision may be subject to affirmance, reversal or modification by the City Council if subsequently reviewed by the Council.

Response: This request is for amendment to SAP North. No construction activities or tree removal are proposed with this application. However, the application materials provided with this SAP Amendment include a *Tree Plan* (see Notebook Section IVB) and a Tree Report (See Notebook Section IVE), which together depict the proposed tree preservation and removal for Phase 4. An application for a Type C - Tree Preservation/Removal Plan is included in the concurrent Preliminary Development Plan application for Phase 4. Compliance with Sections 4.610.10 (.01) is described below, demonstrating the feasibility of the proposed *Tree Plan*.

Section 4.610.10. Standards for Tree Removal, Relocation or Replacement

(.01) Except where an application is exempt, or where otherwise noted, the following standards shall govern the review of an application for a Type A, B, C or D Tree Removal Permit:

- A. Standard for the Significant Resource Overlay Zone. The standard for tree removal in the Significant Resource Overlay Zone shall be that removal or transplanting of any tree is not inconsistent with the purposes of this chapter.
- B. Preservation and Conservation. No development application shall be denied solely because trees grow on the site. Nevertheless, tree preservation and conservation as a principle shall be equal in concern and importance as other design principles.
- C. Development Alternatives. Preservation and conservation of wooded areas and trees shall be given careful consideration when there are feasible and reasonable location alternatives and design options on-site for proposed buildings, structures or other site improvements.
- D. Land Clearing. Where the proposed activity requires land clearing, the clearing shall be limited to designated street rights-of-way and areas necessary for the construction of buildings, structures or other site improvements.
- E. Residential Development. Where the proposed activity involves residential development, residential units shall, to the extent reasonably feasible, be designed and constructed to blend into the natural setting of the landscape.
- F. Compliance with Statutes and Ordinances. The proposed activity shall comply with all applicable statutes and ordinances.
- G. Relocation or Replacement. The proposed activity shall include necessary provisions for tree relocation or replacement, in accordance with WC 4.620.00, and the protection of those trees that are not to be removed in accordance with WC 4.620.10.
- H. Limitation. Tree removal or transplanting shall be limited to instances where the applicant has provided completed information as required by this chapter and the reviewing authority determines that removal or transplanting is necessary based on the criteria of this subsection.
 - 1. Necessary for Construction. Where the applicant has shown to the satisfaction of the reviewing authority that removal or transplanting is necessary for the construction of a building, structure or other site improvement and that there is no feasible and reasonable location alternative or design option on-site for a proposed building, structure or other site improvement; or a tree is located too close to an existing or proposed building or structures, or creates unsafe vision clearance.
 - 2. Disease, Damage, or Nuisance, or Hazard. Where the tree is diseased, damaged, or in danger of falling, or presents a hazard as defined in WC 6.208, or is a nuisance as defined in WC 6.200 it seq., or creates unsafe vision clearance as defined in this code.
 - 3. Interference. Where the tree interferes with the healthy growth of other trees, existing utility service or drainage, or utility work in a previously dedicated right-of-way, and it is not feasible to preserve the tree on site.
 - 4. Other. Where the applicant shows that tree removal or transplanting is reasonable under the circumstances.

Response: The *Tree Plan* (see Notebook Section IVB) depicts existing trees and identifies and ranks trees to be retained or removed in SAP North. The *Tree Plan* adds

proposed tree preservation and removal for Phase 4. Additional information will be required for Future Phases through a SAP Amendment.

A Tree Report (see Notebook Section III E) has been prepared by Morgan Holen & Associates, LLC that inventories and evaluates the existing trees in Phase 4. The Tree Report includes a tree inventory indicating the common and species names, DBH, condition, and recommended treatment of on-site trees in Phase 4.

The majority of Phase 4 is pasture with trees concentrated in the northwestern site corner and along the east property line. The locations of residential lots, street improvements, alleys, and utilities were generally planned in the open areas of the site; however, the future Tooze Road improvements and the intersection improvements of Paris Avenue and Tooze Road impact the trees located within the northwest corner of the site.

The applicable standards for a Type C Tree Removal Permit/Plan for tree removal are addressed in detail with the concurrent Preliminary Development Plan application materials.

IV. CONCLUSION

This Supporting Compliance Report demonstrates compliance with the applicable Goals, Policies and Implementation Measures of the *Villebois Village Master Plan*, the applicable requirements of the Village zone, and other applicable requirements of the City of Wilsonville Planning & Land Development Ordinance. Therefore, the Applicant requests approval of the SAP North Amendment.

IIIB) Reduced Drawings

SPECIFIC AREA PLAN - NORTH

VILLEBOIS

CITY OF WILSONVILLE, OREGON

APPLICANT:

POLYGON WLH, LLC
 109 E. 13TH ST.
 VANCOUVER, WA 98660
 [P] 503-221-1920
 CONTACT: FRED GAST

VILLEBOIS, LLC
 1022 SW SALMON ST., SUITE 450
 PORTLAND, OR 97205
 [P] 503-222-4053
 CONTACT: WAYNE REMBOLD

PLANNER:

PACIFIC COMMUNITY DESIGN, INC
 12564 SW MAIN STREET
 TIGARD, OR 97223
 [P] 503-941-9484
 CONTACT: STACY CONNERY, AICP

CIVIL ENGINEER:

PACIFIC COMMUNITY DESIGN, INC
 12564 SW MAIN STREET
 TIGARD, OR 97223
 [P] 503-941-9484
 CONTACT: JESSIE KING, PE

SURVEYOR:

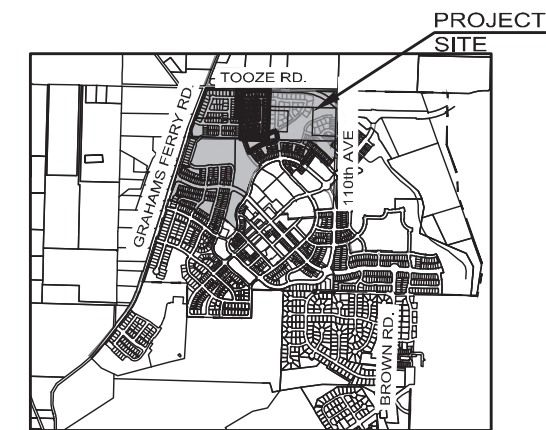
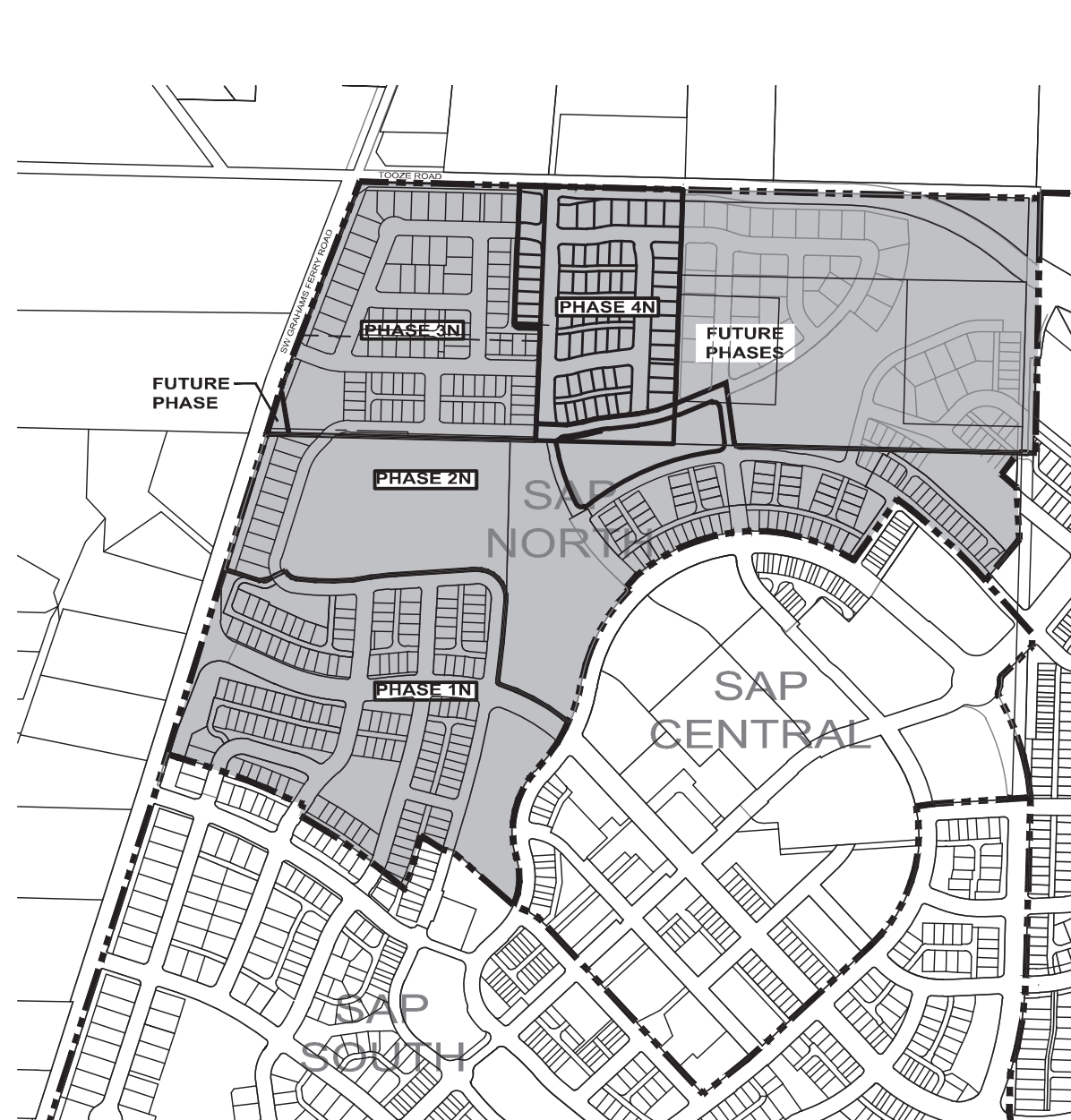
PACIFIC COMMUNITY DESIGN, INC
 12564 SW MAIN STREET
 TIGARD, OR 97223
 [P] 503-941-9484
 CONTACT: TRAVIS JANSEN, PLS, PE

LANDSCAPE ARCHITECT:

PACIFIC COMMUNITY DESIGN, INC
 12564 SW MAIN STREET
 TIGARD, OR 97223
 [P] 503-941-9484
 CONTACT: KERRY LANKFORD, RLA

GEOTECHNICAL ENGINEER:

GEODESIGN, INC.
 15575 SW SEQUOIA PARKWAY, SUITE 100
 PORTLAND, OR 97224
 [P] 503-968-8787
 CONTACT: CRAIG WARE, PE



VICINITY MAP

UTILITIES & SERVICES:

WATER:	CITY OF WILSONVILLE
STORM:	CITY OF WILSONVILLE
SEWER:	CITY OF WILSONVILLE
POWER:	PORTLAND GENERAL ELECTRIC
GAS:	NORTHWEST NATURAL
FIRE:	TUALATIN VALLEY FIRE & RESCUE
POLICE:	CLACKAMAS COUNTY SHERIFF
SCHOOL:	WEST LINN / WILSONVILLE SCHOOL DISTRICT 3JT
PARKS:	CITY OF WILSONVILLE
PHONE:	FRONTIER
WASTE DISPOSAL:	UNITED DISPOSAL SERVICE
CABLE:	COMCAST

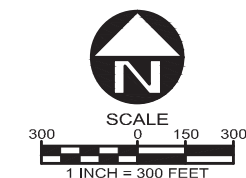
BENCHMARK:

OREGON STATE PLANE COORDINATE 5818 LOCATED IN MONUMENT BOX IN CENTERLINE OF TOOZE ROAD .2 MILES WEST OF 110TH.

ELEVATION DATUM: NAVD 88, ELEVATION = 202.991

SHEET INDEX:

- 1 COVER SHEET
- 2 PHASING PLAN
- 3 EXISTING CONDITIONS
- 4 AERIAL PHOTOGRAPH
- 5 LAND USE KEY
- 6 LAND USE PLAN
- 7 CIRCULATION PLAN
- 8 STREET SECTIONS
- 9 PARK/OPEN SPACE/PATHWAYS PLAN
- 10 SROZ PLAN
- 11 STREET TREE PLAN
- 12 TREE PRESERVATION PLAN
- 13 GRADING PLAN
- 14 UTILITY PLAN



POLYGON NW COMPANY



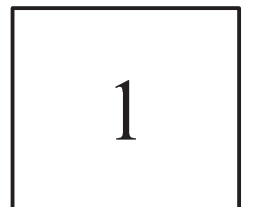
GEODESIGN, INC

SAP NORTH
VILLEBOIS

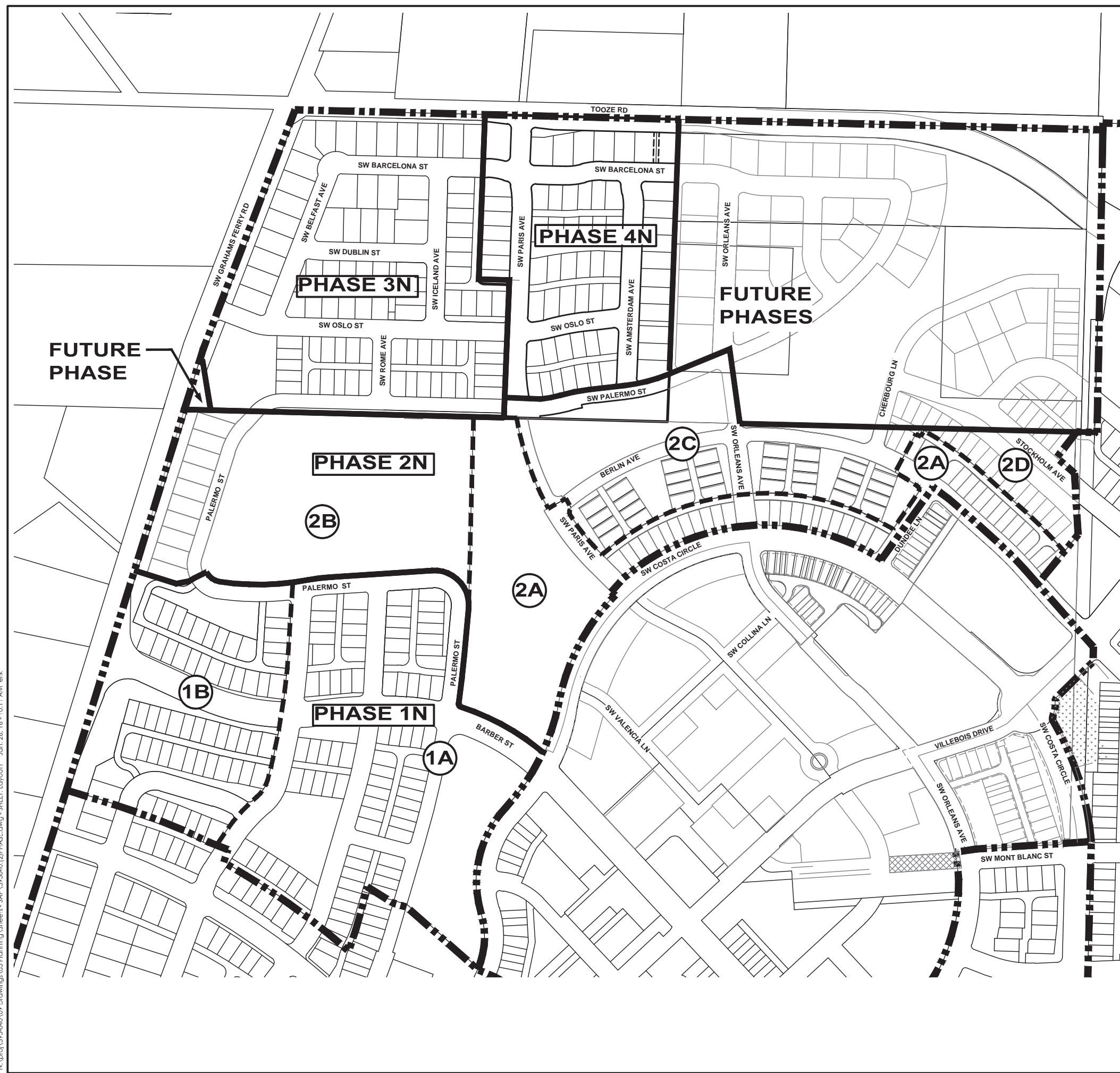
Specific
Area Plan

Cover Sheet

DATE 1/25/16



N:\proj\395-040\09 Drawings\03 Planning\Sheets - SAP\395040_02\PHASE.dwg - SHEET: Layout1 Jan. 26. 16 - 10:11 AM. erik



LEGEND:

- S.A.P. LINE
- S.A.P. PHASE LINE
- P.D.P. CONSTRUCTION PHASE LINE
- S.A.P. PHASE NUMBER
- ① P.D.P. CONSTRUCTION PHASE NUMBER

PHASE 1N

①A

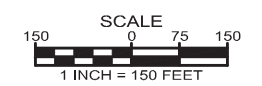
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 APPROVED 08/25/11
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 DB11-0025
 (SAP MODIFICATIONS & REFINEMENTS)

PHASE 2N
 APPROVED 06/11/13
 DB13-0020 (PDP)
 DB11-0025
 (SAP MODIFICATIONS & REFINEMENTS)

PHASE 3N
 APPROVED 5/12/14
 DB14-0011 (PDP)
 DB14-0012 & DB14-0013
 (SAP MODIFICATIONS, REFINEMENTS & AMDNEMENTS)

PHASE 4N
 PROPOSED

FUTURE PHASES
 TO BE DETERMINED



POLYGON NW COMPANY



OTTEN LANDSCAPE ARCHITECTS, INC
GEODESIGN, INC

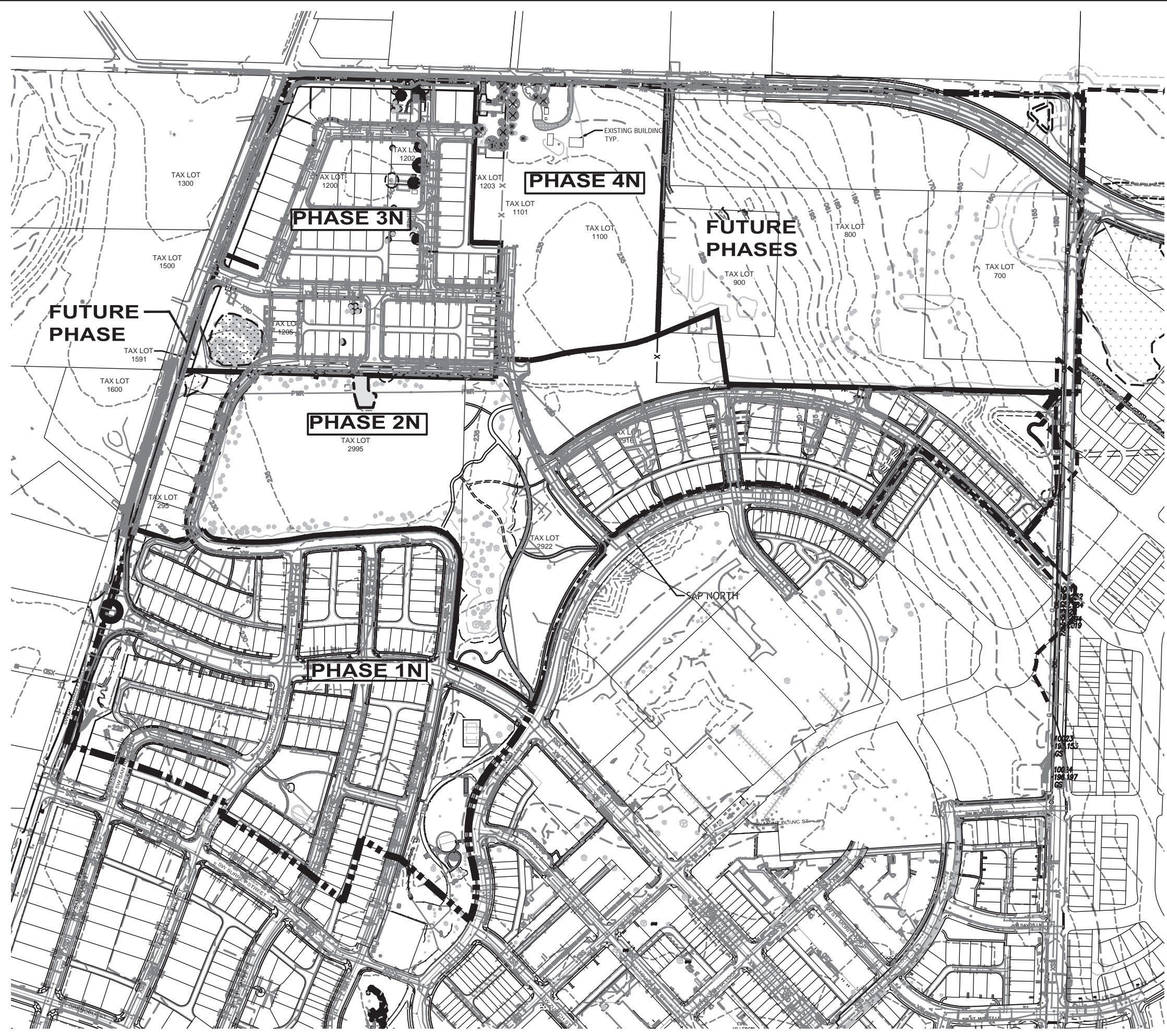
SAP NORTH VILLEBOIS

Specific Area Plan

Phasing Plan

DATE 11/13/15

TAX MAP REFERENCE:
 TOWNSHIP 3 SOUTH, RANGE 1 WEST,
 SECTION 15, W.M., WILSONVILLE
 OREGON.



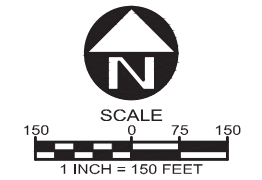
POLYGON NW COMPANY
 Pacific Community Design
 GEODESIGN, INC

**SAP NORTH
 VILLEBOIS**

**Specific
 Area Plan**

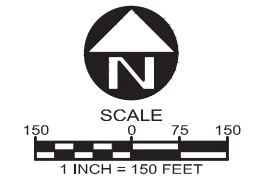
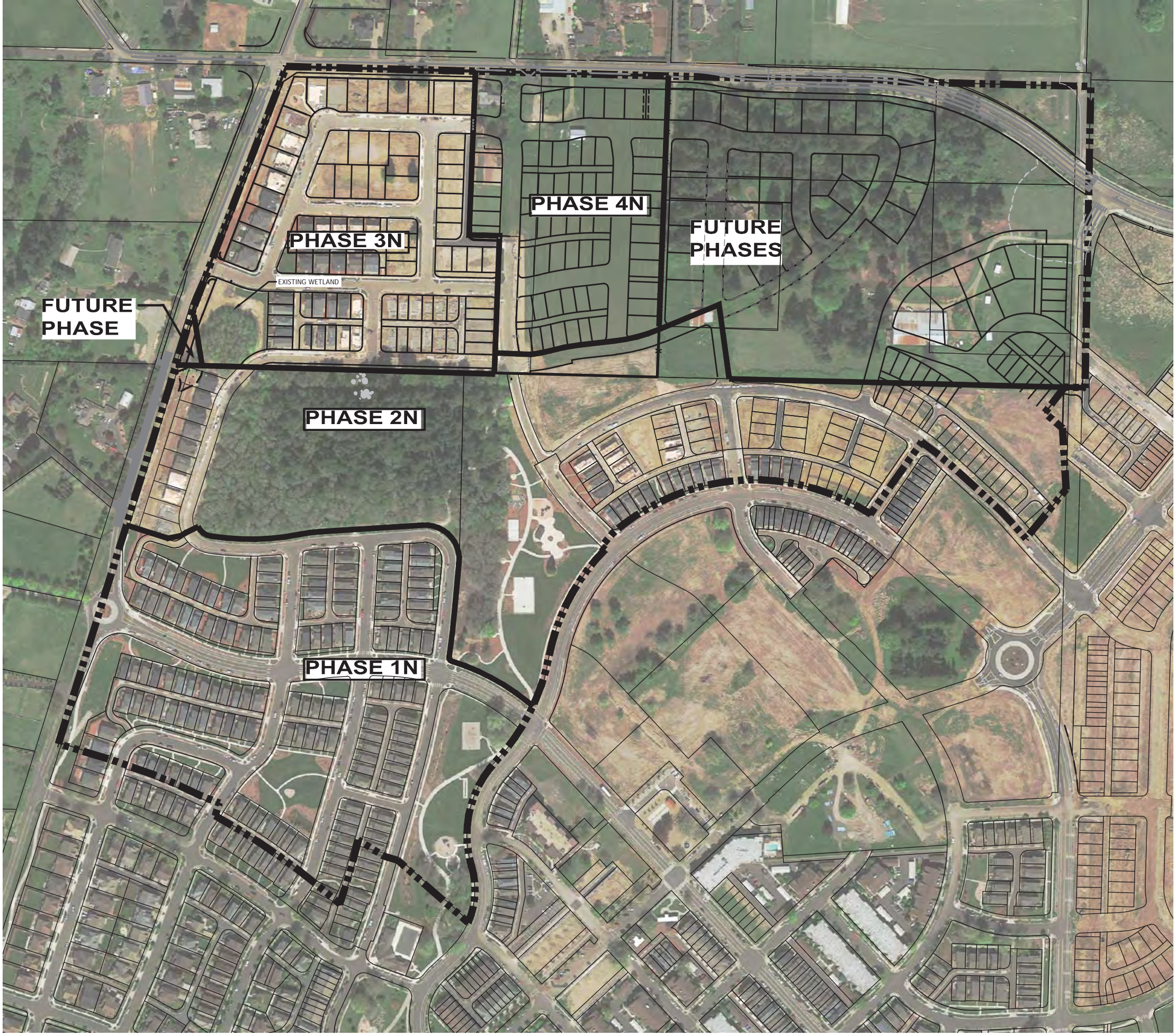
**Existing
 Conditions**

DATE 1/25/16



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Villebois



POLYGON NW COMPANY



GEODESIGN, INC

SAP NORTH VILLEBOIS




Specific Area Plan

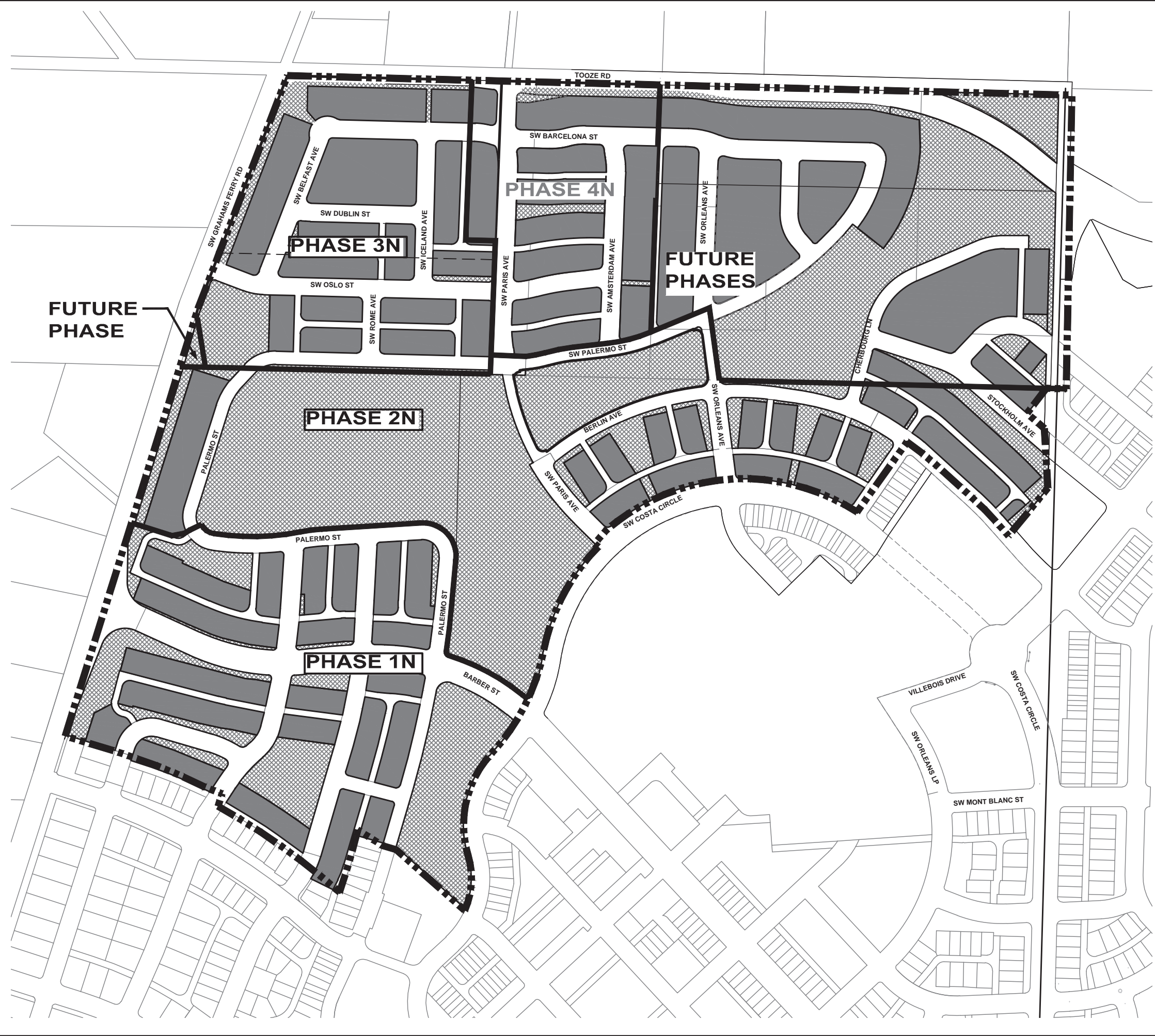
Aerial Photograph


DATE 1/25/16

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LEGEND:

-  RESIDENTIAL
-  PARK/OPEN SPACE
-  PUBLIC ROADS, PRIVATE ALLEYS




 SCALE
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 1 INCH = 150 FEET



Villebois



POLYGON NW COMPANY



GEODESIGN, INC

SAP NORTH
VILLEBOIS

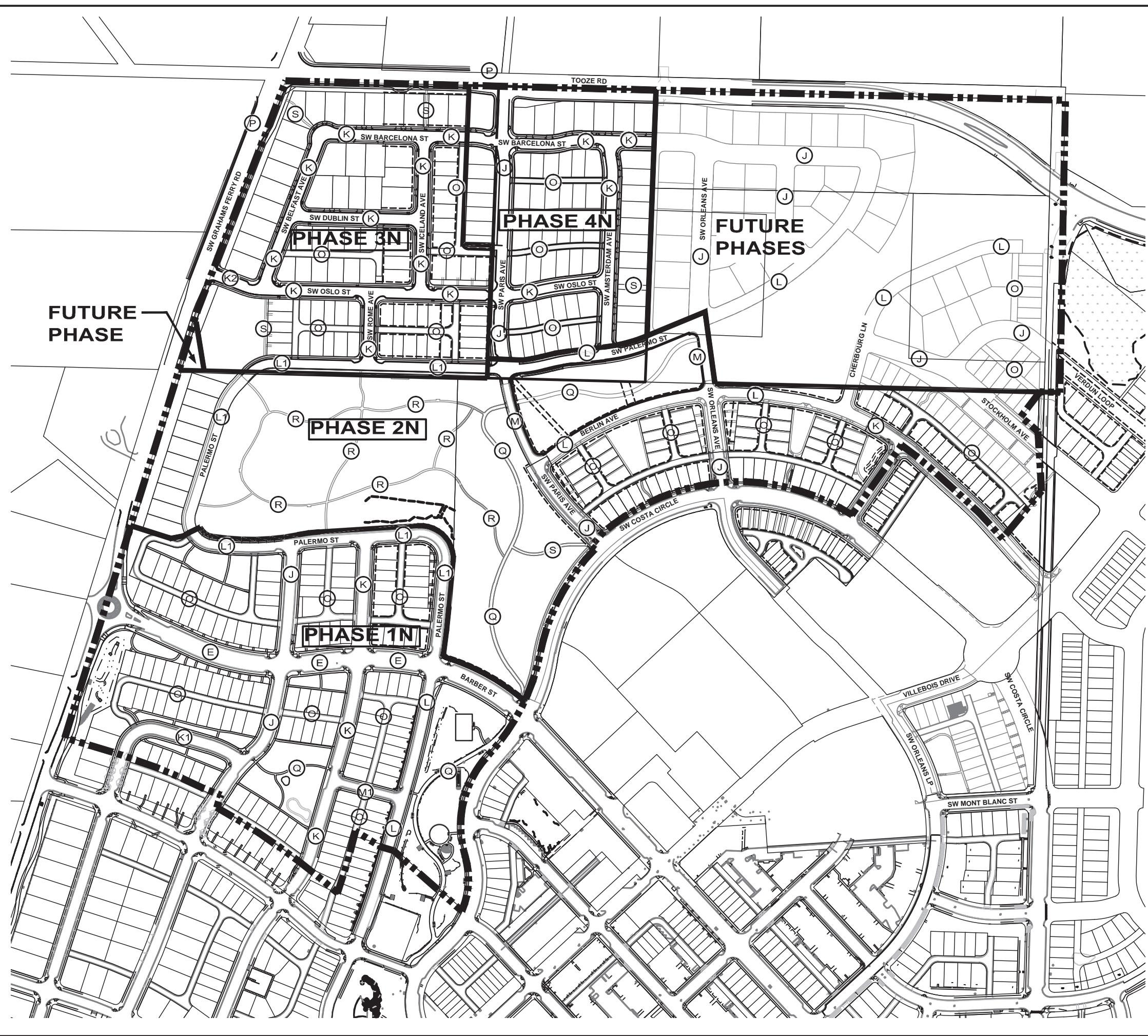
Specific
Area Plan

Land Use
Key

DATE 1/25/16

5

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LEGEND:

(L) ROAD SECTION TYPE
SEE SHEET 8 FOR DETAILS

■■■■ SAP NORTH

FUTURE PHASE

PHASE 3N

PHASE 4N

FUTURE PHASES

PHASE 2N

PHASE 1N

SCALE
0 75 150
1 INCH = 150 FEET



Villebois



POLYGON NW COMPANY



GEODESIGN, INC

SAP NORTH
VILLEBOIS

Specific
Area Plan

Circulation
Plan

DATE 1/25/16

7



Villebois



POLYGON NW COMPANY



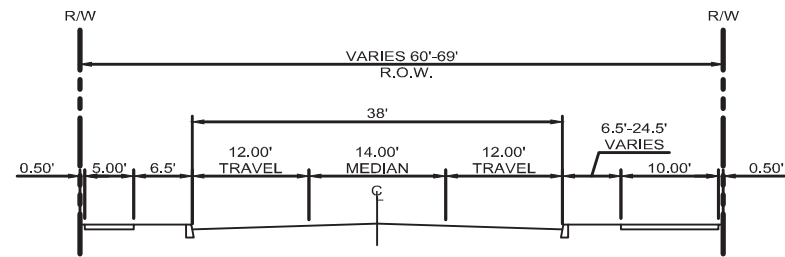
GEODESIGN, INC

SAP NORTH VILLEBOIS

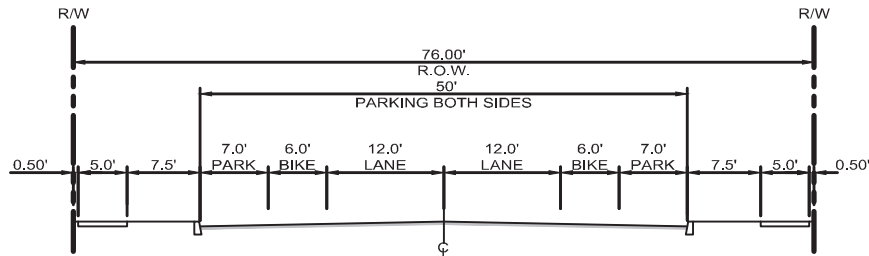
Specific Area Plan

Street Sections

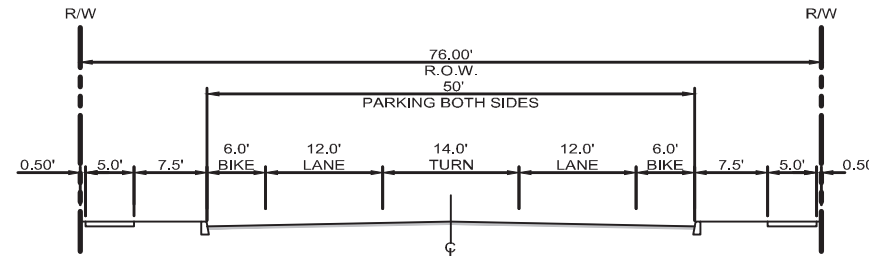
DATE 1/25/16



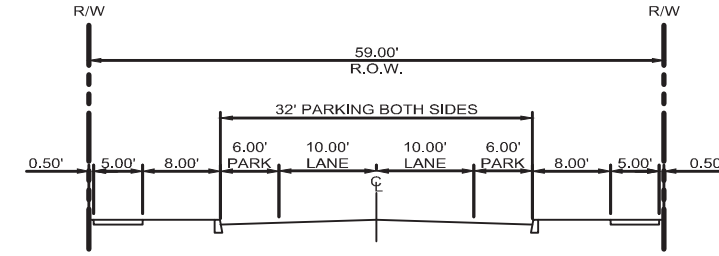
(P) MINOR ARTERIAL
NTS



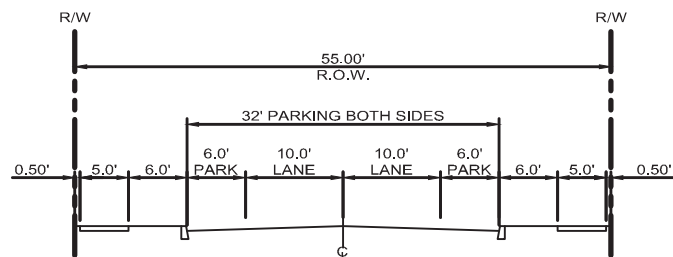
(E) MINOR COLLECTOR
NTS



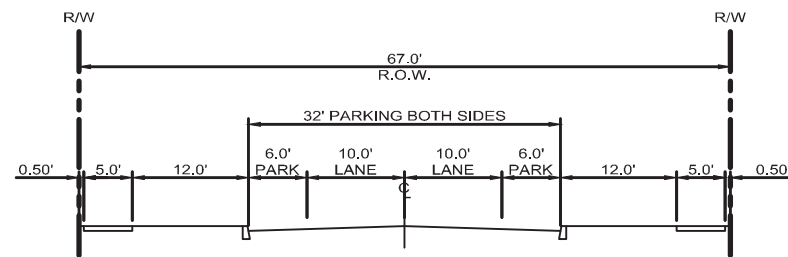
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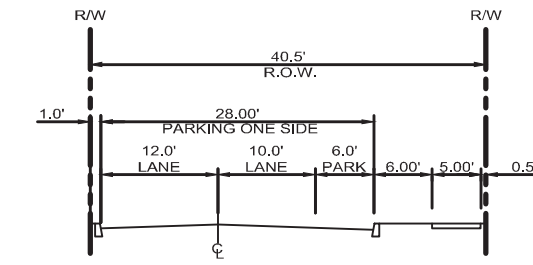
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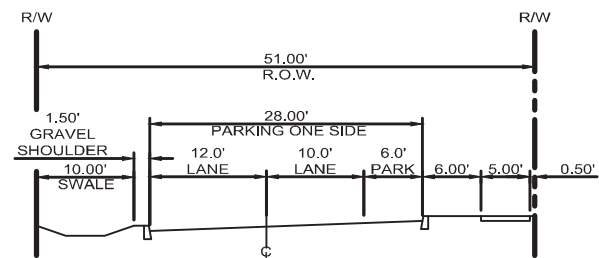
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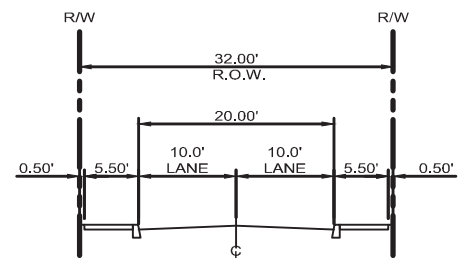
(K1) RESIDENTIAL-MINIMUM
NTS



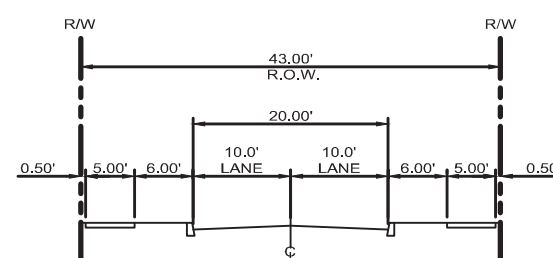
(L) RESIDENTIAL
PARKING ONE SIDE
NTS



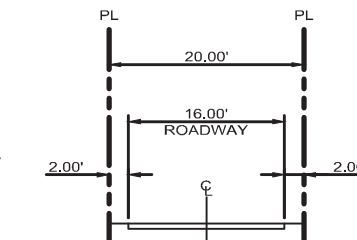
(L1) RESIDENTIAL
PARKING ONE SIDE
NTS



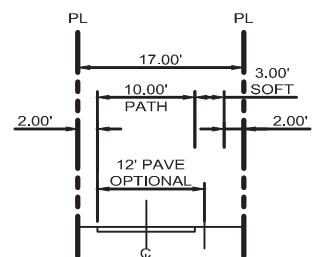
(M) RESIDENTIAL - NO
PARKING
NTS



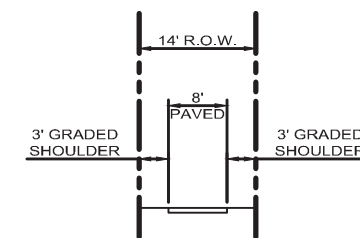
(M1) RESIDENTIAL - NO
PARKING
NTS



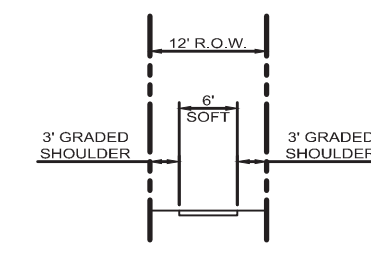
(O) PRIVATE LANE
NTS



(Q) MAJOR PATHWAY
NTS



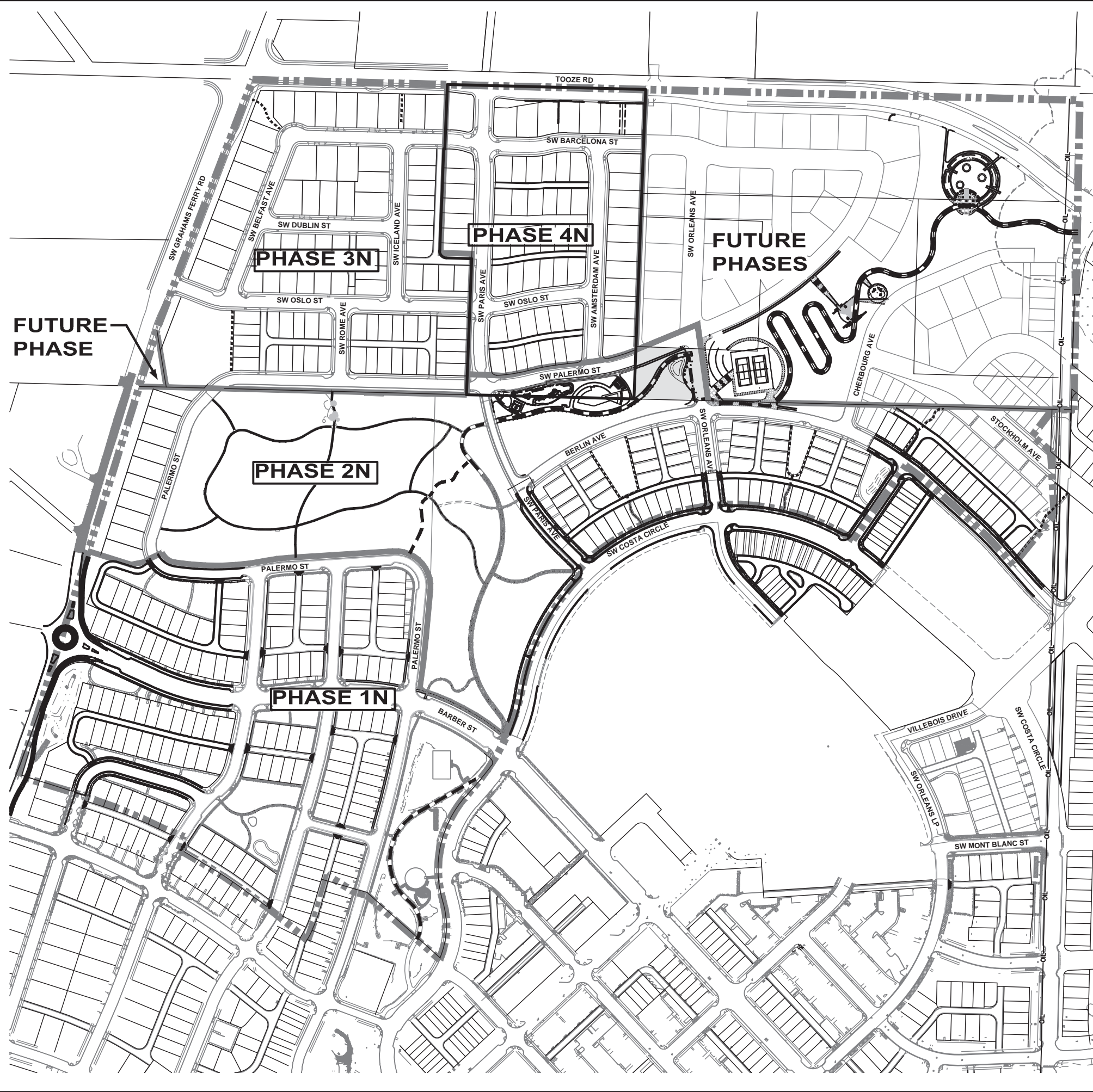
(S) MINOR PATHWAY
NTS



(R) NATURE PATHWAY
NTS

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LEGEND:

- MAJOR PATHWAYS
- MINOR PATHWAYS
- NATURE TRAILS

RP-3
 Within SAP North, Regional Park component 3 includes a child play structure, a creative play area, a volleyball court, a large lawn area (200'x140'), benches, picnic tables, and may have stormwater / rainwater features.

RP-4 (6.14 acres)
 Regional Park component 4 is contiguous to the Upland Forest Preserve (OS-2). The Villebois Loop Trail traverses the park. This park includes a creative play area, a basketball court, a multipurpose sport court, and a large lawn area (160'x300'). In addition, the park includes a shelter with a barbecue, benches, picnic tables, a drinking fountain, and may have stormwater / rainwater features.

RP-5 (2.24 acres)
 Regional Park component 5 is located south of the approximately 10-acre City-owned parcel. Planning for the park includes a neighborhood commons area with a skate plaza, a transit stop, restrooms, picnic tables, benches, a barbecue, shelter, play structure, an overlook view to Mt. Hood, a drinking fountain, water feature, a lawn area (100'x500'), and may include a stormwater/ rainwater feature.

RP-6 (5.93 acres)
 Regional Park component 6 preserves several large groves of trees while also providing active and passive recreation opportunities. The park includes a two tennis court facility, a child play structure, a dog park, picnic tables, benches, a minor water feature and may include stormwater/rainwater features.

OS-2: Upland Forest Preserve (10.60 acres)
 This site is dominated by a large grove of conifer with some deciduous trees mixed in. The Villebois plan advocates removal of invasive species within this area (any work or impacts within the upland forest area shall comply with SROZ regulations). The forest is contiguous with the Villebois Greenway and the Villebois Loop Trail's Tonquin segment. Smaller soft-surface nature trails will meander through the forest and link neighborhoods on either side. This second-growth forest ecosystem will act as a habitat patch, valuable to small mammals, invertebrates and birds. Along the nature trails two benches for wildlife viewing and quiet contemplation will complement the undeveloped nature of this open space. Picnic tables, and a child play structure will provide recreation opportunities while complementing the existing site features.

Pocket Parks (PP)
 Small open spaces, or pocket parks, will be interspersed throughout the Villebois community. These spaces will incorporate important existing trees and provide recreational opportunities for residents. These open spaces will provide areas for community use that are convenient while helping to serve as a buffer between adjoining uses.

Linear Greens (LG)
 Linear Greens are small park areas that provide connectivity among parks and through blocks. Linear Greens include trails.

Nature Trails - Soft-surface trails within natural open spaces.

Minor Pathways - Pedestrian and bicycle connections between neighborhoods, traversing parks and linear greens.

Major Pathways - The Tonquin Trail, the Villebois Loop Trail, and the Coffee Lake-Wood Trail



Villebois



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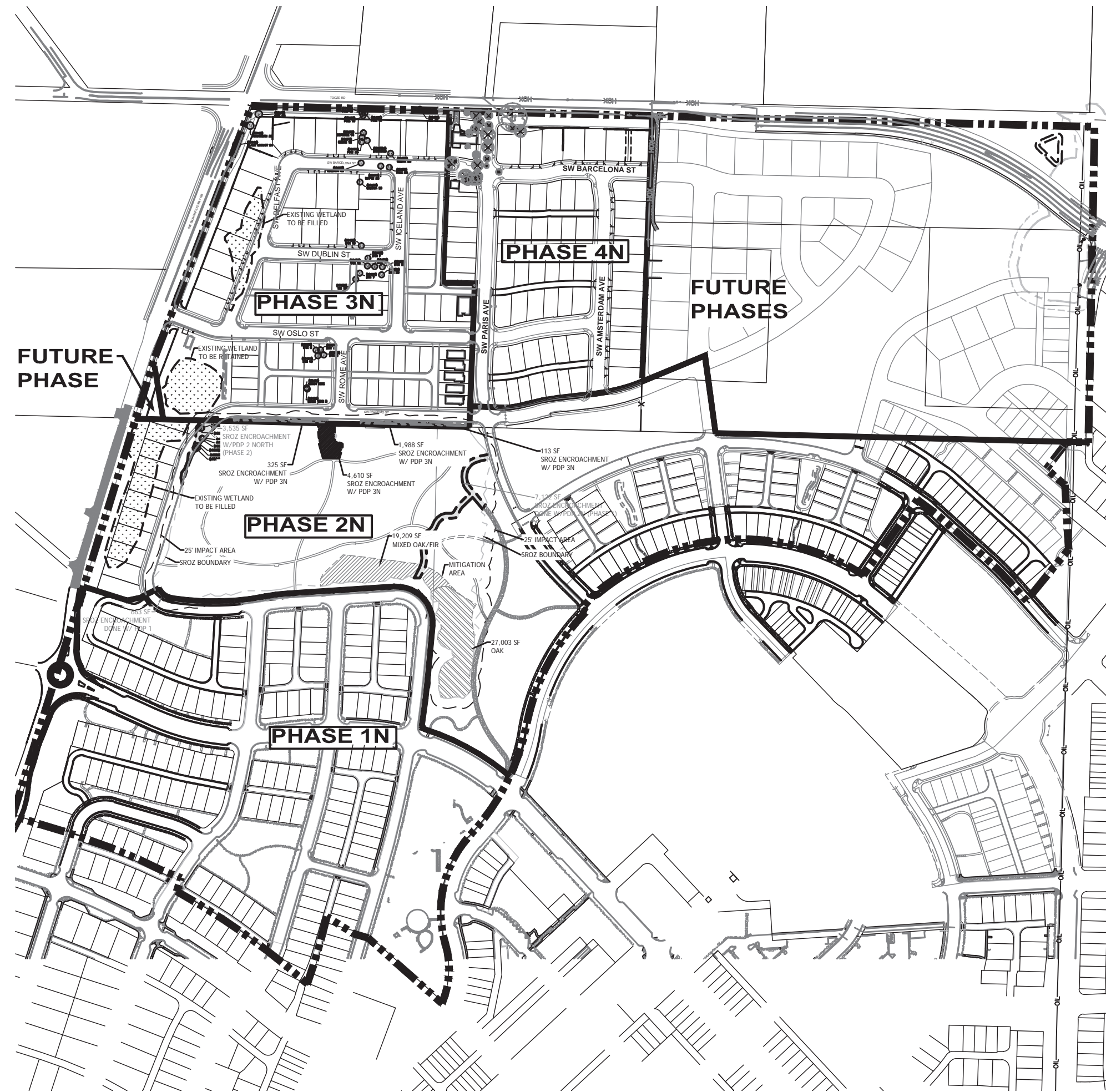
SAP NORTH VILLEBOIS

Specific Area Plan

Park / Open Space / Pathways Plan

DATE 1/25/16

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SROZ ENCROACHMENTS AND MITIGATION

AREA OF LIMITED CONFLICT USE	430,988 SF
TOTAL AREA OF IMPACT PREVIOUSLY APPROVED	16,255 SF = 3.7%
PDP 3N AREAS OF IMPACT	1,988 SF + 113 SF
ADJUSTED TOTAL IMPACT AREA	18,356 SF = 4.3%
ADJUSTED MITIGATION AREA REQUIRED AT 2.5:1 RATIO	45,890 SF
PREVIOUSLY APPROVED MITIGATION AREA TO BE PROVIDED	46,212 SF



Villebois



POLYGON NW COMPANY



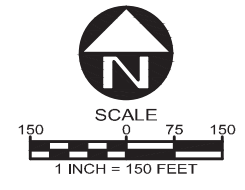
GEODESIGN, INC

SAP NORTH VILLEBOIS

Specific Area Plan

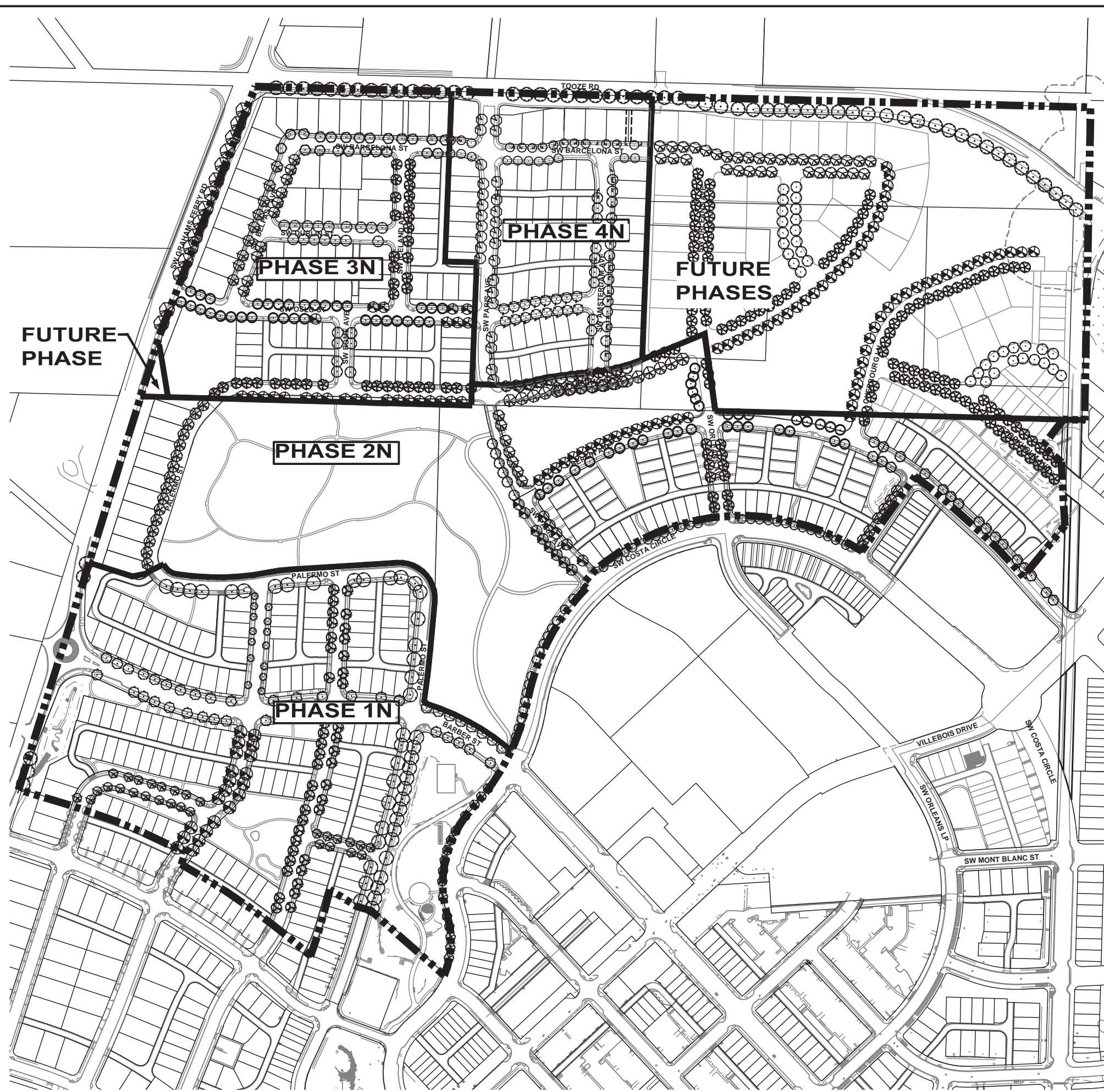
SROZ Plan

DATE 1/25/16



10

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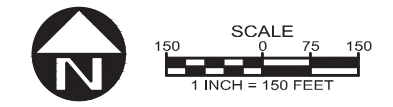
STREET TREE LEGEND- PHASE 1			
SYMBOL	BOTANICAL NAME Common Name	SIZE	SPACING
	QUERCUS ALBA White Oak	2" od.	30' o.c.
	LIRIODENDRON TULIPIFERA Tulip Tree	2" od.	30' o.c.
	ACER x FREEMANII 'AUTUMN BLAZE' Autumn Blaze Maple	2" od.	30' o.c.
	TILIA x EUCHLORA Crème de L'Inde	2" od.	30' o.c.
	ACER RUBRUM 'RED SUNSET' Red Sunset Maple	2" od.	30' o.c.
	ZELKOVA SERR. 'VILLAGE GREEN' Tulip Tree	2 1/2" od.	35' o.c.
	CORNUS FLORIDA Flowering Dogwood	2" od.	30' o.c.
	FAGUS SYLVATICA European Beech	2 1/2" od.	40' o.c.

STREET TREE LEGEND- PHASE 2			
SYMBOL	BOTANICAL NAME Common Name	SIZE	SPACING
	ACER x FREEMANII 'AUTUMN BLAZE' Autumn Blaze Maple	2" od.	30' o.c.
	GLADIOLUS KENTUKEA Yellowwood	2" od.	30' o.c.
	FAGUS SYLVATICA European Beech	2" od.	30' o.c.
	LIRIODENDRON TULIPIFERA Tulip Tree	2 1/2" od.	35' o.c.
	QUERCUS ALBA White Oak	2" od.	30' o.c.
	ACER x CARNEA 'BRODY' Red Horsechestnut	2" od.	30' o.c.
	QUERCUS ALBA White Oak	2" od.	30' o.c.
	ZELKOVA SERPATA 'GREEN VASE' Asian Vase Zelkova	2" od.	30' o.c.
	QUERCUS PALUSTRIS Post Oak	2" od.	30' o.c.

STREET TREE LEGEND- PHASE 3			
SYMBOL	BOTANICAL NAME Common Name	SIZE	SPACING
	ACER x FREEMANII 'AUTUMN BLAZE' Autumn Blaze Maple	2" od.	30' o.c.
	ACER PSEUDOPLATANUS Sycamore Maple	2" od.	30' o.c.
	FAGUS SYLVATICA European Beech	2" od.	30' o.c.
	NYSSA SYLVATICA Black Tupelo	2" od.	30' o.c.
	QUERCUS COCCINEA Scarlet Oak	2" od.	30' o.c.
	QUERCUS RUBRA White Oak	2 1/2" od.	40' o.c.
	TILIA TOMENTOSA Silver Linden	2 1/2" od.	40' o.c.
	ZELKOVA SERPATA 'GREEN VASE' Asian Vase Zelkova	2" od.	30' o.c.

STREET TREE LEGEND- PHASE 4			
SYMBOL	BOTANICAL NAME / Common Name	SIZE	SPACING
	ACER x FREEMANII 'AUTUMN BLAZE' Autumn Blaze Maple	2" od., 800	30' o.c.
	FAGUS SYLVATICA European Beech	2" od., 800	30' o.c.
	QUERCUS ROBUR English Oak	2" od., 800	30' o.c.
	ACER PSEUDOPLATANUS Sycamore Maple	2" od., 800	30' o.c.
	CRATAEGUS VIRIDIS 'WINTER KING' Winter King Hawthorne	2" od., 800	30' o.c.

STREET TREE LEGEND- FUTURE PHASES			
SYMBOL	BOTANICAL NAME Common Name	SIZE	SPACING
	ACER x FREEMANII 'AUTUMN BLAZE' Autumn Blaze Maple	2" od.	30' o.c.
	ACER PSEUDOPLATANUS Sycamore Maple	2" od.	30' o.c.
	FAGUS SYLVATICA European Beech	2" od.	30' o.c.
	NYSSA SYLVATICA Black Tupelo	2" od.	30' o.c.
	QUERCUS COCCINEA Scarlet Oak	2" od.	30' o.c.
	QUERCUS RUBRA White Oak	2 1/2" od.	40' o.c.
	TILIA TOMENTOSA Silver Linden	2 1/2" od.	40' o.c.
	ZELKOVA SERPATA 'GREEN VASE' Asian Vase Zelkova	2" od.	30' o.c.



POLYGON NW COMPANY



GEODESIGN, INC

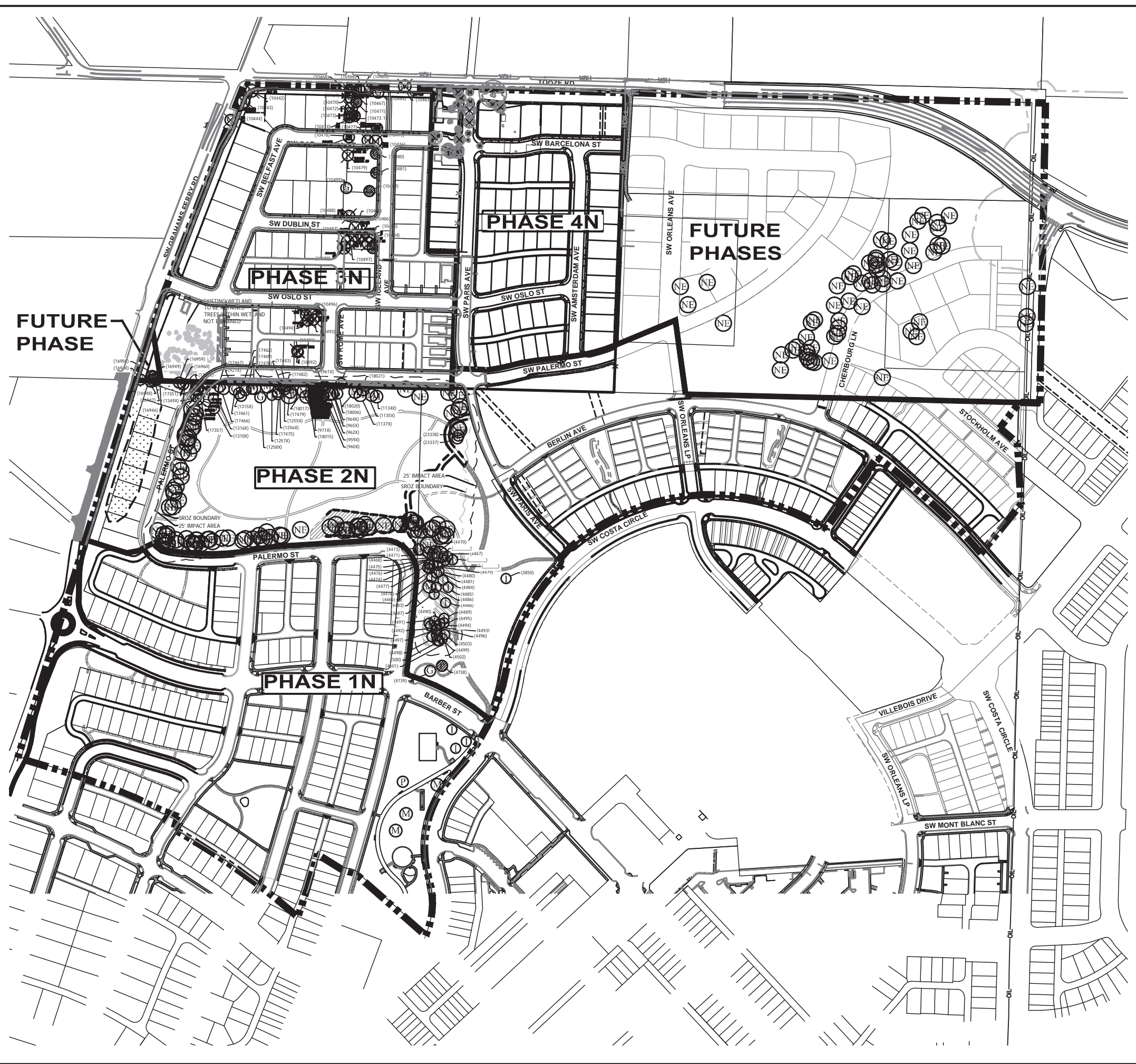
SAP NORTH
VILLEBOIS

Specific
Area Plan

Street Tree
Plan


DATE 1/25/16

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LEGEND:

- I IMPORTANT
- G GOOD
- M MODERATE
- P POOR
- NE NOT EXAMINED
- (Circle with dot) EXISTING TREES TO REMAIN
- (Circle with cross-hatch) EXISTING TREES LIKELY TO BE REMOVED
- (Circle with X) EXISTING TREES TO BE REMOVED
- (Hatched box) SROZ ENCROACHMENT AREA
- (Dotted box) CREATED SROZ AREA
- (Dashed line) SROZ BOUNDARY LINE


 SCALE
 0 75 150
 1 INCH = 150 FEET



POLYGON NW COMPANY



GEODESIGN, INC

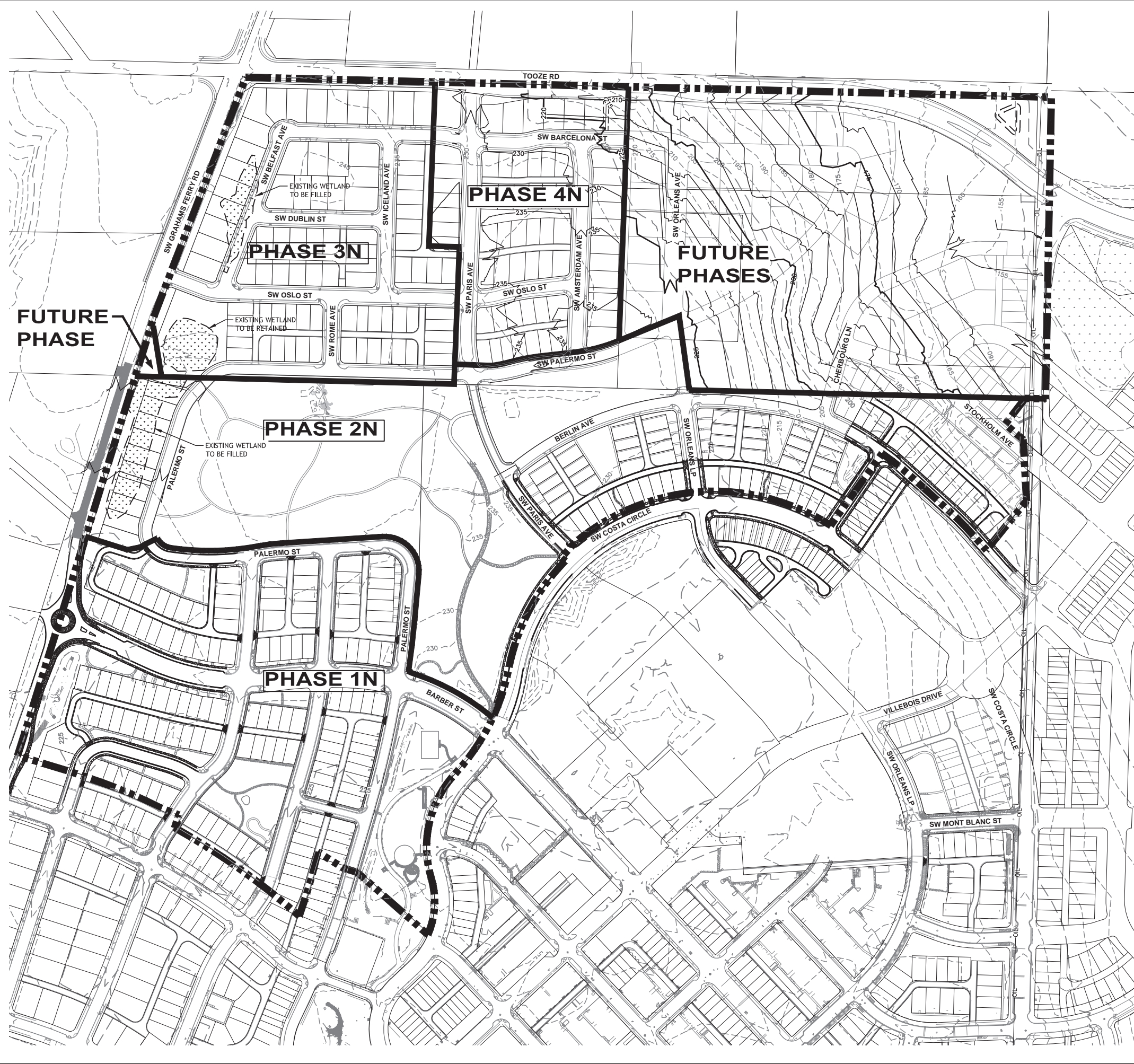
SAP NORTH VILLEBOIS

Specific Area Plan

Tree Preservation Plan

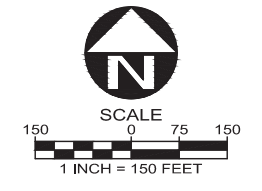
DATE 1/25/16

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LEGEND:

--- 175 ---	EX 5-FT CONTOUR
--- 200 ---	EX 25-FT CONTOUR
--- 175 ---	PROPOSED 5-FT CONTOUR
--- 200 ---	PROPOSED 25-FT CONTOUR
▬▬▬▬▬	SPECIFIC AREA PLAN BOUNDARY



POLYGON NW COMPANY



GEODESIGN, INC

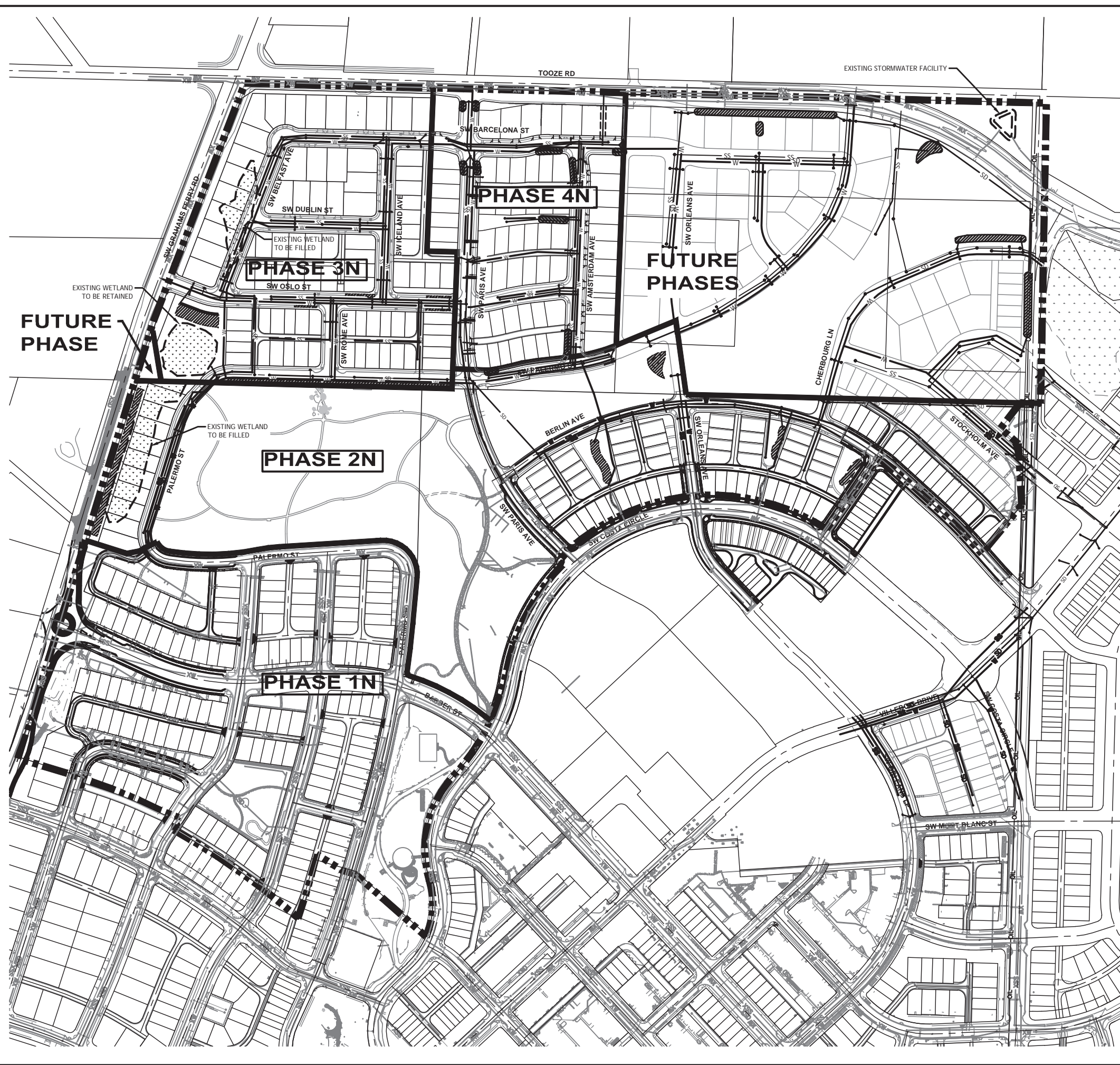
SAP NORTH VILLEBOIS

Specific Area Plan

Grading Plan


DATE 1/25/16

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LEGEND:

- XSD — EXISTING STORM
- XSS — EXISTING SANITARY
- XW — EXISTING WATER
- SD — PROPOSED STORM
- SS — PROPOSED SANITARY GRAVITY MAIN
- W — PROPOSED WATER
- — PROPOSED STORM MANHOLE
- — PROPOSED SEWER MANHOLE
- [Hatched Box] — BIORETENTION


 SCALE
 0 75 150
 1 INCH = 150 FEET



POLYGON NW COMPANY



OTTEN LANDSCAPE ARCHITECTS, INC
GEODESIGN, INC

SAP NORTH VILLEBOIS

Specific Area Plan

Utility Plan

DATE 11/13/15

IIIC) Updated Master Plan & SAP Unit Counts

SAP North (updated 1/22/16)

Existing (reflects proposed phasing amendment)

Product Type	PDP 1N**	PDP 2N***	3N****	4N*	Future Phases	Total
Estate	0	0	0	5	17	22
Large	0	0	23	4	16	43
Standard	2	10	3	5	0	20
Medium	30	6	26	21	6	89
Small	98	37	32	40	7	214
Small Cottage	12	37	0	0	0	49
Row House	0	0	0	0	0	0
Nbhd Apartment	0	0	0	10	0	10
Total	142	90	84	85	46	447

* Includes units added back ot SAP North due to School relocation to SAP East in 2010.

**Includes PDP 1 North modifications approved in 2011 & 2013.

***Includes PDP 2 North approved in 2013.

****Includes PDP 3 North approved in 2014.

Proposed

Product Type	PDP 1N	PDP 2N	PDP 3N	PDP 4N	Future Phases	Total
Estate	0	0	0	0	17	17
Large	0	0	23	8	16	47
Standard	2	10	3	11	0	26
Medium	30	6	26	21	6	89
Small	98	37	32	23	7	197
Small Cottage	12	37	0	0	0	49
Row House	0	0	0	0	0	0
Nbhd Apartment	0	0	0	0	0	0
Total	142	90	84	63	46	425

Villebois (updated 1/22/16)

Land Use Table

LAND USE	SAP NORTH	SAP SOUTH	SAP EAST	SAP CENTRAL	TOTAL
Estate	17	0	0	0	17
Large	47	104	0	0	151
Standard	26	68	49	0	143
Medium	89	127	112	0	328
subtotal	179	299	161	0	639
Small Detached	197	158	226	8	589
Small Attached / Cottage	49	0	147	9	205
Rowhouse	0	103	42	340	485
Nbhd Apartments	0	21	0	0	21
Village Apartments	0	0	0	366	366
Condos	0	0	0	33	33
Urban Apartments	0	0	0	83	83
Mixed Use Condos	0	0	0	97	97
Specialty Condos	0	0	0	47	47
subtotal	246	282	415	983	1,926
TOTAL UNITS	425	581	576	983	2,565

Note: Included Separately as Exhibit B5

IIID) Historic/Cultural Resource Inventory

III E) Tree Report

**PDP 4N Calais East at Villebois – Wilsonville, Oregon
Tree Maintenance and Protection Plan
November 17, 2015**

MHA15085

Purpose

This Tree Maintenance and Protection Plan for the PDP 4N Calais East at Villebois project located in Wilsonville, Oregon, is provided pursuant to City of Wilsonville Development Code, Section 4.610.40. This arborist report describes the existing trees located on the project site, as well as recommendations for tree removal, retention, mitigation, and protection. This report is based on observations made by International Society of Arboriculture (ISA) Certified Arborist and Qualified Tree Risk Assessor Morgan Holen (PN-6145A) during a site visit conducted on November 13, 2015.

Scope of Work and Limitations

Morgan Holen & Associates, LLC, was contracted by Polygon Northwest Company to visually assess existing trees measuring six inches in diameter and larger in terms of general condition and suitability for preservation with development, and to develop a tree maintenance and protection plan for the project. The site is planned for residential development. A site plan was provided by Pacific Community Design illustrating the location of trees and tree survey point numbers, and potential construction impacts.

Visual Tree Assessment (VTA¹) was performed on individual trees located across the site. Trees were evaluated in terms species, size, general condition, and potential construction impacts, and treatment recommendations include retain or remove. Following the inventory fieldwork, we coordinated with Pacific Community Design to discuss and finalize treatment recommendations based on the proposed site plan.

The client may choose to accept or disregard the recommendations contained herein, or seek additional advice. Neither this author nor Morgan Holen & Associates, LLC, have assumed any responsibility for liability associated with the trees on or adjacent to this site.

General Description

The PDP 4N Calais East at Villebois project site is located along the south side of Tooze Road just east of the Calais subdivision and includes tax lots 1100, 1101, and 1203. Tax lots 1100 and 1101 are primarily large open fields with existing trees located in the northwest corner and tax lot 1203 has an existing single family residential home with landscape trees scattered around the house. In all, 29 trees measuring 6-inches and larger in diameter were inventoried including 15 different species. Table 1 provides a summary of the count of existing trees by species. A complete description of individual trees is provided in the enclosed tree data.

¹ Visual Tree Assessment (VTA): The standard process of visual tree inspection whereby the inspector visually assesses the tree from a distance and up close, looking for defect symptoms and evaluating overall condition and vitality.

Table 1. Count of Trees by Species – PDP 4N Calais East at Villebois, Wilsonville, Oregon.

Common Name	Species Name	Quantity	Percent
Alaska yellow cedar	<i>Chamaecyparis nootkatensis</i>	4	14%
Austrian pine	<i>Pinus nigra</i>	3	10%
bigleaf maple	<i>Acer macrophyllum</i>	1	3%
blue spruce	<i>Picea pungens</i>	1	3%
European white birch	<i>Betula pendula</i>	2	7%
fruit	unknown	8	28%
Hinoki cypress	<i>Chamaecyparis obtusa</i>	1	3%
Japanese maple	<i>Acer japonicum</i>	1	3%
Norway maple	<i>Acer platanoides</i>	1	3%
plum	<i>Prunus</i> spp.	2	7%
Port-Orford-cedar	<i>Chamaecyparis lawsoniana</i>	1	3%
red maple	<i>Acer rubrum</i>	1	3%
red oak	<i>Quercus rubra</i>	1	3%
scots pine	<i>Pinus sylvestris</i>	1	3%
western redcedar	<i>Thuja plicata</i>	1	3%
Total		29	100%

*Total may not sum to 100% due to rounding.

Tree Plan Recommendations

As described in the enclosed tree data, individual trees were assigned a general condition rating as defined by the Villebois Specific Area Plan Community Elements Book:

- D: Dead Condition
- P: Poor Condition
- M: Moderate Condition
- G: Good Condition
- I: Important Condition

Note that none of the inventoried trees are classified as dead. Of the 29 inventoried trees:

- Two are in poor condition, including a plum (*Prunus* spp.) with two 12-inch diameter codominant stems and advanced trunk decay, and a 6-inch diameter invasive European white birch (*Betula pendula*) that is overcrowded by adjacent trees;
- 15 are in moderate condition, including three 14- to 20-inch diameter Austrian pines (*Pinus nigra*) with codominant stems and structural defects, one 14-inch diameter invasive European white birch that has been generally well-maintained as a small ornamental tree, seven fruit trees with decay and structural defects, one codominant stem plum with poor structure and some included bark, one red maple (*Acer rubrum*) with 6-, 9-, and 12-inch diameter codominant stems just above ground level with some included bark and a seam in the juncture, a 12-inch diameter scots pine (*Pinus sylvestris*) with a one-sided crown and lean, and one 12-inch diameter western redcedar (*Thuja plicata*) with chlorotic foliage;

- 11 are in good condition, including four Alaska yellow cedars (*Chamaecyparis nootkatensis*) measuring 7- to 11-inches in diameter, one 6-inch diameter Hinoki cypress (*Chamaecyparis obtusa*), and one 14-inch diameter Port-Orford-cedar (*Chamaecyparis lawsoniana*) all with no major defects, a 19-inch diameter blue spruce (*Picea pungens*) with moderate structure and codominant leaders, one small fruit tree relatively better than the other inventoried fruit trees, a multi-stem Japanese maple (*Acer palmatum*) that has been well-maintained, a 24-inch diameter invasive Norway maple (*Acer platanoides*), and a 39-inch diameter bigleaf maple (*Acer macrophyllum*) with moderate structure that is surrounded by asphalt; and
- One red oak (*Quercus rubra*) classified as important, measuring 52-inches in diameter with multiple large diameter scaffold branch attachments at about 14-feet up the main trunk that appear stable and some mistletoe in the crown, but no major defects.

Of the 29 inventoried trees, 28 are recommended for removal for the purposes of construction, including new streets, building lots, and other grading for site improvements. However, the large red oak classified as important is planned for retention. A Tree Preservation Plan prepared by Pacific Community Design is attached. Table 2 provides a summary of the count of trees by general condition rating and treatment recommendation.

Table 2. Count of Trees by Treatment Recommendation and General Condition Rating.

Treatment Recommendation	General Condition Rating					Total
	D	P	M	G	I	
Retain	0	0	0	0	1	1 (3%)
Remove	0	2	15	11	0	28 (97%)
Total	0 (0%)	2 (7%)	15 (52%)	11 (38%)	1 (3%)	29 (100%)

Tree protection fencing should be established at the dripline along the west, south and east sides of the red oak adjacent to the project site. Tree 70005, a fruit tree in moderate condition will be removed within the protection zone and tree 70000, the bigleaf maple, will be removed directly adjacent to the protection zone; removal of these two stumps should be monitored by the project arborist in order to provide on-the-ground recommendations to minimize underground disturbance where the roots of the trees to be removed are potentially interconnected with the roots of the protected red oak.

Otherwise, the only encroachment proposed within the red oak tree protection zone is for sidewalk construction. The contractor should coordinate with the project arborist prior to opening the protection fencing for sidewalk construction and work beneath the dripline should be monitored and documented by the project arborist. The sidewalk should be built up from the existing grade to avoid root zone excavation and a modified profile is recommended (refer to recommendations for “Surfacing” in the *Tree Protection Standards* section of this report for additional information).

Future street improvements north of the red oak will also require special consideration to assure protection for this tree; Morgan Holen & Associates, LLC, prepared a report for the City of Wilsonville dated December 13, 2014 which provides arborist recommendations for tree protection as it relates to street improvements.

Mitigation Requirements

All 29 inventoried trees are 6-inches or larger in diameter, including one tree planned for retention with protection during construction and 28 trees planned for removal. Removal of these 28 trees requires mitigation per Section 4.620.00; removed trees shall be replaced on a basis of one tree planted for each tree removed. Therefore, 28 trees measuring at least 2-inch in diameter shall be planted as mitigation for tree removal.

Tree Protection Standards

The red oak tree designated for retention will need special consideration to assure its protection during construction. We recommend a preconstruction meeting with the owner, contractors, and project arborist to review tree protection measures and address questions or concerns on site. Tree protection measures include:

- **Fencing.** Trees to remain on site shall be protected by installation of tree protection fencing to prevent injury to tree trunks or roots, or soil compaction within the root protection area, which generally coincides with tree driplines. Fences shall be 6-foot high steel on concrete blocks or orange plastic construction fencing on metal stakes. The project arborist shall determine the exact location and type of tree protection fencing. Trees located more than 30-feet from construction activity shall not require fencing.
- **Tree Protection Zone.** Without authorization from the Project Arborist, none of the following shall occur beneath the dripline of any protected tree:
 1. Grade change or cut and fill;
 2. New impervious surfaces;
 3. Utility or drainage field placement;
 4. Staging or storage of materials and equipment; or
 5. Vehicle maneuvering.

Root protection zones may be entered for tasks like surveying, measuring, and, sampling. Fences must be closed upon completion of these tasks.

- **Pruning.** Pruning may be needed to provide for overhead clearance and to remove dead and defective branches for safety. The project arborist can help identify where pruning is necessary once trees recommended for removal have been removed and the site is staked and prepared for construction. Tree removal and pruning shall be performed by a Qualified Tree Service.
- **Excavation.** Excavation beneath the dripline of protected trees shall be avoided if alternatives are feasible. Otherwise, the project arborist shall provide on-site consultation during all excavation activities beneath the dripline of protected trees. Excavation immediately adjacent to roots larger than 2-inches in diameter within the root protection zone of retained trees shall be by hand or other non-invasive techniques to ensure that roots are not damaged. Where feasible, major roots shall be protected by tunneling or other means to avoid destruction or damage. Exceptions can be made if, in the opinion of the project arborist, unacceptable damage will not occur to the tree. Where soil grade changes affect the root protection area, the grade line should be meandered wherever practicable. This will require on-site coordination to ensure a reasonable balance between engineering, construction, and the need for tree protection.

- **Surfacing.** If surfacing is proposed beneath the dripline of protected trees, coordinate with the project arborist to provide recommendations for adjustments to protection fencing and to monitor construction in the tree protection zone. Avoid excavation and use a modified profile to build up from existing grade (Figure 1). The profile includes a layer of permeable geotextile fabric on the ground surface and clean crushed rock to raise the grade as needed. Surfacing may include asphalt, concrete, or other materials. If excavation is necessary, work shall be performed under arborist supervision.

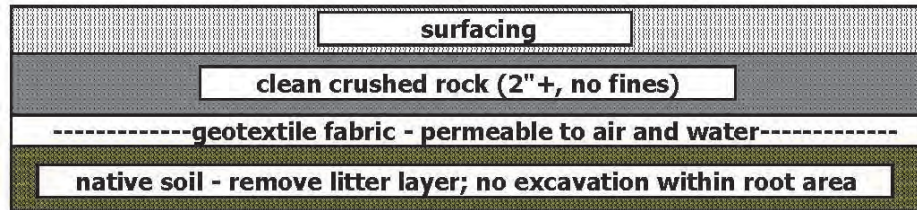


Figure 1. Sample profile for areas within Critical Root Zones. Depth of rock is dependent on grading. Technique based on best management practices.

- **Landscaping.** Following construction and where landscaping is desired, apply approximately 3-inches of mulch beneath the dripline of protected trees, but not directly against tree trunks. Shrubs and ground covers may be planted within tree protection areas. If irrigation is used, use drip irrigation only beneath the driplines of protected trees.
- **Quality Assurance.** The project arborist should supervise proper execution of this plan during construction activities that could encroach on retained trees. Tree protection site inspection monitoring reports should be provided to the Client and City on a regular basis throughout construction.

Thank you for choosing Morgan Holen & Associates, LLC, to provide consulting arborist services for the PDP 4N Calais East at Villebois project. Please contact us if you have questions or need any additional information.

