

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

**MONDAY, MAY 13, 2013 - 6:30 P.M.**

I. Call To Order:

II. Chairman's Remarks:

III. Roll Call:

Mary Fierros Bower  
Lenka Keith  
Simon Springall

Ken Ruud  
Jerry Greenfield  
Council Liaison Susie Stevens

IV. Citizen's Input:

V. City Council Liaison's Report:

VI. Consent Agenda:

A. Approval Of Minutes Of March 11, 2013 DRB Panel A Meeting

Documents: [March 11, 2013 Minutes.pdf](#)

B. Resolution No. 252

**Athey Creek Temporary Use Permit: Athey Creek Christian Fellowship -Applicant; Robert Lanphere, Jr. And Bit Holdings Fifty-Seven Inc. - Owners.** The applicant is requesting approval a Temporary Use Permit to allow Athey Creek Christian Fellowship to continue the use of the main church building until May 17, 2015, and to establish a new youth space across the street from the main church building for 24 months until May 17, 2015. The subject sites are located at 27520 SW 95<sup>th</sup> Avenue and 27501 SW 95<sup>th</sup> Avenue, Stes 955 & 960 on Tax Lot 702 Section 11D and Tax Lot 400 Section 11C, T3S-R1W, Clackamas County, Oregon. Staff: Amanda Hoffman

Case Files: DB13-0007 - Temporary Use Permit

Documents: [Athey Creek Packet 5.13.2013.pdf](#)

VII. Public Hearing:

A. Resolution No. 253

**Fox Center Townhomes: Seema LLC - Applicant.** The applicant is requesting approval a Site Design Review for fifteen (15) townhome units known as Fox Center Townhomes. The site is located at 30625 SW Willamette Way East on Tax Lot 100, Section 22AC; T3S R1W; Clackamas County; Wilsonville, Oregon. Staff: Blaise Edmonds

Case Files: DB13-0006 - Site Design Review

Documents: [Fox Center Packet 5.13.2013.pdf](#), [Exhibit B1 -Fox Center Narrative.pdf](#), [Fox Center Plans \(Exhibits B2-B16\).pdf](#)

VIII. Board Member Communications:

**A. Results Of The March 25, 2013 DRB Panel B Meeting**

Documents: [DRB-B March 25, 2013 Results.pdf](#)

**B. Results Of The April 22, 2013 DRB Panel B Meeting**

Documents: [DRB-B April 22, 2013 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

**VI. Consent Agenda:**

- A. Approval of minutes from March 11, 2013 DRB  
Panel A meeting**

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

**Development Review Board – Panel A  
Minutes–March 11, 2013 6:30 PM**

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**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, Lenka Keith, Jerry Greenfield, Simon Springall, and Councilor Liaison Susie Stevens. Ken Ruud was absent.

Staff present: Blaise Edmonds, Chris Neamtzu, Barbara Jacobson, Nancy Kraushaar, Daniel Pauly, Amanda Hoffman and Mike Ward.

**VI. 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 Stevens** stated she would be unable to attend the April DRB A meeting and reported about the City Council’s actions with these comments:

- The City sold a surplus house the City owned on property on Tooze Rd after receiving only one offer. The house will be moved off that property, which is part of the Villebois development area.
- An intergovernmental agreement (IGA) was approved to continue the water line to Sherwood north of Kinsman Rd.
- The lease for the West Linn Wilsonville School District for the City property on Town Center Loop for the Art Tech School was postponed to be tweaked. That lease is expected to be approved at the next City Council meeting on March 18.
- A large celebration was held at the SMART Fleet Operations Center on Boberg Rd. The wonderful turnout showed the community’s support for transit and what the City is doing.

**VI. Consent Agenda:**

- A. Approval of minutes of February 11, 2013 meeting

**Lenka Keith moved to approve the February 11, 2013 DRB-Panel A meeting minutes as presented. Simon Springall seconded the motion, which passed unanimously.**

**VII. Public Hearing:**

- A. **Resolution No. 250. Wilsonville Family Fun Center: Ben Altman, SFA Design Group – representative for Wilsonville Land Partnership and Darren Harmon, Wilsonville Family Fun Center – Owner and Applicant.** Modify condition PDB3 in case file DB12-0071 – Stage II Development Plan to address specific notice and process related issues for the 25 special all-night events for a zip line attraction. The site is located at 28855 SW Parkway Avenue on Tax Lots 100 and 109, Section 14D; T3S R1W; Clackamas County; Wilsonville, Oregon. Staff: Amanda Hoffman and Blaise Edmonds.



**Chair Fierros Bower** called the public hearing to order at 6:38 p.m. and read the conduct of hearing format into the record. All Board members declared for the record that they had visited the site. No board member, however, declared a conflict of interest, bias, or conclusion from a site visit. No board member participation was challenged by any member of the audience.

**Barbara Jacobson, Assistant City Attorney**, reminded that tonight the Board was reviewing an agreement reached between City Staff and the Applicant. She reminded that at the last hearing, the DRB approved the application for the Fun Center's Soaring Eagles zip line. Staff had recommended a condition of a 10 p.m. closure of the zip line. At the hearing, the Applicant requested reconsideration and through discussion, the DRB agreed and amended Staff report to impose the 10 p.m. curfew but allow the zip line to operate up to 24 hours a day for up to 25 days of the year.

- Subsequent to that meeting, additional concerns were expressed about the impact the ride might have on the new development next door, particularly because no definite noise studies or analysis had been done. There was considerable discussion at the hearing about the anticipated noise levels, but enough concern existed that the possibility of calling the matter up before City Council was raised.
- Rather than raising the matter before Council, Staff and the Applicant agreed to test the waters and make sure the new ride did not unreasonably interfere with the residents' sleep next door. The Applicant agreed to reopen his applications only to modify the condition and reinstate the 10 p.m. curfew without any exception being granted through the DRB application process. In exchange, the Planning Director has agreed that the alternative way to get the Applicant those 25 nights a year to operate the ride was to issue a Class I Temporary Use Permit, which requires compliance with the noise ordinance, thus providing the Applicant and the neighborhood a chance to see how the ride works, hopefully, with far fewer complaints.
  - As discussed at the last meeting, if noise ordinance violations occur, the residents could call the police, but no one wants to go down that path without any data to know how this would work. The Applicant did not want to be on bad terms with the new neighbors, so this seemed like a good compromise. Assuming all worked out, the Applicant would be eligible to make that same request to the Planning Director every year. As long as the Applicant complied with noise ordinance criteria and no significant complaints were heard, the Planning Director should grant the application. The Planning Director also agreed to waive the fee for Class I application.
- She reiterated that the Board was only reviewing the original Staff condition regarding the 10 p.m. curfew, which Staff and the Applicant would present.

**Amanda Hoffman, Assistant Planner**, announced the criteria applicable to the application were stated on page 2 of the Staff report, which was entered into the record. Copies of the report were made available to the side of the room.

**Ms. Hoffman** noted the PowerPoint regarding the specifics of the application was presented at the previous meeting. She appreciated the coordination and collaboration of the parties involved to get to this point in order to avoid going back to City Council for a call up.

- She entered the letter dated March 11, 2013 from David A. Kingery of The Carlyle Group into the record as Exhibit D3, noting extra copies were available. Also entered into the record was Exhibit A4, the revised Staff report dated March 7, 2013 that replaces Exhibit A4 in the meeting packet.
- The new proposed language reflected Staff's original recommended condition that regulated operation of the zip line ride to not occur between 10 p.m. and regular opening time with the exception of the Applicant being able to get a Class I Temporary Use Permit each year by following the listed criteria.
- She clarified that the new language only applied to the operating hours of the zip line ride and not any other amusements at the Fun Center, which would continue to operate 24 hours during the special events under the original approval of the development itself.

**Ms. Jacobson** entered into the record Exhibit A4, which was distributed to the Board and replaced the Exhibit A4 provided in the packet. The new Exhibit A4 had been emailed to the Board members.

**Simon Springall** asked about the proposed revised condition, which stated the Class I Temporary Use Permit could be granted for the year 2013, although it was stated the Applicant could apply annually in subsequent years.

**Ms. Hoffman** understood the Applicant could apply every year as long as they were in compliance with the Temporary Use criteria.

**Ms. Jacobson** confirmed the Applicant could apply every year. Approval tonight assured that a Temporary Use Permit would be issued for 2013. If things work well and the Applicant was within the noise ordinance limitations, they would be free to apply in 2014 and future years for a Class I permit, which lasts up to 30 days. A Class II permit would allow for more days, but was a more onerous process.

**Mr. Springall** asked about the email from Mr. Holland's partner, David Kingery, which he had left at work.

**Ms. Hoffman** read Exhibit D3, the email dated March 11, 2013 from David Kingery of the Carlyle Group, into the record.

**Jerry Greenfield** asked if the first night proved to be too noisy, would there be a way to go back.

**Mr. Edmonds** replied each complaint would be reviewed and investigated. The police would likely be called first and the issue would be brought up for the planners to investigate. Staff would talk with the complainant and Fun Center to find a fair and balanced, reasonable solution to mitigate the problem. It was unlikely the facility would be closed down on the night of an incident, unless the City police believed a health or safety issue existed.

**Ms. Jacobson** added that this way, if numerous noise complaints are received, the City had the time and option to conduct noise studies and determine the actual decibel levels. Department of Environmental Quality (DEQ) guidelines exist about what are acceptable noise levels. In this case, one issue regarded the noise of the freeway versus the noise of the ride, the direction the ride faces, etc.

- That determination would be more difficult to adjust because the prior DRB approval was just a flat approval. As proposed, the DRB is stating the curfew is 10 p.m., period, and that would be the base regulation. The Planning Director would then whether decide to issue the temporary use permit based on the circumstances. The compromise was to see how this would work for a season. If not, the zip line might not operate throughout the night, or perhaps, everything would be fine. She clarified that although the permit was for one year, most events occur in the spring and early summer. If noise levels were being exceeded, the police had the authority to close the facility and the City could revoke the permit should several such offenses occur. The City wanted to continue working with the Fun Center, who did not want complaints or police arriving every night either.

**Lenka Keith** asked what the time frame was for the process of deciding whether or not the permit should be revoked if there are complaints.

**Mr. Edmonds** replied it depended on the severity of the complaint. Should a complaint arise, Staff would communicate with the Fun Center and property management of the apartment complex to determine the severity of the complaint and then try to resolve the problem. The process would not be as lengthy in situations where a business owner wants to comply and do the right thing, because it isn't good for business to be a continuous violator. The timeframe would be different from typical complaints in

Wilsonville like a barking dog and neighbors that do not get along.

**Ms. Keith** asked if it was possible for the temporary permit to be separated into a certain number of nights, for example, if the permit is approved for 25 nights a year it would be broken down to 10-10-5 or something similar.

**Mr. Edmonds** suggested waiting for the Applicant's testimony, noting previous testimony about Grad Night bookings. The temporary use permit could extend into the summer. While 25 nights were discussed, a Class I allowed up to 30 nights and could be spread out under the one temporary use permit. The condition only required that there be proper notification before the event.

**Chair Fierros Bower** called for the Applicant's testimony.

**Darren Harmon, General Manager, Family Fun Center, 29111 SW Town Center Lp, Wilsonville, OR**, asked Staff to clarify who raised concerns that the application was brought before the Board.

**Mr. Edmonds** responded Staff, the city manager and city attorney.

**Mr. Harmon** said he wanted to clarify it was not the public coming back at Staff.

**Mr. Edmonds** clarified it was not a Council call up by a particular City Councilor.

**Mr. Harmon** said he wanted the Board to know the proposal did not come from the outside, but was Staff's recommendation which the Applicant worked with Staff on to straighten out. While the Board had made its decision, the Applicant agreed with Staff's proposal. He clarified this only regarded the zip line and not the rest of the operation. The Fun Center has done Grad Nights for the last 19 years and 17 nights have already been booked since a year ago that would be running. The Applicant would look bad if no one could use the new attraction, which was why they agreed with the new alternative.

**Ms. Keith** commended the Applicant for his willingness to work with the City.

**Mr. Harmon** noted Wilsonville has a tremendous Staff who did a fantastic job of putting this together, even including the city manager and Planning Director Chris Neamtzu. The Staff was always willing to work things through.

**Chair Fierros Bower** called for public testimony in favor of, opposed and neutral to the application.

**Brenner Daniels, Holland Partner Group, 1111 Main St, Suite 700, Vancouver, WA**, stated he was an employee of Holland Partner Group, owner of Jory Trail Apartments due north of the Family Fun Center. He provided a letter of general support on behalf of the Family Fun Center dated February 11, 2013, which gave three exceptions including their request to close the zip line at 10 p.m. He read the letter into the record as follows:

- "Holland Partner Group and our financial partners are adamantly opposed to the exception of PD3 that allows 25 days a year, 24 hours a day operation of the zip line. Twenty five days is an extensive amount of time, considering that this is our community's backyard and very close to people's homes and where they will be sleeping or trying to sleep. I understand there are several occasions for 24 hours a day currently. This has proved to be an issue with our residents. We didn't have occupancy at the south end of the project until September 2012 and once people moved into the buildings on the south end, we started receiving complaints from those people regarding the noise past 10 p.m.
- It is likely that the zip line will meet the unreasonable noise definition in the Wilsonville Code Noise Ordinance 6.2.042.A and also meet nearly every factor for whether a sound is loud or raucous noise,

6.2.04 Section 1. The obvious ones are the following and others may be met as well: the proximity of the sound to sleeping facilities, whether residential or commercial areas; the time of day or night the sound occurs; the duration of the sound; and whether the sound is recurrent, intermittent or constant. Noise from the music, many times after hours, is currently an issue and this has been an issue with our residents at the south end of the property. The visual and noise impacts from the zip line will negatively affect marketability of the vacant units at the south end of the property, especially if word gets out about the zip line noise. This will make leasing these units difficult and pricing will be affected.

- We are concerned about the unnecessary enforcement and cost burden this will put on the Wilsonville Police Department. Questions such as how will the noise ordinance be enforced and it's also likely that when the police department is called and shows up the noise issues will have ceased.
- Holland Partners Group is also concerned about how this affects the value of our property. People need to keep in mind this is in close proximity to people's homes and bedrooms and need to visualize this happening 24 hours a day for almost a month out of the year in their backyard. If the exception survives, it makes sense to have the acceptable noise study prior to the 10 p.m. deadline.
- We urge you to consider our request to eliminate the exception allowing the zip line to be operated about the clock 24 hours a day. Thank you."

**Heidi Potts, Property Manager, Holland Residential at Jory Trail Apartment Homes, 8710 SW Ash Meadows Blvd, Wilsonville, OR**, concurred with Mr. Daniels' statement with regard to the noise levels. The management has been able to ease dealing with current situations because residents already know the Fun Center is next door, which is sometimes a selling point, but concerns do arise when residents hear music playing from afar. They were nervous when they learned about the zip line coming in and how it would impede on their boundary line. They were fine with the 10 p.m. curfew, but the new proposition of having the zip line open 24 hours was a scarier issue because management was already having issues leasing some of the homes directly across from the Fun Center. She noted that as the parking lot ~~also~~ gets busier, it interferes with noise as well. She wanted to ensure it was put into effect that Holland is very concerned about the 25 days that the zip line would be open 24 hours.

**Chair Fierros Bower** called for the Applicant's rebuttal. There was none.

**Mr. Springall** understood from the amended report that the prohibition is back from 10 p.m. and then it was up to Staff to grant the license. Testimony has been heard from a number of people and an email received about not having the facility operate after 10 p.m., which he believed approving Staff's proposal tonight would accomplish, and then the Applicant and Staff would discuss whether to grant the temporary use permit. He asked if the Board's approval tonight would make the temporary use permit effective immediately for 2013.

**Mr. Edmonds** explained the Board would be approving the revised condition and the Applicant still needed to apply for a temporary use permit which involves a Class I administrative review. That approval requires no public notice other than the notification requirements to the residents as required in the condition of approval.

**Ms. Jacobson** clarified the Class I is issued at the discretion of Planning Director. She understood the Planning Director intends to grant the temporary use permit once the application is made in order to have a trial summer and see how it works. The application is subject to the noise ordinance, so if the noise ordinance is violated, the Planning Director can revoke the permit or work with the Applicant to mitigate the noise level.

- She noted that although the approval is to operate 24 hours, it might not operate for 24 hours. At the last hearing, the Applicant testified that on the 24-hour nights there may be nights when the Fun Center operates just an hour or two past the 10 p.m. curfew time. She noted that the Planning Director

was in attendance and could discuss more details.

**Mr. Springall** replied that was not necessary.

**Ms. Keith** asked if it was possible to have the temporary use permit for 10 days at a time or did it have to be for all 25 days at once.

**Ms. Jacobson** replied the Applicant testified that he knows when 17 of the 25 days are scheduled, though she did not know if those nights were scheduled consecutively.

**Ms. Hoffman** reiterated that if the zip line operates five of 25 nights, for example, and there are noise issues that exceed the noise ordinance, then the Planning Director has ability to revoke the permit at any point, meaning the zip line could not operate anymore, so it did not have to be broke up into 10 or five days.

**Mr. Greenfield** asked how objective the noise ordinance enforcement measurement was made.

**Ms. Hoffman** responded it was made according to a reasonable person; no absolute decibel level was set.

**Ms. Jacobson** believed the noise ordinance references following DEQ recommended standards. It is an odd situation because of the zip line's proximity to the freeway as the ambient noise level might keep the zip line from being heard nearly as much. Having the noise ordinance to fall back was certainly not an easy, cut-and-dried way to deal with the issue, however, the approval made two weeks ago would not be nearly as much flexibility to correct the situation if it did not work well. Tonight's proposal was a compromise on the part of the Applicant to be proactive as opposed to waiting for City Council to call it up.

**Mr. Harmon** said the schedule was currently from May 28 through June 17, and about 17 nights were scheduled by groups scattered throughout that time. He did not have a calendar to give the exact dates. If using 10 day blocks, the Fun Center would go a day without something, and then there would be three days in a row, then nothing, and then a weekend. The schedule was scattered.

**Ms. Keith** clarified she was implying 10 events at a time, rather than 10 consecutive days.

**Chair Fierros Bower** closed the public hearing at 7:15 p.m.

**Mr. Springall** stated the scope of the temporary use permit provided that the Planning Director would be able to monitor the situation and revoke the temporary use permit if deemed necessary, therefore there was no need to break it into smaller chunks because the 25 days would not even happen if there were noise complaints.

**Ms. Keith** asked how long it takes to process a Class I Temporary Use Permit application.

**Mr. Edmonds** replied one to two days to process. It would not be a long disruption because the normal legal notice from the City to 250 ft around is not required. A lot of the burden was on Applicant to notify the appropriate property owners in the vicinity. He confirmed the one application was for the entire year, explaining that a Class I provided for a certain number of days, but they did not need to be consecutive. Camping World, for example, has annual events for trailer sales periodically throughout the year.

**Chair Fierros Bower** stated the temporary use permits allows residents to come forward if they are bothered by the noise and the Planning Director to revoke the permit. She believed was good as it

considered both sides.

**Mr. Greenfield** asked if that recourse would be available in any case.

**Mr. Edmonds** answered all temporary use permits are revocable and are the only permit in City Code that is revocable.

**Chair Fierros Bower moved to approve Resolution No. 250 with the addition of Exhibit D3 and replacing Exhibit A4 in the packet with revised Exhibit A4 dated March 7, 2013. The motion was seconded by Jerry Greenfield and passed unanimously.**

**Chair Fierros Bower** read the rules of appeal into the record.

- B. Resolution 248. Old Town Single Family: Mark and Darla Britcliffe – owner/ applicant.** The applicant is requesting approval of a Site Design Review for two (2) single-family dwellings with attached accessory dwellings ~~and a Type A Tree Removal Permit for two trees.~~ The subject parcels are located at ~~915~~ **9155** and 9185 SW 4<sup>th</sup> Street on Tax Lots 500 and 501, Section 23AC; T3S-R1W; Clackamas County; Wilsonville, Oregon. Staff: Amanda Hoffman

Case Files: DB13-0002 – Site Design Review  
~~TR13-0006 – Type A Tree Removal Permit~~

Address corrections were made and TR13-0006 was removed on the revised agenda.

**Chair Fierros Bower** called the public hearing to order at 7:20 p.m. and read the conduct of hearing format into the record. All Board members declared for the record that they had visited the site. No board member, however, declared a conflict of interest, bias, or conclusion from a site visit. Jerry Greenfield stated he grieved the removal of the two fir trees; however he declared no bias. No board member participation was challenged by any member of the audience.

**Amanda Hoffman, Assistant Planner,** announced that the criteria applicable to the application were stated on page 2 of the Staff report, which was entered into the record. Copies of the report were made available to the side of the room.

**Ms. Hoffman** presented the Staff report via PowerPoint with these key additional comments:

- Revised front elevations from the Applicant that were emailed to the Board and distributed at the meeting were entered into the record as Exhibit B6. The color materials board was available for review.
- Because the single-family dwelling was proposed in Old Town, the Old Town Overlay Zone required site design review for architecture. Typically, single-family dwellings are not subject to architectural review, except in Villebois. This was the first application in Old Town since the Old Town Overlay went into effect.
- She reviewed a table created to compare how the proposal stacked up to the various requirements governing the application. She noted that a Pattern Book was adopted by City Council in September 2011 to provide guidance in creating code for Old Town; however, that code had not been developed yet. The Applicant met or exceeded all Development Code requirements, including PDR-4 Zoning and the Old Town Overlay Zone.
  - Accessory dwelling units (ADUs) were proposed for each single-family structure. PDR-4 and other residential zones of the Development Code allow for 800 sq ft accessory dwellings. The Old Town Overlay does not address ADU size requirements, so the underlying zoning is used, which would be 800 sq ft. The Pattern Book suggests 600 sq ft as the ADU size the neighborhood would

like to see and the Applicant has proposed 600 sq ft for both ADUs, even though he is allowed 800 sq ft.

- She presented the Site Plan noting the two, single-family dwellings of 1,400 sq ft and 1,200 sq ft were not large homes and were in character with other development in the area. Both homes had ADUs and three-car garages were proposed for each home to provide one garage space for the ADU and two spaces for the single-family home.
- She reviewed the styles of the homes shown in the new and improved elevation drawings, noting the Craftsman and ranch style homes were called out in the Pattern Book.
- Several photos showing the subject site and surrounding properties were reviewed. She noted the two trees proposed for removal with a Type A Tree Removal Permit, which would be approved by Staff if the subject application was approved by the Board tonight.
- She corrected the Location on Page 1 of 12 of the Staff report to state, “9155 & ~~9158~~ 9185 SW 4<sup>th</sup> Street...”

**Jerry Greenfield** asked about the likelihood of a future application being required to pave the street.

**Ms. Hoffman** replied paving the street would only be required if the property to the north with the single-family home ever developed into enough lots to create enough traffic to allow the City to condition that the street be improved based on traffic trips. The neighbors could also collectively create some type of local improvement district to improve the street.

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**Lenka Keith** asked about the location of the trees in relation to the proposed dwellings.

**Ms. Hoffman** displayed the Site Plan and identified the location of the trees. The trees sit in the middle of one of the properties and would have to be removed in order for the property to develop.

**Chair Fierros Bower** called for the Applicant’s presentation.

**Mark Britcliffe, 27485 SW Xanthus Ct, Sherwood, OR,** stated the trees take up about 80% of the buildable area of the lot. One tree could not be removed when the two have grown together for that long because the likelihood of the other tree getting blown over was substantial, so building around them was not an option.

**Chair Fierros Bower** called for public testimony in favor of, opposed and neutral to the application.

**Barbara Bergmans, 9250 SW 4th St, Wilsonville, OR,** stated she lived just up the street from where the property is planning on being developed. She thanked Staff and the Applicant for spending so much time reviewing the Old Town Plan and Pattern Book, which her core group spent many years putting together. They appreciated the Applicant’s narrative responding to the lot coverage, setback and architectural concerns. For the record, the purpose of trying to limit ADUs in Old Town was to continue to reduce the use of them being proposed to increase density and add family units to the neighborhood. She asked that this be considered in future applications and noted ADUs would also increase traffic.

- She understood these are challenging lots to build on. The smaller lot has much higher percentage of lot coverage than desired. When she and her husband moved to their home in 1995, there was a 14-ft mobile home on the lot with no add-ons. All homes on 4th Street are owned and lived in by the owners, therefore the turnover of renters and the additional traffic concern them, as well as the property owner not living in the town.
- She thanked the Applicant for contacting the neighborhood and taking their plans and goals into consideration.
- She also grieved the loss of the trees because they are beautiful and help block noise from the freeway. Some trees behind her home were lost due to the redevelopment of the sewage plant.

- One concern was the turnover of renters due to being so close to the freeway and the sewage treatment plant, which sometimes does smell.

**Rose Case, 9150 SW 4<sup>th</sup> St, Wilsonville, OR**, stated her family has been talking with the new neighbors, and overall, because they were so impacted by this construction, the family agreed they could live with the proposed development. The trees would be a major loss to the community and impact wildlife, such as osprey, in the neighborhood. There used to be seven deer in the neighborhood and now there were four.

- She expressed gratitude that the Applicant was trying to put the overlay into effect. She was part of the earlier Westside Planning Task Force that initially put in the overlay, and also worked in the neighborhood community to work on the Pattern Book, so saying the family could live with the development was no light matter. She also has a degree in archeology and history, and the neighborhood was very dear to her. Her family and most others chose to live in the neighborhood because it was historic.
- They were happy with where the street light would go because it would not shine into their room, which was a main concern.
- They have talked about paving the road with many people and no Old Town residents could afford to pave the road, even as a group. Because the Overlay states no curbs with sidewalks, only the flat sidewalk seen in front of the church could be used if the street were paved. Pot holes were not fun to drive in, so Old Town residents have looked very hard at the issue. She concluded if the Board recommended that the City pave that road, no one would complain.

**Monica Keenan, 9460 SW 4th St, Wilsonville, OR**, stated she was in attendance with her neighbors and comrades from the Steering Committee for the Old Town Plan. She reiterated for the record that one of the primary issues for Old Town and the number one goal in the Pattern Book and the Plan was not having ADUs used a mechanism to increase density or increase rental properties in the single-family neighborhood.

- Based on the subject lots and the great work done by the Applicant and Staff on the application in maintaining the 600 sq ft and having great off-street parking to the support that area of the neighborhood, the Steering Committee had no issue with those things at this time.

**Chair Fierros Bower** called for the Applicant's rebuttal.

**Mr. Britcliffe** stated the lots have been developed for more than 40 years and he was not creating a subdivision. The two trees were nice, but they took up the whole lot. A nice stand of trees exists to the west on public property owned ODOT and those substantial trees should continue to grow.

- He noted that the Code requirements regarding coverage issue had been met but, the recommendation of 35% was very difficult on the smaller lot, which is the smallest lot in the area, half the size of the average lot. Of the closest 16 lots, the average size was just more than a quarter acre, almost double the size of the small lot. Therefore, trying to get good coverage was difficult with a single-story home. While a two-story home would be easier, he anticipated having older people in the homes, which were on flat lots and good access would be provided. The entire area was single-story, so the proposed homes would fit right in, bring good value to the neighborhood and start new development that the area had not seen in many years.

**Chair Fierros Bower** closed the public hearing at 7:50 p.m.

**Ms. Hoffman** clarified the revised agenda showed that the Temporary Type A Tree Removal Permit was deleted, because it would be addressed by Staff following approval by the Board; it was not part of the resolution. The revised agenda also included the correction to the street number.

**Jerry Greenfield moved to adopt Resolution No. 248 with the addition of Exhibit B6 and correcting**



the Location on Page 1 of 12 of the Staff report to state, “9155 & 9158-9185 SW 4<sup>th</sup> Street...”. Lenka Keith seconded the motion, which passed 4 to 0.

Chair Fierros Bower read the rules of appeal into the record.

Ms. Keith thanked Ms. Hoffman for preparing the table, noting it was helpful to see the existing requirements and the proposed requirements of the Pattern Book.

- C. **Resolution No. 249. Boones Ferry Pointe - Carl’s Jr Restaurant and Multi-Tenant Commercial Building: Ben Altman, SFA Design Group and CB Anderson Architects – Representatives for Josh Veentjer, Wilsonville Devco LLC - Applicant/Owner and Garry LaPoint, LaPoint Business Group - Owner.** The applicant is requesting approval of a Stage II Final Plan, Site Design Review and Master Sign Plan for development of a new 2,867 square foot drive-thru fast food restaurant and 3,150 square foot multi-tenant commercial building. The site is located on Tax Lots 300 and 302, Section 02DB; T3S-R1W; Washington County; Wilsonville, Oregon. Staff: Daniel Pauly

Case Files: DB12-0074 – Stage II Final Plan  
DB12-0075 – Site Design Review  
DB12-0076 – Master Sign Plan

Chair Fierros Bower called the public hearing to order at 8:55 p.m. and read the conduct of hearing format into the record. All Board members declared for the record that they had visited the site. No board member, however, declared a conflict of interest, bias, or conclusion from a site visit. No board member participation was challenged by any member of the audience.

Daniel Pauly, Associate Planner, announced that the criteria applicable to the application were stated on page 2 of the Staff report, which was entered into the record. Copies of the report were made available to the side of the room.

Mr. Pauly presented the Staff report via PowerPoint, reviewing a brief history of the subject site, which is part of the Edwards Business Center Industrial Master Plan, and key components of each application with these additional comments:

- Stage II Final Plan:
  - The Applicant informed that the proposal would be developed in a single phase.
  - He reviewed the site plan and proposed features of the restaurant and multi-tenant building.
  - The shared driveway from 95<sup>th</sup> Ave would provide vehicle access to the site and is currently shared with Holiday Inn and Chevron. A development agreement was created between the Applicant, those private property owners and the City regarding the access. He read an excerpt from the agreement that regarded improvements on 95<sup>th</sup> Ave that were done by the City.
  - He reviewed traffic, parking, vehicle circulation, as well as pedestrian circulation and bike facilities. All public intersections involving the site met the level of service standards set in the Development Code. The 48 parking spaces, which were identified on the site, exceeded the minimum requirement.
    - Key vehicle circulation movements included vehicles exiting the drive-thru onto the shared driveway and the turning radius required for deliveries to Carl’s Jr, which would occur next to the trash enclosures on edge of property. The Applicant demonstrated that pattern worked.
    - A pedestrian plaza would be located at the north of the site and have benches and a trash receptacle. The plaza would serve as an entry [monument marker](#) on the north end of the city.

- Exhibit B5 was a letter received from the Chevron owner and Allied Waste expressing concerns about the cover required for the Chevron waste enclosure due to handling issues related to the type of large collection containers Chevron uses.
  - The covers were required via a condition from the Natural Resources Division to help prevent contaminants from entering the public storm sewer system based on Subsection 8.210 (9) of the Wilsonville Code. The requirement was also mentioned by Public Works in Exhibit C5. The ability to waive or grant a variance to this requirement was not under the DRB's authority because Chapter 8 is under the authority of the Public Works Director.
  - Initially, Staff understood Chevron was working with Public Works and Natural Resources to get an exemption from the cover requirement. Since publishing the Staff report, correspondence was received from Public Works Director Delora Kerber, stating she was unable to waive the requirement. He entered the correspondence from the Public Works Director into the record as Exhibit C8.
  - After conferring with the Assistant City Attorney, Staff proposed that references to the potential option of no cover on outside storage areas be removed from the Staff report as follows:
    - On Page 8 of 60, the last two sentences in the last paragraph of the cover and closure discussion.
    - On Page 9, the fourth sentence of Condition PDB 2.
    - On Page 35, the last sentence of the second bullet in Finding A49.
    - On Page 38, in Finding B6, the first sentence of the Explanation of Findings, along with associated commas and punctuation.
- He entered the memorandum dated March 11, 2013 from Mike Ward, Civil Engineer, clarifying details regarding changes to Engineering Conditions PFB 5 (d), PFB 6 (o), and PFB 14 into the record as Exhibit C7.
- Site Design Review
  - The Applicant's compliance narrative explained the choices behind the architectural design goal, which was to identify with the general pattern of commercial development in Wilsonville, such as that found at Argyle Square and Old Town Square and also reflect a small town feel. The architectural elements and building materials of both buildings were briefly reviewed.
    - Exact coloring was not shown in the submitted plans for the trash enclosures, so a proposed condition required that the coloring and roofing materials of the enclosures match or complement the buildings.
  - The Applicant designed a plaza with plantings at the north end of the site to acknowledge the gateway on the northern edge of the city. The remainder of the landscaping was typical of parking lots and commercial areas in Wilsonville, and met the applicable code requirements.
    - A 6-ft tall evergreen hedge was proposed along a portion of 95<sup>th</sup> Ave to screen the drive-thru signs from off-site view.
  - The various outdoor lighting fixtures proposed around the site complied with the performance option. One recommended condition of approval would ensure one fixture on the Carl's Jr. building did not include uplighting. Another condition clarified the lighting curfew for the multi-tenant building.
- Master Sign Plan
  - He reviewed the process for determining the allowed square footages for building signs, noting that 36 sq ft of signage was allowed and proposed for each façade of the Carl's Jr. building. The Sign Code provided flexibility of signage for the different tenants of the multi-tenant building.
  - Examples of the types of signage proposed were displayed and discussed.
  - An important component of master sign plans is to have consistent and compatible design throughout a development. Recommended conditions would help ensure consistency in the use of raceways, which was unclear with regard to the multi-tenant building, as well as consistency in the color of [sign](#) returns.

- Calculations regarding freestanding signs were reviewed. One new freestanding sign was proposed on Boones Ferry Rd north of the multi-tenant building. Another freestanding sign would be collocated on an existing Chevron pylon sign at the shared driveway along SW 95th Ave. This sign was addressed in the development agreement because the existing pylon needed to be moved slightly to allow for the new driveway configuration.
  - The remaining unused freestanding sign area would be used for a monument sign in the north plaza area identifying the development as Boones Ferry Pointe.
- A number of easements exist on the northern portion of the site. The Applicant hoped to reach an agreement with the easement holders to place the sign within the easements, subject to the easement holder not being liable for costs involving the signs or related work in the easement.
  - A condition of approval prevents the issuing of a sign permit for signs within the easement if no agreement exists with the easement holder. A sign might not be installed if no alternative location could be found outside an easement.
  - Because the sign's final placement was unknown, a condition ensured sign placement would meet the setback requirements defined by the Sign Code and that appropriate landscaping was installed around the base of the sign.
- The Development Code allows signs not visible from off-site to be exempt from sign regulations. In order to apply this non-visible exemption to the drive-thru signs, a six-foot arborvitae screening hedge was proposed along 95<sup>th</sup> Ave.

**Chair Fierros Bowers** requested clarification about covering the trash enclosures.

**Mr. Pauly** explained that according to Exhibit B5, the size of the containers used by Chevron required the truck to back ~~in-out~~ and then dump the containers over the cab, rather than staying in place. The garbage trucks back up into the travel lane where cars exit the pump, which was a safety concern as expressed by Mr. LaPoint and in the letter from Allied Waste. However, the requirement to cover the enclosures was not in the Development Code and could not be addressed at this stage.

- The Applicant was working on the issue through the avenues available, talking with Natural Resources and Public Works to see about any available options. Exhibit C8 stated the requirement could not be waived by Staff. In order to remove confusion from the Staff report, Ms. Jacobson recommended that language be removed.

**Lenka Keith** asked if the Development Code addresses how much driveway is required leading up to the menu boards. She was concerned about traffic circulation, traffic backing up through the parking lot, and vehicles being unable to back out of parking spaces, etc.

**Mr. Pauly** replied no specific queuing requirements exist. The Development Code contains general language about proper function the site. DKS & Associates also addressed such items in the traffic report.

**Simon Springall** noted bike parking was identified on site but the shared driveway had no bike lanes. He asked how bicycles would access the buildings.

**Mr. Pauly** displayed the Pedestrian Circulation and Bike Facilities slide and indicated that bike lanes exist on 95<sup>th</sup> Ave, which connect directly to the sidewalk, ~~which-with~~ direct access to bike parking.

**Mike Ward, Civil Engineer**, confirmed the bike lane is adjacent to the sidewalk on 95<sup>th</sup> Ave. Bicycles could get off ~~95th-95th~~ Ave at the shared use driveway and use the sidewalk to access the site. There are also bike ramps at Boones Ferry Rd for bicyclists to leave the bike lane and access the sidewalk. Alternatively, traffic was not anticipated to move very quickly down the driveway so experienced bikers could join traffic as a viable option.

**Jerry Greenfield** said he was uncertain about the status of the trash area covering.

**Mr. Pauly** confirmed that covering was required by a condition of approval as well as Chapter 8 of the City Code.

**Mr. Greenfield** asked how that would be addressed without interfering with circulation.

**Mr. Pauly** replied that as discussed in Exhibit B5, no better location exists, so the impact to circulation was an issue. No alternative was available that is supported in the Development Code. He and the Applicant discussed scheduling pick up at off peak times, and the Applicant could also speak to other options that might be available. While the Applicant raised valid points in Exhibit B5, the Board did not have the ability to waive the requirement for the cover.

**Barbara Jacobson, Assistant City Attorney**, clarified it was not within the Board's authority to waive that condition, so the Applicant would have to work within the scope of the Board or talk with those parties at the City with that authority.

**Mr. Pauly** understood the question was whether an alternative existed in the Code resolve the safety issue regarding trucks backing up into the traffic lane, such as changing the site, other than not having the cover.

**Mr. Greenfield** said he was concerned the Board's approval would set up a collision of approvals with no clear resolution to a problem the Board was helping to create by approving it.

**Mr. Pauly** replied he had no additional answer to Mr. Greenfield's question at this point.

**Chair Fierros Bower** called for the Applicant's presentation.

**Ben Altman, SFA Design Group, 9020 SW Washington Square Dr, Suite 505, Portland, OR, 90223**, representing the Applicant, Josh Veentjer, who was in attendance, as was Garry LaPoint, the owner of the Chevron station, commended Mr. Pauly, Mr. Ward and Ms. Jacobson for their excellent work on the proposal, even before the application.

- He explained the joint access was created by ODOT when the last interchange upgrade was done that cut off east side access from Boones Ferry Rd to the Holiday Inn, which imposed the joint driveway on the Chevron without working out the details. The proposed project provided the opportunity to work out a resolution with a much improved driveway that provided two lanes in and two out.
  - The new exit curb line with a 50-ft radius would allow trucks to enter and exit as well as cars. He described how the road improvements on 95th Ave removed the left turn causing trucks to encroach into the southbound lane when leaving the site. Once the site is improved and the driveway opened, the problem would be resolved and would substantially improve the traffic flow for all three properties.
  - Resolving the access issue was a key piece of making the site work. The site had a history of failed project attempts over the last 15 years and this was the first plan to move this far forward and actually provide some solutions.
- He described the challenge the Applicant would have with the trash enclosure for the Chevron site. As currently designed, the roof line would not work because the existing trash containers were too tall and would hit the roof when lifted. The trash container was almost 6.5 ft tall and actually had a lid. The Applicant would have to work with Staff to either raise the roof line, although having one side higher would look weird, or work something out with Staff or City Council, if necessary. The Applicant understood the Board had no authority to address the issue. If anything, the Applicant

would return with a different design for the structure, but hopefully, it could be resolved with Staff in coordination with Republic, who had to make it work, not the Applicant.

- The size of the trash containers are greatly dictated by the flow of waste from the Chevron convenience store which has a high level of cardboard and recyclables, which are already picked up multiple times per week, and this was the biggest Allied Waste could provide at this point.
- He believed the development would be a substantial enhancement for this particular corner as an entry to the city. A couple nice looking buildings would clean up the entry point at the intersection and provide a complete development with a driveway that works.
- He noted this was the first Master Sign Plan proposed under the newly adopted Sign Code and it took time to make it work and without any waivers involved. He again commended Mr. Pauly for his work.

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**Ms. Keith** asked about the issue of vehicles in the drive-thru lane backing up into the parking area. She was concerned that in peak hours, vehicles would block the parking and that parked vehicles, including those of multi-tenant retail customers, would not be able to get out. She also asked if studies were available with information regarding peak hours and how many vehicles typically need to be allowed for in a drive-thru lane. She noted the Burger King off I-5 had a very challenging drive-thru. She appreciated that the site was very challenging to work with given the access, shape and easements.

**Mr. Altman** responded this was not a usual layout for a fast food restaurant with a drive-thru, adding quite a bit of stacking lane was provided. There were bound to be points of conflict, but he did not see it as a continual thing or something that would cause vehicles to back out into the street. No specific design criteria exist for drive-ups. The Applicant worked with DKS & Associates on traffic and site circulation to ensure adequate turn radiuses were provided for all movements in and out of the site. The layout would be similar to the Burger King on the west side, in terms of having access through a double-loaded parking area and then a drive lane around, although the Burger King exited on the other side. The parking area conflicts would be very similar, so he did not see a problem.

**Mr. Pauly** noted that Page 20 of the traffic report included the following comment, "If the drive-thru queue extends beyond the designated drive-thru area, ~~then the queue would be a [inaudible 1028 01:42] and could impede circulation of vehicles accessing the retail facility.~~" Shelley's Edit, double checked Traffic Study: "...then the queued vehicles could impede circulation of vehicles accessing the retail facility."

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**Mr. Altman** added the Applicant did not expect that to occur on a continual basis; there would be gaps for parked vehicles to work through.

**Ms. Keith** asked if the Applicant considered switching the two buildings. Although there was excellent exposure, the restaurant would have even better exposure being at the tip of the site.

**Mr. Altman** replied the drive-thru did not work up there. Many different options were considered to make the site work but because the site narrows down and so many easements exist, the Carl's Jr. facility had to be on the south end of the site.

**Mr. Edmonds** asked where employee parking would be located.

**Mr. Altman** presumed employee parking would be on the angled parking toward the north end of the site.

**Chair Fierros Bower** inquired about the operating hours for Carl's Jr.

**Mr. Altman** replied the restaurant would operate 24 hours, as did the Chevron.

**Chair Fierros Bower** said she was trying to clarify the circulation of the trash enclosures. If the Chevron was not open 24 hours, perhaps traffic would not be going through that driveway into the Carl's Jr. site.

**Mr. Altman** noted the peak hours were not in the evening. The original location approved for the Chevron site was off the screen, north of the convenience store, and people had problems getting in and out due to conflicts with the gas pumps and parking at the store. The current site works better, but the Applicant would have to work with Republic on resolving the layout. He confirmed the mechanical units sat on the flat roof portion of the retail store building and would be screened behind the parapet.

**Ms. Keith** inquired about the number of employees at Carl's Jr. during peak hours, noting that could be a problem without any on street parking

**Josh Veentjer, Wilsonville Devco, LLC, 4188 SW Greanleaf Dr, Portland, OR, 97221**, replied there would be approximately 8 to 10 employees during peak hours. He was not very familiar with the operations, but had developed several Carl's Jr. restaurants.

**Mr. Pauly** confirmed the Applicant exceeded the Parking Code requirement by six spaces. The Code required a minimum of 41 non ADA parking spaces and 1 ADA space. The Applicant proposed 46 non ADA parking spaces and 2 ADA parking spaces for a total of 48 parking spaces versus the 42 required parking spaces.

**Chair Fierros Bower** called for public testimony in favor of, opposed and neutral to the application.

**Garry LaPoint, 25410 SW 95th Ave, Wilsonville, OR, Chevron**, said he really supported the project and all that Mr. Veentjer had done. He understood the Board had concerns about traffic flow, site plan, etc., but he and the Applicant had worked hard together to make the proposal work. He believed it was the best that could be done at this point. He also commended City Staff for their contributions. He once owned all the property in 1992, then initially sold half and then all of it to his partner and land broker, but that project failed. He had always envisioned the current proposal on the property.