Thank you,
Morgan Holen & Associates, LLC

Morgan E. Holen, Owner
ISA Certified Arborist, PN-6145A
ISA Tree Risk Assessment Qualified
Forest Biologist

Enclosures: Calais East - Tree Data 11-13-15
PDP 4N Calais East at Villebois – Tree Preservation Plan

No.	Common Name	Species Name	DBH*	C-Rad^	Cond [#]	Condition & Comments	Treatment
18413	Japanese maple	<i>Acer japonicum</i>	5,6	10	G	multi-stemmed ornamental tree	remove
18414	European white birch	<i>Betula pendula</i>	14	11	M	invasive species, well maintained as an ornamental tree	remove
18415	Alaska yellow cedar	<i>Chamaecyparis nootkatensis</i>	11	13	G	no major defects	remove
18416	blue spruce	<i>Picea pungens</i>	19	14	G	moderate structure, codominant leaders	remove
18417	Port-Orford-cedar	<i>Chamaecyparis lawsoniana</i>	14	14	G	no major defects	remove
18462	Norway maple	<i>Acer platanoides</i>	24	20	G	invasive species, multiple attachments at ~6'	remove
18463	European white birch	<i>Betula pendula</i>	6	10	P	invasive species, overcrowded by adjacent trees	remove
18464	scots pine	<i>Pinus sylvestris</i>	12	16	M	one-sided crown with lean to the S	remove
18465	Austrian pine	<i>Pinus nigra</i>	20	15	M	codominant leaders, one with a broken top, one-sided crown with lean to S	remove
18466	Austrian pine	<i>Pinus nigra</i>	2x14	15	M	codominant leaders with included bark, rope girdling one stem	remove
18467	Austrian pine	<i>Pinus nigra</i>	18	15	M	codominant leaders, crown asymmetry	remove
18471	plum	<i>Prunus spp.</i>	8,10,16	20	M	poor structure, some included bark, very one-sided to W	remove
18472	plum	<i>Prunus spp.</i>	2x12	9	P	poor structure, heavily pruned, advanced trunk decay	remove
18502	red maple	<i>Acer rubrum</i>	6,9,12	16	M	codominant stems just above ground level, some included bark, seam in juncture	remove
70000	bigleaf maple	<i>Acer macrophyllum</i>	39	16	G	multiple attachments at ~6', moderate crown structure, surrounded by asphalt	remove
70001	red oak	<i>Quercus rubra</i>	52	40	I	multiple large diameter scaffold branch attachments at ~14', some mistletoe	retain

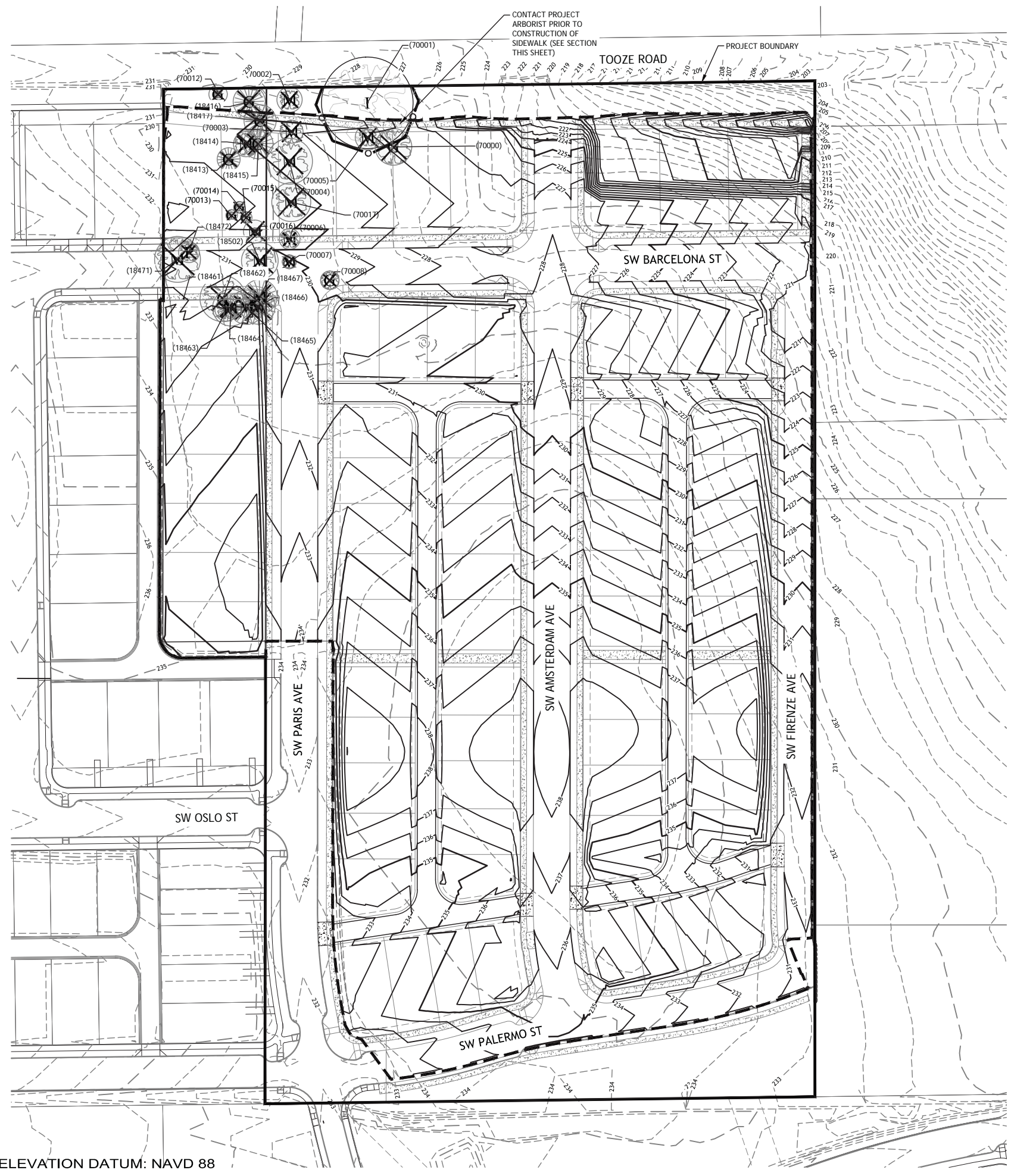
No.	Common Name	Species Name	DBH*	C-Rad^	Cond [#]	Condition & Comments	Treatment
70002	fruit	unknown	2x6	11	M	hollows with decay	remove
70003	fruit	unknown	8	10	M	poor structure	remove
70004	fruit	unknown	3x12,2x16	20	M	multiple attachments at ~3', poor structure, hollows with decay	remove
70005	fruit	unknown	5,2x6	11	M	poor structure, below dominant oak canopy	remove
70006	fruit	unknown	8	9	M	previous codominant stem failure, large open wound	remove
70007	fruit	unknown	6	6	M	few broken branches, some branch decay	remove
70008	fruit	unknown	3x6	8	G	codominant stems with included bark, slime flux	remove
70012	Hinoki cypress	<i>Chamaecyparis obtusa</i>	6	8	G	no major defects	remove
70013	Alaska yellow cedar	<i>Chamaecyparis nootkatensis</i>	7	5	G	no major defects	remove
70014	Alaska yellow cedar	<i>Chamaecyparis nootkatensis</i>	8	5	G	no major defects	remove
70015	Alaska yellow cedar	<i>Chamaecyparis nootkatensis</i>	9	5	G	no major defects	remove
70016	western redcedar	<i>Thuja plicata</i>	12	10	M	chlorotic foliage	remove
70017	fruit	unknown	14	17	M	decay	remove

*DBH: Diameter at Breast Height (measured 4.5-feet above ground level in inches); trees with multiple trunks splitting below DBH are measured separately and individual trunk measurements are separated by a comma, except multiple trunks of the same size are indicated as quantity x size

^C-Rad: Crown Radius, the distance from the center of the tree to the edge of the dripline (measured in feet)

#Condition Codes: I-Important; G-Good; M-Moderate; P-Poor

N:\proj\395-040\09 Drawings\03 Planning\Sheets - Planning\Submittal\395-040_09 TREEPRES.dwg - SHEET: Layout1 Nov. 17. 15 - 12:43 PM pre



ELEVATION DATUM: NAVD 88

LEGEND:

I	IMPORTANT
G	GOOD
M	MODERATE
P	POOR
NE	NOT EXAMINED
	EXISTING TREES TO REMAIN
	EXISTING TREES LIKELY TO BE REMOVED
	EXISTING TREES TO BE REMOVED
	TREE PROTECTION FENCING
	GRADING LIMITS

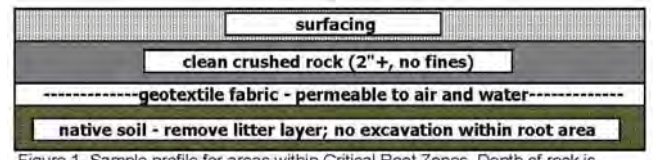
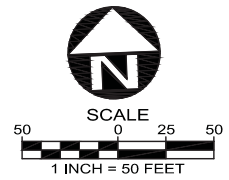


Figure 1 Sample profile for areas within Critical Root Zones. Depth of rock is dependent on grading. Technique based on best management practices.

SIDEWALK SECTION - MODIFIED PROFILE

NOTES

- ALL CONSTRUCTION AND GRADING WITHIN TREE PROTECTION ZONE IS TO BE COMPLETED UNDER DIRECT SUPERVISION OF PROJECT ARBORIST. CONTACT: MORGAN HOLEN. PHONE: 971-409-9354
1. STUMPS OF REMOVED TREES LOCATED WITHIN PROTECTION AREA FOR TREE 70001 SHOULD BE REMOVED UNDER ARBORIST SUPERVISION.
 2. COORDINATE WITH THE PROJECT ARBORIST PRIOR TO OPENING TREE PROTECTION FENCING FOR SIDEWALK CONSTRUCTION.



POLYGON NW COMPANY



GEODESIGN, INC

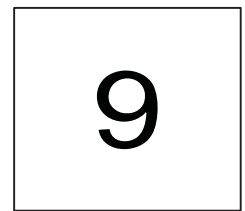
REVISIONS	
DATE	DESCRIPTION

**PDP 4N
CALAIS EAST
AT VILLEBOIS**

Preliminary
Development
Plan

**TREE
PRESERVATION
PLAN**

1ST SUBMITTAL DATE 11/13/2015













IIIF) Community Elements Book Amendments
(Maps Only)

NOTE: Lighting Concept Plan is for illustrative purposes outside of the current SAP submission area. This plan will be updated as minor modifications are made in subsequent SAP submissions.

LEGEND



HADCO S8867C LIGHTS

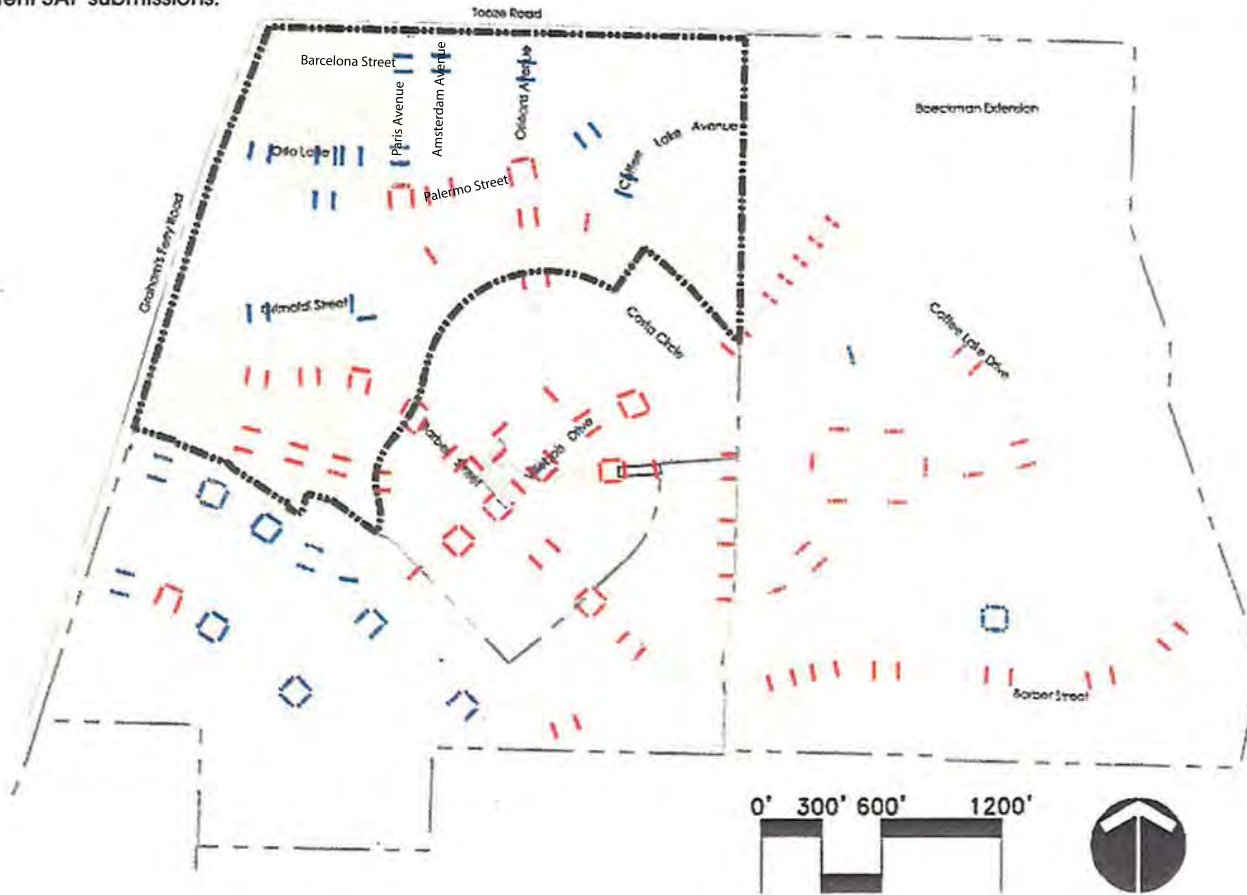
-  Single Hecoc Light Fixture
120' O.C.
0.6 CP @ 150 watts
-  Single Hecoc Light Fixture
155' O.C.
0.4 CP @ 150 watts
-  Cobro Hecoc Light Fixture
140' O.C.
0.9 CP @ 200 watts
-  Single Hecoc Light Fixture
120' O.C.
0.6 CP @ 200 watts
-  Single Hecoc Light Fixture
75' O.C.
0.9 CP @ 150 watts
-  Double Hecoc Light Fixture
120' O.C.
0.6 CP @ 200 watts
-  Single Hecoc Light Fixture
65' O.C.
0.9 CP @ 150 watts
-  Single Hecoc Light Fixture
50' O.C.
1.2 CP @ 150 watts
Double Hecoc Light Fixture possible in
Central Plaza area, per design
-  Single Hecoc Light Fixture
200 watts
-  SAP North Boundary

Note:

1. Light fixtures are triangular in design.
2. CP = Concl Power; O.C. = On Center

NOTE: Curb Extension Plan is for illustrative purposes outside of the current SAP submission area. This plan will be updated as minor modifications are made in subsequent SAP submissions.

CURB EXTENSION CONCEPT PLAN



LEGEND

- TRAFFIC CALMING CURB EXTENSIONS
- PEDESTRIAN ACCOMMODATION CURB EXTENSIONS
- SAP North Boundary

CURB EXTENSIONS

The Villebois Village plan includes curb extensions in locations of high pedestrian activity. Curb extensions serve to minimize speeds and the length of exposure for pedestrians crossing streets, and also provide protection for on-street parked cars. It is recognized that curb extensions may restrict the ability for larger vehicles to turn at street corners.

A conceptual master plan identifying placement of curb extensions within the Villebois Village is illustrated here. As shown in the plan, curb extensions are proposed at every intersection involving a collector street approach to facilitate pedestrian crossing of the collector street. Curb extensions are also proposed at (1) local street intersections in high pedestrian activity areas and (2) at local street intersections with approach lengths in excess of 1,000 feet without upstream traffic control (e.g. stop signs) or traffic calming measures (e.g. curb extensions, roundabouts).

NOTE: Street Tree Plan is for illustrative purposes outside of the current SAP submission area. This plan will be updated as minor modifications are made in subsequent SAP submissions.

STREET TREE TRANSITIONS

In order to establish continuity throughout Villebois, one species of tree has been chosen as primary for each type of street and should be used the length of the street. Due to availability concerns, other trees have been chosen as substitutes, but only if the primary tree is unavailable in the numbers required along the streets. Primary trees have not been chosen for each of the neighborhood street trees. Trees should be chosen from the list provided for the length of each street (see following pages). Species shall match on opposite sides of the street and change only at intersections. A change in species due to lack of availability is permitted only at the following points:

Arterial Streets:

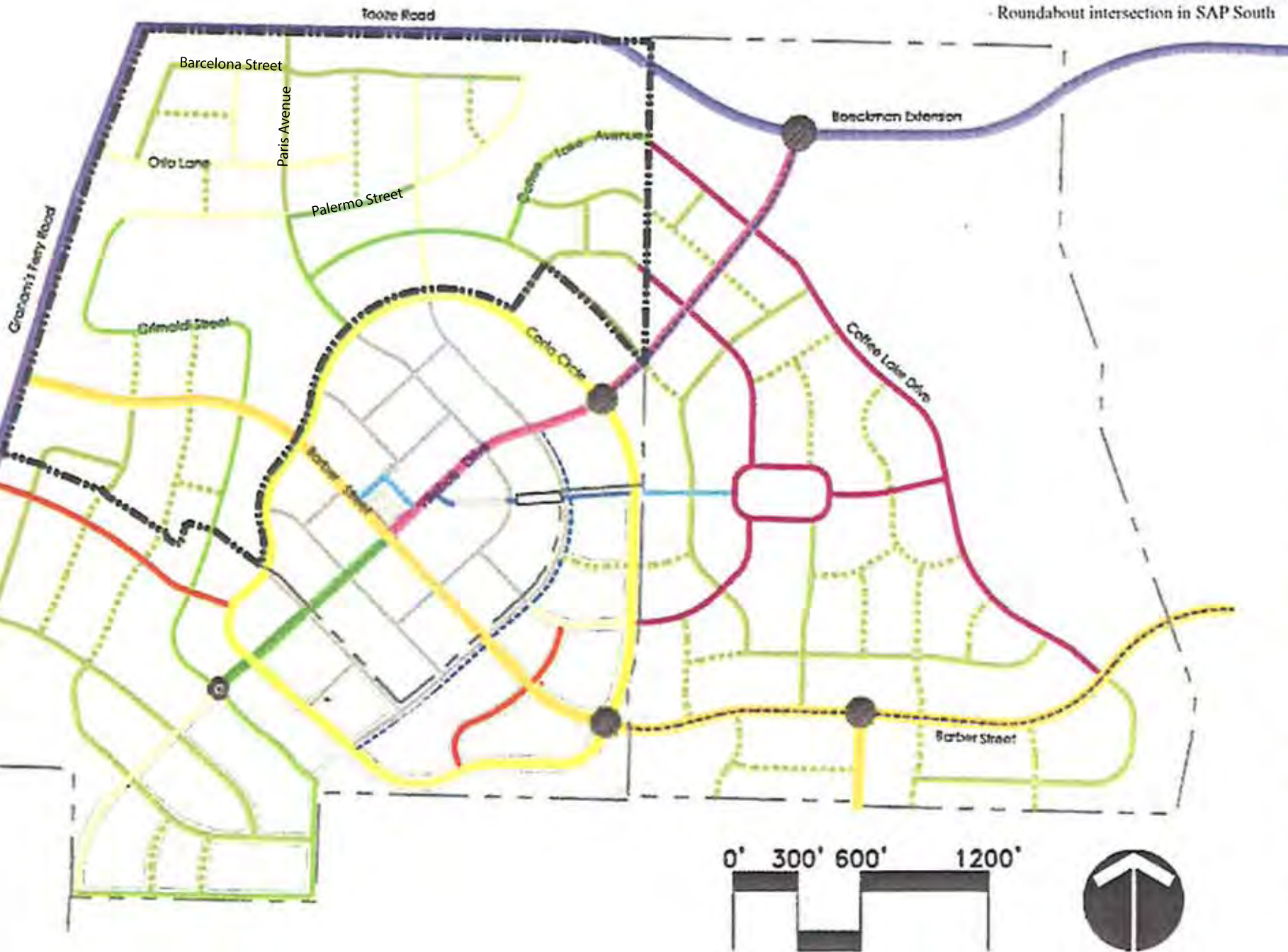
- Intersection of Tooze Road and Grahams Ferry Road
- Intersection of Boeckman Extension and Villebois Drive

Collector Streets:

- Intersections of Barber Street and Loop Road

Greenway Streets:

- Intersection of Coffee Lake Drive and Villebois Drive
- Roundabout intersection in SAP South



LEGEND

- A. Grahams Ferry, Tooze, Boeckman
40' O.C. Spacing Inside, 2 1/2' Caliper
- B. Barber Street, Villebois Drive
25' O.C. Spacing Inside, 2 1/2' Caliper
35' O.C. Outside Costa Circle, 2 1/2' Caliper
- C. Loop Road
75' O.C. Spacing, 2" Caliper
- D. Greenway Streets
30' O.C. Spacing, 2" Caliper
- E. Streets with Existing Street Trees
Spacing Varies, 2" Caliper
- F. Village Center Streets
25' O.C. Spacing, 2" Caliper
- G. Private Woonerf Street
Spacing varies, 2 1/2' Caliper
- H. Mt. Hood View
25' O.C. Spacing, 2" Caliper
- I. Significant Residential Streets
30' O.C. Spacing, 2" Caliper
- J. Primary Residential Streets
30' O.C. Spacing, 2" Caliper
- K. Secondary Residential Streets
30' O.C. Spacing, 2" Caliper
- L. Accent Trees at Roundabouts
Spacing varies, 2" Caliper
Dependant on Vision Clearance
- M. Swales
Spacing and Caliper Varies according to street type
- N. Pedestrian Linkage
30' O.C. Spacing, 2" Caliper
- O. Greenway Crossing - No Street Trees
Except Villebois Drive
- SAP North Boundary

NOTE: Mail Box Location Plan is for illustrative purposes outside of the current SAP submission area. This plan will be updated as minor modifications are made in subsequent SAP submissions.

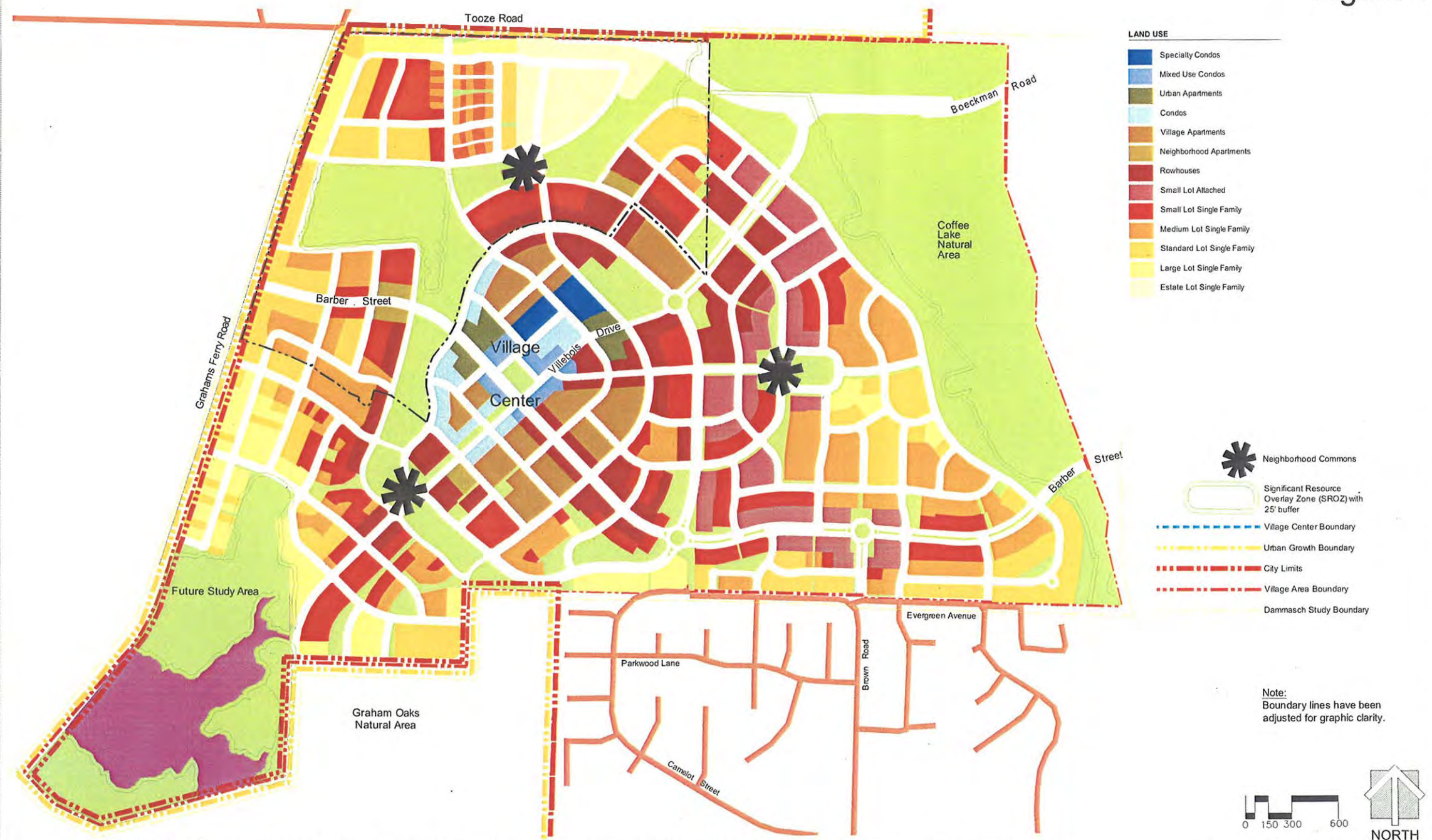
- LEGEND**
- 48 mailbox kiosk location on planter strip adjacent to common areas or trails
 - Potential mailbox locations
 - SAP North Boundary



IIIG) Architectural Pattern Book Amendments
(Maps Only)

Figure 1

The Villebois Village Master Plan



LAND USE

- Specially Condos
- Mixed Use Condos
- Urban Apartments
- Condos
- Village Apartments
- Neighborhood Apartments
- Rowhouses
- Small Lot Attached
- Small Lot Single Family
- Medium Lot Single Family
- Standard Lot Single Family
- Large Lot Single Family
- Estate Lot Single Family

- Neighborhood Commons
- Significant Resource Overlay Zone (SROZ) with 25' buffer
- Village Center Boundary
- Urban Growth Boundary
- City Limits
- Village Area Boundary
- Dammnasch Study Boundary

Note:
Boundary lines have been adjusted for graphic clarity.



Land Use Plan
DECEMBER 19, 2005

The Villebois Village Master Plan was developed by Costa Pacific Communities with a distinguished team of professionals:

Iverson Architects (Design Team Leader), Alpha Engineering (Technical Team Leader), Fletcher Farr Ayotte (Land Planning / Village Center Design), Walker Macy (Land Planning / Landscape Architecture), Western Planning Associates, (Land Planning), Pacific Habitat Services (Environmental Consulting), SGW Creative (Advertising and Public Relations), Market Perspectives (Market Research), Kittelson & Associates (Traffic Engineering), Ramis Crew Corrigan and Bachrach (Land Use Attorney)

The Villebois Village Master Plan lays the foundation for an innovative mixed-use community. The Plan is based on three fundamental, guiding principles:

- *Connectivity* is connections between neighbors, within the village itself, and into other parts of the region and the world. *Connectivity* is accomplished with architectural designs that always put people first and provide a pedestrian scaled environment. Automobile access will be located to the rear of most buildings, and will not disrupt the hierarchal emphasis given to the pedestrian. The facades of all buildings will emphasize the social character of the street and sidewalk.
- *Diversity* means a vibrant choice of housing styles, types and levels of affordability, a healthy mixture of employment opportunities and offices, and a variety of available goods and services. *Diversity* is achieved by integrating a variety of housing, commercial options and architectural styles throughout the community. This assures that Villebois will be a vibrant, economically and socially diverse addition to the region.
- *Sustainability* refers to the thread of stewardship and viability - social, environmental, and economic - that is woven throughout every aspect of Villebois. It includes efficient design, the protection of natural resources and open space, rainwater management and energy conservation. *Sustainability* is addressed through the use of efficient land planning and energy and resource efficient building designs that shall respond to the environmental qualities of light, climate and topography.

--- Boundary of SAP North



GUIDING PRINCIPLES OF THE VILLAGE MASTER PLAN

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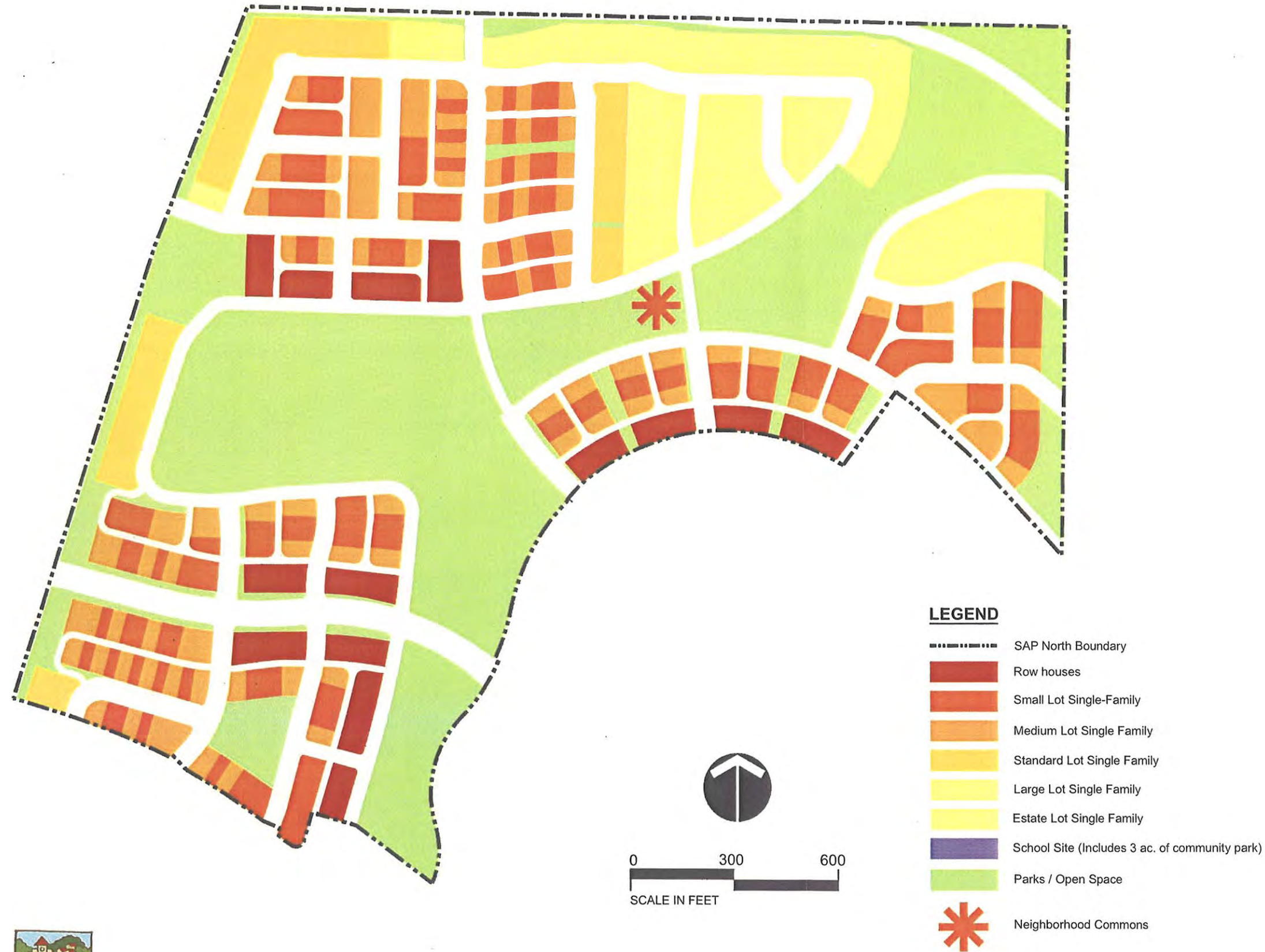
INTRODUCTION

Lot Types and Sustainability in The Specific Area Plan North

In order to comply with the sustainability goals of the Villebois Village Master Plan, buildings within the Specific Area Plan North must meet or exceed the design standards required for third-party certification by Earth Advantage™, a sustainable building program created and administered by Portland General Electric. Earth Advantage™ is a comprehensive program that offers education, guidance, and project certification to homebuilders. To be certified under the program, homes must satisfy requirements in each of four categories: energy efficiency, healthier indoor air, environmental responsibility, and resource efficiency. Earth Advantage™ homes are designed to protect the environment, use less energy, and improve indoor air quality through the use of more earth-friendly materials, mechanical systems, and construction techniques.

By the use of environmentally sound building practices the environmental impact can be minimized, and consumer demand for healthy homes can be met. For further information on the Portland General Electric Earth Advantage™ program, see References, page E1.

The Specific Area Plan North plans include advanced engineering and planning documents that will coordinate the development of grading, drainage, streets, utilities, and related infrastructure throughout the Village Master Plan area. Each Specific Area Plan provides the detailed design criteria for the development of the Villebois Village Master Plan.



LOT TYPES & SUSTAINABILITY IN THE SPECIFIC AREA PLAN NORTH

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INTRODUCTION

Introduction A5



- MONUMENTATION A - PRIMARY GATEWAY
- MONUMENTATION B - SECONDARY SITE IDENTIFIER
- - - MONUMENTATION C - INTERNAL SITE IDENTIFIER
- ▲ MONUMENTATION D - MINOR SITE IDENTIFIER
- ENHANCED FULL VIEW OR PARTIAL VIEW FENCE W/ LANDSCAPING
- - - ENHANCED PRIVACY FENCE WITH LANDSCAPING
- ⋯ SROZ - FULL VIEW FENCE




COMMUNITY FENCING



LOCATIONS

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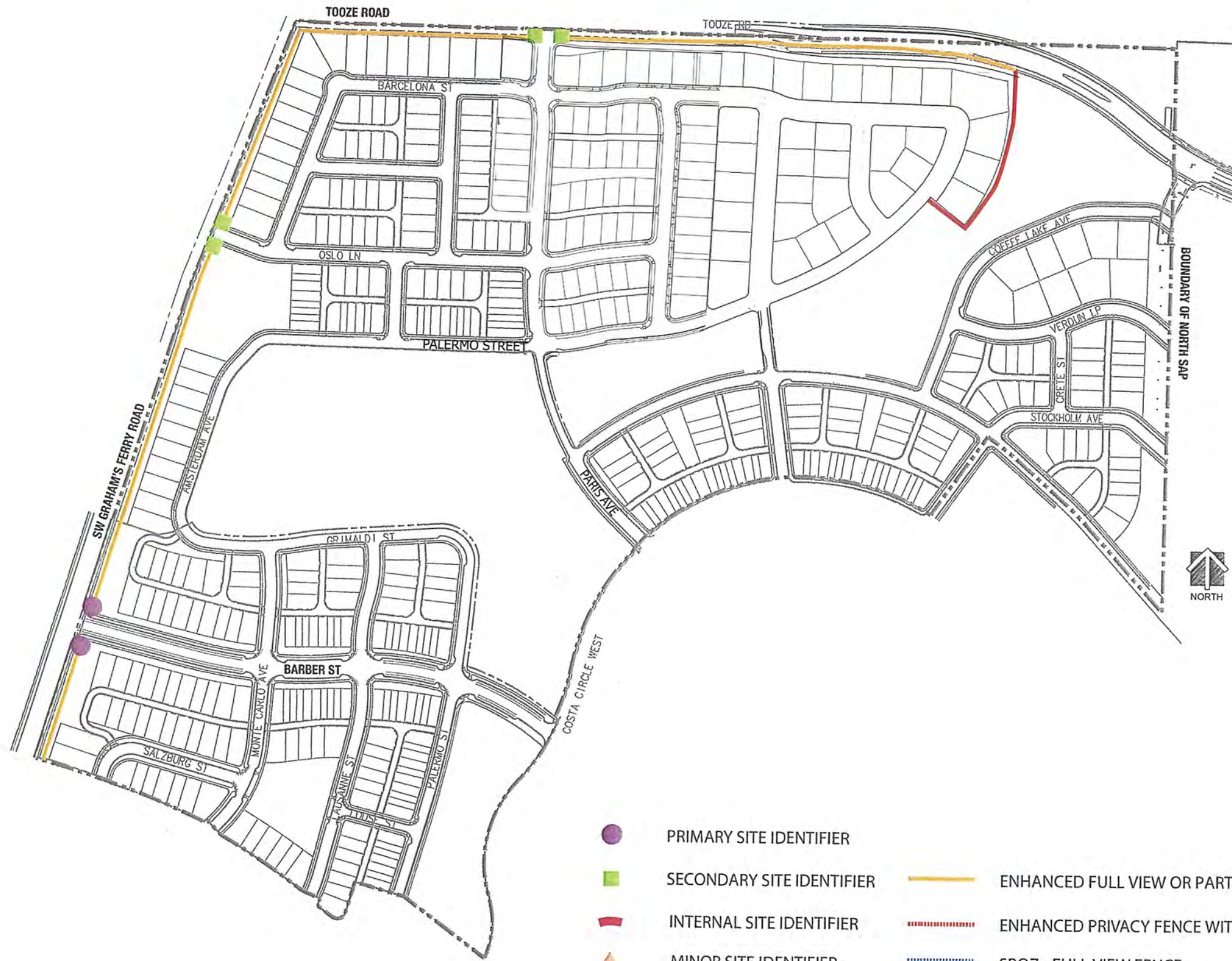
-  MONUMENTATION A - PRIMARY GATEWAY
-  MONUMENTATION B - SECONDARY SITE IDENTIFIER
-  ENHANCED FULL VIEW OR PARTIAL VIEW FENCE W/ LANDSCAPING



SAP NORTH LOCATIONS

COMMUNITY FENCING

IIIH) Master Signage & Wayfinding Plan
Amendments (Maps Only)



- PRIMARY SITE IDENTIFIER
- SECONDARY SITE IDENTIFIER
- ▬ INTERNAL SITE IDENTIFIER
- ▲ MINOR SITE IDENTIFIER
- ▬ ENHANCED FULL VIEW OR PARTIAL VIEW FENCE W/ LANDSCAPING
- ▬ ENHANCED PRIVACY FENCE WITH LANDSCAPING
- ▬ SROZ - FULL VIEW FENCE

NORTH AREA PLAN



Section IV) Preliminary Development Plan

IVA) Supporting Compliance Report

**SUPPORTING COMPLIANCE REPORT
PRELIMINARY DEVELOPMENT PLAN 4 - NORTH**

SECTION IV

TABLE OF CONTENTS

I. WILSONVILLE PLANNING & LAND DEVELOPMENT ORDINANCE	2
SECTION 4.125 VILLAGE (V) ZONE	2
(.02) PERMITTED USES	2
(.05) DEVELOPMENT STANDARDS APPLYING TO ALL DEVELOPMENTS IN THE VILLAGE ZONE	
2	
(.07) GENERAL REGULATIONS - OFF-STREET PARKING, LOADING & BICYCLE PARKING ...	4
(.08) OPEN SPACE	5
(.09) STREET & ACCESS IMPROVEMENT STANDARDS	6
(.10) SIDEWALK AND PATHWAY IMPROVEMENT STANDARDS	9
(.11) LANDSCAPING, SCREENING AND BUFFERING	9
(.12) MASTER SIGNAGE AND WAYFINDING	9
(.14) DESIGN STANDARDS APPLYING TO THE VILLAGE ZONE	9
(.18) VILLAGE ZONE DEVELOPMENT PERMIT PROCESS	11
COMMUNITY ELEMENTS BOOK	20
MASTER SIGNAGE AND WAYFINDING PLAN	21
RAINWATER PROGRAM	21
SECTION 4.139 SIGNIFICANT RESOURCE OVERLAY ZONE (SROZ) ORDINANCE	22
SECTION 4.140 PLANNED DEVELOPMENT REGULATIONS	22
SECTION 4.154 ON-SITE PEDESTRIAN ACCESS AND CIRCULATION	24
SECTION 4.171 GENERAL REGULATIONS - PROTECTION OF NATURAL FEATURES & OTHER	
RESOURCES	26
SECTION 4.172 FLOOD PLAIN REGULATIONS	29
SECTION 4.176 LANDSCAPING, SCREENING & BUFFERING	29
SECTION 4.177 STREET IMPROVEMENT STANDARDS	29
SECTION 4.610.40 TYPE C PERMIT	30
II. PROPOSAL SUMMARY & CONCLUSION	30

I. WILSONVILLE PLANNING & LAND DEVELOPMENT ORDINANCE

SECTION 4.125 VILLAGE (V) ZONE

(.02) PERMITTED USES

Examples of principle uses that are typically permitted:

- A. Single Family Dwellings
- H. Non-commercial parks, plazas, playgrounds, recreational facilities, community buildings and grounds, tennis courts, and other similar recreational and community uses owned and operated either publicly or by an owners association.

Response: This Preliminary Development Plan (PDP) application proposes to create 63 lots for development of detached single family dwellings, as well as tracts for linear greens. All proposed uses within the subject PDP are permitted pursuant to this section.

(.05) DEVELOPMENT STANDARDS APPLYING TO ALL DEVELOPMENTS IN THE VILLAGE ZONE

All development in this zone shall be subject to the V Zone and the applicable provisions of the Wilsonville Planning and Land Development Ordinance. If there is a conflict, then the standards of this section shall apply. The following standards shall apply to all development in the V zone:

- A. Block, Alley, Pedestrian and Bicycle Standards:
 - 1. Maximum Block Perimeter: 1,800 feet, unless the Development Review Board makes a finding that barriers such as existing buildings, topographic variations, or designated Significant Resource Overlay Zone areas will prevent a block perimeter from meeting this standard.
 - 2. Maximum spacing between streets for local access: 530 feet, unless the Development Review Board makes a finding that barriers such as existing buildings, topographic variations, or designated Significant Resource Overlay Zone areas will prevent street extensions from meeting this standard.
 - 3. If the maximum spacing for streets for local access exceeds 530 feet, intervening pedestrian and bicycle access shall be provided, with a maximum spacing of 330 feet from those local streets, unless the Development Review Board makes a finding that barriers such as existing buildings, topographic variations, or designated Significant Resource Overlay Zone areas will prevent pedestrian and bicycle facility extensions from meeting this standard.

Response: Compliance with these standards has been demonstrated by the concurrent SAP North Amendment. PDP 4N is consistent with the information submitted for the concurrent SAP North Amendment.

- B. **Access:** All lots with access to a public street, and an alley, shall take vehicular access from the alley to a garage or parking area, except as determined by the City Engineer.

Response: All of the lots within the proposed PDP that have frontage on a public street and an alley will take vehicular access from an alley to a garage or parking area.

- C. Trailers, travel trailers, mobile coaches, or any altered variation thereof shall not be used for the purpose of conducting a trade or calling, or for storage of material, unless approved for such purpose as a temporary use.

Response: No trailers, travel trailers, mobile coaches, or such vehicles will be used for the purpose of conducting a trade or calling or for the storage of material unless approved as a temporary use.

D. **Fences:**

1. **General Provisions:**

- a. Fencing within the Village Zone shall be in compliance with the Master Fencing Program in the adopted Architectural Pattern Book for the appropriate SAP.
- b. When two or more properties with different setbacks abut, the property with the largest front yard setback requirement shall be used to determine the length and height of the shared side yard fence, as required by section 4.125 above.
- c. The development Review Board may, in their discretion, require such fencing as deemed necessary to promote and provide traffic safety, noise mitigation, and nuisance abatement, and the compatibility of different uses permitted on adjacent lots of the same zone and on adjacent lots of different zones.

2. **Residential:**

- a. The maximum height of any fence located in the required front yard of a residential development shall not exceed three (3) feet.
- b. Fences on residential lots shall not include chain link, barbed wire, razor wire, electrically charged wire, or be constructed of sheathing material such as plywood or flake board. Fences in residential areas that protect wetlands, or other sensitive areas, may be chain link.

Response: The SAP North Master Fencing Plan shows Enhanced Full View or Partial View Fence with Landscaping along Tooze Road and secondary site identifiers at the site entrance on Paris Avenue and SW Tooze Road. Residential lot fencing will occur in compliance with the fencing specified for the specific lot type and style in accordance with the SAP North Master Fencing Plan. Residential lot fencing occurs when each home is constructed, details of which are provided with Building Permit review.

E. Recreational Area in Multi-Family Residential and Mixed Use Developments

Response: The proposed PDP includes lots for the development of single family residential homes; therefore this standard does not apply.

F. Fire Protection:

1. All structures shall include a rated fire suppression system (i.e., sprinklers), as approved by the Fire Marshal

Response: All of the homes within the proposed PDP area will include appropriate fire suppression systems. This will be verified with review of future building permit applications.

Table V-1 Development Standards

Response: The *Tentative Plat* (see Section VB in this Notebook) depicts proposed lot sizes and dimensions. All of the lots will be developed with single family detached dwelling units. All of the lots meet applicable requirements, as addressed below. No buildings are proposed with this application. Final compliance with these standards will be reviewed at building permit submittal.

Single-Family Dwellings

Minimum lot size: 2,250 square feet

Minimum lot width: 35 feet

Minimum lot depth: 50 feet

Response: All lots within the proposed tentative plat meet the minimum lot size requirement and meet the minimum lot width and depth specified for Small, Medium, Standard, and Large lots in the approved SAP North *Architectural Pattern Book*, with allowed variations for site features, such as road alignment or site topography.

Allowed variations are requested for lot width of Lot 26, where road curvatures alter the width of the lot frontage. Lot 26, a standard lot has more than the specified +/- 50'-59' typical lot width specified in the SAP North Pattern Book. This lot variation is due to curvatures in the roads and configurations of street patterns (See *Preliminary Plat* - Section IVB).

(.07) GENERAL REGULATIONS - OFF-STREET PARKING, LOADING & BICYCLE PARKING

Except as required by Subsections (A) through (D), below, the requirements of Section 4.155 shall apply within the village zone.

A. General Provisions:

1. The provision and maintenance of off-street parking spaces is a continuing obligation of the property owner. The standards set forth herein shall be considered by the Development Review Board as minimum criteria.
2. The Board shall have the authority to grant variances or refinements to these standards in keeping with the purposes and objectives set forth in this zone.

Response: The applicant acknowledges that the provision and maintenance of off-street parking is the continuing obligation of the property owner. There are no variances or refinements to the standards of this section proposed with this application.

B. Minimum and Maximum Off-Street Parking Requirements:

1. Table V-2, Off-Street Parking Requirements, below, shall be used to determine the minimum and maximum parking standards for noted land uses. The number of required parking spaces shown in Table V-2 shall be determined by rounding to the nearest whole parking space...

Table V-2: Off-Street Parking Requirements

Category	Min. Vehicle Spaces	Max. Vehicle Spaces	Bicycle Short Term	Bicycle Long Term
Single Family Detached Dwelling Units	1.0 / DU	NR	NR	NR

Response: Each of the homes will provide a minimum of a two-car garage in compliance with this standard.

C. Minimum Off-Street Loading Requirements:

Response: The proposed PDP includes lots for development of single family homes; therefore no loading areas are required.

D. Bicycle Parking Requirements:

Response: The proposed PDP includes single family detached residential units. There is no bicycle parking requirement for these unit types, as noted in *Table V-2* above, therefore these standards do not apply.

(.08) OPEN SPACE

Open space shall be provided as follows:

- A. In all residential developments and in mixed-use developments where the majority of the developed square footage is to be in residential use, at least twenty-five percent (25%) of the area shall be open space, excluding street pavement and surface parking. In multi-phased developments, individual phases are not required to meet the 25% standard as long as an approved Specific Area Plan demonstrates that the overall development shall provide a minimum of 25% open space. Required front yard areas shall not be counted towards the required open space area. Required rear yard areas and other landscaped areas that are not within required front or side yards may be counted as part of the required open space.
- B. Open space area required by this Section may, at the discretion of the Development Review Board, be protected by a conservation

easement or dedicated to the City, either rights in fee or easement, without altering the density or other development standards of the proposed development. Provided that, if the dedication is for public park purposes, the size and amount of the proposed dedication shall meet the criteria of the City of Wilsonville standards. The square footage of any land, whether dedicated or not, which is used for open space shall be deemed a part of the development site for the purpose of computing density or allowable lot coverage. See SROZ provisions, Section 4.139.10.

- C. The Development Review Board may specify the method of assuring the long-term protection and maintenance of open space and/or recreational areas. Where such protection or maintenance are the responsibility of a private party or homeowners' association, the City Attorney shall review and approve any pertinent bylaws, covenants, or agreements prior to recordation.

Response: The Parks *Master Plan* for Villebois states that there are 58.42 acres of parks and 101.31 acres of open space for a total of 159.73 acres within Villebois, approximately 33%. An amendment to SAP North to add information for Phase 4 has been submitted concurrently, which adds linear greens. The proposed PDP includes the same parks and open space areas shown in SAP North amendment for this area.

(.09) STREET & ACCESS IMPROVEMENT STANDARDS

- A. Except as noted below, the provisions of Section 4.177 apply within the Village zone:
 - 1. Generally:
 - a) All street alignment and access improvements shall conform to the Villebois Village Master Plan, or as refined in the Specific Area Plan, Preliminary Development Plan, or Final Development Plan and the following standards:

Response: The street alignments and access improvements within this PDP are consistent with those shown in the concurrent SAP North Amendment.

- i. All street improvements shall conform to the Public Works Standards and shall provide for the continuation of streets through proposed developments to adjoining properties or subdivisions, according to the Master Plan.

Response: All street improvements within this PDP will comply with the applicable Public Works Standards. The street system within this PDP is designed to provide for the continuation of streets within Villebois and to adjoining properties or subdivisions according to the *Master Plan*. The street system is illustrated on the *Circulation Plan* (see Section IVB of this Notebook).

- ii. All streets shall be developed with curbs, landscape strips, bikeways or pedestrian pathways, according to the Master Plan.

Response: All streets within this PDP will be developed with curbs, landscape strips, sidewalks, and bikeways or pedestrian pathways as depicted on the *Circulation Plan* (Section IVB of this Notebook) and in accordance with the *Master Plan*.

2. Intersections of streets

- a) **Angles:** Streets shall intersect one another at angles not less than 90 degrees, unless existing development or topography makes it impractical.
- b) **Intersections:** If the intersection cannot be designed to form a right angle, then the right-of-way and paving within the acute angle shall have a minimum of thirty (30) foot centerline radius and said angle shall not be less than sixty (60) degrees. Any angle less than ninety (90) degrees shall require approval by the City Engineer after consultation with the Fire District.

Response: The plan sheets located in Section IVB of this Notebook demonstrate that all proposed streets will intersect at angles consistent with the above standards.

- c) **Offsets:** Opposing intersections shall be designed so that no offset dangerous to the traveling public is created. Intersections shall be separated by at least:
 - i. 1000 ft. for major arterials
 - ii. 600 ft. for minor arterials
 - iii. 100 ft. for major collector
 - iv. 50 ft. for minor collector

Response: The plan sheets located in Section IVB of this Notebook demonstrate that opposing intersections on public streets are offset, as appropriate, so that no danger to the traveling public is created.

- d) **Curb Extensions:**
 - i. Curb extensions at intersections shall be shown on the Specific Area Plans required in subsection 4.125(.18)(C) through (F) below, and shall:
 - Not obstruct bicycle lanes on collector streets.
 - Provide a minimum 20 foot wide clear distance between curb extensions all local residential street intersections shall have, shall meet minimum turning radius requirements of the Public Works Standards, and shall facilitate fire truck turning movements as required by the Fire District.

Response: Curb extensions are shown on the *Circulation Plan* (see Section IVB). The attached drawings illustrate that all street intersections will have a minimum 20

foot wide clear distance between curb extensions on all local residential street intersections. No collector streets are located within PDP 4N.

3. **Street grades shall be a maximum of 6% on arterials and 8% for collector and local streets. Where topographic conditions dictate, grades in excess of 8%, but not more than 12%, may be permitted for short distances, as approved by the City Engineer, where topographic conditions or existing improvements warrant modification of these standards.**

Response: The *Grading & Erosion Control Plan* located in Section IVB, demonstrates that proposed streets can comply with this standard.

4. **Centerline Radius Street Curves:**

The minimum centerline radius street curves shall be as follows:

- a) **Arterial streets: 600 feet, but may be reduced to 400 feet in commercial areas, as approved by City Engineer.**
- b) **Collector streets: 600 feet, but may be reduced to conform with the Public Works Standards, as approved by the City Engineer.**
- c) **Local streets: 75 feet**

Response: The plan sheets in Notebook Section IVB demonstrate that all streets will comply with the above standards.

5. **Rights-of-way:**

- a) **See (.09) (A), above.**

Response: Proposed rights-of-way are shown on the plan sheets located in Section IVB of this Notebook. Rights-of-way will be dedicated and a waiver of remonstrance against the formation of a local improvement district will be recorded with recordation of a final plat in accordance with Section 4.177.

6. **Access drives.**

- a) **See (.09) (A), above.**
- b) **16 feet for two-way traffic.**

Response: Access drives (alleys) will be paved at least 16-feet in width within a 20-foot tract, as shown on the *Circulation Plan*. In accordance with Section 4.177, all access drives will be constructed with a hard surface capable of carrying a 23-ton load. Easements for fire access will be dedicated as required by the fire department. All access drives will be designed to provide a clear travel lane free from any obstructions

7. Clear Vision Areas
 - a) See (.09) (A), above.

Response: Clear vision areas will be provided and maintained in compliance with the Section 4.177.

8. Vertical clearance:
 - a) See (.09) (A), above.

Response: Vertical clearance will be provided and maintained in compliance with the Section 4.177.

9. Interim Improvement Standard:
 - a) See (.09) (A), above.

Response: With Phase 4, SW Paris Avenue will not connect directly to SW Tooze Road in the interim, until future improvements to Tooze Road are completed.

(.10) SIDEWALK AND PATHWAY IMPROVEMENT STANDARDS

- A. The provisions of Section 4.178 shall apply within the Village zone.

Response: All sidewalks and pathways within SAP North will be constructed in accordance with the standards of Section 4.154 (which replaced 4.178) and the *Villebois Village Master Plan*. Sidewalks and pathways are shown in the street cross-sections on the *Circulation Plan* (see Section IVB of this notebook).

(.11) LANDSCAPING, SCREENING AND BUFFERING

- A. Except as noted below, the provisions of Section 4.176 shall apply in the Village zone:
 1. Streets in the Village zone shall be developed with street trees as described in the Community Elements Book.

Response: The *Street Tree/Lighting Plan* shows the street trees proposed within this PDP. The trees are in conformance with the Community Elements Book.

(.12) MASTER SIGNAGE AND WAYFINDING

Response: The site includes 'Secondary Site Identifiers' at the site entrance on SW Tooze Road and Paris Avenue. Signage within the subject area will comply with the SAP North Signage & Wayfinding Plan.

(.14) DESIGN STANDARDS APPLYING TO THE VILLAGE ZONE

- A. The following design standards implement the Design Principles found in (.13), above, and enumerate the architectural details and design requirements applicable to buildings and other features within the Village (V) zone. The Design Standards are based primarily on the features, types, and details of the residential traditions in the Northwest, but are not intended to mandate a

particular style or fashion. All development within the Village zone shall incorporate the following:

1. Generally:

- a. Flag lots are not permitted.

Response: No flag lots are proposed (see the *Tentative Plat* in Notebook Section IVB).

- b. Dwellings on lots without alley access shall be at least 36 feet wide.

Response: As demonstrated by the Tentative Plat (see Notebook Section IVB), all lots without alley access will have a lot width exceeding 36 feet.

- c. The minimum lot depth for a single-family dwelling with an accessory dwelling unit shall be 70 feet.

Response: None of the lots include accessory dwellings; therefore this standard does not apply.

- d. For Village Center lots facing two or more streets, two of the facades shall be subject to the minimum frontage width requirement. Where multiple buildings are located on one lot, the facades of all buildings shall be used to calculate the Minimum Building Frontage Width.

Response: The proposed PDP is not located in the Village Center; therefore this standard does not apply.

2. Building and site design shall include:

- a. Proportions and massing of architectural elements consistent with those established in an approved Pattern Book or Village Center Design.
- b. Materials, colors and architectural details executed in a manner consistent with the methods included in an approved Pattern Book, Community Elements Book or approved Village Center Architectural Standards.
- c. Protective overhangs or recesses at windows and doors.
- d. Raised stoops, terraces or porches at single-family dwellings.
- e. Exposed gutters, scuppers, and downspouts.
- f. The protection of existing significant trees as identified in an approved Community Elements Book.
- g. A landscape plan in compliance with Section (.11), above.
- h. Building elevations of block complexes shall not repeat an elevation found on an adjacent block.

- i. Building elevations of detached buildings shall not repeat an elevation found on buildings on adjacent lots.
- j. A porch shall have no more than three walls.
- k. A garage shall provide enclosure for the storage of no more than three vehicles.

Response: This application requests PDP approval for single family detached dwellings. No buildings are proposed at this time. Conformance with the Pattern Book and Community Elements Book will assure consistency with the Design Standards of subsection (.14). Subsequent Building Permit applications will review building and site design for consistency with the Pattern Book.

The *Street Tree/Lighting Plan* (see Notebook Section IVB) shows the street trees proposed within this PDP in compliance with Section (.11), above. The trees have been selected in conformance with the Community Elements Book.

The *Street Tree/Lighting Plan* (see Section IVB) depicts street trees along rights-of-way within the subject Preliminary Development Plan area. The *Street Tree/Lighting Plan* has been developed in conformance with the Community Elements Book and the applicable standards of Section 4.176.

3. Lighting and site furnishings shall be in compliance with the approved Community Elements Book.

Response: The *Street Tree/Lighting Plan* (see Section IVB) shows proposed street trees and lighting for this Preliminary Development Plan. These plans illustrate that lighting and site furnishings will be provided in compliance with the Community Elements Book, which has been submitted for refinements concurrently.

4. Building systems, as noted in Tables V-3 and V-4 (Permitted Materials and Configurations), below, shall comply with the materials, applications and configurations required therein.

Response: The PDP does not propose any buildings. Subsequent Building Permit applications will review proposed buildings for consistency with the criteria of *Table V-3* and the *Architectural Pattern Book*.

(.18) VILLAGE ZONE DEVELOPMENT PERMIT PROCESS

- B. Unique Features and Processes of the Village (V) Zone. To be developed, there are three (3) phases of project approval. Some of these phases may be combined, but generally the approvals move from the conceptual stage through to detailed architectural, landscape and site plan review in stages. All development within the Village zone shall be subject to the following processes:

2. Preliminary Development Plan (PDP) approval by the Development Review Board, as set forth in Section 4.125(.18)(G) through (K) (Stage II equivalent), below. Following SAP approval, an applicant may file applications for Preliminary Development Plan approval (Stage II equivalent) for an approved phase in accordance with the approved SAP, and any conditions attached thereto. Land divisions may also

be preliminarily approved at this stage. Except for land within the Central SAP or multi-family dwellings outside the Central SAP, application for a zone change and Final Development Plan (FDP) shall be made concurrently with an application for PDP approval. The SAP and PDP/FDP may be reviewed simultaneously when a common ownership exists.

Final Development (FDP) approval by the Development Review Board or the Planning Director, as set forth in Sections 4.125(.18)(L) through (P) (Site Design Review equivalent), below, may occur as a separate phase for lands in the Central SAP or multi-family dwellings outside the Central SAP.

Response: The Applicant is requesting approval of a Preliminary Development Plan (PDP). Compliance with Sections 4.125(.18)(G) through (K) is demonstrated in the following sections of this report. This PDP addresses Phase 4 of SAP North, as depicted in the concurrent SAP North Amendment.

A request for preliminary approval of a tentative subdivision plat is submitted concurrent with this PDP application (see Notebook Section V). A request for a zone change to Village (V) zone for Tax Lot 1203 is submitted concurrent with this PDP application (see Section VI of this Notebook).

G. Preliminary Development Plan Approval Process:

1. An application for approval of a Preliminary Development Plan for a development in an approved SAP shall:
 - a) Be filed with the City Planning Division for the entire SAP, or when submission of the SAP in phases has been authorized by the Development Review Board, for a phase in the approved sequence.

Response: This PDP addresses Phase 4 of SAP North, as depicted by the concurrent SAP North Amendment.

- b) Be made by the owner of all affected property or the owner's authorized agent; and.

Response: This application is made by Polygon WLH, LLC. The application form, which has been signed by the property owners, can be found in Exhibit IB along with a copy of the vesting deeds.

- c) Be filed on a form prescribed by the City Planning Division and filed with said division and accompanied by such fee as the City Council may prescribe by resolution; and.

Response: The appropriate application form and fee have been filed with this submittal. A copy of the form and fee are included in Sections IB and IC, respectively.

- d) Set forth the professional coordinator and professional design team for the project; and.

Response: The professional coordinator and professional design team are set forth in the Introductory Narrative, located in Section IA of this Notebook.

- e) State whether the development will include mixed land uses, and if so, what uses and in what proportions and locations.

Response: This PDP does not include mixed land uses. The proposed land uses are shown on the *Site/Land Use Plan*, in Section IVB of this Notebook.

- f) Include a preliminary land division (concurrently) per Section 4.400, as applicable.

Response: This application includes a request for preliminary land division approval. This request for approval of a Tentative Plat can be seen in Section V of this Notebook. This section includes a Supporting Compliance Report, the proposed Tentative Plat, draft CC&R's, a copy of the certification of liens & assessments form, and the subdivision name approval from the County Surveyor's Office.

- g) Include a concurrent application for a Zone Map Amendment (i.e., Zone Change) for the subject phase.

Response: This application includes a request for a zone map amendment to zone the tax lot 1203 in the Preliminary Development Plan area to Village (V). This zone change request can be seen in Section VI of this Notebook. This section includes a Supporting Compliance Report, a Zone Change Map, and a legal description & sketch of the proposed zone change area.

- 2. The application for Preliminary Development Plan approval shall include conceptual and quantitatively accurate representations of the entire development sufficient to demonstrate conformance with the approved SAP and to judge the scope, size and impact of the development on the community and shall be accompanied by the following information:

- a) A boundary survey or a certified boundary description by a surveyor licensed in the State of Oregon.
- b) Topographic information sufficient to determine direction and percentage of slopes, drainage patterns, and in environmentally sensitive areas, (e.g., flood plain, wetlands, forested areas, steep slopes or adjacent to stream banks). Contour lines shall relate to North American Vertical Datum of 1988 and be at minimum intervals as follows:
 - i) One (1) foot contours for slopes of up to five percent (5%);
 - ii) Two (2) foot contours for slopes from six percent (6%) to twelve (12%);
 - iii) Five (5) foot contours for slopes from twelve percent (12%) to twenty percent (20%). These slopes shall be clearly identified, and
 - iv) Ten (10) foot contours for slopes exceeding twenty percent (20%).

- c) The location of areas designated Significant Resource Overlay Zone (SROZ), and associated 25-foot Impact Areas, within the PDP and within 50 feet of the PDP boundary, as required by Section 4.139.

Response: A certified boundary description by a surveyor licensed in the State of Oregon is provided as the legal description and sketch for the zone map amendment (see Section VIC of this Notebook). Topographic information in accordance with Sections 4.125(.18)G.2.b. & c. is shown on the *Existing Conditions*, located in Section IIIB of this Notebook.

- d) A tabulation of the land area to be devoted to various uses, and a calculation of the average residential density per net acre.

Response: Following is a tabulation of land area devoted to the various uses and a calculation of net residential density:

Gross Acreage	10.85 Acres
Linear Green Space	0.26 Acres
Portion of RP-5	0.46 Acres
Public Streets	3.93 Acres
Lots and Alleys	6.20 Acres

Net Residential Density: 63 lots / 6.20 Acres = 10.16 units per net acre

- e) The location, dimensions and names, as appropriate, of existing and platted streets and alleys on and within 50 feet of the perimeter of the PDP, together with the location of existing and planned easements, sidewalks, bike routes and bikeways, trails, and the location of other important features such as section lines, section corners, and City boundary lines. The plan shall also identify all trees 6 inches and greater d.b.h. on the project site only.

Response: The above information is shown on the *Existing Conditions*, the *Tentative Plat*, and the *Circulation Plan*. The *Tree Plan* identifies all trees 6 inches and greater diameter at breast height (d.b.h.) within or adjacent to developed areas on the project site. Tree numbers are identified on the Tree Plan Sheets which correspond with the Tree Inventory in the Tree Report (see Section VIB). The plan sheets mentioned above can be found in Section IIIB of this Notebook.

- f) Conceptual drawings, illustrations and building elevations for each of the listed housing products and typical non-residential and mixed-use buildings to be constructed within the Preliminary Development Plan

boundary, as identified in the approved SAP, and where required, the approved Village Center Design.

Response: The proposed PDP includes Small, Medium, Standard, and Large lot types, which are all detached single-family homes. Conceptual elevations for the homes are included in Section IVF of this Notebook.

- g) A composite utility plan illustrating existing and proposed water, sanitary sewer, and storm drainage facilities necessary to serve the SAP.

Response: Proposed storm drainage facilities, and water and sanitary lines are shown on the *Composite Utility Plan* (see Section IVB in this Notebook).

- h) If it is proposed that the Preliminary Development Plan will be executed in Phases, the sequence thereof shall be provided.

Response: The PDP is proposed to be executed in one phase.

- i) A commitment by the applicant to provide a performance bond or other acceptable security for the capital improvements required by the project.

Response: The applicant will provide a performance bond or other acceptable security for the capital improvements required by the project.

- j) At the applicant's expense, the City shall have a Traffic Impact Analysis prepared, as required by Section 4.030(.02)(B), to review the anticipated traffic impacts of the proposed development. This traffic report shall include an analysis of the impact of the SAP on the local street and road network, and shall specify the maximum projected average daily trips and maximum parking demand associated with buildout of the entire SAP, and it shall meet Subsection 4.140(.09)(J)(2).

Response: A copy of the Traffic Impact Analysis is provided in Section IVD of this Notebook.

H. PDP Application Submittal Requirements:

1. The Preliminary Development Plan shall conform with the approved Specific Area Plan, and shall include all information required by (.18)(D)(1) and (2), plus the following:
 - a) The location of water, sewerage and drainage facilities;
 - b) Conceptual building and landscape plans and elevations, sufficient to indicate the general character of the development;
 - c) The general type and location of signs;
 - d) Topographic information as set forth in Section 4.035;

- e) A map indicating the types and locations of all proposed uses; and
- f) A grading and erosion control plan illustrating existing and proposed contours as prescribed previously in this section.

Response: A concurrent SAP North Amendment has been submitted to add information for Phase 4. The proposed PDP 4N conforms to the concurrent SAP North Amendment. As demonstrated above, the PDP application includes all information required by 4.125(.18)(D)(1) and (2), as applicable to a PDP.

The *Existing Conditions* shows the existing site features, including topographic features. Proposed lots to be created for development are shown on the *Tentative Plat*. The *Grading and Erosion Control Plan* shows the location of drainage facilities, topographic information, and a grading and erosion control facilities. The *Composite Utility Plan* indicates the proposed location of water and sanitary sewer lines and drainage facilities. The *Site/Land Use Plan* indicates the types and locations of all proposed uses in the Preliminary Development Plan. The plan sheets mentioned above can be found in Section IIIB of this Notebook.

Landscape plans for the linear greens are located with the FDP application materials in Section VIII of the Notebook. The SAP North *Signage & Wayfinding Plan* shows Secondary Site Identifiers at the street entrance from SW Tooze Road and SW Paris Avenue.

The proposed PDP includes Small, Medium, Standard, and Large lot types, which are all detached single-family homes. Conceptual elevations for the homes within the PDP will be provided for review by the City's Architectural consultant prior to building permit submittal and will be available prior to DRB hearing on this request. Future proposed homes will be designed to be consistent with the conceptual elevations in the *Architectural Pattern Book*.

- 2. In addition to this information, and unless waived by the City's Community Development Director as enabled by Section 4.008(.02))B), at the applicant's expense, the City shall have a Traffic Impact Analysis prepared, as required by Section 4.030(.02)(B), to review the anticipated traffic impacts of the proposed development. This traffic report shall include an analysis of the impact of the PDP on the local street and road network, and shall specify the maximum projected average daily trips and maximum parking demand associated with buildout of the entire PDP, and it shall meet Subsection 4.140(.09)(J)(2) for the full development of all five SAPs.

Response: A copy of the Traffic Impact Analysis is provided in Section IVD.

- 3. The Preliminary Development Plan shall be sufficiently detailed to indicate fully the ultimate operation and appearance of the phase of development. However, approval of a Final Development Plan is a separate and more detailed review of proposed design features, subject to the standards

of Section 4.125(.18)(L) through (P), and Section 4.400 through Section 4.450.

Response: The plan sheets for the proposed Preliminary Development Plan provide sufficient detail to show the ultimate operation and appearance of the subject phase of development. The FDP application for design of the included linear greens within the PDP area is submitted concurrent with this application (see Notebook Section VIII).

4. Copies of legal documents required by the Development Review Board for dedication or reservation of public facilities, or for the creation of a non-profit homeowner's association, shall also be submitted.

Response: Copies of legal documents will be provided as appropriate and required by the Development Review Board.

I. **PDP Approval Procedures**

1. An application for PDP approval shall be reviewed using the following procedures:
 - a) Notice of a public hearing before the Development Review Board regarding a proposed PDP shall be made in accordance with the procedures contained in Section 4.012.
 - b) A public hearing shall be held on each such application as provided in Section 4.013.
 - c) After such hearing, the Development Review Board shall determine whether the proposal conforms to the permit criteria set forth in this Code, and shall approve, conditionally approve, or disapprove the application.

Response: In accordance with the procedures contained in Section 4.012, the City shall provide notice of a public hearing before the Development Review Board on the proposed Preliminary Development Plan. This report, in conjunction with all submitted information, demonstrates that the proposal conforms to the applicable permit criteria set forth in the City's Code.

J. **PDP Refinements to Approved Specific Area Plan**

1. In the process of reviewing a PDP for consistency with the approved Specific Area Plan, the Development Review Board may approve refinements, but not amendments, to the SAP. Refinements to the SAP may be approved by the Development Review Board as set forth in Section (.18)(J)(2), below.
 - a) Refinements to the SAP are defined as:
 - i. Changes to the street network or functional classification of streets that do not significantly reduce circulation system function or

connectivity for vehicles, bicycles or pedestrians.

Response: A concurrent SAP North Amendment has been submitted to proposing *Master Plan* refinements to the network and functional classification of streets. PDP 4N shows street networks consistent with the concurrent SAP North Amendment.

- ii. Changes to the nature or location of parks types, trails or open space that do not significantly reduce function, usability, connectivity, or overall distribution or availability of these uses in the Preliminary Development Plan.

Response: A concurrent SAP North Amendment has been submitted to proposed *Master Plan* refinements to the network and functional classification of streets. PDP 4N shows street networks consistent with the concurrent SAP North Amendment.

- iii. Changes to the nature or location of utilities or storm water facilities that do not significantly reduce the service or function of the utility or facility.

Response: An amendment to SAP North to add information for Phase 4 has been submitted concurrently. PDP 4N shows utilities and stormwater facilities consistent with the concurrent SAP North Amendment.

- iv. Changes to the location or mix of land uses that do not significantly alter the overall distribution or availability of uses in the Preliminary Development Plan. For the purposes of this subsection, “land uses” or “uses” are defined in the aggregate, with specialty condos, mixed use condos, urban apartments, condos, village apartments, neighborhood apartments, row houses and small detached uses comprising a land use group and medium detached, standard detached, large and estate uses comprising another.
- v. A change in density that does not exceed ten percent, provided such density change has not already been approved as a refinement to the underlying SAP or PDP, and does not result in fewer than 2,300 dwelling units in the Village.

Response: An amendment to SAP North to add information for Phase 4 has been submitted concurrently. PDP 4N proposes land uses and density consistent with the concurrent SAP North Amendment.

- vi. Changes that are significant under the above definitions, but necessary to protect an

important community resource or improve the function of collector or minor arterial roadways.

a. As used herein, “significant” means:

- i. More than ten percent of any quantifiable matter, requirement, or performance measure, as specified in (.18)(J)(1)(a), above, or,
- ii. That which negatively affects an important, qualitative feature of the subject, as specified in (.18)(J)(1)(a), above.

Response: This PDP does not include refinements as it is consistent with the concurrent SAP North Amendment application.

2. Refinements meeting the above definition may be approved by the DRB upon the demonstration and finding that:

- a) The refinements will equally or better meet the conditions of the approved SAP, and the Goals, Policies and Implementation Measures of the Villebois Village Master Plan.
- b) The refinement will not result in significant detrimental impacts to the environment or natural or scenic resources of the PDP and Village area, and
- c) The refinement will not preclude an adjoining or subsequent PDP or SAP from development consistent with the approved SAP or Master Plan.

Response: As previously described in this report, a SAP Amendment has been submitted to add information for Phase 4. PDP 4N is consistent with the concurrent amendments to SAP North for Phase 4. No refinements are requested with the PDP.

3. Amendments to the SAP, not including SAP amendments for phasing, must follow the same procedures applicable to adoption of the SAP itself. Amendments are defined as changes to elements of the SAP not constituting a refinement.
4. Amendments to the SAP for phasing will be processed as a Class II administrative review proposal.

Response: As previously described in this report, a SAP Amendment has been submitted to add information for Phase 4. PDP 4N is consistent with the concurrent amendments to SAP North for Phase 4. No refinements are requested with the PDP.

K. PDP Approval Criteria

The Development Review Board may approve an application for a PDP only upon finding that the following approval criteria are met:

1. That the proposed PDP:

- a. Is consistent with the standards identified in this section.

Response: This Supporting Compliance Report provides an explanation of how the proposed development is consistent with the standards of the Village zone.

- b. Complies with the applicable standards of the Planning and Land Development Ordinance, including Section 4.140(.09)(J)(1)-(3).

Response: This Supporting Compliance Report provides an explanation of how the proposed development is consistent with the applicable standards of the Planning and Land Development Ordinance. A description of how the proposed development complies with Section 4.140(.09)J.1-3 is included in the subsequent pages of this report.

- c. Is consistent with the approved Specific Area Plan in which it is located.

Response: A SAP North Amendment has been submitted concurrent with PDP 4N. The proposed Preliminary Development Plan is consistent with Specific Area Plan - North Amendment, as demonstrated by the plan sheets located in Section IVB and as described in this report.

- d. Is consistent with the approved Pattern Book and, where required, the approved Village Center Architectural Standards

Response: No buildings are proposed with this Preliminary Development Plan. Subsequent Building Permit applications for residential buildings in this Preliminary Development Plan will document compliance with the *Architectural Pattern Book*. However, proposed lots are sized to accommodate proposed uses in a manner consistent with *Table V-1* and the *Architectural Pattern Book*.

COMMUNITY ELEMENTS BOOK

Lighting Master Plan

Response: This PDP application includes plans for street lighting within PDP 4 North as illustrated on the *Street Tree/Lighting Plan* (see Notebook Section IVB). The proposed lighting is consistent with the amended Community Elements Book.

Curb Extensions

Response: As shown on the *Tentative Plat* (see Notebook Section VB), curb extensions are proposed at a number of intersections in the PDP area. The location of these curb extensions is consistent with the Curb Extension Concept Plan Diagram in the amended Community Elements Book.

Street Tree Master Plan

Response: As shown on the *Street Tree/Lighting Plan* (see Notebook Section IVB), street trees proposed along the streets in the PDP area are consistent with the respective designated street tree lists.

Site Furnishings

Response: No site furnishings are proposed with this PDP application.

Play Structures

Response: No play structures are proposed with this PDP/FDP application.

Tree Protection

Response: The Tree Protection component of the Community Elements Book for SAP - North (page 18) describes the goal, policies, and implementation measures that were used to promote the protection of existing trees in the design of the PDP area. A *Tree RE Plan* has been prepared for this PDP, consistent with Implementation Measures 1 and 2 of the Tree Protection component of the *Community Elements Book*. The *Tree Plan* was based on a Tree Report prepared by Morgan E. Holen, a certified arborist (see Section VII of this notebook).

Plant List

Response: The *Community Elements Book*, approved with the concurrent SAP - North Amendment, contains a Plant List (pages 19-21) of non-native and native trees, shrubs, and groundcovers, ferns, herbs, vines, perennials, grasses, and bulbs for species to plant throughout Villebois. Within the rights-of-way in this PDP, only street trees and rainwater components are proposed. Additional landscaping details are provided with the FDP application which is submitted concurrent with this PDP (see Section VIII of this Notebook).

MASTER SIGNAGE AND WAYFINDING PLAN

Response: The SAP North *Signage & Wayfinding Plan* shows two Secondary Site Identifiers at the street entrance from SW Tooze Way and SW Paris Avenue. The Secondary Site Identifiers are provided with PDP 4N, as shown on the attached plans (see Notebook Section IVB).

RAINWATER PROGRAM

Response: A Rainwater Management Plan is included with the supporting utility reports located in Section IVC of this Notebook. Rainwater will be treated as shown on the *Composite Utility Plan* (see Notebook Section IVC). The rainwater components will be detailed within subsequent construction drawings. Proposed rainwater management is consistent with the rainwater program for SAP North, as described in the supporting compliance report for the amendment to Specific Area Plan North (Section IIIA) and as demonstrated in the attached Rainwater Management Plan (see Notebook Section IVC).

3. **If the PDP is to be phased, that the phasing schedule is reasonable and does not exceed two years between commencement of development of the first, and completion of the last phase, unless otherwise authorized by the Development Review Board.**

Response: The PDP is proposed to be executed in one phase.

4. Parks within each PDP or PDP phase shall be constructed prior to occupancy of 50% of the dwelling units in the PDP or PDP phase, unless weather or special circumstances prohibit completion, in which case bonding for the improvements shall be permitted.

Response: The parks within PDP 4N will be completed prior to occupancy of 50% of the housing units, as required. Bonding will be provided if special circumstances prohibit completion.

5. In the Central SAP, parks shall be constructed within each PDP as provided above, and that pro-rata portion of the estimated cost of Central SAP parks not within the PDP, calculated on a dwelling unit basis, shall be bonded or otherwise secured to the satisfaction of the city.

Response: The proposed PDP is within SAP North and is not within the Central SAP Area, therefore this standard does not apply.

6. The Development Review Board may require modifications to the PDP, or otherwise impose such conditions as it may deem necessary to ensure conformance with the approved SAP, the Villebois Village Master Plan, and compliance with applicable requirements and standards of the Planning and Land Development Ordinance, and the standards of this section.

Response: This report demonstrates that the proposed Preliminary Development Plan is in conformance with the Specific Area Plan - North Amendment, and thus, the *Villebois Village Master Plan* as well as the applicable requirements and standards of the Planning and Land Development Ordinance.

SECTION 4.139 SIGNIFICANT RESOURCE OVERLAY ZONE (SROZ) ORDINANCE

Response: The PDP 4N application does not include any areas within the SROZ. Therefore, Section 4.139 does not apply.

SECTION 4.140 PLANNED DEVELOPMENT REGULATIONS

(.09) FINAL APPROVAL (STAGE TWO)

- J. A planned development permit may be granted by the Development Review Board only if it is found that the development conforms to all the following criteria, as well as to the Planned Development Regulations in Section 4.140:

1. The location, design, size and uses, both separately and as a whole, are consistent with the Comprehensive Plan, and with any other applicable plan, development map or Ordinance adopted by the City Council.

Response: This Supporting Compliance Report demonstrates that the location, design, size, and uses proposed with the PDP are both separately and as a whole consistent with SAP North, and thus the *Villebois Village Master Plan*, the City's

Comprehensive Plan designation of Residential - Village for the area, and the City's Planning and Land Development Ordinance.

2. That the location, design, size and uses are such that traffic generated by the development at the most probable used intersection(s) can be accommodated safely and without congestion in excess of Level of Service D, as 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. Immediately planned arterial and collector streets are those listed in the City's adopted Capital Improvement Program, for which funding has been approved or committed, and that are scheduled for completion within two years of occupancy of the development or four year if they are an associated crossing, interchange, or approach street improvement to Interstate 5.

Response: A copy of the Traffic Impact Analysis is attached in Section IVD of this Notebook.

- a. In determining levels of Service D, the City shall hire a traffic engineer at the applicant's expense who shall prepare a written report containing the following minimum information for consideration by the Development Review Board:
 - i. An estimate of the amount of traffic generated by the proposed development, the likely routes of travel of the estimated generated traffic, and the source(s) of information of the estimate of the traffic generated and the likely routes of travel; (Amended by Ord 561, adopted 12/15/03.)
 - ii. What impact the estimate generated traffic will have on existing level of service including traffic generated by (1) the development itself, (2) all existing developments, (3) Stage II developments approved but not yet built, and (4) all developments that have vested traffic generation rights under section 4.140(.10), through the most probable used intersection(s), including state and county intersections, at the time of peak level of traffic. This analysis shall be conducted for each direction of travel if backup from other intersections will interfere with intersection operations. (Amended by Ord 561, adopted 12/15/03.).

Response: A copy of the Traffic Impact Analysis is attached in Section IVD of this Notebook.

- b. The following are exempt from meeting the Level of Service D criteria standard:
 - i. A planned development or expansion thereof which generates three (3) new p.m. peak hour traffic trips or less;
 - ii. A planned development or expansion thereof which provides an essential governmental service.

Response: This PDP does not request an exemption from meeting the Level of Service D; therefore this criterion does not apply to this project.

- c. Traffic generated by development exempted under this subsection on or after Ordinance No. 463 was enacted shall not be counted in determining levels of service for any future applicant. (Added by Ord 561, adopted 12/15/03.)

Response: A copy of the Traffic Impact Analysis is attached in Section IVD of this Notebook.

- d. Exemptions under 'b' of this subsection shall not exempt the development or expansion from payment of system development charges or other applicable regulations. (Added by Ord 561, adopted 12/15/03.)

Response: The subject PDP is not exempt from subsection 'b' and the system development charges will be provided as required.

- e. In no case will development be permitted that creates an aggregate level of traffic at LOS "F". (Added by Ord 561, adopted 12/15/03.)

Response: A copy of the Traffic Impact Analysis is attached in Section IVD of this Notebook.

- 3. That the location, design, size and uses are such that the residents or establishments to be accommodated will be adequately served by existing or immediately planned facilities and services.

Response: This Supporting Compliance Report, the Utility and Drainage Reports (see Section IVC of this notebook) and the plan sheets (see *Composite Utility Plan* in Section IVB) show that the future residents of PDP 4N will be adequately served by the planned facilities and services.

SECTION 4.154 ON-SITE PEDESTRIAN ACCESS AND CIRCULATION

(.02) On-site Pedestrian Access and Circulation

- i. The purpose of this section is to implement the pedestrian access and connectivity policies of the Transportation System Plan. It is

intended to provide for safe, reasonably direct, and convenient pedestrian access and circulation.

Response: PDP 4N will be in compliance with Section 4.154 and provide for safe, reasonably direct, and convenient pedestrian access and circulation, as described below.

- ii. **Standards. Development shall conform to all the following standards:**
 - 1. **Continuous Pathway System.** A pedestrian pathway system shall extend throughout the development site and connect to adjacent sidewalks, and to all future phases of the development, as applicable.

Response: Pedestrian pathway systems (sidewalks) in PDP 4N extend throughout the development site and connect to adjacent sidewalks. Pathways exist to facilitate crossings throughout the middle of the site and future development to the east.

- 2. **Safe, Direct, and Convenient.** Pathways within developments shall provide safe, reasonably direct, and convenient connections between primary building entrances and all adjacent parking areas, recreational areas/playgrounds, and public rights-of-way and crosswalks based on all of the following criteria:

Response: Pathways provide safe, reasonably direct, and convenient connections between adjacent RP-5 to the south of the site. A pedestrian crossing is located on the intersection of SW Palermo Street and Amsterdam Avenue to provide a direct connection between PDP 4N and RP-5.

- a. **Pedestrian pathways area designed primarily for pedestrian safety and convenience, meaning they are free from hazards and provide a reasonably smooth and consistent surface.**

Response: Pedestrian pathways will be free from hazards and will provide a reasonably smooth and consistent surface.

- b. **The pathway is reasonably direct. A pathway is reasonably direct when it follows a route between destinations that does not involve a significant amount of unnecessary out-of-direction travel.**

Response: The pathways will be reasonably direct and will not involve a significant amount of unnecessary out-of-direction travel.

- c. **The pathway connects to all primary building entrances and is consistent with the Americans with Disabilities Act (ADA) requirements.**

Response: The pathways connect to the front of each home. Street adjacent sidewalks and pathways within parks are consistent with the Americans with Disabilities (ADA) requirements.

- d. All parking lots larger than three acres in size shall provide an internal bicycle and pedestrian pathway pursuant to Section 4.155(.03)(B.)(3.)(d.).

Response: There are no parking lots within PDP 4N; therefore this criteria is not applicable.

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

Response: Pedestrian pathways will be separated from the vehicle lane by a mountable curb.

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

Response: No crosswalks cross alleys or parking areas in PDP 4N; therefore, this criteria is not applicable.

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

Response: Primary pathways will be constructed of concrete that are at least five (5) feet in width.

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

Response: Pathways will be clearly marked with appropriate standard signs.

SECTION 4.171 GENERAL REGULATIONS - PROTECTION OF NATURAL FEATURES & OTHER RESOURCES

(.02) General Terrain Preparation

- A. All developments shall be planned designed, constructed and maintained with maximum regard to natural terrain features and topography, especially hillside areas, floodplains, and other significant land forms.
- B. All grading, filling and excavating done in connection with any development shall be in accordance with the Uniform Building Code, all development shall be planned, designed, constructed and maintained so as to:
 - 1. Limit the extent of disturbance of soils and site by grading, excavation and other land alterations.

2. Avoid substantial probabilities of: (1) accelerated erosion; (2) pollution, contamination or siltation of lakes, rivers, streams and wetlands; (3) damage to vegetation; (4) injury to wildlife and fish habitats.
3. Minimize the removal of trees and other native vegetation that stabilize hillsides, retain moisture, reduce erosion, siltation and nutrient runoff, and preserve the natural scenic character.

Response: The plan sheets located in Section IVB demonstrate that the subject Preliminary Development Plan is designed with maximum regard to natural terrain features and topography. The subject PDP does not contain hillside or flood plain areas. The *Grading and Erosion Control Plan* shows proposed grading within the subject area and the *Tree Plan* shows proposed tree preservation.

All subsequent grading, filling, and excavating will be done in accordance with the Uniform Building Code. Disturbance of soils and removal of trees and other native vegetation will be limited to the extent necessary to construct the proposed development. Construction will occur in a manner that avoids substantial probabilities of accelerated erosion; pollution, contamination or siltation of lakes, rivers, streams and wetlands; damage to vegetation; and injury to wildlife and fish habitats.

(.03) Hillsides: All developments proposed on slopes greater than 25% shall be limited to the extent that:

Response: The subject Preliminary Development Plan does not include any areas of slopes in excess of 25%. Therefore, this standard does not apply to this application.

(.04) Trees and Wooded Areas.

- A. All developments shall be planned, designed, constructed and maintained so that:
 1. Existing vegetation is not disturbed, injured, or removed prior to site development and prior to an approved plan for circulation, parking and structure location.
 2. Existing wooded areas, significant clumps/groves of trees and vegetation, and all trees with a diameter at breast height of six inches or greater shall be incorporated into the development plan and protected wherever feasible.
 3. Existing trees are preserved within any right-of-way when such trees are suitably located, healthy, and when approved grading allows.
- B. Trees and woodland areas to be retained shall be protected during site preparation and construction according to City Public Works design specifications, by:
 1. Avoiding disturbance of the roots by grading and/or compacting activity.
 2. Providing for drainage and water and air filtration to the roots of trees which will be covered with impermeable surfaces.

3. Requiring, if necessary, the advisory expertise of a registered arborist/horticulturist both during and after site preparation.
4. Requiring, if necessary, a special maintenance, management program to insure survival of specific woodland areas of specimen trees or individual heritage status trees.

Response: The *Tree Plan*, located in Section IVB, depicts existing trees within the subject area and identifies trees to be retained and to be removed. This application includes a request for approval of a Type “C” Tree Removal Plan, which can be found in Section VII of this Notebook.

Section VII includes the Tree Report prepared by Morgan Holen addressing existing trees and development impacts within the subject area, a tree inventory and tree mitigation details. The information contained in Section VII demonstrates that the subject Preliminary Development Plan is designed to incorporate trees with a diameter at breast height of six inches or greater into the plan where feasible. However, the future Tooze Road improvements and the intersection improvements of Paris Avenue and Tooze Road impact the trees located within the northwest corner of the site.

(.05) High Voltage Power line Easements and Rights of Way and Petroleum Pipeline Easements:

- A. Due to the restrictions placed on these lands, no residential structures shall be allowed within high voltage powerline easements and rights of way and petroleum pipeline easements, and any development, particularly residential, adjacent to high voltage powerline easements and rights of way and petroleum pipeline easement shall be carefully reviewed.
- B. Any proposed non-residential development within high voltage powerline easements and rights of way and petroleum pipeline easements shall be coordinated with and approved by the Bonneville Power Administration, Portland General Electric Company or other appropriate utility, depending on the easement or right of way ownership.

Response: This Preliminary Development Plan does not contain any high voltage powerline or petroleum pipeline easements or rights of way.

(.06) Hazards to Safety: Purpose:

- A. To protect lives and property from natural or human-induced geologic or hydrologic hazards and disasters.
- B. To protect lives and property from damage due to soil hazards.
- C. To protect lives and property from forest and brush fires.
- D. To avoid financial loss resulting from development in hazard areas.

Response: Development of the subject area will occur in a manner that minimizes potential hazards to safety.

(.07) Standards for Earth Movement Hazard Areas:

- A. No development or grading shall be allowed in areas of land movement, slump or earth flow, and mud or debris flow, except under one of the following conditions.

Response: Development of the subject area will occur in a manner that minimizes potential hazards to safety. No earth movement hazard areas have been identified within the subject PDP area.

(.08) Standards for Soil Hazard Areas:

- A. Appropriate siting and design safeguards shall insure structural stability and proper drainage of foundation and crawl space areas for development on land with any of the following soil conditions: wet or high water table; high shrink-swell capability; compressible or organic; and shallow depth-to-bedrock.
- B. The principal source of information for determining soil hazards is the State DOGAMI Bulletin 99 and any subsequent bulleting and accompanying maps. Approved site-specific soil studies shall be used to identify the extent and severity of the hazardous conditions on the site, and to update the soil hazards database accordingly.

Response: Development of the subject area will occur in a manner that minimizes potential hazards to safety. No soil hazard areas have been identified within the subject area.

(.09) Historic Protection: Purpose:

- A. To preserve structures, sites, objects, and areas within the City of Wilsonville having historic, cultural, or archaeological significance.

Response: A Historic/ Cultural Resource Inventory has been provided with the concurrent SAP North amendment (Section IIID).

SECTION 4.172 FLOOD PLAIN REGULATIONS

Response: The subject PDP does not include any flood plain areas.

SECTION 4.176 LANDSCAPING, SCREENING & BUFFERING

Response: Landscaping will be provided in accordance with the standards in Section 4.176. The *Street Tree/Lighting Plan* depicts street trees along rights-of-way within the subject Preliminary Development Plan area. The plan has been developed in conformance with the Community Elements Book and the applicable standards of Section 4.176. Landscaping in the linear greens will be reviewed with the concurrent FDP application in Section VII of this Notebook.

SECTION 4.177 STREET IMPROVEMENT STANDARDS

Response: The rights-of-way proposed within the subject PDP are shown on the plan sheets in Section IIIB. Rights-of-way will be dedicated and a waiver of remonstrance against the formation of a local improvement district will be recorded with the final plat.

The plan sheets located in Section IVB demonstrate that all proposed access drives (alleys) within the PDP area will have a minimum improvement width of 16 feet and will provide two-way travel. All access drives will be constructed with a hard surface capable of carrying a 23-ton load. Easements for fire access will be dedicated as required by the fire department. All access drives will be designed to provide a clear travel lane free from any obstructions.