- He stated his only concern regarded trash enclosure. He was told the roof would need to be 16-ft high and asked if it would have to come back to the Board for approval because of the height.
- He noted he had spoken with Frank at Allied Waste who was concerned about employees getting distracted and the hydraulic lifts lifting through the roof.

**Mr. Edmonds** replied he was uncertain where this was heading with Staff; it might have to go to City Council to revise Chapter 8 regarding roofs. If it went through that process, he believed an administrative review would be done through Staff, not through a full public hearing.

**Mr. LaPoint** stated he did not want Mr. Veentjer's proposal held up in any way because of this. He would rather work in any other possible direction without putting any condition on Mr. Veentjer as far as the rest of the project. He wanted to see the project developed and have something there besides wild grass that was out of control most of the year.

**Tom Nesbitt, Wilsonville Devco, LLC**, stated he as built probably more than 100 of these restaurants and that at least seven or eight cars fit in the stacking lane. He did not foresee a problem because the restaurant was efficient enough that cars would go through and the other cars could back out. He noted that the franchisee for the Carl's Jr. is a Wilsonville resident. People often think such developments are from corporate America, but the restaurant would be locally owned.

**Mr. Greenfield** noted if stacking became a problem, the restaurant would be doing extraordinarily well.

**Mr. Nesbitt** added that it could also mean it was very slow.

**Chair Fierros Bower** called for the Applicant's rebuttal. There was none.

**Mr. Greenfield** stated he had concerns about traffic flow after his site visit. He read the entire traffic report and was satisfied with the detail provided. He was very enthusiastic about the plan altogether.

**Chair Fierros Bower** closed the public hearing at 8:55 p.m.

**Mr. Greenfield** added his admiration of the thorough presentation prepared by the City. He believed the project would be an attractive introduction to the city from the north.

**Chair Fierros Bower** said she was glad to see new development occurring at the intersection.

**Mr. Edmonds** said it was a huge improvement from four years ago, when the Mr. Pauly addressed a Code enforcement issue due to an abandoned car in the middle of the site.

**Mr. Springall** said he was glad to see the shared access driveway was being widened and made more accessible for trucks and much longer vehicles.

**Chair Fierros Bower moved to adopt the Staff report as amended with the addition of Exhibits C7 and C8, and removing references to the potential option of no cover on outside storage areas such that the Applicant will comply with the City Code with respect to the trash enclosures.**

The following references regarding the potential option of no cover on outside storage areas were removed from the Staff report:

- On Page 8 of 60, the last two sentences in the last paragraph of the cover and closure discussion.
- On Page 9, the fourth sentence of Condition PDB 2.
- On Page 35, the last sentence of the second bullet in Finding A49.
- On Page 38, in Finding B6, the first sentence of the Explanation of Findings, along with associated commas and punctuation.

**Simon Springall seconded the motion, which passed 4 to 0.**

**Lenka Keith moved to adopt Resolution No. 249. The motion was seconded by Jerry Greenfield and passed 4 to 0.**

**Chair Fierros Bower** read the rules of appeal into the record.

#### **VIII. Board Member Communications**

##### **A. Results of the February 25, 2013 DRB Panel B Meeting**

**Mr. Edmonds** briefly reviewed the DRB Panel B results, noting several row homes were approved in Villebois, and that the Le Bois Row Homes were continued to the next public hearing.

#### **IX. Staff Communications**

**Mr. Edmonds** stated the Board's April 8<sup>th</sup> meeting would be combined with DRB Panel B for a training session. Dinner would be served at 5:30 p.m. and the meeting would start at 6 p.m. The meeting was anticipated to last until about 8:30 p.m. or 9:00 p.m. depending on questions. The training session would involve reviewing the City's unique planning development process, discussion about the legalities of the design review process, and a presentation on master plans and how they interact with the Development Code.

|

**X. Adjournment**

The meeting adjourned at 9:03 p.m.

Respectfully submitted,

Paula Pinyerd, ABC Transcription Services, Inc. for  
Shelley White, Planning Administrative Assistant



**VI. Consent Agenda:**

**B. Resolution No. 252. Athey Creek Temporary Use Permit: Athey Creek Christian Fellowship – Applicant; Robert Lanphere, Jr. And Bit**

**Holdings Fifty-Seven Inc. -Owners.** The applicant is requesting approval a Temporary Use Permit to allow Athey Creek Christian Fellowship to continue the use of the main church building until May 17, 2015, and to establish a new youth space across the street from the main church building for 24 months until May 17, 2015. The subject sites are located at 27520 SW 95<sup>th</sup> Avenue and 27501 SW 95<sup>th</sup> Avenue, Ste 955 & 960 on Tax Lot 702 Section 11D and Tax Lot 400 Section 11C, T3S-R1W, Clackamas County, Oregon. Staff: Amanda Hoffman

Case Files: DB13-0007 – Temporary Use Permit

**DEVELOPMENT REVIEW BOARD  
RESOLUTION NO. 252**

**A RESOLUTION ADOPTING FINDINGS AND CONDITIONS APPROVING A TEMPORARY USE PERMIT TO ALLOW ATHEY CREEK CHRISTIAN FELLOWSHIP TO CONTINUE THE USE OF THE MAIN CHURCH BUILDING UNTIL MAY 17, 2015, AND TO ESTABLISH A NEW YOUTH SPACE ACROSS THE STREET FROM THE MAIN CHURCH BUILDING FOR 24 MONTHS UNTIL MAY 17, 2015. THE SUBJECT SITES ARE LOCATED AT 27520 SW 95<sup>TH</sup> AVENUE AND 27501 SW 95<sup>TH</sup> AVENUE, STES 955 & 960 ON TAX LOT 702 SECTION 11D AND TAX LOT 400 SECTION 11C, T3S-R1W, CLACKAMAS COUNTY, OREGON. ATHEY CREEK CHRISTIAN FELLOWSHIP –APPLICANT; ROBERT LANPHERE, JR. AND BIT HOLDINGS FIFTY-SEVEN INC. -OWNERS.**

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 a staff report on the above-captioned subject dated May 6, 2013, and

WHEREAS, said planning exhibits and staff report were duly considered by the Development Review Board Panel A at a regularly scheduled meeting conducted on May 13, 2013, 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 applications 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 May 6, 2013, as amended, attached hereto as Exhibit A1, with findings and recommendations contained therein, and authorizes the Planning Director to issue permits consistent with said recommendations for:

DB13-0007 Site Design Review for a 24-month temporary use permit for Athey Creek Christian

ADOPTED by the Development Review Board of the City of Wilsonville at a regular meeting thereof this 13<sup>th</sup> day of May 2013 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)*.

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Mary Fierros Bower, Chair - Panel A  
Wilsonville Development Review Board

Attest:

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Shelley White, Planning Administrative Assistant

**Exhibit A1**

**STAFF REPORT  
WILSONVILLE PLANNING DIVISION  
24-Month Temporary Use Permit  
DEVELOPMENT REVIEW BOARD PANEL 'A'  
QUASI-JUDICIAL PUBLIC HEARING  
STAFF REPORT**

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**HEARING DATE:** May 13, 2013  
**DATE OF REPORT:** May 6, 2013

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**APPLICATION NO.:** DB13-0007

**APPLICANT/OWNER:** Athey Creek Christian Fellowship-Bittner & Hahs, P.C./Robert Lanphere, Jr. & BIT Holdings Fifty-Seven, Inc.

**REQUEST:** 24-Month Temporary Use Permit for a minor extension of the existing Temporary Use Permit (DB09-0057) to continue the use of the main church building and to establish a new youth space which is across 95<sup>th</sup> Avenue from the main church building; both expiring on May 17, 2015.

**LOCATION:** The main church building is located at 27520 SW 95<sup>th</sup> Ave, the proposed youth space is located at 27501 SW 95<sup>th</sup> Ave, Ste 955 & 960.

**LEGAL DESCRIPTION:** Tax Lot 702 of Section 11D and Tax Lot 400 of Section 11C, T3S, R1W, Willamette Meridian, Clackamas County, Wilsonville, Oregon.

**LAND USE DESIGNATION:** Wilsonville Comprehensive Plan Map Designation: PDI

**ZONING DESIGNATION:** Planned Development Industrial (PDI)

**STAFF REVIEWER:** Amanda Hoffman, Assistant Planner

**REQUESTED ACTIONS:**  
The Applicant's request includes: DB13-0007: 24-Month Temporary Use Permit

**APPLICABLE CRITERIA:**

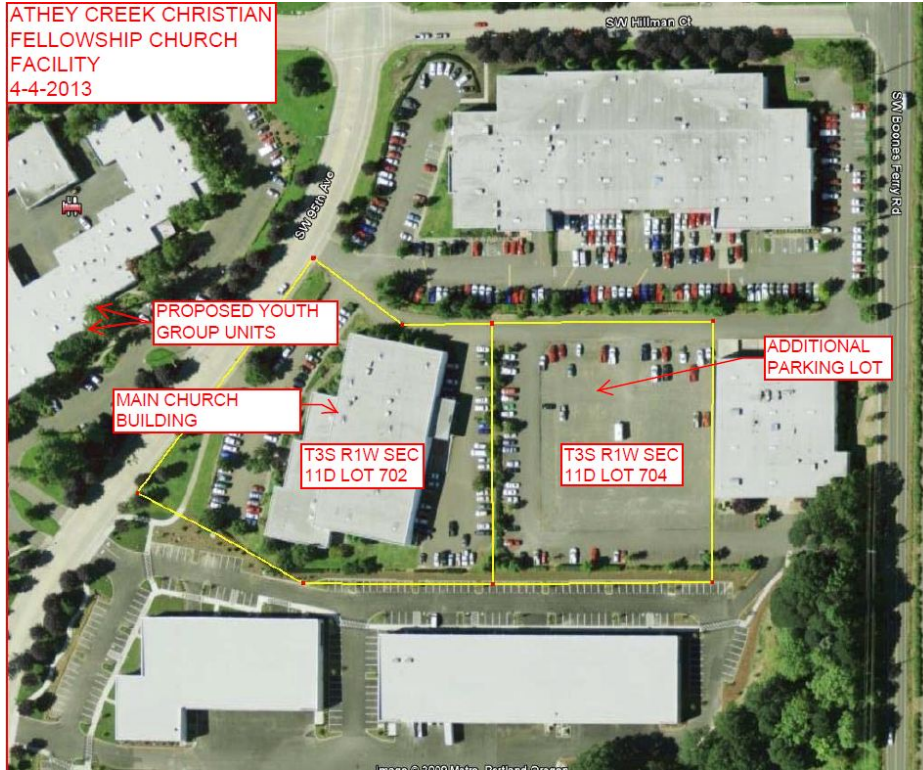
**Planning and Land Development Ordinance:** Sections 4.009 – 4.015, 4.031, 4.135, 4.155, 4.163, 4.176. Other Applicable documents: *DB09-0057-Athey Creek 5 year-TUP*

Staff Report - File No. DB13-0007  
**Temporary Use Permit**

May 6, 2013  
Page 1 of 7

**STAFF RECOMMENDATION:** Approve the 24-Month Temporary Use Permit with Conditions of Approval beginning on page 4.

### VICINITY MAP



### SUMMARY:

The Applicant is requesting a 24-month temporary use permit. Pursuant to subsection 4.163 temporary use permits may be granted in the form of a temporary revocable permit, for not more than five (5) years. Permits may be renewable upon re-application to the Development Review Board, provided that the Board finds that the renewal is not likely to result in a long-term or permanent situation. This application is for the use of two separate buildings to be used for church or church related activities.

**RECOMMENDATION:**

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 application for a 24-month Temporary Use Permit subject to the Conditions of Approval below.

**PROPOSED CONDITIONS OF APPROVAL, 26-MONTH TEMPORARY USE PERMIT**

**PD = Planning Division Conditions**

**Planning Division Conditions, 24-Month Temporary Use Permit:**

On the basis of findings A1 through A11, this action approves a 24-month Temporary Use Permit with this application, approved by the Development Review Board, and stamped “Approved Planning Division”. This Temporary Use Permit will be valid for 24-months or until May 17, 2015.

**PDA1.** The Applicant/Owner shall develop the site in substantial compliance with the plans approved by the DRB, unless altered with Board approval, or minor revisions are approved by the Planning Director under a Class I Administrative Review process.

## **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 for Planning Case File DB13-0007.

### **Staff Report:**

**A1.** Findings of Fact, Proposed Conditions of Approval and Conclusionary Findings.

### **Applicant's Written and Graphic Materials:** *(Distributed Separately)*

**B1.** Application Form

**B2.** Project Narrative

**B3.** Plan Sheets

### **D1. General Correspondence:**

**D1.** Letters (neither For nor Against): None submitted

**D2.** Letters (In Favor): None submitted

**D3.** Letters (Opposed): None submitted

## **FINDINGS OF FACT**

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- 1. 120-Day Rule:** The statutory 120-day time limit applies to this application. The application was submitted on April 8, 2013. The application was deemed complete on April 12, 2013. Thus the City, including appeals, before August 12, 2013, must render a final decision.
- 2.** The Applicant's proposal is consistent with Section 4.163, Temporary Structures and Uses.

**REQUEST**  
**DB13-0007: 24-MONTH TEMPORARY USE PERMIT**  
**CONCLUSIONARY FINDINGS**

*Section 4.009(.01) and 4.140(.07)(A)(1) Ownership: Who may initiate application*

- A1.** The application has been submitted on behalf of the property owners, Robert Lanphere Jr. and BIT Holdings Fifty-Seven, Inc, by their authorized representative Jeff Young (Athey Creek Christian Fellowship).

*Sections 4.013-4.031, 4.113, 4.118, 4.124 Review procedures and submittal requirements*

- A2.** The Applicant has complied with these sections of the Code. The required public notices have been sent and all proper notification procedures have been satisfied. These criteria are met.

*Sections 4.400-4.450 Site Design Review*

- A3.** These sections of the Code pertain to the purposes and objectives of Site Design Review under which this application is not evaluated because it involves a temporary use.

*Section 4.135 - Planned Development Industrial (PDI) Zone:*

- A4.** The subject property is designated Industrial on the Comprehensive Plan Map and is currently zoned Planned Development Industrial (PDI). The PDI zone does not expressly allow church development or use, neither outright nor as a conditional use. The subject church use is allowed as a temporary use within the PDI zone, per Section 4.163. The proposed temporary use for 24 months is compatible with adjacent uses, as the hours of church services do not conflict with the adjacent industrial uses.

The proposed temporary use for 24 months for the existing industrial buildings will not conflict with the regulations prescribed for the PDI zone found in the Wilsonville Code.

Worship services will not conflict with PM Peak hour traffic trip restrictions imposed on the previous approval (DB06-0099 et seq).

*Section 4.155 General Regulations-Parking, Loading & Bicycle Parking*

- A9.** The parking standards of Section 4.155 requires one (1) parking space for every four (4) seats. The applicant proposes a maximum of 650 seats, therefore 163 parking spaces ( $650/4 = 162.5$ ) are needed to accommodate the upper end of the projected range of attendees. Since church services are not conducted during business hours, church parking will not conflict with other user parking. The site (Tax Lot 702) currently provides 79 parking spaces. Three (3) additional spaces exist at the rear of the existing building. The applicant is currently leasing 143 of the 175 parking spaces on the site abutting to the east (Tax Lot 704). All of these parking spaces have current leases in place that match the expiration date of May 17, 2015. The resulting total of 225 spaces exceeds the minimum number required, and are adequate to meet code.



**Section 4.163 General Regulations – Temporary Structures & Uses**

- (.01) [Provision for non-conforming temporary use; not a substantial structure; 12 month, revocable, renewable permit; subject to conditions to safeguard the public health, safety, convenience and general welfare]*
- (.03) Factors and considerations for “good cause” include, but are not limited to:*
  - A. Availability of appropriately zoned land for the proposed use in the city.*
  - B. Availability of and need for the subject property for allowed uses.*
  - C. Market conditions, construction costs and other obstructions to the location of the use on appropriately zoned land.*
  - D. Due diligence of the applicant to site the use on appropriately zoned land.*
  - E. Circumstances of the applicant bearing on the need for the temporary use permit.*

**A10.** The applicant has addressed each of the criteria and factors listed above in the submitted narrative (Exhibit B1). Except where a discrepancy is found to exist, as noted in this report, the applicant’s proposed findings are hereby adopted.

The proposed temporary use is for church use that may be granted in the form of a temporary and revocable permit, for not more than a twenty-four (24) month period, expiring May 17, 2015, subject to such conditions as will safeguard the public health, safety, convenience and general welfare meeting this code standard. The Applicant notes that the church owns land for its permanent sanctuary and is continuing to plan for its construction process (Exhibit B2).

The applicant has provided specific information describing the church use. Permanent public, fire, health, and safety improvements necessary for its operation will be installed.

**SUMMARY FINDING**

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**A11.** As demonstrated in findings A1 through A10 the proposed temporary use meets, with the conditions of approval referenced therein, the applicable temporary use permit criteria.

This electronic fill-in form cannot be submitted electronically. Please sign a printed copy and submit to the Wilsonville Planning Division. Please call 503-682-4960 if you have any questions.

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

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.

Pre-Application meeting date: 3-21-13

TO BE COMPLETED BY APPLICANT:

Please PRINT legibly

Legal Property Owner's Name:

Robert Lanphere, Jr.

Authorized Representative:

Jeff Young (Athey Creek Christian Fellowship)

Address:

Address:

Phone:

Phone: 971-327-2120

Fax:

Fax:

E-mail:

E-mail: jyoung@atheycreekfollowshp.org

Property Owner or

Authorized Signature:

[Handwritten Signature]

Printed Name Robert Lanphere, Jr.

Title: Owner of following building

Date

Site Location and Description:

Project Address if Available: 27520 SW 95 Ave., Wilsonville, OR 97070

Suite/Unit

Project Location:

Tax Map #(s): T3S R1W Map 11D

Tax Lot #(s): 702

County: Clackamas

Request: Temporary Use Permit for Athey Creek Christian Fellowship

Project Type: Class I Class II Class III

- Residential Commercial Industrial Other (describe below)

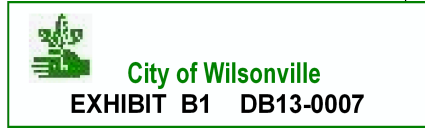
Application Type:

- Annexation Appeal Comp Plan Map Amendment Conditional Use
Final Plat Major Partition Minor Partition Parks Plan Review
Plan Amendment Planned Development Preliminary Plat Request to Modify Condition
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

FOR STAFF USE ONLY:

Application Rec'd: Fee: Check #: Application Complete: By:

File No (s)



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**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.*

Pre-Application meeting date: 3-21-13

**TO BE COMPLETED BY APPLICANT:**

*Please PRINT legibly*

Legal Property Owner's Name:

BIT Holdings Fifty-Seven, Inc.

Authorized Representative:

Jeff Young

Address: 4/O CBRE, Inc.

1300 SW 5th Ave. Ste. 3000 Portland OR

Address:

Phone: 503-221-1900

Phone: 971-327-2120

Fax: 503-221-4873

Fax:

E-mail: Jodi.Johnston@cbre.com

E-mail: jyoung@athecreekfellowship.org

Property Owner or

Authorized Signature: Jodi Johnston

Printed Name: JODI JOHNSTON

Title: Real Estate Manager

Date: 4/2/13

**Site Location and Description:**

Project Address if Available: 955 and 960 27501 SW 95th Ave., Wilsonville, OR 97070

Suite/Unit

Project Location:

Tax Map #(s): T3S R1W 11C

Tax Lot #(s):

County: Clackamas

**Request:**

Project Type: Class I Class II Class III

Residential

Commercial

Industrial

Other (describe below)

**Application Type:**

Annexation

Appeal

Comp Plan Map Amendment

Conditional Use

Final Plat

Major Partition

Minor Partition

Parks Plan Review

Plan Amendment

Planned Development

Preliminary Plat

Request to Modify Condition

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

**FOR STAFF USE ONLY:**

Application Rec'd:

Fee:

Check #:

Application Complete:

By:

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Address: <u>16800 SE McLoughlin Blvd. Milwaukie</u>		Address:																																					
Phone: <u>503 794 7502 OR 97267</u>		Phone: <u>971-327-2120</u>																																					
Fax: <u>503 652 0487</u>		Fax:																																					
E-mail: <u>Ralph@ziram.com</u>		E-mail: <u>jyoung@athecreekfellowship.org</u>																																					
Property Owner or Authorized Signature: <u>[Signature]</u>		Printed Name <u>Ralph Martinez</u>																																					
Title: <u>Owner of parking lot east of following building</u>		Date: <u>4/2/13</u>																																					
<b>Site Location and Description:</b>																																							
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Project Location:																																							
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County: <u>Clackamas</u>																																							
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Application Rec'd: _____ Fee: _____		Check #: _____ Application Complete: _____ By: _____																																					
File No (s) _____																																							

## TEMPORARY USE PERMIT APPLICATION

Applicant: Athey Creek Christian Fellowship  
PO Box 534  
Tualatin, OR 97062

Applicant's Representative (attorney): Brandon Bittner  
Bittner & Hahs, P.C.  
4949 SW Meadows Rd, Suite 260  
Lake Oswego, OR 97035  
(503) 445-4303  
[bbittner@bittner-hahs.com](mailto:bbittner@bittner-hahs.com)

Applicant's Architect: Jack Kriz  
Mildren Design Group, P.C.  
7650 SW Beveland, St.120  
Tigard, Oregon 97223  
(503) 708-6996  
[jack@mdgpc.com](mailto:jack@mdgpc.com)

Building Locations:  
(collectively the "Buildings") 27520 SW 95<sup>th</sup> Ave  
Wilsonville, OR 97070

27501 SW 95<sup>th</sup> Ave  
Suites 955 and 960  
Wilsonville, OR 97070

Building Owners: Robert Lanphere, Jr.  
12505 SW Broadway  
Beaverton, OR 97005  
(503) 526-2103  
[RWalthers@buybob.com](mailto:RWalthers@buybob.com)

BIT Holdings Fifty-Seven, Inc.  
c/o CBRE, Inc.  
1300 SW 5<sup>th</sup> Ave, Ste 3000  
Portland, OR 97201  
(503) 221-1900  
[Jodi.Johnston@cbre.com](mailto:Jodi.Johnston@cbre.com)

Parking Lot Location: Tax Lot East of the building located at  
27520 SW 95<sup>th</sup> Ave, Wilsonville, OR 97070

Parking Lot Owner: Ralph Martinez

Zoning: PDI, Planned Development Industrial

Tax Map / Tax Lot (“Church Building”): T3S-R1W Map 11D; Tax Lot 702  
Tax Map / Tax Lot (“Parking Lot”): T3S-R1W Map 11D; Tax Lot 704  
Tax Map / Tax Lot (“Youth Group Building”): T3S-R1W Map 11C; Tax Lot 400

## APPLICATION NARRATIVE

### Introduction

On or around January 14, 2010, the City of Wilsonville granted Athey Creek Christian Fellowship (“ACCF”) a five (5) year Temporary Use Permit to use the building located at 27520 SW 95<sup>th</sup> Ave, Wilsonville, Oregon 97070, tax lot 702 (the “Church Building”). The Temporary Use Permit will expire on January 11, 2015. However, ACCF’s lease with the owner of the Church Building is effective through June 17, 2015. ACCF is submitting this application so that the Temporary Use Permit can be extended to line up with the expiration of the lease term, which is June 17, 2015.