Clear vision areas will be maintained in accordance with the standards of Subsection 4.177(.01)(I). Vertical clearance will be maintained over all streets and access drives in accordance with Subsection 4.177(.01)(J).

SECTION 4.610.40 TYPE C PERMIT

A request for approval of the Tree Removal Plan for PDP 4 North can be found in Section VII of this Notebook.

II. PROPOSAL SUMMARY & CONCLUSION

This Supporting Compliance Report demonstrates compliance with the applicable requirements of the Village Zone and other applicable requirements of the City of Wilsonville Planning & Land Development Ordinance for the requested Preliminary Development Plan. Therefore, the applicant requests approval of this application. Concurrent applications for Annexation, Specific Area Plan North Amendment, Tentative Plat, Zone Change, Tree Removal Plan, and Final Development Plan are included in this notebook as Sections II, III, IV, V, VI, and VIII, respectively, pursuant to City requirements.

IVB) Reduced Drawings

PHASE 4 NORTH CALAIS EAST AT VILLEBOIS PRELIMINARY DEVELOPMENT PLAN

TL 1100,1101, 8900, & 1203, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SECTION 15 W.M.
CITY OF WILSONVILLE, OREGON

GROSS ACREAGE: 10.85 AC

APPLICANT:

POLYGON WLH, LLC
109 E. 13TH ST.
VANCOUVER, WA 98660
[P] 503-221-1920
CONTACT: FRED GAST

PLANNER:

PACIFIC COMMUNITY DESIGN, INC
12564 SW MAIN STREET
TIGARD, OR 97223
[P] 503-941-9484
CONTACT: STACY CONNERY, AICP

CIVIL ENGINEER:

PACIFIC COMMUNITY DESIGN, INC
12564 SW MAIN STREET
TIGARD, OR 97223
[P] 503-941-9484
CONTACT: JESSIE KING, PE

SURVEYOR:

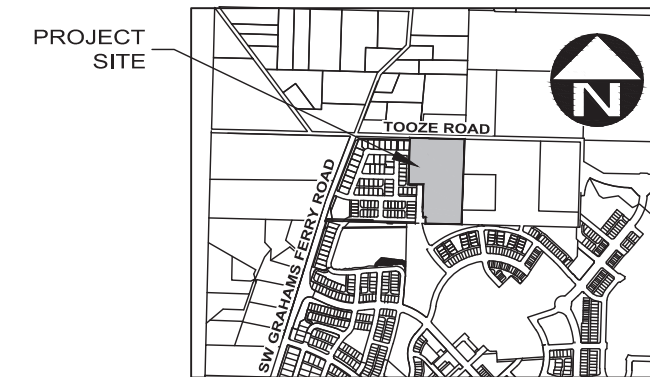
PACIFIC COMMUNITY DESIGN, INC
12564 SW MAIN STREET
TIGARD, OR 97223
[P] 503-941-9484
CONTACT: TRAVIS JANSEN, PLS, PE

LANDSCAPE ARCHITECT:

PACIFIC COMMUNITY DESIGN, INC
12564 SW MAIN STREET
TIGARD, OR 97223
[P] 503-941-9484
CONTACT: KERRY LANKFORD, RLA, CLARB

GEOTECHNICAL ENGINEER:

GEODESIGN, INC.
15575 SW SEQUOIA PARKWAY, SUITE 100
PORTLAND, OR 97224
[P] 503-968-8787
CONTACT: SHAWN DIMKE, PE



UTILITIES & SERVICES:

WATER:	CITY OF WILSONVILLE
STORM:	CITY OF WILSONVILLE
SEWER:	CITY OF WILSONVILLE
POWER:	PORTLAND GENERAL ELECTRIC
GAS:	NORTHWEST NATURAL
FIRE:	TUALATIN VALLEY FIRE & RESCUE
POLICE:	CLACKAMAS COUNTY SHERIFF
SCHOOL:	WEST LINN / WILSONVILLE SCHOOL DISTRICT 3JT
PARKS:	CITY OF WILSONVILLE
PHONE:	FRONTIER
WASTE DISPOSAL:	UNITED DISPOSAL SERVICE
CABLE:	COMCAST

BENCHMARK:

OREGON STATE PLANE COORDINATE 5818 LOCATED IN MONUMENT BOX IN CENTERLINE OF TOOZE ROAD .2 MILES WEST OF 110TH.

ELEVATION DATUM: NAVD 88, ELEVATION = 202.991

SHEET INDEX:

- 1 COVER SHEET
- 2 EXISTING CONDITIONS
- 3 SITE / LAND USE PLAN
- 4 PRELIMINARY PLAT
- 5 PRELIMINARY GRADING & EROSION CONTROL PLAN
- 6 COMPOSITE UTILITY PLAN
- 7 CIRCULATION PLAN & STREET SECTIONS
- 8 PARKING PLAN
- 9 TREE PLAN
- 10 STREET TREE / LIGHTING PLAN

ELEVATION DATUM: NAVD 88



POLYGON NW COMPANY



GEODESIGN, INC

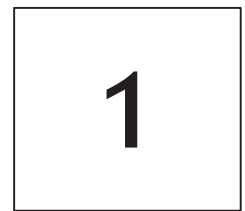
REVISIONS	
DATE	DESCRIPTION

PDP 4N
CALAIS EAST
AT VILLEBOIS

Preliminary
Development
Plan

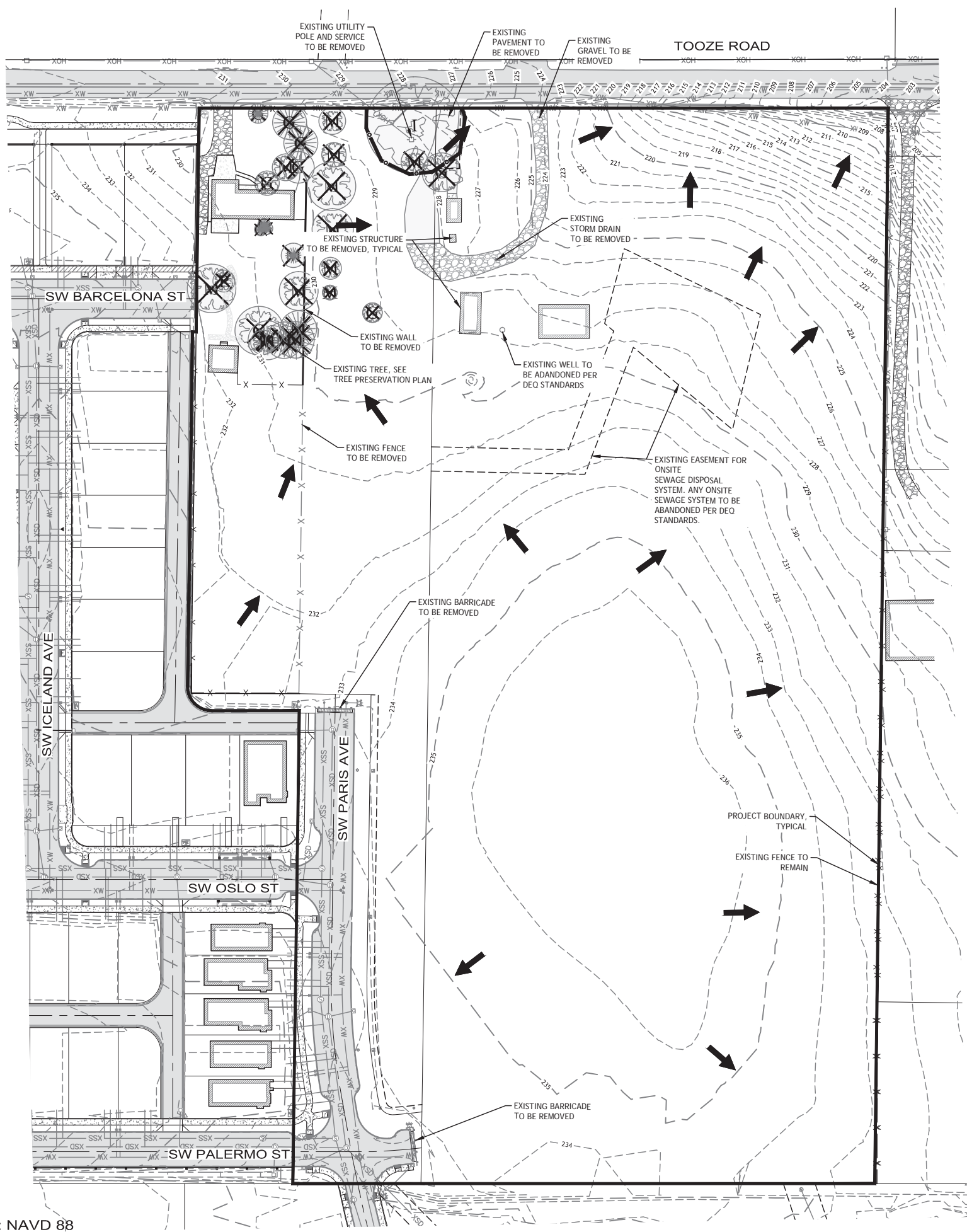
COVER
SHEET

1ST SUBMITTAL DATE	11/13/2015
2ND SUBMITTAL DATE	12/14/2015
3RD SUBMITTAL DATE	1/26/2016



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ELEVATION DATUM: NAVD 88

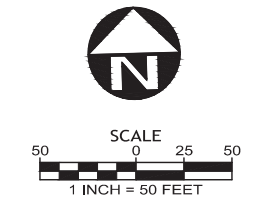


LEGEND

---	EASEMENT LINES
---	EXISTING RIGHT-OF-WAY
---	EXISTING CENTERLINE
---	EXISTING PROPERTY LINE
---	EXISTING BOUNDARY LINE
---	EXISTING SIDEWALK
---	EX 1-FOOT CONTOURS
---	EX 5-FOOT CONTOURS
---	EX SANITARY SEWER
---	EX STORM DRAIN
---	EX WATER LINE
---	EX GAS LINE
---	EX BURIED POWER LINE
---	EX OVERHEAD POWER LINE
---	EX CABLE TV LINE
---	EX TELEPHONE LINE
⊙	EX SANITARY MANHOLE
⊙	EX SANITARY CLEANOUT
⊙	EX STORM MANHOLE
⊙	EX AREA DRAIN
⊙	EX CURB INLET
⊙	EX STORM CLEANOUT
⊙	EX FIRE HYDRANT
⊙	EX WATER METER
⊙	EX WATER VALVE
⊙	EX AIR RELEASE VALVE
⊙	EX GAS VALVE
⊙	EX CABLE RISER
⊙	EX TELEPHONE RISER
⊙	EX LIGHT POLE
---	EXISTING FENCE
---	EXISTING ELECTRIC VAULT
---	EXISTING RETAINING WALL
---	DRAINAGE SLOPE DIRECTION

TREE LEGEND:

I	IMPORTANT
G	GOOD
M	MODERATE
P	POOR
NE	NOT EXAMINED
⊙	EXISTING TREES TO REMAIN
⊙	EXISTING TREES LIKELY TO BE REMOVED
⊙	EXISTING TREES TO BE REMOVED
---	TREE PROTECTION FENCING



Villebois



POLYGON NW COMPANY



GEODESIGN, INC

REVISIONS	
DATE	DESCRIPTION

**PDP 4N
CALAIS EAST
AT VILLEBOIS**

Preliminary
Development
Plan

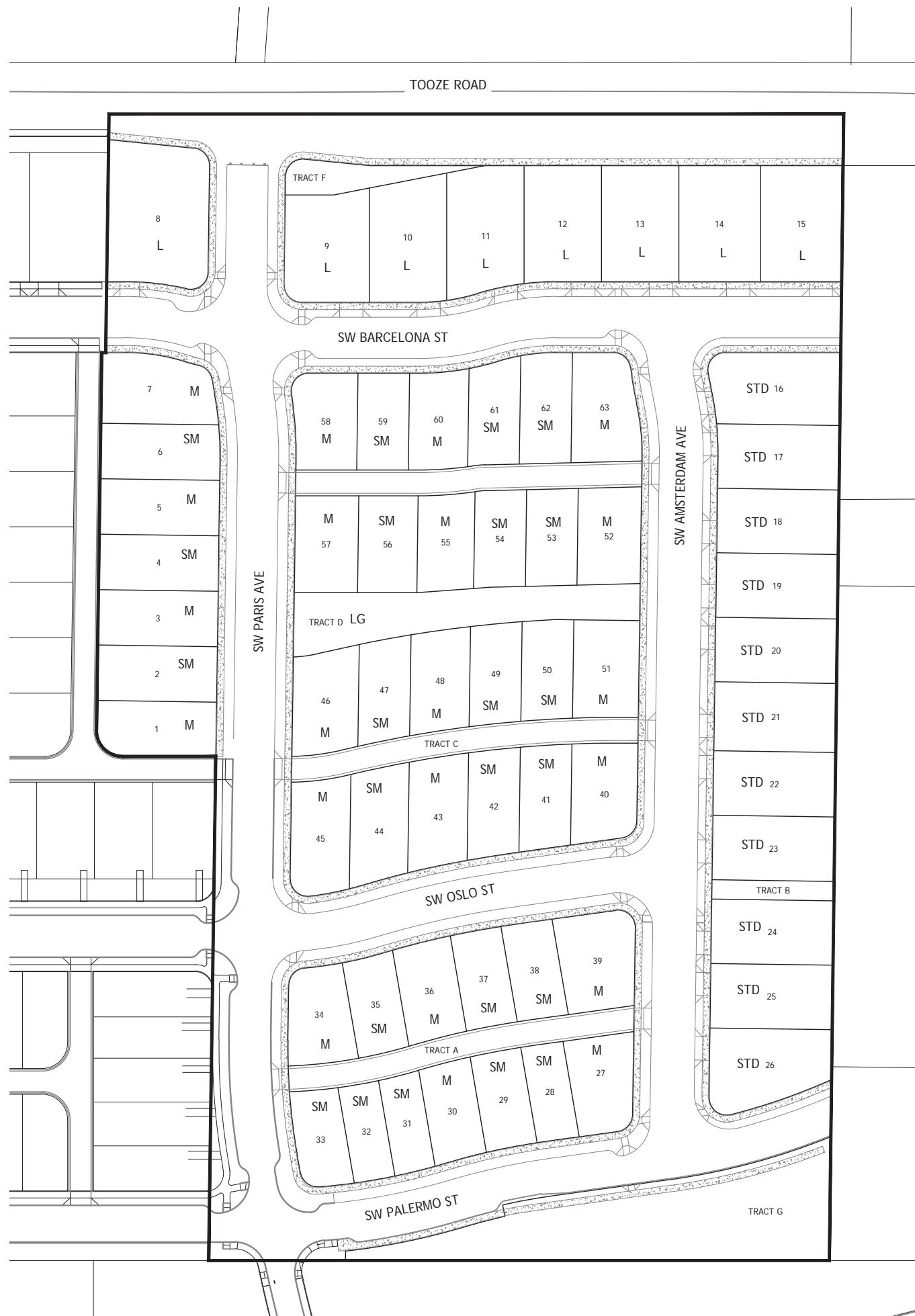
EXISTING
CONDITIONS

1ST SUBMITTAL DATE	11/13/2015
2ND SUBMITTAL DATE	12/14/2015
3RD SUBMITTAL DATE	1/26/2016

2

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ELEVATION DATUM: NAVD 88



LEGEND

- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- == PROPOSED CURB AND GUTTER
- PROPOSED CENTERLINE
- EXISTING CENTERLINE
- - - - PROPOSED PUBLIC UTILITY EASEMENT
- - - - PROPOSED BUILDING SETBACK
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- PDP BOUNDARY LINE
- ▤ PROPOSED HANDICAP RAMP
- ▨ PROPOSED A.C. PAVING
- ▩ PROPOSED SIDEWALK
- ▧ PROPOSED SIDEWALK BY OTHERS
- ▦ EXISTING SIDEWALK

LEGEND:

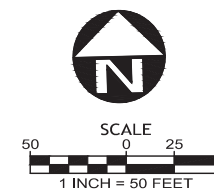
- SM ROW HOUSE LOTS
- STD STANDARD LOTS
- M MEDIUM LOTS
- L LARGE LOTS
- LG LINEAR GREEN

LOT COUNT:

23	SMALL LOTS
11	STANDARD LOTS
21	MEDIUM LOTS
8	LARGE LOTS
63	TOTAL

LAND AREA TABLE:

TOTAL AREA:	10.85 AC
PUBLIC STREETS:	3.93 AC
LINEAR GREEN SPACE:	0.26 AC
PORTION OF RP-5:	0.46 AC
LOTS & ALLEYS:	6.20 AC
AVG. DENSITY PER NET ACRE:	63 / 6.20 = 10.16 UNITS / AC



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REVISIONS	
DATE	DESCRIPTION

**PDP 4N
CALAIS EAST
AT VILLEBOIS**

Preliminary
Development
Plan

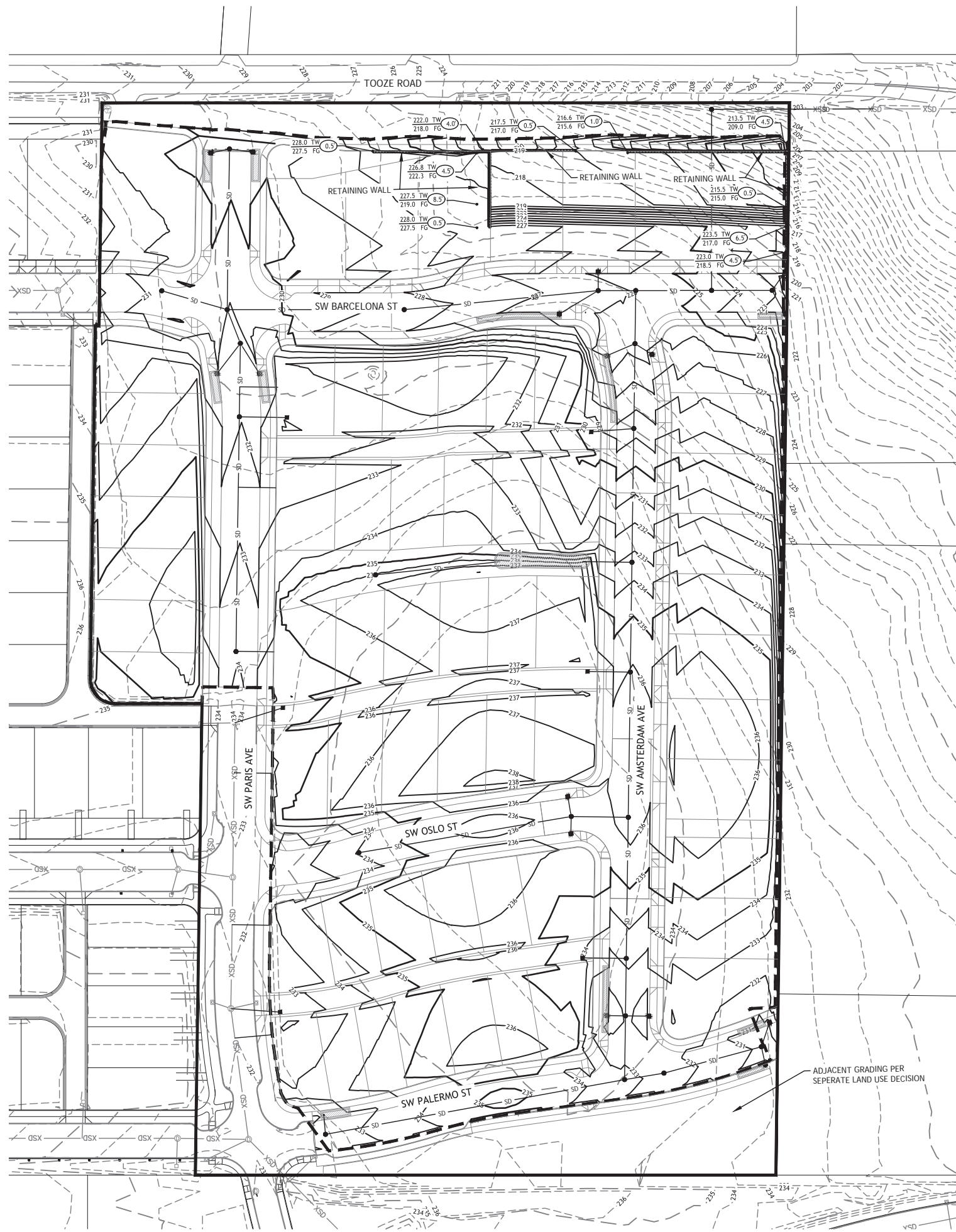
**SITE
PLAN**

1ST SUBMITTAL DATE	11/13/2015
2ND SUBMITTAL DATE	12/14/2015
3RD SUBMITTAL DATE	1/26/2016

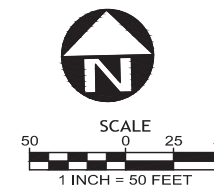


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ELEVATION DATUM: NAVD 88



LEGEND	
- - - 324	EX 2-FT CONTOUR
- - - 320	EX 10-FT CONTOUR
- - - 324	FG 2-FT CONTOUR
- - - 320	FG 10-FT CONTOUR
▬▬▬▬▬▬▬▬▬▬▬▬	PROPOSED RETAINING WALL
▬▬▬▬▬▬▬▬▬▬▬▬	GRADING LIMITS
▬▬▬▬▬▬▬▬▬▬▬▬	EXISTING FENCE
XX	SEDIMENT FENCE
▬▬▬▬▬▬▬▬▬▬▬▬	TREE PROTECTION FENCING
▬▬▬▬▬▬▬▬▬▬▬▬	CONSTRUCTION FENCING
▬▬▬▬▬▬▬▬▬▬▬▬	WATTLES
▬▬▬▬▬▬▬▬▬▬▬▬	BIO-BAG PROTECTION



Villebois



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PDP 4N
CALAIS EAST
AT VILLEBOIS

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GRADING &
EROSION CONTROL
PLAN

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5



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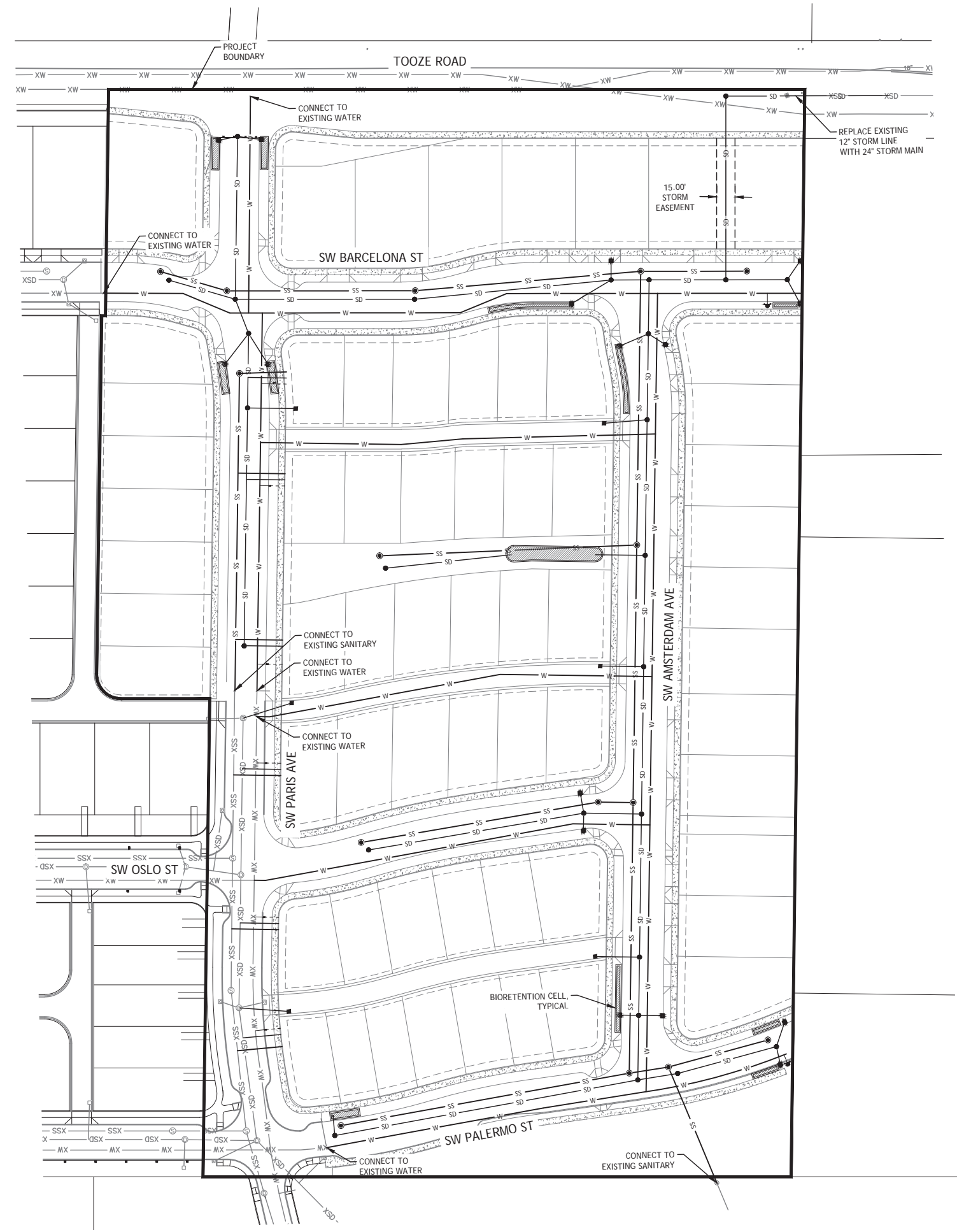
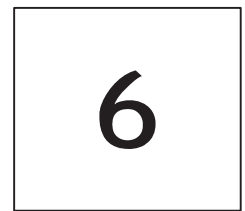
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DATE	DESCRIPTION

PDP 4N
CALAIS EAST
AT VILLEBOIS

Preliminary
Development
Plan

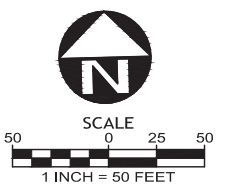
COMPOSITE
UTILITY
PLAN

1ST SUBMITTAL DATE	11/13/2015
2ND SUBMITTAL DATE	12/14/2015
3RD SUBMITTAL DATE	1/26/2016



LEGEND:

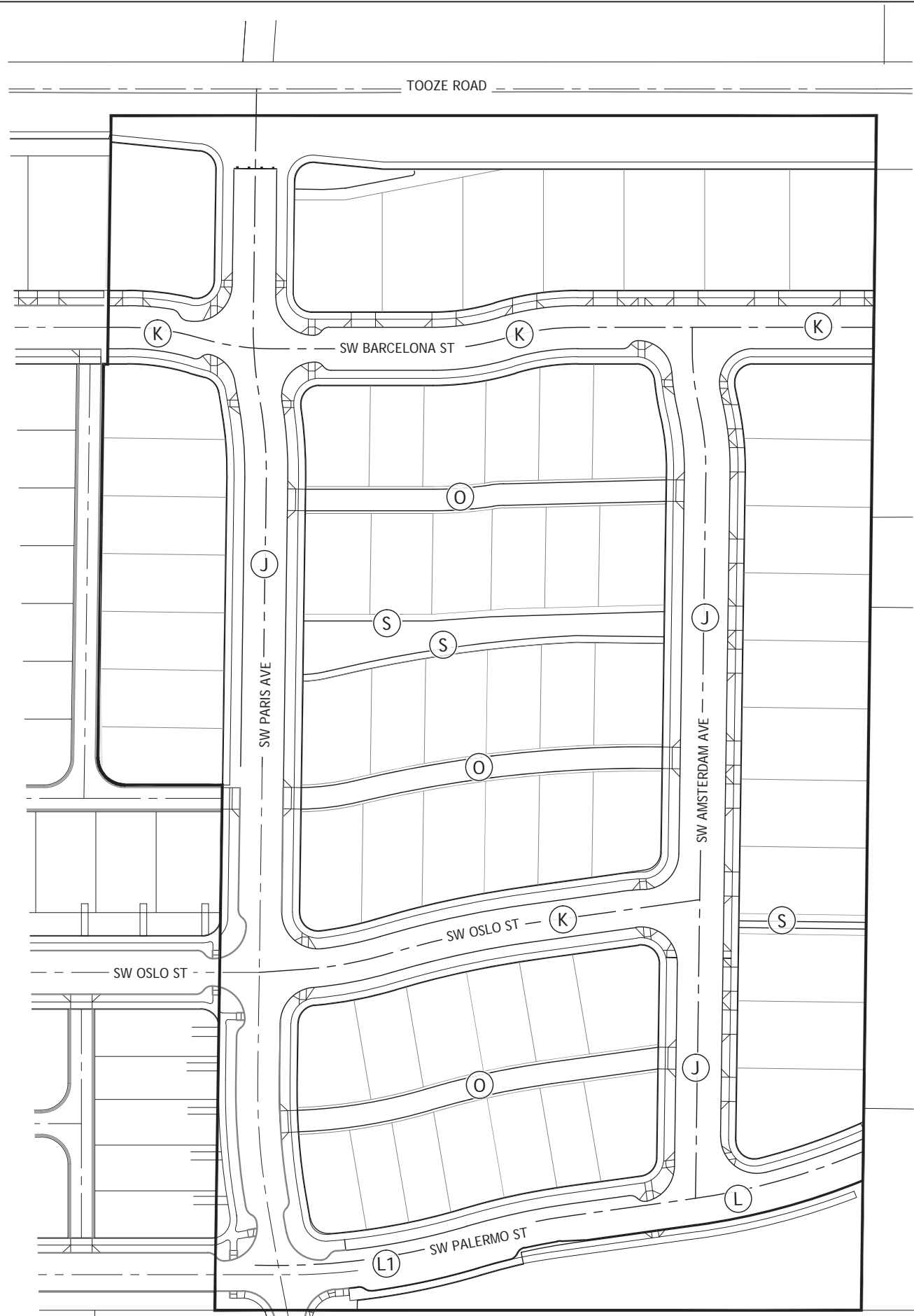
- SS PROPOSED SANITARY SEWER
- XSS EX SANITARY SEWER
- SD PROPOSED STORM DRAIN
- XSD EX STORM DRAIN
- W PROPOSED WATER LINE
- XW EX WATER LINE
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED FIRE HYDRANT
- EX SANITARY MANHOLE
- EX STORM MANHOLE
- EX AREA DRAIN
- EX CURB INLET
- EX STORM CLEANOUT
- EX FIRE HYDRANT
- EX WATER METER
- EX WATER VALVE
- EX BLOW-OFF
- EX AIR RELEASE VALVE
- EX GAS VALVE
- EX CABLE RISER
- EX TELEPHONE RISER
- EX LIGHT POLE
- EXISTING FENCE
- ☀ EX TREES
- ▨ PROPOSED RAINWATER MANAGEMENT FACILITY



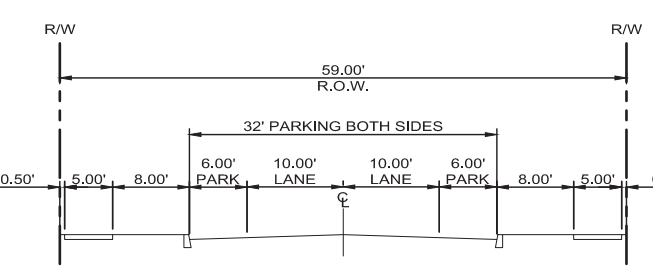
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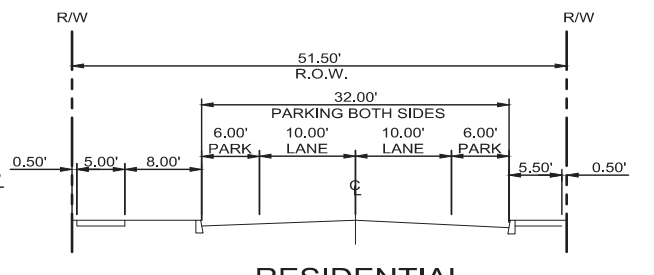
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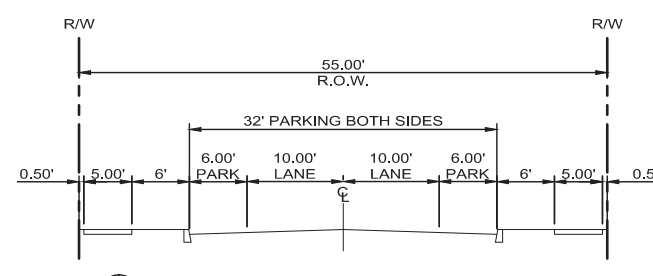
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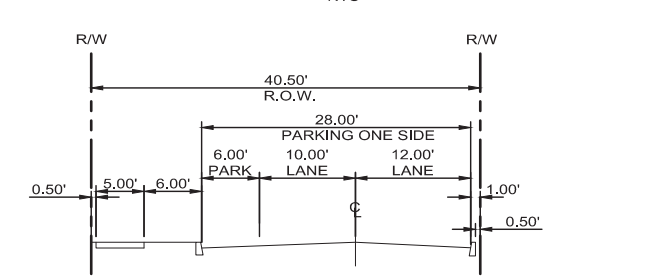
J RESIDENTIAL-STANDARD
NTS



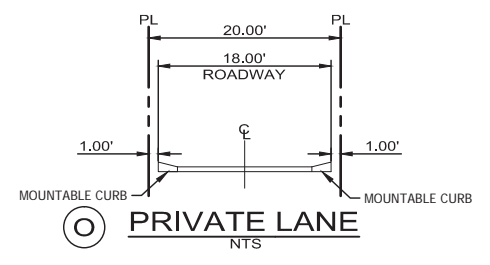
L1 RESIDENTIAL PARKING BOTH SIDES
NTS



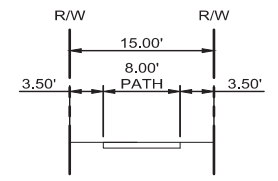
K RESIDENTIAL-MINIMUM
NTS



L RESIDENTIAL PARKING ONE SIDE
NTS



O PRIVATE LANE
NTS



S MINOR PATHWAY
NTS



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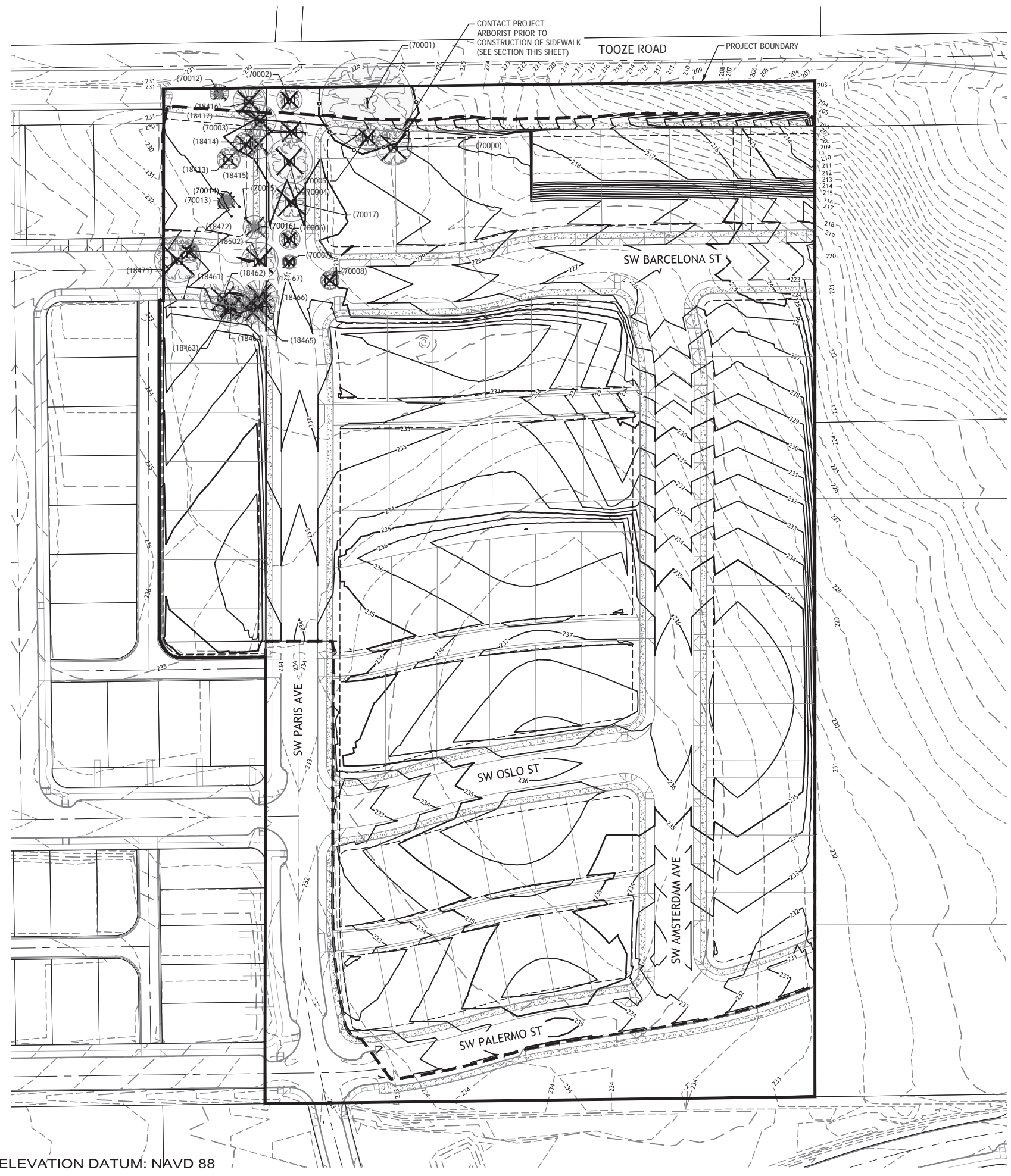
**PDP 4N
CALAIS EAST
AT VILLEBOIS**

Preliminary
Development
Plan

**CIRCULATION
PLAN &
STREET
SECTIONS**

1ST SUBMITTAL DATE	11/13/2015
2ND SUBMITTAL DATE	12/14/2015
3RD SUBMITTAL DATE	1/26/2016

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ELEVATION DATUM: NAVD 88

LEGEND:

- I IMPORTANT
- G GOOD
- M MODERATE
- P POOR
- NE NOT EXAMINED
- (Tree symbol) EXISTING TREES TO REMAIN
- (Tree symbol with slash) EXISTING TREES LIKELY TO BE REMOVED
- (Tree symbol with X) EXISTING TREES TO BE REMOVED
- (Dashed line) TREE PROTECTION FENCING
- (Dashed line) GRADING LIMITS

NOTES
 ALL CONSTRUCTION AND GRADING WITHIN TREE PROTECTION ZONE IS TO BE COMPLETED UNDER DIRECT SUPERVISION OF PROJECT ARBORIST. CONTACT: MORGAN HOLEN PHONE: 503-646-4349

THE INTENT OF THE PLAN IS TO RETAIN AND INCORPORATE THE MAXIMUM QUANTITY OF TREES WITH IMPORTANT, GOOD, AND MODERATE CLASSIFICATIONS. THE FOLLOWING CLASSIFICATION SYSTEM WAS USED:

- CLASSIFICATION METHOD:
 TREES WERE RATED BASED ON THE FOLLOWING CONSIDERATIONS:
- HEALTH
 - SPECIES (NATIVES WITH HABITAT AND ECOSYSTEM VALUE)
 - COMPATIBILITY WITH DEVELOPMENT
 - FORM / VISUAL INTEREST / MATURE SIZE

TREES RANKED AS IMPORTANT WERE RATED HIGH IN ALL FOUR AREAS.

TREES IN THE GOOD CATEGORY HAD GOOD HEALTH AND WERE A DESIRABLE SPECIES, BUT HAD IRREGULAR FORM OR LESS COMPATIBILITY WITH DEVELOPMENT.

TREES IN THE MODERATE CATEGORY HAD GOOD TO MODERATE HEALTH AND FORM, BUT WERE A LESS DESIRABLE SPECIES OR MAY BE LESS COMPATIBLE WITH DEVELOPMENT.

TREES IN THE POOR CATEGORY HAD POOR HEALTH AND/OR SUBSTANTIAL DAMAGE.

NOTES:
 1. THE INFORMATION PROVIDED WITHIN THE PROJECT BOUNDARY IS BASED ON AN ON-SITE EVALUATION OF THE EXISTING TREES BY ARBORIST MORGAN HOLEN AND WAS PROVIDED IN A TREE REPORT DATE NOVEMBER 17, 2015 INCLUDED WITH THE APPLICATION MATERIALS.

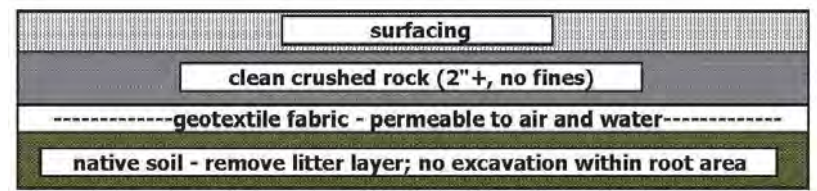
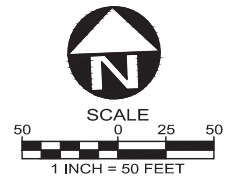


Figure 1. Sample profile for areas within Critical Root Zones. Depth of rock is dependent on grading. Technique based on best management practices.

SIDEWALK SECTION - MODIFIED PROFILE



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REVISIONS	
DATE	DESCRIPTION

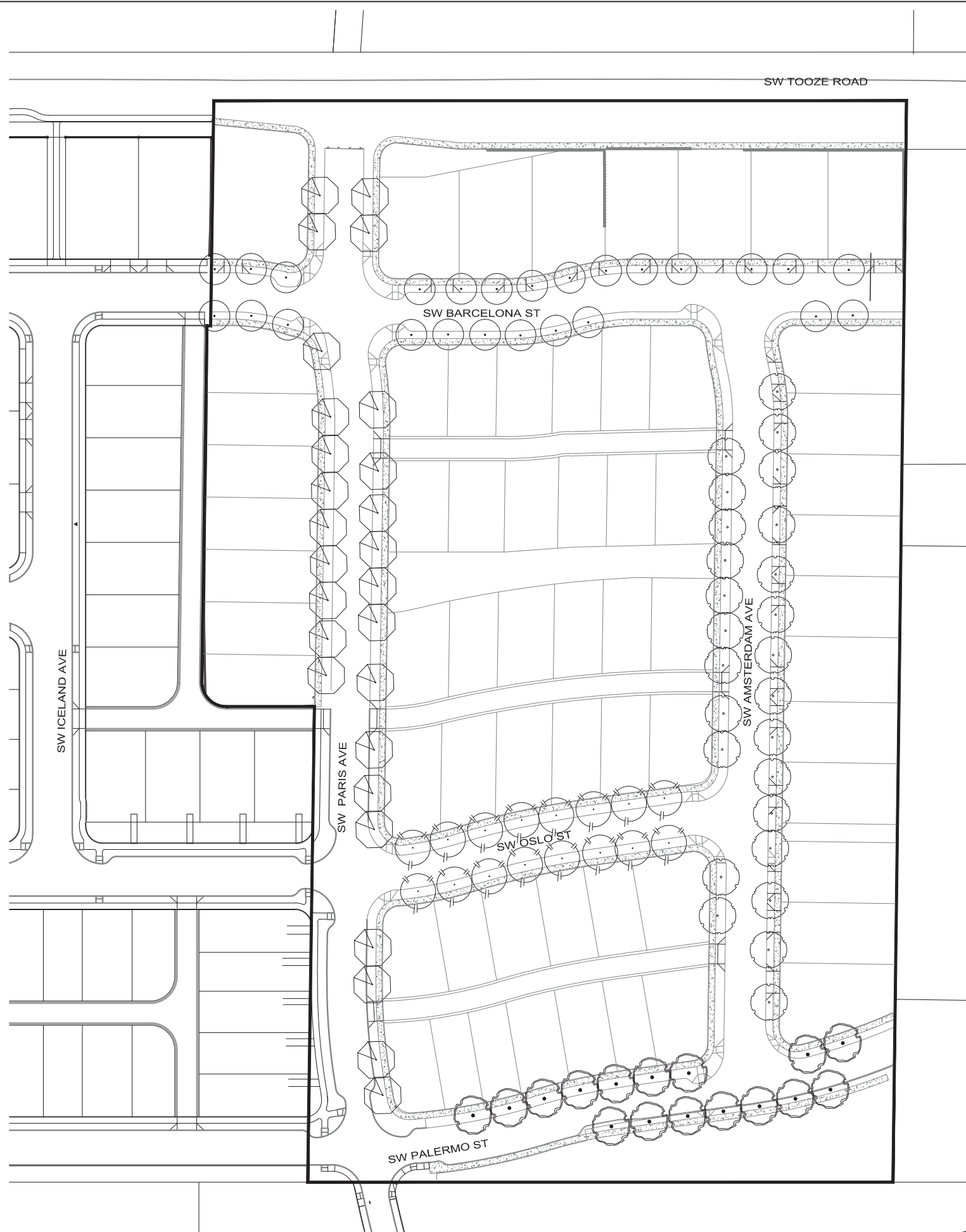
**PDP 4N
 CALAIS EAST
 AT VILLEBOIS**

Preliminary
 Development
 Plan

**TREE
 PLAN**

1ST SUBMITTAL DATE	11/13/2015
2ND SUBMITTAL DATE	12/14/2015
3RD SUBMITTAL DATE	1/26/2016

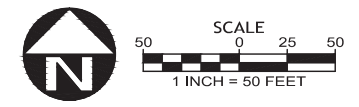
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STREET TREE LEGEND:

QTY.	SYMBOL	BOTANICAL NAME / Common Name	SIZE	SPACING
27		ACER x FREEMANII 'AUTUMN BLAZE' Autumn Blaze Maple	2" cal., B&B	30' o.c.
25		FAGUS SYLVATICA European Beech	2" cal., B&B	30' o.c.
16		QUERCUS ROBUR English Oak	2" cal., B&B	30' o.c.
26		CRATAEGUS VIRIDIS 'WINTER KING' Winter King Hawthorne	2" cal., B&B	30' o.c.
16		ZELKOVA SERR. 'GREEN VASE' Green Vase Zelkova	2" cal., B&B	30' o.c.

ELEVATION DATUM: NAVD 88



Villebois



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DATE	DESCRIPTION

**PDP 4N
CALAIS EAST
AT VILLEBOIS**

Preliminary
Development
Plan

**STREET TREE/
LIGHTING
PLAN**

1ST SUBMITTAL DATE	11/13/2015
2ND SUBMITTAL DATE	12/14/2015
3RD SUBMITTAL DATE	1/26/2016

10

IVC) Utility & Drainage Reports



CALAIS EAST AT VILLEBOIS

RAINWATER MANAGEMENT PLAN PDP 4 NORTH

JOB # 395-040

DATE: 1/25/2016

BY: Jessie King, PE

Prepared By:
Pacific Community Design, Inc.
12564 SW Main Street
Tigard, OR 97223
Tele: 503-941-9484

TABLE OF CONTENTS:

Introduction 3
Proposed System 3
Procedure 3
Conclusion 4

Appendix A: Figures

 Figure A: Rainwater Management Plan - SAP North

Appendix B: Shed Basin Summaries

Appendix C: Rainwater Component Summary

INTRODUCTION

The purpose of this Rainwater Management Plan is to demonstrate how development of Calais East at Villebois (PDP 4N) is consistent with the Rainwater Management Program (RMP) for the Specific Area Plan - North (SAP North). This plan will provide the background and data for the public and private components of the RMP.

PROPOSED SYSTEM

The rainwater management system described in this report is a compilation of several of the components from the Rainwater Management Program proposed for SAP North. In an effort to provide diversity, there are two types of components utilized and additional uses are encouraged.

This report reflects those components that are envisioned for the development within Calais East at Villebois (PDP 4N). These components are intended to be implemented in concert with parks planning and infrastructure to provide a benefit to the watershed, and to be complimentary to park and open space uses.

PROCEDURE

Calais East at Villebois (PDP 4N) consists of 63 single family residential lots on 10.85 acres. Included in Calais East at villebois (PDP 4N) are 0.26 acres of open space and landscape tracts and 3.93 acres of streets. The total impervious area within Calais East at Villebois (PDP 4N) was determined based on each lots designated land use. See impervious area calculations in Appendix B.

Once the total impervious area was determined, locations for rainwater management components were selected and square footages of treatment areas were calculated with the overall goal of achieving the equivalent amount of mitigation shown in the SAP North plan. The square footage for each component was divided by the sizing factor to determine the equivalent area treated. The summation of these equivalent areas was then compared to the total impervious area to determine the percentage of rainwater mitigation achieved. Appendix B contains the summary of each developed shed area within SAP North, including the total acreage and percentage of impervious area. Figure A shows the developed shed map for Calais East at Villebois (PDP 4N). Exhibit C provides a summary of the rainwater management in Calais East at Villebois (PDP 4N), as well as the SAP North rainwater management compliance once full build out has been completed.

The approved SAP North design included a future school site over the entirety of this site. Once the school was relocated to SAP East, the land use reverted to residential - village. Due to this land use change the original facility locations are no longer available. In addition, an existing oak tree and street improvements to Tooze Road will eliminate any opportunities for facilities along the north edge of the site.

Rainwater management within Calais East at Villebois (PDP 4N) is provided by street trees and bio-retention cells. See Exhibit C for the rainwater component summary.

CONCLUSION

The Rainwater Management Plan for Calais East at Villebois (PDP 4N), as presented with this report, will achieve a combined 27% mitigation of created impervious area. With the future rainwater facilities outlined in the most recent SAP and PDP applications, SAP North will reach an overall compliance of 59%. As such, the Calais East at Villebois (PDP 4N) development is consistent with the practices outlined in the Rainwater Management Program for the Specific Area Plan - North.

APPENDIX A: FIGURES



Villebois



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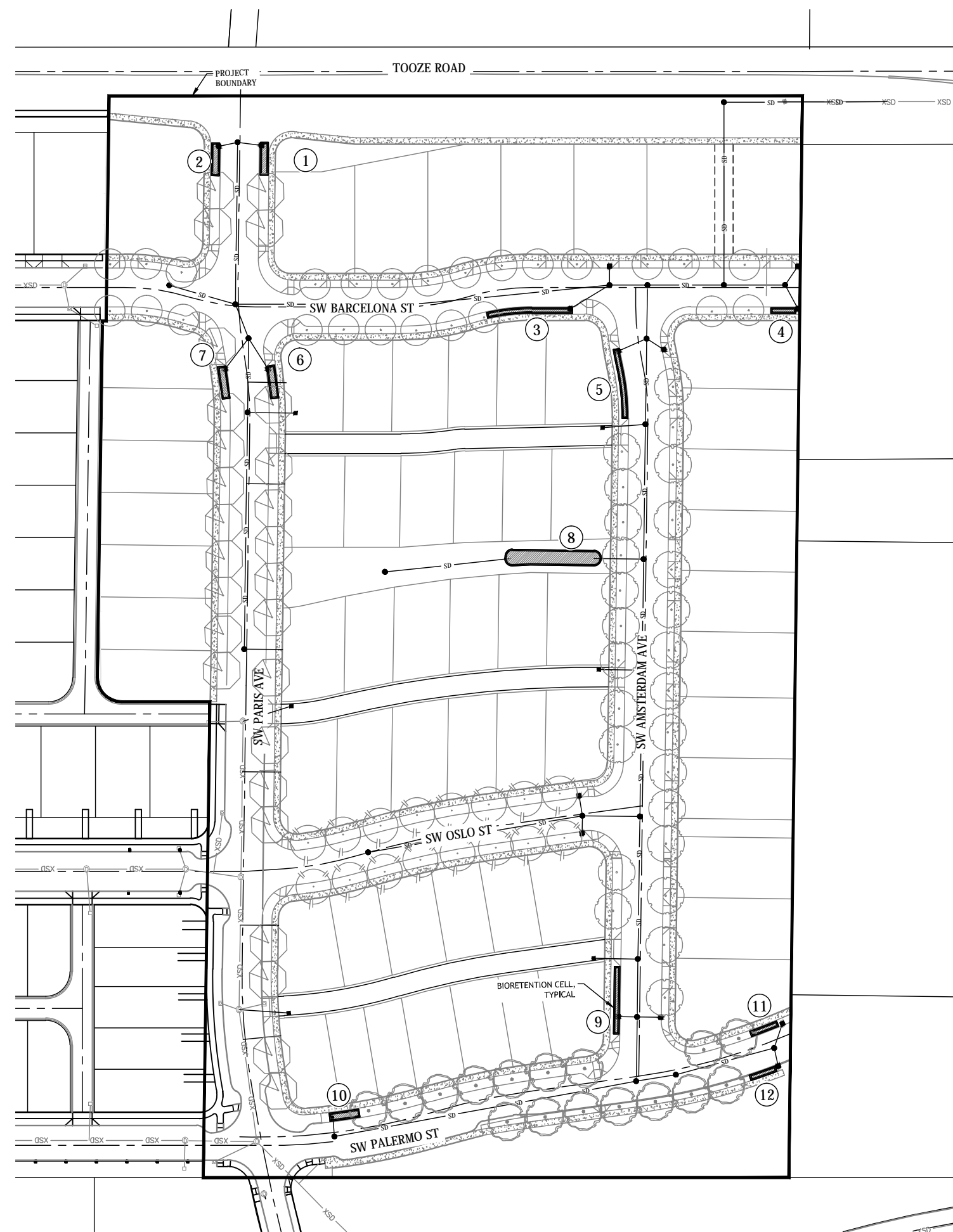
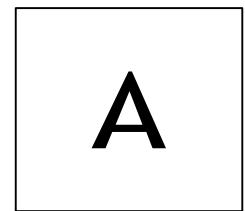
REVISIONS	
DATE	DESCRIPTION

PDP 4N
CALAIS EAST
AT VILLEBOIS

Preliminary
Development
Plan

RAINWATER
MANAGEMENT
PLAN

1ST SUBMITTAL DATE	11/13/2015
2ND SUBMITTAL DATE	12/14/2015
3RD SUBMITTAL DATE	1/26/2016



SCALE
0 25 50
1 INCH = 50 FEET

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ELEVATION DATUM: NAVD 88

APPENDIX B: SHED AREA SUMMARIES



**PERCENT IMPERVIOUS
SHED T-1 (PDP 4N)
PDP LAYOUT**

JOB NUMBER: 395-040
PROJECT: CALAIS EAST AT VILLEBOIS - VILLEBOIS PDP 4N
FILE: N:/PROJ/395-040/05-REPORTS/RAINWATER/395040.RAIN PDP4N.2015-11-16.XLS

Total Site Area 10.85 acres 472,648 sf

ON-SITE	Imp. Area (sf)
PDP 3N	0
Single Family Lot Impervious Area (60%)	152,342
Commercial Lot Impervious Area (90%)	0
ROW/Alley Impervious Area (80%)	149,930
Total	302,271
% Impervious =	64%

FIGURE B1

APPENDIX C: RAINWATER COMPONENT SUMMARY



JOB NUMBER: 395-040
 PROJECT: CALAIS EAST AT VILLEBOIS - VILLEBOIS PDP 4N
 FILE: N:/PROJ/395-040/05-REPORTS/RAINWATER/395040.RAIN PDP4N.2015-11-16.XLS

EXHIBIT C:
 RAINWATER COMPLIANCE SUMMARY - SAP NORTH

PHASE	DRAINAGE BASIN	BASIN ID	AREA (SF)	% IMPERVIOUS	IMPERVIOUS AREA (SF)	RAINWATER COMPONENT NO.	RAINWATER COMPONENT TYPE	RAINWATER COMPONENT AREA/ NO. OF TREES	SIZING FACTOR	IMPERVIOUS AREA TREATED			% IMPERVIOUS AREA TREATED
										ARROWHEAD CREEK	MILL CREEK	COFFEE LAKE CREEK	
PDP 3N	COFFEE LAKE CREEK	U-1	678,970	49%	329,923	-	-	-	-	-	-	92,033	28%
							TREES	131	0.01			13,100	
						1	BIORETENTION CELL	230	0.03			7,667	
						2	BIORETENTION CELL	306	0.03			10,200	
						3	BIORETENTION CELL	173	0.03			5,767	
						4	BIORETENTION CELL	178	0.03			5,933	
						5	VEGETATED SWALE	2,962	0.06			49,367	
PDP 2N	MILL CREEK	3ND	163,350	0%	0	-	-	-	-	-	-	-	-
PDP 3N	MILL CREEK	4ND-S	90,936	20%	13,023	-	-	-	-	-	12,717	-	98%
						6	TREES	7	0.01		700		
							VEGETATED SWALE	721	0.06		12,017		
PDP 3N	MILL CREEK	4ND-N	111,213	64%	70,665	-	-	-	-	-	72,067	-	102%
						7	TREES	43	0.01		4,300		
							RAINWATER GARDEN	4,066	0.06		67,767		
PDP 2N	MILL CREEK	2ND	74,313	66%	49,170	-	-	-	-	-	17,000	-	35%
						2B	TREES	28	0.01		2,800		
							VEGETATED SWALE	852	0.06		14,200		
PDP 2N	COFFEE LAKE CREEK	Q-2C.1N B	472,648	64%	302,271	-	-	-	-	-	-	246,667	82%
						3A	TREES	95	0.01			9,500	
							BIORETENTION CELL	3,240	0.03			54,000	
						3B	VEGETATED SWALE	1,632	0.06			27,200	
						3C	BIORETENTION CELL	1,816	0.03			60,533	
						3F	BIORETENTION CELL	210	0.03			7,000	
						3G	BIORETENTION CELL	300	0.03			10,000	
						3H	BIORETENTION CELL	191	0.03			6,367	
						3I	BIORETENTION CELL	151	0.03			5,033	
						3J	BIORETENTION CELL	149	0.03			4,967	
						3K	BIORETENTION CELL	1,331	0.03			44,367	
						3L	BIORETENTION CELL	266	0.03			8,867	
						3M	BIORETENTION CELL	265	0.03			8,833	
PDP 4N	COFFEE LAKE CREEK	T-1	472,648	64%	302,271	-	-	-	-	-	-	82,500	27%
						1	TREES	96	0.01			9,600	
						2	BIORETENTION CELL	72	0.03			2,400	
						3	BIORETENTION CELL	73	0.03			2,433	
						4	BIORETENTION CELL	171	0.03			5,700	
						5	BIORETENTION CELL	69	0.03			2,300	
						6	BIORETENTION CELL	246	0.03			8,200	
						7	BIORETENTION CELL	212	0.03			7,067	
						8	BIORETENTION CELL	212	0.03			7,067	
						9	BIORETENTION CELL	732	0.03			24,400	
						10	BIORETENTION CELL	114	0.03			3,800	
						11	BIORETENTION CELL	80	0.03			2,667	
						12	BIORETENTION CELL	52	0.03			1,733	
							BIORETENTION CELL	154	0.03			5,133	
TOTAL PDP 2N			518,800		271,033						17,000	246,667	97%
TOTAL PDP 3N			881,119		413,611						84,783	92,033	43%
TOTAL PDP 1N			872,942		522,394					257,924	47,238		58%
TOTAL PDP 4N			472,648		302,271							82,500	27%
FUTURE SAP NORTH PHASES			1,818,163		473,727							344,488	73%
SAP NORTH TOTAL			4,563,672		1,983,036					257,924	149,021	765,688	59%



MEMORANDUM

DATE: November 16, 2015
TO: City of Wilsonville
FROM: Jessie King, PE
Pacific Community Design
RE: Calais East at Villebois - PDP 4N
Job No. 395-040

This memorandum report is to address the utility connections for the Calais East at Villebois (PDP 4N) development portion of Villebois SAP North. This phase is located south of Tooze Road and east of Grahams Ferry Road. This report will be divided into three sections: Water, Sanitary Sewer, and Storm Sewer. Rainwater Management will be discussed in a separate report.

Water

The proposed development will contain single family detached homes with a total unit count of 70. The proposed water improvements will tie into an existing 18-inch waater line in Tooze Road and existing water lines in the adjacent development to the west. This looped system will provide adequate domestic and fire flows.

Sanitary Sewer

This site is located within service area 4A, see attached exhibit SS. SAP North defined the land use for this area to be a school, and it is assumed that the school would produce a peak sanitary flow of 39.93 gal/min. The proposed development will contain single family detached homes with a total unit count of 70. The peak flow for this development will be 37.09 gal/min. See the attached peak flow calculations for more information. Based on the reduction in peak flow, there is adequate capacity for this development.

Storm Sewer

The Villebois Village Coffee Lake Creek Drainage Basin report developed for SAP North, by OTAK, updated July 3, 2007 assumed this area would be used to construct the school. It was assumed in the report that the area would be 50% impervious. The school has been built at another site, and this area will be used for residential development. See the developed drainage map, exhibit A. The proposed layout has an impervious area of 65%. For impervious area calculations refer to exhibits B1. The runoff from this development will be directed to a new

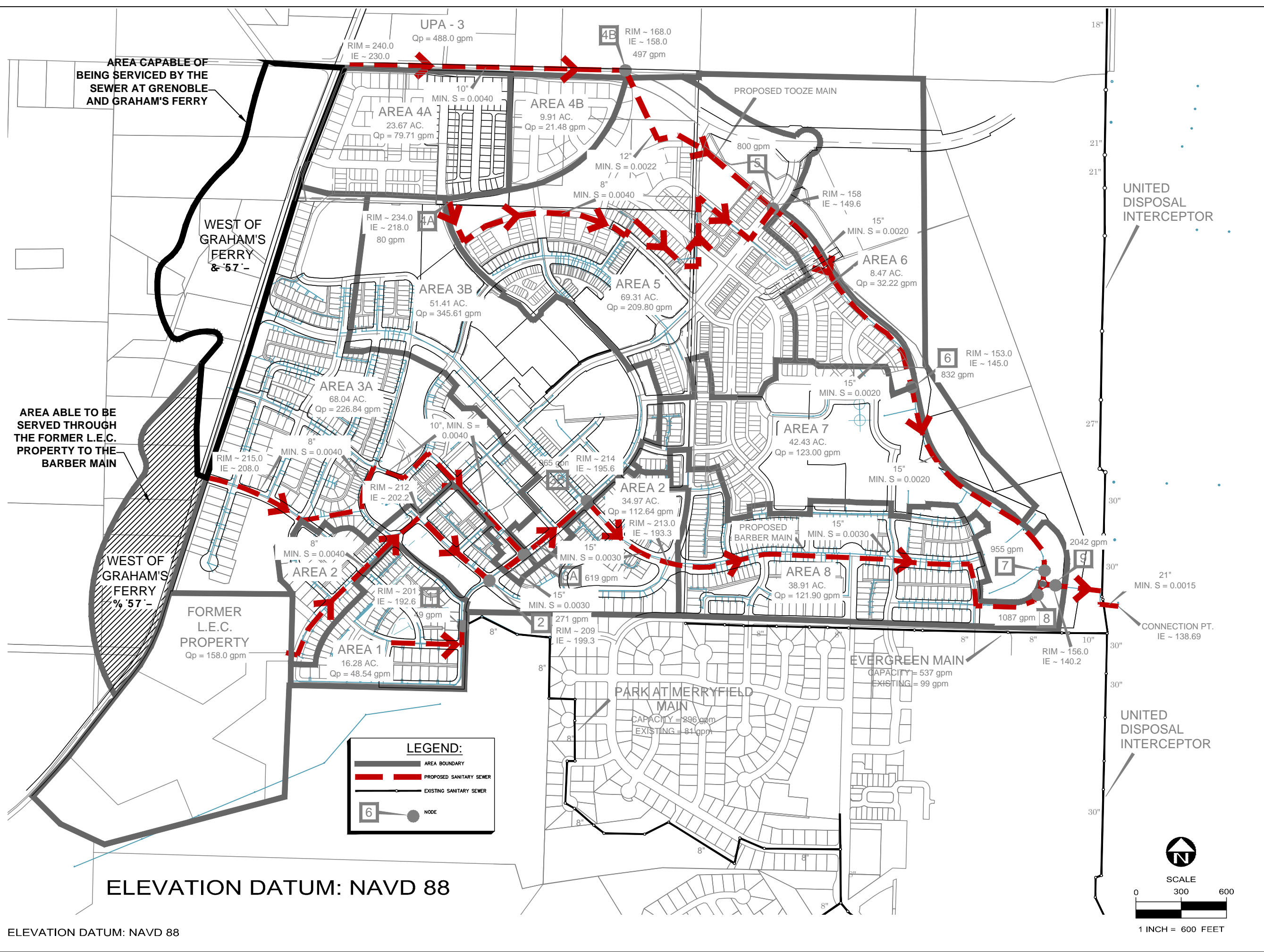
24-inch storm drain line that will be installed in Tooze Road to replace the existing underground piping system. The existing system outfalls to an existing storm water quality facility, which is to be retrofitted by the City of Wilsonville to provide water quality treatment.

Thank you.

Attachments:

1. SS - Sanitary Sewer Service Area Exhibit
2. SAP North Sanitary Peak Flow Calculations
3. PDP 4N Sanitary Peak Flow Calculations
4. A1 - Developed Drainage Map
5. B1 - Percent Impervious

N:\proj\395-040\09 Drawings\03 Planning\Exhibits - General\395040.Sanitary Sewer Exhibit.dwg - SHEET:SSMP 11x17 Nov. 17, 15 - 8:05 AM jk



Villebois



POLYGON NW COMPANY



GEODESIGN, INC

REVISIONS	
DATE	DESCRIPTION

**PDP 4N
CALAIS EAST
AT VILLEBOIS**

Preliminary
Development
Plan

**SANITARY
SEWER
UNITED
DISPOSAL**

1ST SUBMITTAL DATE 11/13/2015

SS



JOB: 395-040
 PROJECT: Calais East at Villibois - Villebois PDP 4N
 FILE: N:/PROJ/395-040/05 Reports/Utility Memo/395040.Sanitary Conveyance.2015-11-16.xls

**SAP NORTH - SCHOOL PROPERTY
 SANITARY PEAK FLOW CALCULATIONS
 AREA 4A**

UNIT FLOW FACTORS

Residential: 213 gal/day/unit
 Commercial: 1500 gal/day/acre
 Infiltration (I/I): 800 gal/day/acre
 Peaking Factor: 3, or Fig. 3-11

Residential (R): 0 units

$Q_r = R \times 213 \text{ gal/day/unit} = 0 \text{ gal/day}$

$Q_r = 0.00 \text{ gal/min}$

Commercial (C): 10.85 acres

$Q_c = C \times 1500 \text{ gal/day/acre} = 16,275.00 \text{ gal/day}$

$Q_c = 11.30 \text{ gal/min}$

Developed Flow (Qf):

$Q_f = Q_r + Q_c = 11.30 \text{ gal/min} \quad 16275 \text{ gal/day}$
 0.01628 MGD

Peak Flow (Qp):

Peaking Factor = $-0.284 \ln(Q) + 2.33$
 3.00

$Q_p = Q_f \times \text{Peak F} = 33.91 \text{ gal/min}$
--

Total Area (A): 10.85 acres

$Q_i = A \times 800 \text{ gal/day/acre} = 8,680 \text{ gal/day}$

$Q_i = 6.03 \text{ gal/min}$

$Q_t = Q_p + Q_i = 39.93 \text{ gal/min}$



JOB: 395-040
 PROJECT: Calais East at Villibois - Villebois PDP 4N
 FILE: N:/PROJ/395-040/05 Reports/Utility Memo/395040.Sanitary Conveyance.2015-11-16.xls

**PDP 4N - SCHOOL PROPERTY
 SANITARY PEAK FLOW CALCULATIONS
 AREA 4A**

UNIT FLOW FACTORS

Residential: 213 gal/day/unit
 Commercial: 1500 gal/day/acre
 Infiltration (I/I): 800 gal/day/acre
 Peaking Factor: 3, or Fig. 3-11

Residential (R): 70 units

$Q_r = R \times 213 \text{ gal/day/unit} = 14,910 \text{ gal/day}$

$Q_r = 10.35 \text{ gal/min}$

Commercial (C): 0 acres

$Q_c = C \times 1500 \text{ gal/day/acre} = 0.00 \text{ gal/day}$

$Q_c = 0.00 \text{ gal/min}$

Developed Flow (Qf):

$Q_f = Q_r + Q_c = 10.35 \text{ gal/min} \quad 14910 \text{ gal/day}$
 0.01491 MGD

Peak Flow (Qp):

Peaking Factor = $-0.284 \ln(Q) + 2.33$
 3.00

$Q_p = Q_f \times \text{Peak F} = 31.06 \text{ gal/min}$
--

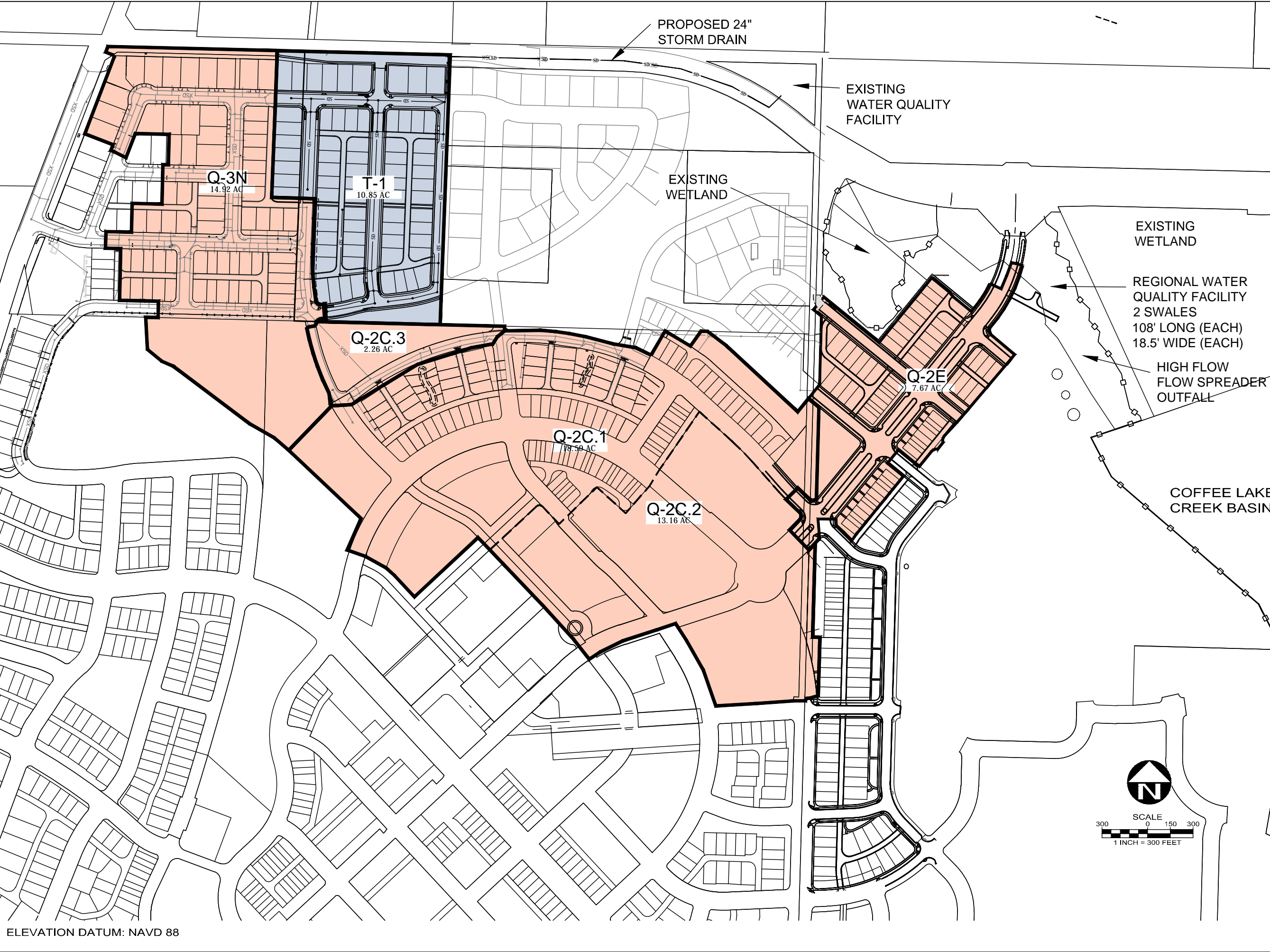
Total Area (A): 10.85 acres

$Q_i = A \times 800 \text{ gal/day/acre} = 8,680 \text{ gal/day}$

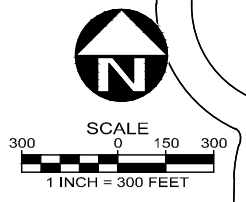
$Q_i = 6.03 \text{ gal/min}$

$Q_t = Q_p + Q_i = 37.09 \text{ gal/min}$

N:\proj\395-040\09 Drawings\03 Planning\Exhibits - Hydrology\395040\A\Developed Shed Map.dwg - SHEET Layout1 Nov. 17. 15 - 8:14 AM jlk



ELEVATION DATUM: NAVD 88



POLYGON NW COMPANY



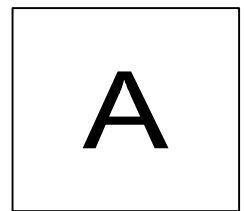
GEODESIGN, INC

REVISIONS	
DATE	DESCRIPTION

Calais East
 Villebois 4N
 Hydrology

Developed
 Drainage Map

DATE 11/13/2015





**PERCENT IMPERVIOUS
SHED T-1 (PDP 2N)
PDP LAYOUT**

JOB NUMBER: 395-040
PROJECT: CALAIS EAST AT VILLEBOIS - VILLEBOIS PDP 4N
FILE: N:/PROJ/395-040/05-REPORTS/RAINWATER/395040.RAIN PDP4N.2015-11-16.XLS

Total Site Area 10.85 acres 472,648 sf

ON-SITE	Imp. Area (sf)
PDP 3N	0
Single Family Lot Impervious Area (60%)	144,448
Commercial Lot Impervious Area (90%)	0
ROW/Alley Impervious Area (80%)	163,786
Total	308,234
% Impervious =	65%

FIGURE B1

IVD) Traffic Analysis



117 Commercial Street NE
Suite 310
Salem, OR 97301
503.391.8773
www.dksassociates.com

MEMORANDUM



DATE: January 25, 2016
TO: Steve Adams, P.E., City of Wilsonville
FROM: Scott Mansur, P.E., PTOE *SM*
Jordin Ketelsen, E.I.T
SUBJECT: Villebois SAP North PDP 4 Transportation Review

P15018-020

This memorandum evaluates trip generation for the updated Villebois Specific Area Plan (SAP) North with emphasis on Planned Development Phase (PDP) 4. The review is based on a revised site plan provided by the project sponsor.¹

The project sponsor has indicated that the proposed PDP 4N will consist of 63 detached single family residential units. The following sections of this memorandum document the SAP North land use and trip generation (general area), PDP 4 trip generation (current phase), and the site plan impacts for PDP 4.

SAP North Land Use/Trip Generation

The *Villebois Master Plan*² initially approved SAP North for 252 single family units, 71 condo/townhouse units, and 30 apartments for a total of 353 residential units, along with 5,000 square feet of commercial space and a 47,000 sq. ft. primary school.

Table 1 at the top of the next page shows the estimated trip generation for SAP North based on the *Master Plan* unit counts and assumptions regarding trip generation rates. As shown, the original SAP North land uses were approved for 447 (268 in, 179 out) p.m. peak hour trips.

Currently, SAP North is proposed to include 440 single family units and 10 apartment units for a total of 450 residential units. Since approval of the *Master Plan*, the retail space was removed and the proposed Lowrie Primary School was moved to SAP East and was replaced with residential development. As shown in Table 1, the proposed land uses would generate 450 (284 in, 166 out) p.m. peak hour trips, which is consistent with the original trip generation estimates calculated in the *Master Plan* (i.e. only three p.m. peak hour trips greater).

¹ *Villebois - PDP 4N Site Plan*, Polygon Northwest Company, December 16, 2015.

² *Villebois Urban Village Master Plan Amendment Transportation Study*, DKS Associates, June 2005



Table 1: SAP North Trip Generation Comparison

Land Use (ITE Code)	Size	Average Trip Generation Rate	Number of New Trips		
			In	Out	Total
<i>Basis of Traffic Impact Analysis (June 2005)</i>					
Single Family Units (210)	252 units	1.01 trips/unit	161	94	255
Condo/Townhome (230)	71 units	0.52 trips/unit	25	12	37
Apartments (220)	30 units	0.62 trips/unit	12	7	19
Shopping Center (820)	5 KSF	3.75 trips/KSF	9	10	19
School	47 KSF	3 trips/KSF	73	68	141
Total Trips			280	191	471
<i>Internal Trips</i>			-9	-9	-18
<i>Pass-By Trips</i>			-3	-3	-6
Net New Trips			268	179	447
<i>Current Plans (September 2015)</i>					
Single Family Units (210)	440 units	1.01 trips/unit	280	164	444
Apartments (220)	10 units	0.62 trips/unit	4	2	6
Total Trips			284	166	450
Trips Comparison			+16	-13	+3

SAP North PDP 4 Trip Generation

SAP North is broken into approximately seven PDPs, with the current phase being PDP 4 (i.e. the 4th phase). Table 2 shows the estimated trip generation for PDP 4 based on the unit counts provided by the project sponsor. As shown, the 63 proposed single family detached residential units planned for PDP 4 would generate approximately 64 (40 in, 24 out) p.m. peak hour trips.

Table 2: PDP 4 P.M. Peak Hour Trip Generation

Land Use (ITE Code)	Number of Units	Average Trip Generation Rate	Number of New Trips		
			In	Out	Total
Single Family Units (210)	63	1.01 trips/unit	40	24	64



Site Plan Evaluation

The applicant's preliminary site plan was provided with the Traffic Study Request letter³ and is attached to the appendix. It was reviewed to evaluate site access for vehicles and pedestrians as well as evaluate parking.

Site Access

The site's main proposed access is off of Tooze Road in alignment with Paris Avenue. There has been discussion on the desirable access into Villebois PDP 4N. DKS supports the current site plan showing access off of Tooze Road via Paris Avenue with the provision of a left turn lane on Tooze Road into the site. The roadways of Barcelona Street, Paris Avenue, and Palermo Street are planned to be extended surrounding the proposed site. Access to the internal alley network of the site is indicated on the site plan to be provided on Paris Avenue and Amsterdam Avenue.

Pedestrian Access

The site plan shows proposed sidewalks surrounding the single family residential units on all frontages. Additionally, the site plan shows several paths through the site with proposed pedestrian connections between Barcelona Street and Tooze Road, between Paris Avenue to Amsterdam Avenue and between Amsterdam Avenue to Palermo Street.

The proposed Trocadero Regional Park to the south of the site will be a key pedestrian generator for the area. The project sponsor should ensure adequate pedestrian connectivity between the project site and Trocadero Regional Park is provided. Due to the anticipated pedestrian activity traveling south to the park, it is recommended to provide curb extensions at the Amsterdam Avenue/Oslo Street intersection as well as adjust the pedestrian crossing between the units east of Amsterdam Avenue south one lot to better align with the Amsterdam Avenue/Oslo Street intersection.

Parking

In total, the 63 detached single family residential units require 1 space per dwelling unit. Therefore, the single car garages provided by 44 of the single family dwelling units and the two-car garages provided by the remaining 19 units will be sufficient to the parking demand and code requirements. Additionally, approximately 1,900 feet of on-street parking is provided on Barcelona Street, Paris Avenue, Palermo Street, and Amsterdam Avenue which would accommodate for approximately 76 additional vehicles (assuming 25-feet per vehicle).

³ Request for Traffic Study for proposed PDP 4N in Villebois, Stacy Connery (Pacific Community Design), October 23, 2015.



Summary

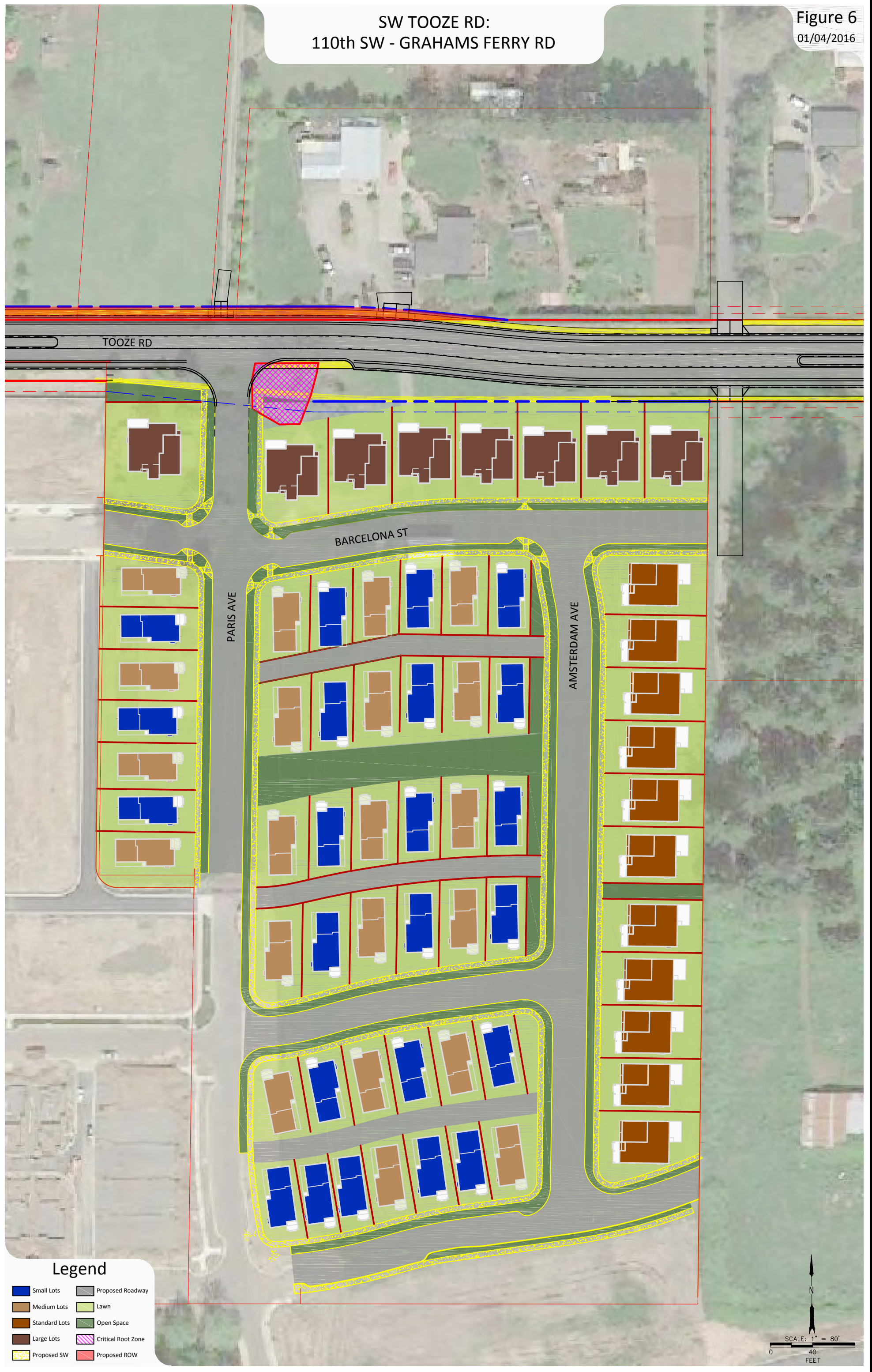
A summary of key findings relating to the SAP North PDP 4 review include the following:

- SAP North was initially approved for 252 single family units, 71 condo/townhouse units, and 30 apartments for a total of 353 residential units, along with 5,000 square feet of commercial space and a 47,000 sq. ft. primary school. Based on the 2005 unit counts and assumptions regarding trip generation rates, SAP North's initial land uses were approved for 450 (284 in, 166 out) p.m. peak hour trips.
- The currently proposed land use includes 440 single family units and 10 apartment units for a total of 450 residential units. The proposed land uses would generate 450 (284 in, 166 out) p.m. peak hour trips, which is consistent with the original trip generation estimates calculated in the *Master Plan*.
- The 63 proposed single family detached residential units planned for PDP 4 would generate approximately 64 (40 in, 24 out) p.m. peak hour trips.

Let us know if you have any questions.

SW TOOZE RD:
110th SW - GRAHAMS FERRY RD

Figure 6
01/04/2016



Legend

- Small Lots
- Medium Lots
- Standard Lots
- Large Lots
- Proposed SW
- Proposed Roadway
- Lawn
- Open Space
- Critical Root Zone
- Proposed ROW

N
SCALE: 1" = 80'
0 40 FEET

IVE) Tree Report

**PDP 4N Calais East at Villebois – Wilsonville, Oregon
Tree Maintenance and Protection Plan
November 17, 2015**

MHA15085

Purpose

This Tree Maintenance and Protection Plan for the PDP 4N Calais East at Villebois project located in Wilsonville, Oregon, is provided pursuant to City of Wilsonville Development Code, Section 4.610.40. This arborist report describes the existing trees located on the project site, as well as recommendations for tree removal, retention, mitigation, and protection. This report is based on observations made by International Society of Arboriculture (ISA) Certified Arborist and Qualified Tree Risk Assessor Morgan Holen (PN-6145A) during a site visit conducted on November 13, 2015.

Scope of Work and Limitations

Morgan Holen & Associates, LLC, was contracted by Polygon Northwest Company to visually assess existing trees measuring six inches in diameter and larger in terms of general condition and suitability for preservation with development, and to develop a tree maintenance and protection plan for the project. The site is planned for residential development. A site plan was provided by Pacific Community Design illustrating the location of trees and tree survey point numbers, and potential construction impacts.

Visual Tree Assessment (VTA¹) was performed on individual trees located across the site. Trees were evaluated in terms species, size, general condition, and potential construction impacts, and treatment recommendations include retain or remove. Following the inventory fieldwork, we coordinated with Pacific Community Design to discuss and finalize treatment recommendations based on the proposed site plan.

The client may choose to accept or disregard the recommendations contained herein, or seek additional advice. Neither this author nor Morgan Holen & Associates, LLC, have assumed any responsibility for liability associated with the trees on or adjacent to this site.

General Description

The PDP 4N Calais East at Villebois project site is located along the south side of Tooze Road just east of the Calais subdivision and includes tax lots 1100, 1101, and 1203. Tax lots 1100 and 1101 are primarily large open fields with existing trees located in the northwest corner and tax lot 1203 has an existing single family residential home with landscape trees scattered around the house. In all, 29 trees measuring 6-inches and larger in diameter were inventoried including 15 different species. Table 1 provides a summary of the count of existing trees by species. A complete description of individual trees is provided in the enclosed tree data.

¹ Visual Tree Assessment (VTA): The standard process of visual tree inspection whereby the inspector visually assesses the tree from a distance and up close, looking for defect symptoms and evaluating overall condition and vitality.

Table 1. Count of Trees by Species – PDP 4N Calais East at Villebois, Wilsonville, Oregon.

Common Name	Species Name	Quantity	Percent
Alaska yellow cedar	<i>Chamaecyparis nootkatensis</i>	4	14%
Austrian pine	<i>Pinus nigra</i>	3	10%
bigleaf maple	<i>Acer macrophyllum</i>	1	3%
blue spruce	<i>Picea pungens</i>	1	3%
European white birch	<i>Betula pendula</i>	2	7%
fruit	unknown	8	28%
Hinoki cypress	<i>Chamaecyparis obtusa</i>	1	3%
Japanese maple	<i>Acer japonicum</i>	1	3%
Norway maple	<i>Acer platanoides</i>	1	3%
plum	<i>Prunus</i> spp.	2	7%
Port-Orford-cedar	<i>Chamaecyparis lawsoniana</i>	1	3%
red maple	<i>Acer rubrum</i>	1	3%
red oak	<i>Quercus rubra</i>	1	3%
scots pine	<i>Pinus sylvestris</i>	1	3%
western redcedar	<i>Thuja plicata</i>	1	3%
Total		29	100%

*Total may not sum to 100% due to rounding.

Tree Plan Recommendations

As described in the enclosed tree data, individual trees were assigned a general condition rating as defined by the Villebois Specific Area Plan Community Elements Book:

- D: Dead Condition
- P: Poor Condition
- M: Moderate Condition
- G: Good Condition
- I: Important Condition

Note that none of the inventoried trees are classified as dead. Of the 29 inventoried trees:

- Two are in poor condition, including a plum (*Prunus* spp.) with two 12-inch diameter codominant stems and advanced trunk decay, and a 6-inch diameter invasive European white birch (*Betula pendula*) that is overcrowded by adjacent trees;
- 15 are in moderate condition, including three 14- to 20-inch diameter Austrian pines (*Pinus nigra*) with codominant stems and structural defects, one 14-inch diameter invasive European white birch that has been generally well-maintained as a small ornamental tree, seven fruit trees with decay and structural defects, one codominant stem plum with poor structure and some included bark, one red maple (*Acer rubrum*) with 6-, 9-, and 12-inch diameter codominant stems just above ground level with some included bark and a seam in the juncture, a 12-inch diameter scots pine (*Pinus sylvestris*) with a one-sided crown and lean, and one 12-inch diameter western redcedar (*Thuja plicata*) with chlorotic foliage;

- 11 are in good condition, including four Alaska yellow cedars (*Chamaecyparis nootkatensis*) measuring 7- to 11-inches in diameter, one 6-inch diameter Hinoki cypress (*Chamaecyparis obtusa*), and one 14-inch diameter Port-Orford-cedar (*Chamaecyparis lawsoniana*) all with no major defects, a 19-inch diameter blue spruce (*Picea pungens*) with moderate structure and codominant leaders, one small fruit tree relatively better than the other inventoried fruit trees, a multi-stem Japanese maple (*Acer palmatum*) that has been well-maintained, a 24-inch diameter invasive Norway maple (*Acer platanoides*), and a 39-inch diameter bigleaf maple (*Acer macrophyllum*) with moderate structure that is surrounded by asphalt; and
- One red oak (*Quercus rubra*) classified as important, measuring 52-inches in diameter with multiple large diameter scaffold branch attachments at about 14-feet up the main trunk that appear stable and some mistletoe in the crown, but no major defects.

Of the 29 inventoried trees, 28 are recommended for removal for the purposes of construction, including new streets, building lots, and other grading for site improvements. However, the large red oak classified as important is planned for retention. A Tree Preservation Plan prepared by Pacific Community Design is attached. Table 2 provides a summary of the count of trees by general condition rating and treatment recommendation.

Table 2. Count of Trees by Treatment Recommendation and General Condition Rating.

Treatment Recommendation	General Condition Rating					Total
	D	P	M	G	I	
Retain	0	0	0	0	1	1 (3%)
Remove	0	2	15	11	0	28 (97%)
Total	0 (0%)	2 (7%)	15 (52%)	11 (38%)	1 (3%)	29 (100%)

Tree protection fencing should be established at the dripline along the west, south and east sides of the red oak adjacent to the project site. Tree 70005, a fruit tree in moderate condition will be removed within the protection zone and tree 70000, the bigleaf maple, will be removed directly adjacent to the protection zone; removal of these two stumps should be monitored by the project arborist in order to provide on-the-ground recommendations to minimize underground disturbance where the roots of the trees to be removed are potentially interconnected with the roots of the protected red oak.

Otherwise, the only encroachment proposed within the red oak tree protection zone is for sidewalk construction. The contractor should coordinate with the project arborist prior to opening the protection fencing for sidewalk construction and work beneath the dripline should be monitored and documented by the project arborist. The sidewalk should be built up from the existing grade to avoid root zone excavation and a modified profile is recommended (refer to recommendations for “Surfacing” in the *Tree Protection Standards* section of this report for additional information).

Future street improvements north of the red oak will also require special consideration to assure protection for this tree; Morgan Holen & Associates, LLC, prepared a report for the City of Wilsonville dated December 13, 2014 which provides arborist recommendations for tree protection as it relates to street improvements.

Mitigation Requirements

All 29 inventoried trees are 6-inches or larger in diameter, including one tree planned for retention with protection during construction and 28 trees planned for removal. Removal of these 28 trees requires mitigation per Section 4.620.00; removed trees shall be replaced on a basis of one tree planted for each tree removed. Therefore, 28 trees measuring at least 2-inch in diameter shall be planted as mitigation for tree removal.

Tree Protection Standards

The red oak tree designated for retention will need special consideration to assure its protection during construction. We recommend a preconstruction meeting with the owner, contractors, and project arborist to review tree protection measures and address questions or concerns on site. Tree protection measures include:

- **Fencing.** Trees to remain on site shall be protected by installation of tree protection fencing to prevent injury to tree trunks or roots, or soil compaction within the root protection area, which generally coincides with tree driplines. Fences shall be 6-foot high steel on concrete blocks or orange plastic construction fencing on metal stakes. The project arborist shall determine the exact location and type of tree protection fencing. Trees located more than 30-feet from construction activity shall not require fencing.
- **Tree Protection Zone.** Without authorization from the Project Arborist, none of the following shall occur beneath the dripline of any protected tree:
 1. Grade change or cut and fill;
 2. New impervious surfaces;
 3. Utility or drainage field placement;
 4. Staging or storage of materials and equipment; or
 5. Vehicle maneuvering.

Root protection zones may be entered for tasks like surveying, measuring, and, sampling. Fences must be closed upon completion of these tasks.

- **Pruning.** Pruning may be needed to provide for overhead clearance and to remove dead and defective branches for safety. The project arborist can help identify where pruning is necessary once trees recommended for removal have been removed and the site is staked and prepared for construction. Tree removal and pruning shall be performed by a Qualified Tree Service.
- **Excavation.** Excavation beneath the dripline of protected trees shall be avoided if alternatives are feasible. Otherwise, the project arborist shall provide on-site consultation during all excavation activities beneath the dripline of protected trees. Excavation immediately adjacent to roots larger than 2-inches in diameter within the root protection zone of retained trees shall be by hand or other non-invasive techniques to ensure that roots are not damaged. Where feasible, major roots shall be protected by tunneling or other means to avoid destruction or damage. Exceptions can be made if, in the opinion of the project arborist, unacceptable damage will not occur to the tree. Where soil grade changes affect the root protection area, the grade line should be meandered wherever practicable. This will require on-site coordination to ensure a reasonable balance between engineering, construction, and the need for tree protection.

- **Surfacing.** If surfacing is proposed beneath the dripline of protected trees, coordinate with the project arborist to provide recommendations for adjustments to protection fencing and to monitor construction in the tree protection zone. Avoid excavation and use a modified profile to build up from existing grade (Figure 1). The profile includes a layer of permeable geotextile fabric on the ground surface and clean crushed rock to raise the grade as needed. Surfacing may include asphalt, concrete, or other materials. If excavation is necessary, work shall be performed under arborist supervision.

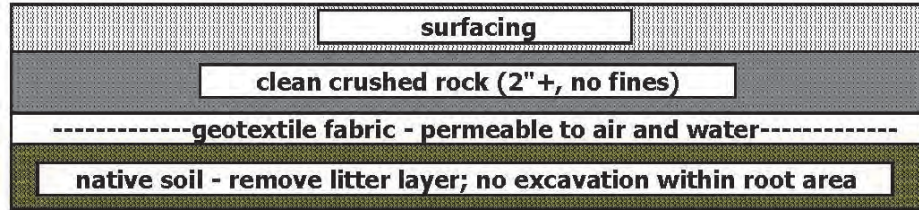


Figure 1. Sample profile for areas within Critical Root Zones. Depth of rock is dependent on grading. Technique based on best management practices.

- **Landscaping.** Following construction and where landscaping is desired, apply approximately 3-inches of mulch beneath the dripline of protected trees, but not directly against tree trunks. Shrubs and ground covers may be planted within tree protection areas. If irrigation is used, use drip irrigation only beneath the driplines of protected trees.
- **Quality Assurance.** The project arborist should supervise proper execution of this plan during construction activities that could encroach on retained trees. Tree protection site inspection monitoring reports should be provided to the Client and City on a regular basis throughout construction.

Thank you for choosing Morgan Holen & Associates, LLC, to provide consulting arborist services for the PDP 4N Calais East at Villebois project. Please contact us if you have questions or need any additional information.

Thank you,
Morgan Holen & Associates, LLC

Morgan E. Holen, Owner
ISA Certified Arborist, PN-6145A
ISA Tree Risk Assessment Qualified
Forest Biologist

Enclosures: Calais East - Tree Data 11-13-15
PDP 4N Calais East at Villebois – Tree Preservation Plan

No.	Common Name	Species Name	DBH*	C-Rad^	Cond [#]	Condition & Comments	Treatment
18413	Japanese maple	<i>Acer japonicum</i>	5,6	10	G	multi-stemmed ornamental tree	remove
18414	European white birch	<i>Betula pendula</i>	14	11	M	invasive species, well maintained as an ornamental tree	remove
18415	Alaska yellow cedar	<i>Chamaecyparis nootkatensis</i>	11	13	G	no major defects	remove
18416	blue spruce	<i>Picea pungens</i>	19	14	G	moderate structure, codominant leaders	remove
18417	Port-Orford-cedar	<i>Chamaecyparis lawsoniana</i>	14	14	G	no major defects	remove
18462	Norway maple	<i>Acer platanoides</i>	24	20	G	invasive species, multiple attachments at ~6'	remove
18463	European white birch	<i>Betula pendula</i>	6	10	P	invasive species, overcrowded by adjacent trees	remove
18464	scots pine	<i>Pinus sylvestris</i>	12	16	M	one-sided crown with lean to the S	remove
18465	Austrian pine	<i>Pinus nigra</i>	20	15	M	codominant leaders, one with a broken top, one-sided crown with lean to S	remove
18466	Austrian pine	<i>Pinus nigra</i>	2x14	15	M	codominant leaders with included bark, rope girdling one stem	remove
18467	Austrian pine	<i>Pinus nigra</i>	18	15	M	codominant leaders, crown asymmetry	remove
18471	plum	<i>Prunus spp.</i>	8,10,16	20	M	poor structure, some included bark, very one-sided to W	remove
18472	plum	<i>Prunus spp.</i>	2x12	9	P	poor structure, heavily pruned, advanced trunk decay	remove
18502	red maple	<i>Acer rubrum</i>	6,9,12	16	M	codominant stems just above ground level, some included bark, seam in juncture	remove
70000	bigleaf maple	<i>Acer macrophyllum</i>	39	16	G	multiple attachments at ~6', moderate crown structure, surrounded by asphalt	remove
70001	red oak	<i>Quercus rubra</i>	52	40	I	multiple large diameter scaffold branch attachments at ~14', some mistletoe	retain

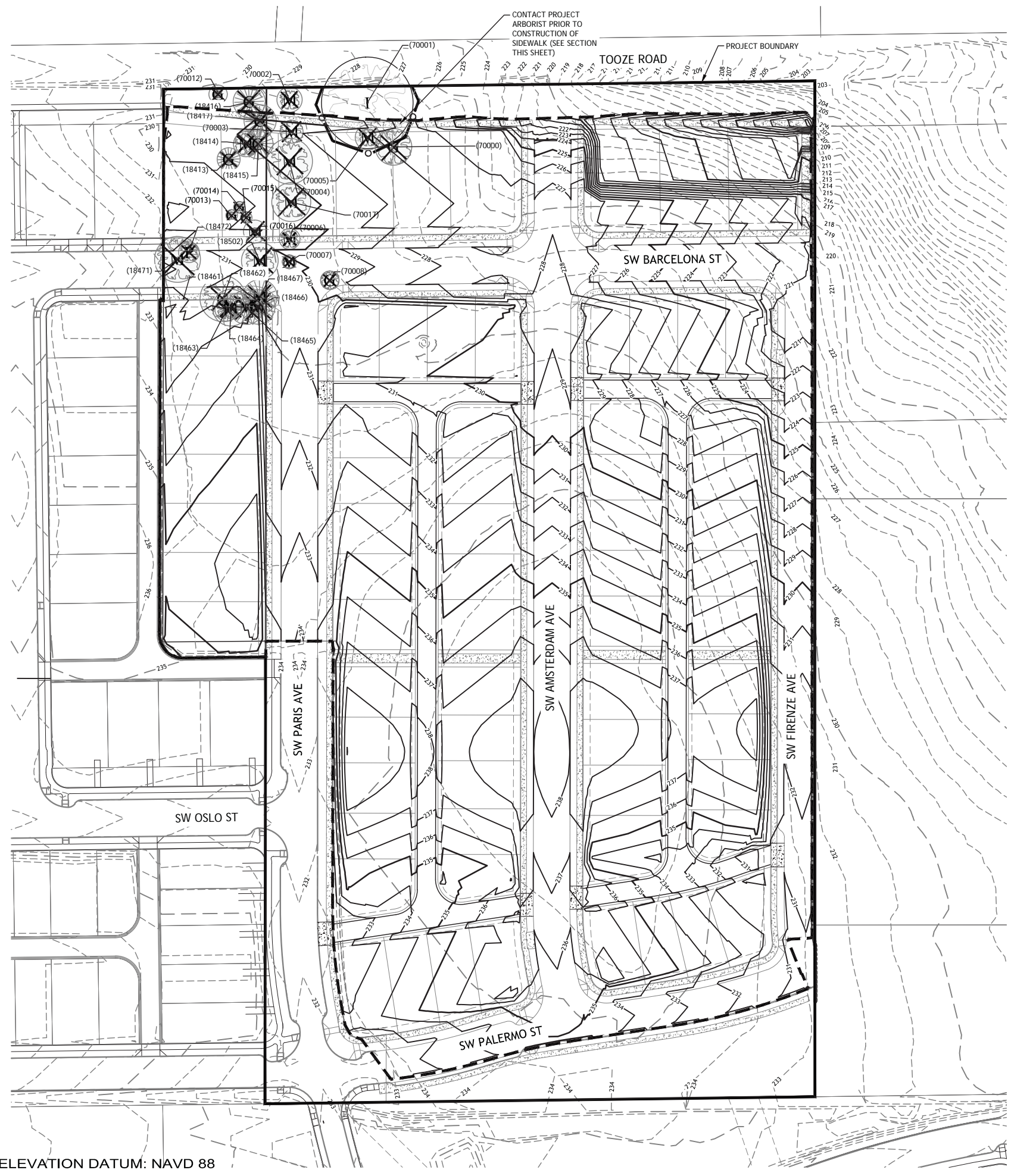
No.	Common Name	Species Name	DBH*	C-Rad^	Cond [#]	Condition & Comments	Treatment
70002	fruit	unknown	2x6	11	M	hollows with decay	remove
70003	fruit	unknown	8	10	M	poor structure	remove
70004	fruit	unknown	3x12,2x16	20	M	multiple attachments at ~3', poor structure, hollows with decay	remove
70005	fruit	unknown	5,2x6	11	M	poor structure, below dominant oak canopy	remove
70006	fruit	unknown	8	9	M	previous codominant stem failure, large open wound	remove
70007	fruit	unknown	6	6	M	few broken branches, some branch decay	remove
70008	fruit	unknown	3x6	8	G	codominant stems with included bark, slime flux	remove
70012	Hinoki cypress	<i>Chamaecyparis obtusa</i>	6	8	G	no major defects	remove
70013	Alaska yellow cedar	<i>Chamaecyparis nootkatensis</i>	7	5	G	no major defects	remove
70014	Alaska yellow cedar	<i>Chamaecyparis nootkatensis</i>	8	5	G	no major defects	remove
70015	Alaska yellow cedar	<i>Chamaecyparis nootkatensis</i>	9	5	G	no major defects	remove
70016	western redcedar	<i>Thuja plicata</i>	12	10	M	chlorotic foliage	remove
70017	fruit	unknown	14	17	M	decay	remove

*DBH: Diameter at Breast Height (measured 4.5-feet above ground level in inches); trees with multiple trunks splitting below DBH are measured separately and individual trunk measurements are separated by a comma, except multiple trunks of the same size are indicated as quantity x size

^C-Rad: Crown Radius, the distance from the center of the tree to the edge of the dripline (measured in feet)

#Condition Codes: I-Important; G-Good; M-Moderate; P-Poor

N:\proj\395-040\09 Drawings\03 Planning\Sheets - Planning\Submittal\395040_09 TREEPRES.dwg - SHEET: Layout1 Nov. 17. 15 - 12:43 PM pre



ELEVATION DATUM: NAVD 88

LEGEND:

I	IMPORTANT
G	GOOD
M	MODERATE
P	POOR
NE	NOT EXAMINED
(Symbol: Circle with dot)	EXISTING TREES TO REMAIN
(Symbol: Circle with diagonal lines)	EXISTING TREES LIKELY TO BE REMOVED
(Symbol: Circle with X)	EXISTING TREES TO BE REMOVED
(Symbol: Dashed line)	TREE PROTECTION FENCING
(Symbol: Solid line)	GRADING LIMITS

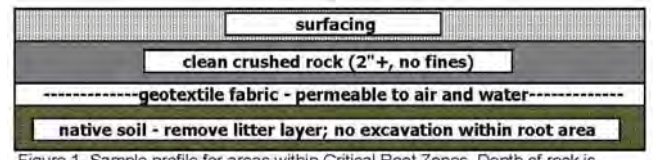
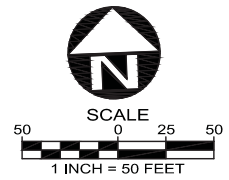


Figure 1 Sample profile for areas within Critical Root Zones. Depth of rock is dependent on grading. Technique based on best management practices.

SIDEWALK SECTION - MODIFIED PROFILE

NOTES

- ALL CONSTRUCTION AND GRADING WITHIN TREE PROTECTION ZONE IS TO BE COMPLETED UNDER DIRECT SUPERVISION OF PROJECT ARBORIST. CONTACT: MORGAN HOLEN. PHONE: 971-409-9354
1. STUMPS OF REMOVED TREES LOCATED WITHIN PROTECTION AREA FOR TREE 70001 SHOULD BE REMOVED UNDER ARBORIST SUPERVISION.
 2. COORDINATE WITH THE PROJECT ARBORIST PRIOR TO OPENING TREE PROTECTION FENCING FOR SIDEWALK CONSTRUCTION.



POLYGON NW COMPANY



GEODESIGN, INC

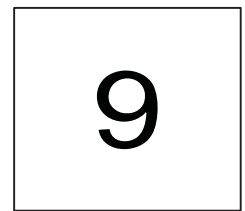
REVISIONS	
DATE	DESCRIPTION

**PDP 4N
CALAIS EAST
AT VILLEBOIS**

Preliminary
Development
Plan

**TREE
PRESERVATION
PLAN**

1ST SUBMITTAL DATE 11/13/2015



IVF) Conceptual Elevations



① Front Elevation
1/4" = 1'-0"

Villebois II Single Family

Willsonville, OR

Polygon Vancouver

5017 - A English Revival

Front Elevation

Scale: 1/4" = 1'-0"

Drawn By: RT, AH

Date: 11 FEB 2014

Date Plotted:

Sheet No.:

**Bank
4**

Job No.: 1348



① Front Elevation
1/4" = 1'-0"

Villebois II Single Family

Willsonville, OR

Polygon Vancouver

5017 - B American Modern

Front Elevation

Scale: 1/4" = 1'-0"

Drawn By: RT, AH

Date: 11 FEB 2014

Date Plotted:

Sheet No.:

**Bank
5**

Job No.: 1348



① Front Elevation
1/4" = 1'-0"

Villebois II Single Family

Willsonville, OR

Polygon Vancouver

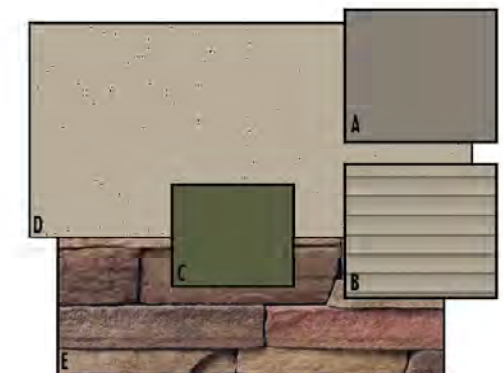
5017 - D French Revival

Front Elevation

Scale: 1/4" = 1'-0"	Drawn By: RT, AH	Date: 11 FEB 2014	Date Plotted:
------------------------	---------------------	----------------------	---------------

Color Option Legend

- (A) ACCENT 1
WINDOW, TRIM & COLLUMNS
- (B) ACCENT 2
5" LAP SIDING SIDING
- (C) ACCENT 3
DOOR & SHUTTERS
- (D) BODY
STUCCO SIDING
- (E) BASE
STONE VENEER



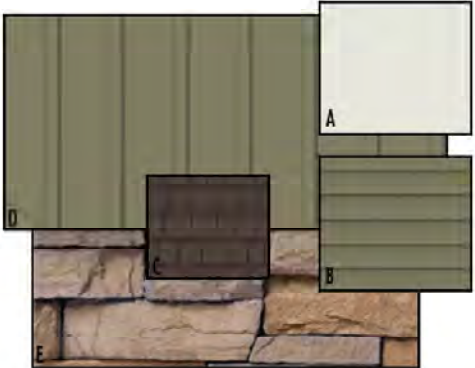
Color Option Legend

- (A) ACCENT 1
WINDOW, TRIM & COLLUMNS

(B) ACCENT 2
5" LAP SIDING

(C) ACCENT 3
DOOR & SHINGLE
- (D) BODY
BOARD & BATTEN

(E) BASE
STONE VENEER



Color Option Legend

- Ⓐ **ACCENT 1**
WINDOW, TRIM & COLUMNS
- Ⓑ **BODY**
5" LAP SIDING SIDING
- Ⓒ **ACCENT 2**
DOOR & SHUTTERS





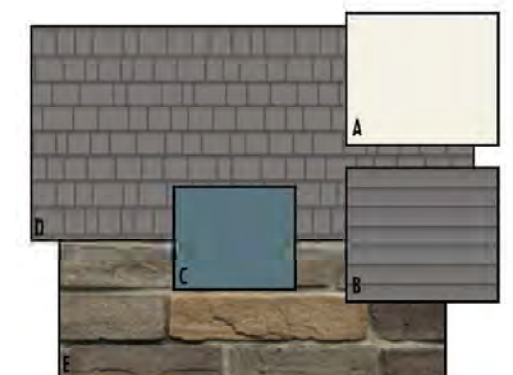
Color Option Legend

- (A) ACCENT 1
WINDOW, TRIM & COLUMNS

(B) ACCENT 2
5" LAP SIDING SIDING

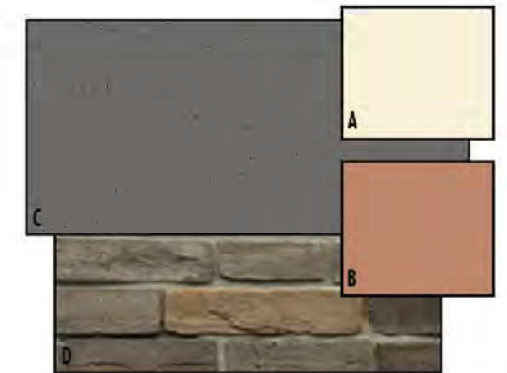
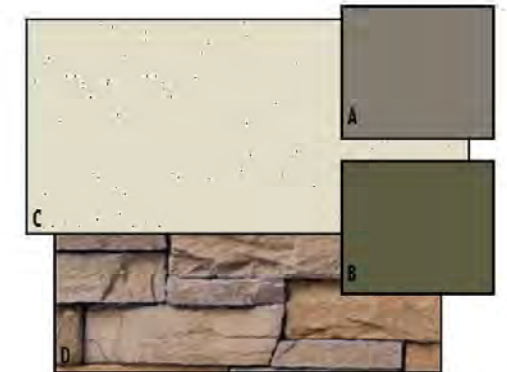
(C) ACCENT 3
DOOR & VENT
- (D) BODY
SHINGLE

(E) BASE
STONE VENEER



Color Option Legend

- (A) ACCENT 1
WINDOW, TRIM & COLLUMNS
- (B) ACCENT 2
DOOR & SHUTTERS
- (C) BODY
STUCCO SIDING
- (D) BASE
STONE VENEER



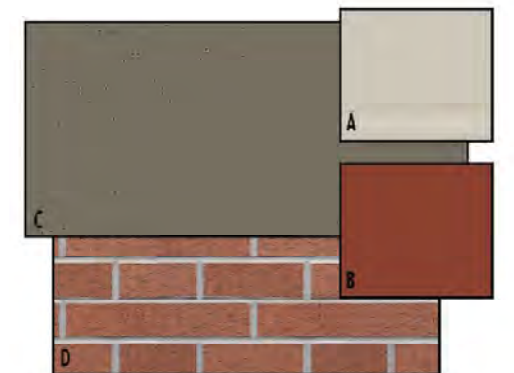
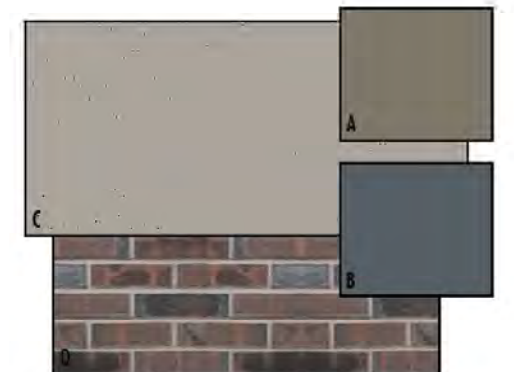
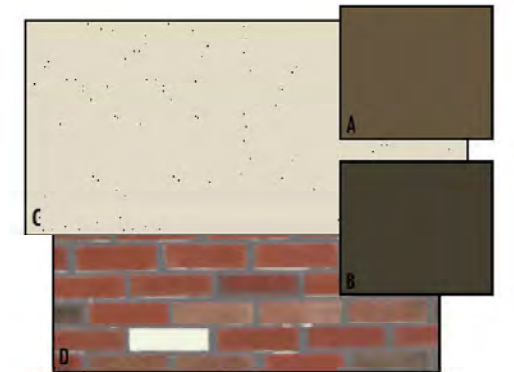


Color Option Legend

- (A) ACCENT 1
WINDOW & TRIM

(B) ACCENT 2
DOOR & VENT
- (C) BODY
STUCCO SIDING

(D) BASE
BRICK VENEER





① Front Elevation
1/4" = 1'-0"



① Front Elevation
1/4" = 1'-0"

Villebois II Single Family

Willsonville, OR

Polygon Vancouver

**40 ft Alley - C American
Classic**
Front Elevation

Scale: 1/4" = 1'-0"

Drawn By: RT, AH

Date: 11 FEB 2014

Date Plotted:

Sheet No.:

**Bank
10**

Job No.: 1348



① Front Elevation
1/4" = 1'-0"



① Front Elevation
1/4" = 1'-0"



① Front Elevation
1/4" = 1'-0"

Villebois II Single Family

Willsonville, OR

Polygon Northwest Company

4017-A English Revival
Front Elevation

Scale: 1/4" = 1'-0"

Drawn By: RT, AH

Date: 11 FEB 2014

Date Plotted:

Sheet No.:

**BANK
1**

Job No.: 1348



① Front Elevation
1/4" = 1'-0"

Villebois II Single Family

Willsonville, OR

Polygon Northwest Company

4017-B American Modern
Front Elevation



① Front Elevation
1/4" = 1'-0"

Villebois II Single Family

Willsonville, OR

Polygon Northwest Company

4017-D French Revival
Front Elevation

Scale: 1/4" = 1'-0"

Drawn By: RT, AH

Date: 11 FEB 2014

Date Plotted:

Sheet No.:

**BANK
3**

Job No.: 1348

Section V) Tentative
Subdivision Plat

VA) Supporting Compliance Report

**SUPPORTING COMPLIANCE REPORT
TENTATIVE PLAT
PDP 4 NORTH**

SECTION VA

TABLE OF CONTENTS

I.	WILSONVILLE PLANNING & LAND DEVELOPMENT ORDINANCE.....	2
	SECTION 4.125. VILLAGE (V) ZONE.....	2
	(.02) PERMITTED USES.....	2
	(.05) DEVELOPMENT STANDARDS APPLYING TO ALL DEVELOPMENTS IN THE VILLAGE ZONE	2
	(.07) GENERAL REGULATIONS - OFF-STREET PARKING, LOADING & BICYCLE PARKING ..	3
	(.08) OPEN SPACE.....	3
	(.09) STREET & ACCESS IMPROVEMENT STANDARDS	4
	(.18) VILLAGE ZONE DEVELOPMENT PERMIT PROCESS	7
	SECTION 4.177. STREET IMPROVEMENT STANDARDS	7
	SECTION 4.210. APPLICATION PROCEDURE.....	8
	SECTION 4.236. GENERAL REQUIREMENTS - STREETS.	13
	SECTION 4.237. GENERAL REQUIREMENTS - OTHER.....	15
	SECTION 4.262. IMPROVEMENTS - REQUIREMENTS.	18
II.	CONCLUSION.....	20

I. WILSONVILLE PLANNING & LAND DEVELOPMENT ORDINANCE

SECTION 4.125. VILLAGE (V) ZONE

(.02) PERMITTED USES

Examples of principle uses that are typically permitted:

- A. Single Family Detached Dwellings
- H. Non-commercial parks, plazas, playgrounds, recreational facilities, community buildings and grounds, tennis courts, and other similar recreational and community uses owned and operated either publicly or by an owners association.

Response: The *Tentative Plat* (see Notebook Section VB) shows that the proposed Tentative Plat will create lots for development of single family dwellings and tracts for linear greens. All proposed uses within the subject area are permitted pursuant to this section.

(.05) DEVELOPMENT STANDARDS APPLYING TO ALL DEVELOPMENTS IN THE VILLAGE ZONE

All development in this zone shall be subject to the V Zone and the applicable provisions of the Wilsonville Planning and Land Development Ordinance. If there is a conflict, then the standards of this section shall apply. The following standards shall apply to all development in the V zone:

- A. Block, Alley, Pedestrian and Bicycle Standards:
 - 1. Maximums Block Perimeter: 1,800 feet, unless the Development Review Board makes a finding that barriers such as existing buildings, topographic variations, or designated Significant Resource Overlay Zone areas will prevent a block perimeter from meeting this standard.

Response: These standards are addressed within the PDP Compliance Report (see Notebook Section IVA).

- 2. Maximum spacing between streets for local access: 530 feet, unless the Development Review Board makes a finding that barriers such as existing buildings, topographic variations, or designated Significant Resource Overlay Zone areas will prevent street extensions from meeting this standard.

Response: These standards are addressed within the PDP Compliance Report (see Notebook Section IVA).

- 3. If the maximum spacing for streets for local access exceeds 530 feet, intervening pedestrian and bicycle access shall be provided, with a maximum spacing of 330 feet from those local streets, unless the Development Review Board makes a finding that barriers such as existing buildings, topographic variations, or designated Significant Resource Overlay Zone areas will prevent pedestrian and bicycle facility extensions from meeting this standard.

Response: These standards are addressed within the PDP Compliance Report (see Notebook Section IVA).

- B. **Access:** All lots with access to a public street, and an alley, shall take vehicular access from the alley to a garage or parking area, except as determined by the City Engineer.

Response: All of the lots within the proposed PDP that have frontage on a public street and an alley will take vehicular access from an alley to a garage or parking area.

Table V-1 Development Standards

Response: The attached *Tentative Plat* (see Notebook Section VB) depicts proposed lot sizes and dimensions. All of the lots will be developed with single family dwelling units. All of the lots meet applicable requirements, as addressed below. No buildings are proposed with this application. Final compliance with these standards will be reviewed at building permit submittal.

Single-Family Dwellings

Minimum lot size: 2,250 square feet

Minimum lot width: 35 feet

Minimum lot depth: 50 feet

Response: All lots within the proposed tentative plat meet the minimum lot size requirement and meet the minimum lot width and depth specified for Small, Medium, Standard, and Large lots in the approved SAP North *Architectural Pattern Book*, with allowed variations for site features, such as road alignment or site topography.

(.07) GENERAL REGULATIONS - OFF-STREET PARKING, LOADING & BICYCLE PARKING

Table V-2: Off-Street Parking Requirements

Category	Min. Vehicle Spaces	Max. Vehicle Spaces	Bicycle Short Term	Bicycle Long Term
Single Family Detached Dwelling Units	1.0 / DU	NR	NR	NR

Response: Each of the homes will provide a minimum of a two-car garage in compliance with this standard.

(.08) OPEN SPACE

Open space shall be provided as follows:

- A. In all residential developments and in mixed-use developments where the majority of the developed square footage is to be in

residential use, at least twenty-five percent (25%) of the area shall be open space, excluding street pavement and surface parking. In multi-phased developments, individual phases are not required to meet the 25% standard as long as an approved Specific Area Plan demonstrates that the overall development shall provide a minimum of 25% open space. Required front yard areas shall not be counted towards the required open space area. Required rear yard areas and other landscaped areas that are not within required front or side yards may be counted as part of the required open space.

- B. Open space area required by this Section may, at the discretion of the Development Review Board, be protected by a conservation easement or dedicated to the City, either rights in fee or easement, without altering the density or other development standards of the proposed development. Provided that, if the dedication is for public park purposes, the size and amount of the proposed dedication shall meet the criteria of the City of Wilsonville standards. The square footage of any land, whether dedicated or not, which is used for open space shall be deemed a part of the development site for the purpose of computing density or allowable lot coverage. See SROZ provisions, Section 4.139.10.
- C. The Development Review Board may specify the method of assuring the long-term protection and maintenance of open space and/or recreational areas. Where such protection or maintenance are the responsibility of a private party or homeowners' association, the City Attorney shall review and approve any pertinent bylaws, covenants, or agreements prior to recordation.

Response: The Parks *Master Plan* for Villebois states that there are 58.42 acres of parks and 101.31 acres of open space for a total of 159.73 acres within Villebois, approximately 33%. PDP 4N includes linear greens not shown in the Master Plan or SAP North, as described in more detail in the PDP compliance report (see Section IVA).

(.09) STREET & ACCESS IMPROVEMENT STANDARDS

- A. Except as noted below, the provisions of Section 4.177 apply within the Village zone:
 - 1. General Provisions:
 - a. All street alignment and access improvements shall conform to the Villebois Village Master Plan, or as refined in the Specific Area Plan, Preliminary Development Plan, or Final Development Plan and the following standards:

Response: The street alignment and access improvements are consistent with the *Villebois Village Master Plan* and the concurrent SAP North Amendment.

- i. All street improvements shall conform to the Public Works Standards and shall provide for the continuation of streets

through proposed developments to adjoining properties or subdivisions, according to the Master Plan.

Response: All street improvements within this Preliminary Development Plan will comply with the applicable Public Works Standards. The street system within this Preliminary Development Plan is designed to provide for the continuation of streets within Villebois and to adjoining development according to the *Master Plan*. The street system is illustrated on the *Circulation Plan* in Notebook Section IIIB.

- ii. All streets shall be developed with curbs, landscape strips, bikeways or pedestrian pathways, according to the Master Plan.

Response: All streets within this Preliminary Development Plan will be developed with curbs, landscape strips, sidewalks, and bikeways or pedestrian pathways as depicted on *Circulation Plan* in Notebook Section IVB and in accordance with the *Master Plan*.

2. Intersections of streets

- a. **Angles:** Streets shall intersect one another at angles not less than 90 degrees, unless existing development or topography makes it impractical.
- b. **Intersections:** If the intersection cannot be designed to form a right angle, then the right-of-way and paving within the acute angle shall have a minimum of thirty (30) foot centerline radius and said angle shall not be less than sixty (60) degrees. Any angle less than ninety (90) degrees shall require approval by the City Engineer after consultation with the Fire District.

Response: The *Tentative Plat* located in Section VB of this Notebook demonstrates that all proposed streets will intersect at angles consistent with the above standards. See also Notebook Section VB - Reduced Drawings.

- c. **Offsets:** Opposing intersections shall be designed so that no offset dangerous to the traveling public is created. Intersections shall be separated by at least:
 - i. 1000 ft. for major arterials
 - ii. 600 ft. for minor arterials
 - iii. 100 ft. for major collector
 - iv. 50 ft. for minor collector

Response: The *Tentative Plat* located in Notebook Section VB demonstrates that opposing intersections on public streets are offset, as appropriate, so that no danger to the traveling public is created.

d. Curb Extensions:

- i. Curb extensions at intersections shall be shown on the Specific Area Plans required in subsection 4.125(.18)(C) through (F), below, and shall:
- ii. Not obstruct bicycle lanes on collector streets.
- iii. Provide a minimum 20 foot wide clear distance between curb extensions all local residential street intersections shall have, shall meet minimum turning radius requirements of the Public Works Standards, and shall facilitate fire truck turning movements as required by the Fire District.

Response: Curb extensions are shown on the *Circulation Plan* in Notebook Section IVB. PDP 4N does not include any collector streets or bike lanes. The attached drawings illustrate that all street intersections will have a minimum 20 foot wide clear distance between curb extensions on all local residential street intersections.

3. Street grades shall be a maximum of 6% on arterials and 8% for collector and local streets. Where topographic conditions dictate, grades in excess of 8%, but not more than 12%, may be permitted for short distances, as approved by the City Engineer, where topographic conditions or existing improvements warrant modification of these standards.

Response: The *Grading Plan* in Notebook Section IVB demonstrates that proposed streets can comply with this standard.

4. Centerline Radius Street Curves:

The minimum centerline radius street curves shall be as follows:

- a. Arterial streets: 600 feet, but may be reduced to 400 feet in commercial areas, as approved by City Engineer.
- b. Collector streets: 600 feet, but may be reduced to conform with the Public Works Standards, as approved by the City Engineer.
- c. Local streets: 75 feet

Response: The *Tentative Plat* (see Notebook Section VB) demonstrates that all streets will comply with the above standards.

5. Rights-of-way:

- a. See (.09) (A), above.

Response: Proposed rights-of-way are shown on the *Tentative Plat*, located in Section VB of this Notebook. Rights-of-way will be dedicated and a waiver of remonstrance against the formation of a local improvement district will be recorded with recordation of a final plat in accordance with Section 4.177.

6. Access drives.

- a. See (.09) (A), above.

b. 16 feet for two-way traffic.

Response: Access drives (alleys) will be paved at least 16-feet within a 20-foot tract, as shown on *Sheet 7 - Circulation Plan* in Notebook Section IVB. In accordance with Section 4.177, all access drives will be constructed with a hard surface capable of carrying a 23-ton load. Easements for fire access will be dedicated as required by the fire department. All access drives will be designed to provide a clear travel lane free from any obstructions.

7. Clear Vision Areas

a. See (.09) (A), above.

Response: Clear vision areas will be provided and maintained in compliance with the Section 4.177.

8. Vertical clearance:

a. See (.09) (A), above.

Response: Vertical clearance will be provided and maintained in compliance with the Section 4.177.

9. Interim Improvement Standard:

a. See (.09) (A), above.

Response: With Phase 4, an interim street section improvement will be provided on SW Tooze Road to create consistency with street improvements completed with earlier phases of SAP North and for future improvements to Tooze Road. Additionally, an interim improvement will be provided on SW Paris Avenue as sufficient right-of-way will not exist until the adjacent property is developed.

(.18) VILLAGE ZONE DEVELOPMENT PERMIT PROCESS

G. Preliminary Development Plan Approval Process:

1. An application for approval of a Preliminary Development Plan for a development in an approved SAP shall:

f) Include a preliminary land division (concurrently) per Section 4.400, as applicable.

Response: This request is for a Tentative Subdivision Plat. This section includes a Supporting Compliance Report, the proposed Tentative Plat, draft CC&R's, a copy of the certification of liens & assessments form, and the subdivision name approval from the County Surveyor's Office.

SECTION 4.177. STREET IMPROVEMENT STANDARDS

Response: Proposed rights-of-way are shown on the *Tentative Plat* in Notebook Section VB. Rights-of-way will be dedicated and a waiver of remonstrance against the formation of a local improvement district will be recorded with the final plat.

Reduced drawings located in Notebook Section IVB demonstrate that all proposed access drives (alleys) within the Preliminary Development Plan area will have a minimum improvement width of 16 feet and will provide two-way travel. All access drives (alleys) will be constructed with a hard surface capable of carrying a 23-ton load. Easements for fire access will be dedicated as required by the fire department. All access drives will be designed to provide a clear travel lane free from any obstructions.

Clear vision areas will be maintained in accordance with the standards of Subsection 4.177(.01)(I). Vertical clearance will be maintained over all streets and access drives in accordance with Subsection 4.177(.01)(J).

LAND DIVISIONS

SECTION 4.210. APPLICATION PROCEDURE

- A. **Preparation of Tentative Plat.** The Planning Staff shall provide information regarding procedures and general information having a direct influence on the proposed development, such as elements of the Comprehensive Plan, existing and proposed streets, road and public utilities. The applicant shall cause to be prepared a tentative plat, together with improvement plans and other supplementary material as specified in this Section. The Tentative Plat shall be prepared by an Oregon licensed professional land surveyor or engineer. An affidavit of the services of each surveyor or engineer shall be furnished as part of the submittal.

Response: A *Tentative Plat* has been prepared by an Oregon licensed professional engineer as required. The *Tentative Plat* can be seen in Section VB of this Notebook. Improvement plans can be seen in Notebook Section IVB. The Introductory Narrative located in Section IA includes a listing of the services provided by each design team member.

- B. **Tentative Plat Submission.** The purpose of the Tentative Plat is to present a study of the proposed subdivision to the Planning Department and Development Review Board and to receive approval recommendations for revisions before preparation of a final Plat. The design and layout of this plan plat shall meet the guidelines and requirements set forth in this Code. The Tentative Plat shall be submitted to the Planning Department with the following information:
1. Site development application form completed and signed by the owner of the land or a letter of authorization signed by the owner. A preliminary title report or other proof of ownership is to be included with the application form.
 2. Application fees as established by resolution of the City Council.

Response: Copies of the application form and the application fee are included in Notebook Sections IB and IC, respectively.

3. Ten (10) copies and one (1) sepia or suitable reproducible tracing of the Tentative Plat shall be submitted with the application. Paper size shall be eighteen inch (18”) by twenty-four inch (24”), or such other size as may be specified by the City Engineer.

Response: The balance of the 10 copies of the *Tentative Plat* (see Notebook Section VB) will be provided when the application is determined complete; three (3) of which have been provided with initial submittal.

4. Name of the subdivision. No subdivision shall duplicate or resemble the name of any other subdivision in Clackamas or Washington County. Names may be checked through the county offices.

Response: The name of the proposed subdivision of PDP 4N is “Calais East at Villebois” (see Notebook Section VE for documentation of subdivision name approval from the Clackamas County Surveyor’s Office).

5. Names, address, and telephone numbers of the owners and applicants, and engineer or surveyor.

Response: The names, addresses and telephone numbers of the owner, applicant, engineer and surveyor are listed in the Introductory Narrative, which can be seen in Notebook Section IA, and are listed on the *Cover Sheet* in Notebook Section IVB.

6. Date, north point and scale drawing.
7. Location of the subject property by Section, Township, and Range.
8. Legal road access to subject property shall be indicated as City, County, or other public roads.
9. Vicinity map showing the relationship to the nearest major highway or street.
10. Lots: Dimensions of all lots, minimum lot size, average lot size, and proposed lot and block numbers.
11. Gross acreage in proposed plat.

Response: The above information is provided on the plan sheets located in Notebook Section IVB. The location of the subject property by Section, Township and Range and the gross acreage of the proposed plat are also listed in the Introductory Narrative, located in Notebook Section IA, and are listed on the *Cover Sheet* in Notebook Section IVB.

12. Proposed uses of the property, including sits, if any, for multi-family dwellings, shopping centers, churches, industries, parks, and playgrounds or other public or semi-public uses.

Response: The proposed plat does not include any multi-family dwelling sites, shopping centers, churches, or industries. Park and open space areas are indicated on the plan sheets located in Notebook Section IVB. Proposed uses within the subject

park and open space areas are detailed on the FDP Plans included in Notebook Section VIII B.

13. Improvements: Statement of the improvements to be made or installed including streets, sidewalks, lighting, tree planting, and times such improvements are to be made or completed.

Response: Proposed improvements are shown on the plan sheets in Notebook Section IV B. *Circulation Plan & Street Sections* shows proposed streets and sidewalks. *Street Tree/Lighting Plan* shows proposed street trees and proposed street lights.

14. Trees. Locations, types, sizes, and general conditions of all existing trees, as required in Section 4.600.

Response: The requirements of Section 4.600 can be seen in Section VII of this Notebook. Additionally, the *Tree Preservation Plan* in Notebook Section IV B shows existing tree locations, types, sizes and general conditions, pursuant to the requirements of Section 4.600.

15. Utilities such as electrical, gas, telephone, on and abutting the tract.

Response: The *Composite Utility Plan* in Notebook Section IV B shows existing and proposed utilities.

16. Easements: Approximate width, location, and purpose of all existing and proposed easements on, and known easements abutting the tract.

17. Deed Restrictions: Outline of proposed deed restrictions, if any.

18. Written Statement: Information which is not practical to be shown on the maps may be shown in separate statements accompanying the Tentative Plat.

19. If the subdivision is to be a “Planned Development,” a copy of the proposed Home Owners Association By-Laws must be submitted at the time of submission of the application. The Tentative Plat shall be considered as the Stage I Preliminary Plan. The proposed By-Laws must address the maintenance of any parks, common areas, or facilities.

Response: The *Existing Conditions* (see Notebook Section IV B) shows the approximate width, location, and purpose of all existing easements. The attached *Tentative Plat* (see Notebook Section VB) shows proposed easements as applicable to the subject site. No deed restrictions are proposed at this time. A draft of the CC&R’s are attached as Notebook Section VC.

20. Any plat bordering a stream or river shall indicate areas subject to flooding and shall comply with the provisions of Section 4.172.

Response: The proposed plat area does not border a stream or river.

21. Proposed use or treatment of any property designated as open space by the City of Wilsonville.

Response: The proposed plat does not include any areas designated as open space by the City of Wilsonville.

22. A list of the names and addresses of the owners of all properties within 250 feet of the subject property, printed on self-adhesive mailing labels. The list shall be taken from the latest available property ownership records of the Assessor's Office of the affected county.

Response: The required mailing list has been submitted with this application. A copy is provided in Notebook Section ID.

23. A completed "liens and assessments" form, provided by the City Finance Department.

Response: A copy of this form is provided in Notebook Section VD.

24. Locations of all areas designated as a Significant Resource Overlay Zone by the City, as well as any wetlands shall be shown on the tentative plat.

Response: The proposed plats do not include any areas designated as SROZ by the City or any wetlands.

25. Locations of all existing and proposed utilities, including but not limited to domestic water, sanitary sewer, storm drainage, streets, and any private utilities crossing or intended to serve the site. Any plans to phase the construction or use of utilities shall be indicated.

Response: In *Existing Conditions* shows all existing utilities. *Composite Utility Plan* shows all proposed utilities. *Grading Plan* shows proposed streets and storm drainage facilities. These plan sheets can be seen in Notebook Section IVB.

26. A traffic study, prepared under contract with the City, shall be submitted as part of the tentative plat application process, unless specifically waived by the Community Development Director.

Response: A copy of the Traffic Impact Analysis is attached in Notebook Section IVD.

C. Action on proposed tentative plat:

1. Consideration of tentative subdivision plat. The Development Review Board shall consider the tentative plat and the reports of City staff and other agencies at a regular Board meeting no more than ninety (90) days after tentative plat application has been accepted as complete by the City. Final action on the proposed tentative plat shall occur within the time limits specified in

Section 4.013. The tentative plat shall be approved if the Development Review Board determines that the tentative plat conforms in all respects to the requirements of this Code.

Response: The *Tentative Plat* (see Notebook Section VB) is included with this application for review by the Development Review Board.

2. Consideration of tentative partition plat. The Planning Director shall review and consider any proposed land partition plat through the procedures for Administrative Reviews specified in Section 4.030 and 4.035.

Response: This request is for a Tentative Subdivision Plat. This code section does not apply.

3. The Board shall, by resolution, adopt its decision, together with findings and a list of all Conditions of Approval or required changes to be reflected on the Final Plat

Response: Any Conditions of Approval adopted by the Board shall be reflected on the Final Plat.

4. Board may limit content of deed restrictions. In order to promote local, regional and state interests in affordable housing, the Board may limit the content that will be accepted within proposed deed restrictions or covenants. In adopting conditions of approval for a residential subdivision or condominium development, the Board may prohibit such things as mandatory minimum construction costs, minimum unit sizes, prohibitions or manufactures housing, etc.

Response: The applicant recognizes the authority of the Board to limit the content of the deed restrictions or covenants.

5. Effect of Approval. After approval of a tentative plat, the applicant may proceed with final surveying, improvement construction and preparation of the final plat. Approval shall be effective for a period of two (2) years, and if the final plat is not submitted to the Planning Department within such time, the tentative plat shall be submitted again and the entire procedure shall be repeated for consideration of any changes conditions which may exist. Except, however, that the Development Review Board may grant a time extension as provided in Section 4.023.

Response: After approval of the Tentative Plat, a final plat will be prepared and submitted to the Planning Department within two years if an extension is not provided.

- D. Land division phases to be shown. Where the applicant intends to develop the land in phases, the schedule for such phasing shall be presented for review at the time of the tentative plat. In acting on an

application for tentative plat approval, the Planning Director or Development Review Board may set time limits for the completion of the phasing schedule which, if not met, shall result in an expiration of the tentative plat approval.

Response: The PDP is proposed to be executed in one (1) phase.

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

Response: The *Tentative Plat* (see Notebook Section VB) illustrates the entirety of affected property is included in lots and tracts.

SECTION 4.236. GENERAL REQUIREMENTS - STREETS.

- (.01) **Conformity to the Master Plan Map:** Land divisions shall conform to and be in harmony with the Transportation Master Plan (Transportation Systems Plan), the bicycle and Pedestrian Master Plan, the Parks and Recreation Master Plan, the Official Plan or Map and especially to the Master Street Plan.

Response: The proposed land division complies with the concurrent Specific Area Plan - North Amendment and generally complies with the *Villebois Village Master Plan*, as demonstrated in the PDP Compliance Report (see Notebook Section IVA), and thereby conforms to the applicable Master Plans.

- (.02) **Relation to Adjoining Street System.**

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

as to permit a later resubdivision in conformity to the street plans and other requirements specified in these regulations.

Response: Plan sheets in Notebook Section IVB illustrate street design will meet the minimum requirements set forth by this Section. The street system within PDP 4 North will provide connections to principle streets of adjoining areas. The Tentative Plat covers the entirety of PDP 4 North.

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

Response: Previous sections of this report have demonstrated compliance with the standards of Section 4.177 and the applicable block size requirements.

(.04) Creation of Easements: The Planning Director or Development Review Board may approve an easement to be established without full compliance with these regulations, provided such an easement is the only reasonable method by which a portion of a lot large enough to allow partitioning into two (2) parcels may be provided with vehicular access and adequate utilities. If the proposed lot is large enough to divide into more than two (2) parcels, a street dedication may be required. Also, within a Planned Development, cluster settlements may have easement driveways for any number of dwelling units when approved by the Planning Director or Development Review Board.

Response: Any necessary easements will be identified on the final plat.

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

Response: *Grading Plan* in Notebook Section IVB demonstrates that the layout of streets has given recognition to surrounding topographic conditions.

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

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

Response: Reserve strips will be provided as appropriate.

(.07) **Future Expansion of Street:** When necessary to give access to, or permit a satisfactory future division of, adjoining land, streets shall be extended to the boundary of the land division and the resulting dead-end street may be approved without a turn-around. Reserve strips and street plugs shall be required to preserve the objective of street extension.

Response: Streets that will be expanded in the future will occur in compliance with this standard.

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

Response: Rights-of-way will be dedicated in accordance with the *Villebois Village Master Plan* and the Transportation System Plan.

(.09) **Street Names:** No street names will be used which will duplicate or be confused with the names of existing streets, except for extensions of existing streets. Street names and numbers shall conform to the established name system in the City, and shall be subject to the approval of the City Engineer.

Response: No street names will be used that duplicate or could be confused with the names of existing streets. Street names and numbers will conform to the established name system in the City, as approved by the City Engineer.

SECTION 4.237. GENERAL REQUIREMENTS - OTHER.

(.01) **Blocks:**

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

Response: The PDP Compliance Report (see Notebook Section IVA) demonstrates compliance with the applicable block requirements. The street system proposed in this land division conforms to the street system in the concurrent SAP North Amendment.

(.02) Easements:

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

Response: The final plat will include the appropriate easements.

(.03) Pedestrian and bicycle pathways. An improved public pathway shall be required to transverse the block near its middle if that block exceeds the length standards of the zone in which it is located.

- A. Pathways shall be required to connect to cul-de-sacs to pass through unusually shaped blocks.
- B. Pathways required by this subsection shall have a minimum width of ten (10) feet unless they are found to be unnecessary for bicycle traffic, in which case they are to have a minimum width of six (6) feet.

Response: Any mid-block pathways required due to block size will be provided in conformance with this standard. This mid-block pathway is an 8 foot wide bike/pedestrian connection that will follow the standards of a minor pathway shown in the *Master Plan*.

(.04) Tree planting. Tree planting plans for a land division must be submitted to the Planning Director and receive the approval of the Director or Development Review Board before the planning is begun. Easements or other documents shall be provided, guaranteeing the City the right to enter the site and plant, remove, or maintain approved street trees that are located on private property.

Response: *Street Tree/Lighting Plan* in Notebook Section IVB shows proposed street tree planting.

(.05) Lot Size and shape. The lot size, width, shape and orientation shall be appropriate for the location of the land division and for the type of development and use contemplated. Lots shall meet the requirements of the zone where they are located.

- A. In areas that are not served by public sewer, an on-site sewage disposal permit is required from the City. If the soil structure is adverse to on-site sewage disposal, no development shall be permitted until sewer service can be provided.
- B. Where property is zoned or deeded for business or industrial use, other lot widths and areas may be permitted at the discretion of the Development Review Board. Depth and width of properties reserved or laid out for commercial and industrial purposes shall be adequate to provide for the off-street service and parking facilities required by the type of use and development contemplated.
- C. In approving an application for a Planned Development, the Development Review Board may waive the requirements of this section and lot size, shape, and density shall conform to the Planned Development conditions of approval.

Response: Proposed lot sizes, widths, shapes and orientations are appropriate for the proposed development and are in conformance with the Village Zone requirements as demonstrated by this report.

(.06) **Access.** The division of land shall be such that each lot shall have a minimum frontage on a public street, as specified in the standards of the relative zoning districts. This minimum frontage requirement shall apply with the following exceptions:

- A. A lot on the outer radius of a curved street or facing the circular end of a cul-de-sac shall have frontage of not less than twenty-five (25) feet upon a street, measured on the arc.
- B. The Development Review Board may waive lot frontage requirements where in its judgment the waiver of frontage requirements will not have the effect of nullifying the intent and purpose of this regulation or if the Board determines that another standard is appropriate because of the characteristics of the overall development.

Response: The proposed lots comply with the applicable access requirements of the Village Zone as demonstrated in previous sections of this report.

(.07) **Through lots.** Through lots shall be avoided except where essential to provide separation of residential development from major traffic arteries or adjacent non-residential activity or to overcome specific disadvantages of topography and orientation. A planting screen easement of at least ten (10) feet, across which there shall be no access, may be required along the line of lots abutting such a traffic artery or other disadvantageous use. Through lots with planting screens shall have a minimum average depth of one hundred (100) feet. The Development Review Board may require assurance that such screened areas be maintained as specified in Section 4.176.

Response: No through lots are proposed by this application.

(.08) **Lot side lines.** The side lines of lots, as far as practicable for the purpose of the proposed development, shall run at right angles to the street upon which the lots face.

Response: All side lines of lots will run at right angles to the street upon which the lots face.

(.09) **Large lot land divisions.** In dividing tracts which at some future time are likely to be re-divided, the location of lot lines and other details of the layout shall be such that re-division may readily take place without violating the requirements of these regulations and without interfering with the orderly development of streets. Restriction of buildings within future street locations shall be made a matter of record if the Development Review Board considers it necessary.

Response: This request does not include any tracts which may be divided at a future time.

(.10) **Building line.** The Planning Director or Development Review Board may establish special building setbacks to allow for the future redivision or other development of the property or for other reasons specified in the findings supporting the decision. If special building setbacks lines are established for the land division, they shall be shown on the final plat.

Response: No building lines are proposed by this application.

(.11) **Build-to line.** The Planning Director or Development Review Board may establish special build-to lines for the development, as specified in the findings and conditions of approval for the decision. If special build-to lines are established for the land division, they shall be shown on the final plat.

Response: No build-to lines are proposed by this application.

(.12) **Land for public purposes.** The Planning Director or Development Review Board may require property to be reserved for public acquisition, or irrevocably offered for dedication, for a specified period of time.

Response: This land division does not include land to be dedicated for public purposes except for the dedication of street right-of-way.

(.13) **Corner lots.** Lots on street intersections shall have a corner radius of not less than ten (10) feet.

Response: All lots on street intersections will have a corner radius of not less than ten (10) feet. This is demonstrated on the *Tentative Plat* in Notebook Section VB.

SECTION 4.262. IMPROVEMENTS - REQUIREMENTS.

(.01) **Streets.** Streets within or partially within the development shall be graded for the entire right-of-way width, constructed and surfaced in accordance

with the Transportation Systems Plan and City Public Works Standards. Existing streets which abut the development shall be graded, constructed, reconstructed, surfaced or repaired as determined by the City Engineer.

Response: *Grading Plan* in Notebook Section IVB of this Notebook, shows compliance with this standard.

(.02) **Curbs.** Curbs shall be constructed in accordance with standards adopted by the City.

Response: Curbs will be constructed in accordance with City standards.

(.03) **Sidewalks.** Sidewalks shall be constructed in accordance with standards adopted by the City.

Response: Sidewalks will be constructed in accordance with City standards.

(.04) **Sanitary sewers.** When the development is within two hundred (200) feet of an existing public sewer main, sanitary sewers shall be installed to serve each lot or parcel in accordance with standards adopted by the City. When the development is more than two hundred (200) feet from an existing public sewer main, the City Engineer may approve an alternate sewage disposal system.

Response: *Composite Utility Plan* in Notebook Section IVB illustrates proposed sanitary sewer lines.

(.05) **Drainage.** Storm drainage, including detention or retention systems, shall be provided as determined by the City Engineer.

Response: *Grading Plan* (see Notebook Section IVB) illustrates the proposed storm drainage facilities. A supporting utility report is provided (see Notebook Section IVC) that demonstrates that the proposed storm drainage facilities will meet City standards.

(.06) **Underground utility and service facilities.** All new utilities shall be subject to the standards of Section 4.300 (Underground Utilities). The developer shall make all necessary arrangements with the serving utility to provide the underground services in conformance with the City's Public Works Standards.

Response: Proposed utilities will be placed underground pursuant to Section 4.300 and City Public Works Standards.

(.07) **Streetlight standards.** Streetlight standards shall be installed in accordance with regulations adopted by the City.

Response: Proposed streetlights are shown on *Street Tree/Lighting Plan* in Notebook Section IVB. Streetlights will be installed in accordance with City standards.

(.08) **Street signs.** Street name signs shall be installed at all street intersections and dead-end signs at the entrance to all dead-end streets and cul-de-sacs

in accordance with standards adopted by the City. Other signs may be required by the City Engineer.

Response: Street name and dead-end signs will be installed in accordance with City standards.

(.09) **Monuments.** Monuments shall be placed at all lot and block corners, angle points, points of curves in streets, at intermediate points and shall be of such material, size, and length as required by State Law. Any monuments that are disturbed before all improvements are completed by the developer and accepted by the City shall be replaced to conform to the requirements of State Law.

Response: Monuments will be placed at all lot and block corners, angle points, points of curves in streets, at intermediate points and will be of such material, size, and length as required by State Law.

(.10) **Water.** Water mains and fire hydrants shall be installed to serve each lot in accordance with City standards.

Response: *Composite Utility Plan* in Notebook Section IVB illustrates that water mains and fire hydrants will be installed to serve each lot in accordance with City standards.

II. CONCLUSION

This Supporting Compliance Report demonstrates compliance with the applicable requirements of the City of Wilsonville Planning & Land Development Ordinance for the requested Tentative Subdivision Plat. Therefore, the applicant respectfully requests approval of this application.

Note: Revised. See Exhibit B6

VB) Tentative Plat

VC) Draft CC&R's

PRELIMINARY DRAFT
TO BE MODIFIED

After Recording Return To:
Ball Janik LLP
101 SW Main Street, Suite 1100
Portland, OR 97204-3219
Attn.: Barbara Radler

**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR**

THIS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR _____ is made and executed on this ___ day of _____ 20___ by _____, a _____.

Declarant is the owner of the real property located in the City of Wilsonville, Clackamas County, Oregon and legally described on the attached Exhibit A. Declarant desires to establish a planned community on the property known as “_____,” which shall also be part of the master planned development known as “Villebois,” which was established and is governed by the Master Plan approved by the City of Wilsonville.

NOW THEREFORE, Declarant hereby declares that the real property described on the attached Exhibit A shall be held, sold and conveyed subject to the covenants, conditions and restrictions declared below, which shall run with the real property and shall benefit and be binding upon all parties having or acquiring any right, title or interest in the real property or any part thereof.

1. DEFINITIONS

The terms specified below shall have the following meanings when used in this Declaration:

1.1 ACC. “ACC” shall mean the Architectural Control Committee of the Association formed pursuant to Section 12.

1.2 Articles. “Articles” shall mean the Articles of Incorporation of the Association filed with the Corporation Division of the Oregon Secretary of State, as amended from time to time.

1.3 Assessment. “Assessment” shall mean any assessment levied against one or more Owners by the Association for payment of expenses relating to the Property and shall include Regular Assessments, Special Assessments, Limited Assessments and Reserve Assessments as those terms are defined herein.

PRELIMINARY DRAFT
TO BE MODIFIED

1.4 Association. “Association” shall mean _____ Homeowners Association, an Oregon nonprofit mutual benefit corporation, formed for the purposes set forth in this Declaration, the Bylaws and the Articles.

1.5 Association Landscaping. “Association Landscaping” shall mean all landscaping and all irrigation systems and utilities pertaining to landscaping located in the Common Areas and the front yard areas of the Lots, including all grass, sod, ground cover, flower and plant beds, planter strips, trees, shrubs, bushes and other plantings located in the front yard areas of the Lots, but excluding all sidewalks, driveways, fencing and other non-landscaping improvements located in the front yard areas of the Lots. The front yard areas of the Lots include those portions of the Lots located between the front of the Homes and any public or private street.

1.6 Board. “Board” shall mean the duly elected Board of Directors of the Association.

1.7 Bylaws. “Bylaws” shall mean the Bylaws of the Association, as amended from time to time. The Bylaws shall be adopted pursuant to ORS 94.625 and recorded in the official records of Clackamas County, Oregon.

1.8 City. “City” shall mean the City of Wilsonville, Oregon.

1.9 Common Areas. “Common Areas” shall mean those portions of the Property legally described on the attached Exhibit B which shall be owned by the Association for the common benefit of the Owners.

1.10 Common Maintenance Areas. “Common Maintenance Areas” shall mean the Common Areas and any other property that the Association is required to maintain pursuant to this Declaration or that the Board deems necessary or appropriate for the Association to maintain for the common benefit of the Owners, including without limitation, those areas described in Section 11.1.

1.11 Declarant. “Declarant” shall mean _____, a _____, and its successors and assigns who are designated as such in writing by Declarant and who consent in writing to the transfer or assumption of any rights or obligations of Declarant under this Declaration or the Bylaws. If less than all of Declarant’s rights and obligations under this Declaration or the Bylaws are transferred to a successor or assign, then the successor or assign shall only be deemed a Declarant with respect to those rights or obligations that are specifically assigned or assumed by the successor or assign. One or more persons or entities may be a Declarant.

1.12 Declaration. “Declaration” shall mean this Declaration of Covenants, Conditions and Restrictions for _____, as amended from time to time in accordance with its terms.

PRELIMINARY DRAFT
TO BE MODIFIED

1.13 Design Guidelines. “Design Guidelines” shall mean the design guidelines described in Section 13.

1.14 Home. “Home” shall mean a dwelling unit located on a Lot and any associated Improvements.

1.15 Improvement. “Improvement” shall mean every structure or improvement of any kind, including without limitation, buildings, sidewalks, driveways, fences, walls, works of art, trees, hedges, plantings and other landscaping, changes in exterior color or shape, site work (such as, without limitation, excavation, grading and utility improvements), and all other product of construction efforts (such as, without limitation, alterations, renovations and reconstruction) on or with respect to the Property or any portion thereof.

1.16 Limited Assessment. “Limited Assessment” shall mean an assessment levied against an Owner by the Association for costs and expenses incurred by the Association for corrective action performed pursuant to this Declaration that is required as a result of the willful or negligent actions or omissions of the Owner or the Owner’s tenants, family members, guests, contractors, or invitees. “Limited Assessment” also includes assessments for a common expense or any part of a common expense that benefits fewer than all of the Lots, as determined in the sole discretion of the Board.

1.17 Lot. “Lot” shall mean each of Lots 1 through 81, inclusive, as depicted on the Plat.

1.18 Master Plan. “Master Plan” shall mean the Master Plan of Villebois approved by the City.

1.19 Member. “Member” shall mean each member of the Association and shall include every Owner of a Lot. There shall be two (2) classes of membership in the Association, Class A and Class B, as described in Section 3.3 below.

1.20 Nonprofit Corporation Act. “Nonprofit Corporation Act” shall mean the Oregon Nonprofit Corporation Act (ORS 65.001 to 65.990), as amended from time to time.

1.21 Operation and Maintenance Agreement. “Operation and Maintenance Agreement” shall mean the Villebois Operation and Maintenance Agreement between the City and Declarant executed in connection with the recordation of the Plat.

1.22 Owner. “Owner” shall mean any person or entity, including Declarant, at any time owning a Lot, including any vendee under a recorded land sale contract to whom possession has passed, but does not include a tenant or holder of a leasehold interest, a person holding only a security interest in a Lot or a vendor under a recorded land sale contract who has surrendered possession.

PRELIMINARY DRAFT
TO BE MODIFIED

1.23 Pattern Book. “Pattern Book” shall mean the design requirements for each area within Villebois adopted and applied by the City and which will be a condition to the City’s approving building permits.

1.24 Planned Community Act. “Planned Community Act” shall mean the Oregon Planned Community Act (ORS 94.550 to 94.783), as amended from time to time.

1.25 Plat. “Plat” shall mean the Plat of _____ recorded in the official records of Clackamas County, Oregon on _____, 20__ as Document No. _____ and any amendments thereto.

1.26 Property. “Property” shall mean the real property located in the City of Wilsonville, Clackamas County, Oregon and legally described on the attached Exhibit A.

1.27 Regular Assessment. “Regular Assessment” shall mean an assessment by the Association against all Owners to provide for the payment of all estimated normal expenses of the Association for the performance of the Association’s duties as provided in this Declaration or the Bylaws.

1.28 Reserve Assessment. “Reserve Assessment” shall mean an assessment by the Association against all Owners to establish and maintain the reserve funds pursuant to Section 6.

1.29 Special Assessment. “Special Assessment” shall mean an assessment against all Owners in the event that the Regular Assessment for any particular year is or will become inadequate to meet the expenses of the Association.

1.30 Special Declarant Rights. “Special Declarant Rights” shall mean those rights reserved for Declarant in Section 15.

1.31 Turnover Meeting. “Turnover Meeting” shall mean the meeting of the Owners called pursuant to the Bylaws for the purpose of turning over control of the Association to the Class A Members.

1.32 Villebois. “Villebois” shall mean all of the property subject to the Master Plan.

2. DECLARATION

2.1 Property Covered. The property that is covered by and is hereby made subject to this Declaration is the Property.

2.2 Purpose. The purpose of this Declaration is to provide for the maintenance, restoration, repair, improvement and upkeep of the Common Maintenance Areas and to set forth other terms and conditions governing the use and enjoyment of the Property.

PRELIMINARY DRAFT
TO BE MODIFIED

2.3 Declaration. The Property shall be subject to all of the conditions, covenants, restrictions, and provisions contained in this Declaration, which shall benefit and burden each Lot and all other portions of the Property. Such conditions, covenants, restrictions, and provisions shall be binding on all parties having any right, title or interest in or to the Property, or any part thereof, and each of their respective heirs, personal representatives, successors and assigns. The Property shall be a Class I planned community as defined in the Planned Community Act and shall be subject to all of the terms and provisions of the Planned Community Act. The Property shall be known as “_____.”

2.4 Improvements. Declarant does not agree to build any particular Improvements on the Property, but may elect, at Declarant’s option, to build any such Improvements. Declarant elects not to limit Declarant’s rights to add Improvements not described in this Declaration.

3. THE ASSOCIATION

3.1 Organization. Declarant shall, concurrently with the execution and recording of this Declaration, organize the Association as a nonprofit mutual benefit corporation pursuant to the Nonprofit Corporation Act under the name “_____ Homeowners Association” The Articles shall provide for the Association’s perpetual existence, but in the event the Association is at any time dissolved, whether inadvertently or deliberately, it shall automatically be succeeded by an unincorporated association of the same name. All of the property, powers and obligations of the Association existing immediately prior to its dissolution shall thereupon automatically vest in the successor unincorporated association. Such vesting shall thereafter be confirmed as evidenced by appropriate conveyances and assignments by the Association to the successor unincorporated association. To the greatest extent possible, any successor unincorporated association shall be governed by the Articles and Bylaws as if they had been drafted to constitute the governing documents of the unincorporated association.

3.2 Membership. Every Owner of a Lot shall, immediately upon creation of the Association and thereafter during the entire period of such Owner’s ownership of a Lot, be a Member of the Association. Such membership shall commence, exist and continue simply by virtue of such ownership, shall expire automatically upon termination of such ownership, and need not be confirmed or evidenced by any certificate or acceptance of membership.

3.3 Voting Rights. The Association shall have the following two (2) classes of voting membership:

3.3.1 Class A Members. Class A Members shall be all Owners other than Declarant (except that beginning on the date on which the Class B membership is converted to Class A membership, and thereafter, Class A Members shall be all Owners, including Declarant). Class A Members shall be entitled to one (1) vote for each Lot owned. When more than one (1) person holds an interest in a Lot, all such persons shall be Members. However, only one (1) vote shall be exercised for the Lot. The vote for the Lot shall be exercised as the Owners of the Lot

PRELIMINARY DRAFT
TO BE MODIFIED

determine among themselves. If the Owners of the Lot cannot agree upon how to exercise the vote, then the vote for that Lot shall be disregarded in determining the proportion of votes with respect to the particular matter at issue.

3.3.2 Class B Members. The Class B Member shall be Declarant. The Class B Member shall be entitled to three (3) votes for each Lot owned. The Class B membership shall cease and be converted to Class A membership on the election in writing by Declarant to terminate the Class B membership.

3.4 Powers and Obligations. The Association shall have, exercise and perform all of the following powers, duties and obligations:

3.4.1 Declaration. The powers, duties and obligations granted to the Association by this Declaration, including, without limitation, the authority to levy Assessments against the Owners for the costs of operating and managing the Association and performing the Association's responsibilities under this Declaration and the Bylaws, as well as the operating costs and expenses of the ACC.

3.4.2 Statutory Powers. The powers and obligations of a nonprofit corporation pursuant to the Nonprofit Corporation Act, and of a homeowners association pursuant to ORS 94.630, as either may be amended from time to time, except as provided otherwise by this Declaration or the Bylaws.

3.4.3 General. Any additional or different powers, duties and obligations necessary or desirable for the purpose of carrying out the functions of the Association pursuant to this Declaration and the Bylaws or otherwise promoting the general benefit of the Members. The powers and obligations of the Association may from time to time be amended, repealed, enlarged or restricted by changes to this Declaration made in accordance with the provisions herein, accompanied by changes to the Articles or Bylaws made in accordance with such instruments, as applicable, and with the Planned Community Act and Nonprofit Corporation Act.

3.5 Liability. Neither the Association, members of the Board, officers of the Association nor members of committees established under or pursuant to the Bylaws shall be liable to any Owner for any damage, loss, injury or prejudice suffered or claimed on account of any action or failure to act by the Association or any Board member, officer or committee member, provided that the Association, Board member, officer or committee member acted or failed to act, in good faith, within the scope of his or her authority, and in a manner reasonably believed to be in the best interest of the Association and its Members, with regard to the act or omission at issue.

3.6 Interim Board. Declarant shall have the right to appoint an interim Board consisting of one (1) to three (3) directors, who shall serve as the Board until replaced by Declarant or until their successors have been elected by the Owners at the Turnover Meeting.

PRELIMINARY DRAFT
TO BE MODIFIED

3.7 Transitional Advisory Committee. Declarant shall form a transitional advisory committee as provided in the Bylaws to provide for the transition of administrative responsibility for the Association from Declarant to the Class A Members.

3.8 Association Rules and Regulations. The Board from time to time may adopt, modify, or revoke such rules and regulations governing the conduct of persons and the operation and use of the Lots and Common Areas as it may deem necessary or appropriate in order to assure the safe, peaceful and orderly use and enjoyment of the Property, without unduly infringing on the privacy or enjoyment of any Owner or occupant of any part of the Property. A copy of the rules and regulations, upon adoption, and a copy of each amendment, modification or revocation thereof, shall be delivered by the Board promptly to each Owner and shall be binding upon all Owners and occupants of all Lots upon the date of delivery. The method of adoption of such rules shall be as provided in the Bylaws.

4. ALLOCATION OF COMMON PROFITS AND EXPENSES

4.1 Method of Allocation. The common profits of the Association shall be distributed among, and the common expenses of the Association shall be charged to, the Lots on an equal basis, except as provided in Section 5.4 below. The common expenses of the Association may be assessed on a monthly, quarterly or annual basis as determined by the Board.

4.2 No Exception. No Owner may claim exemption from liability for contribution toward the common expenses of the Association by waiving his or her use or enjoyment of the Common Areas or by abandoning his or her Lot. No Owner may claim an offset against such liability for failure of the Association or the Board to perform its obligations.

5. ASSESSMENTS

5.1 Creation of Lien and Personal Obligation of Assessments. Declarant, for each Lot it owns, does hereby covenant, and each Owner of a Lot by acceptance of a conveyance thereof, whether or not so expressed in the conveyance, shall be deemed to covenant to pay to the Association all Assessments or other charges as may be fixed, established and collected from time to time in the manner provided in this Declaration or the Bylaws. Such Assessments and charges, together with any interest, expenses or attorneys' fees imposed pursuant to Section 7.4, shall be a charge on the land and shall be a continuing lien upon the Lot against which the Assessment or charge is made. Assessments, charges and other costs shall also be the personal obligation of the person who was the Owner of the Lot at the time when the Assessment or charge becomes due. Such liens and personal obligations shall be enforced in the manner set forth in Section 7 below.

5.2 Regular Assessments.

5.2.1 Commencement. Regular Assessments for each Lot shall commence upon the sale of the Lot to an Owner other than a Declarant. Regular Assessments shall not be levied against Declarant-owned Lots.

5.2.2 Amount of Regular Assessments. The Regular Assessments shall be based upon an annual budget prepared by the Board with respect to projected expenses of the Association, including, without limitation, the following:

- (a) maintenance, repair, replacement, and upkeep of the Common Maintenance Areas;
- (b) premiums for all insurance policies that the Association is required or permitted to maintain pursuant to the Bylaws;
- (c) any deficits remaining from the previous fiscal year of the Association;
- (d) reserves for the major maintenance, repair and replacement of the Common Maintenance Areas and the Improvements located thereon for which the Association has maintenance responsibility and such other reasonable contingency reserves as may be established from time to time at the discretion of the Board;
- (e) costs related to the preparation, review and update of the reserve study and maintenance plan described in Section 6; and
- (f) such other and further costs, expenses, obligations, and liabilities as the Board, in its discretion, may incur for the management, operation, and maintenance of the Property and the Association in accordance with this Declaration and the Bylaws.

5.2.3 Allocation of Regular Assessments. The Regular Assessments shall be allocated equally among all Lots subject to assessment pursuant to Section 5.2.1.

5.3 Special Assessments. In addition to the Regular Assessments, the Association shall have the authority to levy Special Assessments to satisfy any actual or projected deficiency between the expenses of the Association and the amounts realized through Regular Assessments; provided, however, that prior to the Turnover Meeting, any special assessment for capital improvements or additions shall be approved by not less than fifty percent (50%) of the total voting power of the Association, determined on the basis of one vote per Lot notwithstanding the special voting rights of Declarant under Section 3.3.2 hereof. Special Assessments shall be allocated equally among all Lots. Special Assessments are payable as the Board may from time to time determine, but no sooner than thirty (30) days after mailing notice thereof to the Owners.

PRELIMINARY DRAFT
TO BE MODIFIED

5.4 Limited Assessments. The Association shall have the authority levy against any Owner a Limited Assessment equal to the costs and expenses incurred by the Association, including legal fees, for corrective action performed pursuant to this Declaration or the Bylaws that is required as a result of the willful or negligent actions or omissions of the Owner or the Owner's tenants, family members, guests, contractors, or invitees, or for a common expense or any part of a common expense that benefits a particular Lot or Lots rather than all the Lots, as determined in the sole discretion of the Board.

5.5 Reserve Assessments. The Association shall have the authority to levy Reserve Assessments necessary to fund the reserve account created under Section 6. The Reserve Assessments for each Lot shall commence upon the sale of the Lot to an Owner other than a Declarant. Reserve Assessments shall not be levied against Declarant-owned Lots. The Reserve Assessments shall be allocated equally among all Lots subject to assessment pursuant to this Section 5.5.

5.6 Statement of Account. Upon the request of an Owner or an Owner's agent, for the benefit of a prospective purchaser, the Board shall make and deliver a written statement of any unpaid Assessments against the Owner's Lot through the date specified in the statement and the purchaser in that case shall not be liable for any unpaid assessments against the Lot that are not included in the statement provided by the Board. The Association is not required to provide a statement of outstanding Assessments if the Association has commenced litigation by filing a complaint against the Owner and the litigation is pending when the statement would otherwise be due.

6. RESERVE ACCOUNT; RESERVE STUDY AND MAINTENANCE PLAN

6.1 Reserve Account. Declarant shall establish a reserve account in the name of the Association for the major maintenance, repair and replacement, in whole or in part, of the Common Maintenance Areas and any Improvements located in, on, or under the Common Maintenance Areas for which the Association has maintenance responsibility pursuant to this Declaration, including exterior painting, if the Common Maintenance Areas include any exterior painted surfaces, that will normally require major maintenance, repair or replacement in more than one (1) year and fewer than thirty (30) years. The reserve account need not include those items that could reasonably be funded from the maintenance fund or for which one or more Owners are responsible for maintenance or replacement under this Declaration or the Bylaws. The reserve account shall be funded by the Reserve Assessments. The reserve funds shall be kept separate from other funds of the Association and may be used only for maintenance, repair, and replacement of the Common Maintenance Areas for which reserves have been established as specified in this Section 6.1. However, after the Turnover Meeting, the Board may borrow funds from the reserve account to meet high seasonal demands on the regular operating funds or to meet other unexpected increases in expenses. Funds borrowed to meet unexpected increases in expenses under this Section shall be repaid from Regular or Special Assessments if the Board has adopted a resolution, which may be an annual continuing resolution, authorizing the

PRELIMINARY DRAFT
TO BE MODIFIED

borrowing of funds. Not later than the adoption of the budget for the following year, the Board shall adopt by resolution a written payment plan providing for repayment of the borrowed funds within a reasonable period. The Board shall administer the reserve fund and may adjust the amount of the Reserve Assessments to reflect changes in current maintenance, repair or replacement costs over time as indicated by the reserve study or update (as discussed in Section 6.2 below), and may provide for other reserve items that the Board, in its discretion, deems appropriate. If, after reviewing the reserve study or reserve study update, the Board determines that the reserve account will be adequately funded for the following year, then the Board may vote to reduce or eliminate funding of the reserve account for that particular year. Additionally, following the Turnover Meeting, on an annual basis, the Board, with the approval of all Owners, may elect not to fund the reserve account for the following year regardless of whether or not the reserve account is fully funded. Any funds established for any of the purposes mentioned in this Section shall be deemed to be a reserve fund notwithstanding that it may not be so designated by the Board. The amount of the reserve fund shall constitute an asset of the Association and shall not be refunded or distributed to any Owner. An Owner may treat his or her outstanding share of the reserve fund as a separate item in a sales contract.

6.2 Reserve Study. The Board shall annually conduct a reserve study, or review and update an existing study, of the Common Maintenance Areas and other reserve items set forth in Section 6.1 to determine the requirements of the reserve fund described in Section 6.1. The reserve study shall: (a) identify all items for which reserves are or will be established; (b) include the estimated remaining useful life of each item as of the date of the reserve study; and (c) include for each item, as applicable, an estimated cost of maintenance, repair and replacement at the end of the item's useful life.

6.3 Maintenance Plan. The Board shall prepare a maintenance plan for the maintenance, repair and replacement of all property for which the Association has maintenance, repair or replacement responsibility under this Declaration, the Bylaws or the Planned Community Act. The maintenance plan shall: (a) describe the maintenance, repair and replacement to be conducted; (b) include a schedule for the maintenance, repair and replacement; (c) be appropriate for the size and complexity of the maintenance, repair and replacement responsibility of the Association; and (d) address issues that include, but are not limited to, warranties and the useful life of the items for which the Association has maintenance, repair and replacement responsibility. The Board shall review and update the maintenance plan as necessary.

7. ENFORCEMENT

7.1 Default in Payment of Assessments; Enforcement of Lien. If an Assessment or any other charge levied under this Declaration or the Bylaws is not paid within ten (10) days after its due date, such Assessment or charge shall become delinquent and shall bear interest from the due date until paid at the rate set forth in Section 7.4 below and, in addition, the

PRELIMINARY DRAFT
TO BE MODIFIED

Association may exercise any or all of the following remedies as allowed under the Planned Community Act:

7.1.1 Lien. The Association shall have a lien against each Lot for any Assessment levied against the Lot and any fines or other charges imposed under this Declaration or the Bylaws against the Owner of the Lot from the date on which the Assessment, fine or charge is due. The provisions regarding the attachment, notice, recordation and duration of liens established on real property under ORS 94.709 shall apply to the Association's lien. The lien shall be foreclosed in accordance with the provisions regarding the foreclosure of liens under ORS 94.709 through 94.719. The Association, through its duly authorized agents, may bid on the Lot at a foreclosure sale, and may acquire and hold, lease, mortgage and convey the Lot.

7.1.2 Suit or Action. The Association may bring an action to recover a money judgment for unpaid Assessments, fines and charges under this Declaration without foreclosing or waiving the lien described in Section 7.1.1. Recovery on any such action, however, shall operate to satisfy the lien, or the portion thereof, for which recovery is made.

7.1.3 Fines. In addition to any other remedies available to the Association hereunder and subject to the requirements of ORS 94.630(1)(n), the Association shall have the right to impose reasonable fines upon an Owner who violates the Declaration, Bylaws or any rules and regulations of the Association, in the manner and amount the Board deems appropriate in relation to the violation.

7.1.4 Other Remedies. The Association shall have any other remedy available to it by law or in equity.

7.2 Notification of First Mortgagee. Upon the advance written request of the first mortgagee of any Lot, the Board shall notify the first mortgagee of any default in the performance of the terms of this Declaration by the Lot's Owner that is not cured within sixty (60) days.

7.3 Subordination of Lien to First Mortgages. The Association's lien for the Assessments and other charges provided for in this Declaration shall be subordinate to the lien of any first mortgage or deed of trust of record. The sale or transfer of any Lot shall not affect the Association's lien. However, the sale or transfer of a Lot pursuant to the foreclosure of a first mortgage lien or the execution of a deed in lieu of foreclosure of a first mortgage lien shall extinguish the Association's lien with respect to Assessments and other charges that became due prior to such sale or transfer. No sale, foreclosure or transfer of a Lot shall extinguish the personal obligation of the Owner who owned the Lot at the time the Assessment or other charge became due.

7.4 Interest, Expenses and Attorneys' Fees. Any amount not paid to the Association when due in accordance with this Declaration shall bear interest from the due date until paid at a

PRELIMINARY DRAFT
TO BE MODIFIED

rate of twelve percent (12%) per annum, or at such other rate as may be established by the Board, but not to exceed the lawful rate of interest under the laws of the State of Oregon. A late charge may be charged for each delinquent Assessment in an amount established from time to time by resolution of the Board. If the Association files a notice of lien, the lien amount shall also include the recording fees associated with filing the notice, and a fee for preparing the notice of lien established from time to time by resolution of the Board. If the Association brings any suit or action to enforce this Declaration, or to collect any money due hereunder or to foreclose a lien, the defaulting Owner shall pay to the Association all costs and expenses incurred by the Association in connection with such suit or action, including a foreclosure title report, and the prevailing party in such suit or action shall recover such amount as the court may determine to be reasonable as attorneys' fees at trial and upon any appeal or petition for review thereof.

7.5 Nonexclusiveness and Accumulation of Remedies. An election by the Association to pursue any remedy provided in this Section 7 for a violation of this Declaration shall not prevent the concurrent or subsequent exercise of any other remedy permitted hereunder. The remedies provided in this Declaration are not exclusive, but shall be in addition to all other remedies, including actions for damages and suits for injunctions and specific performance, that are available under applicable law to the Association. In addition, any aggrieved Owner may bring an action against another Owner or the Association to recover damages or to enjoin, abate, or remedy any violation of this Declaration by appropriate legal proceedings.

8. PROPERTY RIGHTS AND EASEMENTS

8.1 Owners' Use and Occupancy. Except as otherwise expressly provided in this Declaration, the Bylaws, the Plat or any easement, covenant or any other instrument of record, the Owner of a Lot shall be entitled to the exclusive use and benefit of his or her Lot. Declarant and any representative of the Association authorized by the Association may at any reasonable time, upon reasonable notice to the Owner, enter upon any Lot for the purpose of determining whether or not the use of and/or the Improvements on the Lot are then in compliance with this Declaration, the Bylaws, the Design Guidelines or the rules and regulations of the Association. No such entry shall be deemed to constitute a trespass or otherwise create any right of action in the Owner of the Lot. Declarant or the Association may grant or assign easements over or with respect to any Lot to municipalities or other utilities performing utility services and to communications companies.

8.2 Owners' Easements of Enjoyment. Subject to any restrictions contained in this Declaration, the Bylaws, the Plat, the Operation and Maintenance Agreement or any easement, covenant or other instrument of record, every Owner and the Owner's family members, tenants, guests, and invitees shall have a right and easement of enjoyment in and to the Common Areas, which easement shall be appurtenant to and shall pass with the title to every Lot. Use of the Common Areas shall not result in unreasonable disturbance of the Owners and occupants of the

PRELIMINARY DRAFT
TO BE MODIFIED

other Lots and shall be subject to the rules and regulations as may be adopted by the Board from time to time pursuant to Section 3.8.

8.3 Title to Common Areas. Declarant shall convey fee title to the Common Areas to the Association free and clear of liens and encumbrances no later than the Turnover Meeting.

8.4 Extent of Owners' Rights. The rights and use of enjoyment in the Property shall be subject to the following easements and all other provisions of this Declaration:

8.4.1 Association's and Owners' Easements. Declarant reserves for itself and grants to the Association and the Board and their duly authorized agents and representatives for the benefit of the Association and all Owners of Lots within the Property the following easements:

(a) An easement under and upon the Common Areas, for installation and maintenance of power, gas, electric, sewer, water and other utility and communication lines and other utility and communication lines and services installed by Declarant or with the approval of the Board;

(b) An easement under and upon the Common Areas, for construction, maintenance, repair, and use of the Common Areas and any Improvements thereon;

(c) The right to have access to the Common Areas and to all Lots as may be necessary for the installation, maintenance, repair, upkeep or replacement of the Common Maintenance Areas, for determining whether or not the use of and/or the Improvements on a Lot are then in compliance with this Declaration, the Bylaws, the Design Guidelines or the rules and regulations of the Association, or to make emergency repairs thereon necessary for the public safety or to prevent damage to the Common Maintenance Areas or to another Lot or Home. In case of an emergency originating in or threatening any Lot or Home or the Common Maintenance Areas, each Owner hereby grants the right of entry to any person authorized by the Board or the Association, whether or not the Owner is present at the time;

(d) Such easements as are necessary to perform the duties and obligations of the Association set forth in this Declaration, the Bylaws and Articles, as the same may be amended or supplemented;

(e) Each Lot shall have an easement over any adjoining Lot as may be required to perform maintenance, repair or reconstruction of the Home located on the benefited Lot. The Owner of the benefited Lot shall be responsible for restoring any damage to the burdened Lot resulting from such use and shall indemnify and hold harmless the owner of the burdened Lot for, from and against any damage, claim, loss or liability resulting from such use; and

PRELIMINARY DRAFT
TO BE MODIFIED

(f) Pursuant to ORS 94.733(3), each Lot, Home and all Common Areas shall have an easement over all adjoining Lots, Homes and the Common Areas for the purpose of accommodating any present or future encroachment as a result of engineering errors, construction, reconstruction, repairs, settlement, shifting, or movement of any portion of the Property, or any other similar cause, and any encroachment due to building overhang or projection. There shall be valid easements for the maintenance of the encroaching Lots, Homes and the Common Areas so long as the encroachments shall exist, and except as otherwise provided, the rights and obligations of Owners shall not be altered in any way by the encroachment, nor shall the encroachment be construed to be encumbrances affecting the marketability of title to any Lot, Home or Common Areas.

8.4.2 Declarant's Easements. So long as Declarant owns any Lot, and in addition to any other easements to which Declarant may be entitled, Declarant reserves an easement over, under and across the Common Areas in order to carry out development, construction, sales and rental activities necessary or convenient for the development of the Property or the sale or rental of Lots and for such other purposes as may be necessary or convenient for discharging Declarant's obligations or for exercising any of Declarant's rights hereunder.

8.4.3 Utility and Other Municipal Easements. Declarant or the Association may (and, to the extent required by law, shall) grant or assign easements to municipalities or other utilities performing utility services and to communications companies, and the Association may grant free access thereon to police, fire, and other public officials and to employees of utility companies and communications companies serving the Property.

8.4.4 Villebois Easements. All Common Area parks and trail systems with the Property may be used and enjoyed by the owners and occupants of other portions of Villebois on the same basis as the Owners. Such use shall be subject to all conditions and restrictions set forth in this Declaration, which may be enforced as provided in this Declaration. Such owners and occupants shall pay, indemnify and hold harmless the Association and all Owners for, from and against any damage, loss, claim or liability arising out of such use.

8.4.5 Transfer of the Common Areas. The Association may not sell, transfer or grant a security interest in any portion of the Common Areas unless the Owners holding at least eighty percent (80%) of the total voting power of the Association, including eighty percent (80%) of the votes not held by Declarant, and the Class B Member, if any, approve the sale, transfer or grant of security interest. A sale, transfer or grant of security interest in any portion of the Common Areas in accordance with this Section 8.4.5 may provide that the Common Areas so conveyed shall be released from any restrictions imposed on such Common Areas by this Declaration or the Bylaws. No such sale, transfer, or grant of security interest may, however, deprive any Lot of such Lot's right of access or support without the written consent of the Owner of such Lot.

PRELIMINARY DRAFT
TO BE MODIFIED

8.4.6 Authority to Grant Easements and Other Property Interests in Common Areas. The Association may execute, acknowledge and deliver leases, easements, rights of way, licenses, and other similar interests affecting the Common Areas and consent to vacation of roadways within and adjacent to the Common Areas. Except for those matters described in ORS 94.665(4)(b), which the Board may approve without Owner consent, the granting of any interest pursuant to this Section 8.4.6 must be approved by at least seventy-five percent (75%) of the Owners present at a meeting of the Association or with the consent of at least seventy-five percent (75%) of all Owners solicited by any means the Board determines is reasonable. If a meeting is held to conduct the vote, the meeting notice shall include a statement that the approval of the granting of an interest in the Common Areas will be an item of business on the agenda of the meeting.

8.5 Maintenance and Reconstruction Easements. An easement is hereby reserved in favor of the Association and its successors, assigns, contractors, agents, and employees over and across each Lot, for purposes of accomplishing the repair and restoration of the Common Maintenance Areas pursuant to Section 14.

9. GENERAL PROVISIONS FOR AND RESTRICTIONS ON USE OF LOTS

9.1 Each Lot, including the Home and all other Improvements located thereon, shall be maintained in a clean and attractive condition, in good repair, and in such a manner as not to create a fire hazard.

9.2 No Lot shall be used except for residential purposes. No building shall be erected, altered, placed, or permitted to remain on any Lot other than one detached single-family dwelling and a private garage or carport. The Home and any other Improvements on a Lot shall comply with all applicable City height restrictions.

9.3 A greenhouse of noncommercial type, or a garden tool shed or other residential accessory buildings or improvements, may be erected, provided that these types of Improvements are of an acceptable architectural design (as determined by the ACC in accordance with Section 12), shall have the exterior painted and, if such structure is separate from the Home, shall be located within the fenced-in patio or courtyard. Such accessory buildings or improvements shall comply with applicable requirements of the City. All Homes shall provide a garage or carport sufficient to accommodate a minimum of two (2) vehicles.