In addition, ACCF is in the process of executing a lease to use the premises located across the street from the Church Building at 27501 SW 95<sup>th</sup> Ave., Suites 955 and 960, Wilsonville, Oregon 97070 (the “Youth Group Building”). The effectiveness of the lease is conditioned upon the City granting ACCF all of the required permits to occupy said building. ACCF will use the Youth Group Building primarily for Junior High and High School church services, which will be held outside the PM peak hour.

ACCF will continue to use the Church Building for church services, which will be held outside the PM peak hour. ACCF’s church staff (approximately 14-20) will also continue to use the Church Building throughout the week, primarily between 8am and 5pm. Small group gatherings and counseling will also continue to be held throughout the week, primarily outside the PM peak hour.

ACCF will also continue to use a portion of the parking lot adjacent (East) of the Church Building, tax lot 704 (the “Parking Lot”). ACCF’s current lease for the Parking Lot is effective through June 17, 2015, the same date of the lease for the Church Building.

Development Permit Applications for the Buildings and the Parking Lot are attached as **Exhibit A**. Aerial and tax maps for the Church Building, the Youth Group Building, and the Parking Lot are attached as **Exhibits B, C, and D** respectively.

ACCF has been in existence for approximately 16 years. ACCF still owns land for its permanent sanctuary and is continuing to plan for its construction process. A Conditional Use Permit has been issued, along with all other permits to build its sanctuary. ACCF has completed all of its off-site work, and a substantial amount of its onsite work.

A more detailed discussion of how ACCF proposes to use the Buildings and the adjacent Parking Lot follows.

### Site Development Permits

#### **Section 4.035 (.04) - Application**

Completed Development Permit Applications are attached as **Exhibit A**.

ACCF intends to continue to occupy the Church Building on a temporary basis until it can complete the construction of its permanent sanctuary. ACCF will continue to have one or more weekend services. Each service will continue to be outside the PM peak hour. The portion of the Church Building that will continue to be used as the main sanctuary is 15,925 square feet. ACCF will take measures to ensure the maximum occupancy is not exceeded. It will do so by ensuring that the number of services provided will correspond to the parking stalls that it has available for use. A description of parking is discussed in the following Section 4.155, beginning on page 5.

As with the Church Building, ACCF intends to use the Youth Group Building on a temporary basis. Junior High and High School students will use the Youth Group Building at the same times the main sanctuary will be in use at the Church Building. The Junior High and High School students may also periodically meet at the Youth Group Building throughout the week outside the PM peak hour for different youth group functions. The portion of the Youth Group Building that will be used by ACCF is about 5,194 square feet, of which approximately 1,716 square feet consists of office space.

The Church Building is owned by Robert Lanphere, Jr. The Youth Group Building is owned by BIT Holdings Fifty-Seven, Inc. Ralph Martinez owns the Parking Lot. Signatures of the owners are on the attached Development Permit Applications.

The abbreviated legal descriptions of the Buildings and Parking Lot are on page 2.

The following Site Development Plans are attached:

- Church Building and its parking lot- **Exhibit E**;
- Landscaping around the Church Building- **Exhibit F**;
- Parking Lot- **Exhibit G**;
- Parking Lot landscaping- **Exhibit H**.
- Youth Group Building and its parking lot- **Exhibit I**;
- Landscaping around Youth Group Building- **Exhibit J**.

A tabulation of land area, in square feet, devoted to various uses was approved by the previous land use applications. ACCF does not plan to deviate from the approved various uses.

An arborist report should not be required. The landscaping was approved by the previous land use application, and ACCF does not plan to remove or add any landscaping.

A list of each property owner within 250 feet of the Buildings and the adjacent Parking Lot is listed on the attached **Exhibit K**. Printed labels are enclosed.

#### Standards Applying to Industrial Developments In Any Zone

##### **Section 4.117**

Responses to Section 4.135 (.05) follow.

#### Standards Applying to All Planned Development Zones

##### **Section 4.118**

ACCF is not proposing to alter the existing exterior portion of the Buildings. All utilities to the Buildings are existing, and ACCF does not propose a change to existing utilities, nor are any changes warranted. No waivers are requested or required, as ACCF is just seeking a Temporary Use Permit pursuant to Section 4.163.

#### PDI- Planned Development Industrial Zone

##### **Section 4.135 (.03) – Permitted Uses**

The Buildings are part of the 1989 Wilsonville Business Center Plan, which allows up to 20% of the area to be commercial use. This could authorize ACCF to seek permanent occupancy of the Buildings. However, ACCF is only seeking temporary occupancy.

##### **Section 4.135 (.05) – Performance Standards**

- A. All church services will be in the enclosed Church Building, except the Junior High and High School will meet in the Youth Group Building.
- B. ACCF is not proposing a use that will create vibrations perceptible without instruments at any boundary line of the subject site.
- C. ACCF is not proposing to conduct any activity that will emit odorous gases or other odorous matter in quantities as detectable at any point on any boundary line.
- D. ACCF will not have any open storage.
- E. ACCF will not use the Buildings for night operation, other than evening services.
- F. Any activities that may produce heat or glare will be conducted entirely within the Buildings. ACCF does not plan on adding any additional exterior lighting.
- G. ACCF will not use any potentially dangerous substances on or near the Buildings.



H. No liquid or solid waste will be used which attracts insects or rodents or otherwise creates a health hazard. If any waste products are stored outside (not anticipated) they will be concealed from view from any property line. No waste will enter the public system, and no connection with any public sewer will be maintained in violation of any applicable City or State standards. ACCF will ensure that all waste will be disposed in a manner compliant with Public Work Standards and the State Department of Environmental Quality.

I. ACCF will not generate noise, with the exception of normal automobile traffic. ACCF will also have worship music, which will not violate the noise standard.

J. The Buildings are not within a one-quarter mile radius of a residential use area. ACCF will not conduct activities that might generate electrical disturbances.

K. ACCF will not intentionally emit any form of air pollution, and it will take all steps necessary to meet applicable state emissions requirements.

L. No open burning will take place.

M. ACCF will not have any outdoor storage.

N. Landscaping for the Buildings and Parking Lot was previously approved by the City and ACCF is not proposing any landscape changes. See the landscaping site plans attached as **Exhibits F, H, and J**.

#### **4.135 (.06) – Other Standards**

The lot size, lot coverage and setback requirements for the Buildings were previously approved by the City. ACCF is not proposing to make any exterior modifications.

Parking is addressed in the following Section 4.155. The use of signs is addressed in Section 4.156, on page 7.

#### **General Regulations – Parking**

#### **4.155 (.02) – General Provisions**

ACCF will use the parking stalls that are available with the Church Building. Pursuant to the site plan attached as **Exhibit E**, the Church Building has 80 stalls, (51 Regular, 4 ADA, 25 Compact). ACCF has added 3 more ADA stalls on the back side of the Church Building. See the drawing attached as **Exhibit L**, which identifies the location of the additional ADA stalls. ACCF has added a door to the Church Building immediately adjacent to the 3 additional ADA stalls.

Pursuant to the Parking Lot site plans attached as **Exhibits G and H**, the Parking Lot has 175 stalls, and ACCF continues to have the exclusive right to use 143 stalls 24/7.

Pursuant to the lease between ACCF and the owner of the Youth Group Building, ACCF is given the right to use 15 parking stalls around to said building.

In summary, ACCF will have access to the following parking stalls:

• Parking Tax lot 704 (every day)	143
• Youth Group Building (every day)	15
• Church Building (every day)	<u>80</u>
TOTAL	238

All of the proposed stalls have previously been approved for parking. As stated herein, ACCF will only use the parking stalls temporarily.

Pursuant to Table 5 of Section 4.155, a church must provide at least one parking stall for every four seats in the main auditorium of the church. Based on the available parking, ACCF could seat 952 people in one service in the main auditorium (238 parking stalls x 4 = 952). ACCF currently has three weekend services, none of which exceed this threshold. ACCF uses approximately 600-700 seats per church service. All church services will continue to be held on the weekend and weekday nights, all outside the PM peak hour. ACCF meets the Code requirements as set forth in Table 5 of Section 4.155. All uses of the Church Building during the PM peak hour (office use) will not cause vehicle trips to exceed 58 trips previously approved by the City.

Pursuant to Table 5 of Section 4.155, an office must provide at least 2.7 stalls per 1,000 square feet of the building. The portion of the Church Building that will be used as office space is 13,152 square feet. Therefore, there must be at least 36 parking stalls during office hours. The Building has 80 stalls. Even though this standard is met, ACCF will not need all of these stalls for office use. ACCF has approximately 14-20 people on staff. Staff will primarily use the Church Building Monday through Friday. The office is not open during church service. 10,539 square feet of the Church Building will continue to be used as activity space for children during church service. The use of the activity space will continue to be an ancillary function of the church.

The Parking Lot (tax lot 704) is 70 feet from the Church Building.

The number of compact stalls around the Church Building does not exceed 40% of all the parking around the Church Building. The Church Building has 80 stalls, 22 of which are designated as compact stalls, which is 27.5% of all the parking around the Church Building. The Parking Lot adjacent to the Church Building does not have any parking stalls designated as compact. The parking stalls allocated to ACCF for the Youth Group Building are not designated as compact.

ACCF also meets the Code requirements as set forth in Table 5 of Section 4.155 for the Youth Group Building. Approximately 40-50 youth students per group will occupy the building at any given service. Combining the parking stalls around the Youth Group Building and the Church Building exceeds the required parking stalls.

All of the proposed parking stalls meet existing Code standards.

#### **4.155 (.03)- Minimum and Maximum Off-Street Parking Requirements**

ACCF currently has several volunteers who direct vehicle and pedestrian traffic. The volunteers ensure that the vehicles park legally and that they travel in the appropriate directions. The parking lot is also monitored during service to ensure that parking is done legally throughout the service, and to ensure the safety of the vehicles. ACCF will continue the same procedures while occupying the Buildings. As stated below, directional signs are not needed since traffic is managed very well by ACCF volunteers.

The landscaping in the parking lot around the Buildings and in the adjacent Parking Lot has been previously approved, and the existing landscaping is still in compliance with the previously approved site plans attached as **Exhibits F, H, and J.**

#### Sign Regulations

#### **4.156 (.04) – Signs Exempt From Sign Permit Requirements**

ACCF will continue to use an A-framed sign placed near the entrance of the Church Building. The location of the sign is identified on the attached **Exhibit M.** The A-framed sign does not exceed 24” by 36” (and not more than 30” in height when standing). It is approximately 5.5 square feet. A picture of the sign is attached as **Exhibit N.**

The use of the A-framed sign on the weekend is permitted as a “weekend sign” under 4.156(.04). ACCF will use the same A-frame sign on Wednesday nights as well. The use of the sign on Wednesday nights is permitted as a “temporary sales” sign under 4.156(.04). The A-framed sign will be placed shortly before the first service and immediately after the last service on Sunday. The sign will be placed immediately before and after any other service. The sign will be stored within the Building when not in use.

Directional signs are not necessary, as vehicles and pedestrians will be directed and monitored by several ACCF volunteers.

#### General Regulations – Temporary Structures and Uses

The following sections are application requirements set forth in Ordinance No. 659, which provides for a Temporary Use Permit.

#### **4.163 (.02)(a)- A clear description of the proposed temporary structure/use is necessary at this location for the requested time period.**

Please see the Introduction on page 2.

#### **4.163 (.02)(b)- A statement of the expected duration of the temporary use/structure, together with documentation supporting the proposed date for termination of the temporary use/structure.**

Please see Introduction on page 2. Copies of the leases for the Church Building, the Youth Group Building, and the Parking Lot are attached as **Exhibits O, P and Q** respectively. A copy of the signed Youth Group Building lease will be submitted once executed by both parties.

**4.163 (.02)(c)- A site plan showing the location of the proposed uses/structures, access, associated parking, pedestrian connections to the greater site if appropriate, lighting, signage and landscaping.**

**Exhibits E-J** are attached to provide the above information. These plans were previously approved.

**4.163 (.02)(d)- A plan for removal of the temporary use/structure and restoration of the site to pre-TUP conditions or development of the site for approved permanent structures/uses.**

Very few modifications will be made to the interior of the Buildings, and even fewer will need to be made at the termination of the leases to return the sites to 100% industrial use. If any modifications are required at the termination of the leases, such modifications will be made pursuant to the leases. ACCF does not anticipate any such modifications will be made. Most improvements made, if not all, will be considered upgrades to benefit future industrial users. ACCF will not make any exterior modifications without the City's prior approval.

Mixed Solid Waste and Recyclables

**4.179(.06)**

The Church Building has a dumpster that is enclosed on the Southwest corner of said building. The dumpster's location is identified on the site plan attached as **Exhibit E**. The Church Building has regular garbage and recycling pick-up.

The Youth Group Building has a dumpster that is enclosed on the Northwest corner of said building. The dumpster's location is identified on the site plan attached as **Exhibit I**. The Youth Group Building has regular garbage and recycling pick-up.

Criteria and Application of Design Standards

**4.421 (.01)**

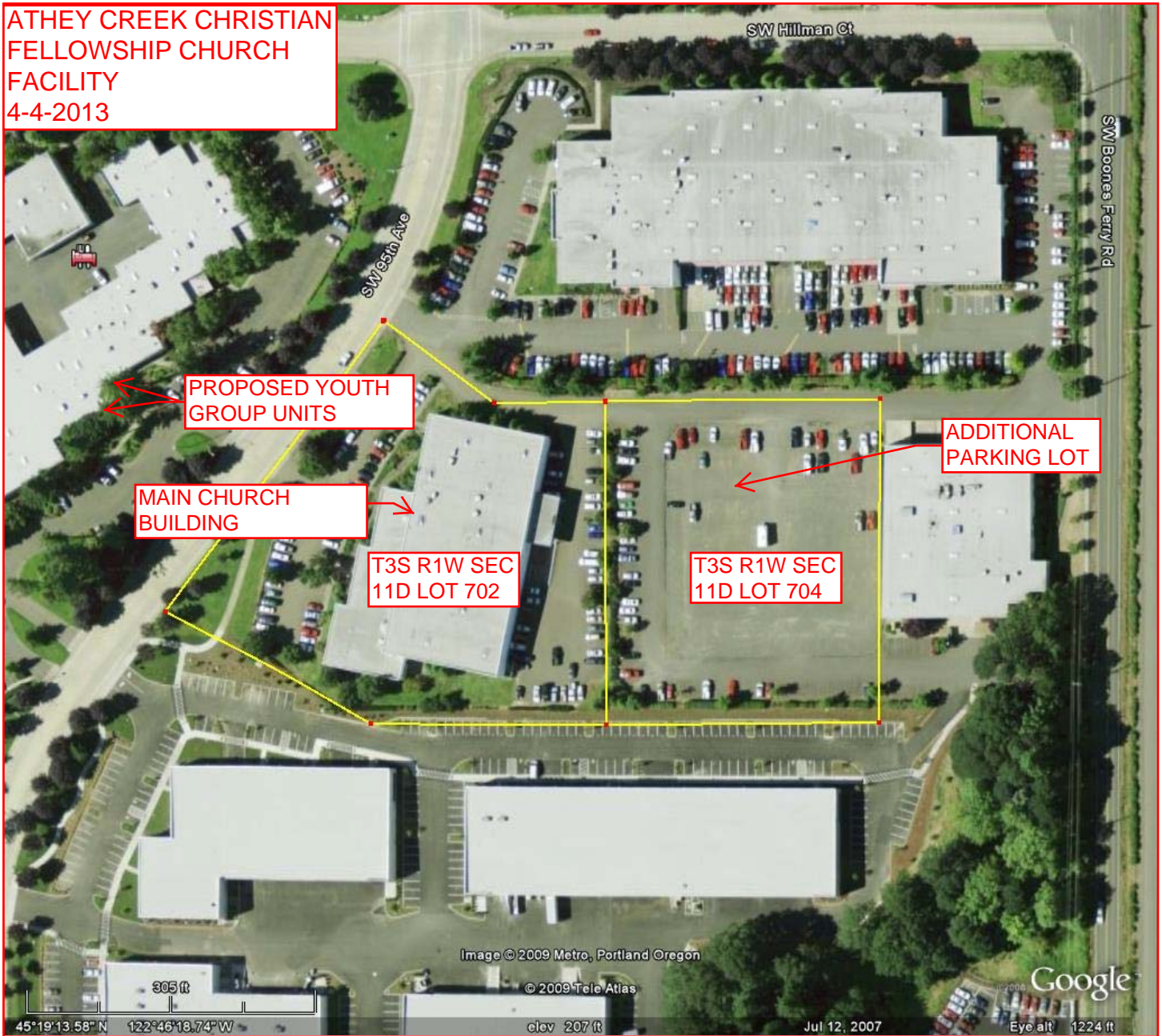
ACCF will not use any advertising signs, except as otherwise permitted by the City. As stated above in Section 4.156, ACCF will use an A-framed sign. ACCF will also continue to advertise its name on the exterior of the Church Building, as previously approved by the City.


Conclusion

Based on the findings presented in this report, we respectfully request that this application for a year Temporary Use Permit be approved, extended to June 17, 2015.

# EXHIBIT B

ATHEY CREEK CHRISTIAN  
FELLOWSHIP CHURCH  
FACILITY  
4-4-2013



 City of Wilsonville  
EXHIBIT B3 DB13-0007

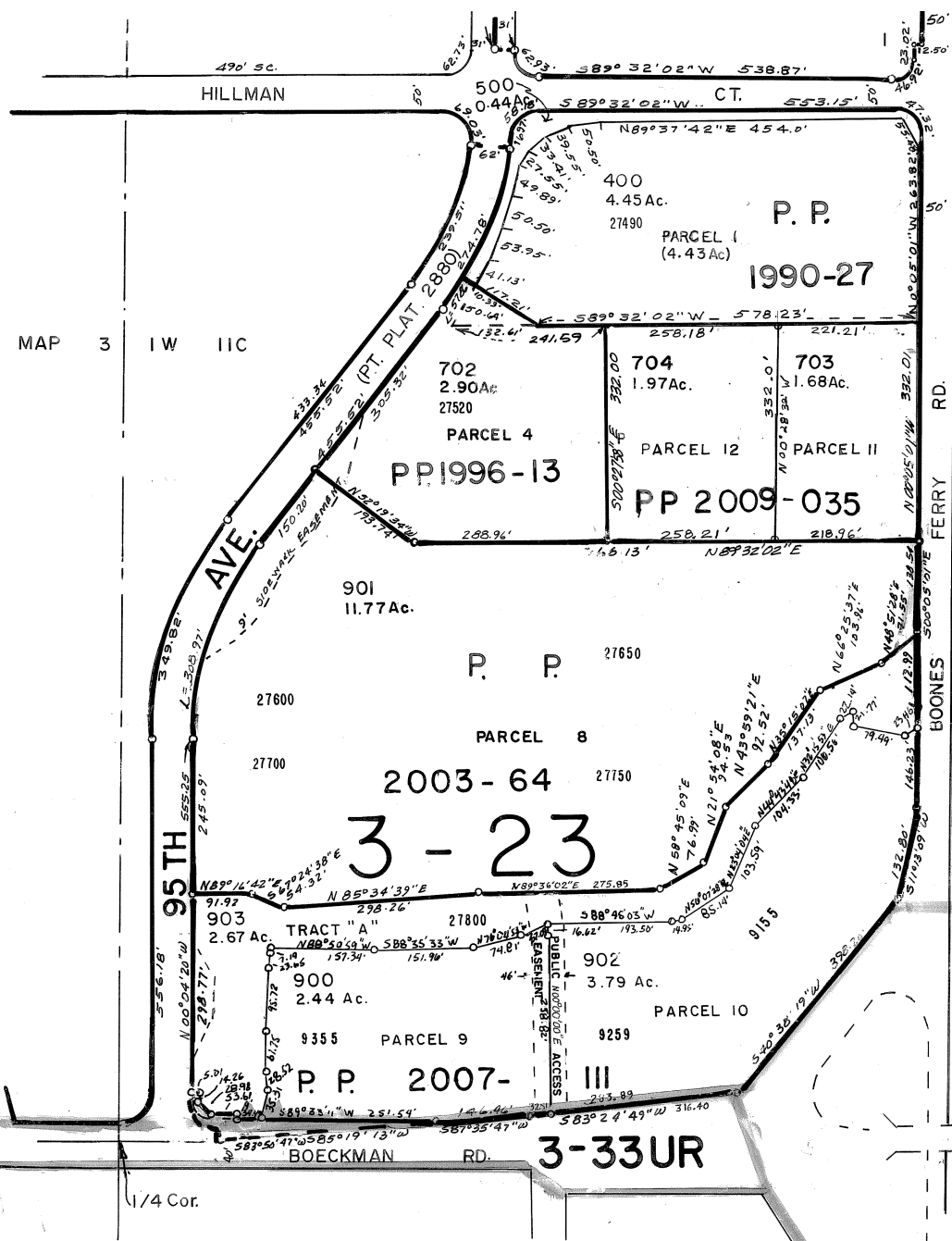


HWY INTERSTATE

OVERPASS

SEE MAP 3 I W IIC

SEE



1/4 Cor.