9.4 All garbage, trash, cuttings, refuse, garbage and refuse containers, oil tanks, clothes lines or other service facilities, stored trailers, and recreational vehicles ("RV's") shall be screened from the view of neighboring Homes and from the Common Areas in a manner approved by the ACC. No RV's shall be visibly parked on a Lot for more than five (5) continuous days in a calendar month. The intent of this provision is to minimize the negative visual impact caused by the visible parking or storage of RV's.

PRELIMINARY DRAFT
TO BE MODIFIED

9.5 No noxious or offensive activity shall take place on any Lot, nor shall anything be done or placed on any Lot that interferes with or jeopardizes enjoyment of other Lots or within the Property.

9.6 If any tree, shrub, or other vegetation blocks or substantially obscures the view from any Home, the Owner of the Home may petition the ACC for the trimming, topping, or removal of such tree, shrub, or other vegetation. Upon receipt of such petition, the ACC shall investigate the matter and make a determination in writing whether such view is actually blocked or substantially obscured. If the ACC makes such a determination, the Owner of the offending tree, shrub, or other vegetation shall have ten (10) days from the date the ACC made such determination to elect whether the offending tree, shrub, or other vegetation should be trimmed, topped, or entirely removed. If the offending tree, shrub, or other vegetation is not part of the Association Landscaping, then the Owner of the Lot on which the offending tree, shrub, or other vegetation is located shall bear sole responsibility for the entire cost of such trimming, topping, or removal and shall be solely responsible for obtaining any approvals from the City prior to proceeding with topping or removal.

9.7 The maintenance and replacement (if removed) of trees planted in the rear and side yards of all Lots shall be the responsibility of each Owner; provided, that no tree may be removed without the prior approval of the ACC and any required governmental approvals. Customary trimming and pruning in accordance with professional arboriculture industry standards of trees shall be permitted in the rear and side yards of the Lots without prior approval.

9.8 All fences, walls, hedges, landscaping and other Improvements installed on any Lot shall comply with the City vision clearance requirements and height restrictions. Owners who desire a fence are encouraged to use the same or similar material in style as fencing in the areas near the Property. Prior to construction, design of all fences, hedges or walls must be approved in writing by the ACC.

10. GENERAL RESTRICTIONS ON USE OF PROPERTY

10.1 Common Areas. No person shall construct or reconstruct any Improvements, or alter or refinish any Improvements, make any excavation or fill, make any change in the natural or existing surface drainage, or install a utility line in the Common Areas without the prior written approval of the Board or a duly appointed committee to which the Board has delegated such responsibility and, if required, the City.

10.2 Association Landscaping. No person shall remove, alter, modify or replace any Association Landscaping without the prior written approval of the Board or a duly appointed committee to which the Board has delegated such responsibility and, if required, the City.

11. MAINTENANCE OBLIGATIONS

11.1 Association Maintenance Obligations. The Association shall be responsible for the maintenance, repair, upkeep and replacement of the following Common Maintenance Areas:

- (a) Tracts A, C, D, E, G, J and L, as shown on the Plat, including all paved street surfaces, mountable curbs, street signs, lighting, landscaping, irrigation systems and other Improvements located thereon, to be maintained as private streets and/or alleys;
- (b) Tracts B, F, H, I, K, M and N, as shown on the Plat, including all landscaping, irrigation systems, sidewalks, lighting and other Improvements located thereon, to be maintained as a recreational areas, parks, open space tracts and/or linear/buffer tracts;
- (c) The Association Landscaping;
- (d) [Include City-owned park tract to be maintained by Association??];
- (e) All entry monument signage for the Property, including any landscaping, lighting and irrigation systems related thereto;
- (f) All cluster mailboxes serving the Lots; and
- (g) Any other area determined by the Board to be in the interest of the Association to maintain.

The Association shall regularly inspect, maintain, repair and keep the Common Maintenance Areas in good condition and provide for all necessary services and cause all acts to be done which may be necessary or proper to assure the maintenance of the Common Maintenance Areas. The Association shall perform all maintenance obligations set forth in this Declaration or the Bylaws, any maintenance manual provided by Declarant or the maintenance plan described Section 6 above and shall employ all other commonly accepted maintenance practices intended to prolong the life of the materials and construction of Improvements within the Common Maintenance Areas. Additionally, the Association shall be responsible for performing all maintenance required of the “Obligor” under the Operation and Maintenance Agreement.

11.2 Owner’s Maintenance Obligations. Except to the extent Association Landscaping is maintained by the Association, each Owner shall maintain his or her Lot and the Improvements located thereon in a clean and attractive condition, in good repair and in such a fashion as not to create a hazard of any kind. Such maintenance shall include, without limitation, painting or staining, repair, replacement and care of roofs, gutters, downspouts, surface water drainage, walks, driveways, landscaping and other exterior Improvements. In addition, each Owner shall keep his or her Lot free of trash and other unsightly materials. The provisions of the preceding sentence include the areas between the property line of any Lot and

PRELIMINARY DRAFT
TO BE MODIFIED

the nearest curb, including sidewalks and street trees unless otherwise included in the Association Landscaping.

11.3 Damage or Destruction By Owner. If damage to the Common Maintenance Areas, including any Improvements located thereon, beyond ordinary wear and tear is directly attributable to an Owner or the family members, invitees, licensee, or guest of an Owner, then that Owner shall be responsible for the cost of repairing the damage and the Association may levy a Limited Assessment against the Owner for the repair cost.

12. ARCHITECTURAL CONTROL COMMITTEE

12.1 Creation of Committee. The ACC with the powers and authority described in this Section 12 shall be created as a committee of the Association. The ACC shall have three (3) members, who shall be appointed by Declarant until the Turnover Meeting, after which the ACC members shall be appointed by the Board and shall serve at the pleasure of the Board. Members of the ACC must be Owners. Board members may also serve as ACC members. Appointed members of the ACC shall remain in office until new members are appointed by the Board unless they sooner resign or are disqualified.

12.2 Operations. The members of the ACC shall elect a chairperson, who shall conduct all meetings and shall provide for reasonable notice to each member of the ACC prior to any meeting. The notice shall set forth the time and place of the meeting. Notice may be waived by any member.

12.3 Majority Action. The affirmative vote of a majority of the members of the ACC shall govern its actions and constitute the act of the ACC. A quorum of the ACC shall consist of a majority of the ACC members. The ACC may render its decision only by written instrument setting forth the action taken by the members consenting thereto.

12.4 Review Procedures. If the ACC fails to provide written approval or disapproval of plans and specifications within thirty (30) days after such complete plans and specifications have been submitted, approval of the ACC shall not be required and the related covenants shall be deemed to have been satisfied, unless within twenty (20) days of receipt of the complete plans and specifications, the ACC notifies the Owner of the ACC's intention to extend the approval period by an additional fifteen (15) days to a total of forty-five (45) days after receipt of complete plans and specifications. The ACC shall, from time to time, adopt application forms and rules specifying those requirements necessary to constitute a complete application.

12.5 Approval of Plans by ACC. No Home, building, garage, structure, or other Improvement of any kind or nature, including, without limitation, landscaping, shall be commenced, erected, placed, or altered on any Lot until the construction plans and specifications, and a plan showing the nature, shape, height, materials, and colors, together with detailed plans showing the proposed location of the same on the particular building site and

PRELIMINARY DRAFT
TO BE MODIFIED

proposed landscaping has been submitted to and approved in writing by the ACC. All such Improvements and alterations shall be in conformance with the Design Guidelines, the Pattern Book adopted by the City for each area within Villebois and all other applicable governmental laws, ordinances, conditions of approval, rules and regulations. To the extent that the requirements contained in the Pattern Book or in any applicable governmental laws, ordinances, rules and regulations may be in conflict with the Design Guidelines, the more restrictive standard shall apply. Complete plans and specifications for approval by the ACC must include all material required by the rules of the ACC as provided in Section 12.4 above. In no case shall any plans and specifications be accepted for approval that are inconsistent with the requirements of Section 9.2. The ACC may approve or disapprove plans and specifications as submitted or may approve such plans and specifications with specific conditions to such approval.

12.6 Damages Inadequate. Damages are hereby declared to be inadequate compensation for any breach of the covenants, conditions, and restrictions imposed by this Declaration. Declarant, the ACC, or any Owner may, by appropriate proceedings, enjoin, abate, and remedy any such breach and the continuance

12.7 Nuisance. The result of every act of omission or commission or the violation thereof, whether such covenants, conditions, and restrictions are violated in whole or in part, shall constitute a nuisance, and every remedy allowed by law or equity against such nuisance, either public or private, shall be applicable against every such result and may be exercised by Declarant, the ACC, or by any Owner, and may be prohibited or enjoined.

12.8 Non-Waiver. The provisions contained in this Declaration shall inure to the benefit of and be enforceable by Declarant, the ACC, or any Owner, and each of their legal representatives, heirs, successors, and assigns. Failure by Declarant, the ACC or any Owner or their legal representatives, heirs, successors, and assigns to enforce any of the provisions contained herein shall in no event be deemed a waiver of the right to do so thereafter.

12.9 Estoppel Certificate. Within fifteen (15) business days after an Owner delivers a written request to the ACC, the ACC shall provide the Owner with an estoppel certificate executed by a member of the ACC. The estoppel certificate shall state whether or not the Improvements located on the Lot owned by the requesting Owner comply with the provisions of this Declaration. If the estoppel certificate indicates that the Improvements are not in compliance, then it shall identify the specific non-conforming Improvements and set forth with particularity the nature of the noncompliance. Any purchaser in due course from the Owner, and any mortgagee, beneficiary, or secured party having any interest in the Lot and any associated Improvements, may rely on the estoppel certificate with respect to the matters set forth therein, and the estoppel certificate shall be conclusive as between the ACC, all Owners, and such purchaser, mortgagee, beneficiary, or secured party.

12.10 Defenses. The issuance of an estoppel certificate as described in Section 12.9 shall constitute an absolute defense to claims brought against an Owner pursuant to this Section

PRELIMINARY DRAFT
TO BE MODIFIED

12 with respect to matters within the purview of the ACC, where the Improvement at issue was in existence at the time of the issuance of the estoppel certificate.

12.11 Liability. The ACC shall use reasonable judgment in accepting or disapproving all plans and specifications submitted to it. Neither the ACC nor any individual ACC member shall be liable to any person for any official act of the ACC in connection with submitted plans and specifications, except to the extent the ACC or any individual ACC member acted with malice or wrongful intent. Approval by the ACC does not necessarily assure approval by any governmental authority. Notwithstanding that the ACC has approved plans and specifications, neither the ACC nor any of its members shall be responsible or liable to any Owner, occupant, builder, developer, or contractor with respect to any loss, liability, claim, or expense which may arise by reason of such approval. Review or analysis of structural, geophysical, engineering, or other similar considerations shall be outside the scope of the ACC's review. Neither the Board, the ACC, or any agent thereof, nor Declarant or any of its members, managers, employees, agents, or consultants, shall be responsible in any way for any defects in any plans or specifications submitted, revised, or approved in accordance with the provisions of this Declaration, nor for any structural or other defects in any work done according to such plans and specifications. The Association shall indemnify, hold harmless, and defend the ACC and its members in any suit or proceeding which may arise by reason of any of the ACC's decisions, provided that the ACC members acted in good faith, within the scope of their authority, and in a manner reasonably believed to be in the best interest of the Association and its Members. The Association shall use reasonable efforts to procure errors and omissions insurance coverage with respect to the ACC members, in accordance with the provisions of the Bylaws.

12.12 Activities of Declarant. This Section 12 shall not apply to the activities of Declarant or its affiliates.

13. DESIGN GUIDELINES

13.1 Paint Requirement. The exterior of any Home erected on a Lot shall be fully completed and painted within one (1) year after construction of the Home has commenced.

13.2 Designs, Materials, and Construction Quality. The external designs and materials of all Homes shall harmonize with each other and shall be reasonably harmonious with those employed on the Homes on other Lots. All auxiliary buildings on a Lot shall be of the same general design and materials as the Home on the Lot. The primary exterior color tone of all buildings shall blend with the natural environment. Bright, unnatural exterior colors are prohibited, except for limited use as trim and accent panels. All Homes, auxiliary buildings, fences, retaining walls, and other Improvements shall comply with the requirements of the Pattern Book and shall be constructed in a good, quality manner in accordance with locally accepted professional building practices.

PRELIMINARY DRAFT
TO BE MODIFIED

13.3 Home Size. The ground floor area of each Home, exclusive of one story open porches, garages, and carports, shall not be less than that required by the City Building Code.

13.4 Foundations. All structures erected shall have full, concrete masonry or concrete or wooden piers and piling foundations as approved by the City and designed to accommodate the surrounding terrain. Foundations and exterior walls of all buildings shall be finished in a suitable and customary manner for each such type of building.

13.5 Height Restrictions. All Homes and other Improvements constructed on the Lots shall comply with the applicable City height restrictions. Any height adjustment granted by the City shall be approved by the ACC, unless the ACC determines that the building will unreasonably restrict the view of neighboring Lots.

13.6 Environmental Conditions. Owners shall insure that design and construction of structures in the Property shall properly withstand environmental conditions, including the protection of the flora on the Property.

13.7 Factory Built Homes. All Homes shall be constructed on the Lots. Mobile homes, factory built homes, or manufactured homes shall not be permitted. Notwithstanding the foregoing, panels constructed off-site but assembled on the Lot shall be permitted.

13.8 Additional Design Guidelines. The ACC shall have the authority, but not the obligation, to promulgate and issue, and thereafter to amend from time to time, additional design guidelines supplementing and/or interpreting, but not contradicting, the design guidelines set forth in this Section 13 or elsewhere in this Declaration. Such guidelines shall be supplied in writing to all Owners and shall be fully binding upon all parties as if set forth in this Declaration and shall be applied by the ACC in reviewing and approving or denying proposed improvements or modifications. The ACC shall take into account any proposed building site envelope in order to minimize any impact on neighboring Lots and shall have authority to establish and modify guidelines as necessary or convenient to further this purpose.

13.9 Activities of Declarant. This Section 13 shall not apply to the activities of Declarant or its affiliates.

14. CASUALTY AND CONDEMNATION

14.1 Casualty. The Owner of each Home shall repair, reconstruct, and rebuild the damaged or destroyed portions of his or her Home to substantially the same condition that existed prior to the damage or destruction. In the event of damage to or destruction of the Common Areas or Association Landscaping, the Association shall repair and restore the damaged portion of the Common Areas, unless the holders of at least 75% of the Class A Member voting power of the Association and the Class B Member, if any, agree that the damaged or destroyed portions shall not be repaired or restored. All repair, reconstruction,

PRELIMINARY DRAFT
TO BE MODIFIED

rebuilding, or restoration shall begin within six (6) months following the damage or destruction and shall be diligently pursued to completion within twelve (12) months following the damage or destruction, unless work is delayed by causes beyond the reasonable control of the Owner or the Association, as the case may be. If the proceeds of the insurance policies held by the Association are insufficient to fund the full cost of repair and/or restoration of the Common Areas or Association Landscaping, the difference between the amount of such proceeds and such cost shall be charged to all Owners by means of a Special Assessment.

14.2 Condemnation. If any part of the Common Areas are taken by any authority having the power of condemnation or eminent domain (or shall be sold under threat of condemnation), each Owner shall be entitled to notice of such event. The Association shall represent the Owners in negotiations with the condemning authority. The condemnation award shall be applied first to restoration of the Common Areas not taken (unless holders of at least 75% of the Class A Member voting power of the Association and the Class B Member, if any, agree that the remaining Common Areas shall not be restored) and then to such other purposes as the Board may determine in its discretion (including payment to the Owners).

15. SPECIAL DECLARANT RIGHTS

15.1 Declarant shall have the following Special Declarant Rights:

15.1.1 Responsibility and control of the ACC and the Association until the Turnover Meeting, including the right to appoint, remove and replace members of the Board and the ACC.

15.1.2 The right to maintain a sales and management office on the Property.

15.1.3 The right to reserve easement and access rights across the Common Areas for use of future development.

15.1.4 The right to construct Improvements in the Common Areas, whether or not such Improvements are described in this Declaration.

15.1.5 The right to approve amendments to this Declaration and the Bylaws prior to the Turnover Meeting and for a period of ten (10) years thereafter regardless of whether Declarant still owns a Lot.

15.1.6 The right to approve Special Assessments for capital improvements or additions for so long as Declarant owns a Lot.

15.1.7 The right to receive notice of and to attend all Owner meetings and Board meetings for a period of ten (10) years following the Turnover Meeting regardless of whether Declarant still owns a Lot. Meeting notices to Declarant shall be given in the same manner as notices to the Owners; provided, however, that any notice of a Board meeting that is posted at

PRELIMINARY DRAFT
TO BE MODIFIED

the Property pursuant to the Bylaws must also be given to Declarant by mail or any other delivery method described in Section 17.4 within the time period prescribed in the Bylaws.

15.1.8 The right to review and make copies of all inspection, maintenance and other records of the Association regardless of whether the Turnover Meeting has occurred or Declarant still owns a Lot.

15.1.9 The rights of Declarant under the Planned Community Act, including but not limited to those under ORS 94.550(21), and all other rights reserved for Declarant elsewhere in this Declaration or in the Bylaws.

16. DISPUTE RESOLUTION.

16.1 Required Procedure. To the fullest extent allowed by law, all claims, controversies, or disputes, whether they are statutory, contractual, tort claims, and/or counterclaims between or among Declarant, Declarant's successors and assigns, the Association, and/or Owner(s) (collectively, the "Parties" and individually, a "Party") which arise out of or are related to the Property, the Lots, the Homes, the Planned Community Act, this Declaration, the Bylaws, the Articles, the Design Guidelines or the rules and regulations of the Association, or which relate to the interpretation or breach of the Planned Community Act, this Declaration or the Bylaws, the Articles, the Design Guidelines or the rules and regulations of the Association (collectively referred to as "Claims") shall be resolved in accordance with the procedures specified herein. Except as otherwise required by the Planned Community Act, the following matters are excluded from this dispute resolution clause and do not constitute Claims: (i) judicial or non-judicial foreclosure or any other action or proceeding to enforce assessments, fines, interest or a trust deed, mortgage, Association lien, or land sale contract; (ii) a forcible entry and detainer action; (iii) actions by the Association or any Owner related to removal of a structure or other condition that violates this Declaration, the Bylaws, the Design Guidelines or any rules and regulations of the Association; (iv) actions for the appointment of a receiver; (v) provisional remedies such as injunctions or the filing of a lis pendens; or (vi) the filing or enforcement of a mechanic's lien. The filing of a notice of pending action (lis pendens) or the application to any court having jurisdiction thereof for the issuance of any provisional process remedy described in Rules 79 through 85 of the Oregon Rules of Civil Procedure (or corresponding federal statutory remedies), including a restraining order, attachment, or appointment of receiver, shall not constitute a waiver of the right to mediate or arbitrate under this Section, nor shall it constitute a breach of the duty to mediate or arbitrate. The proceeds resulting from the exercise of any such remedy shall be held by the Party obtaining such proceeds for disposition as may be determined by an agreement of the Parties pursuant to a mediation or by the arbitration award.

16.2 Negotiated Resolution. The Parties will seek a fair and prompt negotiated resolution of Claims and shall meet at least once to discuss and seek to resolve such Claims, but if this is not successful, all Claims shall be resolved by mediation, in small claims court, or by binding arbitration as set forth in Sections 16.3, 16.4 or 16.5, as applicable.

PRELIMINARY DRAFT
TO BE MODIFIED

16.3 Mediation. Prior to mediation of any Claim, the Parties shall endeavor to resolve disputes through the process set forth in Section 16.2 above. All Claims that are not resolved by such process shall be subject to mediation as a condition precedent to arbitration or the filing of a small claims complaint. The request for mediation may be made concurrently with the filing of a demand for arbitration as set forth in Section 16.5 below, but, in such event, mediation shall proceed in advance of arbitration, which shall be stayed pending mediation for a period of sixty (60) days from the date of filing, unless stayed for a longer period by agreement of the parties. All mediation shall be in Clackamas County, Oregon with any dispute resolution program available that is in substantial compliance with the standards and guidelines adopted under ORS 36.175, as it may be amended. The foregoing requirement does not apply to circumstances in which irreparable harm to a Party will occur due to delay or litigation or an administrative proceeding initiated to collect assessments, other than assessments attributable to fines.

16.4 Small Claims. All Claims that have not been resolved by mediation and which are within the jurisdiction of the Small Claims Department of the Circuit Court of the State of Oregon shall be brought and determined there, and all Parties shall be deemed to have waived their right to a jury trial with respect to such Claims.

16.5 Arbitration. Prior to arbitration of any Claim, the Parties shall endeavor to resolve disputes through the processes set forth in Section 16.2, 16.3 and 16.4 above, as applicable. All Claims that have not been resolved by such processes shall be resolved by binding arbitration. Such arbitration shall be conducted by and pursuant to the then effective arbitration rules of Construction Arbitration Services, Inc., or another reputable arbitration service selected by Declarant. If Declarant is not a Party to such dispute, the arbitration service shall be selected by the Board. Any judgment upon the award rendered pursuant to such arbitration may be entered in any court having jurisdiction thereof.

16.6 No Attorneys' Fees. Unless otherwise specifically provided for in this Declaration, the Bylaws or the Planned Community Act, no party in the arbitration, mediation or other proceeding shall be entitled to recover costs or attorneys' fees in connection therewith. To the fullest extent allowed by law and except for Claims in an amount less than or equal to \$7,500, no Claim shall be initiated by the Association without approval from the Owners holding seventy-five percent (75%) of the total voting power of the Association. The foregoing vote requirement shall not be required to institute or respond to the following: (i) actions to collect delinquent Assessments, fines or other charges under the Declaration, these Bylaws or any rules and regulations adopted by the Association; (ii) actions initiated by the Association prior to the Turnover Meeting; (iii) actions challenging ad valorem taxation or condemnation proceedings; (iv) actions initiated against any contractor or vendor hired by the Association or supplier of goods and services to the Association; (v) the defense of claims filed against the Association or the assertion of counterclaims in proceedings instituted against it (except for non-mandatory counterclaims); (vi) actions by the Association to appoint a receiver; or (vi) actions to summarily abate, enjoin and remove a structure or condition that violates this Declaration, the Bylaws, the Design Guidelines or any rules and regulations of the Association.

PRELIMINARY DRAFT
TO BE MODIFIED

16.7 Confidentiality. The Parties shall keep all discussions of disputes, all settlements and arbitration awards and decisions confidential and shall not disclose any such information, whether directly or indirectly, to any third parties unless compelled to do so by an order of a court of competent jurisdiction. The Parties agree that if a Party breaches its confidentiality obligation then the other Party or Parties to the dispute shall be entitled to seek and obtain any and all equitable remedies, including injunctive relief and specific performance and each Party hereby waives any claim or defense that the other Party has an adequate remedy at law for any such breach and the Parties agree that the aggrieved Party shall not be required to post any bond or other security in connection with any such equitable relief.

17. MISCELLANEOUS

17.1 Term. The covenants, conditions and restrictions of this Declaration shall run for a term of thirty (30) years from the date this Declaration is recorded, after which time they shall be automatically extended for successive periods of ten (10) years each, unless amended, modified or terminated by a vote of the Owners holding at least seventy-five percent (75%) of the total voting power of the Association.

17.2 Amendment and Repeal.

17.2.1 This Declaration, or any provision thereof, as from time to time in effect with respect to all or any part of the Property, may be amended or repealed by the vote or written consent of Owners holding at least seventy-five percent (75%) of the total voting power of the Association and the written consent of Declarant prior to the Turnover Meeting and for a period of ten (10) years thereafter. To the extent any amendment relates to the preservation or maintenance of the Common Areas, such amendment shall also be approved by the zoning administrator of the City.

17.2.2 Upon approval of an amendment as provided herein, the president and secretary of the Association shall execute an instrument amending this Declaration and certifying that the amendment was adopted in accordance with this Declaration and ORS 94.590, which certification shall be properly acknowledged in the manner of acknowledgment of deeds, and the Board, or other duly appointed and authorized persons, shall record the instrument amending this Declaration.

17.2.3 In no event shall an amendment to this Declaration create, limit or diminish any Special Declarant Rights without Declarant's written consent. Additionally, no amendment to this Declaration shall change the boundaries of a Lot, any uses to which a Lot is restricted, the method for determining liability for common expenses, the method for determining the right to common profits or the method of determining voting rights unless the Owners of the affected Lots unanimously consent to the amendment.

PRELIMINARY DRAFT
TO BE MODIFIED

17.3 Regulatory Amendments. Notwithstanding the provisions of Section 17.2, until the Turnover Meeting, Declarant shall have the right to amend this Declaration or the Bylaws without any other Owner approval in order to comply with the requirements of any applicable statute, ordinance, regulation or guideline of the Federal Housing Administration, the Veterans Administration, the Farmers Home Administration of the United States, the Federal National Mortgage Association, the Government National Mortgage Association, the Federal Home Loan Mortgage Corporation, any department, bureau, board, commission or agency of the United States or the State of Oregon, or any corporation wholly owned, directly or indirectly, by the United States or the State of Oregon that insures, guarantees or provides financing for a planned community or lots in a planned community.

17.4 Notices. Any notices permitted or required to be delivered as provided herein shall be in writing and may be delivered by: (i) messenger service (or hand delivery); (ii) overnight courier service; (iii) regular U.S. Mail; or (iv) electronic mail, facsimile transmission or any other form of electronic communication acceptable to the Board and permissible under the Planned Community Act. Notices delivered by messenger service (or hand delivery), overnight courier service or regular U.S. Mail shall be sent to each Member's mailing address last appearing on the books of the Association. Notices delivered by facsimile or email shall be sent to the Member's email address or facsimile number last appearing on the books of the Association. Notwithstanding the foregoing, electronic mail, facsimile or other form of electronic communication may not be used to give notice of: (i) failure to pay an assessment; (ii) foreclosure of an Association lien under ORS 94.709; or (iii) an action the Association may take against a Member. Additionally, a Member may decline to receive notice by electronic mail, facsimile or other form of electronic communication by giving written notice thereof to the Board. Notices shall be deemed given on the date the notices are sent in accordance with the procedures outlined herein.

17.5 Right of Enforcement. Except as otherwise provided herein, each Owner of a Lot shall have the right to enforce any or all of the provisions of this Declaration. Additionally, the provisions of this Declaration relating to the preservation and maintenance of the Common Areas shall be deemed to be for the benefit of the City as well as the Association and Owners and the City may enforce such provisions by appropriate proceedings at law or in equity, or may cause such maintenance to be performed, the costs of which shall be a lien upon the Property.

17.6 Remedies Cumulative. Each remedy provided herein is cumulative and not exclusive.

17.7 Joint Owners. If two or more persons share the ownership of any Lot, regardless of the form of ownership, the responsibility of such persons to comply with this Declaration shall be a joint and several responsibility and the act or consent of any one or more of the co-Owners shall constitute the act or consent of the entire ownership interest; provided, however, that if the co-Owners disagree among themselves as to the manner in which any vote or right of consent held by them shall be exercised with respect to a pending matter, any co-Owner may deliver

PRELIMINARY DRAFT
TO BE MODIFIED

written notice of such disagreement to the Association, and the vote or right of consent involved shall then be disregarded completely in determining the proportion of votes or consents given with respect to such matter.

17.8 Lessees and Other Invitees. Lessees, invitees, contractors, family members and other persons entering the Property under rights derived from an Owner shall comply with all of the provisions of this Declaration restricting or regulating the Owner's use, improvement or enjoyment of such Owner's Lot and other areas within the Property. The Owner shall be responsible for ensuring such compliance and shall be liable for any failure of compliance by such persons in the same manner and to the same extent as if the failure had been committed by the Owner.

17.9 Non-Waiver. The failure to enforce any of the provisions of this Declaration at any time shall not constitute a waiver of the right to subsequently enforce such provision.

17.10 Restrictions Construed Together. All of the provisions of this Declaration shall be liberally construed together to promote and effectuate the general plan and scheme of the Property.

17.11 Restrictions Severable. Each of the provisions of this Declaration shall be deemed independent and severable, and the invalidity or partial invalidity of any provision or portion thereof shall not affect the validity or enforceability of any other provision.

17.12 Singular Includes Plural. Unless the context requires a contrary construction, the singular shall include the plural and the plural the singular; and the masculine, feminine or neuter shall each include the masculine, feminine and neuter.

17.13 Captions. All captions and titles used in this Declaration are intended solely for convenience of reference and shall not affect that which is set forth in any of the provisions hereof.

*(Remainder of Page Intentionally Left Blank;
Signature Page Follows)*

EXHIBIT A

Legal Description of Property

Lots 1 through 81, inclusive, and Tracts A through N, inclusive, of _____,
Clackamas County, Oregon, the plat of which was recorded in the official records of Clackamas
County, Oregon on _____, 20__ as Document No. _____.

EXHIBIT B

Legal Description of Common Areas

Tracts A through N, inclusive, _____, Clackamas County, Oregon, the plat of which was recorded in the official records of Clackamas County, Oregon on _____, 20__ as Document No. _____.

VD) Copy of Certification of Assessments & Liens



29799 SW Town Center Loop E
Wilsonville, Oregon 97070
(503) 682-1011
(503) 682-1015 Fax

CERTIFICATION OF ASSESSMENTS AND LIENS

"It is the policy of the City of Wilsonville that no permits of any kind shall either be issued or application processed for any applicant who owes or for any property for which there is any payment which is past due owing to the City of Wilsonville until such time as said sums owed are paid." (Resolution #796)

Project/Property Address: 11650 SW Tooze Road, Wilsonville, OR 97070

Aka Tax Lot(s) 1100, 1101, 1203 on Map(s) 31W15

Applicant: Polygon WLH, LLC

Address: 109 E 13th Street, Vancouver, WA 98660

Property Owner: _____

Address: Urban Renewal District - City of Wilsonville
29799 SW Town Center, Loop E, Wilsonville, OR 97070 (Tax Lots 1100, 1101)

Jay & Theresa Nims
11700 SW Tooze Road, Wilsonville, OR 97070 (Tax Lot 1203)

In reference to the above, the City of Wilsonville records show that the following amount is due to the City:

Principal Amnt Due \$ _____ Current Non-Current

Comments: _____

Dated: _____

Finance Department: _____

(This certification shall be null and void 120 days following the Finance Department date of signature)

VE) Subdivision Name Approval

REQUEST TO RESERVE SUBDIVISION / CONDOMINIUM NAME

Clackamas County Surveyor's Office
150 Beaver Creek Road #325
Oregon City, OR 97045
(503) 742-4475 / FAX (503) 742-4481
E-mail address: surveyor@clackamas.us

PLAT NAME REQUESTED:

"Calais East at Villebois"

	TWP/RANGE:	SECTION#:	TAX LOT#(s):
<i>Location of Plat:</i>	31W	15	1100,1101,1203

I understand that if the above name plat is not pending or recorded within two years, the name will be removed from the reserved list.

RESERVED BY: Pacific Community Design, Inc.

DATE:
10/28/15

TELEPHONE:
(503) 941 - 9484

FAX:
(503) 941 - 9485

EMAIL ADDRESS: Philip@Pacific-Community.com

PLAT SURVEYOR: # 57751LS

Travis Jansen

NAME OF DEVELOPER: Polygon WLH, LLC

ADDRESS:
109 E. 13th Street Vancouver, WA 98660

DATE:
10/28/15

TELEPHONE:
(360) 695 - 7700

FAX:
() -

EMAIL ADDRESS:

APPROVED BY:

APPROVAL DATE:

Allie Breyer

From: Fuller, Debbie <DebbieFul@co.clackamas.or.us>
Sent: Wednesday, October 28, 2015 3:51 PM
To: Philip Bradford; Surveyor
Cc: Travis Jansen; Allie Breyer; Maggie Gordon; Stacy Connery
Subject: RE: Subdivision Naming Request Form - Bordeaux at Villebois

Phillip,

Your request to reserve the plat name of "Calais East at Villebois" is approved.

Thank you.

Debbie Fuller

Office Manager | DTD
Development Services Building
Ph: 503-742-4492 | Fax: 503-742-4481 | Email: debbieful@clackamas.us

Office Hours: Monday – Thurs. 7:30 - 4:30 ~ Friday 8:00 - 3:00
Lobby Hours: Monday - Thurs. 8:00 - 4:00 ~ Friday 8:00 - 3:00

From: Philip Bradford [mailto:philip@pacificcommunity.onmicrosoft.com]
Sent: Wednesday, October 28, 2015 3:46 PM
To: Fuller, Debbie; Surveyor
Cc: Travis Jansen; Allie Breyer; Maggie Gordon; Stacy Connery
Subject: RE: Subdivision Naming Request Form - Bordeaux at Villebois

Hi Debbie,

I took a look at the naming criteria and existing names and attached a new form. Please let me know if this is approvable.

Thanks,

Philip Bradford
Phone: (503) 941-9484



12564 SW Main Street
Tigard, OR 97223

From: Fuller, Debbie [mailto:DebbieFul@co.clackamas.or.us]
Sent: Wednesday, October 28, 2015 3:33 PM
To: Philip Bradford <philip@pacificcommunity.onmicrosoft.com>; Surveyor <Surveyor@co.clackamas.or.us>
Cc: Travis Jansen <travis@pacific-community.com>; Allie Breyer <allie@pacificcommunity.onmicrosoft.com>; Maggie

Section VI) Zone Change

VIA) Supporting Compliance Report

**SUPPORTING COMPLIANCE REPORT
ZONE CHANGE
PDP 4 NORTH**

SECTION VIA

TABLE OF CONTENTS

I.	CITY OF WILSONVILLE COMPREHENSIVE PLAN.....	2
	IMPLEMENTATION MEASURE 4.1.4.....	2
	IMPLEMENTATION MEASURE 4.1.6.A	2
	IMPLEMENTATION MEASURE 4.1.6.C.....	2
	IMPLEMENTATION MEASURE 4.1.6.D	2
II.	CITY OF WILSONVILLE LAND DEVELOPMENT ORDINANCE.....	3
	SECTION 4.029 ZONING CONSISTENT WITH THE COMPREHENSIVE PLAN	3
	SECTION 4.110 ZONING - ZONES	3
	SECTION 4.125 VILLAGE (V) ZONE	3
	SECTION 4.197 ZONE CHANGES AND AMENDMENTS TO THIS CODE - PROCEDURES.	4
III.	PROPOSAL SUMMARY & CONCLUSION.....	5

I. CITY OF WILSONVILLE COMPREHENSIVE PLAN

RESIDENTIAL DEVELOPMENT - IMPLEMENTATION MEASURES

IMPLEMENTATION MEASURE 4.1.4

Response: The subject site is part of the *Villebois Village Master Plan*, which is comprised of a variety of housing opportunities of varying densities. There are 13 different housing types within Villebois Village, ranging from apartments to estate lots. Villebois Village includes opportunities for affordable, senior, and community housing. Compliance with this Implementation Measures was addressed with the *Villebois Village Master Plan*. The land use plan for the subject area was determined to be consistent with the *Villebois Village Master Plan* as refined by the concurrent SAP North Amendment.

COMPACT URBAN DEVELOPMENT - IMPLEMENTATION MEASURES

IMPLEMENTATION MEASURE 4.1.6.A

Development in the “Residential - Village” Map area shall be directed by the Villebois Village Concept Plan (depicting the general character of proposed land uses, transportation, natural resources, public facilities, and infrastructure strategies), and subject to relevant Policies and Implementation Measures in the Comprehensive Plan; and implemented in accordance with the Villebois Village Master Plan, the “Village” Zone District, and any other provisions of the Wilsonville Planning and Land Development Ordinance that may be applicable.

Response: This application is submitted along with a Preliminary Development Plan for PDP 4N. PDP 4N (see Notebook Section IV) demonstrates compliance with the SAP North Amendment, which is being submitted concurrently. Section I of this report demonstrates compliance with the City of Wilsonville’s Comprehensive Plan and Section II demonstrates compliance with Wilsonville’s Land Development Code.

IMPLEMENTATION MEASURE 4.1.6.C

The “Village” Zone District shall be applied in all areas that carry the Residential - Village Plan Map Designation.

Response: This application proposes a zone change to “Village” for the subject property area, which is included in the “Residential-Village” Comprehensive Plan Map Designation (Area B).

IMPLEMENTATION MEASURE 4.1.6.D

The “Village” Zone District shall allow a wide range of uses that benefit and support an “urban village”, including conversion of existing structures in the core area to provide flexibility for changing needs of service, institutional, governmental and employment uses.

Response: The subject property tax lot 1203, and is an area that is approximately 1.0 acre within Villebois Village. The plan for subject property includes single family residential lots and linear greens. The ‘Introductory Narrative’ (see Notebook Section IA) lists the proposed range of residential units which are interspersed to provide a mix of housing. The proposed residential land use and housing types in this area are

generally consistent with those portrayed in the *Villebois Village Master Plan*, which this regulation is intended to implement.

II. CITY OF WILSONVILLE LAND DEVELOPMENT ORDINANCE

SECTION 4.029 ZONING CONSISTENT WITH THE COMPREHENSIVE PLAN

If a development, other than a short-term temporary use, is proposed on a parcel or lot which is not zoned in accordance with the comprehensive plan, the applicant must receive approval of a zone change prior to, or concurrently with the approval of an application for a Planned Development.

Response: This application is being requested concurrent with a PDP application (Section IV) and Tentative Plat (Section V) for the site in conformance with the code.

SECTION 4.110 ZONING - ZONES

(.01) The following Base Zones are established by this Code:

- H. Village, which shall be designated “V” [per Section 4.125 enabling amendments (File No. 02PC08)]

Response: A concurrent application has been submitted for annexation of the subject property from Clackamas County to the City. The area has a City of Wilsonville Comprehensive Plan designation of “Residential - Village.” The site is currently zoned Rural Residential Farm Forest 5-Acre. This request is for a zone change to “Village,” which is permitted within the area designated “Residential - Village” on the Comprehensive Plan Map.

SECTION 4.125 VILLAGE (V) ZONE

(.01) The Village (V) zone is applied to lands within the Residential Village Comprehensive Plan Map designation. The Village zone is the principal implementing tool for the Residential Village Comprehensive Plan designation. It is applied in accordance with the *Villebois Village Master Plan* and the Residential Village Comprehensive Plan designation as described in the Comprehensive Plan.

Response: The subject property lies within the area designated “Residential - Village” on the Comprehensive Plan Map. The property is a portion of *Villebois Village*. This request is for a zone change to V - Village to guide the development of PDP 4N.

(.02) Permitted Uses

Response: The Preliminary Development Plan (see Notebook Section IV) proposes uses that are consistent with the permitted land uses within the Village zone. The PDP (see Notebook Section IV) states that the proposed development will create lots for single family residential homes and tracts for linear greens. These uses are permitted under the Village zone.

(.18) Village Zone Development Permit Process

B. Unique Features and Processes of the Village (V) Zone

- 2. ...Application for a zone change shall be made concurrently with an application for PDP approval...**

Response: The application for a zone change is being made concurrent with an application for PDP approval (see Notebook Section IV).

SECTION 4.197 ZONE CHANGES AND AMENDMENTS TO THIS CODE - PROCEDURES.

(.02) In recommending approval or denial of a proposed zone map amendment, the Planning Commission or Development Review Board shall at a minimum, adopt findings addressing the following criteria:

- A. That the application before the Commission or Board was submitted in accordance with the procedures set forth in Section 4.008 or, in the case of a Planned Development, Section 4.140; and**

Response: This application has been submitted in accordance with the procedures set forth in Section 4.140, which requires that:

- *All parcels of land exceeding two (2) acres in size that are to be used for residential, commercial or industrial development, shall, prior to the issuance of building permit: 1. Be zoned for planned development; and*
- *Zone change and amendment to the zoning map are governed by the applicable provisions of the Zoning Sections, inclusive of Section 4.197.*

This zone change application will establish the appropriate zone for this development and will be governed by the appropriate Zoning Sections.

- B. That the proposed amendment is consistent with the Comprehensive Plan map designation and substantially complies with the applicable goals, policies and objectives, set forth in the Comprehensive Plan Text; and**

Response: The subject area is designated Residential Village on the Comprehensive Plan Map. Therefore, application of the Village Zone is consistent with the Comprehensive Plan. Compliance with the Comprehensive Plan is addressed in Section I of this Report.

- C. In the event that the subject property, or any portion thereof, is designated as “Residential” on the City’s Comprehensive Plan Map; specific findings shall be made addressing substantial compliance with Implementation Measure 4.1.4.b, d, e, q, and x of Wilsonville’s Comprehensive Plan text; and**

Response: Compliance with Implementation Measure 4.1.4 is addressed in Section I of this Report.

- D. That the existing primary public facilities, i.e., roads and sidewalks, water, sewer and storm sewer are available and are of adequate size to serve the proposed development; or, that adequate facilities can be provided in conjunction with project development. The Planning Commission and Development Review Board shall utilize any and all means to insure that all primary facilities are available and are adequately sized; and

Response: The Preliminary Development Plan compliance report and the plan sheets (see Notebook Section IV) demonstrate that the existing primary public facilities are available and can be provided in conjunction with the project. Section IIIC of this Notebook includes supporting utility and drainage reports. A Traffic Impact Analysis is attached in Notebook Section IVD.

- E. That the proposed development does not have a significant adverse effect upon Significant Resource Overlay Zone areas, an identified natural hazard, or an identified geologic hazard. When Significant Resource Overlay Zone areas or natural hazard, and/ or geologic hazard are located on or about the proposed development, the Planning Commission or Development Review Board shall use appropriate measures to mitigate and significantly reduce conflicts between the development and identified hazard or Significant Resource Overlay Zone; and

Response: The subject site does not include any areas within a Significant Resource Overlay Zone.

- F. That the applicant is committed to a development schedule demonstrating that the development of the property is reasonably expected to commence within two (2) years of the initial approval of the zone change; and

Response: The applicant is committed to a schedule demonstrating that the development of the subject property is reasonably expected to commence within two (2) years of the initial approval of the zone change.

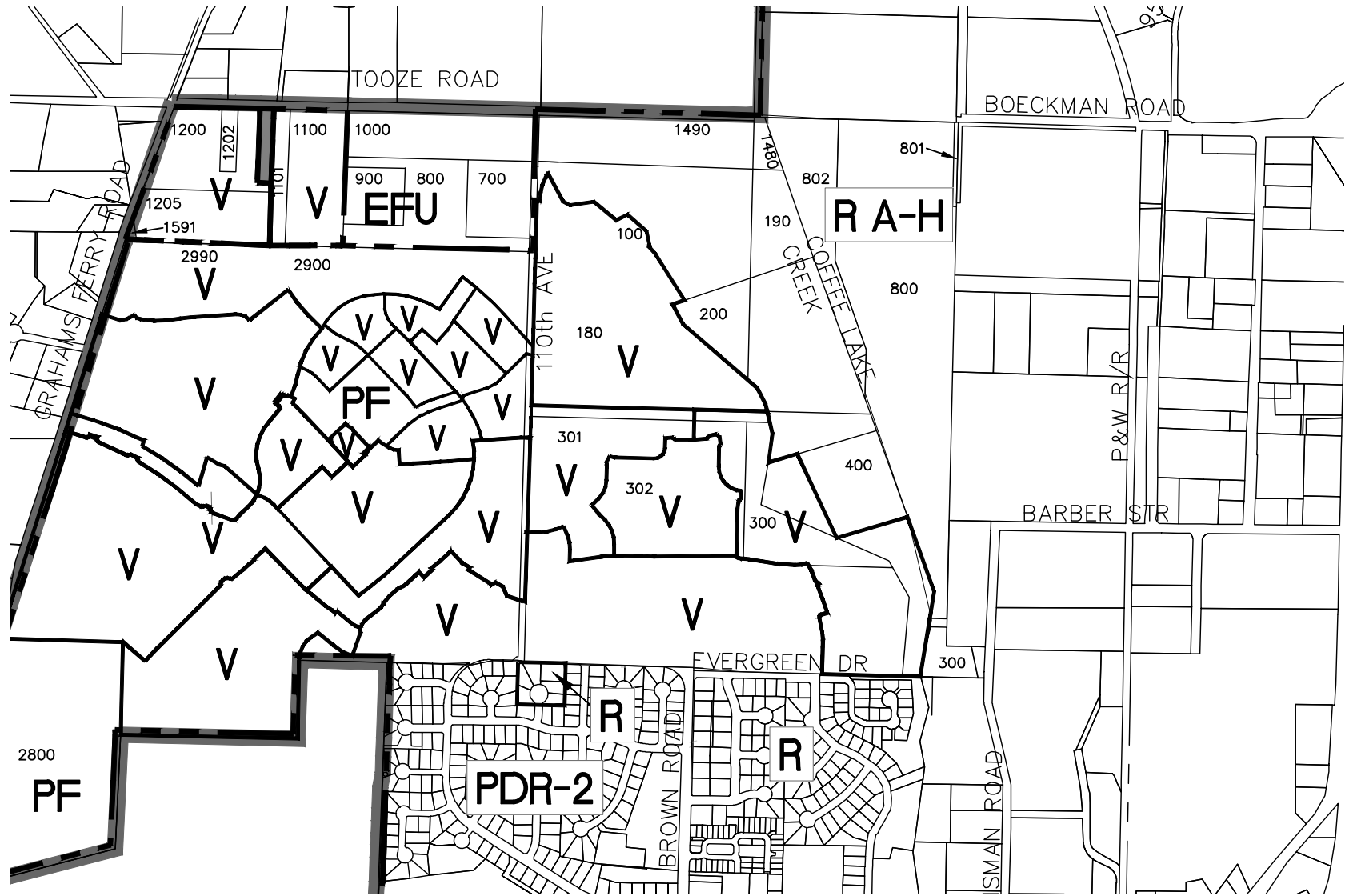
- G. That the proposed development and use(s) can be developed in compliance with the applicable development standards or appropriate conditions are attached to insure that the project development substantially conforms to the applicable development standards.

Response: The proposed development can be developed in compliance with the applicable development standards, as demonstrated by this report and the Preliminary Development Plan (Notebook Section IV) and Tentative Plat (Notebook Section V) applications.





III. PROPOSAL SUMMARY & CONCLUSION

This Supporting Compliance Report demonstrates compliance with the applicable requirements of the City of Wilsonville Planning & Land Development Ordinance for the requested Zone Change. Therefore, the applicant requests approval of this application.

VIB) Zone Change Map



LEGEND

-  SUBJECT AREA - PROPOSED VILLAGE (V) ZONE (1.00 AC)
-  ZONE LINE
-  EXISTING UGB
-  EXISTING CITY BOUNDARY
- PF** EXISTING ZONING DESIGNATION



1" = 1000'

PROPOSED ZONE MAP AMENDMENT

VIC) Legal Description & Sketch

EXHIBIT A



LEGAL DESCRIPTION

Zone Change
PDP 4N
Map 3S1W15 Tax Lot 1203

The land described in Document No. 73-30518, Clackamas County Deed Records, in the Northwest Quarter of Section 15, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, State of Oregon, more particularly described as follows:

BEGINNING at the most easterly Northeast corner of Tract "E", plat of "Calais at Villebois";

thence along the northerly line of said Tract "E", North 88°22'03" West, a distance of 89.82 feet to an angle point;

thence along the easterly plat line of said plat, North 02°14'46" East, a distance of 483.82 feet to the most northerly Northeast corner of said plat;

thence along the southerly Right-of-Way line of SW Tooze Road (County Road No. 355), South 88°34'09" East, a distance of 89.83 to the Northwest corner of Parcel 2, Partition Plat No. 1994-182;

thence along the westerly line of said Parcel 2, South 02°14'46" West, a distance of 484.14 feet to the POINT OF BEGINNING.

Containing 1.00 acres, more or less.

Basis of bearings being plat of "Calais at Villebois", Clackamas County Plat Records.

Property Vested in:

Jay R. Nims and Theresa C. Nims

Map 3S1W15 Tax Lot 1203

REGISTERED
PROFESSIONAL
LAND SURVEYOR

A handwritten signature in blue ink, appearing to read "T. Jansen".

OREGON
JULY 9, 2002
TRAVIS C. JANSEN
57751

RENEWS: 6/30/2017

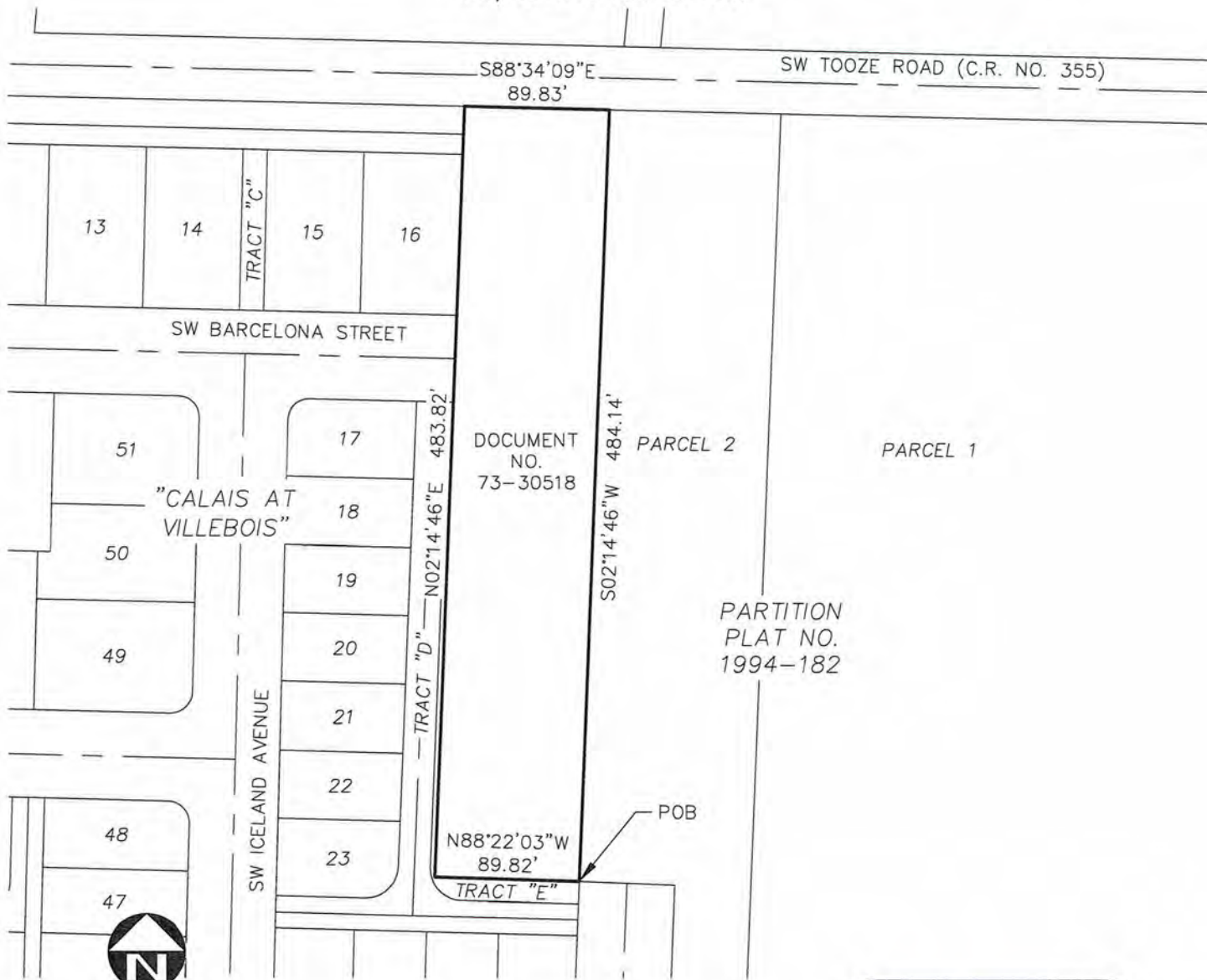
EXHIBIT B



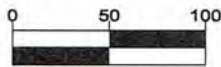
SKETCH TO ACCOMPANY LEGAL DESCRIPTION

Zone Change
PDP 4N

Map 3S1W15 Tax Lot 1203



SCALE



1 INCH = 100 FEET

Property Vested in:

Jay R. Nims and Theresa C. Nims

Map 3S1W15 Tax Lot 1203

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 9, 2002
TRAVIS C. JANSEN
57751

RENEWS: 6/30/2017

Section VII) Tree Removal Plan

VIIA) Supporting Compliance Report

**SUPPORTING COMPLIANCE REPORT
TYPE “C” TREE REMOVAL PLAN/PERMIT
PDP 4N**

SECTION VIIA

TABLE OF CONTENTS

I. WILSONVILLE PLANNING AND LAND DEVELOPMENT ORDINANCE 2
SECTION 4.610.10. STANDARDS FOR TREE REMOVAL, RELOCATION OR REPLACEMENT2
SECTION 4.610.40. TYPE C PERMIT4
SECTION 4.620.00. TREE RELOCATION, MITIGATION, OR REPLACEMENT.....6
SECTION 4.620.10. TREE PROTECTION DURING CONSTRUCTION.....8
SECTION 4.620.20. MAINTENANCE AND PROTECTION STANDARDS9
SECTION 4.640.00. APPLICATION REVIEW PROCEDURES.....9
II. CONCLUSION..... 9

I. WILSONVILLE PLANNING AND LAND DEVELOPMENT ORDINANCE

SECTION 4.610.10. STANDARDS FOR TREE REMOVAL, RELOCATION OR REPLACEMENT

(.01) Except where an application is exempt, or where otherwise noted, the following standards shall govern the review of an application for a Type A, B, C or D Tree Removal Permit:

- A. **Standard for the Significant Resource Overlay Zone.** The standard for tree removal in the Significant Resource Overlay Zone shall be that removal or transplanting of any tree is not inconsistent with the purposes of this chapter.

Response: PDP 4 North does not include areas within the Significant Resource Overlay Zone (SROZ).

- B. **Preservation and Conservation.** No development application shall be denied solely because trees grow on the site. Nevertheless, tree preservation and conservation as a principle shall be equal in concern and importance as other design principles.

Response: The design of this Preliminary Development Plan has taken into account the preservation of trees on site. The *Tree Plan* in Section VIIC shows the existing trees to be removed on site.

- C. **Development Alternatives.** Preservation and conservation of wooded areas and trees shall be given careful consideration when there are feasible and reasonable location alternatives and design options on-site for proposed buildings, structures or other site improvements.

Response: The preservation and conservation of trees on site was carefully considered during the planning for onsite improvements. The *Tree Plan*, shown in Section VIIC, depicts the trees that are to be removed and likely to be removed during construction due to homes, site improvements, street configurations, or due to tree condition.

- D. **Land Clearing.** Where the proposed activity requires land clearing, the clearing shall be limited to designated street rights-of-way and areas necessary for the construction of buildings, structures or other site improvements.

Response: The clearing of land will be limited to areas necessary for the construction of on site improvements. The *Grading and Erosion Control Plan* in Section IVB of the Notebook depicts the extent of grading activities proposed on the site.

- E. **Residential Development.** Where the proposed activity involves residential development, residential units shall, to the extent reasonably feasible, be designed and constructed to blend into the natural setting of the landscape.

Response: A Pattern Book was developed for the general design of residential structures within SAP - North. As guided by the Pattern Book, homes are designed to blend into the landscape as much as feasible. The design of homes within this phase

will be developed in accordance with the Pattern Book for SAP - North. This is assured through review of compliance with the Pattern Book at the time of Building Permit application.

F. Compliance with Statutes and Ordinances. The proposed activity shall comply with all applicable statutes and ordinances.

Response: The development in PDP 4N will comply with all applicable statutes and ordinances.

G. Relocation or Replacement. The proposed activity shall include necessary provisions for tree relocation or replacement, in accordance with WC 4.620.00, and the protection of those trees that are not removed, in accordance with WC 4.620.10.

Response: No relocation of trees is proposed. Tree replacement will occur in accordance with the necessary provisions from WC 4.620.00 and WC 4.620.10, as addressed below. As shown in the Tree Report prepared by Morgan Holen, certified arborist (see Section VIIB), the tree mitigation proposed with the planting of street trees and trees within park and open space areas exceeds the required amount of mitigation of one (1) tree replanted per each tree removed.

H. Limitation. Tree removal or transplanting shall be limited to instances where the applicant has provided completed information as required by this chapter and the reviewing authority determines that removal or transplanting is necessary based on the criteria of this subsection.

1. **Necessary for Construction.** Where the applicant has shown to the satisfaction of the reviewing authority that removal or transplanting is necessary for the construction of a building, structure or other site improvement and that there is no feasible and reasonable location alternative or design option on-site for a proposed building, structure or other site improvement; or a tree is located too close to an existing or proposed building or structures, or creates unsafe vision clearance.
2. **Disease, Damage, or Nuisance, or Hazard.** Where the tree is diseased, damaged, or in danger of falling, or presents a hazard as defined in WC 6.208, or is a nuisance as defined in WC 6.200 it seq., or creates unsafe vision clearance as defined in this code.
3. **Interference.** Where the tree interferes with the healthy growth of other trees, existing utility service or drainage, or utility work in a previously dedicated right-of-way, and it is not feasible to preserve the tree on site.
4. **Other.** Where the applicant shows that tree removal or transplanting is reasonable under the circumstances.

Response: Morgan Holen, certified arborist, has prepared a Tree Report (see Notebook Section VIIB) for PDP 4 North. The attached Tree Report includes a tree inventory, which indicates the tree common name and species name, DBH, condition, and recommended treatment (i.e. retain or remove). The determination to remove trees was based upon an assessment of what trees were necessary to remove due to the poor or hazardous health of the tree, whether or not they interfered with the

health of other tree, whether it interfered with street configurations, and whether removal is necessary for utility work or the construction of residential dwellings. A listing of all the trees to be removed is included in the attached Tree Report (see Section VIIB).

I. Additional Standards for Type C Permits.

1. **Tree Survey.** For all site development applications reviewed under the provisions of Chapter 4 Planning and Zoning, the developer shall provide a Tree Survey before site development as required by WC 4.610.40 , and provide a Tree Maintenance and Protection Plan, unless specifically exempted by the Planning Director or DRB, prior to initiating site development.

Response: The *Tree Plan* (see Notebook Section VIIC) and the Tree Report (see Notebook Section VIIB) provide a tree survey with the location, species and health of each tree in the PDP area.

2. **Platted Subdivisions.** The recording of a final subdivision plat whose preliminary plat has been reviewed and approved after the effective date of Ordinance 464 by the City and that conforms with this subchapter shall include a Tree Survey and Maintenance and Protection Plan, as required by this subchapter, along with all other conditions of approval.

Response: The final subdivision plat will include this information, as necessary.

3. **Utilities.** The City Engineer shall cause utilities to be located and placed wherever reasonably possible to avoid adverse environmental consequences given the circumstances of existing locations, costs of placement and extensions, the public welfare, terrain, and preservation of natural resources. Mitigation and/or replacement of any removed trees shall be in accordance with the standards of this subchapter.

Response: The *Composite Utility Plans* for the site have been designed to minimize the impact upon the environment to the extent feasible given existing conditions. These plans can be seen in Section IVB of this Notebook. Any trees to be removed due to the placement of utilities will be replaced and/or mitigated in accordance with the provisions in this subchapter.

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

Response: This application requests a Type C Tree Removal Permit; therefore this standard is not applicable.

SECTION 4.610.40. TYPE C PERMIT

- (.01) Approval to remove any trees on property as part of a site development application may be granted in a Type C permit. A Type C permit application shall be reviewed by the standards of the subchapter and all applicable review criteria of Chapter 4. Application of the standards of this section

shall not result in a reduction of square footage or loss of density, but may require an applicant to modify plans to allow for buildings of greater height. If an applicant proposes to remove trees and submits a landscaping plan as part of a site development application, an application for a Tree Removal Permit shall be included. The Tree Removal Permit application will be reviewed in the Stage II development review process, and any changes made that affect trees after Stage II review of a development application shall be subject to review by DRB. Where mitigation is required for tree removal, such mitigation may be considered as part of the landscaping requirements as set forth in this Chapter. Tree removal shall not commence until approval of the required Stage II application and the expiration of the appeal period following that decision. If a decision approving a Type C permit is appealed, no trees shall be removed until the appeal has been settled.

Response: This application includes a request for approval of a Type “C” Tree Removal Plan for approval by the Development Review Board so that a Tree Removal Permit may be issued. Proposed tree removal is identified on the *Tree Plan* (see Notebook Section VIIC).

(.02) The applicant must provide ten copies of a Tree Maintenance and Protection Plan completed by an arborist that contains the following information:

A. A plan, including a topographical survey bearing the stamp and signature of a qualified, registered professional containing all the following information:

1. Property Dimensions. The shape and dimensions of the property, and the location of any existing and proposed structure or improvement.

2. Tree Survey. The survey must include:

a) An accurate drawing of the site based on accurate survey techniques at a minimum scale of one inch (1”) equals one hundred feet (100’) and which provides a) the location of all trees having six inches (6”) or greater d.b.h. likely to be impacted, b) the spread of canopy of those trees, c) the common and botanical name of those trees, and d) the approximate location and name of any other trees on the property.

b) A description of the health and condition of all trees likely to be impacted on the site property. In addition, for trees in a present or proposed public street or road right-of-way that are described as unhealthy, the description shall include recommended actions to restore such trees to full health. Trees proposed to remain, to be transplanted or to be removed shall be so designated. All trees to remain on the site are to be designated with metal tags that are to remain in place throughout the development. Those tags shall be numbered, with the numbers keyed to the tree survey map that is provided with the application.

- c) Where a stand of twenty (20) or more contiguous trees exist on a site and the applicant does not propose to remove any of those trees, the required tree survey may be simplified to accurately show only the perimeter area of that stand of trees, including its drip line. Only those trees on the perimeter of the stand shall be tagged, as provided in “b”, above.
 - d) All Oregon white oaks, native yews, and any species listed by either the state or federal government as rare or endangered shall be shown in the tree survey.
3. **Tree Protection.** A statement describing how trees intended to remain will be protected during development, and where protective barriers are necessary, that they will be erected before work starts. Barriers shall be sufficiently substantial to withstand nearby construction activities. Plastic tape or similar forms of markers do not constitute “barriers”.
 4. **Easements and Setbacks.** Location and dimension of existing and proposed easements, as well as all setback required by existing zoning requirements.
 5. **Grade Changes.** Designation of grade proposed for the property that may impact trees.
 6. **Cost of Replacement.** A cost estimate for the proposed tree replacement program with a detailed explanation including the number, size, and species.
 7. **Tree Identification.** A statement that all trees being retained will be identified by numbered metal tags, as specified in subsection “A,” above in addition to clear identification on construction documents.

Response: The *Tree Plan* (see Notebook Section VIIC) identifies trees proposed for removal. The *Tree Plan* provides information required by WC 4.610.40(.02). In addition, Morgan Holen, certified arborist, has prepared a Tree Report (see Notebook Section VIB) that provides information required by WC 4.610.40(.02).

SECTION 4.620.00. TREE RELOCATION, MITIGATION, OR REPLACEMENT

(.01) Requirement Established. A Type B or C Tree Removal Permit grantee shall replace or relocate each removed tree having six (6) inches or greater d.b.h. within one year of removal.

Response: No relocation of trees is proposed. Tree replacement will occur in accordance with the necessary provisions from WC 4.620.00 and WC 4.620.10. The tree mitigation proposed with the planting of street trees and trees within park and open space areas complies with the required amount of mitigation.

(.02) Basis For Determining Replacement. The permit grantee shall replace removed trees on a basis of one (1) tree replaced for each tree removed. All replacement trees must measure two inches (2”) or more in diameter. Alternatively, the Planning Director or Development Review board may

require the permit grantee to replace removed trees on a per caliper inch basis, based on a finding that the large size of the trees being removed justifies an increase in the replacement trees required. Except, however, that the Planning Director or Development Review Board may allow the use of replacement Oregon white oaks and other uniquely valuable trees with a smaller diameter.

Response: The attached Tree Report (see Notebook Section VIIB), prepared by Morgan Holen, certified arborist, includes mitigation analysis for planting replacement trees. Trees to be removed will be replaced in accordance with this criterion.

(.03) Replacement Tree Requirements. A mitigation or replacement tree plan shall be reviewed by the City prior to planting and according to the standards of this subsection.

- A. Replacement trees shall have shade potential or other characteristics comparable to the removed trees, shall be appropriately chosen for the site from an approved tree species list supplied by the City, and shall be state Department of Agriculture nursery Grade No. 1 or better.
- B. Replacement trees must be staked, fertilized and mulched, and shall be guaranteed by the permit grantee or the grantee's successors-in-interest for two (2) years after the planting date.
- C. A "guaranteed" tree that dies or becomes diseased during that time shall be replaced.
- D. Diversity of tree species shall be encouraged where trees will be replaced, and diversity of species shall also be maintained where essential to preserving a wooded area or habitat.

Response: The attached Tree Report (see Notebook Section VIIB), prepared by Morgan Holen, includes mitigation analysis for planting replacement trees. All trees to be planted will meet the requirements of this standard.

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

Response: All trees to be planted will meet the requirements of this standard.

(.05) Replacement Tree Location.

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

Response: Trees will be replaced on-site within the same general area as the trees removed. Tree replacement areas are shown on the *Street Tree / Lighting Plan* (see Notebook Section IVB).

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

Response: All trees removed will be replaced within PDP 4 North on a one-for-one basis. Therefore, payment to the City Tree Fund is not necessary.

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

Response: No exception to the tree replacement requirements is requested with this application.

SECTION 4.620.10. TREE PROTECTION DURING CONSTRUCTION

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

- A. All trees required to be protected must be clearly labeled as such.
- B. **Placing Construction Materials Near Tree.** No person may conduct any construction activity likely to be injurious to a tree designated to remain, including, but not limited to, placing solvents, building material, construction equipment, or depositing soil, or placing irrigated landscaping, within the drip line, unless a plan for such construction activity has been approved by the Planning Director or Development Review Board based upon the recommendations of an arborist.
- C. **Attachments to Trees During Construction.** Notwithstanding the requirement of WC 4.620.10(1)(A), no person shall attach any device or wire to any protected tree unless needed for tree protection.
- D. **Protective Barrier.** Before development, land clearing, filling or any land alteration for which a Tree Removal Permit is required, the developer shall erect and maintain suitable barriers as identified by an arborist to protect remaining trees. Protective barriers shall remain in place until the City authorizes their removal or issues a final certificate of occupancy, whichever occurs first. Barriers shall be sufficiently substantial to withstand nearby construction activities. Plastic Tape or similar forms of markers do not constitute “barriers”. The most appropriate and protective barrier shall be

utilized. Barriers are required for all trees designated to remain, except in the following cases.

1. Rights-of-ways and Easements.
2. Any property area separate from the construction or land clearing area onto which no equipment may venture.

Response: The tree being retained on site will be protected to the greatest extent possible during construction as described in the attached Tree Report (see Notebook Section VB). Additional details about tree protection during construction will be provided with the construction drawings.

SECTION 4.620.20. MAINTENANCE AND PROTECTION STANDARDS

(.01) The following standards apply to all activities affecting trees, including, but not limited to, tree protection as required by a condition of approval on a site development application brought under this chapter or as required by an approved Tree Maintenance and Protection Plan.

- A. Pruning activities shall be guided by the most recent version of the ANSI 300 Standards for Tree, Shrub and Other Woody Plant Maintenance.
- B. Topping is prohibited
 1. Exception from this section may be granted under a Tree Removal Permit if necessary for utility work or public safety.

Response: The attached Tree Report (see Notebook Section VIIB) addresses tree protection standards. If pruning or topping is determined to be necessary in the future, it will occur in accordance with WC 4.620.20.

SECTION 4.640.00. APPLICATION REVIEW PROCEDURES

(.03) Reviewing Authority

- B. Type C. Where the site is proposed for development necessitating site plan review or plat approval by the Development Review Board, the Development Review Board shall be responsible for granting or denying the application for a Tree Removal Permit, and that decision may be subject to affirmance, reversal or modification by the City Council, if subsequently reviewed by the Council.

Response: This application includes *Tree Plans*, located in Notebook Section VIIC for review by the Development Review Board. The Applicant is requesting that the Development Review Board approve this plan so that a Tree Removal Permit may be issued.

II. CONCLUSION

This Supporting Compliance Report demonstrates compliance with the applicable criteria of the City of Wilsonville Land Development Ordinance for the requested review of the Type “C” Tree Removal Plan and Permit. Therefore, the applicant respectfully requests approval of this application.

VIIB) Tree Report

**PDP 4N Calais East at Villebois – Wilsonville, Oregon
Tree Maintenance and Protection Plan
November 17, 2015**

MHA15085

Purpose

This Tree Maintenance and Protection Plan for the PDP 4N Calais East at Villebois project located in Wilsonville, Oregon, is provided pursuant to City of Wilsonville Development Code, Section 4.610.40. This arborist report describes the existing trees located on the project site, as well as recommendations for tree removal, retention, mitigation, and protection. This report is based on observations made by International Society of Arboriculture (ISA) Certified Arborist and Qualified Tree Risk Assessor Morgan Holen (PN-6145A) during a site visit conducted on November 13, 2015.

Scope of Work and Limitations

Morgan Holen & Associates, LLC, was contracted by Polygon Northwest Company to visually assess existing trees measuring six inches in diameter and larger in terms of general condition and suitability for preservation with development, and to develop a tree maintenance and protection plan for the project. The site is planned for residential development. A site plan was provided by Pacific Community Design illustrating the location of trees and tree survey point numbers, and potential construction impacts.

Visual Tree Assessment (VTA¹) was performed on individual trees located across the site. Trees were evaluated in terms species, size, general condition, and potential construction impacts, and treatment recommendations include retain or remove. Following the inventory fieldwork, we coordinated with Pacific Community Design to discuss and finalize treatment recommendations based on the proposed site plan.

The client may choose to accept or disregard the recommendations contained herein, or seek additional advice. Neither this author nor Morgan Holen & Associates, LLC, have assumed any responsibility for liability associated with the trees on or adjacent to this site.

General Description

The PDP 4N Calais East at Villebois project site is located along the south side of Tooze Road just east of the Calais subdivision and includes tax lots 1100, 1101, and 1203. Tax lots 1100 and 1101 are primarily large open fields with existing trees located in the northwest corner and tax lot 1203 has an existing single family residential home with landscape trees scattered around the house. In all, 29 trees measuring 6-inches and larger in diameter were inventoried including 15 different species. Table 1 provides a summary of the count of existing trees by species. A complete description of individual trees is provided in the enclosed tree data.

¹ Visual Tree Assessment (VTA): The standard process of visual tree inspection whereby the inspector visually assesses the tree from a distance and up close, looking for defect symptoms and evaluating overall condition and vitality.

Table 1. Count of Trees by Species – PDP 4N Calais East at Villebois, Wilsonville, Oregon.

Common Name	Species Name	Quantity	Percent
Alaska yellow cedar	<i>Chamaecyparis nootkatensis</i>	4	14%
Austrian pine	<i>Pinus nigra</i>	3	10%
bigleaf maple	<i>Acer macrophyllum</i>	1	3%
blue spruce	<i>Picea pungens</i>	1	3%
European white birch	<i>Betula pendula</i>	2	7%
fruit	unknown	8	28%
Hinoki cypress	<i>Chamaecyparis obtusa</i>	1	3%
Japanese maple	<i>Acer japonicum</i>	1	3%
Norway maple	<i>Acer platanoides</i>	1	3%
plum	<i>Prunus</i> spp.	2	7%
Port-Orford-cedar	<i>Chamaecyparis lawsoniana</i>	1	3%
red maple	<i>Acer rubrum</i>	1	3%
red oak	<i>Quercus rubra</i>	1	3%
scots pine	<i>Pinus sylvestris</i>	1	3%
western redcedar	<i>Thuja plicata</i>	1	3%
Total		29	100%

*Total may not sum to 100% due to rounding.

Tree Plan Recommendations

As described in the enclosed tree data, individual trees were assigned a general condition rating as defined by the Villebois Specific Area Plan Community Elements Book:

- D: Dead Condition
- P: Poor Condition
- M: Moderate Condition
- G: Good Condition
- I: Important Condition

Note that none of the inventoried trees are classified as dead. Of the 29 inventoried trees:

- Two are in poor condition, including a plum (*Prunus* spp.) with two 12-inch diameter codominant stems and advanced trunk decay, and a 6-inch diameter invasive European white birch (*Betula pendula*) that is overcrowded by adjacent trees;
- 15 are in moderate condition, including three 14- to 20-inch diameter Austrian pines (*Pinus nigra*) with codominant stems and structural defects, one 14-inch diameter invasive European white birch that has been generally well-maintained as a small ornamental tree, seven fruit trees with decay and structural defects, one codominant stem plum with poor structure and some included bark, one red maple (*Acer rubrum*) with 6-, 9-, and 12-inch diameter codominant stems just above ground level with some included bark and a seam in the juncture, a 12-inch diameter scots pine (*Pinus sylvestris*) with a one-sided crown and lean, and one 12-inch diameter western redcedar (*Thuja plicata*) with chlorotic foliage;

- 11 are in good condition, including four Alaska yellow cedars (*Chamaecyparis nootkatensis*) measuring 7- to 11-inches in diameter, one 6-inch diameter Hinoki cypress (*Chamaecyparis obtusa*), and one 14-inch diameter Port-Orford-cedar (*Chamaecyparis lawsoniana*) all with no major defects, a 19-inch diameter blue spruce (*Picea pungens*) with moderate structure and codominant leaders, one small fruit tree relatively better than the other inventoried fruit trees, a multi-stem Japanese maple (*Acer palmatum*) that has been well-maintained, a 24-inch diameter invasive Norway maple (*Acer platanoides*), and a 39-inch diameter bigleaf maple (*Acer macrophyllum*) with moderate structure that is surrounded by asphalt; and
- One red oak (*Quercus rubra*) classified as important, measuring 52-inches in diameter with multiple large diameter scaffold branch attachments at about 14-feet up the main trunk that appear stable and some mistletoe in the crown, but no major defects.

Of the 29 inventoried trees, 28 are recommended for removal for the purposes of construction, including new streets, building lots, and other grading for site improvements. However, the large red oak classified as important is planned for retention. A Tree Preservation Plan prepared by Pacific Community Design is attached. Table 2 provides a summary of the count of trees by general condition rating and treatment recommendation.

Table 2. Count of Trees by Treatment Recommendation and General Condition Rating.

Treatment Recommendation	General Condition Rating					Total
	D	P	M	G	I	
Retain	0	0	0	0	1	1 (3%)
Remove	0	2	15	11	0	28 (97%)
Total	0 (0%)	2 (7%)	15 (52%)	11 (38%)	1 (3%)	29 (100%)

Tree protection fencing should be established at the dripline along the west, south and east sides of the red oak adjacent to the project site. Tree 70005, a fruit tree in moderate condition will be removed within the protection zone and tree 70000, the bigleaf maple, will be removed directly adjacent to the protection zone; removal of these two stumps should be monitored by the project arborist in order to provide on-the-ground recommendations to minimize underground disturbance where the roots of the trees to be removed are potentially interconnected with the roots of the protected red oak.

Otherwise, the only encroachment proposed within the red oak tree protection zone is for sidewalk construction. The contractor should coordinate with the project arborist prior to opening the protection fencing for sidewalk construction and work beneath the dripline should be monitored and documented by the project arborist. The sidewalk should be built up from the existing grade to avoid root zone excavation and a modified profile is recommended (refer to recommendations for “Surfacing” in the *Tree Protection Standards* section of this report for additional information).

Future street improvements north of the red oak will also require special consideration to assure protection for this tree; Morgan Holen & Associates, LLC, prepared a report for the City of Wilsonville dated December 13, 2014 which provides arborist recommendations for tree protection as it relates to street improvements.

Mitigation Requirements

All 29 inventoried trees are 6-inches or larger in diameter, including one tree planned for retention with protection during construction and 28 trees planned for removal. Removal of these 28 trees requires mitigation per Section 4.620.00; removed trees shall be replaced on a basis of one tree planted for each tree removed. Therefore, 28 trees measuring at least 2-inch in diameter shall be planted as mitigation for tree removal.

Tree Protection Standards

The red oak tree designated for retention will need special consideration to assure its protection during construction. We recommend a preconstruction meeting with the owner, contractors, and project arborist to review tree protection measures and address questions or concerns on site. Tree protection measures include:

- **Fencing.** Trees to remain on site shall be protected by installation of tree protection fencing to prevent injury to tree trunks or roots, or soil compaction within the root protection area, which generally coincides with tree driplines. Fences shall be 6-foot high steel on concrete blocks or orange plastic construction fencing on metal stakes. The project arborist shall determine the exact location and type of tree protection fencing. Trees located more than 30-feet from construction activity shall not require fencing.
- **Tree Protection Zone.** Without authorization from the Project Arborist, none of the following shall occur beneath the dripline of any protected tree:
 1. Grade change or cut and fill;
 2. New impervious surfaces;
 3. Utility or drainage field placement;
 4. Staging or storage of materials and equipment; or
 5. Vehicle maneuvering.

Root protection zones may be entered for tasks like surveying, measuring, and, sampling. Fences must be closed upon completion of these tasks.

- **Pruning.** Pruning may be needed to provide for overhead clearance and to remove dead and defective branches for safety. The project arborist can help identify where pruning is necessary once trees recommended for removal have been removed and the site is staked and prepared for construction. Tree removal and pruning shall be performed by a Qualified Tree Service.
- **Excavation.** Excavation beneath the dripline of protected trees shall be avoided if alternatives are feasible. Otherwise, the project arborist shall provide on-site consultation during all excavation activities beneath the dripline of protected trees. Excavation immediately adjacent to roots larger than 2-inches in diameter within the root protection zone of retained trees shall be by hand or other non-invasive techniques to ensure that roots are not damaged. Where feasible, major roots shall be protected by tunneling or other means to avoid destruction or damage. Exceptions can be made if, in the opinion of the project arborist, unacceptable damage will not occur to the tree. Where soil grade changes affect the root protection area, the grade line should be meandered wherever practicable. This will require on-site coordination to ensure a reasonable balance between engineering, construction, and the need for tree protection.

- **Surfacing.** If surfacing is proposed beneath the dripline of protected trees, coordinate with the project arborist to provide recommendations for adjustments to protection fencing and to monitor construction in the tree protection zone. Avoid excavation and use a modified profile to build up from existing grade (Figure 1). The profile includes a layer of permeable geotextile fabric on the ground surface and clean crushed rock to raise the grade as needed. Surfacing may include asphalt, concrete, or other materials. If excavation is necessary, work shall be performed under arborist supervision.

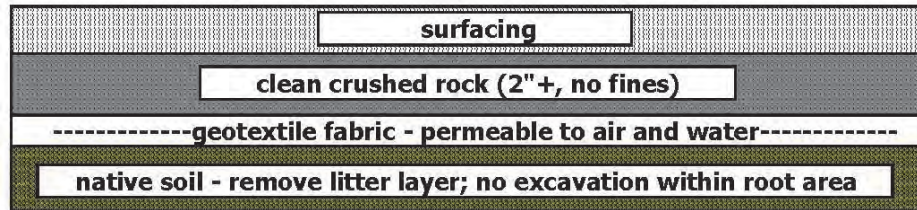


Figure 1. Sample profile for areas within Critical Root Zones. Depth of rock is dependent on grading. Technique based on best management practices.

- **Landscaping.** Following construction and where landscaping is desired, apply approximately 3-inches of mulch beneath the dripline of protected trees, but not directly against tree trunks. Shrubs and ground covers may be planted within tree protection areas. If irrigation is used, use drip irrigation only beneath the driplines of protected trees.
- **Quality Assurance.** The project arborist should supervise proper execution of this plan during construction activities that could encroach on retained trees. Tree protection site inspection monitoring reports should be provided to the Client and City on a regular basis throughout construction.

Thank you for choosing Morgan Holen & Associates, LLC, to provide consulting arborist services for the PDP 4N Calais East at Villebois project. Please contact us if you have questions or need any additional information.

Thank you,
Morgan Holen & Associates, LLC

Morgan E. Holen, Owner
ISA Certified Arborist, PN-6145A
ISA Tree Risk Assessment Qualified
Forest Biologist

Enclosures: Calais East - Tree Data 11-13-15
PDP 4N Calais East at Villebois – Tree Preservation Plan

No.	Common Name	Species Name	DBH*	C-Rad^	Cond [#]	Condition & Comments	Treatment
18413	Japanese maple	<i>Acer japonicum</i>	5,6	10	G	multi-stemmed ornamental tree	remove
18414	European white birch	<i>Betula pendula</i>	14	11	M	invasive species, well maintained as an ornamental tree	remove
18415	Alaska yellow cedar	<i>Chamaecyparis nootkatensis</i>	11	13	G	no major defects	remove
18416	blue spruce	<i>Picea pungens</i>	19	14	G	moderate structure, codominant leaders	remove
18417	Port-Orford-cedar	<i>Chamaecyparis lawsoniana</i>	14	14	G	no major defects	remove
18462	Norway maple	<i>Acer platanoides</i>	24	20	G	invasive species, multiple attachments at ~6'	remove
18463	European white birch	<i>Betula pendula</i>	6	10	P	invasive species, overcrowded by adjacent trees	remove
18464	scots pine	<i>Pinus sylvestris</i>	12	16	M	one-sided crown with lean to the S	remove
18465	Austrian pine	<i>Pinus nigra</i>	20	15	M	codominant leaders, one with a broken top, one-sided crown with lean to S	remove
18466	Austrian pine	<i>Pinus nigra</i>	2x14	15	M	codominant leaders with included bark, rope girdling one stem	remove
18467	Austrian pine	<i>Pinus nigra</i>	18	15	M	codominant leaders, crown asymmetry	remove
18471	plum	<i>Prunus spp.</i>	8,10,16	20	M	poor structure, some included bark, very one-sided to W	remove
18472	plum	<i>Prunus spp.</i>	2x12	9	P	poor structure, heavily pruned, advanced trunk decay	remove
18502	red maple	<i>Acer rubrum</i>	6,9,12	16	M	codominant stems just above ground level, some included bark, seam in juncture	remove
70000	bigleaf maple	<i>Acer macrophyllum</i>	39	16	G	multiple attachments at ~6', moderate crown structure, surrounded by asphalt	remove
70001	red oak	<i>Quercus rubra</i>	52	40	I	multiple large diameter scaffold branch attachments at ~14', some mistletoe	retain

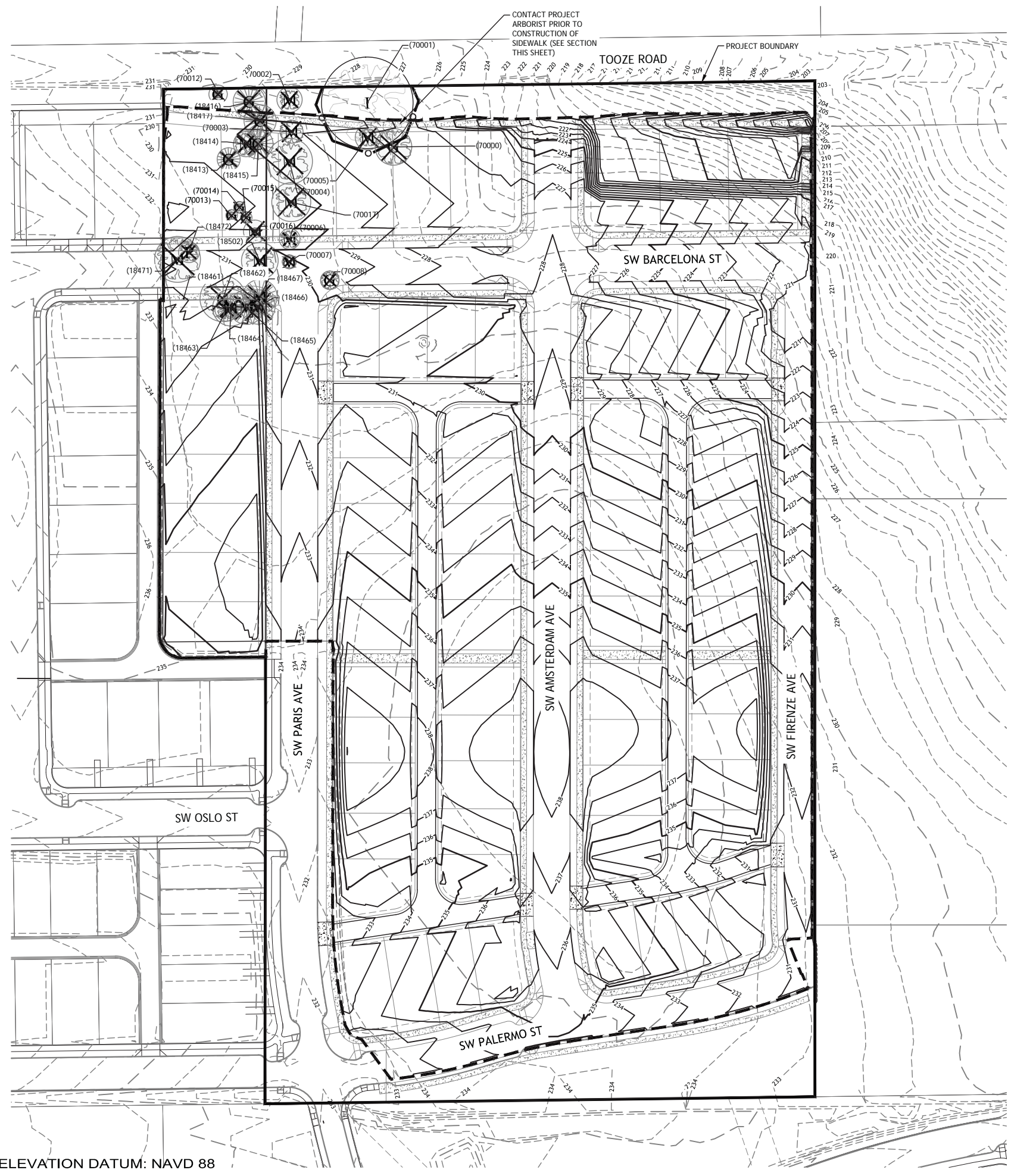
No.	Common Name	Species Name	DBH*	C-Rad [^]	Cond [#]	Condition & Comments	Treatment
70002	fruit	unknown	2x6	11	M	hollows with decay	remove
70003	fruit	unknown	8	10	M	poor structure	remove
70004	fruit	unknown	3x12,2x16	20	M	multiple attachments at ~3', poor structure, hollows with decay	remove
70005	fruit	unknown	5,2x6	11	M	poor structure, below dominant oak canopy	remove
70006	fruit	unknown	8	9	M	previous codominant stem failure, large open wound	remove
70007	fruit	unknown	6	6	M	few broken branches, some branch decay	remove
70008	fruit	unknown	3x6	8	G	codominant stems with included bark, slime flux	remove
70012	Hinoki cypress	<i>Chamaecyparis obtusa</i>	6	8	G	no major defects	remove
70013	Alaska yellow cedar	<i>Chamaecyparis nootkatensis</i>	7	5	G	no major defects	remove
70014	Alaska yellow cedar	<i>Chamaecyparis nootkatensis</i>	8	5	G	no major defects	remove
70015	Alaska yellow cedar	<i>Chamaecyparis nootkatensis</i>	9	5	G	no major defects	remove
70016	western redcedar	<i>Thuja plicata</i>	12	10	M	chlorotic foliage	remove
70017	fruit	unknown	14	17	M	decay	remove

*DBH: Diameter at Breast Height (measured 4.5-feet above ground level in inches); trees with multiple trunks splitting below DBH are measured separately and individual trunk measurements are separated by a comma, except multiple trunks of the same size are indicated as quantity x size

[^]C-Rad: Crown Radius, the distance from the center of the tree to the edge of the dripline (measured in feet)

[#]Condition Codes: I-Important; G-Good; M-Moderate; P-Poor

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ELEVATION DATUM: NAVD 88

LEGEND:

I	IMPORTANT
G	GOOD
M	MODERATE
P	POOR
NE	NOT EXAMINED
	EXISTING TREES TO REMAIN
	EXISTING TREES LIKELY TO BE REMOVED
	EXISTING TREES TO BE REMOVED
	TREE PROTECTION FENCING
	GRADING LIMITS

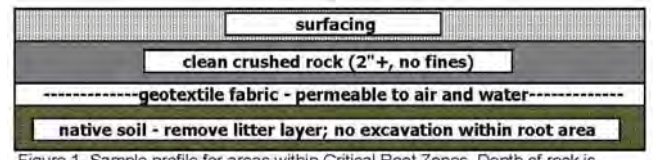
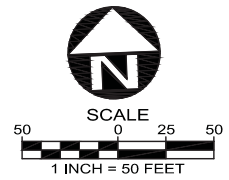


Figure 1 Sample profile for areas within Critical Root Zones. Depth of rock is dependent on grading. Technique based on best management practices.

SIDEWALK SECTION - MODIFIED PROFILE

NOTES

- ALL CONSTRUCTION AND GRADING WITHIN TREE PROTECTION ZONE IS TO BE COMPLETED UNDER DIRECT SUPERVISION OF PROJECT ARBORIST. CONTACT: MORGAN HOLEN. PHONE: 971-409-9354
1. STUMPS OF REMOVED TREES LOCATED WITHIN PROTECTION AREA FOR TREE 70001 SHOULD BE REMOVED UNDER ARBORIST SUPERVISION.
 2. COORDINATE WITH THE PROJECT ARBORIST PRIOR TO OPENING TREE PROTECTION FENCING FOR SIDEWALK CONSTRUCTION.



POLYGON NW COMPANY



GEODESIGN, INC

REVISIONS	
DATE	DESCRIPTION

**PDP 4N
CALAIS EAST
AT VILLEBOIS**

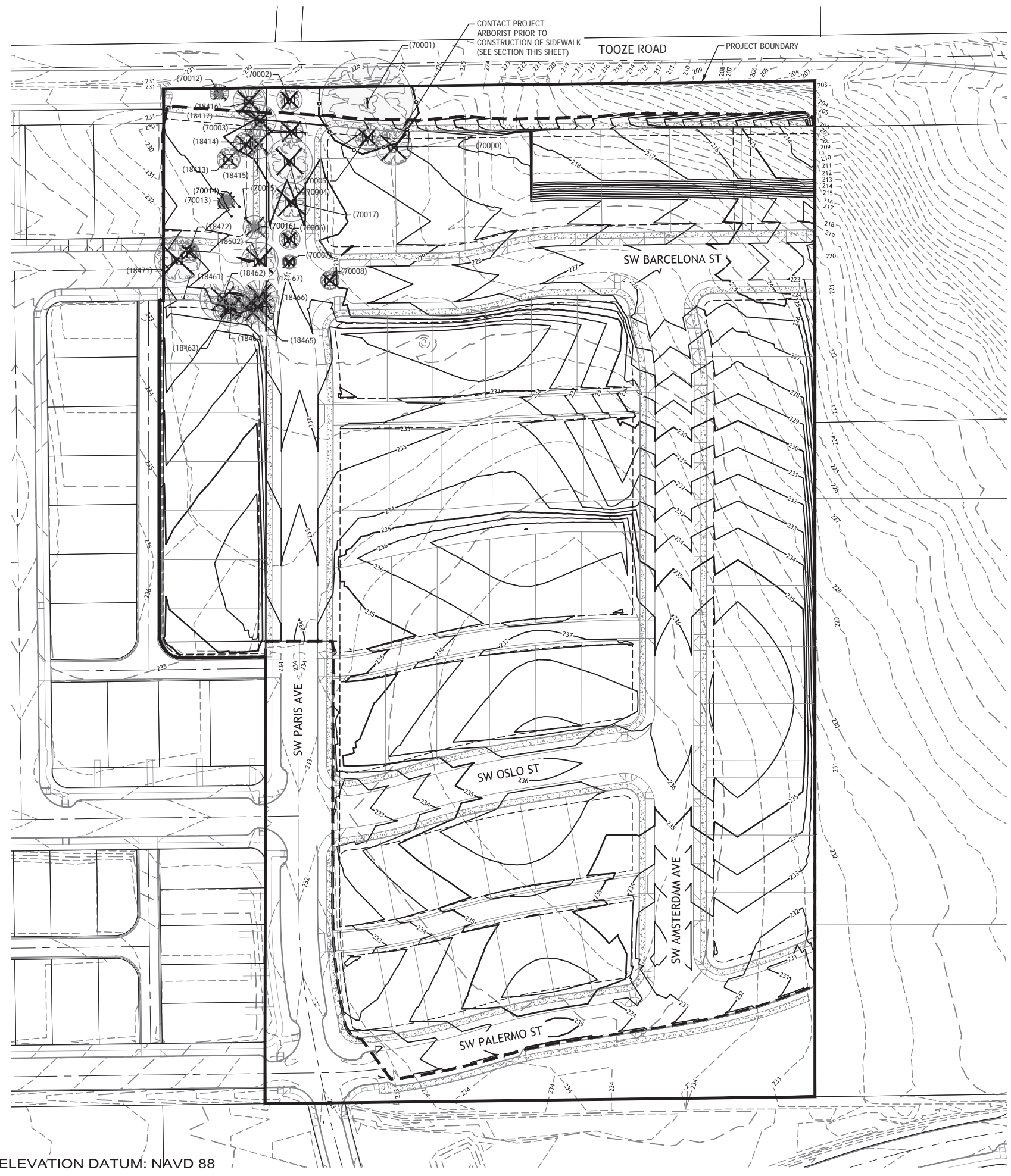
Preliminary
Development
Plan

**TREE
PRESERVATION
PLAN**

1ST SUBMITTAL DATE 11/13/2015

VIIC) Tree Preservation Plan

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ELEVATION DATUM: NAVD 88

LEGEND:

- I IMPORTANT
- G GOOD
- M MODERATE
- P POOR
- NE NOT EXAMINED
- (Tree symbol with circle) EXISTING TREES TO REMAIN
- (Tree symbol with cross-hatch) EXISTING TREES LIKELY TO BE REMOVED
- (Tree symbol with X) EXISTING TREES TO BE REMOVED
- (Dashed line) TREE PROTECTION FENCING
- (Dashed line) GRADING LIMITS

NOTES
 ALL CONSTRUCTION AND GRADING WITHIN TREE PROTECTION ZONE IS TO BE COMPLETED UNDER DIRECT SUPERVISION OF PROJECT ARBORIST. CONTACT: MORGAN HOLEN. PHONE: 503-646-4349

THE INTENT OF THE PLAN IS TO RETAIN AND INCORPORATE THE MAXIMUM QUANTITY OF TREES WITH IMPORTANT, GOOD, AND MODERATE CLASSIFICATIONS. THE FOLLOWING CLASSIFICATION SYSTEM WAS USED:

- CLASSIFICATION METHOD:
 TREES WERE RATED BASED ON THE FOLLOWING CONSIDERATIONS:
- HEALTH
 - SPECIES (NATIVES WITH HABITAT AND ECOSYSTEM VALUE)
 - COMPATIBILITY WITH DEVELOPMENT
 - FORM / VISUAL INTEREST / MATURE SIZE

TREES RANKED AS IMPORTANT WERE RATED HIGH IN ALL FOUR AREAS.

TREES IN THE GOOD CATEGORY HAD GOOD HEALTH AND WERE A DESIRABLE SPECIES, BUT HAD IRREGULAR FORM OR LESS COMPATIBILITY WITH DEVELOPMENT.

TREES IN THE MODERATE CATEGORY HAD GOOD TO MODERATE HEALTH AND FORM, BUT WERE A LESS DESIRABLE SPECIES OR MAY BE LESS COMPATIBLE WITH DEVELOPMENT.

TREES IN THE POOR CATEGORY HAD POOR HEALTH AND/OR SUBSTANTIAL DAMAGE.

NOTES:
 1. THE INFORMATION PROVIDED WITHIN THE PROJECT BOUNDARY IS BASED ON AN ON-SITE EVALUATION OF THE EXISTING TREES BY ARBORIST MORGAN HOLEN AND WAS PROVIDED IN A TREE REPORT DATE NOVEMBER 17, 2015 INCLUDED WITH THE APPLICATION MATERIALS.

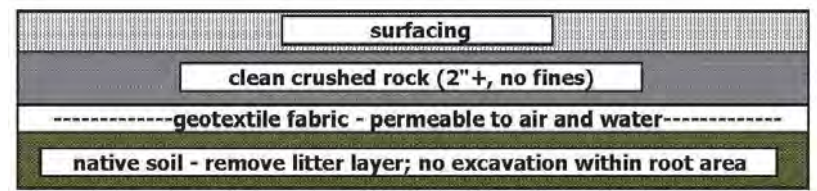
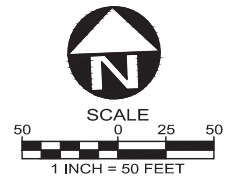


Figure 1. Sample profile for areas within Critical Root Zones. Depth of rock is dependent on grading. Technique based on best management practices.

SIDEWALK SECTION - MODIFIED PROFILE



POLYGON NW COMPANY



GEODESIGN, INC

REVISIONS	
DATE	DESCRIPTION

**PDP 4N
 CALAIS EAST
 AT VILLEBOIS**

Preliminary
 Development
 Plan

**TREE
 PLAN**

1ST SUBMITTAL DATE	11/13/2015
2ND SUBMITTAL DATE	12/14/2015
3RD SUBMITTAL DATE	1/26/2016

Section VIII) Final
Development Plan

VIIIA) Supporting Compliance Report

**SUPPORTING COMPLIANCE REPORT
FINAL DEVELOPMENT PLAN - 4 NORTH**

SECTION VIIIA

Table of Contents

I.	WILSONVILLE PLANNING & LAND DEVELOPMENT ORDINANCE.....	2
	SECTION 4.125. VILLAGE (V) ZONE.....	2
	GENERAL DEVELOPMENT REGULATIONS	6
	SECTION 4.154 ON-SITE PEDESTRIAN ACCESS AND CIRCULATION	6
	SECTION 4.156. SIGN REGULATIONS	8
	SECTION 4.176. LANDSCAPING, SCREENING & BUFFERING	8
	SECTION 4.177. STREET IMPROVEMENT STANDARDS	15
	SITE DESIGN REVIEW	15
	SECTION 4.400. PURPOSE.	15
	SECTION 4.421. CRITERIA AND APPLICATION OF DESIGN STANDARDS.	18
	SECTION 4.440. PROCEDURE.	20
	SECTION 4.450. INSTALLATION OF LANDSCAPING.	21
II.	CONCLUSION.....	22

I. WILSONVILLE PLANNING & LAND DEVELOPMENT ORDINANCE

SECTION 4.125. VILLAGE (V) ZONE

(.02) Permitted Uses

Examples of principle uses that typically permitted:

- H. Non-commercial parks, plazas, playgrounds, recreational facilities, community buildings and grounds, tennis courts, and other similar recreational and community uses owned and operated either publicly or by an owners association.

Response: The parks and open space areas include non-commercial parks to be owned and operated by a homeowners association. Therefore, proposed linear greens within PDP 4N are permitted.

(.07) General Regulations - Off-Street Parking, Loading & Bicycle Parking

Response: Amenities planned within PDP 4N linear greens do not require off-street parking. Therefore, this section does not apply. Across Palermo Street to the south of the site, is Trocadero Park, which includes bicycle parking.

(.08) Open Space.

Response: The PDP Compliance Report (see Notebook Section IVA) demonstrates parks and open space areas comprise approximately 33% of Villebois and that PDP 4N is consistent with SAP North. This FDP is submitted concurrently with PDP 4N, and is therefore consistent with the parks and open space area in PDP 4N.

(.09) Street and Access Improvement Standards.

Response: The Supporting Compliance Report for the PDP (see Notebook Section IVA) demonstrates that streets and access improvement standards are met. This code section does not apply to the proposed parks and open space areas, except to assure that vision clearance standards are met in proposed planting schemes for these areas. Proposed landscaping is sited to meet vision clearance standards (see Notebook Section VIII B).

(.10) Sidewalk and Pathway Improvement Standards.

Response: This code section refers directly to code Section 4.176, which is addressed in subsequent sections of this report.

(.11) Landscaping, Screening and Buffering

- A. Except as noted below, the provisions of Section 4.176 shall apply in the Village zone:
 - 1. Streets in the Village zone shall be developed with street trees as described in the Community Elements Book.

Response: The applicable provisions of Section 4.176 are addressed in the subsequent sections of this report. The PDP provides information regarding street trees for the proposed streets (see Notebook Section IV B). This FDP application

reflects the provision of street trees consistent with that shown in the PDP application.

(.12) Master Signage and Wayfinding

Response: The amended SAP North *Signage & Wayfinding Plan* indicates the provision of Secondary Site Identifiers at the site entrance from SW Tooze Road and SW Paris Avenue. The attached PDP plans (see Notebook Section IVB) and FDP plans (see Notebook Section VIIB) show provision of the ‘Secondary Site Identifiers’ with the future construction of the site entrance.

(.14) Design Standards Applying to the Village Zone

A. The following design standards implement the Design Principles found in (.13), above, and enumerate the architectural details and design requirements applicable to buildings and other features within the Village (V) zone. The Design Standards are based primarily on the features, types, and details of the residential traditions in the Northwest, but are not intended to mandate a particular style or fashion. All development within the Village zone shall incorporate the following:

2. Building and site design shall include:

b. Materials, colors and architectural details executed in a manner consistent with the methods included in an approved *Architectural Pattern Book*, *Community Elements Book* or approved *Village Center Design*.

Response: The materials proposed for the linear greens and streetscapes of the subject PDP are consistent with the approved *Community Elements Book* as shown in the FDP Approval Criteria section of this report.

f. The protection of existing significant trees as identified in an approved *Community Elements Book*.

Response: The majority of Phase 4 is pasture with trees concentrated around the northwestern area of the site. The locations of residential lots, street improvements, alleys, and utilities were generally planned within areas that are mostly open; however, the future Tooze Road improvements and the intersection improvements of Paris Avenue and Tooze Road impact the trees located within the northwest corner of the site.

g. A landscape plan in compliance with Sections 4.125(.07) and (.11), above.

Response: A detailed landscape plan is provided with this FDP application in accordance with the requirements of Section 4.125 (.07) and (.11), 4.176(.09), and 4.440(.01)B (see attached plans in Notebook Section VIIB).

3. Lighting and site furnishings shall be in compliance with the approved *Community Elements Book*.

Response: Lighting as identified in the approved *Community Elements Book* for SAP - North are addressed in the FDP Approval Criteria section of this report. The

FDP plans include the locations of mailbox kiosks (see Exhibit VIII B). Mailbox kiosks will be located and designed consistent with the amended SAP North *Community Elements Book*.

(.18) Village Zone Development Permit Process

L. Final Development Plan Approval Procedures (Equivalent to Site Design Review):

1. Unless an extension has been granted by the Development Review Board as enabled by Section 4.023, within two (2) years after the approval of a PDP, an application for approval of a FDP shall:
 - a. Be filed with the City Planning Division for the entire FDP, or when submission of the PDP in phases has been authorized by the development Review Board, for a phase in the approved sequence.
 - b. Be made by the owner of all affected property or the owner's authorized agent.
 - c. Be filed on a form prescribed by the City Planning Division and filed with said division and accompanied by such fee as the City Council may prescribe by resolution.
 - d. Set forth the professional coordinator and professional design team for the project.

Response: This application has been made by the owner and applicant of the affected property and has been filed on the prescribed form and accompanied by the prescribed fee (copies of the application form and fee payment are included in Notebook Sections IB and IC). The professional coordinator and professional design team for the project are listed in the Introductory Narrative (see Notebook Section IA).

M. FDP Application Submittal Requirements:

1. An application for approval of a FDP shall be subject to the provisions of Section 4.034.

Response: Section 4.034(.08), states that "Applications for development approvals within the Village zone shall be reviewed in accordance with the standards and procedures set forth in Section 4.125." The proposed FDP is reviewed in accordance with the standards and procedures set forth in Section 4.125, as demonstrated by this report.

N. FDP Approval Procedures

1. An application for approval of a FDP shall be subject to the provisions of Section 4.421.

Response: The provisions of Section 4.421 are addressed in the following sections of this report.

O. FDP Refinements to an Approved Preliminary Development Plan

Response: This FDP is submitted for review and approval concurrent with the PDP. Thus, the FDP is consistent with the PDP and does not propose any refinements or amendments to the PDP.

P. FDP Approval Criteria

1. An application for approval of a FDP shall be subject to the provisions of Section 4.421.

Response: The provisions of Section 4.421 are addressed in the following sections of this report.

2. An application for an FDP shall demonstrate that the proposal conforms to the applicable Architectural Pattern Book, Community Elements Book, Village Center Design and any other conditions of a previously approved PDP.

Response: This FDP addresses linear greens within PDP 4N. The *Architectural Pattern Book* is not applicable to this FDP because no architecture is proposed within the linear greens. The Village Center Design is not applicable as the FDP is outside the Village Center. The FDP is submitted for review and approval concurrent with the PDP; therefore, there are no conditions of a previously approved PDP that apply to this request. Conformance of the proposed FDP with the *Community Elements Book* for SAP - North Phase 4 is demonstrated as follows.

Applicable Requirement	Requirement Met?	Notes
Street Lighting	<input checked="" type="checkbox"/>	Lighting shown on attached plans is consistent with Lighting Master Plan, which has been updated with the SAP Amendment.
Curb Extensions	<input checked="" type="checkbox"/>	Will be developed with curb extensions shown on Curb Extension Concept Plan, which has been updated with the SAP Amendment.
Street Trees	<input checked="" type="checkbox"/>	Location and species of street trees shown on the attached plans are consistent with the updated Community Elements Book for SAP North.
Landscape Elements-Site Furnishings	<input type="checkbox"/>	No furnishings are proposed within the linear greens.
Tree Protection	<input checked="" type="checkbox"/>	All trees previously identified for protection continue to be protected.
Plant List	<input checked="" type="checkbox"/>	All plant materials listed on page L2 are on the Villebois plant list. No prohibited plants are proposed.

Address Overlay Areas	□	This area is not in the Village Center, this condition is not applicable.
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GENERAL DEVELOPMENT REGULATIONS

SECTION 4.154 ON-SITE PEDESTRIAN ACCESS AND CIRCULATION

(.02) On-site Pedestrian Access and Circulation

- i. The purpose of this section is to implement the pedestrian access and connectivity policies of the Transportation System Plan. It is intended to provide for safe, reasonably direct, and convenient pedestrian access and circulation.

Response: PDP 4N will be in compliance with Section 4.154 and provide for safe, reasonably direct, and convenient pedestrian access and circulation, as described below.

- ii. **Standards. Development shall conform to all the following standards:**
 - 1. **Continuous Pathway System. A pedestrian pathway system shall extend throughout the development site and connect to adjacent sidewalks, and to all future phases of the development, as applicable.**

Response: Pedestrian pathway systems (sidewalks) in PDP 4N extend throughout the development site and connect to adjacent sidewalks. Pathways exist to facilitate crossings throughout the middle of the site and future development to the east.

- 2. **Safe, Direct, and Convenient. Pathways within developments shall provide safe, reasonably direct, and convenient connections between primary building entrances and all adjacent parking areas, recreational areas/playgrounds, and public rights-of-way and crosswalks based on all of the following criteria:**

Response: Pathways provide safe, reasonably direct, and convenient connections between adjacent RP-5 to the south of the site. A pedestrian crossing is located on the intersection of SW Palermo Street and Amsterdam Avenue to provide a direct connection between PDP 4N and RP-5.

- a. **Pedestrian pathways area designed primarily for pedestrian safety and convenience, meaning they are free from hazards and provide a reasonably smooth and consistent surface.**

Response: Pedestrian pathways will be free from hazards and will provide a reasonably smooth and consistent surface.

- b. **The pathway is reasonably direct. A pathway is reasonably direct when it follows a route between destinations that does not involve a significant amount of unnecessary out-of-direction travel.**

Response: The pathways will be reasonably direct and will not involve a significant amount of unnecessary out-of-direction travel.

- c. The pathway connects to all primary building entrances and is consistent with the Americans with Disabilities Act (ADA) requirements.

Response: The pathways connect to the front of each home. Street adjacent sidewalks and pathways within parks are consistent with the Americans with Disabilities (ADA) requirements.

- d. All parking lots larger than three acres in size shall provide an internal bicycle and pedestrian pathway pursuant to Section 4.155(.03)(B.)(3.)(d.).

Response: There are no parking lots within PDP 4N; therefore this criteria is not applicable.

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

Response: Pedestrian pathways will be separated from the vehicle lane by a mountable curb.

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

Response: No crosswalks cross alleys or parking areas in PDP 4N; therefore, this criteria is not applicable.

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

Response: Primary pathways will be constructed of concrete that are at least five (5) feet in width.

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

Response: Pathways will be clearly marked with appropriate standard signs.

SECTION 4.156. SIGN REGULATIONS

Response: The amended SAP North *Signage & Wayfinding Plan* indicates the provision of two ‘Secondary Site Identifiers’ at the site entrance on Tooze Road and SW Paris Avenue. The attached PDP plans (see Notebook Section IVB) and FDP plans (see Notebook Section VIII B) show the provision of the ‘Secondary Site Identifiers’ with the future entrance construction.

SECTION 4.176. LANDSCAPING, SCREENING & BUFFERING

(.02) Landscaping and Screening Standards.

Response: Parks will be landscaped as illustrated on the FDP plans (see Notebook Section VIII B). Streets and public right-of-way improvements, including street trees, are reviewed with the PDP (see Notebook Section IV). This FDP consistently reflects street trees shown in the PDP.

(.03) Landscape Area.

Not less than fifteen percent (15%) of the total lot area, shall be landscaped with vegetative plant materials. The ten percent (10%) parking area landscaping required by section 4.155.03(B)(1) is included in the fifteen percent (15%) total lot landscaping requirement. Landscaping shall be located in at least three separate and distinct areas of the lot, one of which must be in the contiguous frontage area. Planting areas shall be encouraged adjacent to structures. Landscaping shall be used to define, soften or screen the appearance of buildings and off-street parking areas. Materials to be installed shall achieve a balance between various plant forms, textures, and heights. The installation of native plant materials shall be used whenever practicable.

Response: FDP plans (see Notebook Section VIII B) illustrate compliance with this standard with landscaping provided in parks and open spaces and along streets and lot frontages.

(.04) Buffering and Screening.

Additional to the standards of this subsection, the requirements of the Section 4.137.5 (Screening and Buffering Overlay Zone) shall also be applied, where applicable.

- A. All intensive or higher density developments shall be screened and buffered from less intense or lower density developments.
- 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.
- C. All exterior, roof and ground mounted, mechanical and utility equipment shall be screened from ground level off-site view from adjacent streets or properties.
- D. All outdoor storage areas shall be screened from public view, unless visible storage has been approved for the site by the

Development Review Board or Planning Director acting on a development permit.

- E. In all cases other than for industrial uses in industrial zones, landscaping shall be designed to screen loading areas and docks, and truck parking.
- F. In any zone any fence over six (6) feet high measured from soil surface at the outside of fenceline shall require Development Review Board approval.

Response: None of the above-listed areas or uses exist within the proposed parks. Therefore, no buffering or screening is required in relation to the FDP.

(.05) Sight-Obscuring Fence or Planting.

The use for which a sight-obscuring fence or planting is required shall not begin operation until the fence or planting is erected or in place and approved by the City. A temporary occupancy permit may be issued upon a posting of a bond or other security equal to one hundred ten percent (110%) of the cost of such fence or planting and its installation. (See Sections 4.400 to 4.470 for additional requirements.)

Response: No sight-obscuring fence or planting is required in this FDP area.

(.06) Plant Materials.

- A. **Shrubs and Ground Cover.** All required ground cover plants and shrubs must be of sufficient size and number to meet these standards within three (3) years of planting. Non-horticultural plastic sheeting or other impermeable surface shall not be placed under mulch. Surface mulch or bark dust are to be fully raked into soil of appropriate depth, sufficient to control erosion, and are confined to areas around plantings. Areas exhibiting only surface mulch, compost or barkdust are not to be used as substitutes for plants areas.
 - 1. **Shrubs.** All shrubs shall be well branched and typical of their type as described in current AAN Standards and shall be equal to or better than 2-gallon containers and 10” to 12” spread.

Response: As shown on the attached plans (see Notebook Section VIIIB) all shrubs will be equal to or better than 2-gallon size with a 10 to 12 inch spread. All shrubs will be well branched and typical of their type as described in current AAN standards.

- 2. **Ground cover.** Shall be equal to or better than the following depending on the type of plant materials used: Gallon containers spaced at 4 feet on center minimum, 4" pot spaced 2 feet on center minimum, 2-1/4" pots spaced at 18 inch on center minimum. No bare root planting shall be permitted. Ground cover shall be sufficient to cover at least

80% of the bare soil in required landscape areas within three (3) years of planting. Where wildflower seeds are designated for use as a ground cover, the City may require annual re-seeding as necessary.

Response: As shown on the attached plans (see Notebook Section VIII B) all ground covers will be at least 4" pots and spaced appropriately. These plants will be installed as required.

3. Turf or lawn in non-residential developments. Shall not be used to cover more than ten percent (10%) of the landscaped area, unless specifically approved based on a finding that, due to site conditions and availability of water, a larger percentage of turf or lawn area is appropriate. Use of lawn fertilizer shall be discouraged. Irrigation drainage runoff from lawns shall be retained within lawn areas.

Response: The subject FDP area is within a residential development; therefore this criterion does not apply.

4. Plant materials under trees or large shrubs. Appropriate plant materials shall be installed beneath the canopies of trees and large shrubs to avoid the appearance of bare ground in those locations.

Response: As shown on the attached plans (see Exhibit VIII B) appropriate plant materials will be installed beneath the canopies of trees and large shrubs. Areas that are not appropriate to plant beneath the canopies of existing trees will be mulched with bark.

- B. Trees. All trees shall be well-branched and typical of their type as described in current American Association of Nurserymen (AAN) Standards and shall be balled and burlapped. The trees shall be grouped as follows:

1. Primary trees which define, outline or enclose major spaces, such as Oak, Maple, Linden, and Seedless Ash, shall be a minimum of 2" caliper.
2. Secondary trees which define, outline or enclose interior areas, such as Columnar Red Maple, Flowering Pear, Flame Ash, and Honeylocust, shall be a minimum of 1-3/4" to 2" caliper.
3. Accent trees which, are used to add color, variation and accent to architectural features, such as Flowering Pear and Kousa Dogwood, shall be 1-3/4" minimum caliper.
4. Large conifer trees such as Douglas Fir or Deodar Cedar shall be installed at a minimum height of eight (8) feet.
5. Medium-sized conifers such as Shore Pine, Western Red Cedar or Mountain Hemlock shall be installed at a minimum height of five to six (5 to 6) feet.

Response: As shown on the attached plans (see Notebook Section VIII B), proposed tree species have been selected from the Villebois Plant List in the *Community Elements Book*. All proposed trees meet the minimum 2” caliper code requirement or the minimum height requirement for conifers as appropriate. All proposed trees will be well-branched, typical of their type as described in current AAN, and balled and burlapped.

- C. Where a proposed development includes buildings larger than twenty-four (24) feet in height or greater than 50,000 square feet in footprint area, the Development Review Board may require larger or more mature plant materials:

Response: This standard does not apply to the subject FDP as no buildings are proposed in the parks.

D. **Street Trees.**

Response: Review of streets and rights-of-way, including street trees, occurs with the PDP (see Section IV of this Notebook). Street trees shown in the plans for this FDP are consistent with those shown in the PDP application. Compliance with the Street Tree Master Plan is demonstrated in the PDP (Section IV of Notebook).

E. **Types of Plant Species.**

1. Existing landscaping or native vegetation may be used to meet these standards, if protected and maintained during the construction phase of the development and if the plant species do not include any that have been listed by the City as prohibited. The existing native and non-native vegetation to be incorporated into the landscaping shall be identified.

Response: As shown on the attached plans (see Exhibit VIII B), there are existing trees in the FDP area to be retained. The existing trees will be protected and maintained during the construction phase and are incorporated into the landscaping as appropriate.

2. Selection of plant materials. Landscape materials shall be selected and sited to produce hardy and drought-tolerant landscaping. Selection shall be based on soil characteristics, maintenance requirements, exposure to sun and wind, slope and contours of the site, and compatibility with other vegetation that will remain on the site. Suggested species lists for street trees, shrubs and groundcovers shall be provided by the City of Wilsonville.

Response: All proposed landscaping materials are selected from the Villebois Plant List in the *Community Elements Book*. Specific materials were selected to best meet the site characteristics of the subject property.

3. Prohibited plant materials. The City may establish a list of plants that are prohibited in landscaped areas. Plants may be prohibited because they are potentially damaging to

sidewalks, roads, underground utilities, drainage improvements, or foundations, or because they are known to be invasive to native vegetation.

Response: No plant materials listed as “Prohibited Plant Species” on the Villebois Plant List are included in the proposed landscaping.

F. Tree Credit.

Response: Tree credits are not applicable to this FDP application.

G. Exceeding Standards. Landscape materials that exceed the minimum standards of this Section are encouraged, provided that height and vision clearance requirements are met.

H. Compliance with Standards. The burden of proof is on the applicant to show that proposed landscaping materials will comply with the purposes and standards of this Section.

Response: The attached plans (see Notebook Section VIII B) and this report demonstrate that the proposed landscaping complies with the standards of the Wilsonville Development Code and the *Community Elements Book*.

(.07) Installation and Maintenance.

A. Installation. Plant materials shall be installed to current industry standards and shall be properly staked to assure survival. Support devices (guy wires, etc.) shall not be allowed to interfere with normal pedestrian or vehicular movement.

B. Maintenance. Maintenance of landscaped areas is the on-going responsibility of the property owner. Any landscaping installed to meet the requirements of this Code, or any condition of approval established by a City decision-making body acting on an application, shall be continuously maintained in a healthy, vital and acceptable manner. Plants that die are to be replaced in kind, within one growing season, unless appropriate substitute species are approved by the City. Failure to maintain landscaping as required in this Section shall constitute a violation of this Code for which appropriate legal remedies, including the revocation of any applicable land development permits, may result.

C. Irrigation. The intent of this standard is to assure that plants will survive the critical establishment period when they are most vulnerable due to a lack of watering and also to assure that water is not wasted through unnecessary or inefficient irrigation. Approved irrigation system plans shall specify one of the following:

1. A permanent, built-in, irrigation system with an automatic controller. Either a spray or drip irrigation system, or a combination of the two, may be specified.
2. A permanent or temporary system designed by a landscape architect licensed to practice in the State of Oregon,

sufficient to assure that the plants will become established and drought-tolerant.

3. Other irrigation system specified by a licensed professional in the field of landscape architecture or irrigation system design.
4. A temporary permit issued for a period of one year, after which an inspection shall be conducted to assure that the plants have become established. Any plants that have died, or that appear to the Planning Director to not be thriving, shall be appropriately replaced within one growing season. An inspection fee and a maintenance bond or other security sufficient to cover all costs of replacing the plant materials shall be provided, to the satisfaction of the Community Development Director. Additionally, the applicant shall provide the City with a written license or easement to enter the property and cause any failing plant materials to be replaced.

Response: Plants will be installed and maintained properly. A permanent-built-in irrigation system with an automatic controller will be installed underground to irrigate the proposed landscaping areas. Additional details about the irrigation system will be provided with construction plans.

- D. Protection. All required landscape areas, including all trees and shrubs, shall be protected from potential damage by conflicting uses or activities including vehicle parking and the storage of materials.

Response: The attached planting plans demonstrate that all landscape areas will be protected from potential damage by vehicle travel along streets and alleys.

(.08) Landscaping on Corner Lots.

All landscaping on corner lots shall meet the vision clearance standards of Section 4.177. If high screening would ordinarily be required by this Code, low screening shall be substituted within vision clearance areas. Taller screening may be required outside of the vision clearance area to mitigate for the reduced height within it.

Response: All landscaping at corners will meet the vision clearance standards of Section 4.177.

(.09) Landscape Plans.

Landscape plans shall be submitted showing all existing and proposed landscape areas. Plans must be drawn to scale and show the type, installation size, number and placement of materials. Plans shall include a plant material list. Plants are to be identified by both their scientific and common names. The condition of any existing plants and the proposed method of irrigation are also to be indicated. Landscape plans shall divide all landscape areas into the following categories based on projected water consumption for irrigation:

- A. High water usage areas (+/- two (2) inches per week): small convoluted lawns, lawns under existing trees, annual and perennial flower beds, and temperamental shrubs;
- B. Moderate water usage areas (+/- one (1) inch per week): large lawn areas, average water-using shrubs, and trees;
- C. Low water usage areas (Less than one (1) inch per week, or gallons per hour): seeded field grass, swales, native plantings, drought-tolerant shrubs, and ornamental grasses or drip irrigated areas.
- D. Interim or unique water usage areas: areas with temporary seeding, aquatic plants, erosion control areas, areas with temporary irrigation systems, and areas with special water-saving features or water harvesting irrigation capabilities.
These categories shall be noted in general on the plan and on the plant material list.

Response: The attached plans (see Notebook Section VIII B) include the required information listed in Section 4.176(.09).

(.10) Completion of Landscaping.

The installation of plant materials may be deferred for a period of time specified by the Board or Planning Director acting on an application, in order to avoid hot summer or cold winter periods, or in response to water shortages. In these cases, a temporary permit shall be issued, following the same procedures specified in subsection (.07)(C)(3), above, regarding temporary irrigation systems. No final Certificate of Occupancy shall be granted until an adequate bond or other security is posted for the completion of the landscaping, and the City is given written authorization to enter the property and install the required landscaping, in the event that the required landscaping has not been installed. The form of such written authorization shall be submitted to the City Attorney for review.

Response: The applicant does not anticipate deferring the installation of plant materials. Should it be necessary to defer installation of plant materials, the applicant will apply for a temporary permit.

(.11) Street Trees Not Typically Part of Site Landscaping.

Street trees are not subject to the requirements of this Section and are not counted toward the required standards of this Section. Except, however, that the Development Review Board may, by granting a waiver or variance, allow for special landscaping within the right-of-way to compensate for a lack of appropriate on-site locations for landscaping. See subsection (.06), above, regarding street trees.

Response: Street trees are not counted toward the required standards of this Section.

(.12) Mitigation and Restoration Plantings.

Response: The existing “Important” Tree will be retained. All trees shown as “likely to be removed,” will be removed. The PDP includes a concurrent Tree

Removal Plan (see Section VII of this Notebook) which addresses required tree mitigation.

SECTION 4.177. STREET IMPROVEMENT STANDARDS

(.01) Except as specifically approved by the Development Review Board, all street and access improvements shall conform to the Street System Master Plan, together with the following standards:

H. Access drives and lanes.

Response: The proposed parks are accessible from the adjacent street rights-of way and/or pathways as shown on the attached plans. All streets and alleys accommodate 2-way traffic.

I. Corner or clear vision area.

1. A clear vision area shall be maintained on each corner of property at the intersection of any two streets, a street and a railroad or a street and a driveway. No structures, plantings, or other obstructions that would impede visibility between the height of 3- inches and 10 feet shall be allowed within said area. Measurements shall be made from the top of the curb, or, when there is no curb, from the established street center line grade. However, the following items shall be exempt:
 - a. Light and utility poles with a diameter less than 12 inches.
 - b. An existing tree, trimmed to the trunk, 10 feet above the curb.
 - c. Official warning or street sign.
 - d. Natural contours where the natural elevations are such that there can be no cross-visibility at the intersection and necessary excavation would result in an unreasonable hardship on the property owner or deteriorate the quality of the site.

Response: Landscaping at the corners of the parks will be less than 30 inches in height to assure that visibility is not blocked.

SITE DESIGN REVIEW

SECTION 4.400. PURPOSE.

(.01) Excessive uniformity, inappropriateness or poor design of the exterior appearance of structures and signs and the lack of proper attention to site development and landscaping in the business, commercial, industrial and certain residential areas of the City hinders the harmonious development of the City, impairs the desirability of residence, investment or occupation in the City, limits the opportunity to attain the optimum use in value and improvements, adversely affects the stability and value of

property, produces degeneration of property in such areas and with attendant deterioration of conditions affecting the peace, health and welfare, and destroys a proper relationship between the taxable value of property and the cost of municipal services therefore.

Response: No buildings are proposed within park areas. The SAP North *Signage & Wayfinding Plan* indicates the provision of ‘Secondary Site Identifiers’ with the site entrance from SW Tooze Road and SW Paris Avenue, as well as the continuation of Enhanced Full View or Partial View Fence with Landscaping along SW Tooze Road. The attached PDP plans (see Notebook Section IVB) and FDP plans (see Notebook Section VIII B) show provision of the ‘Secondary Site Identifiers’ with the future entrance construction.

The proposed landscaping within the parks is designed in compliance with the standards for the rest of Villebois, so the entire development will have a cohesive, harmonious appearance, creating a desirable place of residence and adding to the overall quality of life in the City.

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

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

Response: The parks in the FDP area have been designed to assure proper functioning of the site and to maintain an aesthetically pleasing environment. The proposed landscaping and park design will add to the quality of the environment as well as the functioning of the site.

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

Response: The FDP includes landscaping as shown on the attached plans (see Notebook Section VIII B), which will enhance the visual environment of the site. Pedestrian connections to sidewalks, trails, and adjacent residences will be provided to enhance the site’s connectivity to surrounding uses.

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

Response: The FDP area will include landscaping as shown on the attached plans (see Notebook Section VIII B). Landscaping will consist of an appropriate mixture of ground cover, shrubs, and trees selected from the Villebois Plant List to create a harmonious appearance throughout the larger Villebois development. The proposed landscaping will contribute to an interesting and aesthetically appealing development.

- D. Conserve the City's natural beauty and visual character and charm by assuring that structures, signs and other improvements are properly related to their sites, and to surrounding sites and structures, with due regard to the aesthetic qualities of the natural**

terrain and landscaping, and that proper attention is given to exterior appearances of structures, signs and other improvements;

Response: The linear greens will incorporate landscaping that makes sense for a Pacific Northwest community, while matching the City's natural beauty and visual character.

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

Response: The design of the proposed mid-block crossings, landscaping, and linear greens, along with the pedestrian connections to adjacent residences and streets, will help to maintain the appeal of Villebois as a unique and attractive community in which to live, work, and recreate. Residents of Villebois will stimulate the local economy by opening new businesses and thus creating jobs and by spending money in existing businesses.

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

Response: The proposed linear greens will create neighborhood amenities that will help to maintain property values in this new community. A Home Owners Association will ensure that these areas are properly maintained over time.

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

Response: The process used to plan for Villebois incorporates a tiered system that originates at the *Villebois Village Master Plan*. The *Master Plan* shows how facilities, including parks and open space, are distributed and available to residents throughout Villebois.

Figure 5 - Parks & Open Space Plan of the *Master Plan* shows that approximately 33% of Villebois will be in parks and open space. Phase 4 North will add more linear greens and open space than originally shown for this area with SAP - North, as demonstrated in the PDP (see Section IV of this Notebook). This FDP is consistent with the PDP, SAP - North, and the *Villebois Village Master Plan*, and therefore, complies with this criterion.

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

Response: The *Villebois Village Master Plan* shows that the community will include a variety of housing options (living) and the Village Center will contain places for employment (working). This FDP shows a living environment in Phase 4 North that is enhanced by proximity to park and open space areas, such as Trocadero Park directly south of PDP 4N. Residents who will surround the parks and open spaces will provide on-going surveillance and control.

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

Response: The design of the Villebois Village has been created to develop a community that is truly unique. The City, as well as the Applicant, has been working in partnership with nearby residents, property owners, and local and regional governments to create a complete, livable, pedestrian-oriented community that will be an asset to the City of Wilsonville and Portland region. This partnership has generated citizen participation in the project and the unique design shall foster civic pride and community spirit amongst the residents of Villebois.

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

Response: The design of the Villebois Village revolves around three guiding principles: connectivity, diversity, and sustainability. These principles are intended to sustain the comfort, health, tranquility, and contentment of Villebois residents, while also promoting and protecting the peace, health and welfare of the City. *Connectivity* refers to creating connections between Villebois neighborhoods and between Villebois and other parts of the City and region for multiple modes of transportation. *Diversity* includes multiple choices of housing styles, housing affordability, recreation, employment, goods and services, and infrastructure for transportation. *Sustainability* involves the protection of natural resources and open space, energy conservation, and storm and rainwater management.

SECTION 4.421. CRITERIA AND APPLICATION OF DESIGN STANDARDS.

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

- A. **Preservation of Landscape.** The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soils

removal, and any grade changes shall be in keeping with the general appearance of neighboring developed areas.

Response: As shown in the attached plans (see Notebook Section VIII B), proposed plant materials are drawn from the Villebois Plant List, which includes native species, to ensure consistency of general appearance within the Villebois community.

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

Response: Chapter 3 of the *Villebois Village Master Plan* takes into account scenic views, topography, existing vegetation, and other natural features in the design and location of parks and open spaces in the Villebois development. The FDP area does not include any steep slopes, sensitive wildlife habitat areas, wetlands, SROZ areas, or flood plains. The proposed linear greens are in addition to the parks shown in the *Master Plan* and SAP North. Existing trees are maintained to the extent possible as reviewed in the concurrent PDP and Tree Removal Plan applications (see Sections IV and VII, respectively, of this Notebook).

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

Response: No driveways or parking areas are proposed or required with this FDP. The linear greens included in the FDP are all accessible from adjacent streets and pathways, as shown on the FDP plans (see Notebook Section VIII B).

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

Response: Surface water drainage is addressed in the PDP application (see Notebook Section IV). The FDP is consistent with grading and drainage shown in the PDP. This system has been carefully designed so as not to adversely affect neighboring properties.

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

Response: The PDP application addresses utility installation (see Notebook Section IV). The FDP is consistent with the PDP.

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

Response: No advertising features are proposed in this FDP.

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

Response: This FDP does not propose any exposed storage areas, exposed machinery installations, surface areas, truck loading areas, utility buildings and structures or other accessory areas and structures. Compliance with Section 4.176 is addressed earlier in this report.

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

Response: No accessory buildings or structures are proposed.

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

Response: Compliance with the purpose of Section 4.400 has been addressed earlier in this report.

SECTION 4.440. PROCEDURE.

- (.01) **Submission of Documents.**

A prospective applicant for a building or other permit who is subject to site design review shall submit to the Planning Department, in addition to the requirements of Section 4.035, the following:

- A. A site plan, drawn to scale, showing the proposed layout of all structures and other improvements including, where appropriate,

driveways, pedestrian walks, landscaped areas, fences, walls, off-street parking and loading areas, and railroad tracks. The site plan shall indicate the location of entrances and exits and direction of traffic flow into and out of off-street parking and loading areas, the location of each parking space and each loading berth and areas of turning and maneuvering vehicles. The site plan shall indicate how utility service and drainage are to be provided.

- B. A Landscape Plan, drawn to scale, showing the location and design of landscaped areas, the variety and sizes of trees and plant materials to be planted on the site, the location and design of landscaped areas, the varieties, by scientific and common name, and sizes of trees and plant materials to be retained or planted on the site, other pertinent landscape features, and irrigation systems required to maintain trees and plant materials. An inventory, drawn at the same scale as the Site Plan, of existing trees of 4" caliper or more is required. However, when large areas of trees are proposed to be retained undisturbed, only a survey identifying the location and size of all perimeter trees in the mass is necessary.
- C. Architectural drawings or sketches, drawn to scale, including floor plans, in sufficient detail to permit computation of yard requirements and showing all elevations of the proposed structures and other improvements as they will appear on completion of construction. Floor plans shall also be provided in sufficient detail to permit computation of yard requirements based on the relationship of indoor versus outdoor living area, and to evaluate the floor plan's effect on the exterior design of the building through the placement and configuration of windows and doors.
- D. A Color Board displaying specifications as to type, color, and texture of exterior surfaces of proposed structures. Also, a phased development schedule if the development is constructed in stages.
- E. A sign plan, drawn to scale, showing the location, size, design, material, color and methods of illumination of all exterior signs.
- F. The required application fee.

Response: Section VIIIB of this notebook includes FDP plans that meet the requirements of Section 4.440 (.01). A copy of the application fee submitted is included in Exhibit IB of this notebook.

SECTION 4.450. INSTALLATION OF LANDSCAPING.

(.01) All landscaping required by this section and approved by the Board shall be installed prior to issuance of occupancy permits, unless security equal to one hundred and ten percent (110%) of the cost of the landscaping as determined by the Planning Director is filed with the City assuring such installation within six (6) months of occupancy. "Security" is cash, certified check, time certificates of deposit, assignment of a savings account or such other assurance of completion as shall meet with the approval of the City Attorney. In such cases the developer shall also

provide written authorization, to the satisfaction of the City Attorney, for the City or its designees to enter the property and complete the landscaping as approved. If the installation of the landscaping is not completed within the six-month period, or within an extension of time authorized by the Board, the security may be used by the City to complete the installation. Upon completion of the installation, any portion of the remaining security deposited with the City shall be returned to the applicant.

Response: The applicant understands that they must provide a security to guarantee installation of the proposed landscaping.

(.02) Action by the City approving a proposed landscape plan shall be binding upon the applicant. Substitution of plant materials, irrigation systems, or other aspects of an approved landscape plan shall not be made without official action of the Planning Director or Development Review Board, as specified in this Code.

Response: The applicant understands that changes to the landscape plan included in this application cannot be made without official action of the Planning Director or the Development Review Board.

(.03) All landscaping shall be continually maintained, including necessary watering, weeding, pruning, and replacing, in a substantially similar manner as originally approved by the Board, unless altered with Board approval.

Response: The applicant understands that they are responsible for the ongoing maintenance of the proposed landscaping.

(.04) If a property owner wishes to add landscaping for an existing development, in an effort to beautify the property, the Landscape Standards set forth in Section 4.176 shall not apply and no Plan approval or permit shall be required. If the owner wishes to modify or remove landscaping that has been accepted or approved through the City's development review process, that removal or modification must first be approved through the procedures of Section 4.010.

Response: This FDP does not include the addition of landscaping for any existing development; therefore this criterion does not apply.

II. CONCLUSION

This Supporting Compliance Report demonstrates compliance with the applicable requirements of the City of Wilsonville Planning & Land Development Ordinance for the requested Final Development Plan. Therefore, the applicant requests approval of this application.

VIII B) Reduced Plans

PHASE 4 NORTH CALAIS EAST AT VILLEBOIS FINAL DEVELOPMENT PLAN

TL 1100,1101,8900, & 1203, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SECTION 15 W.M.
CITY OF WILSONVILLE, OREGON

APPLICANT:

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CONTACT: FRED GAST

PLANNER:

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CIVIL ENGINEER:

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CONTACT: JESSIE KING, PE

SURVEYOR:

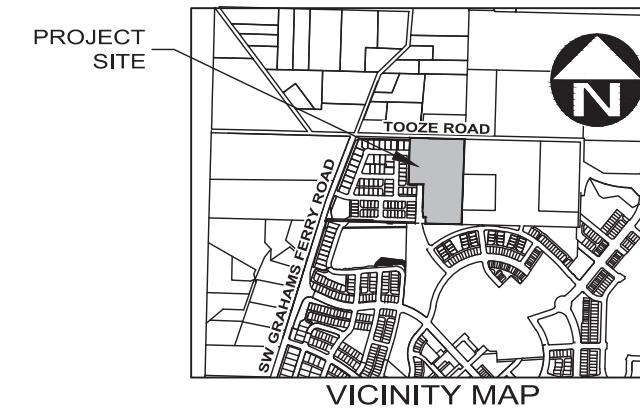
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12564 SW MAIN STREET
TIGARD, OR 97223
[P] 503-941-9484
CONTACT: TRAVIS JANSEN, PLS, PE

LANDSCAPE ARCHITECT:

PACIFIC COMMUNITY DESIGN, INC
12564 SW MAIN STREET
TIGARD, OR 97223
[P] 503-941-9484
CONTACT: KERRY LANKFORD, RLA, CLARB

GEOTECHNICAL ENGINEER:

GEODESIGN, INC.
15575 SW SEQUOIA PARKWAY, SUITE 100
PORTLAND, OR 97224
[P] 503-968-8787
CONTACT: SHAWN DIMKE, PE



UTILITIES & SERVICES:

WATER:	CITY OF WILSONVILLE
STORM:	CITY OF WILSONVILLE
SEWER:	CITY OF WILSONVILLE
POWER:	PORTLAND GENERAL ELECTRIC
GAS:	NORTHWEST NATURAL
FIRE:	TUALATIN VALLEY FIRE & RESCUE
POLICE:	CLACKAMAS COUNTY SHERIFF
SCHOOL:	WEST LINN / WILSONVILLE SCHOOL DISTRICT 3JT
PARKS:	CITY OF WILSONVILLE
PHONE:	FRONTIER
WASTE DISPOSAL:	UNITED DISPOSAL SERVICE
CABLE:	COMCAST

BENCHMARK:

OREGON STATE PLANE COORDINATE 5818 LOCATED IN MONUMENT BOX IN CENTERLINE OF TOOZE ROAD .2 MILES WEST OF 110TH.

ELEVATION DATUM: NAVD 88, ELEVATION = 202.991

SHEET INDEX:

- 1 COVER SHEET
- 2 SITE PLAN
- L1 STREET TREE PLAN
- L2 OPEN SPACE PLANTING PLAN
- L3 DETAILS

ELEVATION DATUM: NAVD 88



POLYGON NW COMPANY



GEODESIGN, INC

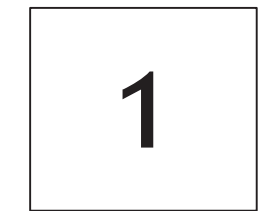
REVISIONS	
DATE	DESCRIPTION

PDP 4N
CALAIS EAST
AT VILLEBOIS

Final
Development
Plan

COVER
SHEET

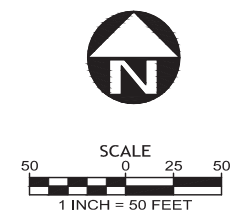
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2ND SUBMITTAL DATE	12/14/2015
3RD SUBMITTAL DATE	01/26/2016





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ELEVATION DATUM: NAVD 88



POLYGON NW COMPANY



GEODESIGN, INC

REVISIONS	
DATE	DESCRIPTION

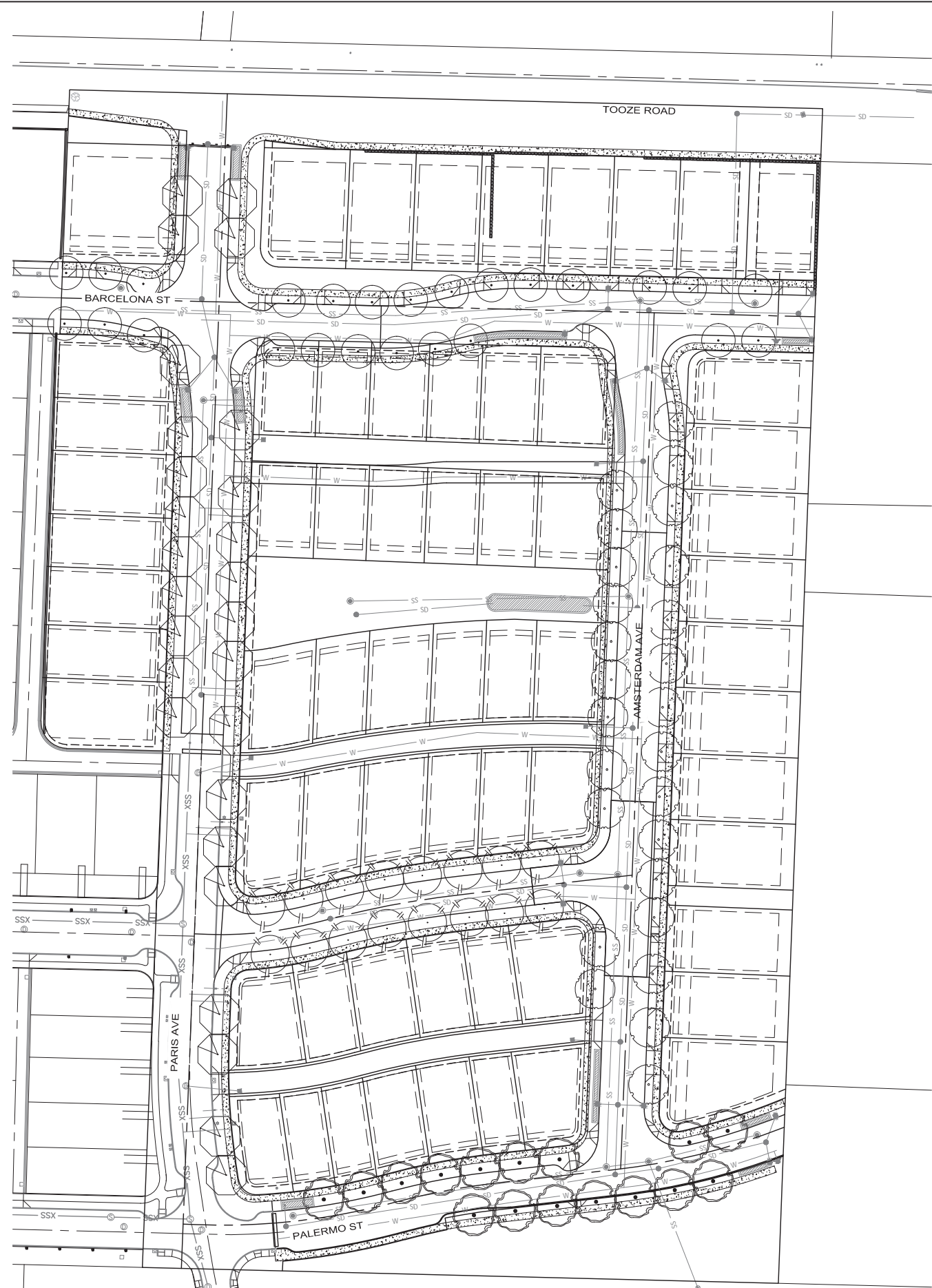
PDP 4N
CALAIS EAST
AT VILLEBOIS

Preliminary
Development
Plan

SITE
PLAN

1ST SUBMITTAL DATE	11/13/2015
2ND SUBMITTAL DATE	12/14/2015
3RD SUBMITTAL DATE	1/26/2016

2



1 STREET TREE PLAN

ELEVATION DATUM: NAVD 88

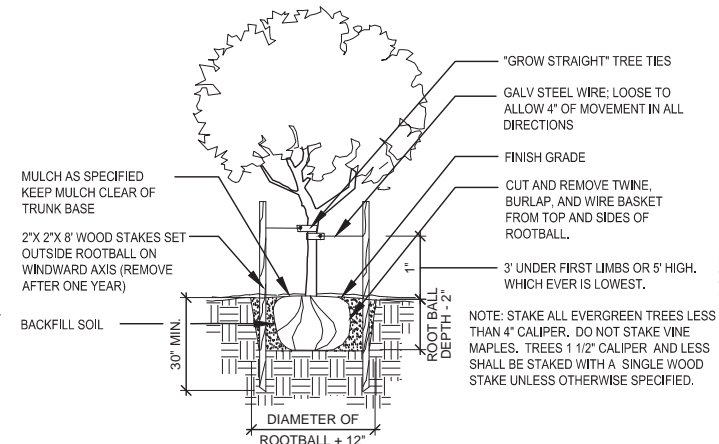
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STREET TREE LEGEND:

QTY.	SYMBOL	BOTANICAL NAME / Common Name	SIZE	SPACING
27		ACER x FREEMANII 'AUTUMN BLAZE' Autumn Blaze Maple	2" cal., B&B	30' o.c.
25		FAGUS SYLVATICA European Beech	2" cal., B&B	30' o.c.
16		QUERCUS ROBUR English Oak	2" cal., B&B	30' o.c.
26		CRATAEGUS VIRDIS 'WINTER KING' Winter King Hawthorne	2" cal., B&B	30' o.c.
16		ZELKOVA SERR. 'GREEN VASE' Green Vase Zelkova	2" cal., B&B	30' o.c.

GENERAL NOTES: LANDSCAPE PLAN

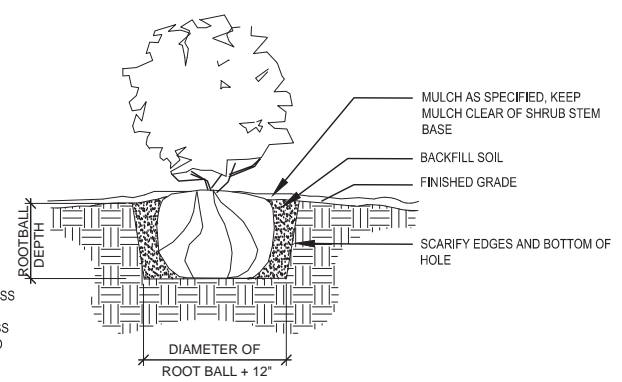
- THE CONTRACTOR SHALL VERIFY WITH OWNER AND UTILITY COMPANIES THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL DETERMINE IN THE FIELD THE ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL UTILITY PROTECTION SERVICE 72 HOURS PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
- CONTRACTOR TO REPORT ALL DAMAGES TO EXISTING CONDITIONS AND INCONSISTENCIES WITH PLANS TO ODR.
- ALL PLANT MASSES TO BE CONTAINED WITHIN A BARK MULCH BED, UNLESS NOTED OTHERWISE.
- BED EDGE TO BE NO LESS THAN 12" AND NO MORE THAN 18" FROM OUTER EDGE OF PLANT MATERIAL BRANCHING. WHERE GROUND-COVER OCCURS, PLANT TO LIMITS OF AREA AS SHOWN.
- CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL LANDSCAPE BEDS AND ALL LAWN AREAS.
- CONTRACTOR TO FINE GRADE AND ROCK-HOUND ALL TURF AREAS PRIOR TO SEEDING, TO PROVIDE A SMOOTH AND CONTINUAL SURFACE, FREE OF IRREGULARITIES (BUMPS OR DEPRESSIONS) & EXTRANEIOUS MATERIAL OR DEBRIS.
- QUANTITIES SHOWN ARE INTENDED TO ASSIST CONTRACTOR IN EVALUATING THEIR OWN TAKE-OFFS AND ARE NOT GUARANTEED AS ACCURATE REPRESENTATIONS OF REQUIRED MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS BID QUANTITIES AS REQUIRED BY THE PLANS AND SPECIFICATIONS. IF THERE IS A DISCREPANCY BETWEEN THE NUMBER LABELED ON THE PLANT TAG AND THE QUANTITY OF GRAPHIC SYMBOLS SHOWN, THE GRAPHIC SYMBOL QUANTITY SHALL GOVERN.
- COORDINATE LANDSCAPE INSTALLATION WITH INSTALLATION OF UNDERGROUND SPRINKLER AND DRAINAGE SYSTEMS.
- WITH THE EXCEPTION OF THOSE TREES INDICATED ON THE TREE REMOVAL PLAN, CONTRACTOR SHALL NOT REMOVE ANY TREES DURING CONSTRUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ODR. EXISTING VEGETATION TO REMAIN SHALL BE PROTECTED AS DIRECTED BY THE ODR.
- WHERE PROPOSED TREE LOCATIONS OCCUR UNDER EXISTING OVERHEAD UTILITIES OR CROWD EXISTING TREES, NOTIFY ODR TO ADJUST TREE LOCATIONS.
- LANDSCAPE MAINTENANCE PERIOD BEGINS IMMEDIATELY AFTER THE COMPLETION OF ALL PLANTING OPERATIONS AND WRITTEN NOTIFICATION TO THE ODR. MAINTAIN TREES, SHRUBS, LAWNS AND OTHER PLANTS UNTIL FINAL ACCEPTANCE OR 90 DAYS AFTER NOTIFICATION AND ACCEPTANCE, WHICHEVER IS LONGER.
- REMOVE EXISTING WEEDS FROM PROJECT SITE PRIOR TO THE ADDITION OF ORGANIC AMENDMENTS AND FERTILIZER. APPLY AMENDMENTS AND FERTILIZER PER THE RECOMMENDATIONS OF THE SOIL ANALYSIS FROM THE SITE.
- BACK FILL MATERIAL FOR TREE AND SHRUB PLANTING SHALL CONTAIN: ONE PART FINE GRADE COMPOST TO ONE PART TOPSOIL BY VOLUME, BONE MEAL PER MANUFACTURER'S RECOMMENDATION, AND SLOW RELEASE FERTILIZER PER MANUFACTURER'S RECOMMENDATION.
- GROUND COVERS AND PERENNIALS SHALL BE PLANTED WITH A MAXIMUM 2 INCH COVER OF BARK MULCH WITH NO FOLIAGE COVERED.
- CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FOR ALL PLANT MATERIAL SUBSTITUTIONS FROM THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. PLANT SUBSTITUTIONS WITHOUT PRIOR WRITTEN APPROVAL THAT DO NOT COMPLY WITH THE DRAWINGS AND SPECIFICATIONS MAY BE REJECTED BY THE LANDSCAPE ARCHITECT AT NO COST TO THE OWNER. THESE ITEMS MAY BE REQUIRED TO BE REPLACED WITH PLANT MATERIALS THAT ARE IN COMPLIANCE WITH THE DRAWINGS.
- ALL PLANT MATERIALS SHALL BE NURSERY GROWN WITH HEALTHY ROOT SYSTEMS AND FULL BRANCHING, DISEASE AND INSECT FREE AND WITHOUT DEFECTS SUCH AS SUN SCALD, ABRASIONS, INJURIES AND DISFIGUREMENT.
- ALL PLANT MATERIAL SHALL BE INSTALLED AT THE SIZE AND QUANTITY SPECIFIED. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR SUB-STANDARD RESULTS CAUSED BY REDUCTION IN SIZE AND/OR QUANTITY OF PLANT MATERIALS.



TREE STAKING DETAIL

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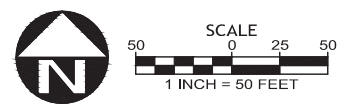
1
L1



SHRUB PLANTING DETAIL

SCALE: N.T.S.

2
L1



POLYGON NW COMPANY



GEODESIGN, INC

REVISIONS	
DATE	DESCRIPTION

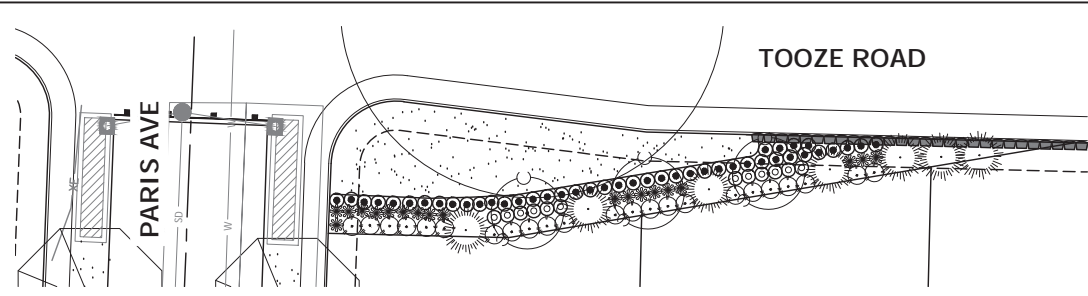
**PDP 4N
CALAIS EAST
AT VILLEBOIS**

Final
Development
Plan

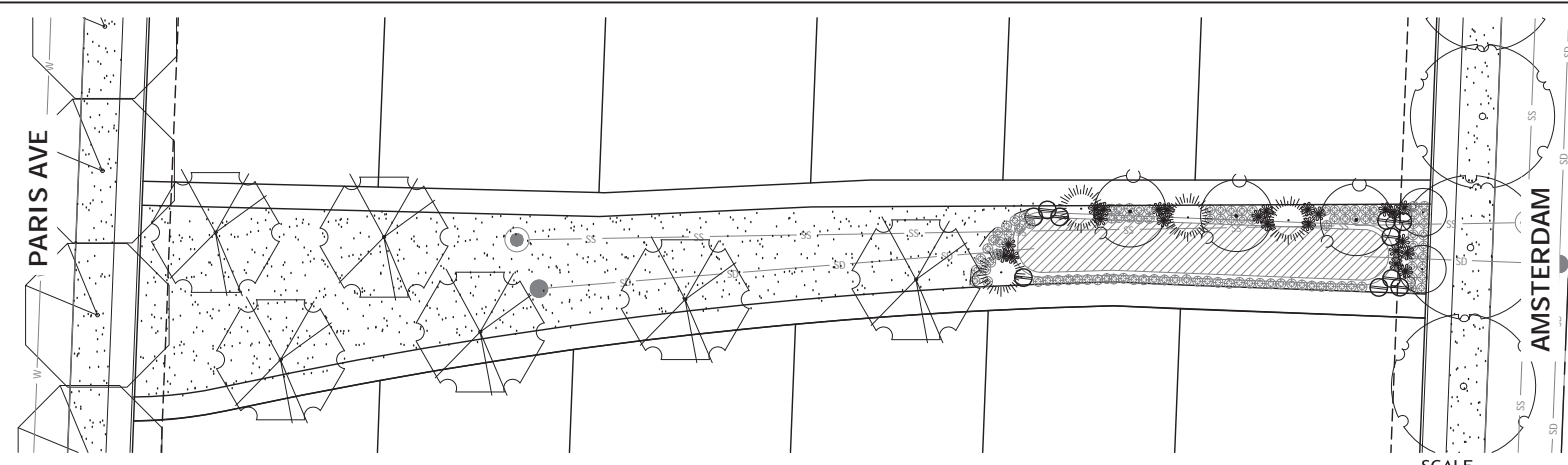
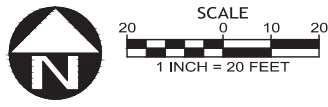
**STREET TREE
PLAN**

1ST SUBMITTAL DATE	11/13/2015
2ND SUBMITTAL DATE	12/14/2015
3RD SUBMITTAL DATE	01/26/2016

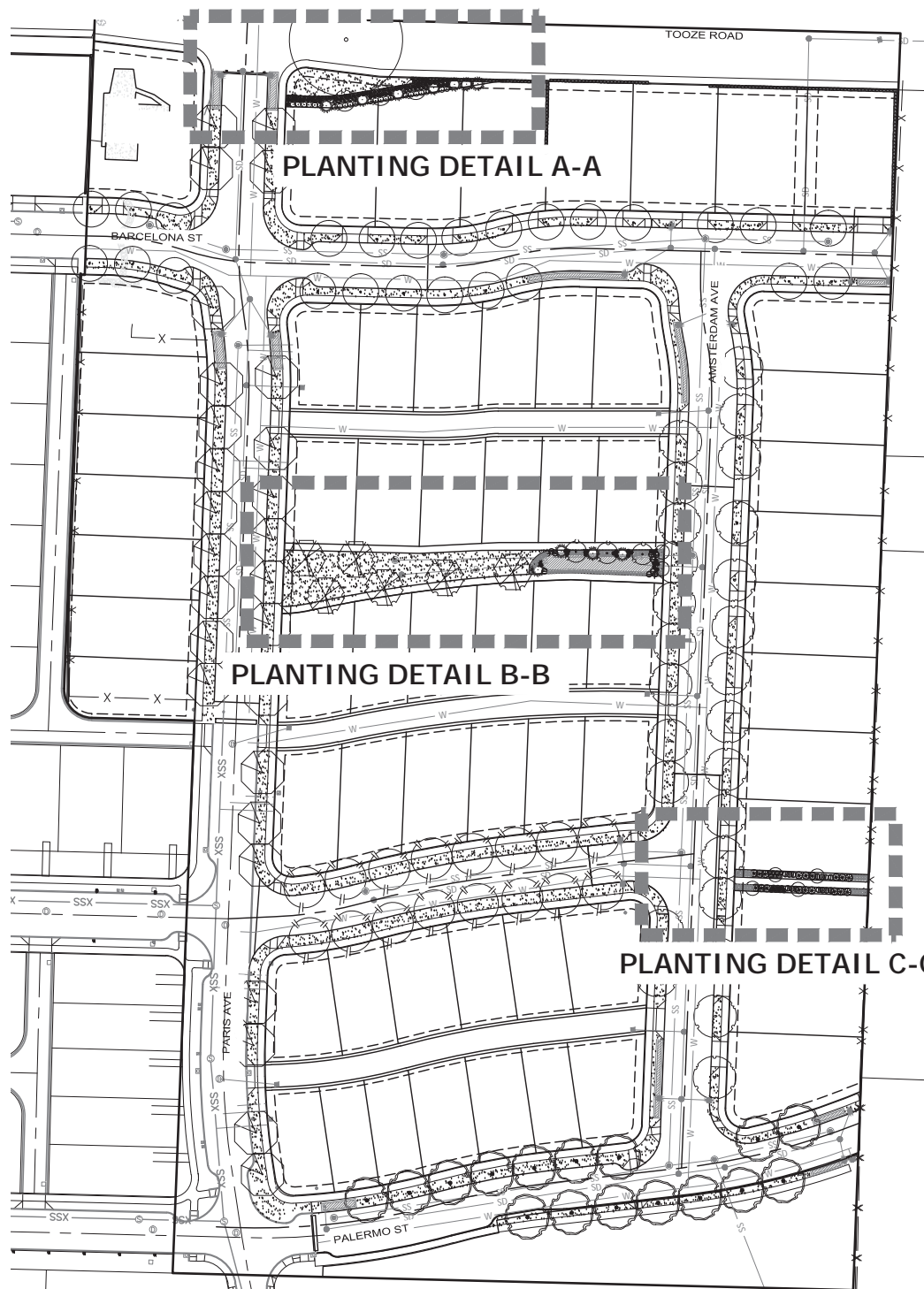




1 OPEN SPACE PLANTING DETAIL A-A



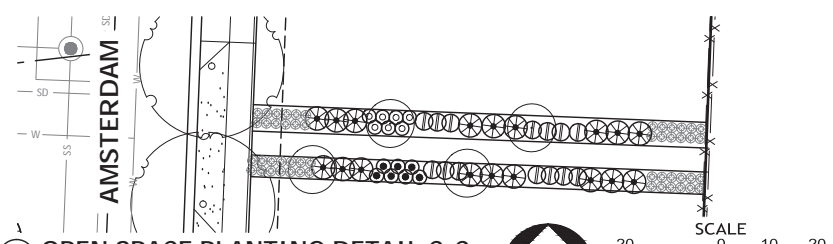
3 OPEN SPACE PLANTING DETAIL B-B



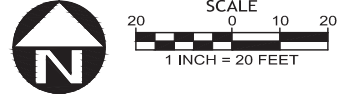
2 OPEN SPACE - PLANTING PLAN



ELEVATION DATUM: NAVD 88



4 OPEN SPACE PLANTING DETAIL C-C



PLANTING LEGEND

TREES

SYMBOL	CODE	QTY.	COMMON NAME / BOTANICAL NAME:	SIZE AND DESCRIPTION
	VM		VINE MAPLE / ACER CIRCINATUM:	8' HT., MULTI-TRUNK
	CS		INCENSE CEDAR / CALOEDRUS DECURRENS:	8' HT., B&B
	CP		CAPITAL SELECT FLOWERING PEAR / PYRUS CALLERYANA 'CAPITAL':	2" CAL., B&B
	RM		RED SUNSET MAPLE / ACER RUBRUM 'FRANKSRED':	2 CAL., B&B

SHRUBS

SYMBOL	CODE	QTY.	COMMON NAME / BOTANICAL NAME:	SIZE AND DESCRIPTION
	DBB		DWARF BURNING BUSH / EUONYMUS ALATA 'COMPACTA':	24" HT.
	DVB		DAVID VIBURNUM / VIBURNUM DAVIDII:	2 GAL.
	CPB		'CRIMSON PYGMY' BARBERRY / BERBERIS THUNBERGII 'CRIMSON PYGMY':	2 GAL.
	FFP		FOREST FLAME PIERIS / PIERIS JAPONICA 'FOREST FLAME':	24" HT.
	OLL		OTTO LUYKEN CHERRY LAUREL / PRUNUS LAUROCERASUS 'OTTO LUYKEN':	24-30"

ORNAMENTAL GRASSES

SYMBOL	CODE	QTY.	COMMON NAME / BOTANICAL NAME:	SIZE AND DESCRIPTION
	PFG		PURPLE FOUNTAIN GRASS / PENNISETUM SETACEUM 'RUBRUM':	2 GAL., 30" O.C.
	DFG		DWARF FOUNTAIN GRASS / PENNISETUM ALOPECUROIDES 'HAMELN':	1 GAL., 18" O.C.

LAWN AND GROUND COVER

SYMBOL	CODE	QTY.	COMMON NAME / BOTANICAL NAME:	SIZE AND DESCRIPTION
	LAWN		PRO-TIME 309 (SUPREME MIX) GRASS SEED BY HOBBS AND HOPKINS, LTD.	AT A RATE OF 8LBS/1000 SQUARE FEET.

NOTE:
1) LANDSCAPE AREAS WILL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM DESIGNED BY CONTRACTOR. CONTRACTOR WILL PROVIDE MATERIALS AND INSTALL ALL IRRIGATION DOWNSTREAM OF THE WATER METER.

BIORETENTION CELL PLANTING LEGEND

TREES/SHRUBS

SYMBOL	COMMON NAME / Botanical name:	Size and Description
	WEeping ALASKAN CEDAR / Chamaecyparis nootkatensis 'Pendula':	7-8' Ht., B&B
	PACIFIC DOGWOOD / Cornus nuttallii:	2" Cal., B&B
	NOOTKA ROSE / Rosa nutkana:	#1 CONTAINER
	RED TWIG DOGWOOD / Cornus sericea:	#1 CONTAINER
	KELSEY DOGWOOD / Cornus sericea 'Kelsey':	#1 CONTAINER
	SNOWBERRY / Symphoricarpos alba:	#1 CONTAINER
	'WET/MOIST' AREA PLUGS: (4" PLUGS @ 12" O.C.)	

SLOUGH SEDGE / Carex obnupta	34%
SOFT RUSH / Juncus tenuis	33%
SMALL FRUITED BULRUSH / Scirpus microcarpus	33%



POLYGON NW COMPANY



GEODESIGN, INC

REVISIONS	
DATE	DESCRIPTION

**PDP 4N
CALAIS EAST
AT VILLEBOIS**

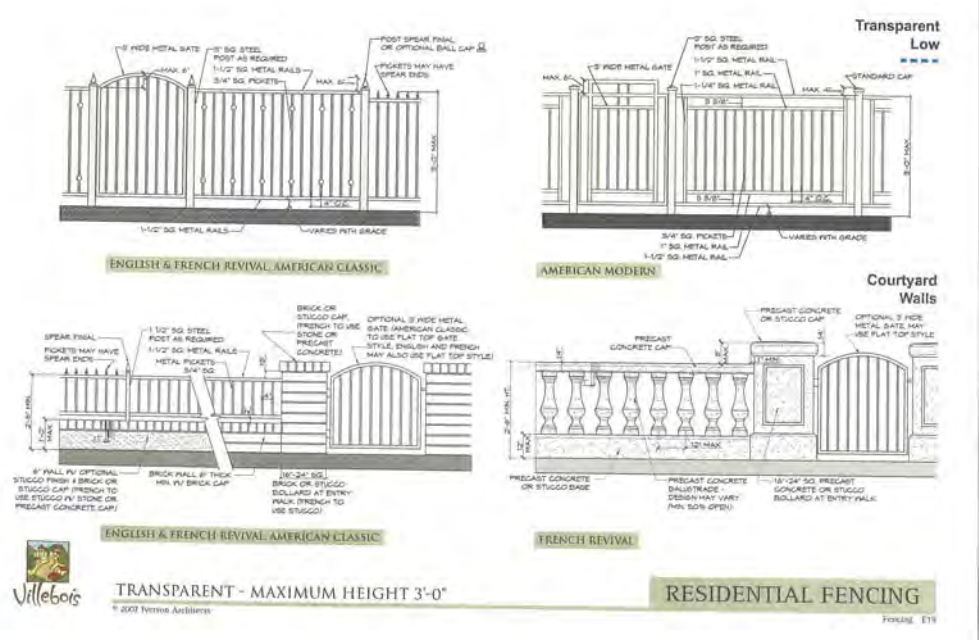
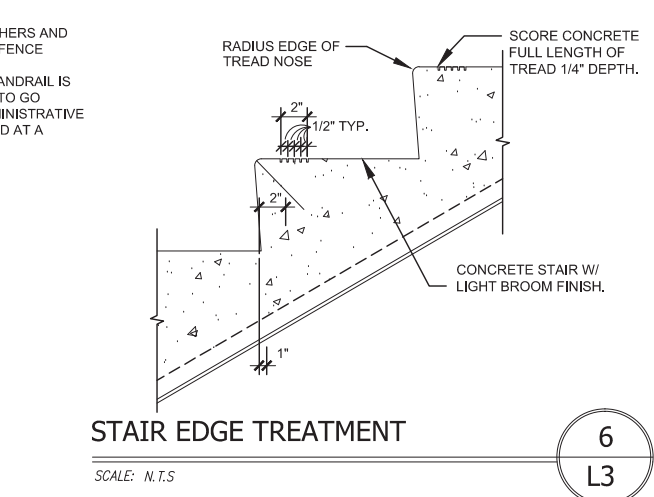
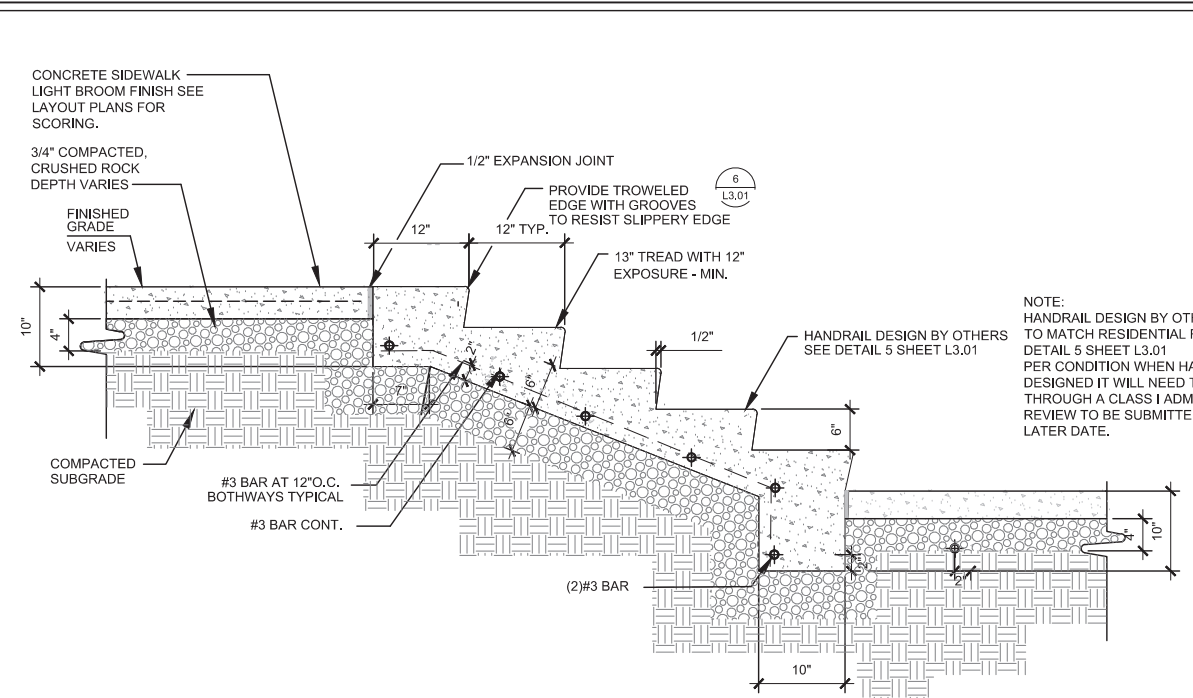
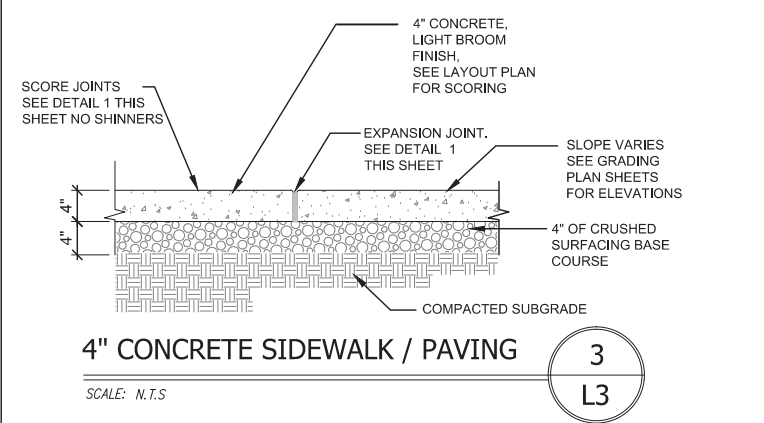
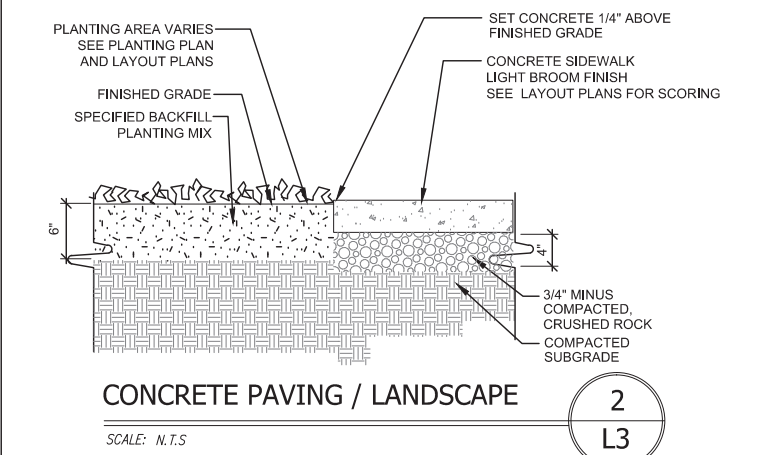
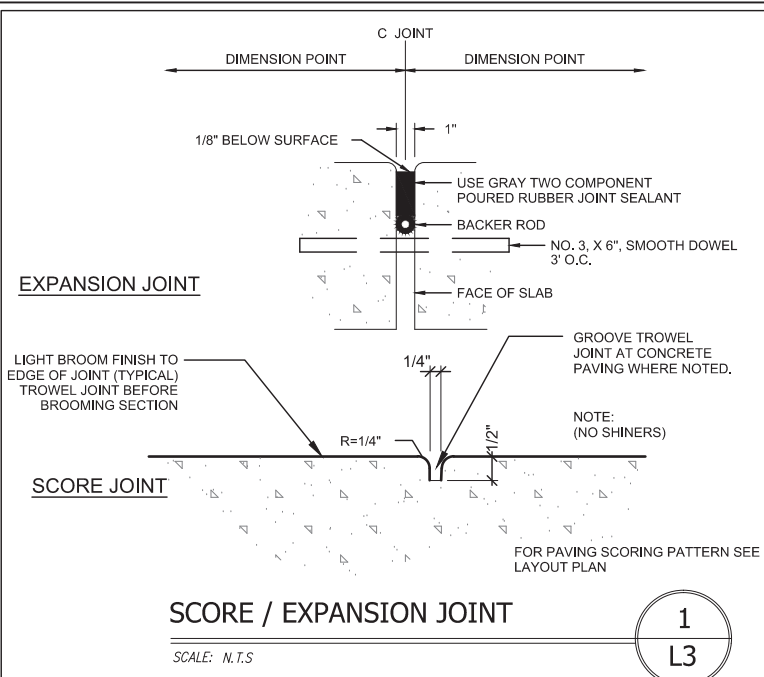
Final
Development
Plan

**OPEN SPACE
PLANTING PLAN**

1ST SUBMITTAL DATE	11/13/2015
2ND SUBMITTAL DATE	12/14/2015
3RD SUBMITTAL DATE	01/26/2016



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ELEVATION DATUM: NAVD 88



Villebois



POLYGON NW COMPANY



GEODESIGN, INC

REVISIONS	
DATE	DESCRIPTION

PDP 4N
CALAIS EAST
AT VILLEBOIS

Final
Development
Plan

DETAILS

1ST SUBMITTAL DATE	11/13/2015
2ND SUBMITTAL DATE	12/14/2015
3RD SUBMITTAL DATE	01/26/2016

L3

SPECIFIC AREA PLAN - NORTH

VILLEBOIS

CITY OF WILSONVILLE, OREGON

APPLICANT:

POLYGON WLH, LLC
 109 E. 13TH ST.
 VANCOUVER, WA 98660
 [P] 503-221-1920
 CONTACT: FRED GAST

VILLEBOIS, LLC
 1022 SW SALMON ST., SUITE 450
 PORTLAND, OR 97205
 [P] 503-222-4053
 CONTACT: WAYNE REMBOLD

PLANNER:

PACIFIC COMMUNITY DESIGN, INC
 12564 SW MAIN STREET
 TIGARD, OR 97223
 [P] 503-941-9484
 CONTACT: STACY CONNERY, AICP

CIVIL ENGINEER:

PACIFIC COMMUNITY DESIGN, INC
 12564 SW MAIN STREET
 TIGARD, OR 97223
 [P] 503-941-9484
 CONTACT: JESSIE KING, PE

SURVEYOR:

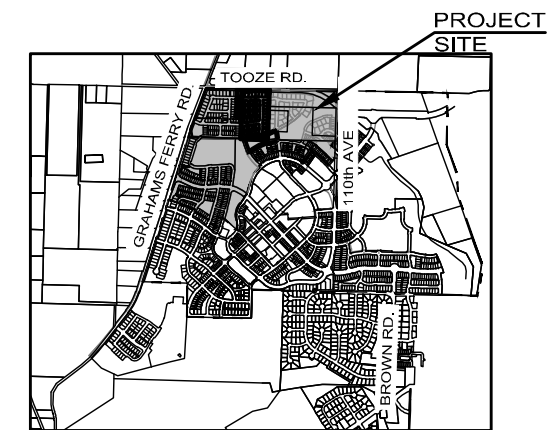
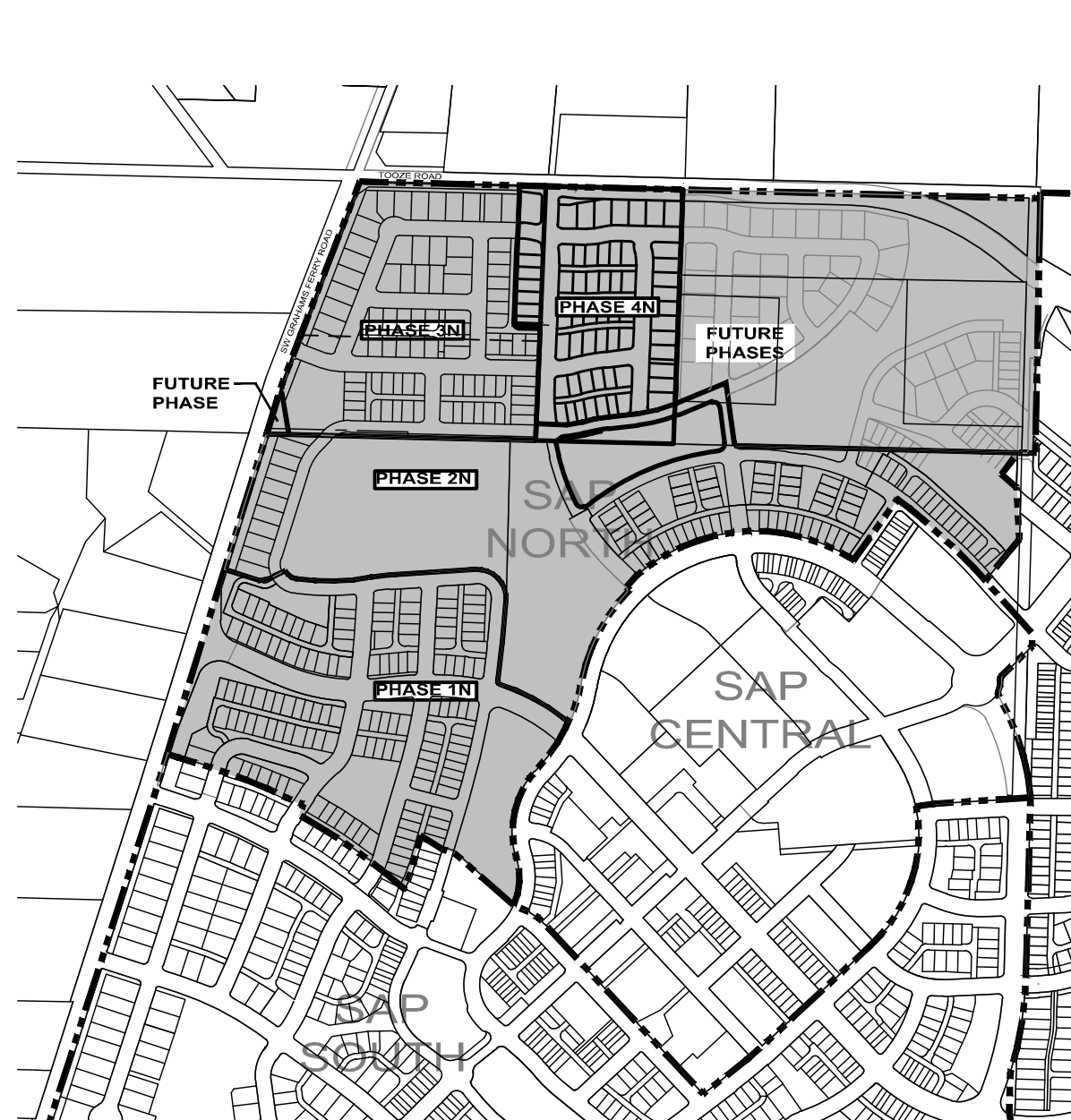
PACIFIC COMMUNITY DESIGN, INC
 12564 SW MAIN STREET
 TIGARD, OR 97223
 [P] 503-941-9484
 CONTACT: TRAVIS JANSEN, PLS, PE

LANDSCAPE ARCHITECT:

PACIFIC COMMUNITY DESIGN, INC
 12564 SW MAIN STREET
 TIGARD, OR 97223
 [P] 503-941-9484
 CONTACT: KERRY LANKFORD, RLA

GEOTECHNICAL ENGINEER:

GEODESIGN, INC.
 15575 SW SEQUOIA PARKWAY, SUITE 100
 PORTLAND, OR 97224
 [P] 503-968-8787
 CONTACT: CRAIG WARE, PE



VICINITY MAP

UTILITIES & SERVICES:

WATER:	CITY OF WILSONVILLE
STORM:	CITY OF WILSONVILLE
SEWER:	CITY OF WILSONVILLE
POWER:	PORTLAND GENERAL ELECTRIC
GAS:	NORTHWEST NATURAL
FIRE:	TUALATIN VALLEY FIRE & RESCUE
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SCHOOL:	WEST LINN / WILSONVILLE SCHOOL DISTRICT 3JT
PARKS:	CITY OF WILSONVILLE
PHONE:	FRONTIER
WASTE DISPOSAL:	UNITED DISPOSAL SERVICE
CABLE:	COMCAST

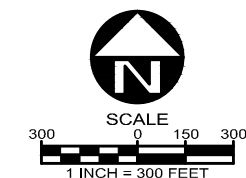
BENCHMARK:

OREGON STATE PLANE COORDINATE 5818 LOCATED IN MONUMENT BOX IN CENTERLINE OF TOOZE ROAD .2 MILES WEST OF 110TH.