**VII. Public Hearing:**

**A. Resolution No. 253. Fox Center Townhomes: Seema LLC – Applicant.** The applicant is requesting approval a Site Design Review for fifteen (15) townhome units known as Fox Center Townhomes. The site is located at 30625 SW Willamette Way East on Tax Lot 100, Section 22AC; T3S R1W; Clackamas County; Wilsonville, Oregon. Staff: Blaise Edmonds

Case File: DB13-0006 – Site Design Review

**DEVELOPMENT REVIEW BOARD  
RESOLUTION NO. 253**

**A RESOLUTION ADOPTING FINDINGS AND CONDITIONS APPROVING A SITE DESIGN REVIEW FOR FOX CENTER TOWNHOMES. THE SUBJECT 1.14 ACRE PROPERTY IS LOCATED ON TAX LOT 100 OF SECTION 22AC, T3S, R1W, CLACKAMAS COUNTY, OREGON. SEEMA, LLC., APPLICANT.**

**RECITALS**

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 a staff report on the above-captioned subject dated May 2, 2013, and

WHEREAS, said planning exhibits and staff reports were duly considered by the Development Review Board at a regularly scheduled meeting conducted on May 13, 2013, at which time exhibits, together with findings and public testimony were entered into the public record, and

WHEREAS, the Development Review Board Panel A considered the subject application and the recommendation 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 Panel A approves Site Design Review and does hereby adopt the staff report attached hereto as Exhibit A1 with modified findings, recommendation and conditions placed on the record herein and authorizes the Planning Director to issue approvals consistent with said recommendation for Case File: DB13-0006 Site Design Review

ADOPTED by the Development Review Board of the City of Wilsonville at a regular meeting thereof this 13<sup>th</sup> day of May 2013 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)*.



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Mary Fierros Bower, Chair  
Development Review Board, Panel A

Attest:

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Shelley White, Planning Administrative Assistant

**EXHIBIT A1  
STAFF REPORT**

**WILSONVILLE PLANNING DIVISION  
DEVELOPMENT REVIEW BOARD PANEL 'A'  
QUASI - JUDICIAL PUBLIC HEARING  
*Fox Center Townhomes***

**Public Hearing Date:** May 13, 2013  
**Date of Staff Report:** May 2, 2013

**Application Number:** DB13-0006 Site Design Review

**Property Owner/Applicant:** Seema, LLC

**REQUEST:** Mr. Dan Vasquez of Mildren Design Group, PC., acting as agent for Seema, LLC, Applicant, is seeking Site and Design Review approval for Fox Center Townhomes (architectural and site landscaping) for 15 townhome units on 1.14 acres located at the southwest corner of SW Wilsonville Road and Willamette Way East. The Applicant's project introduction is found on page 1 of Exhibit B1.

**Comprehensive Plan Map Designation:** Residential 10 – 12 units/acre

**Zone Map Designation:** Planned Development Residential – 5 (PDR-5)

**STAFF RECOMMENDATION:** Approve the application with Conditions of Approval beginning on page 5.

**Location:** 30625 SW Willamette Road East. The property is more particularly described as being Tax Lot 100 of Section 22AC; Township 3S, Range 1W; Clackamas County; Wilsonville, Oregon.

**Site Characteristics:** The subject site has relatively level terrain with 11 deciduous and coniferous trees located at the northerly part of the property.

**VICINITY MAP**



**APPLICABLE REVIEW CRITERIA:**

<b>Wilsonville Code Section(s)</b>	<b>Description</b>
Sections 4.008 - 4.015	Application Process – Findings and Conditions
Section 4.124.5	Planned Development Residential – 5 (PDR-5) Zone
Section 4.140	Planned Development Regulations
Section 4.155	Parking
Section 4.176	Landscaping
Section 4.178	Sidewalk and Pathway Standards
Section 4.179	Mixed Solid Waste and Recyclables Storage in New Multi-Unit Residential and Non-Residential Buildings
Section 4.199	Outdoor Lighting
Section 4.400 – 4.450	Site Design Review

**Staff Reviewer:** Blaise Edmonds, Manager of Current Planning

**Background:** City Council Ordinance No’s 705 and 706 approved a Comprehensive Plan Amendment from Commercial to Residential and a Zone Map Amendment from Planned Development Commercial (PDC) to Planned Development Residential - 5 (PDR-5). The Development Review Board also approved companion applications to modify the Stage I Preliminary Plan for Fox Chase Subdivision, approved a Stage II Final Plan, a setback waiver for a trellis structure and a Type ‘C’ Tree Plan to enable the development of Fox Center Townhomes which comprises 15 townhome rental units for occupants 55 years or over.

## **PROJECT SUMMARY AND RECOMMENDATION:**

The Applicant is seeking approval of Site Design Review (architecture and landscaping) for the proposed townhomes. A detailed project introduction and compliance report in support of the application is provided by the Applicant found in Exhibit B1. The Applicant's submittal documents labeled Exhibit B1 of this staff report adequately describe the project, the requested application components, and compliance findings regarding applicable review criteria. Except where necessary to examine issues identified in this report, staff has relied upon the applicant's submittal documents and compliance findings, rather than repeat their contents again here.

**Applicant:** "The proposed project is a development of attached townhomes with associated parking, utilities and landscape. Access to the project is from SW Willamette Way East. A total of 15 townhomes are proposed. (3-buildings with 4 attached townhomes and 1- building with 3 attached townhomes.) Each townhome footprint is approximately 715 SF. Each town home is 2-story and has a private garage. There are a total of 44 proposed parking spaces on site."

As demonstrated in findings 1 through 50, with conditions of approval referenced therein, Site Design Review can be approved subject to compliance with proposed conditions of approval.

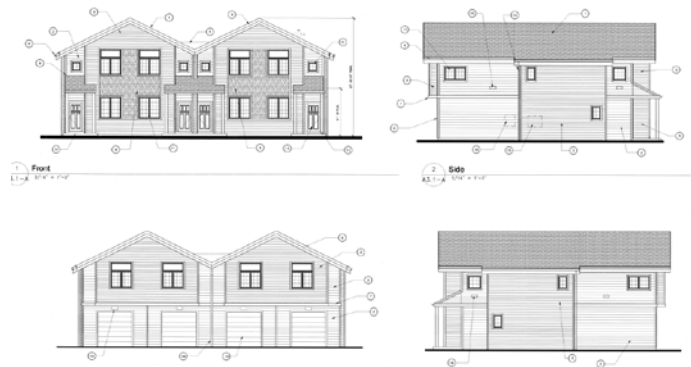
## DISCUSSION TOPICS

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**Architecture:** In case file DB12-0036 the applicant provided preliminary building elevations showing the proposed townhomes with “saw tooth” roof shapes. The DRB did not render a final decision on architecture but provided the Applicant some design direction. There was a general consensus by the Board and Council that the proposed modern architecture was not harmonious with the single family residential neighborhoods in the vicinity.



The proposed revised townhome elevations convey a more traditional design but will have similar exterior materials of the original design comprising of horizontal Hardie panel siding (1” x 8” and 1” x 4”) and shake Hardie panel siding. Stucco type Hardie panels would not be used as originally proposed in the Stage II Final Plan building elevations.



**Signs:** No signs are proposed at this time. The two existing signs identifying Fox Chase and Rivergreen subdivisions will be removed from the wood plank fence along Wilsonville Road and installed on a replacement fence near the original location.

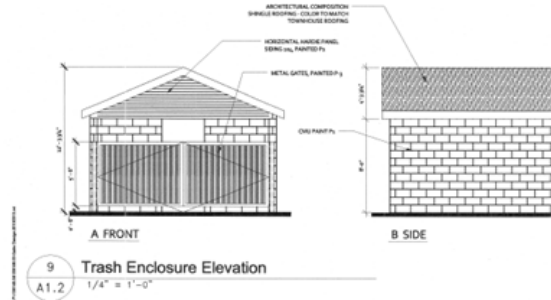


Existing Signage



Existing Signage

**Trash Enclosure:** The project includes one solid waste and recycling enclosure which would be in public view of the driveway entrance at Willamette Way East. Though the waste and recycling enclosure is of a construction and design typical for its intended use it would have concrete masonry unit (CMU) walls as shown on Plan Sheet A1.2. Painted CMU walls are not indicative of the exterior materials of the proposed townhomes. Nor does planting shrubs provide adequate screening. Thus, it is staff's professional opinion that the walls (horizontal Hardie boards) must be the same exterior materials and colors used on the townhomes. With proposed condition PD2 this can be accomplished.



**Proposed Trash Enclosure Building**

**PROPOSED CONDITIONS OF APPROVAL**

**The applications and supporting documents are hereby adopted for approval with the following conditions:**

<b>PD = Planning Division conditions</b>	<b>DB13-0006 Site Design Review</b>
<p><b>PD1.</b> 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.</p>	
<p><b>PD2.</b> The walls of the trash enclosure shall be the same exterior materials and colors used on the townhomes. Gates, and other structural and trim elements, support beams, covers, and roofing material for the enclosure shall be the same to the materials used on the townhomes. See Finding 17.</p>	
<p><b>PD3.</b> All landscaping required 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 will be returned to the applicant. See Finding 25.</p>	
<p><b>PD4.</b> 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.</p>	
<p><b>PD5.</b> 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.</p>	
<p><b>PD6.</b> The following requirements for planting of shrubs and ground cover shall be met:</p> <ul style="list-style-type: none"> <li>• Non-horticultural plastic sheeting or other impermeable surface shall not be placed under landscaping mulch.</li> <li>• Native topsoil shall be preserved and reused to the extent feasible.</li> <li>• 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.</li> <li>• 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. See Finding 37.</li> <li>• Shrubs shall reach their designed size for screening within three (3) years of planting.</li> </ul>	

- 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.

**PD7.** 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.



## EXHIBIT LIST

The following exhibits are hereby entered into the public record by the Development Review Board in consideration of the application as submitted:

- A1. Staff Report, findings, recommendations and conditions.
- A2. Staff PowerPoint presentation.

### **Applicant's Written and Graphic Materials:**

- B1. Land Use application, stapled together and on compact disk, date received March 27, 2013 including; Code compliance/findings. Application, introduction/project narrative, compliance report, site plan, landscape plan and building elevations. *(Distributed separately)*

### **Full Size Drawings/Plan Sheets. *(Distributed separately)***

#### Sheet Number Sheet title

- B2. A0.1: Cover Sheet
- B3. A1.1 Site Plan
- B4. A1.2 Site Details
- B5. C1.0 Grading Plan
- B6. C1.1 Grading and Erosion Control Plan Preliminary
- B7. C2.0 Utility Plan
- B8. C3.0 Site Details
- B9. C3.1 Water Details
- B10. C3.2 Utility Details
- B11. L1.1 Landscape Concept Plan
- B12. E1.1 Site Lighting Photometric Plan
- B13. A2.1-A First and Second Floor Plan
- B14. A2.1-B First and Second Floor Plan (3-unit)
- B15. B3.1-A Elevations (4 Unit)
- B16. B3.1-B Elevations (3 Unit)
  
- B17. Materials and Colors Board

**Development Review Team:** No comments.

#### **Public Testimony:**

Letters (neither for nor Against):

Letters (In Favor): None submitted

Letters (Opposed):

## FINDINGS OF FACT

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1. **Existing Site Conditions:** The Applicant has provided a full project description in Exhibit B1.

**Surrounding Development:** The adjacent land uses are as follows:

Compass Direction	Existing Use(s)
North	Boones Ferry Primary and Wood Middle School – PF Zone
East	Valley Christian Church
South	Fox Chase Subdivision
West	Fox Chase Subdivision

**Natural Characteristics:** The relatively level property is 1.14 acres which includes a small grove of eleven conifer and deciduous trees.

**Streets:** The subject property is a corner lot with three sides adjacent to Wilsonville Road, Willamette Way East and Chantilly.

**Previous land use actions relevant to the subject property:**

**Ordinance No's: 705 and 706**

DB12-0033 Comprehensive Plan Map Amendment – Commercial to Residential 10 – 12 units/acre

DB12-0034 Zone Map Amendment – PDC to PDR-5

**Resolution No. 234**

DB12-0035 Revised Stage I Preliminary Plan

DB12-0036 Stage II Final Plan

TR12-0067 Type 'C' Tree Plan

DB12-0039 Waiver to front yard setback for a trellis structure.

**Other**

83PC09: Fox Chase, Stage I Preliminary Plan (Master Plan)

95PC21: Stage II Final Plan for retail center.

96DB23: Site Design Review for retail center.

DB12-0033 Comp. Plan Map Amendment

DB12-0034 Zone Map Amendment

DB12-0035 Revised Stage I Pre. Plan

DB12-0036 Stage II Final Plan

TR12-0067 Type 'C' Tree Plan

DB12-0039 Waiver to front yard setback

2. 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.
3. The statutory 120-day time limit applies to this application. The application was initially received on March 27, 2013. Staff conducted a completeness review within the statutorily allowed 30-day review period, and advised the Applicant by letter on April 1, 2013, of missing items. On April 3, 2013 the application was deemed complete. Thus the City must render a final decision for the request, including any appeals, by August 1, 2013.

**CONCLUSIONARY FINDINGS**

**The Applicant’s compliance findings to the applicable land development criteria and Comprehensive Plan goals, policies and implementation measures are found in Exhibit B1 and are hereby incorporated into this staff report as findings for approval.**

**SITE DESIGN REVIEW**

**Section 4.009: Who May Initiate Applications**

1. The Applicant through his project architect has made application for Site Design Review. The Applicant has met all applicable filing requirements for Site Design Review.
2. The Applicant has provided compliance findings to the applicable criteria (in Exhibit B1). Staff concurs with these findings except where otherwise noted.

<b>Approved Fox Chase Townhomes, Stage II Final Plan – 15 Townhome/Apartment Units</b>			
<i>Bold/Italic Proposed revised site data</i>			
Area	Size (Sq. Ft.)	Size (Acres)	% of Total Site
Building Footprints	<del>11,420 SF</del> <b><i>11,480 SF</i></b>		23% of site
Paving Coverage, Drives	<del>25,125 SF</del> <b><i>24,653 SF</i></b>		<del>51%</del> <b><i>50%</i></b>
Open Space, Landscape Sidewalks	<del>24,551 SF</del> <b><i>25,023 SF</i></b>		<del>49%</del> <b><i>50%</i></b>
		<b>1.14 AC</b>	<b>100%</b>

3. The Applicant’s submittal documents provide sufficient detail to satisfy the requirements of Section 4.421. These criteria are met.

**Section 4.155. General Regulations - Parking, Loading and Bicycle Parking.**

- J. **Parking spaces along the boundaries of a parking lot shall be provided with a sturdy bumper guard or curb at least six (6) inches high and located far enough within the**

**boundary to prevent any portion of a car within the lot from extending over the property line or interfering with required screening or sidewalks.**

4. DRB condition PDD4 of the Stage II Final Plan requires bumper guards.
  - L. **Artificial lighting which may be provided shall be so limited or deflected as not to shine into adjoining structures or into the eyes of passers-by.**
5. The City's outdoor lighting ordinance No. 649 (Dark Sky) is implemented in Section 4.199.50 into the Development Code. A more in depth analysis regarding Section 4.199.50 is reviewed in findings 46 through 53.
  - N. **Compact car spaces.**
6. Provided are ten compact spaces for this project, eleven compact spaces are allowed.
  - O. **Where off-street parking areas are designed for motor vehicles to overhang beyond curbs, planting areas adjacent to said curbs shall be increased to a minimum of seven (7) feet in depth. This standard shall apply to a double row of parking, the net effect of which shall be to create a planted area that is a minimum of seven (7) feet in depth.**
7. Plan Sheet L1.1 shows the proposed planting areas are at least seven (7) feet in depth. This provision is therefore satisfied. In addition, consistent with Section 4.155(.02)J., DRB condition PDD4 for the Stage II Final Plan requires the installation of bumper guards.

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

8. **Parking Lot Landscaping as a Percentage:** Proposed is 1,322 sq. ft. or 10% of the parking lot will be landscaped meeting code.
9. **Parking Areas Visible from the Right-of-Way:** The proposed landscaping will provide adequate screening of parking areas at Wilsonville Road, Willamette Way East and Chantilly.
10. **Parking Areas Visible from Adjacent Properties:** The Stage II approved parking areas will be partially visible to SW Wilsonville Road, SW Willamette Way East and Chantilly. Plan Sheet L1.1 - Landscape Plan demonstrates landscaping will be provided around the perimeter of the project site with low to medium shrubs consistent with that standard.
11. **Landscape Tree Planting Areas:** The Applicant has provided a Landscape Plan – Plan Sheet L1.1 demonstrating that most of the proposed planting areas are a minimum of eight (8) feet in width. The code further requires that the Applicant provide one (1) tree per (8) parking spaces. The DRB approved 29 surface parking spaces, which at one tree per eight spaces would require 3 to 4 trees meeting code.

**Subsection 4.155(.03)B.6-8 and Table 5: Parking Standards.**

12. Proposed are age-restricted townhome units for occupants 55 years or over. In Resolution No. 234 the DRB approved 44 spaces (29 surface parking spaces and 15 garage spaces), which is 21.5 spaces above the parking minimum. This is approximately 2.93 parking spaces per unit exceeding code.
13. **Bicycle Parking:** Based upon the requirement of this section, the Applicant is required to provide a minimum of 15 bicycle parking spaces, one per residential unit. This can be accomplished by providing racks for lockable space and/or bikes at a ratio of one bike parking space per garage with bicycles stored on wall mounted hangers. Freestanding bicycle racks shall be designed so that both wheels and bike frame can be secured. The Applicant has indicated that each unit has a single car garage that will accommodate additional storage for bikes and scooters meeting code.

**(.04) Trees and Wooded Areas.**

14. In Resolution No. 234 the DRB approved a Type 'C' Tree Removal Plan which is in compliance with the applicable provisions of Subsection 4.610.40 and 4.620.00. The Applicant has provided a tree inventory and has evaluated the project's impact upon tree removal, and proposed tree mitigation.

**Subsection 4.177.01(E): Access drives and lanes.**

15. Proposed is a full turning movement driveway at Willamette Way East meeting code.

**Subsection 4.177.01(B): Sidewalk Requirements**

16. In Resolution No. 234 the DRB approved a pedestrian circulation plan meeting this criterion. The approved sidewalk plan shows existing sidewalks adjacent to the site at Wilsonville Road and Willamette Way East with walkway linkages to the proposed town homes. Proposed is a 5 foot wide sidewalk along Chantilly. The current constructed section of Wilsonville Road includes 5 foot wide sidewalks, curbing and 5 foot bike lanes. This summer the City will be constructing the extension of Tonquin Trail along the frontage of this project at Willamette Road East as part of a safe route to schools which will be a 10' wide sidewalk improvement within the existing public right-of-way.

**Site Design Review**

**Subsection 4.400 (.01) and Subsection 4.421 (.03) Excessive Uniformity, Inappropriateness of Design, Etc.**

**“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.”**

17. The Applicant has provided a response to this subsection on pages 2 through 18 of the compliance narrative in their notebook, Exhibit B1. These criteria are satisfied. Staff summarizes the compliance with this subsection as follows:

***Excessive Uniformity:*** By their very nature the design of townhomes, they are usually similar to each other and are attached by common walls. In this case, the proposed 15 townhomes in four (4) buildings will have similar gable or shed roof designs, and will complement the residential roofs shapes, roof pitches and character of the single family houses in the Fox Chase and Rivergreen subdivisions in the vicinity.

***Inappropriate or Poor Design of the Exterior Appearance of Structures:*** The townhomes have been professionally designed by a professional architect and are complementary to the adjacent single family houses in the Fox Chase and Rivergreen subdivisions in the vicinity.

**Trash Enclosure:** The project includes one solid waste and recycling enclosure which would be in public view of the driveway entrance at Willamette Way East. Though the waste and recycling enclosure is of a construction and design typical for its intended use it would have concrete masonry unit (CMU) walls as shown on Plan Sheet A1.2. Painted CMU walls are not indicative of the exterior materials of the proposed townhomes. Nor does planting shrubs provide adequate screening. Thus, it is staff’s professional opinion the walls (horizontal Hardie boards) must be the same exterior materials and colors used on the townhomes. With proposed condition PD2 this can be accomplished.

***Inappropriate or Poor Design of Signs:*** No signs are proposed at this time. The two existing signs identifying the Fox Chase and Rivergreen subdivisions will be removed from the wood plank fence along Wilsonville Road and installed on a replacement fence near the original signage location.

***Lack of Proper Attention to Site Development:*** The appropriate professional services have been used to design the townhomes and site improvements (except for the trash enclosure) incorporating unique features of the site including the preservation of existing trees at the northerly area of the site, interfacing site design with adjacent single family detached houses, having only one available access, which demonstrates appropriate attention is being given to site development.

***Lack of Proper Attention to Landscaping:*** Landscaping is proposed to exceed the area requirements, has been professionally designed by a landscape architect, and includes a variety of plant materials, all demonstrating appropriate attention being given to landscaping. See Plan Sheet L1.1.