ELEVATION DATUM: NAVD 88, ELEVATION = 202.991

SHEET INDEX:

- 1 COVER SHEET
- 2 PHASING PLAN
- 3 EXISTING CONDITIONS
- 4 AERIAL PHOTOGRAPH
- 5 LAND USE KEY
- 6 LAND USE PLAN
- 7 CIRCULATION PLAN
- 8 STREET SECTIONS
- 9 PARK/OPEN SPACE/PATHWAYS PLAN
- 10 SROZ PLAN
- 11 STREET TREE PLAN
- 12 TREE PRESERVATION PLAN
- 13 GRADING PLAN
- 14 UTILITY PLAN



POLYGON NW COMPANY

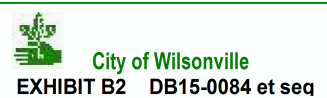


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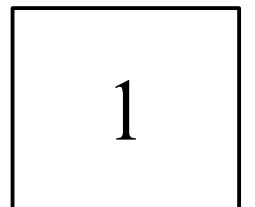
SAP NORTH
VILLEBOIS

Specific
Area Plan

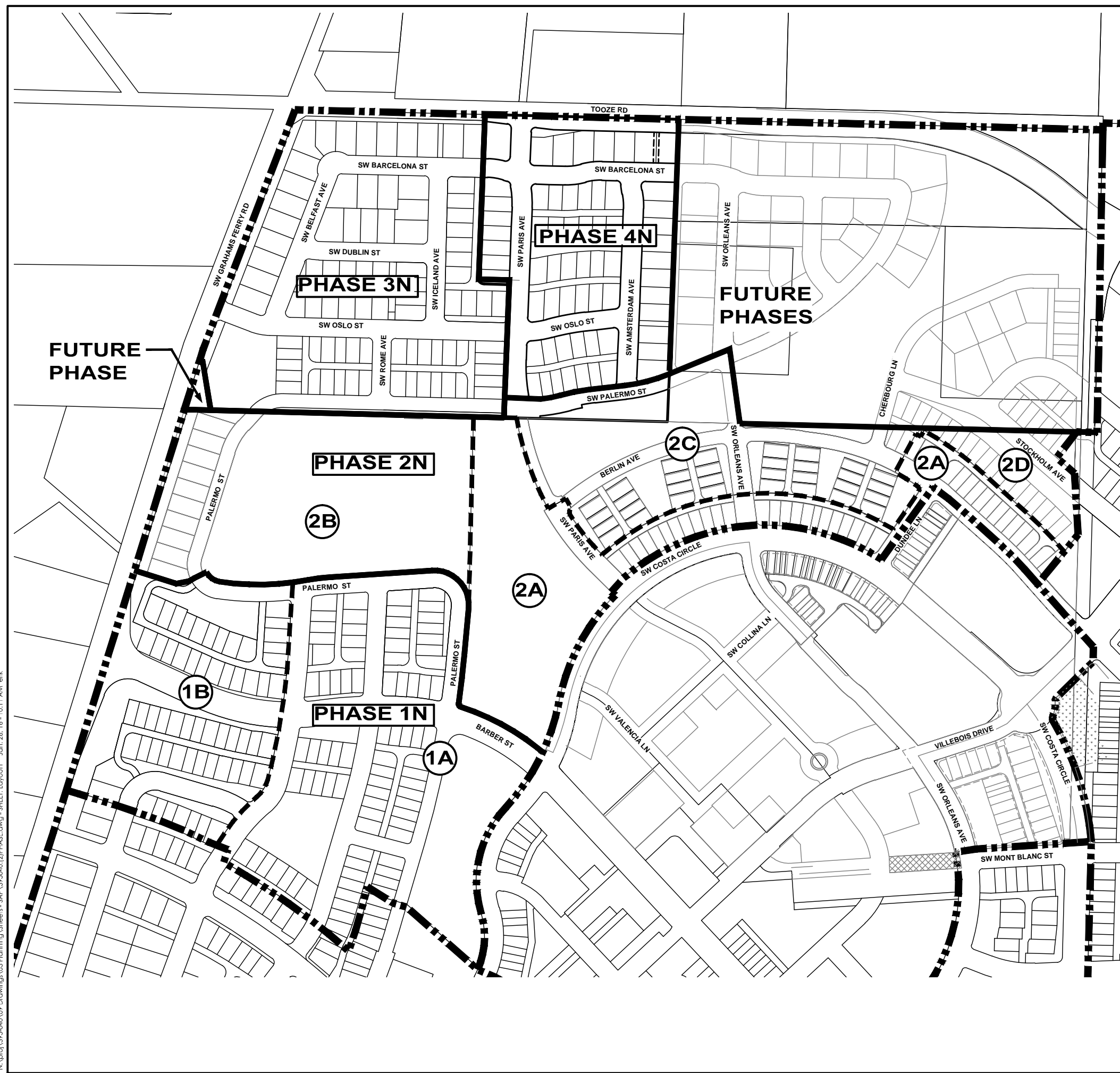
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DATE 1/25/16



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LEGEND:

- S.A.P. LINE
- S.A.P. PHASE LINE
- P.D.P. CONSTRUCTION PHASE LINE
- S.A.P. PHASE NUMBER
- P.D.P. CONSTRUCTION PHASE NUMBER

PHASE 1N

○ 1A

PHASE 1N
 APPROVED 08/25/11
 DB11-0024 (PDP MODIFICATION)
 DB11-0025
 (SAP MODIFICATIONS & REFINEMENTS)

PHASE 2N
 APPROVED 06/11/13
 DB13-0020 (PDP)
 DB11-0025
 (SAP MODIFICATIONS & REFINEMENTS)

PHASE 3N
 APPROVED 5/12/14
 DB14-0011 (PDP)
 DB14-0012 & DB14-0013
 (SAP MODIFICATIONS, REFINEMENTS & AMDNEMENTS)

PHASE 4N
 PROPOSED

FUTURE PHASES
 TO BE DETERMINED



POLYGON NW COMPANY



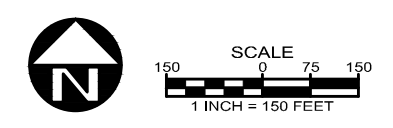
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GEODESIGN, INC

SAP NORTH VILLEBOIS

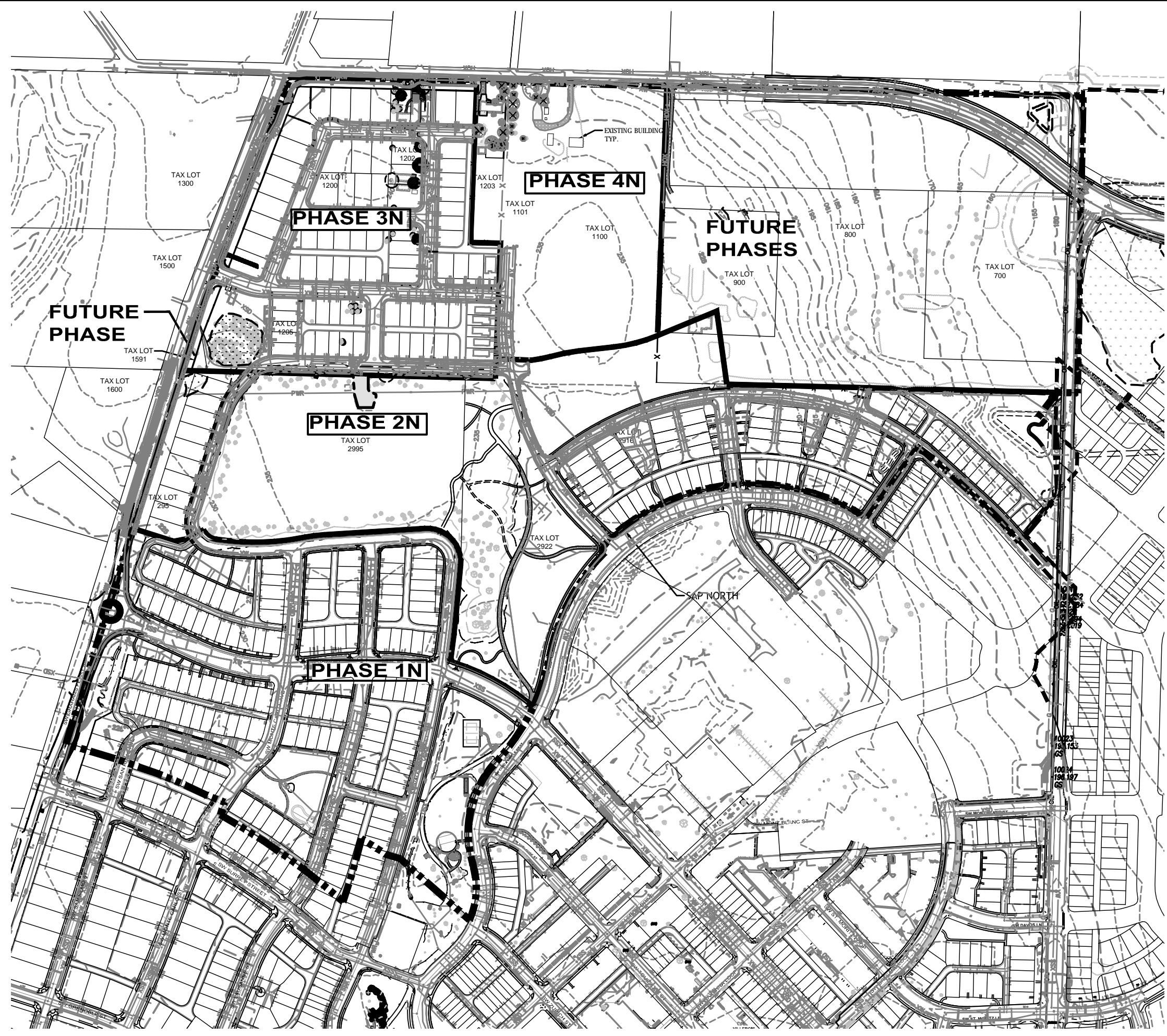
Specific Area Plan

Phasing Plan

DATE 11/13/15



TAX MAP REFERENCE:
 TOWNSHIP 3 SOUTH, RANGE 1 WEST,
 SECTION 15, W.M., WILSONVILLE
 OREGON.



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Villebois



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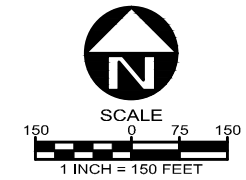
GEODESIGN, INC

SAP NORTH
 VILLEBOIS

Specific
 Area Plan

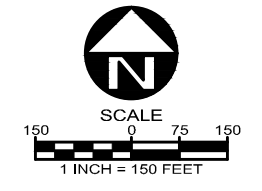
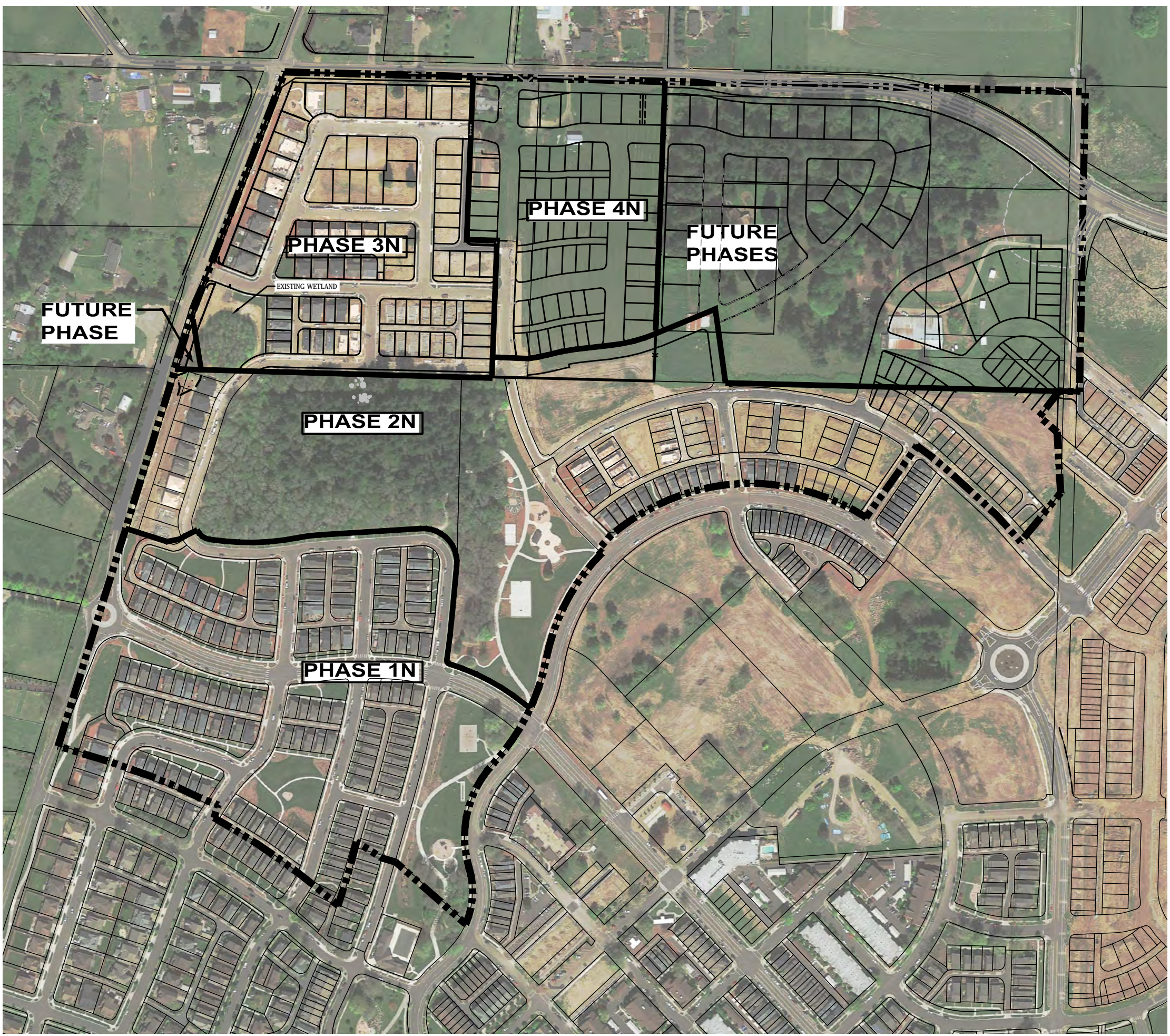
Existing
 Conditions

DATE 1/25/16



3

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POLYGON NW COMPANY



GEODESIGN, INC

SAP NORTH VILLEBOIS




Specific Area Plan

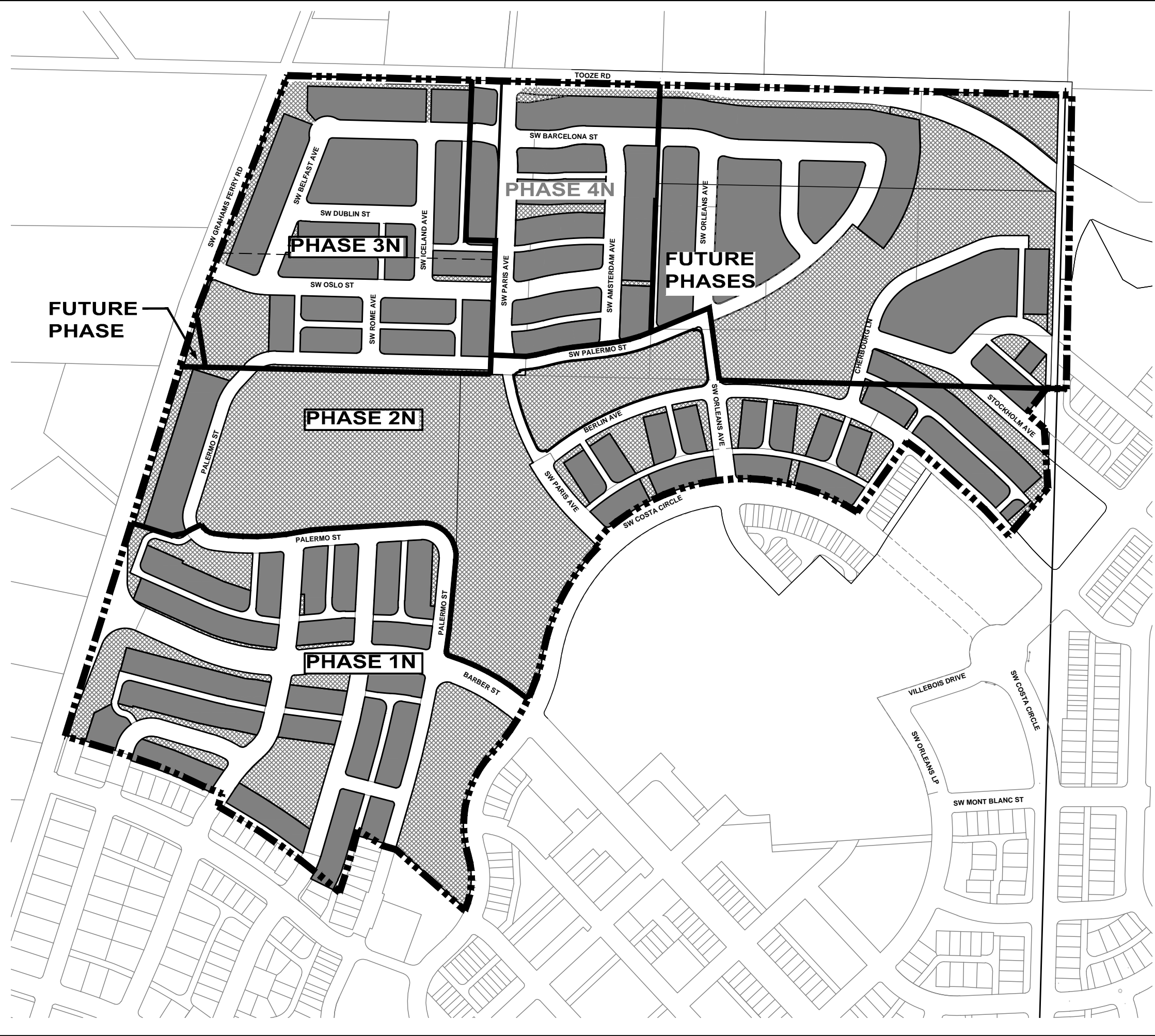
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DATE 1/25/16

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LEGEND:

-  RESIDENTIAL
-  PARK/OPEN SPACE
-  PUBLIC ROADS, PRIVATE ALLEYS





SCALE
0 75 150
1 INCH = 150 FEET



Villebois



POLYGON NW COMPANY



GEODESIGN, INC

SAP NORTH VILLEBOIS

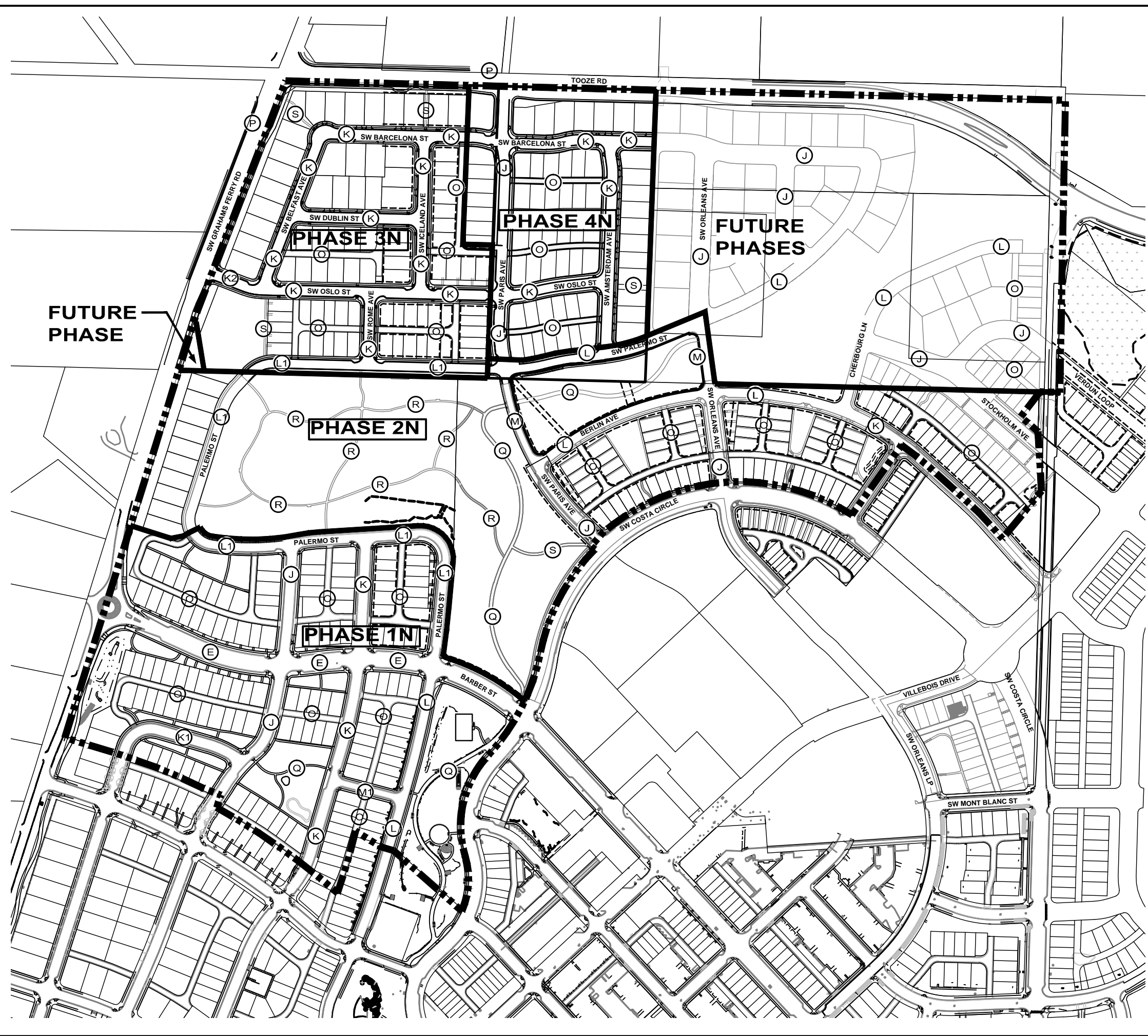
Specific Area Plan

Land Use Key

DATE 1/25/16

5

N:\proj\395-040\09 Drawings\03 Planning\Sheets - SAP\395040.17\CIRC.dwg - SHEET: Layout11 Jan. 26. 16 - 10:17 AM erik



LEGEND:

(L) ROAD SECTION TYPE
SEE SHEET 8 FOR DETAILS

--- SAP NORTH



Villebois



POLYGON NW COMPANY




GEODESIGN, INC

SAP NORTH
VILLEBOIS

Specific
Area Plan

Circulation
Plan

DATE 1/25/16



SCALE
0 75 150
1 INCH = 150 FEET

7



Villebois



POLYGON NW COMPANY



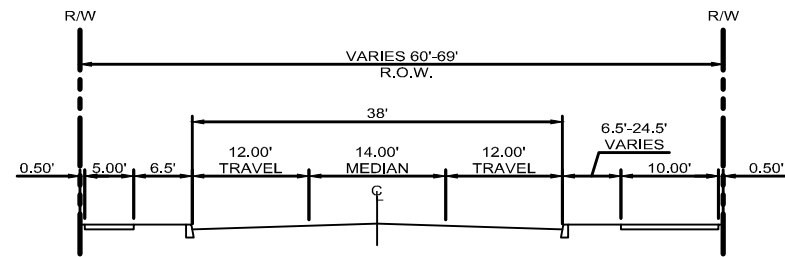
GEODESIGN, INC

SAP NORTH VILLEBOIS

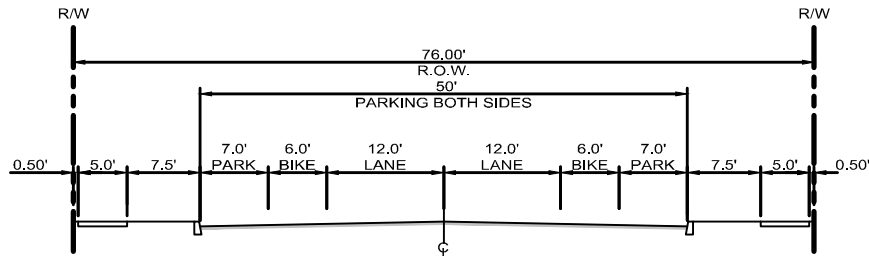
Specific Area Plan

Street Sections

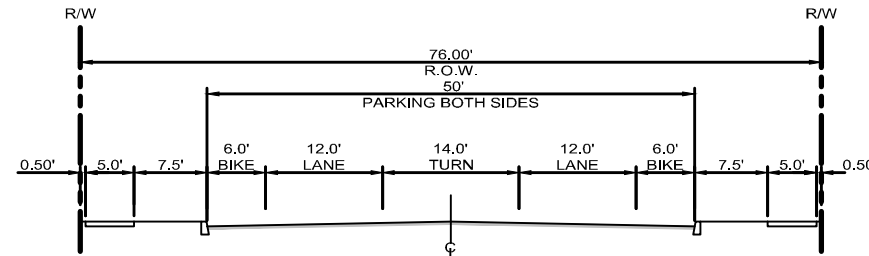
DATE 1/25/16



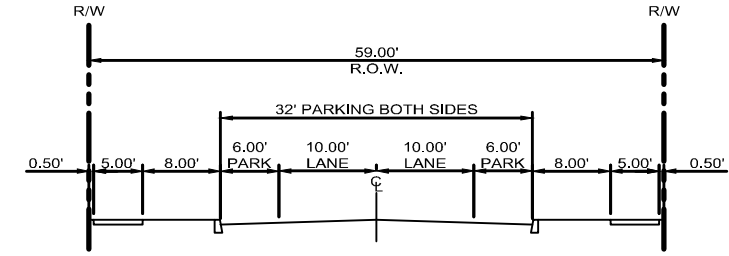
(P) MINOR ARTERIAL NTS



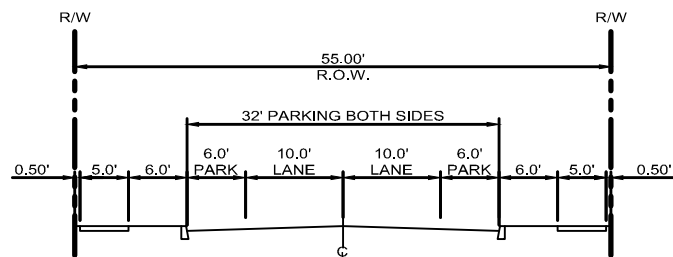
(E) MINOR COLLECTOR NTS



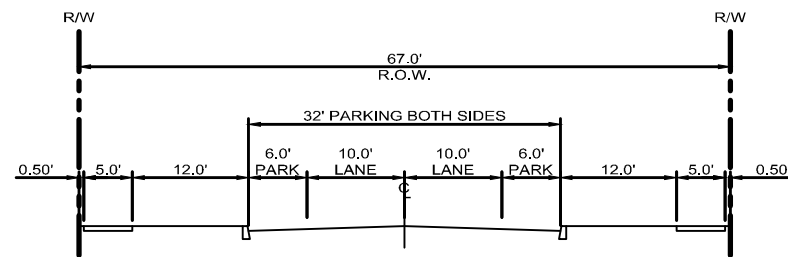
(E1) MINOR COLLECTOR W/LEFT TURN POCKET NTS



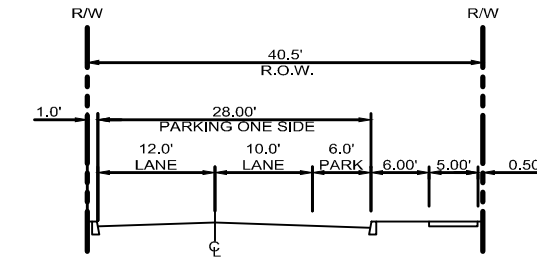
(J) RESIDENTIAL-STANDARD NTS



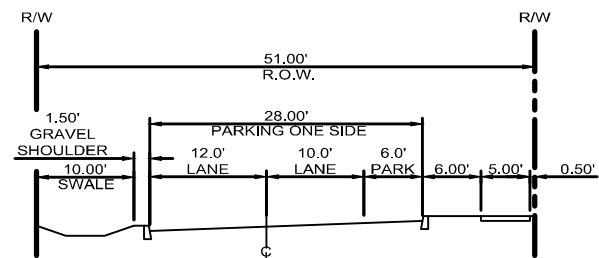
(K) RESIDENTIAL-MINIMUM NTS



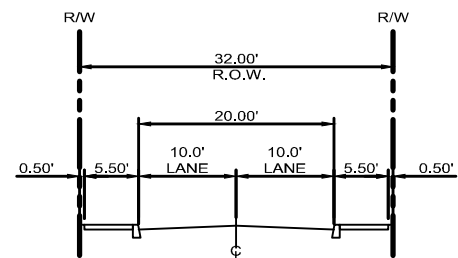
(K1) RESIDENTIAL-MINIMUM NTS



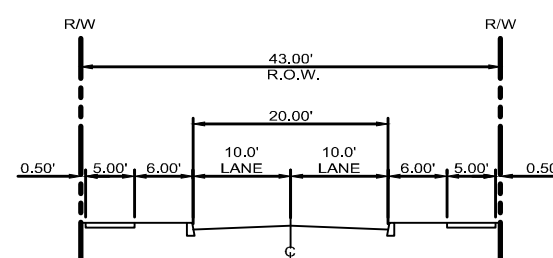
(L) RESIDENTIAL PARKING ONE SIDE NTS



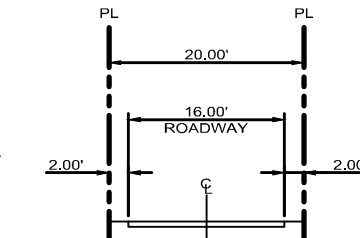
(L1) RESIDENTIAL PARKING ONE SIDE NTS



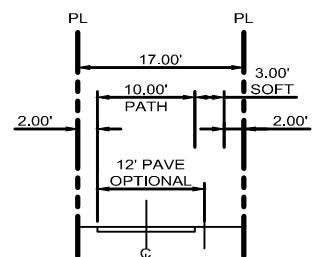
(M) RESIDENTIAL - NO PARKING NTS



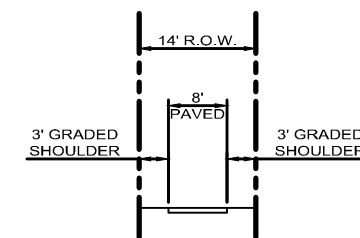
(M1) RESIDENTIAL - NO PARKING NTS



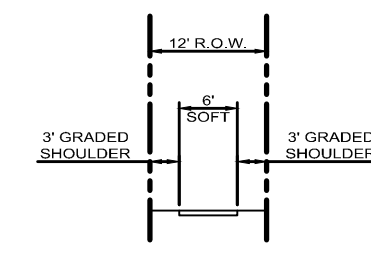
(O) PRIVATE LANE NTS



(Q) MAJOR PATHWAY NTS



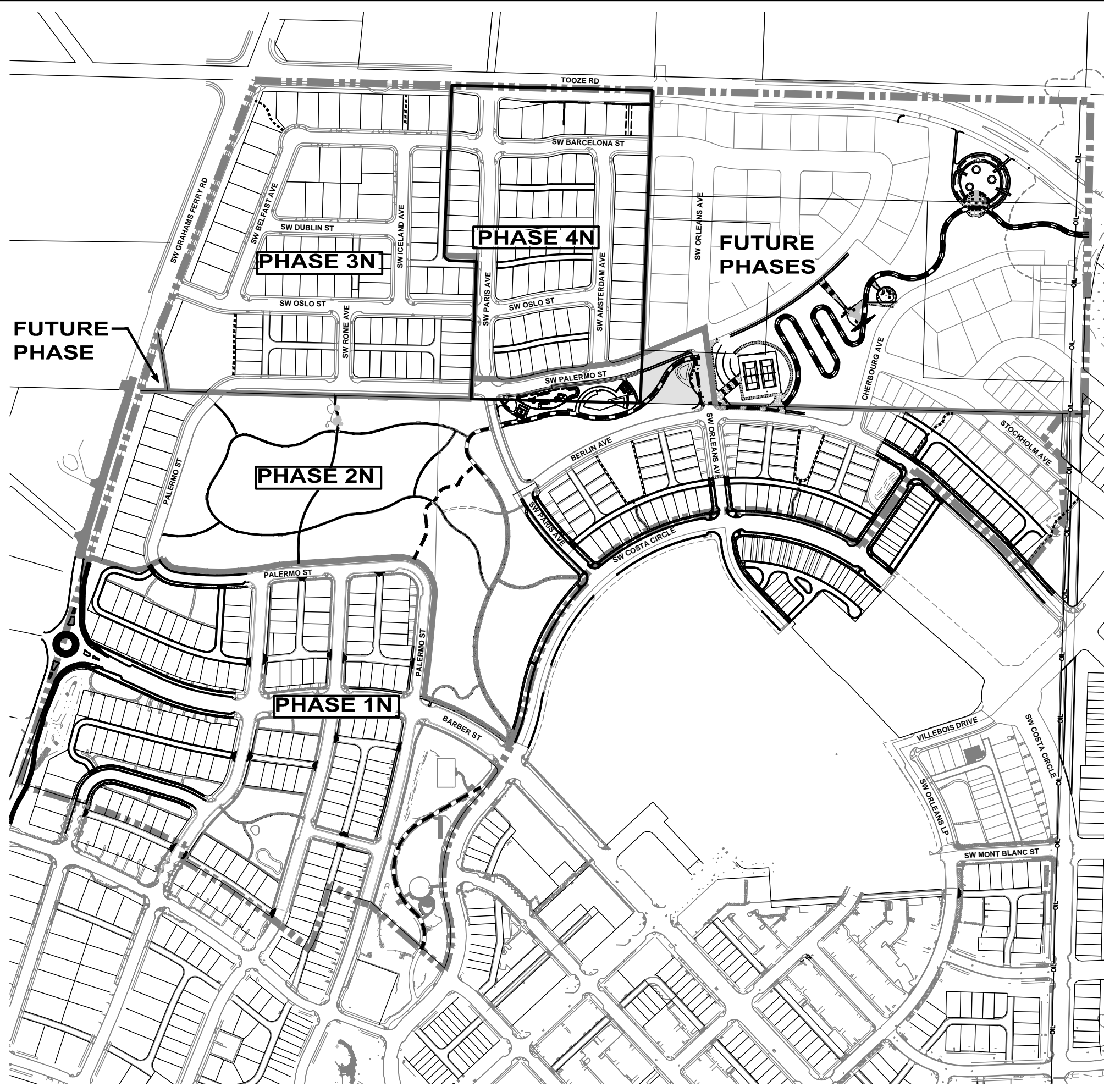
(S) MINOR PATHWAY NTS



(R) NATURE PATHWAY NTS

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LEGEND:

- MAJOR PATHWAYS
- MINOR PATHWAYS
- NATURE TRAILS

RP-3
 Within SAP North, Regional Park component 3 includes a child play structure, a creative play area, a volleyball court, a large lawn area (200'x140'), benches, picnic tables, and may have stormwater / rainwater features.

RP-4 (6.14 acres)
 Regional Park component 4 is contiguous to the Upland Forest Preserve (OS-2). The Villebois Loop Trail traverses the park. This park includes a creative play area, a basketball court, a multipurpose sport court, and a large lawn area (160'x300'). In addition, the park includes a shelter with a barbeque, benches, picnic tables, a drinking fountain, and may have stormwater / rainwater features.

RP-5 (2.24 acres)
 Regional Park component 5 is located south of the approximately 10-acre City-owned parcel. Planning for the park includes a neighborhood commons area with a skate plaza, a transit stop, restrooms, picnic tables, benches, a barbeque, shelter, play structure, an overlook view to Mt. Hood, a drinking fountain, water feature, a lawn area (100'x500'), and may include a stormwater/ rainwater feature.

RP-6 (5.93 acres)
 Regional Park component 6 preserves several large groves of trees while also providing active and passive recreation opportunities. The park includes a two tennis court facility, a child play structure, a dog park, picnic tables, benches, a minor water feature and may include stormwater/rainwater features.

OS-2: Upland Forest Preserve (10.60 acres)
 This site is dominated by a large grove of conifer with some deciduous trees mixed in. The Villebois plan advocates removal of invasive species within this area (any work or impacts within the upland forest area shall comply with SROZ regulations). The forest is contiguous with the Villebois Greenway and the Villebois Loop Trail's Tonquin segment. Smaller soft-surface nature trails will meander through the forest and link neighborhoods on either side. This second-growth forest ecosystem will act as a habitat patch, valuable to small mammals, invertebrates and birds. Along the nature trails two benches for wildlife viewing and quiet contemplation will complement the undeveloped nature of this open space. Picnic tables, and a child play structure will provide recreation opportunities while complementing the existing site features.

Pocket Parks (PP)
 Small open spaces, or pocket parks, will be interspersed throughout the Villebois community. These spaces will incorporate important existing trees and provide recreational opportunities for residents. These open spaces will provide areas for community use that are convenient while helping to serve as a buffer between adjoining uses.

Linear Greens (LG)
 Linear Greens are small park areas that provide connectivity among parks and through blocks. Linear Greens include trails.

Nature Trails - Soft-surface trails within natural open spaces.

Minor Pathways - Pedestrian and bicycle connections between neighborhoods, traversing parks and linear greens.

Major Pathways - The Tonquin Trail, the Villebois Loop Trail, and the Coffee Lake-Wood Trail



Villebois



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GEODESIGN, INC

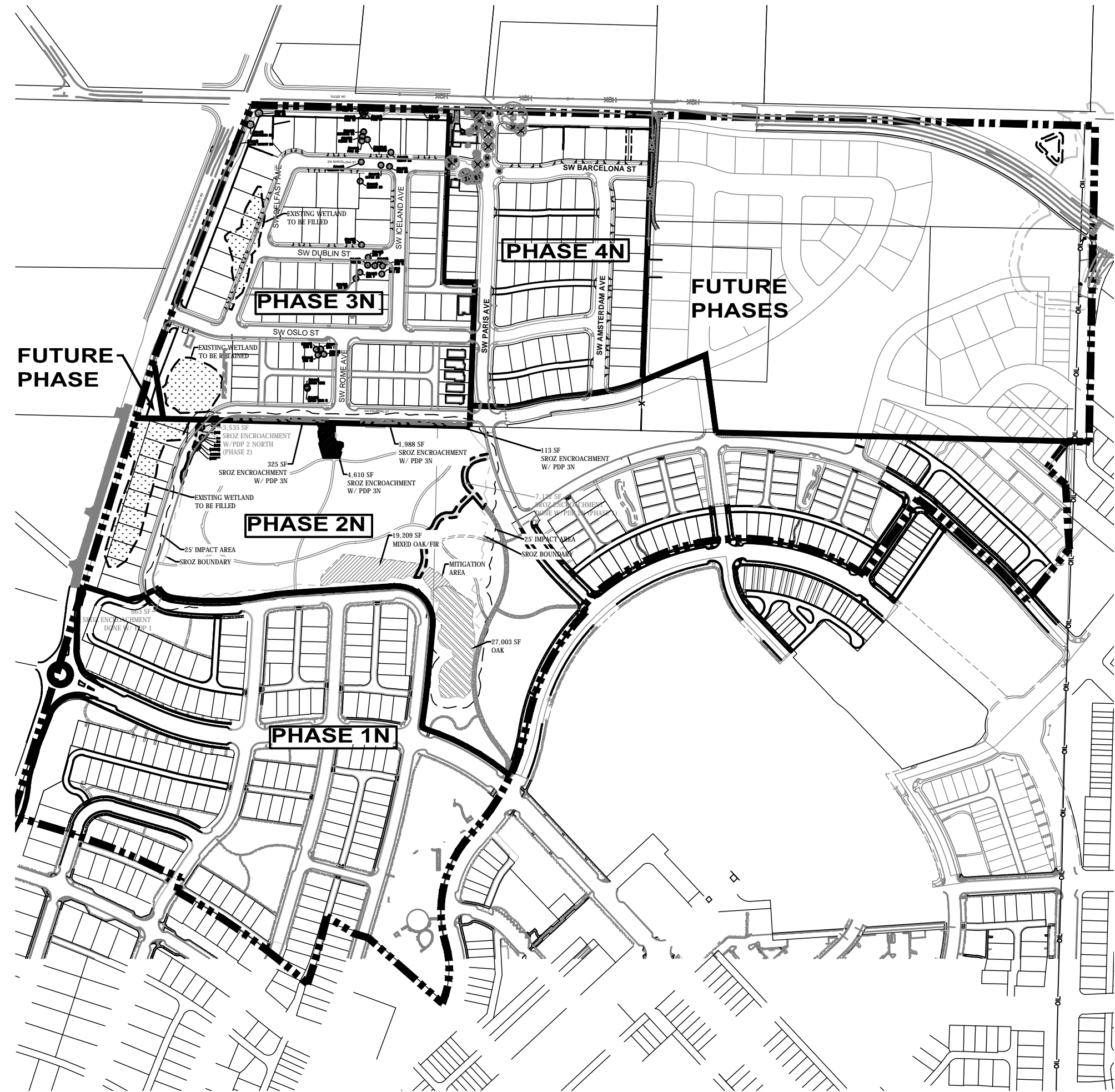
SAP NORTH VILLEBOIS

Specific Area Plan

Park / Open Space / Pathways Plan

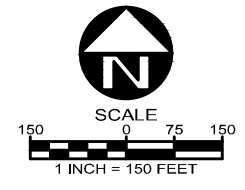
DATE 1/25/16

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SROZ ENCROACHMENTS AND MITIGATION

AREA OF LIMITED CONFLICT USE	430,988 SF
TOTAL AREA OF IMPACT PREVIOUSLY APPROVED	16,255 SF = 3.7%
PDP 3N AREAS OF IMPACT	1,988 SF + 113 SF
ADJUSTED TOTAL IMPACT AREA	18,356 SF = 4.3%
ADJUSTED MITIGATION AREA REQUIRED AT 2.5:1 RATIO	45,890 SF
PREVIOUSLY APPROVED MITIGATION AREA TO BE PROVIDED	46,212 SF



POLYGON NW COMPANY



GEODESIGN, INC

SAP NORTH VILLEBOIS

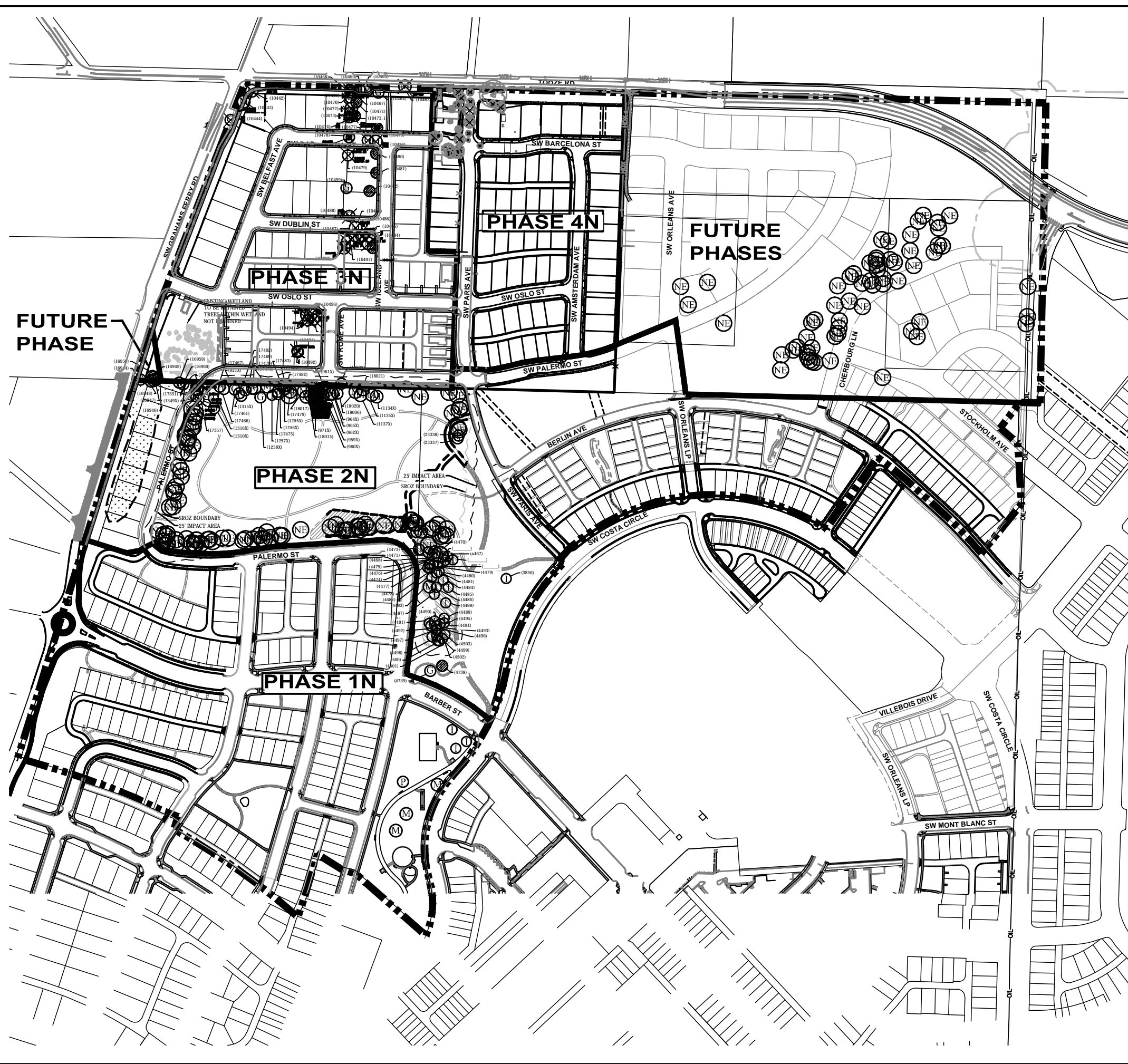
Specific Area Plan

SROZ Plan

DATE 1/25/16

10

N:\proj\395-040\09 Drawings\03 Planning\SAP\395040.1\21TREETPRES.dwg - SHEET: Layout11 Jan. 26. 16 - 10:22 AM erik



LEGEND:

- I IMPORTANT
- G GOOD
- M MODERATE
- P POOR
- NE NOT EXAMINED
- (Symbol: Circle with dot) EXISTING TREES TO REMAIN
- (Symbol: Circle with cross-hatch) EXISTING TREES LIKELY TO BE REMOVED
- (Symbol: Circle with X) EXISTING TREES TO BE REMOVED
- (Symbol: Diagonal hatching) SROZ ENCROACHMENT AREA
- (Symbol: Horizontal hatching) CREATED SROZ AREA
- (Symbol: Dashed line) SROZ BOUNDARY LINE



POLYGON NW COMPANY




GEODESIGN, INC

SAP NORTH VILLEBOIS

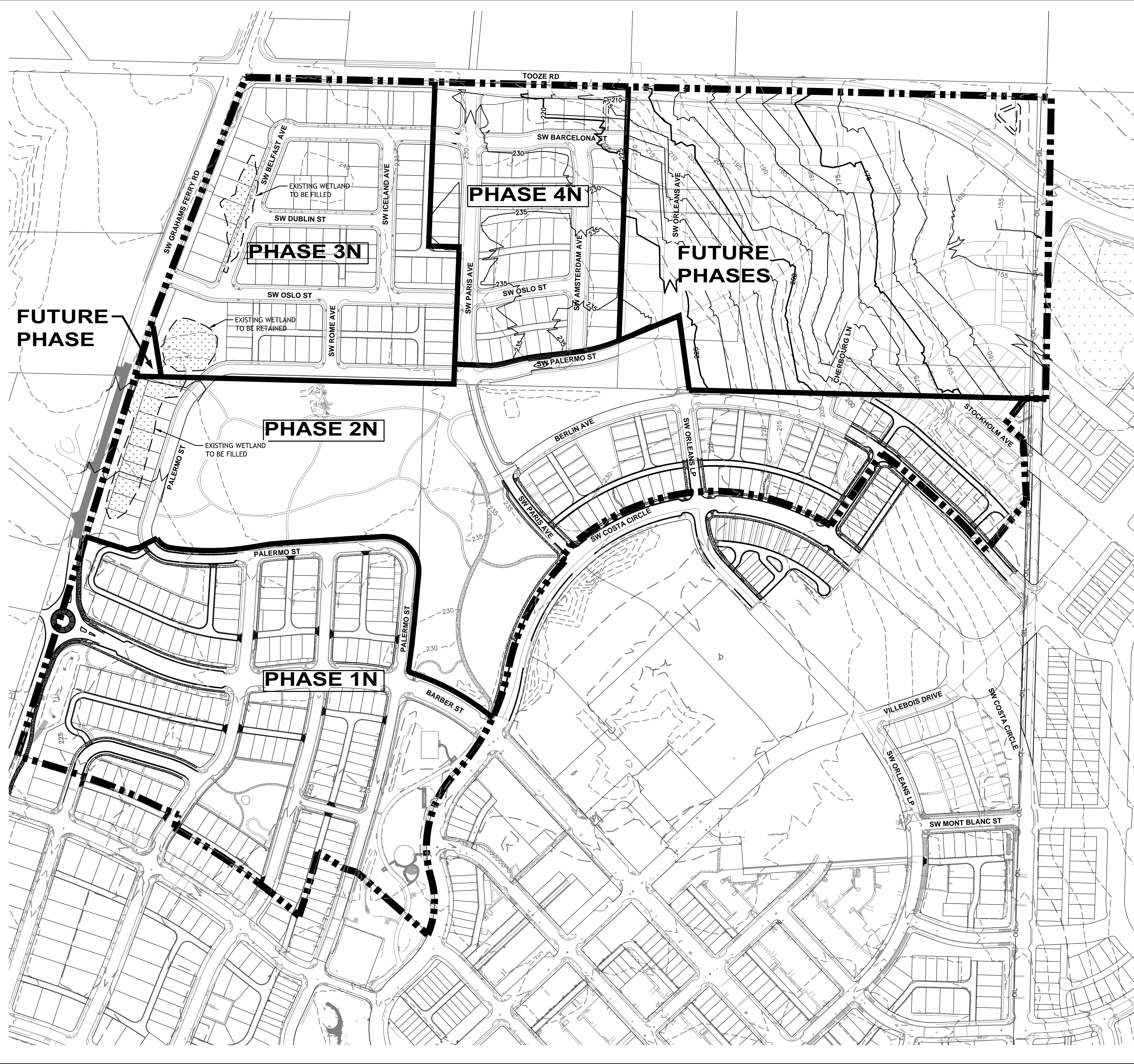
Specific Area Plan

Tree Preservation Plan

DATE 1/25/16

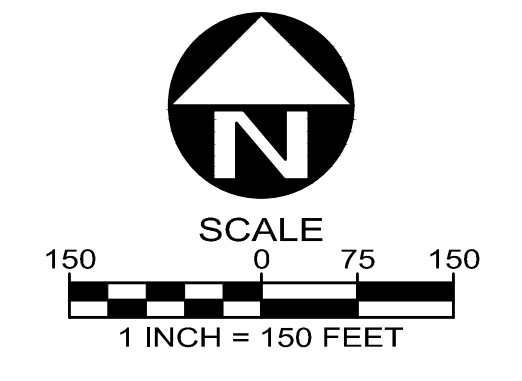

 SCALE
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 1 INCH = 150 FEET

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LEGEND:

--- 175 ---	EX 5-FT CONTOUR
--- 200 ---	EX 25-FT CONTOUR
--- 175 ---	PROPOSED 5-FT CONTOUR
--- 200 ---	PROPOSED 25-FT CONTOUR
--- ---	SPECIFIC AREA PLAN BOUNDARY



POLYGON NW COMPANY



GEODESIGN, INC

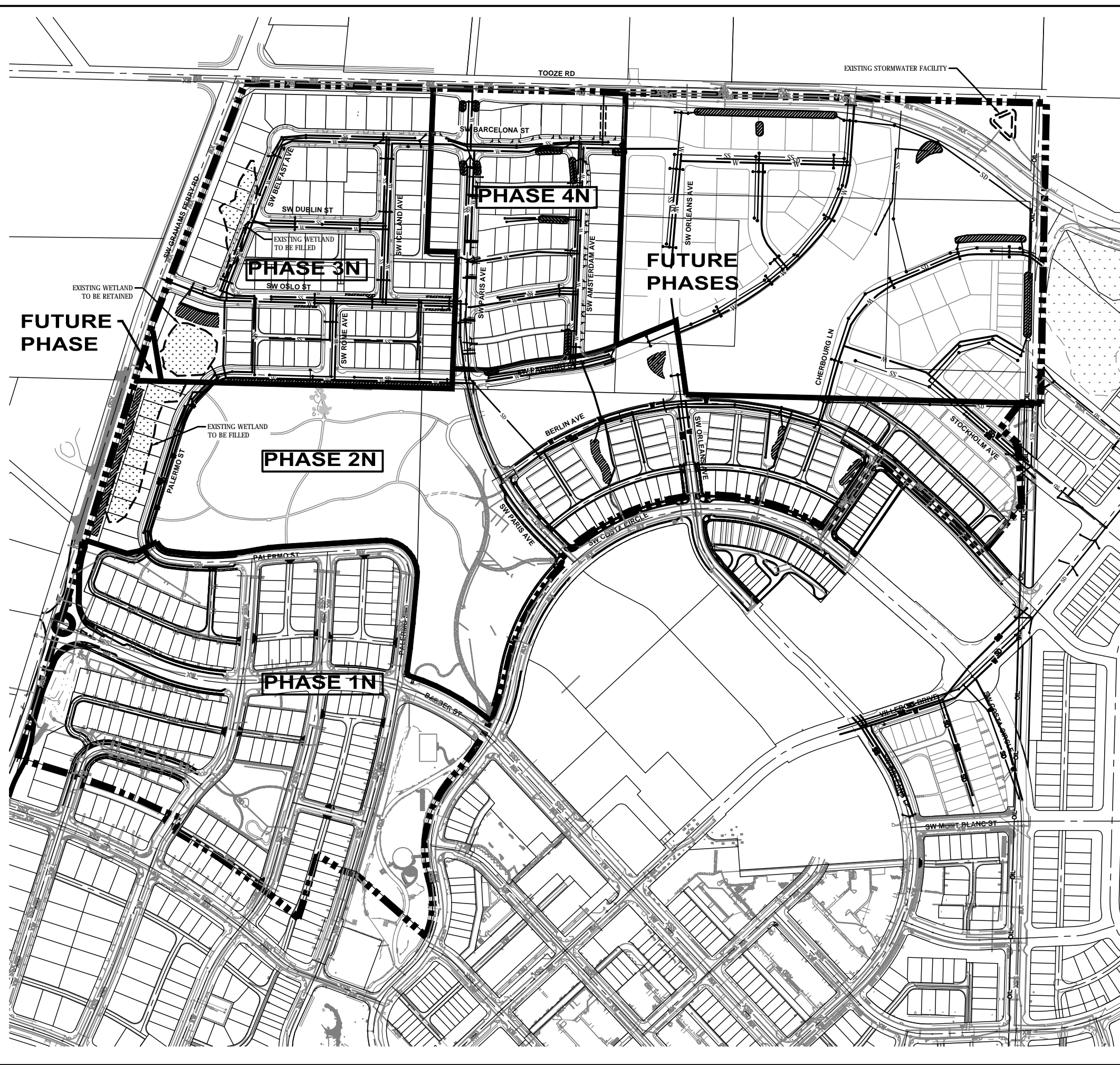
SAP NORTH VILLEBOIS

Specific Area Plan

Grading Plan


DATE 1/25/16

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LEGEND:

- XSD — EXISTING STORM
- XSS — EXISTING SANITARY
- XW — EXISTING WATER
- SD — PROPOSED STORM
- SS — PROPOSED SANITARY GRAVITY MAIN
- W — PROPOSED WATER
- — PROPOSED STORM MANHOLE
- — PROPOSED SEWER MANHOLE
- [Hatched Box] — BIORETENTION


 SCALE
 0 75 150
 1 INCH = 150 FEET



Villebois



POLYGON NW COMPANY



OTTEN LANDSCAPE ARCHITECTS, INC
GEODESIGN, INC

SAP NORTH VILLEBOIS

Specific Area Plan

Utility Plan

DATE 11/13/15

PHASE 4 NORTH CALAIS EAST AT VILLEBOIS PRELIMINARY DEVELOPMENT PLAN

TL 1100,1101, 8900, & 1203, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SECTION 15 W.M.
CITY OF WILSONVILLE, OREGON

GROSS ACREAGE: 10.85 AC

APPLICANT:

POLYGON WLH, LLC
109 E. 13TH ST.
VANCOUVER, WA 98660
[P] 503-221-1920
CONTACT: FRED GAST

PLANNER:

PACIFIC COMMUNITY DESIGN, INC
12564 SW MAIN STREET
TIGARD, OR 97223
[P] 503-941-9484
CONTACT: STACY CONNERY, AICP

CIVIL ENGINEER:

PACIFIC COMMUNITY DESIGN, INC
12564 SW MAIN STREET
TIGARD, OR 97223
[P] 503-941-9484
CONTACT: JESSIE KING, PE

SURVEYOR:

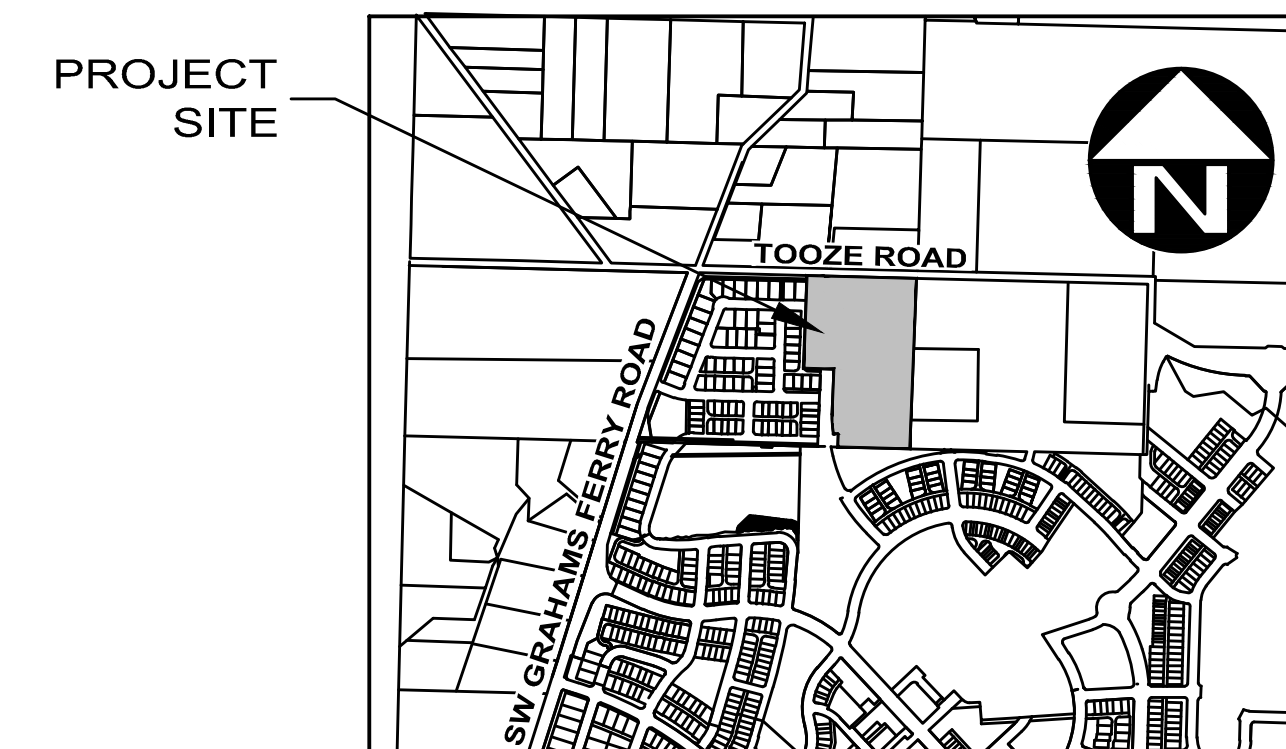
PACIFIC COMMUNITY DESIGN, INC
12564 SW MAIN STREET
TIGARD, OR 97223
[P] 503-941-9484
CONTACT: TRAVIS JANSEN, PLS, PE

LANDSCAPE ARCHITECT:

PACIFIC COMMUNITY DESIGN, INC
12564 SW MAIN STREET
TIGARD, OR 97223
[P] 503-941-9484
CONTACT: KERRY LANKFORD, RLA, CLARB

GEOTECHNICAL ENGINEER:

GEODESIGN, INC.
15575 SW SEQUOIA PARKWAY, SUITE 100
PORTLAND, OR 97224
[P] 503-968-8787
CONTACT: SHAWN DIMKE, PE



VICINITY MAP

UTILITIES & SERVICES:

WATER:	CITY OF WILSONVILLE
STORM:	CITY OF WILSONVILLE
SEWER:	CITY OF WILSONVILLE
POWER:	PORTLAND GENERAL ELECTRIC
GAS:	NORTHWEST NATURAL
FIRE:	TUALATIN VALLEY FIRE & RESCUE
POLICE:	CLACKAMAS COUNTY SHERIFF
SCHOOL:	WEST LINN / WILSONVILLE SCHOOL DISTRICT 3JT
PARKS:	CITY OF WILSONVILLE
PHONE:	FRONTIER
WASTE DISPOSAL:	UNITED DISPOSAL SERVICE
CABLE:	COMCAST

BENCHMARK:

OREGON STATE PLANE COORDINATE 5818 LOCATED IN MONUMENT BOX IN CENTERLINE OF TOOZE ROAD .2 MILES WEST OF 110TH.

ELEVATION DATUM: NAVD 88, ELEVATION = 202.991

SHEET INDEX:

- 1 COVER SHEET
- 2 EXISTING CONDITIONS
- 3 SITE / LAND USE PLAN
- 4 PRELIMINARY PLAT
- 5 PRELIMINARY GRADING & EROSION CONTROL PLAN
- 6 COMPOSITE UTILITY PLAN
- 7 CIRCULATION PLAN & STREET SECTIONS
- 8 PARKING PLAN
- 9 TREE PLAN
- 10 STREET TREE / LIGHTING PLAN

ELEVATION DATUM: NAVD 88

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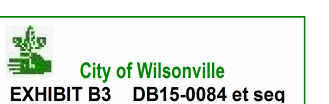
GEODESIGN, INC

REVISIONS	
DATE	DESCRIPTION

PDP 4N
CALAIS EAST
AT VILLEBOIS

Preliminary
Development
Plan

COVER
SHEET

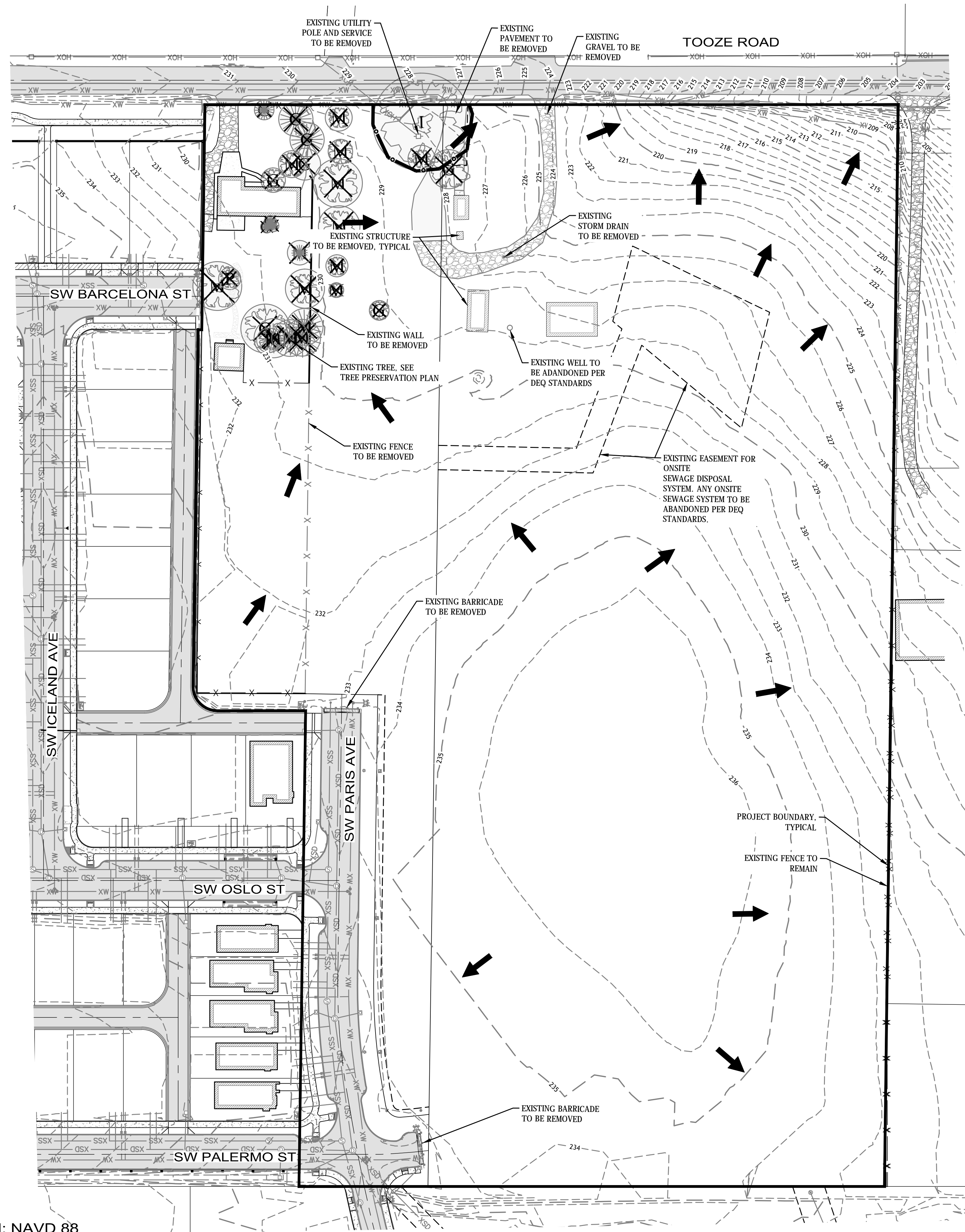


1ST SUBMITTAL DATE	11/13/2015
2ND SUBMITTAL DATE	12/14/2015
3RD SUBMITTAL DATE	1/26/2016

1

N:\proj\395-040_09 Drawings\03 Planning\Sheets - Planning\Submittal\395040_09\EXISTING.dwg - SHEET: 22x34 Jan. 27, 16 - 6:37 AM jlk

ELEVATION DATUM: NAVD 88

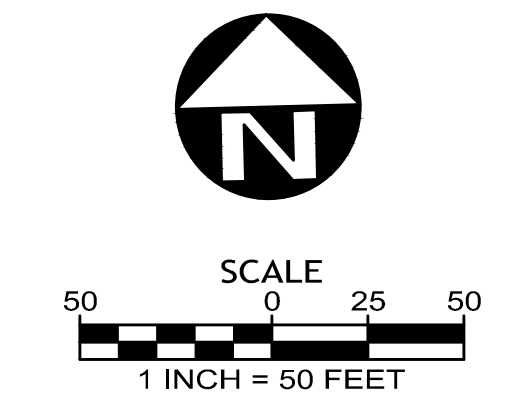


LEGEND

---	EASEMENT LINES
---	EXISTING RIGHT-OF-WAY
---	EXISTING CENTERLINE
---	EXISTING PROPERTY LINE
---	EXISTING BOUNDARY LINE
---	EXISTING SIDEWALK
---	EX 1-FOOT CONTOURS
---	EX 5-FOOT CONTOURS
---	EX SANITARY SEWER
---	EX STORM DRAIN
---	EX WATER LINE
---	EX GAS LINE
---	EX BURIED POWER LINE
---	EX OVERHEAD POWER LINE
---	EX CABLE TV LINE
---	EX TELEPHONE LINE
⊙	EX SANITARY MANHOLE
⊙	EX SANITARY CLEANOUT
⊙	EX STORM MANHOLE
□	EX AREA DRAIN
□	EX CURB INLET
○	EX STORM CLEANOUT
⊗	EX FIRE HYDRANT
⊗	EX WATER METER
⊗	EX WATER VALVE
⊗	EX BLOW-OFF
⊗	EX AIR RELEASE VALVE
⊗	EX GAS VALVE
⊗	EX CABLE RISER
⊗	EX TELEPHONE RISER
⊗	EX LIGHT POLE
---	EXISTING FENCE
---	EXISTING ELECTRIC VAULT
---	EXISTING RETAINING WALL
→	DRAINAGE SLOPE DIRECTION

TREE LEGEND:

I	IMPORTANT
G	GOOD
M	MODERATE
P	POOR
NE	NOT EXAMINED
⊙	EXISTING TREES TO REMAIN
⊗	EXISTING TREES LIKELY TO BE REMOVED
⊗	EXISTING TREES TO BE REMOVED
---	TREE PROTECTION FENCING



Villebois



POLYGON NW COMPANY



GEODESIGN, INC

REVISIONS	
DATE	DESCRIPTION

**PDP 4N
CALAIS EAST
AT VILLEBOIS**

Preliminary
Development
Plan

EXISTING
CONDITIONS

1ST SUBMITTAL DATE	11/13/2015
2ND SUBMITTAL DATE	12/14/2015
3RD SUBMITTAL DATE	1/26/2016

2

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ELEVATION DATUM: NAVD 88



LEGEND

- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- === PROPOSED CURB AND GUTTER
- PROPOSED CENTERLINE
- EXISTING CENTERLINE
- - - - - PROPOSED PUBLIC UTILITY EASEMENT
- - - - - PROPOSED BUILDING SETBACK
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- PDP BOUNDARY LINE
- ▤ PROPOSED HANDICAP RAMP
- ▨ PROPOSED A.C. PAVING
- ▩ PROPOSED SIDEWALK
- ▧ PROPOSED SIDEWALK BY OTHERS
- ▦ EXISTING SIDEWALK

LEGEND:

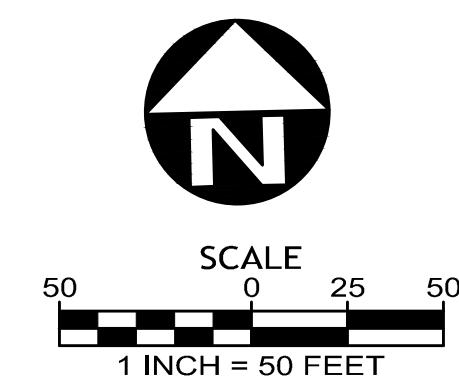
- SM ROW HOUSE LOTS
- STD STANDARD LOTS
- M MEDIUM LOTS
- L LARGE LOTS
- LG LINEAR GREEN

LOT COUNT:

23	SMALL LOTS
11	STANDARD LOTS
21	MEDIUM LOTS
8	LARGE LOTS
63	TOTAL

LAND AREA TABLE:

TOTAL AREA:	10.85 AC
PUBLIC STREETS:	3.93 AC
LINEAR GREEN SPACE:	0.26 AC
PORTION OF RP-5:	0.46 AC
LOTS & ALLEYS:	6.20 AC
AVG. DENSITY PER NET ACRE:	
63 / 6.20 =	10.16 UNITS / AC



GEODESIGN, INC

REVISIONS	
DATE	DESCRIPTION

**PDP 4N
CALAIS EAST
AT VILLEBOIS**

Preliminary
Development
Plan

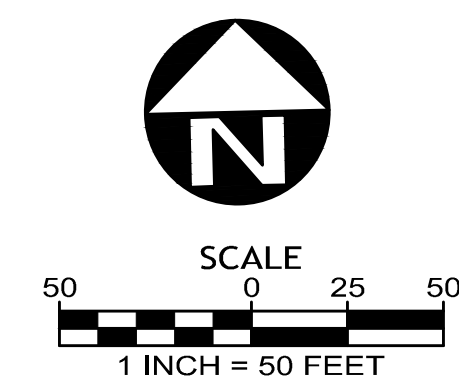
**SITE
PLAN**

1ST SUBMITTAL DATE	11/13/2015
2ND SUBMITTAL DATE	12/14/2015
3RD SUBMITTAL DATE	1/26/2016

3

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ELEVATION DATUM: NAVD 88



POLYGON NW COMPANY



GEODESIGN, INC

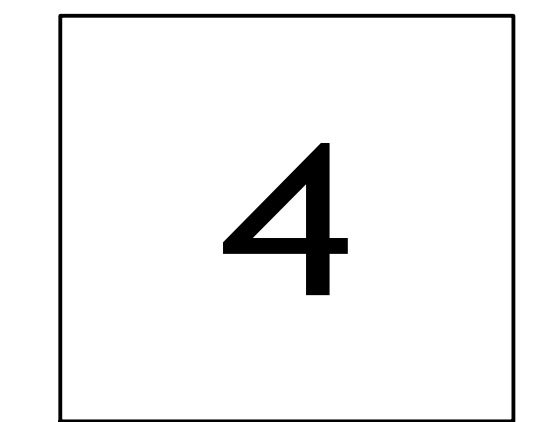
REVISIONS	
DATE	DESCRIPTION

**PDP 4N
CALAIS EAST
AT VILLEBOIS**

Preliminary
Development
Plan

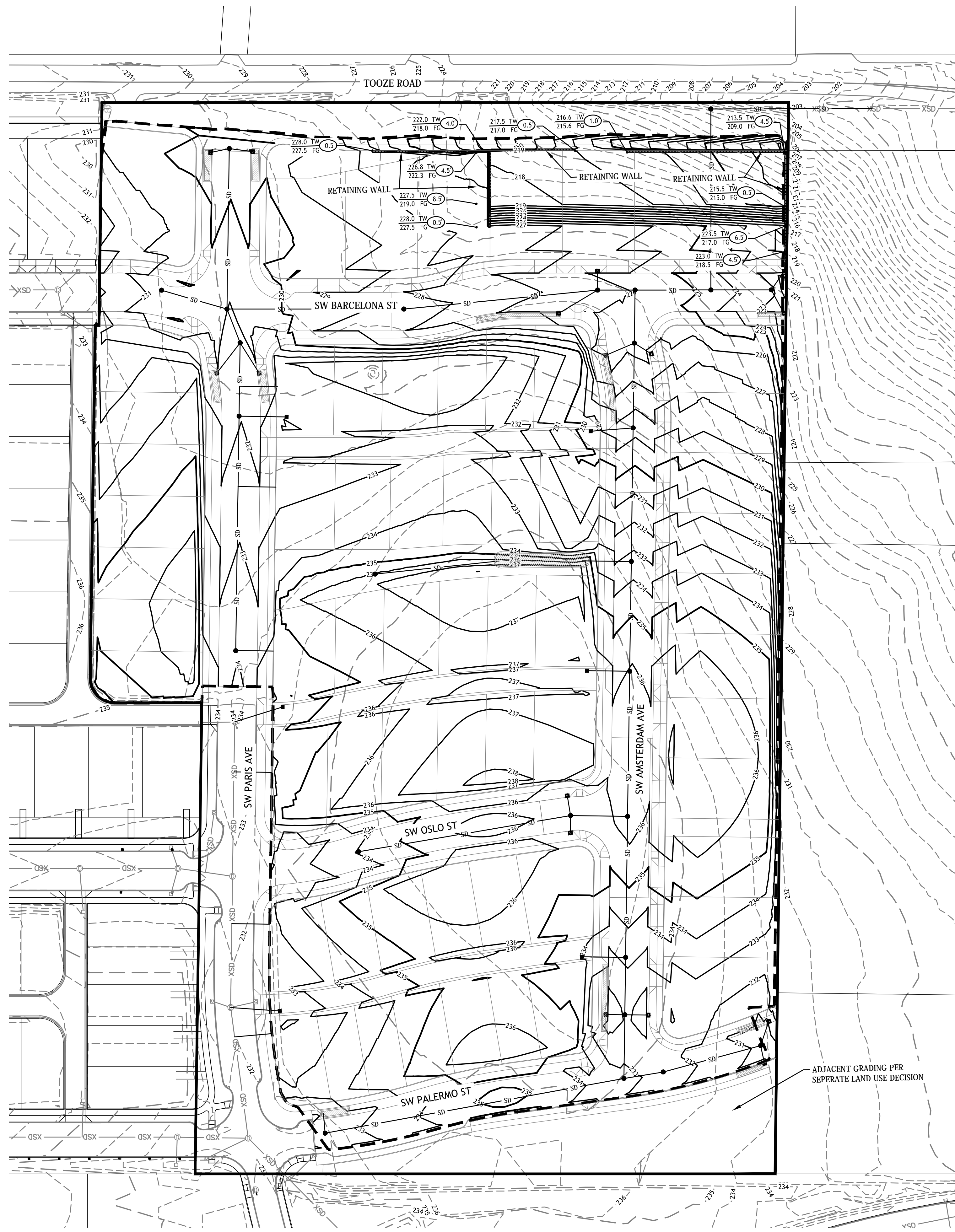
**PRELIMINARY
PLAT**

1ST SUBMITTAL DATE 11/13/2015
2ND SUBMITTAL DATE 12/14/2015
3RD SUBMITTAL DATE 1/26/2016

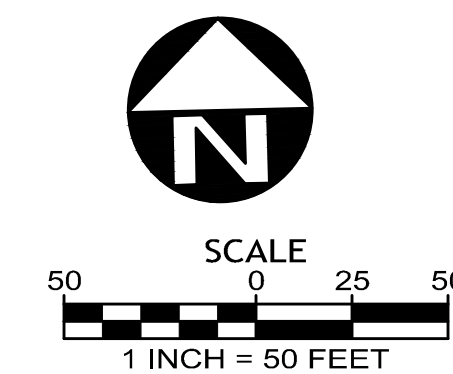


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ELEVATION DATUM: NAVD 88



LEGEND	
--- 324 ---	EX 2-FT CONTOUR
--- 320 ---	EX 10-FT CONTOUR
--- 324 ---	FG 2-FT CONTOUR
--- 320 ---	FG 10-FT CONTOUR
--- [Symbol] ---	PROPOSED RETAINING WALL
--- [Symbol] ---	GRADING LIMITS
--- [Symbol] ---	EXISTING FENCE
--- [Symbol] ---	SEDIMENT FENCE
--- [Symbol] ---	TREE PROTECTION FENCING
--- [Symbol] ---	CONSTRUCTION FENCING
--- [Symbol] ---	WATTLES
--- [Symbol] ---	BIO-BAG PROTECTION



Villebois



POLYGON NW COMPANY



GEODESIGN, INC

REVISIONS	
DATE	DESCRIPTION

**PDP 4N
CALAIS EAST
AT VILLEBOIS**

Preliminary
Development
Plan

**GRADING &
EROSION CONTROL
PLAN**

1ST SUBMITTAL DATE	11/13/2015
2ND SUBMITTAL DATE	12/14/2015
3RD SUBMITTAL DATE	1/26/2016

5



POLYGON NW COMPANY



GEODESIGN, INC

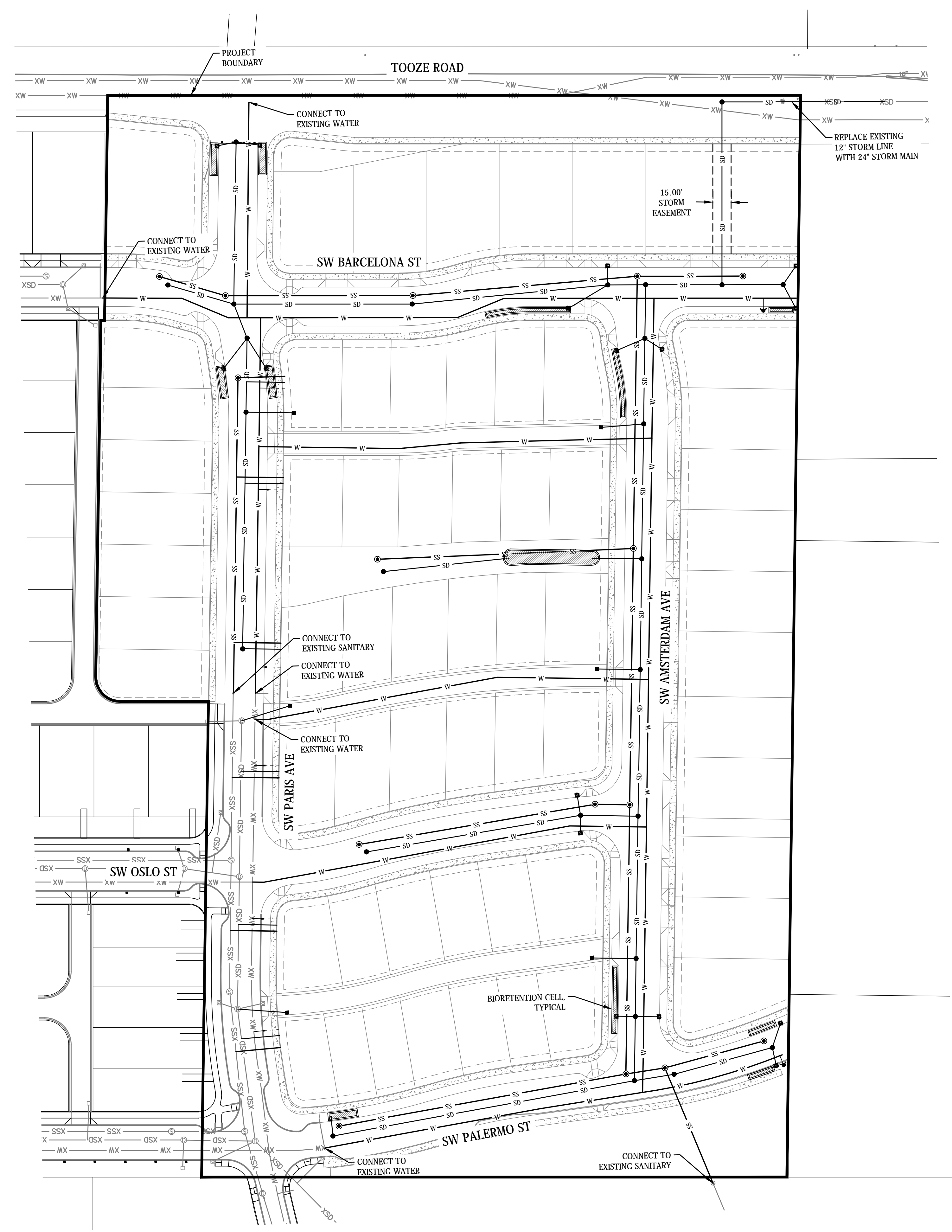
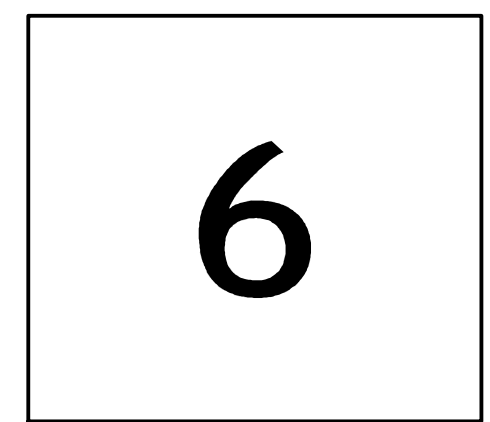
REVISIONS	
DATE	DESCRIPTION

**PDP 4N
CALAIS EAST
AT VILLEBOIS**

Preliminary
Development
Plan

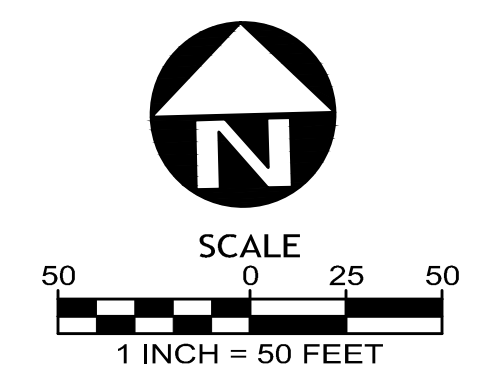
**COMPOSITE
UTILITY
PLAN**

1ST SUBMITTAL DATE	11/13/2015
2ND SUBMITTAL DATE	12/14/2015
3RD SUBMITTAL DATE	1/26/2016



LEGEND:

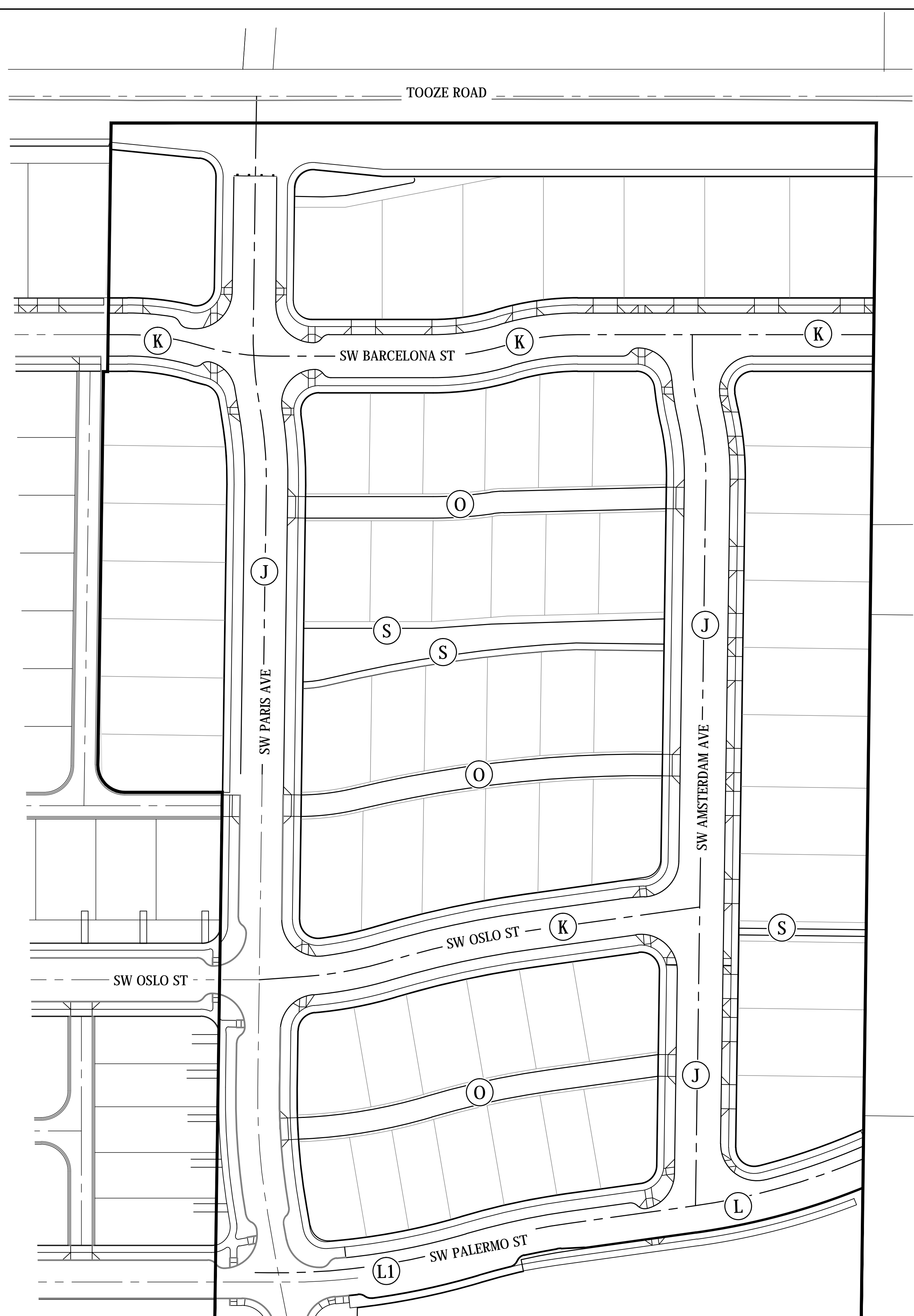
- SS — PROPOSED SANITARY SEWER
- XSS — EX SANITARY SEWER
- SD — PROPOSED STORM DRAIN
- XSD — EX STORM DRAIN
- W — PROPOSED WATER LINE
- XW — EX WATER LINE
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED FIRE HYDRANT
- EX SANITARY MANHOLE
- EX STORM MANHOLE
- EX AREA DRAIN
- EX CURB INLET
- EX STORM CLEANOUT
- EX FIRE HYDRANT
- EX WATER METER
- EX WATER VALVE
- EX BLOW-OFF
- EX AIR RELEASE VALVE
- EX GAS VALVE
- EX CABLE RISER
- EX TELEPHONE RISER
- EX LIGHT POLE
- X — EXISTING FENCE
- ☀ EX TREES
- ▨ PROPOSED RAINWATER MANAGEMENT FACILITY



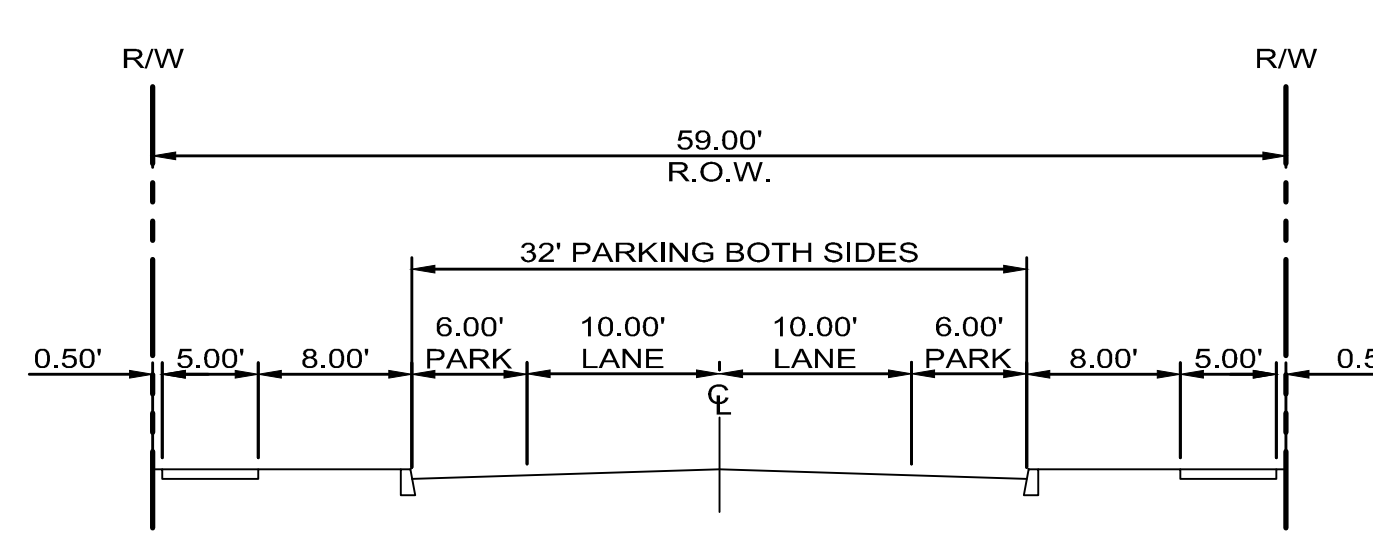
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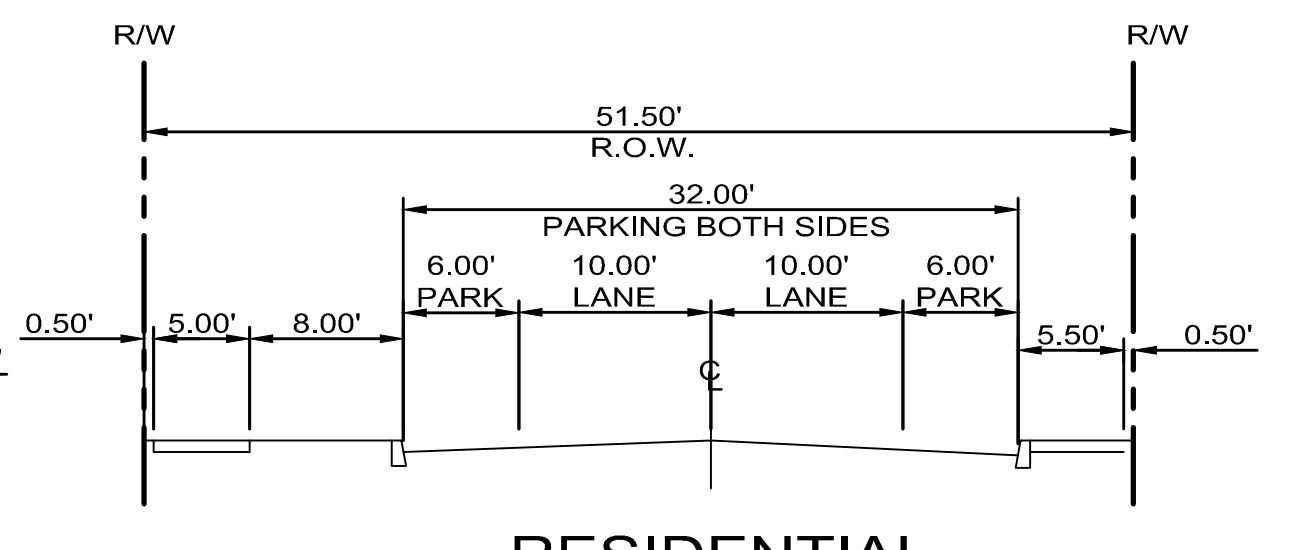
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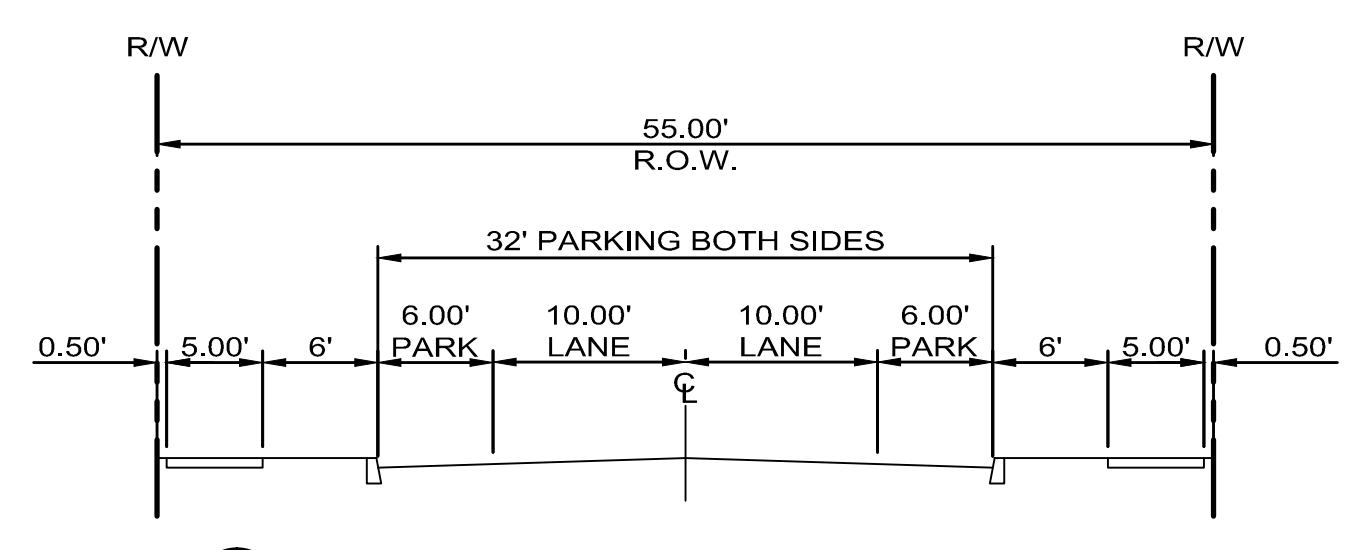
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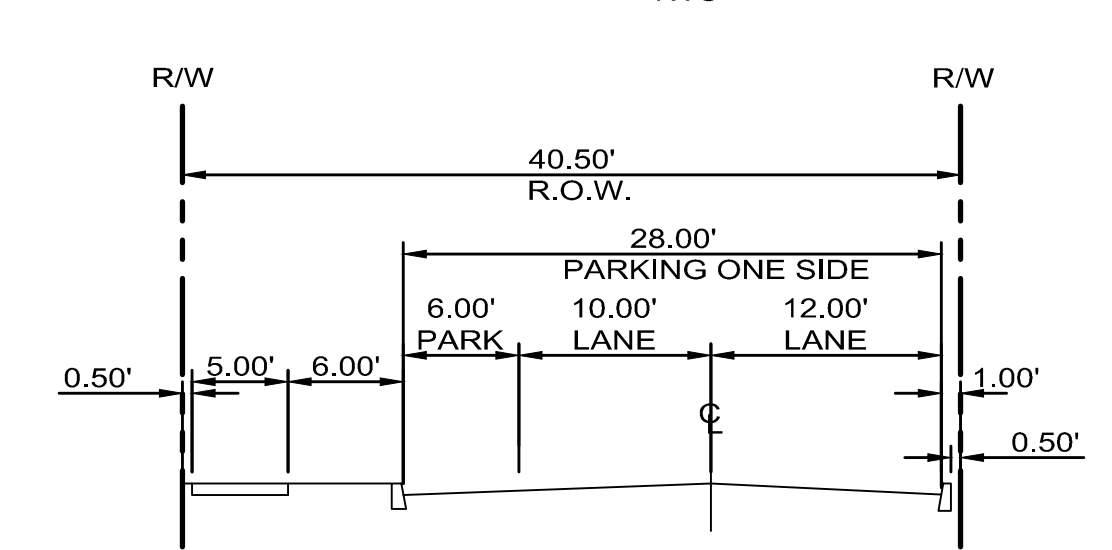
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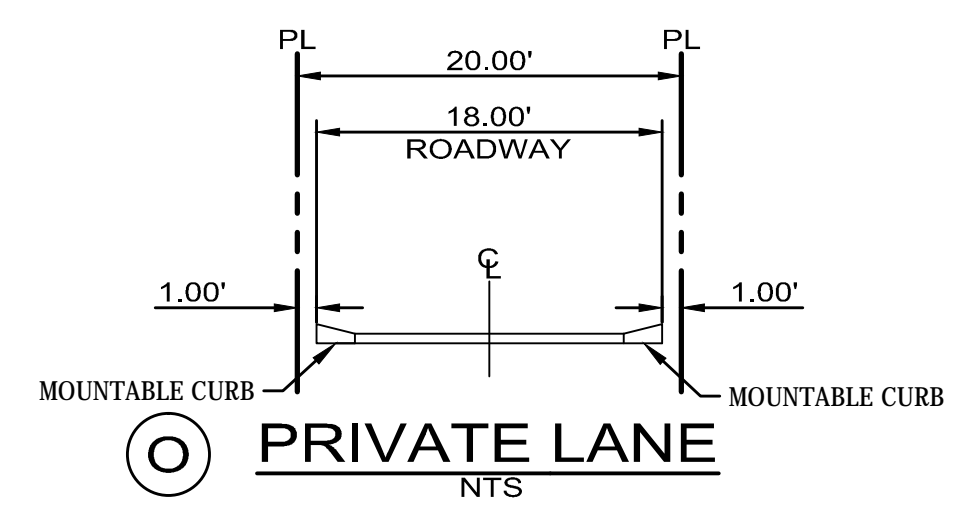
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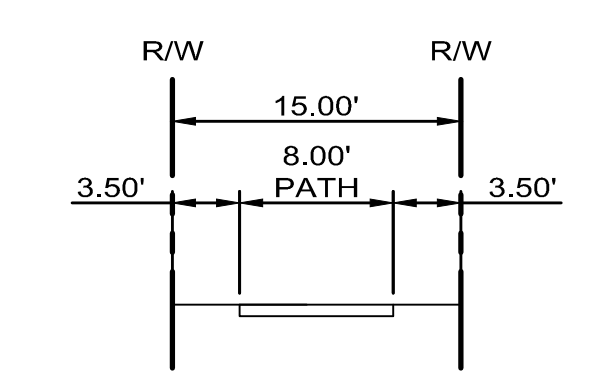
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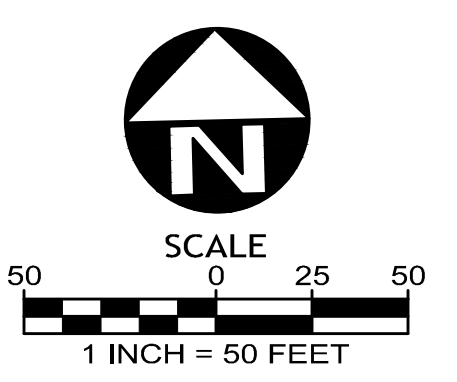
L RESIDENTIAL PARKING ONE SIDE
NTS



O PRIVATE LANE
NTS



S MINOR PATHWAY
NTS



Villebois



POLYGON NW COMPANY



GEODESIGN, INC

REVISIONS	
DATE	DESCRIPTION

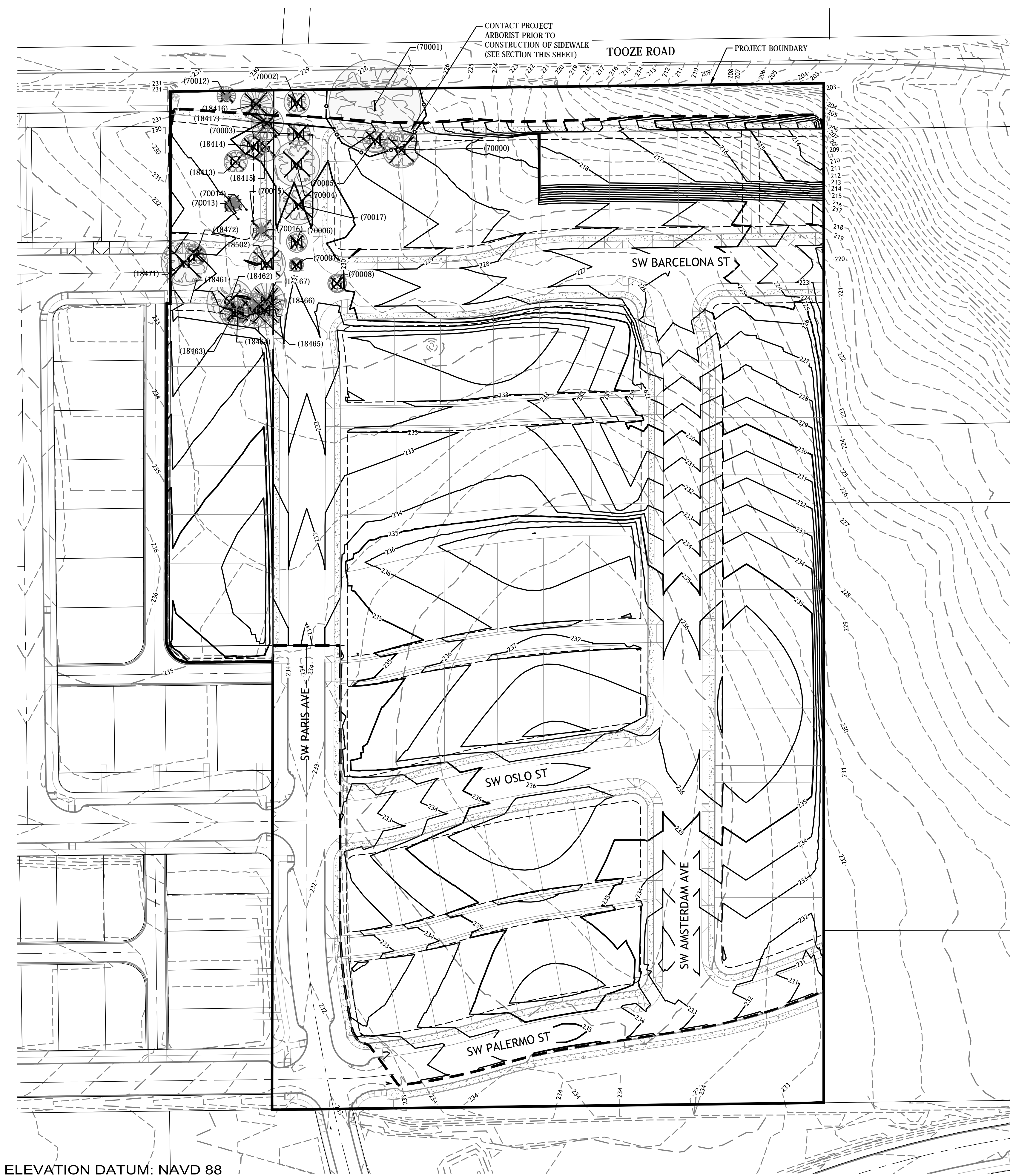
**PDP 4N
CALAIS EAST
AT VILLEBOIS**

Preliminary
Development
Plan

**CIRCULATION
PLAN &
STREET
SECTIONS**

1ST SUBMITTAL DATE	11/13/2015
2ND SUBMITTAL DATE	12/14/2015
3RD SUBMITTAL DATE	1/26/2016

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ELEVATION DATUM: NAVD 88

LEGEND:

- I IMPORTANT
- G GOOD
- M MODERATE
- P POOR
- NE NOT EXAMINED
- (Symbol: Circle with cross) EXISTING TREES TO REMAIN
- (Symbol: Circle with diagonal lines) EXISTING TREES LIKELY TO BE REMOVED
- (Symbol: Circle with X) EXISTING TREES TO BE REMOVED
- (Symbol: Dashed line) TREE PROTECTION FENCING
- (Symbol: Solid line) GRADING LIMITS

NOTES

ALL CONSTRUCTION AND GRADING WITHIN TREE PROTECTION ZONE IS TO BE COMPLETED UNDER DIRECT SUPERVISION OF PROJECT ARBORIST. CONTACT: MORGAN HOLEN PHONE: 503-646-4349

THE INTENT OF THE PLAN IS TO RETAIN AND INCORPORATE THE MAXIMUM QUANTITY OF TREES WITH IMPORTANT, GOOD, AND MODERATE CLASSIFICATIONS. THE FOLLOWING CLASSIFICATION SYSTEM WAS USED:

- CLASSIFICATION METHOD:
TREES WERE RATED BASED ON THE FOLLOWING CONSIDERATIONS:
1. HEALTH
 2. SPECIES (NATIVES WITH HABITAT AND ECOSYSTEM VALUE)
 3. COMPATIBILITY WITH DEVELOPMENT
 4. FORM / VISUAL INTEREST / MATURE SIZE

TREES RANKED AS IMPORTANT WERE RATED HIGH IN ALL FOUR AREAS.

TREES IN THE GOOD CATEGORY HAD GOOD HEALTH AND WERE A DESIRABLE SPECIES, BUT HAD IRREGULAR FORM OR LESS COMPATIBILITY WITH DEVELOPMENT.

TREES IN THE MODERATE CATEGORY HAD GOOD TO MODERATE HEALTH AND FORM, BUT WERE A LESS DESIRABLE SPECIES OR MAY BE LESS COMPATIBLE WITH DEVELOPMENT.

TREES IN THE POOR CATEGORY HAD POOR HEALTH AND/OR SUBSTANTIAL DAMAGE.

NOTES:
1. THE INFORMATION PROVIDED WITHIN THE PROJECT BOUNDARY IS BASED ON AN ON-SITE EVALUATION OF THE EXISTING TREES BY ARBORIST MORGAN HOLEN AND WAS PROVIDED IN A TREE REPORT DATE NOVEMBER 17, 2015 INCLUDED WITH THE APPLICATION MATERIALS.

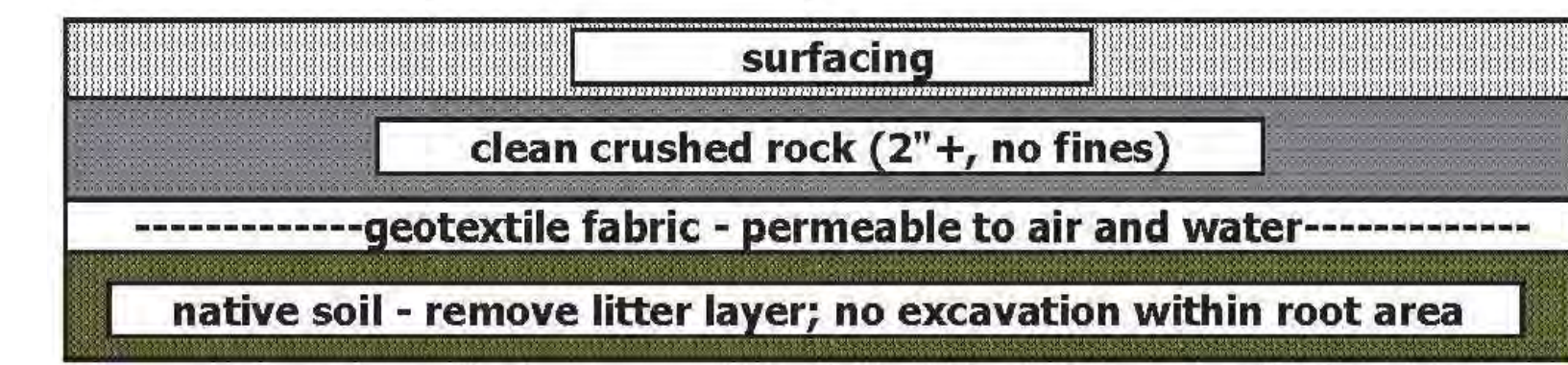
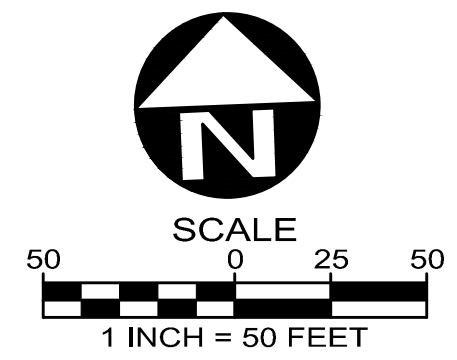


Figure 1. Sample profile for areas within Critical Root Zones. Depth of rock is dependent on grading. Technique based on best management practices.

SIDEWALK SECTION - MODIFIED PROFILE



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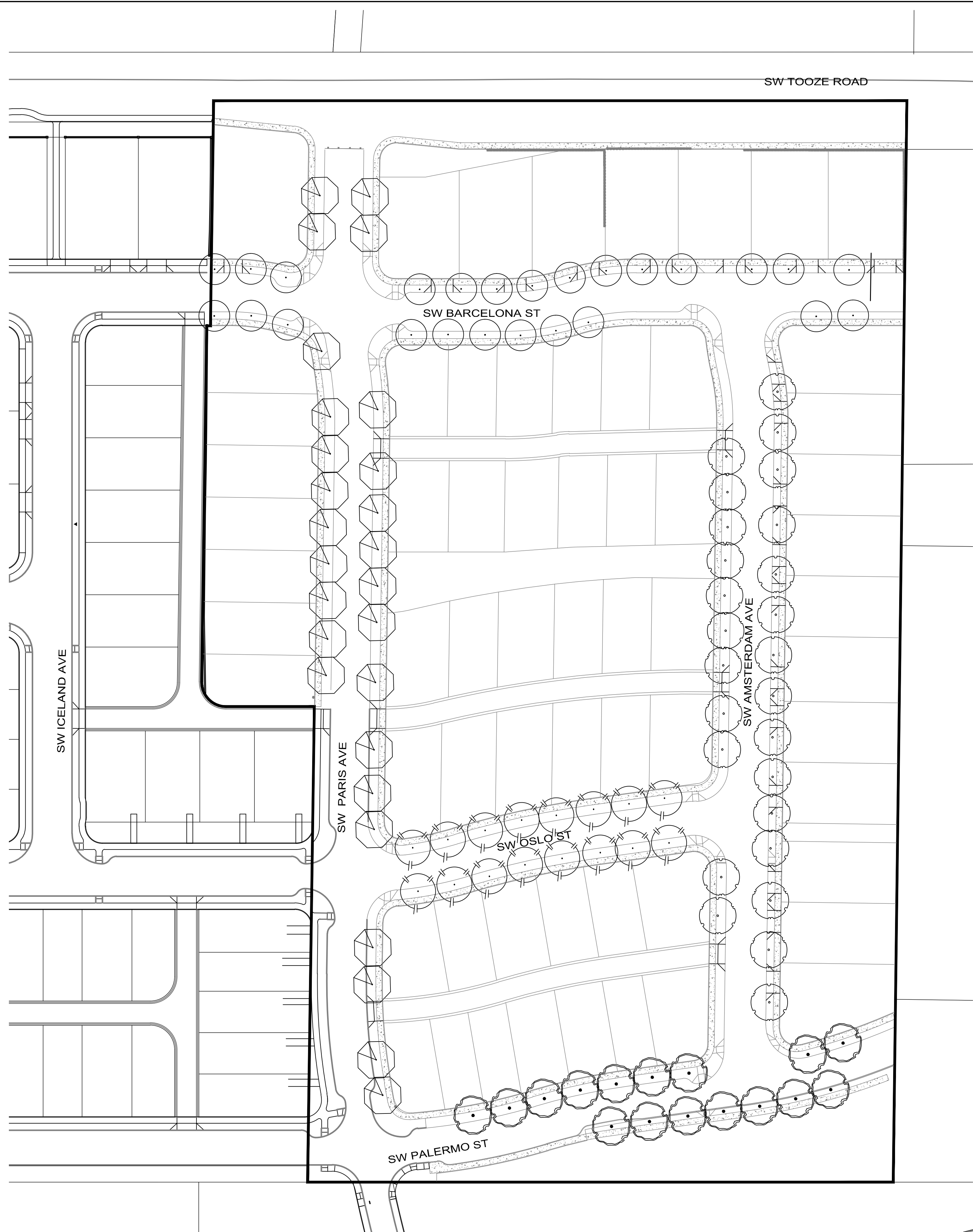
**PDP 4N
CALAIS EAST
AT VILLEBOIS**

Preliminary
Development
Plan

**TREE
PLAN**

1ST SUBMITTAL DATE	11/13/2015
2ND SUBMITTAL DATE	12/14/2015
3RD SUBMITTAL DATE	1/26/2016

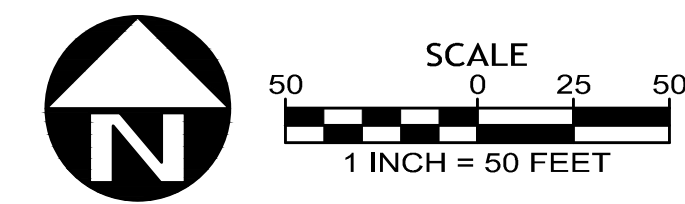
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STREET TREE LEGEND:

QTY.	SYMBOL	BOTANICAL NAME / Common Name	SIZE	SPACING
27		ACER x FREEMANII 'AUTUMN BLAZE' Autumn Blaze Maple	2" cal., B&B	30' o.c.
25		FAGUS SYLVATICA European Beech	2" cal., B&B	30' o.c.
16		QUERCUS ROBUR English Oak	2" cal., B&B	30' o.c.
26		CRATAEGUS VIRDIS 'WINTER KING' Winter King Hawthorne	2" cal., B&B	30' o.c.
16		ZELKOVA SERR. 'GREEN VASE' Green Vase Zelkova	2" cal., B&B	30' o.c.

ELEVATION DATUM: NAVD 88



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DATE	DESCRIPTION

**PDP 4N
CALAIS EAST
AT VILLEBOIS**

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**STREET TREE/
LIGHTING
PLAN**

1ST SUBMITTAL DATE	11/13/2015
2ND SUBMITTAL DATE	12/14/2015
3RD SUBMITTAL DATE	1/26/2016

10

PHASE 4 NORTH CALAIS EAST AT VILLEBOIS FINAL DEVELOPMENT PLAN

TL 1100,1101,8900, & 1203, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SECTION 15 W.M.
CITY OF WILSONVILLE, OREGON

APPLICANT:

POLYGON WLH, LLC
109 E. 13TH ST.
VANCOUVER, WA 98660
[P] 503-221-1920
CONTACT: FRED GAST

PLANNER:

PACIFIC COMMUNITY DESIGN, INC
12564 SW MAIN STREET
TIGARD, OR 97223
[P] 503-941-9484
CONTACT: STACY CONNERY, AICP

CIVIL ENGINEER:

PACIFIC COMMUNITY DESIGN, INC
12564 SW MAIN STREET
TIGARD, OR 97223
[P] 503-941-9484
CONTACT: JESSIE KING, PE

SURVEYOR:

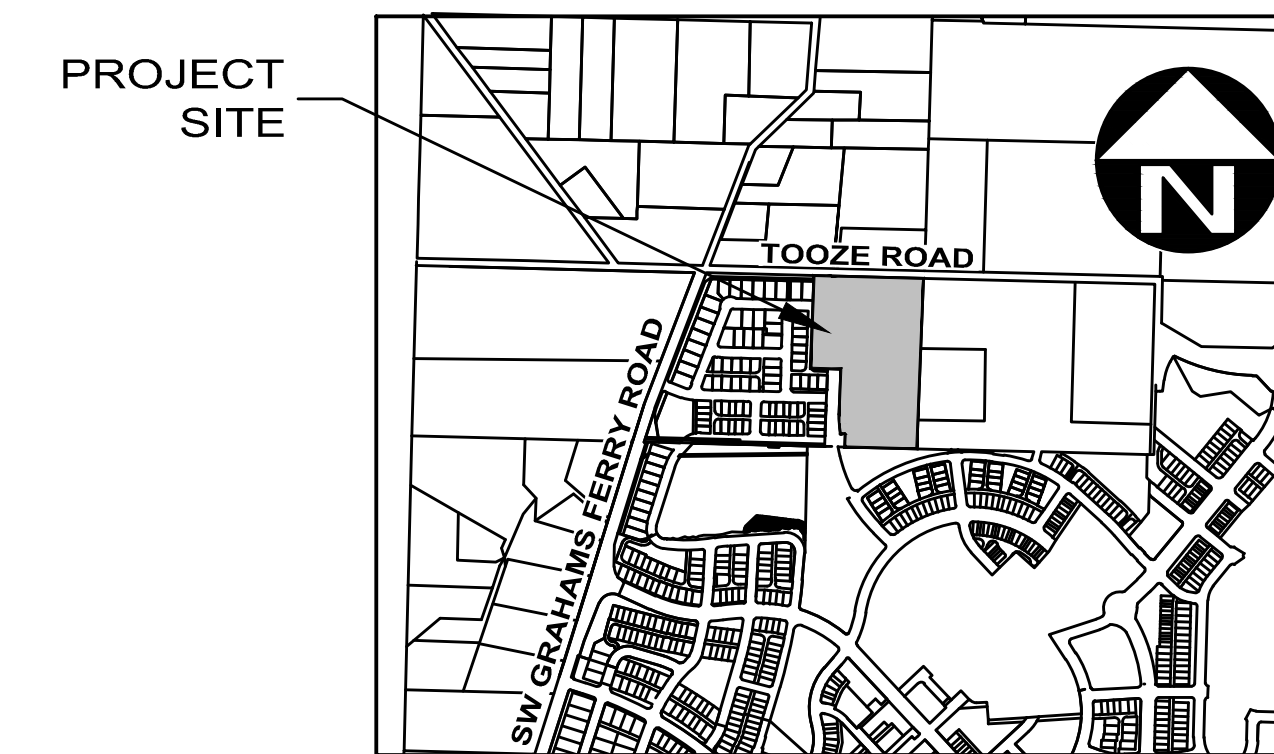
PACIFIC COMMUNITY DESIGN, INC
12564 SW MAIN STREET
TIGARD, OR 97223
[P] 503-941-9484
CONTACT: TRAVIS JANSEN, PLS, PE

LANDSCAPE ARCHITECT:

PACIFIC COMMUNITY DESIGN, INC
12564 SW MAIN STREET
TIGARD, OR 97223
[P] 503-941-9484
CONTACT: KERRY LANKFORD, RLA, CLARB

GEOTECHNICAL ENGINEER:

GEODESIGN, INC.
15575 SW SEQUOIA PARKWAY, SUITE 100
PORTLAND, OR 97224
[P] 503-968-8787
CONTACT: SHAWN DIMKE, PE



VICINITY MAP

UTILITIES & SERVICES:

WATER:	CITY OF WILSONVILLE
STORM:	CITY OF WILSONVILLE
SEWER:	CITY OF WILSONVILLE
POWER:	PORTLAND GENERAL ELECTRIC
GAS:	NORTHWEST NATURAL
FIRE:	TUALATIN VALLEY FIRE & RESCUE
POLICE:	CLACKAMAS COUNTY SHERIFF
SCHOOL:	WEST LINN / WILSONVILLE SCHOOL DISTRICT 3JT
PARKS:	CITY OF WILSONVILLE
PHONE:	FRONTIER
WASTE DISPOSAL:	UNITED DISPOSAL SERVICE
CABLE:	COMCAST

BENCHMARK:

OREGON STATE PLANE COORDINATE 5818 LOCATED IN MONUMENT BOX IN CENTERLINE OF TOOZE ROAD .2 MILES WEST OF 110TH.

ELEVATION DATUM: NAVD 88, ELEVATION = 202.991

SHEET INDEX:

- 1 COVER SHEET
- 2 SITE PLAN
- L1 STREET TREE PLAN
- L2 OPEN SPACE PLANTING PLAN
- L3 DETAILS

ELEVATION DATUM: NAVD 88



Villebois



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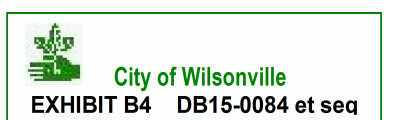
GEODESIGN, INC

REVISIONS	
DATE	DESCRIPTION

PDP 4N
CALAIS EAST
AT VILLEBOIS

Final
Development
Plan

COVER
SHEET



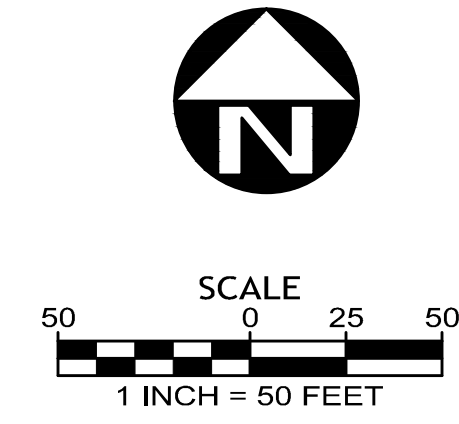
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2ND SUBMITTAL DATE	12/14/2015
3RD SUBMITTAL DATE	01/26/2016

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ELEVATION DATUM: NAVD 88



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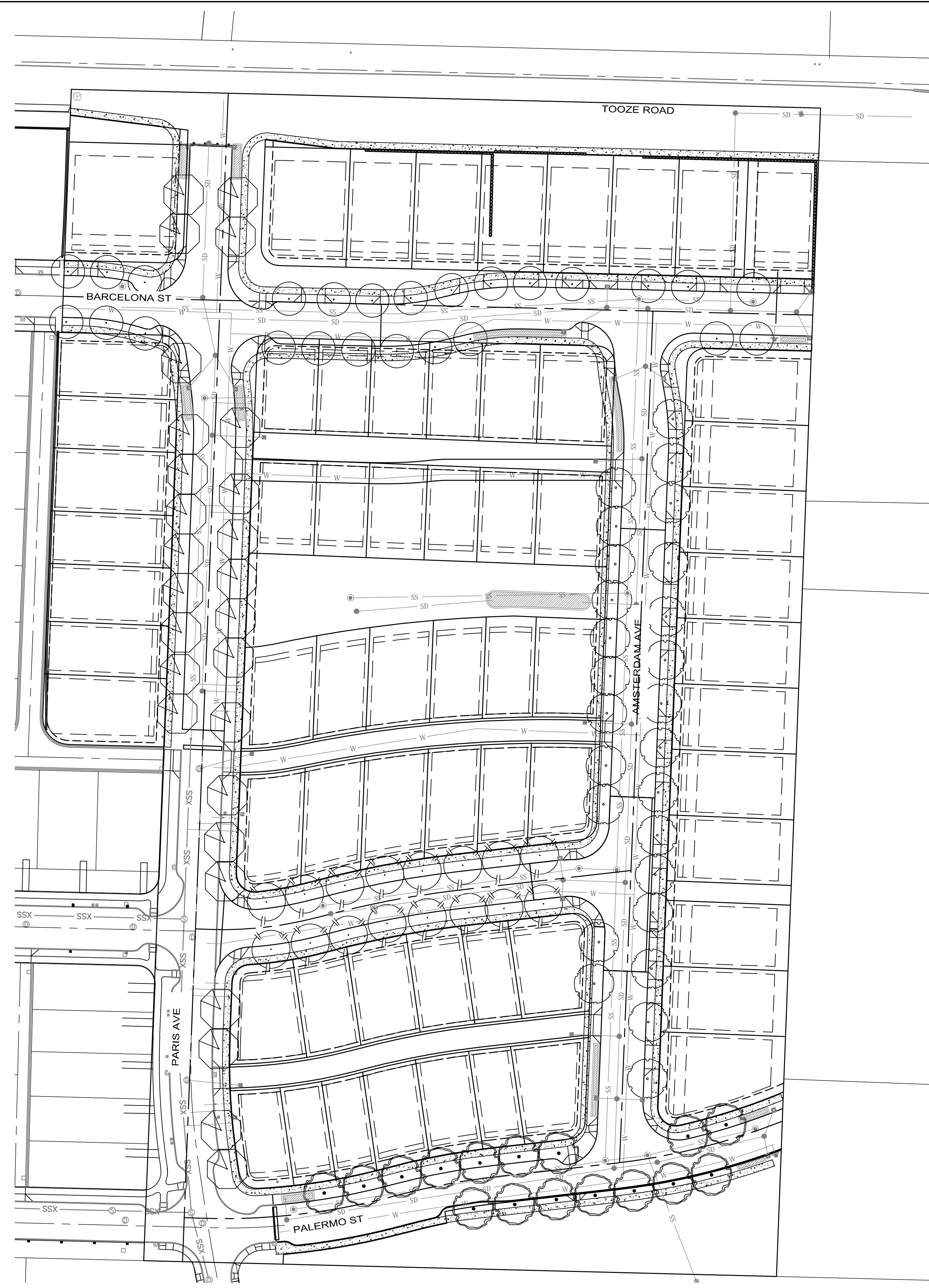
PDP 4N
CALAIS EAST
AT VILLEBOIS

Preliminary
Development
Plan

SITE
PLAN

1ST SUBMITTAL DATE	11/13/2015
2ND SUBMITTAL DATE	12/14/2015
3RD SUBMITTAL DATE	1/26/2016

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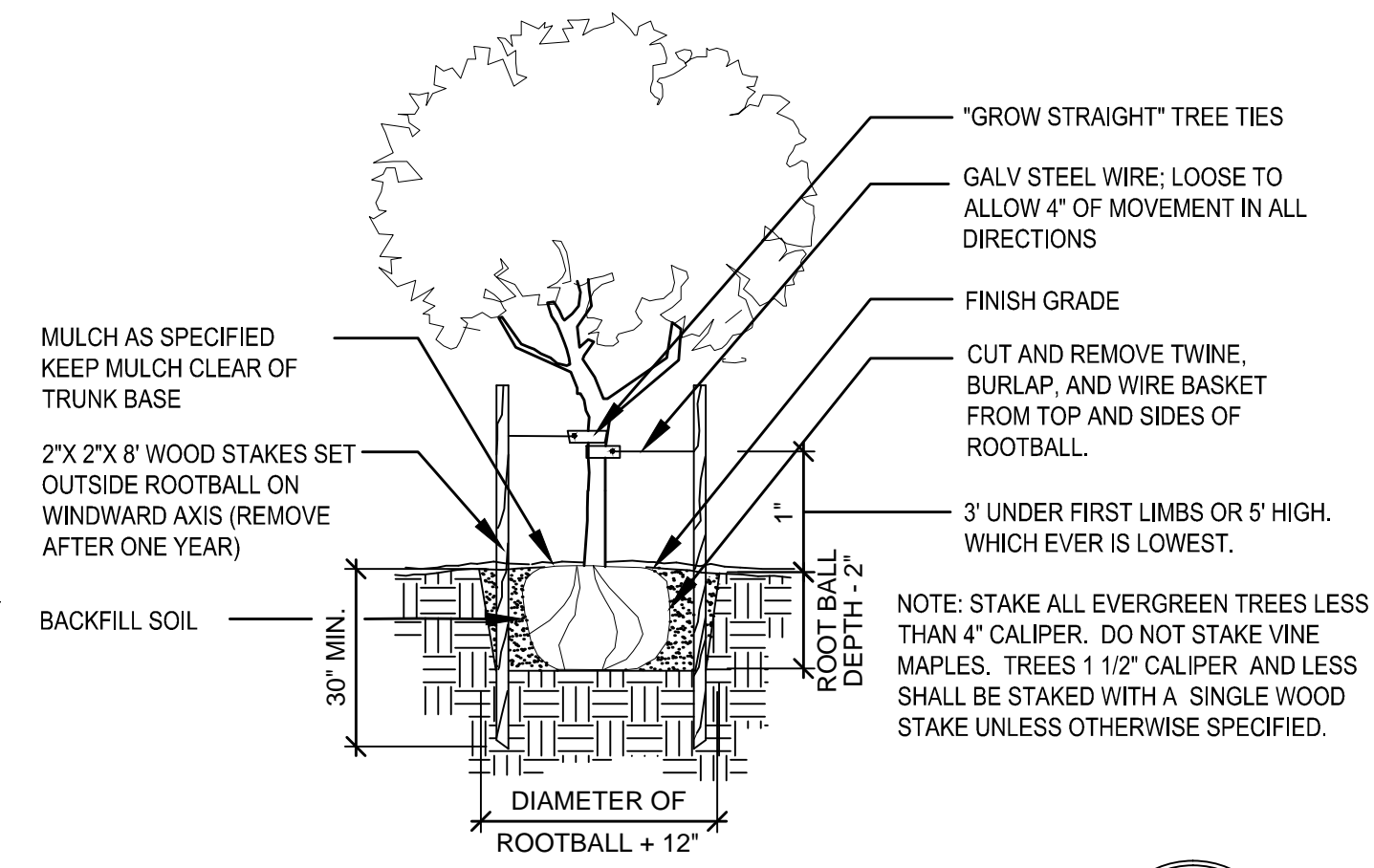


STREET TREE LEGEND:

QTY.	SYMBOL	BOTANICAL NAME / Common Name	SIZE	SPACING
27		ACER x FREEMANII 'AUTUMN BLAZE' Autumn Blaze Maple	2" cal., B&B	30' o.c.
25		FAGUS SYLVATICA European Beech	2" cal., B&B	30' o.c.
16		QUERCUS ROBUR English Oak	2" cal., B&B	30' o.c.
26		CRATAEGUS VIRDIS 'WINTER KING' Winter King Hawthorne	2" cal., B&B	30' o.c.
16		ZELKOVA SERR. 'GREEN VASE' Green Vase Zelkova	2" cal., B&B	30' o.c.

GENERAL NOTES: LANDSCAPE PLAN

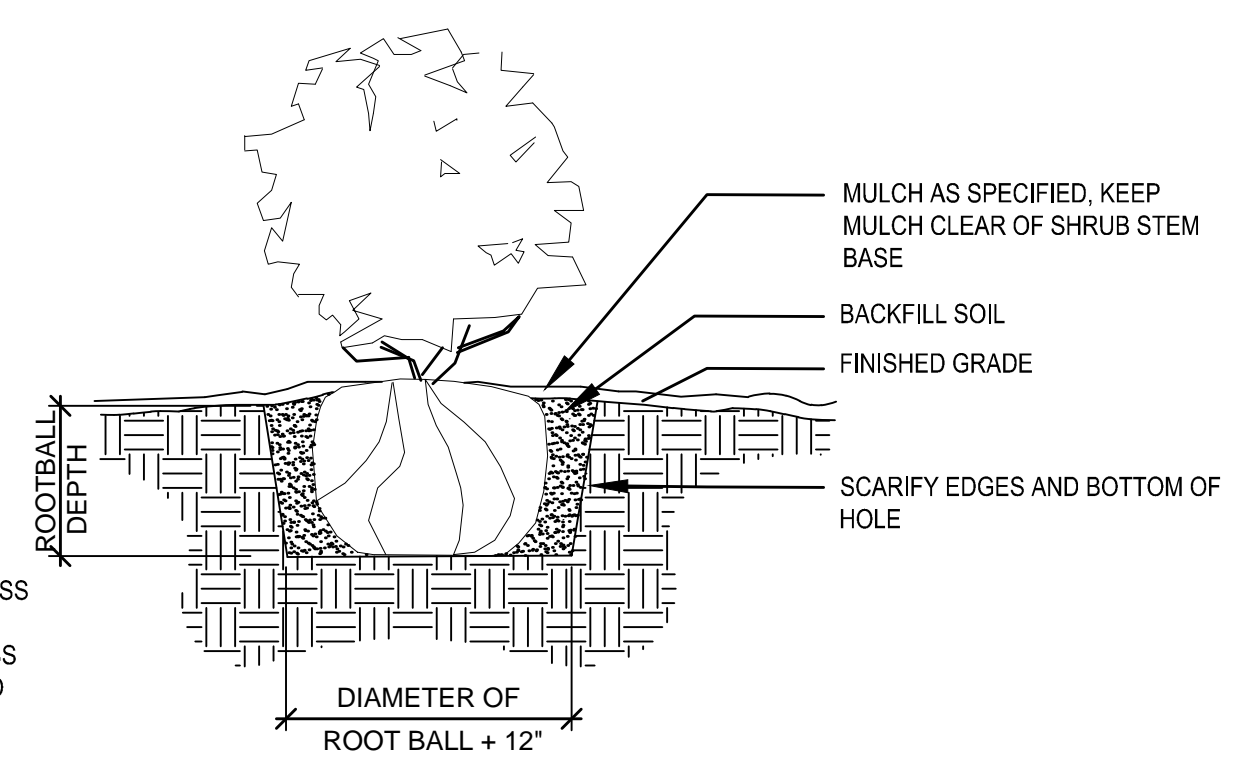
- THE CONTRACTOR SHALL VERIFY WITH OWNER AND UTILITY COMPANIES THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL DETERMINE IN THE FIELD THE ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL UTILITY PROTECTION SERVICE 72 HOURS PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
- CONTRACTOR TO REPORT ALL DAMAGES TO EXISTING CONDITIONS AND INCONSISTENCIES WITH PLANS TO ODR.
- ALL PLANT MASSES TO BE CONTAINED WITHIN A BARK MULCH BED, UNLESS NOTED OTHERWISE.
- BED EDGE TO BE NO LESS THAN 12" AND NO MORE THAN 18" FROM OUTER EDGE OF PLANT MATERIAL BRANCHING. WHERE GROUND-COVER OCCURS, PLANT TO LIMITS OF AREA AS SHOWN.
- CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL LANDSCAPE BEDS AND ALL LAWN AREAS.
- CONTRACTOR TO FINE GRADE AND ROCK-HOUND ALL TURF AREAS PRIOR TO SEEDING, TO PROVIDE A SMOOTH AND CONTINUAL SURFACE, FREE OF IRREGULARITIES (BUMPS OR DEPRESSIONS) & EXTRANEIOUS MATERIAL OR DEBRIS.
- QUANTITIES SHOWN ARE INTENDED TO ASSIST CONTRACTOR IN EVALUATING THEIR OWN TAKE-OFFS AND ARE NOT GUARANTEED AS ACCURATE REPRESENTATIONS OF REQUIRED MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS BID QUANTITIES AS REQUIRED BY THE PLANS AND SPECIFICATIONS. IF THERE IS A DISCREPANCY BETWEEN THE NUMBER LABELED ON THE PLANT TAG AND THE QUANTITY OF GRAPHIC SYMBOLS SHOWN, THE GRAPHIC SYMBOL QUANTITY SHALL GOVERN.
- COORDINATE LANDSCAPE INSTALLATION WITH INSTALLATION OF UNDERGROUND SPRINKLER AND DRAINAGE SYSTEMS.
- WITH THE EXCEPTION OF THOSE TREES INDICATED ON THE TREE REMOVAL PLAN, CONTRACTOR SHALL NOT REMOVE ANY TREES DURING CONSTRUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ODR. EXISTING VEGETATION TO REMAIN SHALL BE PROTECTED AS DIRECTED BY THE ODR.
- WHERE PROPOSED TREE LOCATIONS OCCUR UNDER EXISTING OVERHEAD UTILITIES OR CROWD EXISTING TREES, NOTIFY ODR TO ADJUST TREE LOCATIONS.
- LANDSCAPE MAINTENANCE PERIOD BEGINS IMMEDIATELY AFTER THE COMPLETION OF ALL PLANTING OPERATIONS AND WRITTEN NOTIFICATION TO THE ODR. MAINTAIN TREES, SHRUBS, LAWNS AND OTHER PLANTS UNTIL FINAL ACCEPTANCE OR 90 DAYS AFTER NOTIFICATION AND ACCEPTANCE, WHICHEVER IS LONGER.
- REMOVE EXISTING WEEDS FROM PROJECT SITE PRIOR TO THE ADDITION OF ORGANIC AMENDMENTS AND FERTILIZER. APPLY AMENDMENTS AND FERTILIZER PER THE RECOMMENDATIONS OF THE SOIL ANALYSIS FROM THE SITE.
- BACK FILL MATERIAL FOR TREE AND SHRUB PLANTING SHALL CONTAIN: ONE PART FINE GRADE COMPOST TO ONE PART TOPSOIL BY VOLUME, BONE MEAL PER MANUFACTURER'S RECOMMENDATION, AND SLOW RELEASE FERTILIZER PER MANUFACTURER'S RECOMMENDATION.
- GROUND COVERS AND PERENNIALS SHALL BE PLANTED WITH A MAXIMUM 2 INCH COVER OF BARK MULCH WITH NO FOLIAGE COVERED.
- CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FOR ALL PLANT MATERIAL SUBSTITUTIONS FROM THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. PLANT SUBSTITUTIONS WITHOUT PRIOR WRITTEN APPROVAL THAT DO NOT COMPLY WITH THE DRAWINGS AND SPECIFICATIONS MAY BE REJECTED BY THE LANDSCAPE ARCHITECT AT NO COST TO THE OWNER. THESE ITEMS MAY BE REQUIRED TO BE REPLACED WITH PLANT MATERIALS THAT ARE IN COMPLIANCE WITH THE DRAWINGS.
- ALL PLANT MATERIALS SHALL BE NURSERY GROWN WITH HEALTHY ROOT SYSTEMS AND FULL BRANCHING, DISEASE AND INSECT FREE AND WITHOUT DEFECTS SUCH AS SUN SCALD, ABRASIONS, INJURIES AND DISFIGUREMENT.
- ALL PLANT MATERIAL SHALL BE INSTALLED AT THE SIZE AND QUANTITY SPECIFIED. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR SUB-STANDARD RESULTS CAUSED BY REDUCTION IN SIZE AND/OR QUANTITY OF PLANT MATERIALS.



TREE STAKING DETAIL

SCALE: N.T.S.

1
L1



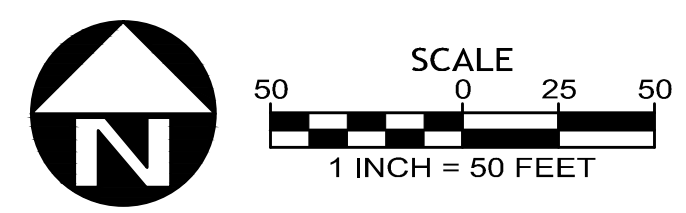
SHRUB PLANTING DETAIL

SCALE: N.T.S.

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L1

1 STREET TREE PLAN

ELEVATION DATUM: NAVD 88



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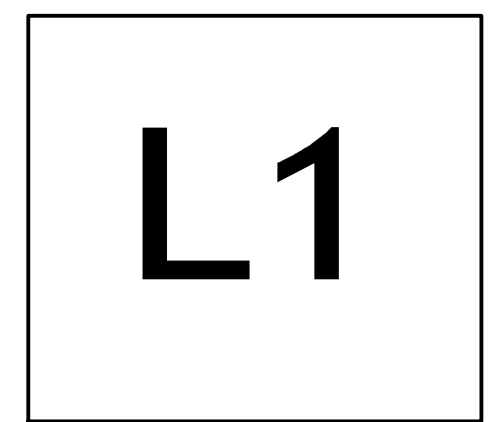
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DATE	DESCRIPTION

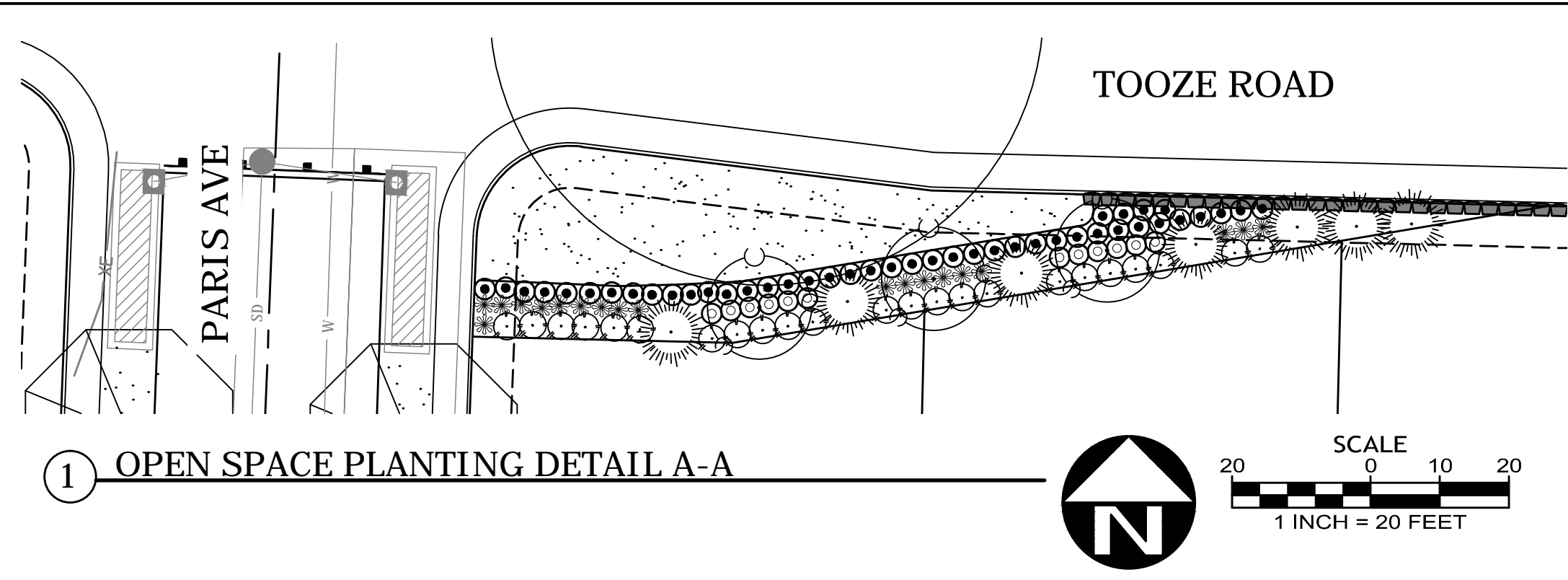
**PDP 4N
CALAIS EAST
AT VILLEBOIS**

Final
Development
Plan

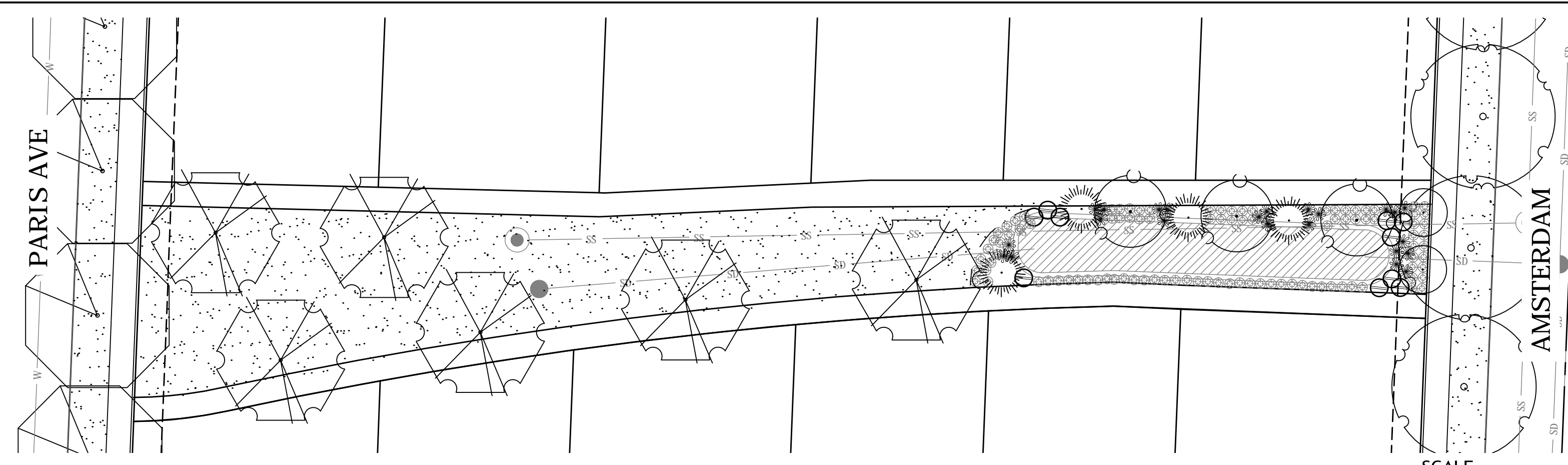
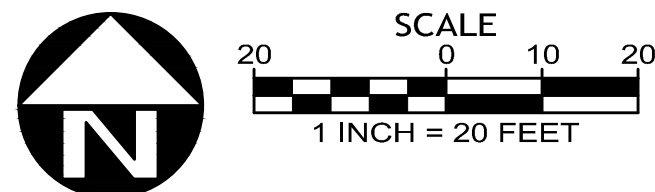
**STREET TREE
PLAN**

1ST SUBMITTAL DATE	11/13/2015
2ND SUBMITTAL DATE	12/14/2015
3RD SUBMITTAL DATE	01/26/2016

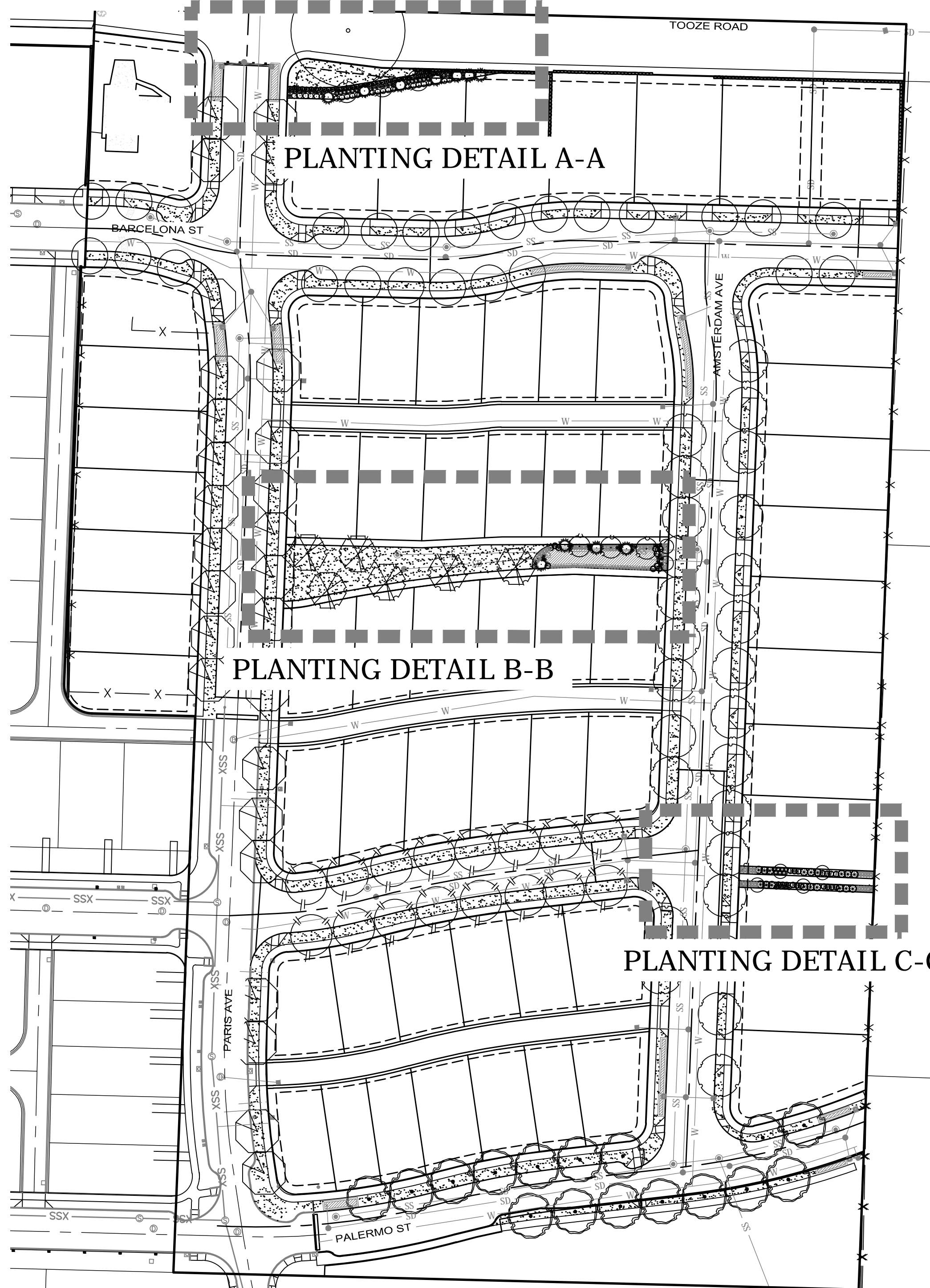




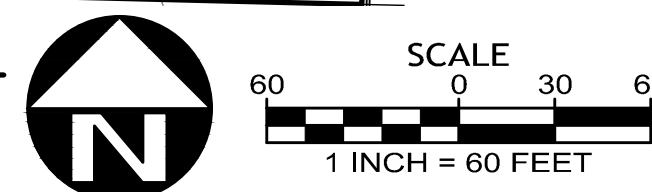
1 OPEN SPACE PLANTING DETAIL A-A



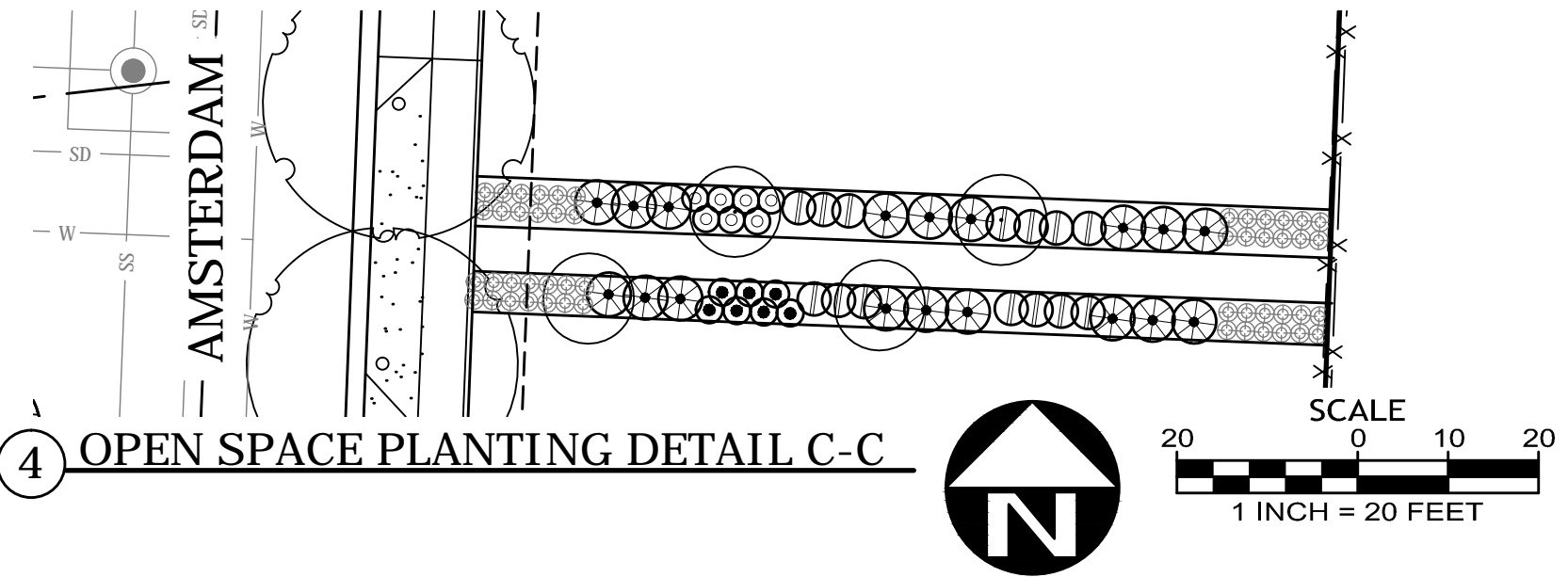
3 OPEN SPACE PLANTING DETAIL B-B



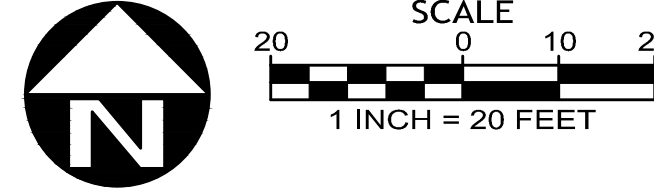
2 OPEN SPACE - PLANTING PLAN



ELEVATION DATUM: NAVD 88



4 OPEN SPACE PLANTING DETAIL C-C



PLANTING LEGEND

TREES

SYMBOL	CODE	QTY.	COMMON NAME / BOTANICAL NAME:	SIZE AND DESCRIPTION
	VM		VINE MAPLE / ACER CIRCINATUM:	8' HT., MULTI-TRUNK
	CS		INCENSE CEDAR / CALOEDRUS DECURRENS:	8' HT., B&B
	CP		CAPITAL SELECT FLOWERING PEAR / PYRUS CALLERYANA 'CAPITAL':	2" CAL., B&B
	RM		RED SUNSET MAPLE / ACER RUBRUM 'FRANKSRED':	2 CAL., B&B

SHRUBS

SYMBOL	CODE	QTY.	COMMON NAME / BOTANICAL NAME:	SIZE AND DESCRIPTION
	DBB		DWARF BURNING BUSH / EUONYMUS ALATA 'COMPACTA':	24" HT.
	DVB		DAVID VIBURNUM / VIBURNUM DAVIDII:	2 GAL.
	CPB		'CRIMSON PYGMY' BARBERRY / BERBERIS THUNBERGII 'CRIMSON PYGMY':	2 GAL.
	FFP		FOREST FLAME PIERIS / PIERIS JAPONICA 'FOREST FLAME':	24" HT.
	OLL		OTTO LUYKEN CHERRY LAUREL / PRUNUS LAUROCERASUS 'OTTO LUYKEN':	24-30"

ORNAMENTAL GRASSES

SYMBOL	CODE	QTY.	COMMON NAME / BOTANICAL NAME:	SIZE AND DESCRIPTION
	PFG		PURPLE FOUNTAIN GRASS / PENNISETUM SETACEUM 'RUBRUM':	2 GAL., 30" O.C.
	DFG		DWARF FOUNTAIN GRASS / PENNISETUM ALOPECUROIDES 'HAMELN':	1 GAL., 18" O.C.

LAWN AND GROUND COVER

SYMBOL	CODE	QTY.	COMMON NAME / BOTANICAL NAME:	SIZE AND DESCRIPTION
	LAWN		PRO-TIME 309 (SUPREME MIX) GRASS SEED BY HOBBS AND HOPKINS, LTD.	AT A RATE OF 8LBS/1000 SQUARE FEET.

NOTE:
1) LANDSCAPE AREAS WILL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM DESIGNED BY CONTRACTOR. CONTRACTOR WILL PROVIDE MATERIALS AND INSTALL ALL IRRIGATION DOWNSTREAM OF THE WATER METER.

BIORETENTION CELL PLANTING LEGEND

SYMBOL	COMMON NAME / Botanical name:	Size and Description
	WEeping ALASKAN CEDAR / Chamaecyparis nootkatensis 'Pendula':	7-8' Ht., B&B
	PACIFIC DOGWOOD / Cornus nuttallii:	2" Cal., B&B
	NOOTKA ROSE / Rosa nutkana:	#1 CONTAINER
	RED TWIG DOGWOOD / Cornus sericea:	#1 CONTAINER
	KELSEY DOGWOOD / Cornus sericea 'Kelsey':	#1 CONTAINER
	SNOWBERRY / Symphoricarpos alba:	#1 CONTAINER
	'WET/MOIST' AREA PLUGS: (4" PLUGS @ 12" O.C.)	
	SLOUGH SEDGE / Carex obnupta	34%
	SOFT RUSH / Juncus tenuis	33%
	SMALL FRUITED BULRUSH / Scirpus microcarpus	33%



Villebois



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GEODESIGN, INC

REVISIONS	
DATE	DESCRIPTION

PDP 4N
CALAIS EAST
AT VILLEBOIS

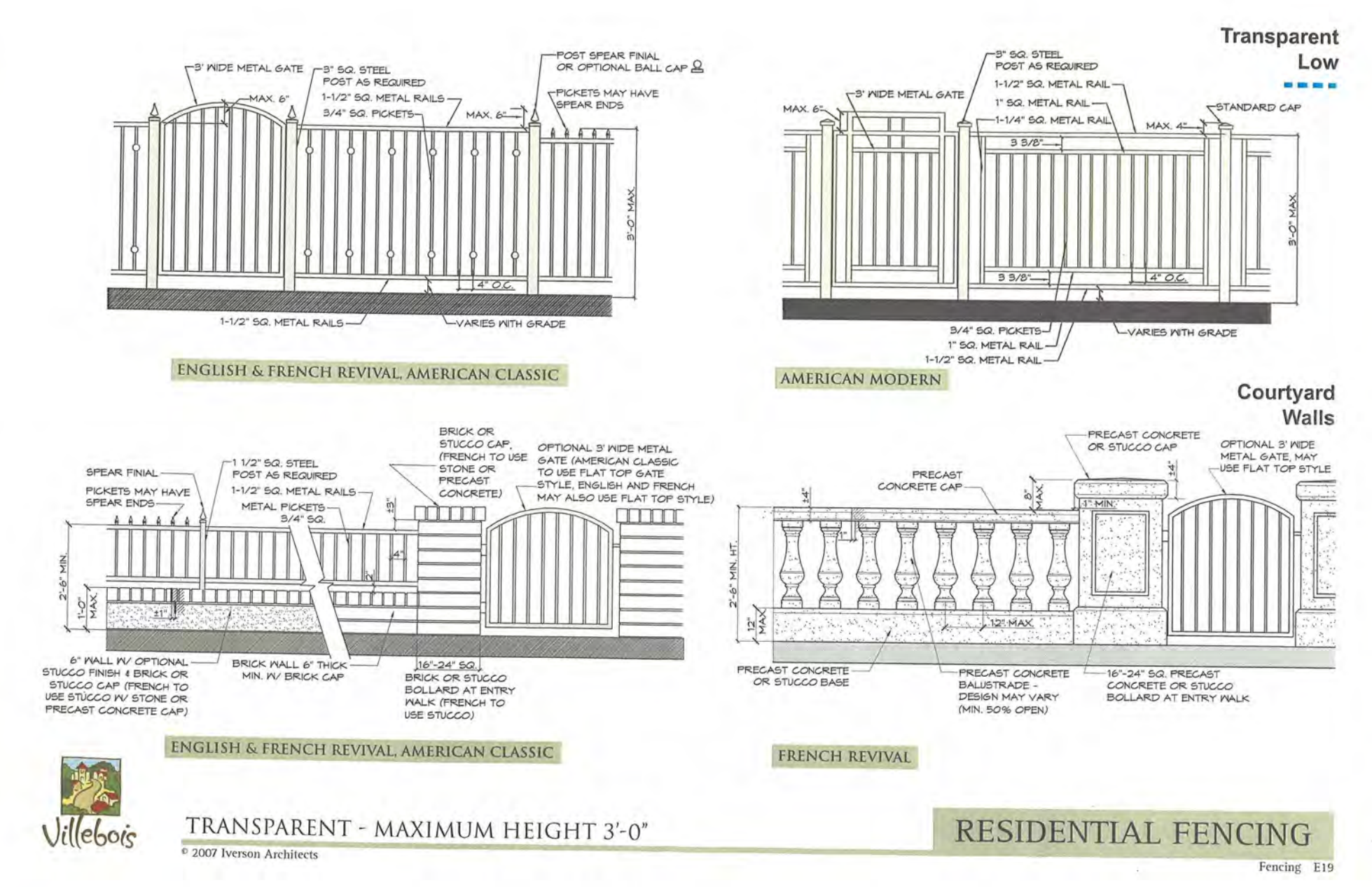
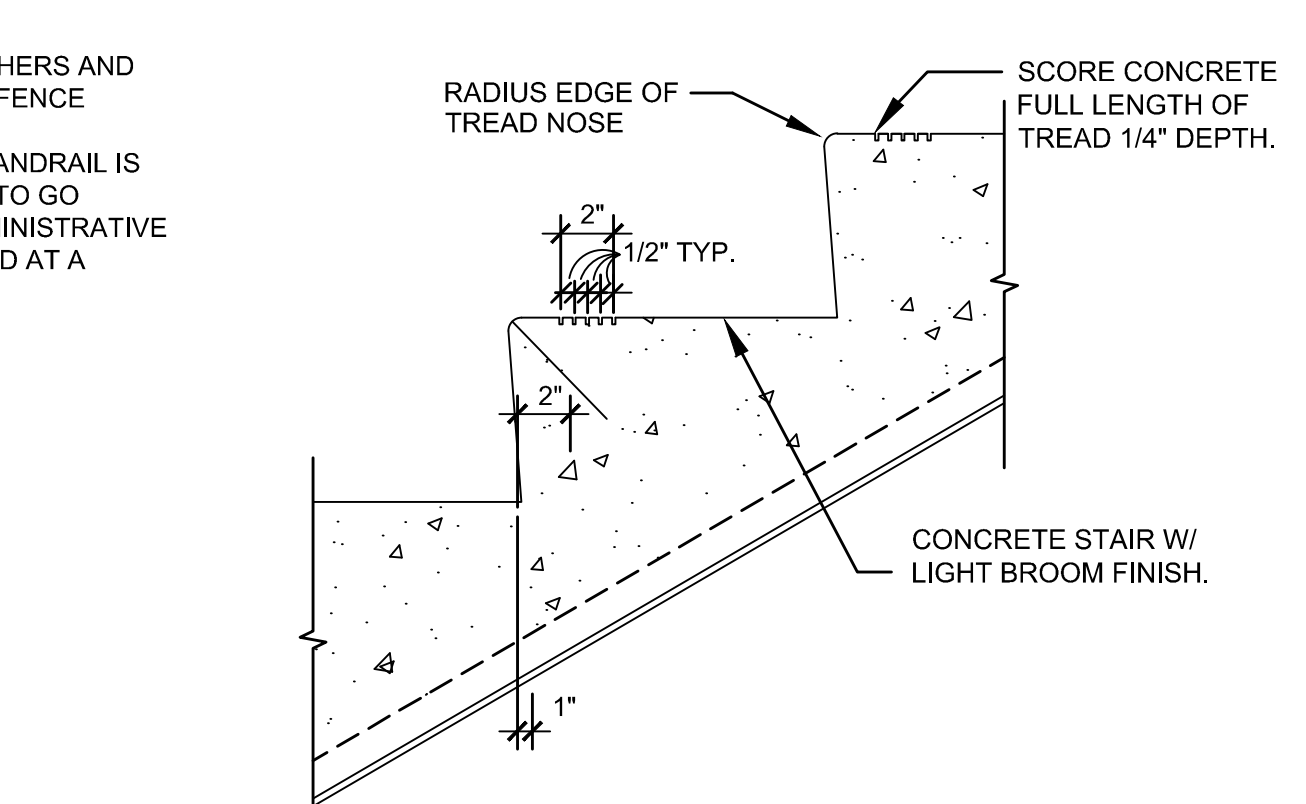
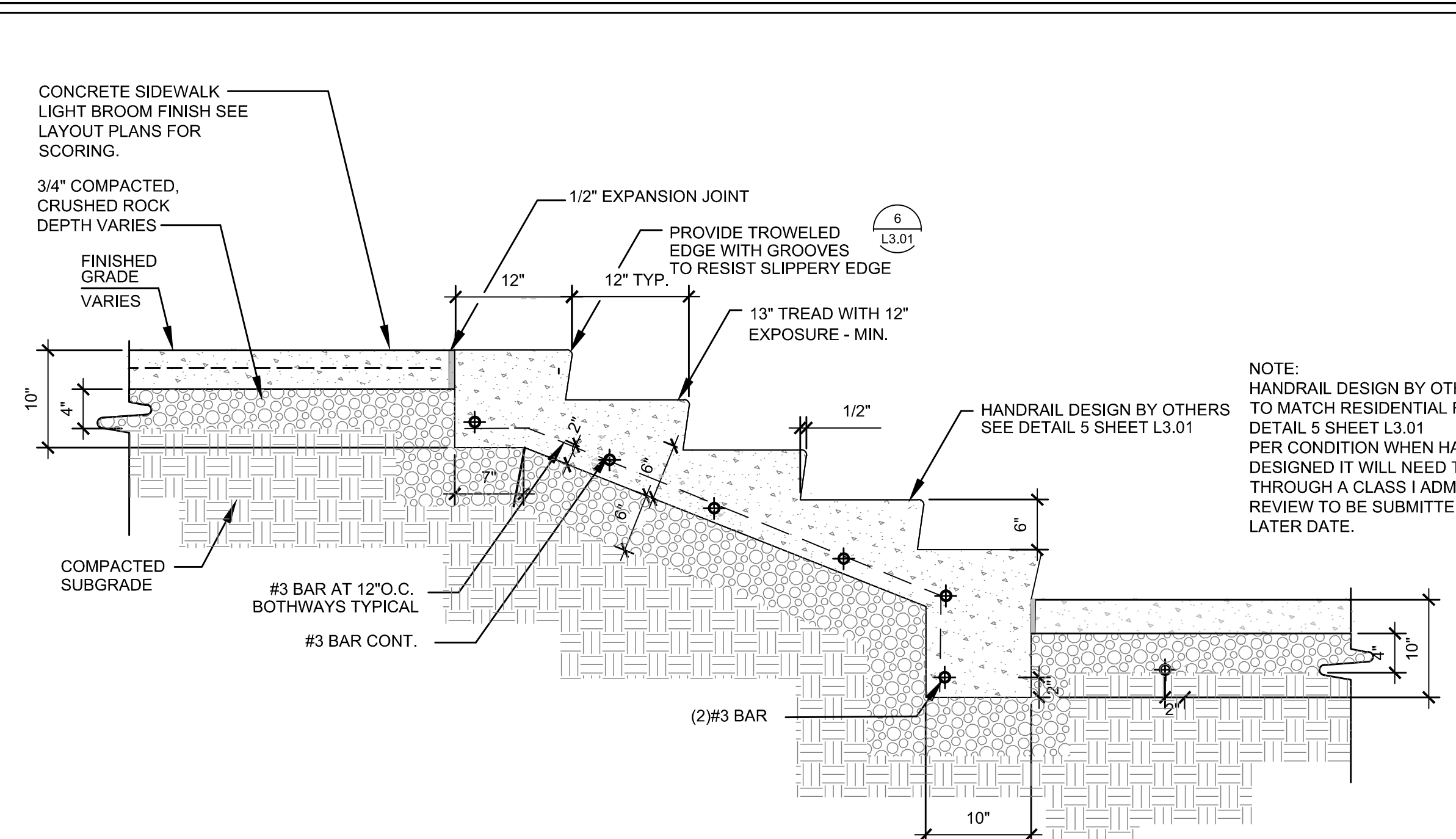
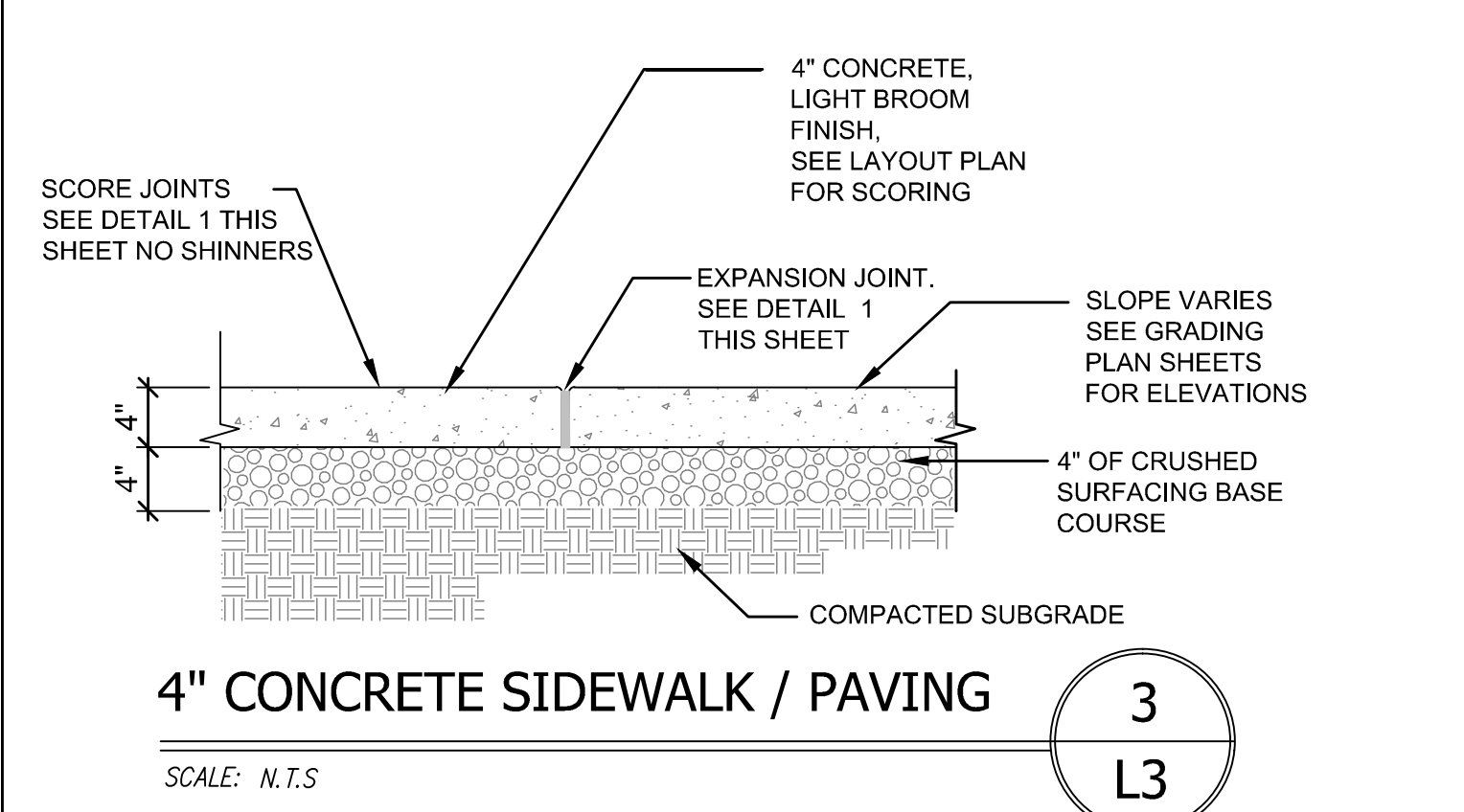
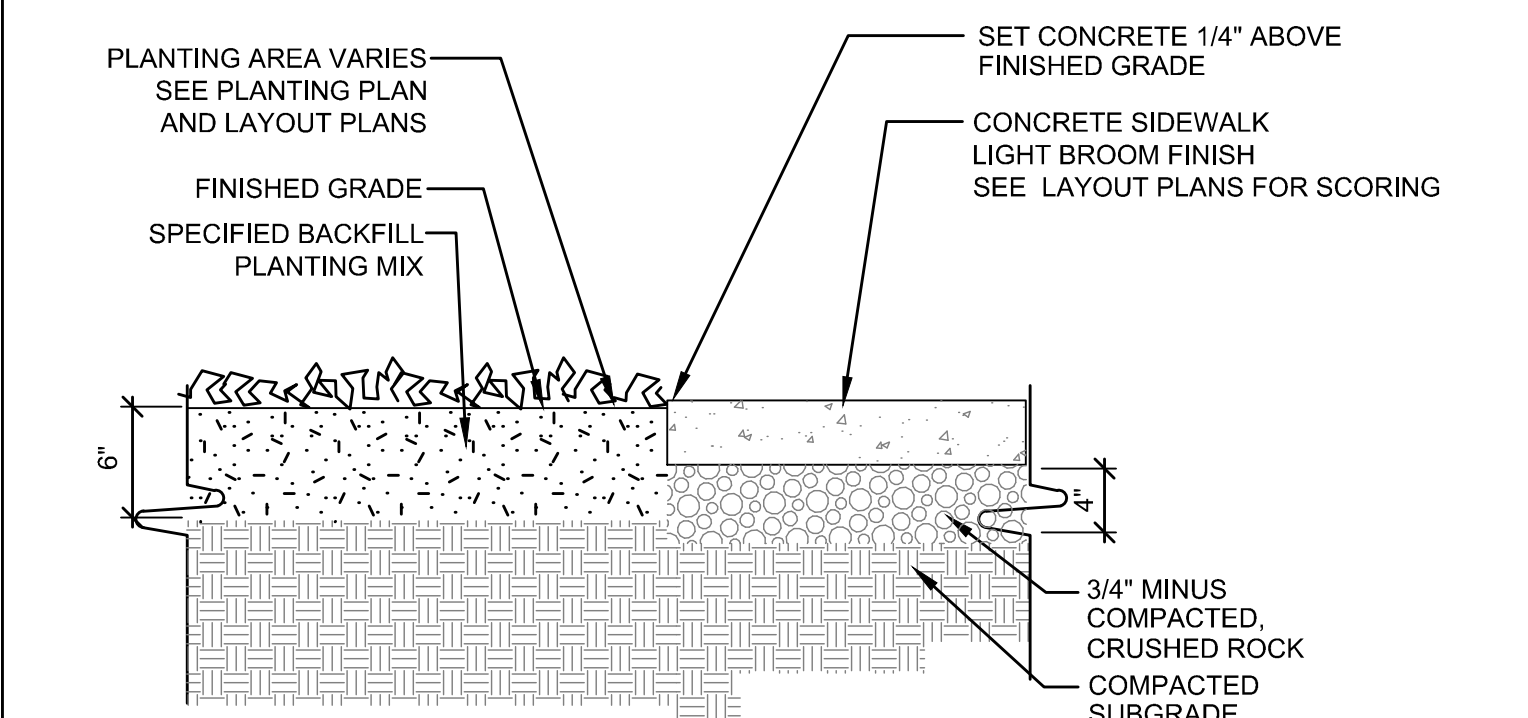
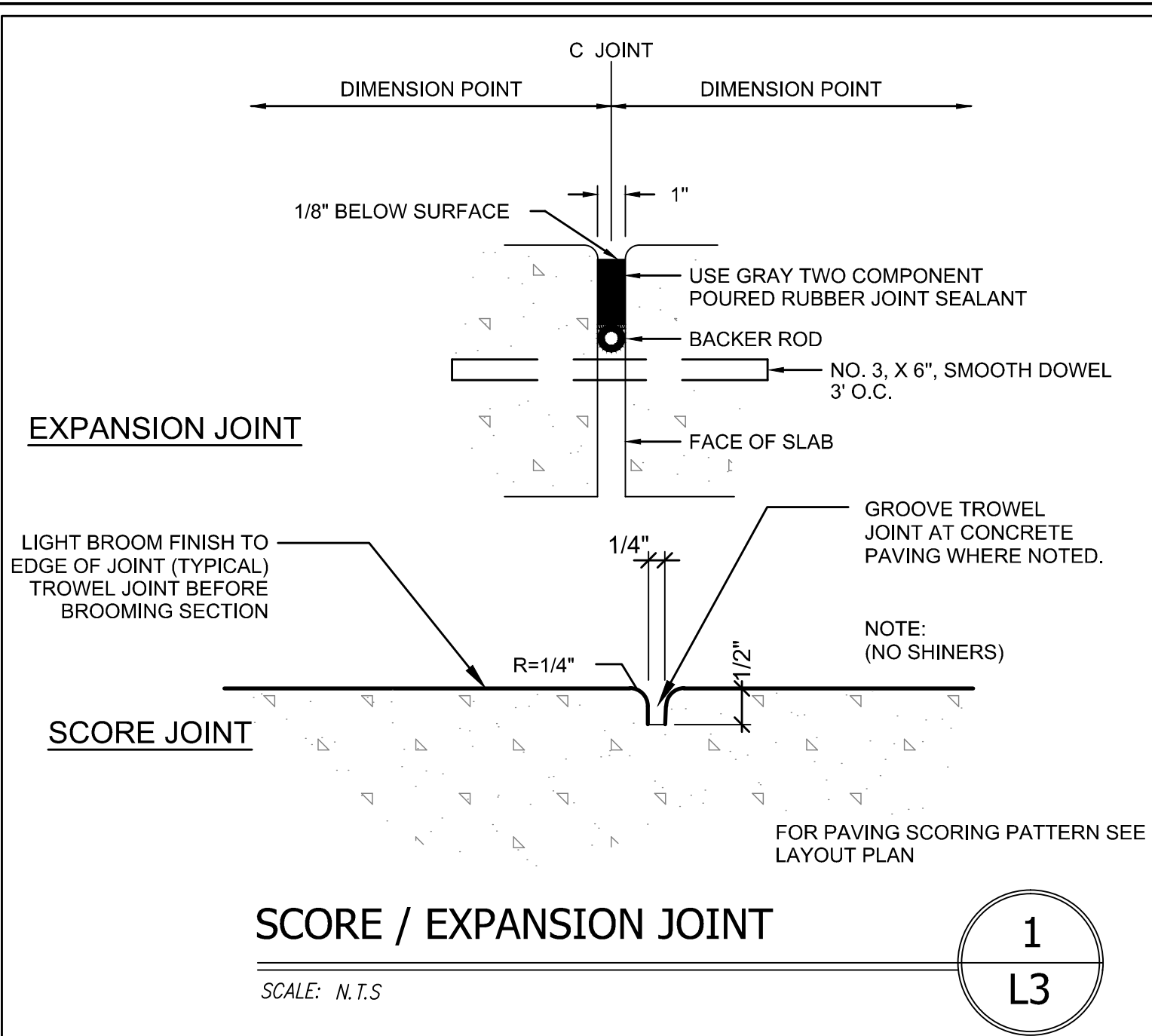
Final
Development
Plan

OPEN SPACE
PLANTING PLAN

1ST SUBMITTAL DATE	11/13/2015
2ND SUBMITTAL DATE	12/14/2015
3RD SUBMITTAL DATE	01/26/2016

L2

N:\proj\395-040-09 Drawings\03 Planning Sheets - Planning Submittal\LANDSCAPE\395040.L2\PLANTING-FP.dwg - SHEET: 22x34 Jan. 26. 16 - 9:44 AM kel



STAIR HANDRAIL DESIGN- SIMILAR

SCALE: N.T.S.

5
L3

N:\proj\395-040-09 Drawings\03 Planning\Sheets - Planning\submittal\LANDSCAPE\395040.DETAIL-001.dwg - SHEET: Layout1 Jan. 25, 16 - 12:37 PM kel

ELEVATION DATUM: NAVD 88



GEODESIGN, INC

REVISIONS	
DATE	DESCRIPTION

**PDP 4N
CALAIS EAST
AT VILLEBOIS**

**Final
Development
Plan**

DETAILS

1ST SUBMITTAL DATE	11/13/2015
2ND SUBMITTAL DATE	12/14/2015
3RD SUBMITTAL DATE	01/26/2016

L3

DEVELOPMENT REVIEW BOARD MEETING

MONDAY, FEBRUARY 8, 2016

6:30 PM

VIII. Board Member Communications:

**A. Agenda Results from the January 25, 2016 DRB
Panel B meeting**

City of Wilsonville

Development Review Board Panel B Meeting Meeting Results

DATE:	JANUARY 25, 2016	
LOCATION:	29799 SW TOWN CENTER LOOP EAST, WILSONVILLE, OR	
TIME START:	6:30 P.M.	TIME END: 8:41 P.M.

ATTENDANCE LOG

BOARD MEMBERS	STAFF
Aaron Woods	Chris Neamtzu
Dianne Knight	Barbara Jacobson
Cheryl Dorman	Steve Adams
Shawn O’Neil	Daniel Pauly
Richard Martens	
City Council Liaison: Julie Fitzgerald	

AGENDA RESULTS

AGENDA	ACTIONS
CITIZENS’ INPUT	None.
CONSENT AGENDA	
A. Approval of November 23, 2015 Minutes	A. Unanimously approved as presented.
PUBLIC HEARING	
A. Resolution No. 322. Universal Health Services: Universal Health Services, Inc., Willamette Valley Behavioral Health– Applicant. The applicant is requesting approval of an Annexation of territory, a Comprehensive Plan Map Amendment from Washington County – Future Development – 20 District (FD-20) designation to City – Industrial designation, a Zone Map Amendment from Washington County – Future Development – 20 District (FD-20) to City – Planned Development Industrial – Regional Significant Industrial Area (PDI-RSIA) zone, a Stage I Preliminary Development Plan, Waivers, Stage II Final Plan, Site Design Review, Type ‘C’ Tree Plan and Signs for an 8.72 acre site. The subject site is located on Tax Lots 400, 500 and 501 of Section 2B, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Washington County, Oregon. Case Files: DB15-0091 – Annexation DB15-0092 – Comprehensive Plan Map Amendment DB15-0093 – Zone Map Amendment DB15-0094 – Stage I Preliminary Plan (Master Plan) DB15-0095 – Two (2) Waivers DB15-0096 – Stage II Final Plan DB15-0097 – Site Design Review DB15-0098 – Type C Tree Plan DB15-0099 – Class III Signs	A. Unanimously approved with amendments to the Staff report via Exhibits D2 and D4, with additional Exhibits D1 and D3, and a recommendation to install two electric vehicle charging stations.

<p><i>The DRB action on the Annexation, Comprehensive Plan Map Amendment and Zone Map Amendment is a recommendation to the City Council.</i></p>	
<p>BOARD MEMBER COMUNICATIONS</p>	<p>None.</p>
<p>A. Results of the December 14, 2015 DRB Panel A meeting B. Results of the January 11, 2016 DRB Panel A meeting</p>	
<p>STAFF COMMUNICATIONS</p>	
	<p>Staff discussed personnel changes and plans for the upcoming SMART conference.</p>