**Subsection 4.400 (.02) and Subsection 4.421 (.03) Purposes of Objectives of Site Design Review**

**“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.**

18. The Applicant provides a response to this subsection on pages 1 through 18 of the compliance narrative in their notebook, Exhibit B1, demonstrating compliance with the listed purposes and objectives. In short, the proposal provides a high quality design appropriate for the site and its location in Wilsonville. These criteria are satisfied

**Section 4.420 Development in Accordance with Plans**

**This section states that development is required in accord with plans approved by the Development Review Board.**

19. Condition of approval PD1 will 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.

**Subsection 4.421 (.01) and (.02) Site Design Review-Design Standards**

**This subsection lists the design standards for Site Design Review. Listed A through G. Pursuant to subsection (.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.”**

20. The Applicant has provided sufficient information demonstrating compliance with the standards of this subsection. Among the information provided is a written response to these standards on pages 1 through 18 of the compliance narrative in the Applicant’s submittal notebook, Exhibit B1. These criteria are satisfied.

**Subsection 4.421 (.05) Site Design Review-Conditions of Approval**

**“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.”**

21. No additional conditions of approval are recommended to ensure the proper and efficient functioning of the development. This criterion is satisfied.

**Subsection 4.421 (.06) Color or Materials Requirements**

**“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.”**



22. Plan Sheet A1.2 provides architectural details for the proposed trash enclosure which will have a roof. See Finding 17 for a more detailed analysis of the design of the proposed trash enclosure.

**Section 4.179(.05)**

23. The proposed townhomes contain more than ten residential units so the code requires 50 sq. ft. plus five sq. ft. per unit for trash and recyclables storage area. Therefore 125 sq. ft. of storage area is required. A 14' x 16' storage area is proposed at 224 sq. ft. exceeding code.

**Section 4.440 Site Design Review-Submittal Requirements**

**This section lists additional submittal requirements for Site Design Review in addition to those listed in Section 4.035.**

24. The Applicant has submitted the required additional materials, as applicable. These criteria are satisfied.

**Subsection 4.450 (.01) Landscape Installation or Bonding**

**“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.”**

25. Condition of Approval PD3 will ensure installation or appropriate security at the time occupancy is requested.

**Subsection 4.450 (.02) Approved Landscape Plan Binding**

**“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.”**

26. Condition of Approval PD4 will ensure ongoing assurance to this criterion will be met.

**Subsection 4.450 (.03) Landscape Maintenance and Watering**

**“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.”**

27. Condition of Approval PD5 will ensure landscaping will be continually maintained in accordance with this subsection.

**Subsection 4.450 (.04) Addition and Modifications of Landscaping**

**“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.”**

28. Condition of Approval PD5 will ensure ongoing assurance that this criterion will be met by preventing modification or removal without the appropriate City review.

**Landscaping**

**Subsection 4.176 (.02) B. Landscape Standards and Compliance with Code**

**“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”**

29. The Applicant is proposing to replace a deteriorating plank and post fence along Wilsonville Road with a new fence of similar construction but it will be set back farther from the intersection of Wilsonville Road and Willamette Way East to expose the proposed garden and trellis improvements.

Applicant’s response: “The adjacent single-family residential property to the east will be screened by the combination of a 6' site-obscuring wood fence, large evergreen plant material, and deciduous and coniferous trees to achieve a dense and attractive visual buffer.”

**(.06) Plant Materials.**

**Subsection 4.176 (.02) C. 1. General Landscape Standards-Intent**

**“The General Landscaping Standard is a landscape treatment for areas that are generally open. It is intended to be applied in situations where distance is used as the principal means of separating uses or developments and landscaping is required to enhance the intervening space. Landscaping may include a mixture of ground cover, evergreen and deciduous shrubs, and coniferous and deciduous trees.”**

30. The Applicant’s Plan Sheet L1.1 shows a variety of plant materials and placement consistent with the general landscape standard. This criterion is satisfied.

**Subsection 4.176 (.02) C. 2. General Landscape Standards-Required Materials**

**“Shrubs and trees, other than street trees, may be grouped. Ground cover plants must fully cover the remainder of the landscaped area (see Figure 21: General Landscaping). The General Landscaping Standard has two different requirements for trees and shrubs:**

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

31. The planting plan, Plan Sheet L1.1 shows landscaping meeting the requirements of this subsection. These criteria are satisfied.

**Subsection 4.176 (.02) E. 1. High Screen Standard-Intent**

**“The High Screen Landscaping Standard is a landscape treatment that relies primarily on screening to separate uses or developments. It is intended to be applied in situations where visual separation is required.”**

32. The Applicant’s submitted landscape plans, Plan Sheet L1.1 shows a six (6) foot high fence and plantings between the adjacent house and the proposed townhomes consistent with high screen landscape standard consistent with the requirements of Subsection 4.176 (.04) C. This criterion is satisfied.

**Subsection 4.176 (.03) Landscape Area and Locations**

**“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.”**

33. Consistent with the approved Stage II Final Plan for the project, the proposed design of the site provides for twenty five percent (25%) total lot landscaping, more than the required amount of landscaping and landscaping in at least three separate and distinct areas, including the area along Willamette Way East, Wilsonville Road and Chantilly. The planting plans, Plan Sheet L1.1 shows landscaping placed in areas that will define, soften, and screen the appearance of townhomes and off-street parking areas. These criteria are satisfied.

**Subsection 4.176 (.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.**

- 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 fence line shall require Development Review Board approval.”

- 34. The townhomes are designed so landscaping screens any ground mounted equipment. The proposed mixed-solid waste and recycling storage area is within a walled enclosure. No additional outdoor storage areas are proposed. These criteria are satisfied.

**Subsection 4.176 (.05) Site 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.”

- 35. Condition of Approval PD3 will ensure installation or that appropriate security is posted. This criterion is satisfied.

**Subsection 4.176 (.06) A. Plant Materials-Shrubs and Groundcover**

**This subsection establishes plant material and planting requirements for shrubs and ground cover.**

- 36. Condition of Approval PD6 requires that the detailed requirements of this subsection are met. These criteria are satisfied.

**Subsection 4.176 (.06) B. Plant Materials-Trees**

**This subsection establishes plant material requirements for trees.**

- 37. The plants material requirements for trees will be met as follows:
  - The Applicant’s planting plan, Plan Sheet L1.1 shows all trees as B&B (Balled and Burlapped)
  - Plan Sheet L1.1 requires landscape materials to meet ANSI standards.
  - The Applicant’s planting plan lists tree sizes required by code. However, several of the proposed shrubs listed on the Planting Legend on Plan Sheet L1.1 proposed at 1 gallon size must be increased to 2 gallon size to meet Subsection 4.176(.06)A.1.

**Subsection 4.176 (.06) D. Plant Materials-Street Trees**

**This subsection establishes plant material requirements for street trees.**

38. As shown in their planting plan, Plan Sheet L1.1 of Exhibit B2, the Applicant proposes Eastern Redbuds and Katsura for street trees along Willamette Way East, Chanticleer Pears along Chantilly and to retain the existing street trees along Wilsonville Road. The trees are proposed to be planted at 2” – 2.5” caliper, the minimum tree size for local streets is 1 ¾”. These criteria are satisfied.

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

**This subsection discusses use of existing landscaping or native vegetation, selection of plant materials, and prohibited plant materials.**

39. The Applicant has provided sufficient information showing the proposed landscape design meets the standards of this subsection. See plan Sheet L1.1 of Exhibit B2. These criteria are satisfied.

**Subsection 4.176 (.06) G. Exceeding Plant Material Standards**

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

40. The selected landscape materials do not violate any height or visions clearance requirements. This criterion is satisfied.

**Subsection 4.176 (.07) Installation and Maintenance of Landscaping**

**This subsection establishes installation and maintenance standards for landscaping.**

41. 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.
- Plan Sheet L1.1 of Exhibit B2 notes that a permanent built-in irrigation system with an automatic controller satisfying the related standards of this subsection will be installed. These criteria are satisfied or will be satisfied by Condition of Approval PD5.

**Subsection 4.176 (.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.”**

42. Plan Sheets L1.1 of Exhibit B2 provide the required information. This criterion is satisfied.

**Subsection 4.176 (.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.”**

43. The Applicant has not requested to defer installation of plant materials. This criterion is satisfied.

**Subsection 4.176 (.12) Mitigation and Restoration Plantings**

**“A mitigation plan is to be approved by the City’s Development Review Board before the destruction, damage, or removal of any existing native plants.”**

44. Consistent with the approved Stage II Final Plan, the proposed landscape design involves removal of trees requiring a mitigation plan pursuant to this subsection. This criterion is satisfied.

**Other Standards**

**Section 4.178 Sidewalk and Pathway Standards**

**This section establishes standards for sidewalks and pathways.**

45. The proposed design of the site provides for pedestrian pathways consistent with the approved Stage II Final Plan and purpose of site design review. The proposed landscape design includes trees that will grow or can be pruned to provide the necessary overhead clearance. This criterion is satisfied.

**Section 4.179 Mixed Solid Waste and Recyclables Storage**

**This section establishes standards for mixed solid waste and recyclables storage in new multi-family residential and non-residential buildings.**

46. The solid waste and recyclables enclosure is consistent with the approved Stage II Final Plan in relation to the location, and access standards for mixed solid waste and recycling areas. This criterion is satisfied. However, the design is not compatible with the adjacent townhomes. See Finding 17.

## **Outdoor Lighting**

### **Section 4.199.20 Applicability of Outdoor Lighting Standards**

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.

47. Non-exempt new outdoor lighting proposed for the development site is being required to comply with the outdoor lighting ordinance. This criterion is satisfied.

### **Section 4.199.30 Outdoor Lighting Zones**

“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.”

48. The development site is within LZ2 and the proposed outdoor lighting system is being reviewed under the standards of this lighting zone. This criterion is satisfied.

### **Subsection 4.199.40 (.01) A. Alternative Methods of Outdoor Lighting Compliance**

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

49. The Applicant has submitted information to comply with the prescriptive option. This criterion is satisfied.

### **Subsection 4.199.40(.01)B. 1 through 4: Prescriptive Option for Outdoor Lighting Compliance.**

50. The photometric lighting plan is shown on Plan Sheet E1.1 and the lighting cut sheets are found in Exhibit B1. The mountings will be in a downward position with the majority of the light fixtures at the perimeters of the townhomes recessed under soffits. These criteria are satisfied.

### **Subsection 4.199.40 (.01) D. Outdoor Lighting Curfew**

“All prescriptive or performance based exterior lighting systems shall be controlled by automatic device(s) or system(s) that:” Listed 1. through 3.

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.

**51.** Applicant's response: "The exterior lighting system is automatically controlled and programmed to initiate at dusk and comply with curfew requirements set forth in Table 11 of the City of Wilsonville Code. Please refer to the attached Exterior Lighting Plan for further information."



# **Fox Center Townhomes**

## **Site Design Review Application**

Prepared for:  
City of Wilsonville  
Community Development Department  
29799 SW Town Center Loop E  
Wilsonville, Oregon 97070

**Prepared by:**  
AAI Engineering  
4875 SW Griffith Drive Suite 300  
Beaverton, OR 97005  
(503) 352-7678  
(503) 620-5539, fax  
Email: craigh@aaieng.com

**March 27, 2013**



City of Wilsonville

EXHIBIT B1 DB13-0006

# Fox Center Townhomes

## Site Design Review Application

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### Summary

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#### **Project Location and Identification**

The project is located at the southwest corner of SW Wilsonville Road and SW Willamette Way East, in Wilsonville Oregon. It was created in 1983 as Lot 1 of Block 1 of the Fox Chase subdivision plat. The property is 1.14 acres and is zoned Planned Development Residential -5 (PDR-5).

#### **Proposal**

The proposed project is a development of attached townhomes with associated parking, utilities and landscape. Access to the project is from SW Willamette Way East. A total of 15 townhomes are proposed. (3-buildings with 4 attached townhomes and 1-building with 3 attached townhomes.) Each townhome footprint is approximately 715 SF. Each town home is 2-story and has a private garage. There are a total of 44 proposed parking spaces on site.

#### **Applicable Standards**

The following Standards and Regulations have been addressed within this Narrative.

#### **ADMINISTRATION**

Section 4.035. Site Development Permits.

#### **ZONING**

Section 4.113. Standards Applying To Residential Developments In Any Zone.

Section 4.124.5 PDR- 5 - Planned Development Residential 5 Zone

#### **GENERAL DEVELOPMENT REGULATIONS**

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

Section 4.156. Sign Regulations

Section 4.167. General Regulations - Access, Ingress and Egress

Section 4.176. Landscaping, Screening, and Buffering

Section 4.177. Street Improvement Standards

Section 4.178. Sidewalk and Pathway Standards

Section 4.179. Mixed Solid Waste/Recyclable Storage

Section 4.199. Outdoor Lighting

#### **Narrative Attachments**

Property Legal Description

Tree Maintenance and Protection Plan

Project Team List

Letter of Approval from Allied Waste

Photometric Plan and Cut Sheets

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## **ADMINISTRATION**

### **Section 4.035. Site Development Permits.**

#### **(.04) Site Development Permit Application.**

A. An application for a Site Development Permit shall consist of the materials specified as follows, plus any other materials required by this Code.

1. A completed Permit application form, including identification of the project coordinator, or professional design team.

**RESPONSE: A completed Application Form and Project Team List is included in this application package as an attachment to the Narrative.**

2. An explanation of intent, stating the nature of the proposed development, reasons for the Permit request, pertinent background information, information required by the development standards and other information specified by the Director as required by other sections of this Code because of the type of development proposal or the area involved or that may have a bearing in determining the action to be taken. As noted in Section 4.014, the applicant bears the burden of proving that the application meets all requirements of this Code.

**RESPONSE: This narrative document addresses and fulfills this requirement.**

3. Proof that the property affected by the application is in the exclusive ownership of the applicant, or that the applicant has the consent of all individuals or partners in ownership of the affected property.

**RESPONSE: The current property owner is Seema LLC. Mr. Sia Vossoughi representing Seema LLC will be signing the application form.**

4. Legal description of the property affected by the application.

**RESPONSE: The property legal description is included in this application package Please refer to the document included in the Attachments section.**

5. The application shall include conceptual and quantitatively accurate representations of the entire development sufficient to judge the scope, size and impact of the development on the community, public facilities and adjacent properties; and except as otherwise specified in this Code, shall be accompanied by the following information,

**RESPONSE: In addition to the application form and fee, this application package includes the following documents, which as a whole address the entire project, and any impacts to the surrounding properties:**

- **A site plan, drawn to scale, showing the proposed layout of all structures and other improvements including, where appropriate, driveways, pedestrian walks, landscaped areas, and off-street parking areas. The site plan indicates the location of entrance and exit and direction of traffic flow into and out of off-street parking areas, the location of each parking space and areas of turning and maneuvering vehicles.**
- **Engineering Plans, including Grading, Drainage and Utility Plans indicating how utility service and drainage are to be provided.**
- **Landscape Plans, 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.**
- **Architectural Plans 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.**

- **A Color Board displaying specifications as to type, color, and texture of exterior surfaces of proposed structures.**
- **Exterior Lighting Plan and documents.**
- **Project Narrative.**

6. Unless specifically waived by the Director, the submittal shall include: ten (10) copies folded to 9" x 12" or (one (1) set of full-sized scaled drawings and nine (9) 8 1/2" x 11" reductions of larger drawings) of the proposed Site

Development Plan, including a small scale vicinity map and showing:

- a. Streets, private drives, driveways, sidewalks, pedestrian ways, off-street parking, loading areas, garbage and recycling storage areas, power lines and railroad tracks, and shall indicate the 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.
- b. The Site Plan shall indicate how utility service , including sanitary sewer, water and storm drainage, are to be provided. The Site Plan shall also show the following off-site features: distances from the subject property to any structures on adjacent properties and the locations and uses of streets, private drives, or driveways on adjacent properties.
- c. Location and dimensions of structures, utilization of structures, including activities and the number of living units.
- d. Major existing landscaping features including trees to be saved, and existing and proposed contours.
- e. Relevant operational data, drawings and/or elevations clearly establishing the scale, character and relationship of buildings, streets, private drives, and open space.
- f. Topographic information sufficient to determine direction and percentage of slopes, drainage patterns, and in environmentally sensitive areas, e.g., flood plain, forested areas, steep slopes or adjacent to stream banks, the elevations of all points used to determine contours shall be indicated and said points shall be given to true elevation above mean sea level as determined by the City Engineer. The base data shall be clearly indicated and shall be compatible to City datum, if bench marks are not adjacent. The following intervals shall be shown:
  - i. One (1) foot contours for slopes of up to five percent (5%);
  - ii. Two (2) foot contours for slopes of from six percent (6%) to twelve percent (12%); Section 4.035. Site Development Permits.
  - iii. Five (5) foot contours for slopes of 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%).
- g. A tabulation of land area, in square feet, devoted to various uses such as building area (gross and net rentable), parking and paving coverage, landscaped area coverage and average residential density per net acre.
- h. An application fee as set by the City Council.
- i. If there are trees in the development area, an arborist's report, as required in Section 4.600. This report shall also show the impacts of grading on the trees.

j. A list of all owners of property within 250 feet of the subject property, printed on label format. The list is to be based on the latest available information from the County Assessor.

**RESPONSE: Note: Per email correspondence between AAI and City Planning (dated 3/11/13), seven (7) copies of the Site Design Review application have been packaged and submitted as required above.**

## **ZONING**

### **Section 4.113. Standards Applying To Residential Developments In Any Zone.**

#### **(.01) Outdoor Recreational Area in Residential Developments.**

A. Purpose. The purposes of the following standards for outdoor recreational area are to provide adequate light, air, open space and usable recreational facilities to occupants of each residential development. Outdoor recreational area shall be:

1. Designed with a reasonable amount of privacy balanced between indoor and outdoor living areas. Such outdoor recreational area shall be provided consistent with the requirements of this Section.
2. Recreational areas shall be provided in keeping with the needs of the prospective tenants and shall not be located in required yards, parking, or maneuvering areas, or areas that are inaccessible. Standards for outdoor recreational areas may be waived by the Development Review Board upon finding that the recreational needs of the residents will be adequately met through the use of other recreational facilities that are available in the area.
3. In mixed-use developments containing residential uses, the Development Review Board shall establish appropriate requirements for outdoor recreational area, consistent with this Section.
4. The Development Review Board may establish conditions of approval to alter the amount of required outdoor recreation area, based on findings of projected need for the development. Multi-family developments shall provide at least the following minimum recreational area:
  - a. For ten (10) or fewer dwelling units, 1000 square feet of usable recreation area;
  - b. For eleven (11) through nineteen (19) units, 200 square feet per unit;
  - c. For twenty (20) or more units, 300 square feet per unit.
5. Outdoor recreational area shall be considered to be part of the open space required in the following subsection.

**RESPONSE: The project proposes 15 units which require a total of 3000 SF of outdoor recreational area provided on site. This is accomplished with the communal gardens, plaza area and semi-private front yard areas which provide approximately 25,023 SF of outdoor recreational area, exceeding the required SF by 22,023 SF (more than 8 times the required SF).**

#### **(.03) Building Setbacks** (for Fence Setbacks, see subsection .08)

A. For lots over 10,000 square feet:

1. Minimum front yard setback: Twenty (20) feet. Section 4.113. Standards Applying To Residential Developments In Any Zone.
2. Minimum side yard setback: Ten (10) feet. In the case of a corner lot less than one hundred (100) feet in width, abutting more than one street or tract with a

private drive, the side yard on the street or private drive side of such lot shall be not less than twenty percent (20%) of the width of the lot, but not less than ten (10) feet.

3. In the case of a key lot, the front setback shall equal one-half (1/2) the sum of depth of the required yard on the adjacent corner lot along the street or tract with a private drive upon which the key lot faces and the setback required on the adjacent interior lot.

4. No structure shall be erected within the required setback for any future street shown within the City's adopted Transportation Master Plan or Transportation Systems Plan.

5. Minimum setback to garage door or carport entry: Twenty (20) feet. Except, however, in the case of an alley where garages or carports may be located no less than four (4) feet from the property line adjoining the alley.

6. Minimum rear yard setback: Twenty (20) feet. Accessory buildings on corner lots must observe the same rear setbacks as the required side yard of the abutting lot.

**RESPONSE: The proposed site plan complies with the setbacks of the zone. (20-foot minimum front setback, 10-foot minimum side setback, and 20-foot minimum rear setback)**

(.08) Fences:

A. The maximum height of a sight-obscuring fence located in the required front yard of a residential development shall not exceed four (4) feet.

B. The maximum height of a sight-obscuring fence located in the side yard of a residential lot shall not exceed four (4) feet forward of the building line and shall not exceed six (6) feet in height in the rear yard, except as approved by the Development Review Board. Except, however, that a fence in the side yard of residential corner lot may be up to six (6) feet in height, unless a greater restriction is imposed by the Development Review Board acting on an application. A fence of up to six (6) feet in height may be constructed with no setback along the side, the rear, and in the front yard of a residential lot adjoining the rear of a corner lot as shown in the attached Figure.

C. Notwithstanding the provisions of Section 4.122(10)(a) and (b), the Development Review Board may require such fencing as shall be 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.

D. Fences in residential zones shall not include barbed wire, razor wire, electrically charged wire, or be constructed of sheathing material such as plywood or flakeboard.

**RESPONSE: A 6-foot fence is proposed along the rear (western) property line. The fence will be made of wood.**

#### **Section 4.124.5 PDR- 5 - Planned Development Residential 5 Zone.**

The following standards shall apply in PDR-5 zones. It should be noted that lot size requirements do not specify the number of units that may be constructed per lot:

(.01) Average lot area per unit: 3,000 square feet.

**RESPONSE: The property is 1.14 acres (49658.4 SF) in size. A total of 15 town homes are proposed, which would allow for 3310 SF average lot area per unit, which**

**exceeds the required 3000 SF/Unit.**

(.02) Minimum lot size: 2,500 square feet.

(.03) Minimum density at build out: One unit per 4,000 square feet.

**RESPONSE: Proposed density at build out will be 3310 SF/unit, which exceeds the minimum density.**

(.04) Other Standards:

A. Minimum lot width at building line: Thirty (30) feet.

B. Minimum street frontage of lot: Thirty (30) feet.

C. Minimum Lot Depth: Sixty (60) feet.

D. Setbacks: per Section 4.113(.03).

E. Maximum height: Thirty-five (35) feet.

F. Maximum lot coverage: Seventy-five percent (75%) for all buildings.

**RESPONSE: The lot width, depth and frontages meet these standards.**

**Setbacks comply with those in Section 4.113.03, as discussed above.**

**The proposed maximum height of the town homes is 27'-7". As proposed, the project has 4 buildings. The combined square footage of all building footprints is 11,480 SF, which results in a lot coverage of 23% which is less than a third of what is allowed.**

## **GENERAL DEVELOPMENT REGULATIONS**

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

(.02) General Provisions:

I. Where the boundary of a parking lot adjoins or is within a residential district, such parking lot shall be screened by a sight-obscuring fence or planting. The screening shall be continuous along that boundary and shall be at least six (6) feet in height.

**RESPONSE: All of the proposed parking areas are internal to the site. None directly abut the existing property lines.**

J. Parking spaces along the boundaries of a parking lot shall be provided with a sturdy bumper guard or curb at least six (6) inches high and located far enough within the boundary to prevent any portion of a car within the lot from extending over the property line or interfering with required screening or sidewalks.

**RESPONSE: A 6" curb is provided around all of the parking area.**

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

**RESPONSE: The parking area will be paved with asphalt. Please refer to the Grading and Drainage Plans for information regarding compliance with all applicable standards.**

L. Artificial lighting which may be provided shall be so limited or deflected as not to shine into adjoining structures or into the eyes of passers-by.

**RESPONSE: Please refer to the Exterior Lighting Plan and Specifications for information regarding compliance with applicable standards.**

N. Up to forty percent (40%) of the off-street spaces may be compact car spaces as

identified in Section 4.001 - "Definitions," and shall be appropriately identified.

**RESPONSE: This project proposes a total of 10 compact parking spaces, which is less than the allowed maximum of 17 spaces.**

O. Where off-street parking areas are designed for motor vehicles to overhang beyond curbs, planting areas adjacent to said curbs shall be increased to a minimum of seven (7) feet in depth. This standard shall apply to a double row of parking, the net effect of which shall be to create a planted area that is a minimum of seven (7) feet in depth.

**RESPONSE: None of the parking stalls overhang a landscaped area.**

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

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

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

**RESPONSE: There are no loading/delivery areas needed or proposed within this project. Sidewalk access is provided to each unit front door from the closest parking area as well as to the surrounding streets.**

B. Parking and loading or delivery areas shall be landscaped to minimize the visual dominance of the parking or loading area, as follows:

1. Landscaping of at least ten percent (10%) of the parking area designed to be screened from view from the public right-of-way and adjacent properties. This landscaping shall be considered to be part of the fifteen percent (15%) total landscaping required in Section 4.176.03 for the site development.

2. Landscape tree planting areas shall be a minimum of eight (8) feet in width and length and spaced every eight (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.). A landscape design that includes trees planted in areas based on an aggregated number of parking spaces must provide all area calculations.

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

**RESPONSE: Parking and loading areas are screened by an evergreen hedge and deciduous trees at the ROW, and by fencing and plant material at the property line. More than 10% of the parking area is landscape. Tree planting areas in the parking lot have a minimum of 86 SF area, exceeding the intent of the 8'x 8' (64 SF) minimum requirement. There are no runs of parking spaces that exceed 8 spaces. 21 parking spaces are provided which would require 4 trees, and we are providing 5 trees. All parking lot trees will be installed and maintained to provide at least 7 feet of clearance at maturity.**

4. Be designed for safe and convenient access that meets ADA and ODOT standards. All parking areas which contain ten (10) or more parking spaces, shall



for every fifty (50) standard spaces., provide one ADA-accessible parking space that is constructed to building code standards, Wilsonville Code 9.000.

**RESPONSE: A single handicap space is proposed, as required.**

5. Where possible, parking areas shall be designed to connect with parking areas on adjacent sites so as to eliminate the necessity of utilizing the public street for multiple accesses or cross movements. In addition, on-site parking shall be designed for efficient on-site circulation and parking.

**RESPONSE: The proposed parking areas do not abut any other parking areas which could be connected to.**

6. In all multi-family dwelling developments, there shall be sufficient areas established to provide for parking and storage of motorcycles, mopeds and bicycles. Such areas shall be clearly defined and reserved for the exclusive use of these vehicles.

**RESPONSE: Each unit has a single car garage that will accommodate additional storage for bikes and scooters.**

8. Tables 5, below, 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.

**RESPONSE: The project proposes 15 town homes, therefore the required number of spaces is 23 (1.5 stalls per unit). The project proposes 34 standard spaces (15 inside garage, 8 outside garage) and 10 compact spaces for a total of 44 parking spaces.**

#### **Section 4.156.07. Sign Regulations In Residential Zones.**

(.01) Ground Mounted Signs for Residential Developments. One ground mounted sign, not exceeding eighteen (18) square feet in area and six (6) feet in height above development.

A. Additional ground mounted signs of eighteen (18) square feet or less shall be permitted for additional entrances to the subdivision or development located on a separate street frontage or on the same street frontage located at least two hundred (200) feet apart.

B. For one entrance on a street frontage, an additional ground mounted sign may be placed on opposite side of the street or private drive at the intersection.

(.02) Ground Mounted Signs for Outdoor Recreational Areas on Separate Lots. Public or private parks or other similar outdoor recreational areas on separate lots than dwelling units are allowed one (1) ground mounted sign of eighteen (18) square feet or less in area and six (6) feet or less in height above ground.

**RESPONSE: The location for a single ground mounted sign is proposed as indicated on the Site Plan. The specific design of the sign has not been addressed at this time.**

#### **Section 4.167. General Regulations - Access, Ingress and Egress.**

(.01) Each access onto streets shall be at defined points as approved by the City and shall be consistent with the public's health, safety and general welfare. 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.

**RESPONSE: This project proposes a single access driveway off of Willamette Way East, approximately 440-feet from its intersection with Willsonville Road.**

#### **Section 4.169. General Regulations – Double-Frontage Lots.**

(.01) Buildings on double frontage lots (i.e., through lots) and corner lots must meet the front yard setback for principal buildings on both streets.

(.02) 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.

**RESPONSE: Setbacks for all three street frontage property lines are 20-feet. The rear site setback is 10-feet.**

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

(.02) Landscaping and Screening Standards.

C. General Landscaping Standard.

1. Intent. The General Landscaping Standard is a landscape treatment for areas that are generally open. It is intended to be applied in situations where distance is used as the principal means of separating uses or developments and landscaping is required to enhance the intervening space. Landscaping may include a mixture of ground cover, evergreen and deciduous shrubs, and coniferous and deciduous trees.

2. Required materials. Shrubs and trees, other than street trees, may be grouped. Ground cover plants must fully cover the remainder of the landscaped area (see Figure 21: General Landscaping). The General Landscaping Standard has two different requirements for trees and shrubs:

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

**RESPONSE: As proposed, the Landscape Plan meets and exceeds all of the above requirements.**

(.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: Approximately 43% (21,844 SF) of the total site is landscape area, which is 28% MORE than is required by code. The 28% bonus landscape area**

accommodates a 13% (more than allowed), excess of lawn area. **The largest landscape area is in the northern tip of the site, at the corner of SW Wilsonville Road and SW Willamette Way East. Landscape areas are provided at the individual town home entries as well as throughout the parking areas and side and rear property lines. It is important to note that while there is slightly more lawn area than allowed, the Landscape Plan complies with and exceeds the intent and expectations of the code. The large amount of additional open space (more than 8 times the required SF) and the low lot coverage (less than a third of what is allowed) allows the developer to provide both a park like setting for the townhomes and beautifully framed views into the site from all three street 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.

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

**RESPONSE: The adjacent single-family residential property to the east will be screened by the combination of a 6' site-obscuring wood fence, large evergreen plant material, and deciduous and coniferous trees to achieve a dense and attractive visual buffer.**

(.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. Native topsoil shall be preserved and reused to the extent feasible. 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 plant areas.

[Amended by Ord. # 674 11/16/09]

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.

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.

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.

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.

5. Integrate compost-amended topsoil in all areas to be landscaped, including lawns, to help detain runoff, reduce irrigation and fertilizer needs, and create a sustainable, low-maintenance landscape. [Added by Ord. # 674 11/16/09]

**RESPONSE: All shrubs and ground covers will meet or exceed these standards. Furthermore, no plastic or impermeable materials are proposed. Plant selection has taken into consideration the desirability of low maintenance plant materials.**

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: All proposed shrubs and ground covers will meet or exceed these standards.**

D. Street Trees. In order to provide a diversity of species, the Development Review Board may require a mix of street trees throughout a development. Unless the Board waives the requirement for reasons supported by a finding in the record, different types of street trees shall be required for adjoining blocks in a development.

1. All trees shall be standard base grafted, well branched and typical of their type as described in current AAN Standards and shall be balled and burlapped (b&b). Street trees shall be planted at sizes in accordance with the following standards:

- a. Arterial streets - 3" minimum caliper
- b. Collector streets - 2" minimum caliper.
- c. Local streets - 1-3/4" minimum caliper.
- d. Accent or median tree - 1-3/4" minimum caliper.

2. The following trees and varieties thereof are considered satisfactory street trees in most circumstances; however, other varieties and species are encouraged and will be considered:

- a. Trees over 50 feet mature height: Quercus garryana (Native Oregon White Oak), Quercus rubra borealis (Red Oak), Acer Macrophyllum (Native Big Leaf Maple), Acer nigrum (Green Column Black Maple), Fraxinus americanus (White Ash), Fraxinus pennsylvannica 'Marshall' (Marshall Seedless Green Ash), Quercus coccinea (Scarlet Oak), Quercus pulustris (Pin Oak), Tilia americana (American Linden).
- b. Trees under 50 feet mature height: Acer rubrum (Red Sunset Maple), Cornus nuttallii (Native Pacific Dogwood), Gleditsia triacanthos (Honey Locust), Pyrus calleryana 'Bradford' (Bradford Pear), Tilia cordata (Little Leaf Linden), Fraxinus oxycarpa (Flame Ash).

**RESPONSE: Wilsonville Road has 4 existing Red Maples at roughly 30-40' on center Willamette Way has 6 Eastern Redbuds at approximately 30' on center. Chantilly Street has 6 Chanticleer Pears at 30' on center It is our understanding that these existing trees fulfill the street tree requirement for the project and no additional plant materials will be needed.**

F. Tree Credit.

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 (measured at four and one-half feet above grade and rounded to the nearest inch):

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

[Amended by Ord. # 674 11/16/09]

1. It shall be the responsibility of the owner to use reasonable care to maintain preserved trees. Trees preserved under this section may only be removed if an application for removal permit under Section 4.610.10(01)(H) has been approved. Required mitigation for removal shall be replacement with the number of trees credited to the preserved and removed tree.
2. Within five years of occupancy and upon notice from the City, the property owner shall replace any preserved tree that cannot be maintained due to disease or damage, or hazard or nuisance as defined in Chapter 6 of this code. The notice shall be based on complete information provided by an arborist Replacement with the number of trees credited shall occur within one (1) growing season of notice.

**RESPONSE: A Tree Removal Plan Type C was submitted and approved with the Zone change application. (Ordinance No. 705). The proposed Landscape Plan is responsive to this approval.**

(.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.

**RESPONSE: All landscape materials will be installed per highest industry standards, by a licensed landscape contractor.**

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.

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: A design/build irrigation system has been specified for this project. It is anticipated that the system will be an in-ground, fully automated system however; an above ground drip system is acceptable as well.**

(.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 proposed landscaping is out of or low enough to respect the vision clearance triangle requirements.**

(.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 fieldgrass, 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 irrigation plan will show water usage category zones.**

#### **Section 4.177. Street Improvement Standards.**

#### **Section 4.178. Sidewalk and Pathway Standards.**

**RESPONSE: Sidewalk improvements are provided along both Willamette Way East and Chantilly Lane. In the case of Willamette Way, the sidewalks will be widened from 5-feet to 10-feet. There is also a traffic calming bump out at the intersection of Willamette Way East and Chantilly Lane, as required by the City of Wilsonville. At Chantilly Lane, a 5 foot wide sidewalk is provided where only curb existed.**

#### **Section 4.179. Mixed Solid Waste and Recyclables Storage in New Multi-Unit Residential and Non-Residential Buildings.**

**RESPONSE: Email discussions with Mr. Frank Lonergan at Allied Waste were conducted and resulted in adjustments to the size of the trash enclosure. Please refer to the attached letter of approval.**

#### **Section 4.199 OUTDOOR LIGHTING**

Section 4.199.10. Outdoor Lighting In General.

Section 4.199.30. Lighting Overlay Zones.

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

A. Property may contain more than one lighting zone depending on site conditions and natural resource characteristics.

(.02) The Lighting Zones shall be:

D. LZ 3. Medium to high-density suburban neighborhoods and districts, major shopping and commercial districts as depicted on the Lighting Overlay Zone Map.

C. This ordinance establishes a Lighting Overlay Zone Map. The Planning Division shall maintain the current Lighting Overlay Zone Map.

**RESPONSE: The property falls into the LZ3 Lighting Zone.**

#### **Section 4.199.40. Lighting Systems Standards for Approval.**

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

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

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

1. The maximum luminaire lamp wattage and shielding shall comply with Table 7.

2. 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.*

3. The maximum pole or mounting height shall be consistent with Table 8.
4. Each luminaire shall be set back from all property lines at least 3 times the mounting height of the luminaire:
  - a. Exception 1: If the subject property abuts a property with the same base and lighting zone, no setback from the common lot lines is required.
  - b. Exception 2: If the subject property abuts a property which is zoned (base and lighting) other than the subject parcel, the luminaire shall be setback three times the mounting height of the luminaire, measured from the abutting parcel's setback line. (Any variance or waiver to the abutting property's setback shall not be considered in the distance calculation).
  - c. Exception 3: If the luminaire is used for the purpose of street, parking lot or public utility easement illumination and is located less than 3 mounting heights from the property line, the luminaire shall include a house side shield to protect adjoining property.
  - d. Exception 4: If the subject property includes an exterior column, wall or abutment within 25 feet of the property line, a luminaire partly shielded or better and not exceeding 60 lamp watts may be mounted onto the exterior column, wall or abutment or under or within an overhang or canopy attached thereto.
  - e. Exception 5: Lighting adjacent to SROZ areas shall be set back 3 times the mounting height of the luminaire, or shall employ a house side shield to protect the natural resource area.

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

1. The weighted average percentage of direct uplight lumens shall be less than the allowed amount per Table 9.
2. The maximum light level at any property line shall be less than the values in Table 9, as evidenced by a complete photometric analysis including horizontal illuminance of the site and vertical illuminance on the plane facing the site up to the mounting height of the luminaire mounted highest above grade. The Building Official or designee may accept a photometric test report, demonstration or sample, or other satisfactory confirmation that the luminaire meets the shielding requirements of Table 7. Luminaires shall not be mounted so as to permit aiming or use in any way other than the manner maintaining the shielding classification required herein:
  - a. Exception 1. If the property line abuts a public right-of-way, including a sidewalk or street, the analysis may be performed across the street at the adjacent property line to the right-of-way.
  - b. Exception 2. If, in the opinion of the Building Official or designee, compliance is impractical due to unique site circumstances such as lot size or shape, topography, or size or shape of building, which are circumstances not typical of the general conditions of the surrounding area. The Building Official may impose conditions of approval to avoid light trespass to the maximum extent possible and minimize any additional negative impacts resulting to abutting and adjacent parcels, as well as



public rights-of-way, based on best lighting practices and available lighting technology.

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

**RESPONSE: The exterior lighting has been design based on the Prescriptive Option. Please refer to the attached Photometric Plan and cut sheets.**

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

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

The following are exceptions to curfew:

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

**RESPONSE: The exterior lighting system is automatically controlled and programmed to initiate at dusk and comply with curfew requirements set forth in Table 11 of the City of Wilsonville Code. Please refer to the attached Exterior Lighting Plan for further information.**

#### **Section 4.199.50. Submittal Requirements.**

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

- A. A statement regarding which of the lighting methods will be utilized, prescriptive or performance, and a map depicting the lighting zone(s) for the property.
- B. A site lighting plan that clearly indicates intended lighting by type and location. For adjustable luminaires, the aiming angles or coordinates shall be shown.
- C. For each luminaire type, drawings, cut sheets or other documents containing specifications for the intended lighting including but not limited to, luminaire description, mounting, mounting height, lamp type and manufacturer, lamp watts, ballast, optical system/distribution, and accessories such as shields.
- D. Calculations of allowed lighting power and actual lighting power demonstrating compliance with power limits.
- E. Lighting plans shall be coordinated with landscaping plans so that pole lights and trees are not placed in conflict with one another. The location of lights shall be shown on the landscape plan. Generally, pole lights should not be placed within one pole length of landscape and parking lot trees.
- F. Applicants shall identify the hours of lighting curfew.

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

- A. A site lighting plan (items 1 A - F, above) which indicates for each luminaire the 3 mounting height line to demonstrate compliance with the setback requirements.

For luminaires mounted within 3 mounting heights of the property line the compliance exception or special shielding requirements shall be clearly indicated.

**RESPONSE: This Site Design Review application package includes the following exterior lighting documents; a Site Lighting Plan which corresponds with cut sheets included in the narrative for the proposed lighting fixtures.**

## **SITE DESIGN REVIEW**

### **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.

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: A Tree Maintenance and Protection Plan has been completed for this project. This plan dated June 25, 2012 and completed by Walter H. Knapp & Associates and is an attachment to this Narrative document.**

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: This project will not impact any significant environmental features.**

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

**RESPONSE: The project proposes a primary 2-way access entry off of SW Willamette Way East. Pedestrian access is provided directly into the site at the main entry**

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: Storm water will be detained in underground pipe, with orifice controlled release rates.**

E. Utility Service. Any utility installations above ground shall be located so as to have a harmonious relation to neighboring properties and site. The proposed method of sanitary

and storm sewage disposal from all buildings shall be indicated.

**RESPONSE: An electrical above ground transformer vault is located adjacent to the proposed trash enclosure. The vault will have screening and clearances per PGE requirements.**

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: Any advertising signage will be submitted to the City of Wilsonville for review and approval. No such signage is proposed at this time.**

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 project does not propose any exposed or accessory area that should be addressed as a 'Special Feature' under the above definition.**

## **CONCLUSION**

Based on the above Narrative, it is clear that this project complies with all the applicable standards. Additionally, all submittal requirements for the Site Design Review process have been met.

# Attachments

## EXHIBIT

Lot 1, Block 1, FOX CHASE (Volume 86, Page 6, Clackamas County Plats), in the City of Wilsonville, County of Clackamas and State of Oregon, more particularly described per Plat dimensions as follows:

Commencing at an angle point in the north line of said FOX CHASE being North  $64^{\circ}31'00''$  East, 1147.50 feet from the northwest corner thereof;

thence, along the north line of said FOX CHASE North  $52^{\circ}43'59''$  East, 76.04 feet to the point of beginning;

thence, continuing along said north line, North  $52^{\circ}43'59''$  East, 182.72 feet;

thence, along a tangent 15.00 foot radius curve to the right, through a central angle of  $116^{\circ}27'25''$ , [chord bears South  $69^{\circ}02'18''$  East, 25.50 feet] an arc distance of 30.49 feet;

thence, South  $10^{\circ}48'35''$  East, 283.61 feet;

thence, along a tangent 15.00 foot radius curve to the right, through a central angle of  $75^{\circ}28'35''$ , [chord bears South  $26^{\circ}55'43''$  West, 18.36 feet] an arc distance of 19.76 feet;

thence, South  $64^{\circ}40'$  West, 16.52 feet;

thence, along a tangent 113.00 foot radius curve to the right, through a central angle of  $38^{\circ}54'45''$ , [chord bears South  $84^{\circ}07'23''$  West, 75.28 feet] an arc distance of 76.74 feet;

thence, North  $76^{\circ}25'15''$  West, 73.73 feet;

thence, along a tangent 137.00 foot radius curve to the left, through a central angle of  $7^{\circ}06'21''$ , [chord bears North  $79^{\circ}58'25''$  West, 16.98 feet] an arc distance of 33.75 feet;

thence, North  $10^{\circ}48'35''$  West, 191.34 feet to the point of beginning.

June 25, 2012  
Revised: July 11, 2012

---

**FOX CENTER TOWNHOMES  
TREE MAINTENANCE AND PROTECTION PLAN**

---

1231

**Purpose**

This Tree Maintenance and Protection Plan for the Fox Center Townhomes project in Wilsonville, Oregon, is provided pursuant to the City of Wilsonville Development Code, Section 4.610.40. It describes the trees located on the project site and provides recommendations for tree removal, retention, protection, and mitigation.

**Site Description**

The project is located south of the intersection of Wilsonville Road and Willamette Way East. Much of the site is open mowed field, with trees scattered in a cluster towards the northern property boundary. Site visits were conducted on June 20 and June 25, 2012 in order to evaluate the trees and collect tree data. Eleven trees measuring six inches in diameter and larger were inventoried, including four tree species. Table 1 provides a summary of the count of trees by species.

**Table 1. Count of Trees by Species – Fox Center Townhomes.**

Common Name	Species Name	Count	% of Total
Norway maple	<i>Acer platanoides</i>	3	27%
grand fir	<i>Abies grandis</i>	5	45%
lodgepole pine	<i>Pinus contorta</i>	2	18%
red maple	<i>Acer rubrum</i>	1	9%
<b>Grand Total</b>		<b>11</b>	<b>100%</b>

No Oregon white oaks, native yews, or any species listed by either the state or federal government as rare or endangered are present on the site. A complete description of all trees is included in the enclosed tree inventory. Trees are identified in the field with numbered aluminum tags and yellow plastic ribbon corresponding with the tree numbers in the inventory data and shown on site plan drawings.

Note that the grand firs on this site are infested with balsam woolly adelgid (*Adelges piceae*), an insect introduced from Europe. The adelgid causes long-term decline in grand fir, and no practical treatment options are available. Two of the firs are not currently sustainable, but the others should be able to persist for at least a decade. If the grand firs succumb to the insect, non-susceptible species can be planted to replace them.

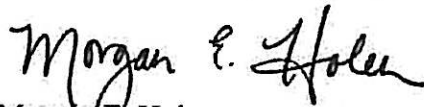
5. Staging or storage of materials and equipment during construction;
6. Vehicle maneuvering during construction.

- **Storage of Equipment.** Construction equipment will be stored in suitable locations away from retained trees.
- **Soil protection.** The stripping of topsoil around retained trees will be restricted, except under the guidance of the project arborist. No fill (including temporary storage of spoils) will be placed within the root protection area, except as directed by the project arborist.
- **Excavation.** The project arborist will provide on-site consultation during all excavation activities within the tree root protection zone. Excavation immediately adjacent to roots larger than 2-inches in diameter within the root protection zone of retained trees will be by hand or other non-invasive techniques to ensure that roots are not damaged. Where feasible, major roots will 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 where feasible. This will require on-site coordination to ensure a reasonable balance between engineering, construction, and the need for tree protection.
- **Quality Assurance.** The project arborist will supervise proper execution of this plan during construction activities that could encroach on retained trees. Tree protection site inspection monitoring reports will be provided to the Client and City on a regular basis throughout construction.

### Summary

We recommend that five trees be removed for construction or condition, and six trees be retained and protected throughout construction. Removed trees will need to be replaced on a one-for-one basis.

Please contact us if you have questions or need any additional information.



Morgan E. Holen  
Morgan Holen & Associates, LLC  
ISA Certified Arborist, PN-6145A  
ISA Certified Tree Risk Assessor, PN- 449



Walter H. Knapp  
Certified Forester, SAF 406  
ISA Certified Arborist, PN-0497A  
ISA Certified Tree Risk Assessor, PN-450

Enclosure: Tree Inventory 6-25-12

**Fox Center Townhomes  
Tree Inventory**

1231 Fox Center Townhomes - Tree Data 6-25-12  
Walter H. Knapp & Associates, LLC

No.	Species	Botanical Name	DBH*	Ht#	C-Rad^	Rating	Condition	Recommendation
101	lodgepole pine	<i>Pinus contorta</i>	8, 14	40	12	fair	poor structure, codominant trunks	Remove - construction
102	grand fir	<i>Abies grandis</i>	24	50	10	good	susceptible to Balsam woolly adelgid	Remove - construction
103	grand fir	<i>Abies grandis</i>	22	55	10	good	susceptible to Balsam woolly adelgid	Remove - construction
104	grand fir	<i>Abies grandis</i>	24	40	10	poor	severe balsam woolly adelgid infestation, dead branches, broken top, low vigor, not sustainable	Remove - condition
105	Norway maple	<i>Acer platanoides</i>	4x10	40	15	fair	codominant stems, included bark	Retain and monitor
106	grand fir	<i>Abies grandis</i>	20	55	12	fair	balsam woolly adelgid infestation, dead branches	Retain, prune, monitor
107	lodgepole pine	<i>Pinus contorta</i>	10	35	12	good	few dead branches	Retain, prune, monitor
108	grand fir	<i>Abies grandis</i>	16	30	10	poor	severe balsam woolly adelgid infestation, broken top, dead branches, dieback, not sustainable	Remove - condition
109	Norway maple	<i>Acer platanoides</i>	4x10	25	14	fair	codominant stems	Retain and monitor
110	Norway maple	<i>Acer platanoides</i>	6	30	6	fair	no major defects	Retain and monitor
111	red maple	<i>Acer rubrum</i>	8	40	3	fair	no major defects	Retain and monitor

\*DBH: Diameter at Breast Height (measured 4.5-feet above ground level in inches)

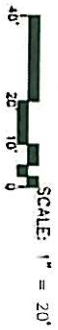
#Ht: Height, approximate tree height measured in feet

^C-Rad: Crown Radius, the distance from the center of the tree to the edge of the dripline (measured in feet)



ARBORIST LEGEND

-  Remove for Construction
-  Remove for Condition
-  Retain and Monitor (and prune 106 & 107)



Centerline Concepts, Inc.

700 WILLAMETTE AVENUE, OREGON CITY, OREGON 97045

503.559.9188 FAX 503.559-0789

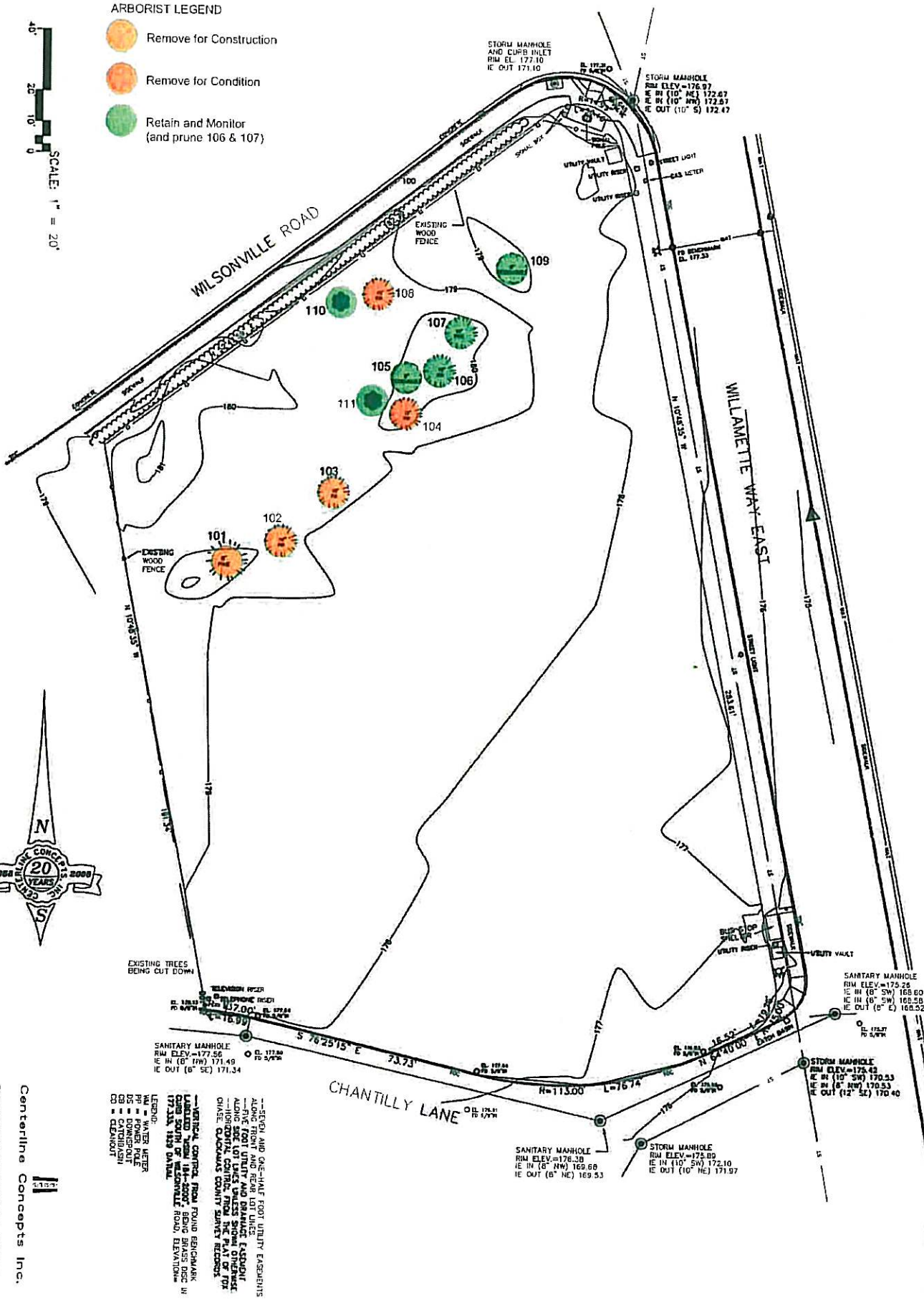
DRAWN BY: PWP CHECKED BY: WCB ACCOUNT #150-5943

MR. ROBERTS/HARRIS-5943709

LEGEND:  
 TR = TREE  
 PR = PRUNER POLE  
 DS = DOWNCUT  
 CB = CUTBACK  
 CD = CROWNOUT  
 CR = CROWNOUT

---STEVIA AND ONE-HALF FOOT UTILITY EXPONENTS  
 ALONG FRONT AND REAR LOT LINES  
 ---FIVE FOOT UTILITY AND DRAINAGE EXPONENT  
 ALONG FRONT AND REAR LOT LINES  
 ---EXISTING TREES TO BE REMOVED FOR CONSTRUCTION  
 ---EXISTING TREES TO BE MONITORED AND PRUNED  
 ---EXISTING TREES TO BE REMOVED FOR CONDITION

---VERTICAL CONTROL POINT FOUND BENCHMARK  
 1775.56  
 ---BENCH MARK FOR WILSONVILLE ROAD, ELEVATION =  
 1713.84, 1929 BENCHMARK



STORM MANHOLE AND CURB INLET  
 RM ELEV. 177.10  
 IE OUT 171.10

STORM MANHOLE  
 RM ELEV. = 176.97  
 IE IN (10° NE) 172.67  
 IE IN (10° NW) 172.87  
 IE OUT (10° S) 172.47

SANITARY MANHOLE  
 RM ELEV. = 175.26  
 IE IN (8° SW) 168.60  
 IE IN (8° SW) 168.58  
 IE OUT (8° E) 168.52

STORM MANHOLE  
 RM ELEV. = 175.43  
 IE IN (10° SW) 170.33  
 IE IN (8° NW) 170.53  
 IE OUT (12° SE) 170.40

SANITARY MANHOLE  
 RM ELEV. = 176.39  
 IE IN (8° NW) 169.68  
 IE OUT (8° NE) 169.53

STORM MANHOLE  
 RM ELEV. = 175.89  
 IE IN (10° SW) 172.10  
 IE OUT (10° NE) 171.97

SANITARY MANHOLE  
 RM ELEV. = 177.56  
 IE IN (8° NW) 171.49  
 IE OUT (8° SE) 171.34

REVISIONS  
 1. 11/11/04  
 2. 11/11/04  
 3. 11/11/04

CHANTILLY LANE  
 S 76°25'15" E 73.73'  
 H=113.00 L=76.74

WILAMETTE WAY EAST  
 N 10°55' W 178'

WILSONVILLE ROAD

EXISTING WOOD FENCE

EXISTING WOOD FENCE

EXISTING TREES BEING CUT DOWN

UTILITY VAULT

UTILITY VAULT

UTILITY VAULT

UTILITY VAULT

UTILITY VAULT

UTILITY VAULT

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




UTILITY VAULT

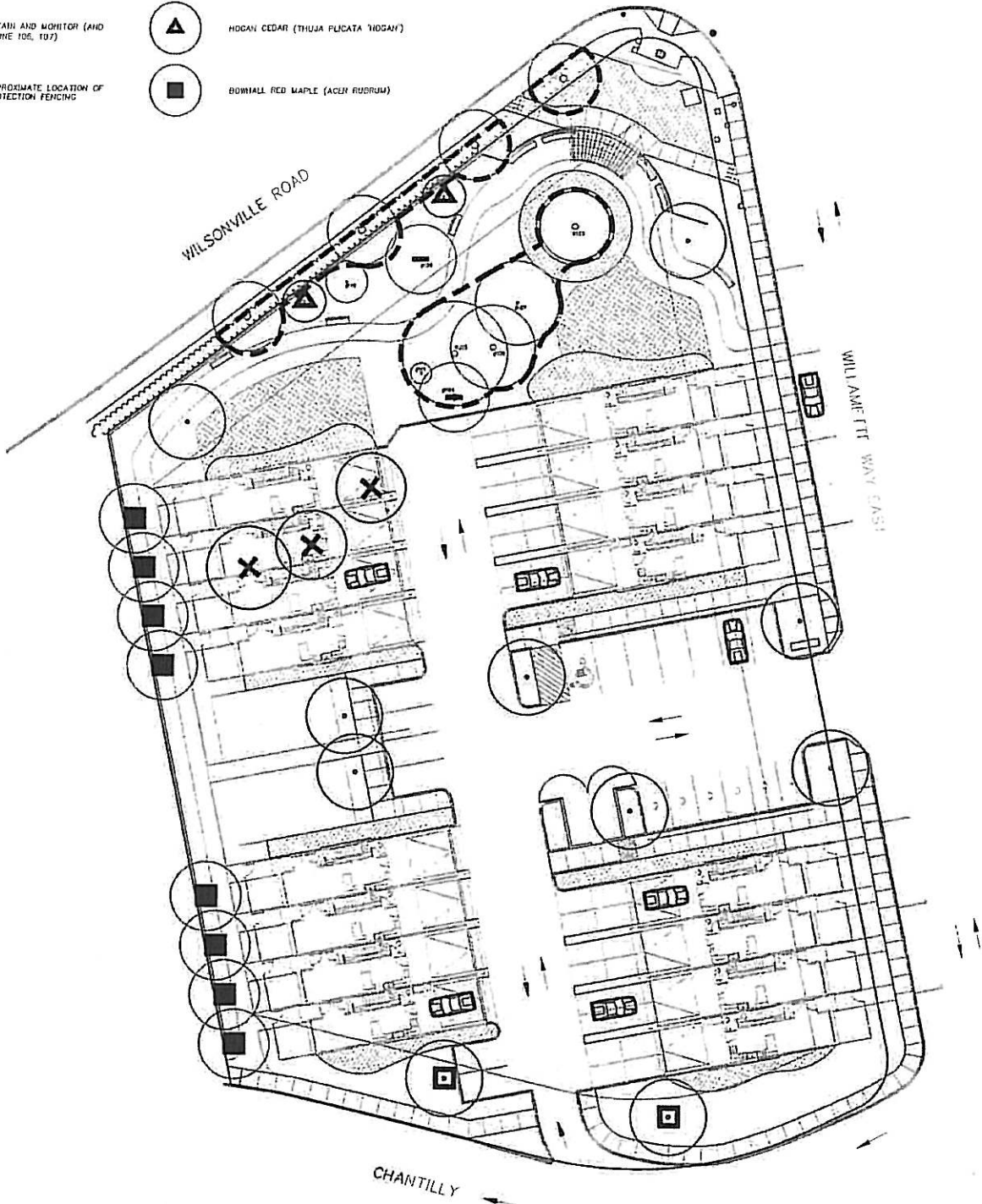
UTILITY VAULT

UTILITY VAULT

UTILITY VAULT

Arborist Legend

- |   |  |   |   |
|---|--|---|---|
|  | REMOVE FOR CONSTRUCTION                    |  | KATSURA ( <i>CERCIDIPHYLLUM JAPONICUM</i> )               |
|  | REMOVE FOR CONDITION                       |  | TRICOLOR BEECH ( <i>FRAXUS SYLVATICA ROSEOMARGINATA</i> ) |
|  | RETAIN AND MONITOR (AND PRUNE 10%, TO 7)   |  | HOGAN CEDAR ( <i>THUJA PLICATA 'HOGAN'</i> )              |
|  | APPROXIMATE LOCATION OF PROTECTION FENCING |  | BOWHALL RED MAPLE ( <i>ACER RUBRUM</i> )                  |





## PROJECT TEAM LIST – Fox Center Townhomes

### Architect:

Mildren Design Group, P.C.  
Contact: Dan Vasquez  
7650 SW Beveland Street, Suite 120  
Tigard Oregon 97223  
503-244-0552, voice  
503-244-0417, fax

### Structural Engineer:

AAI Engineering  
Contact: Hamid Afghan  
4875 SW Griffith Drive, Suite 300 |  
Beaverton, Oregon 97005  
503.620.3030 | tel  
503.620.5539 | fax

### Civil Engineer:

AAI Engineering  
Contact: Craig Harris  
4875 SW Griffith Drive, Suite 300 |  
Beaverton, Oregon 97005  
503.620.3030 | tel  
503.620.5539 | fax

### Landscape Architect:

AAI Engineering  
Contact: Mike O'Brien  
4875 SW Griffith Drive, Suite 300 |  
Beaverton, Oregon 97005  
503.620.3030 | tel  
503.620.5539 | fax

### Contractor:

ALN Contractors  
Contact: Mike Noland  
P.O. Box 1304  
Beaverton, Oregon 97140  
503.692.6212 | tel



March 11, 2013

Jason Karam  
Mildren Design Group P.C.  
7650 SW Beveland St.  
Suite 120  
Tigard, OR 97223-8692

Re: Fox Center Townhouse  
Waste and Recycling Collection

Dear Jason;

Thank you, for sending us the 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. 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 this enclosure as you have designed it. Please make sure the gates open more than 160 degrees and can be locked in the open position.

Thanks Jason for your help and concerns for our services prior to this project being developed.

Sincerely,

Frank J. Lonergan  
Operations Manager  
Republic Services  
Clackamas & Washington Counties

---

10295 SW Ridder Road  
Wilsonville, OR 97070  
503-570-0626 • Fax 503-570-0523  
republicservices.com



Client:

Seema, LLC

334 11th Avenue  
 Portland, Oregon 97209

Project:

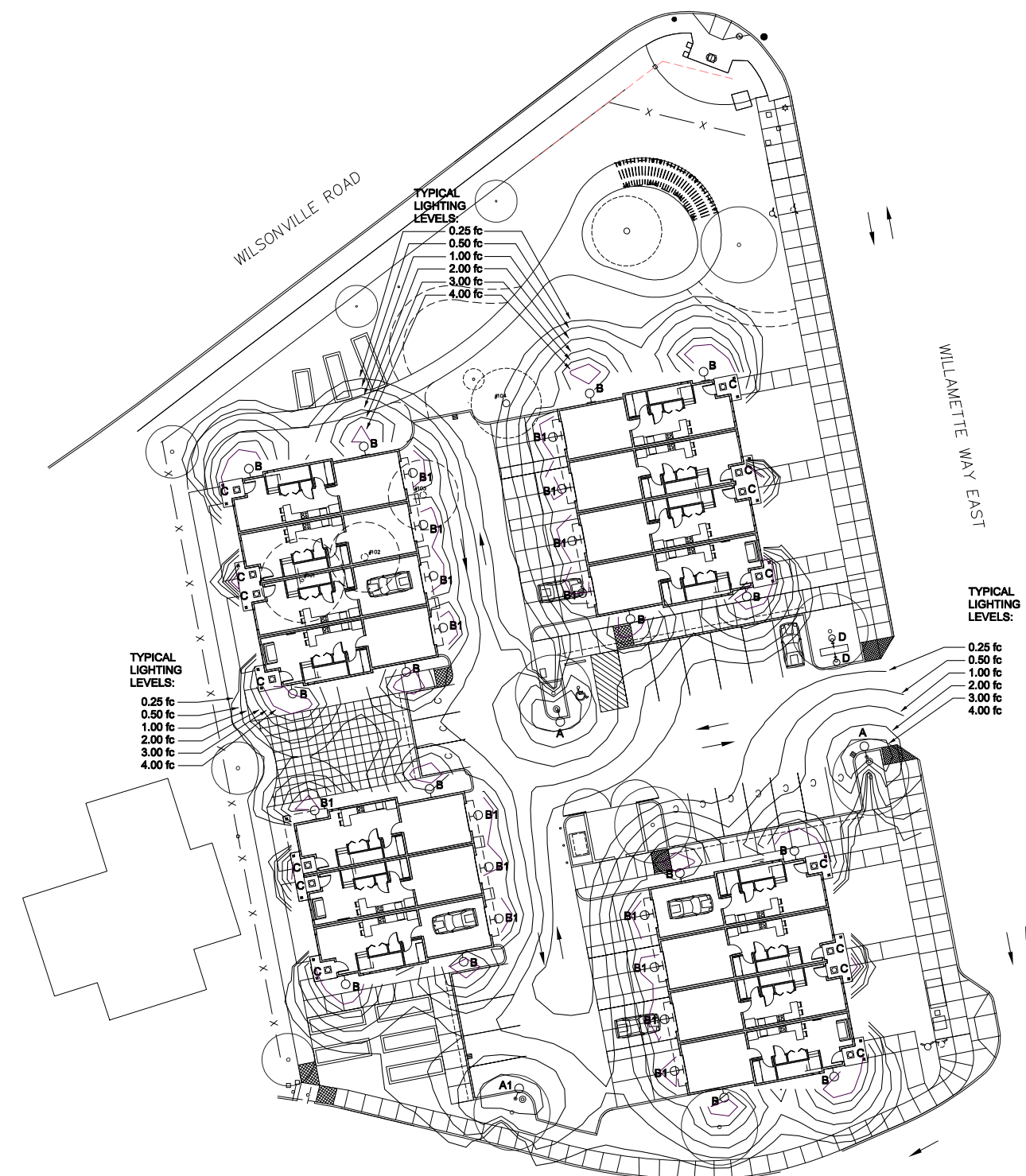
Fox Center  
 Townhouse  
 Project

Wilsonville, Oregon 97070

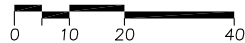
Sheet Title:

Site Lighting  
 Photometric  
 Plan

Revisions:



Site Lighting Photometric Plan



### LUMINAIRE SCHEDULE

- TYPE A: LITHONIA MR1-2/42TRT-SR3-MVOLT-RPA ON 16' RSS POLE.
- TYPE A1: LITHONIA MR1-1/42TRT-SR2-MVOLT-RPA ON 16' RSS POLE.
- TYPE B: LITHONIA WST-1/42TRT-MD-MVOLT. WALL MOUNTED; APPROX. 11'-0"
- TYPE B1: LITHONIA WSTM-1/26TRT-MD-MVOLT. WALL MOUNTED; APPROX. 8'-6"
- TYPE C: LITHONIA AFV-1/26TRT-4AR-MVOLT. SOFFIT MOUNTED
- TYPE D: HYDREL 7000-26TRT-MVOLT-FL-KM-PSSA-GS, AT GRADE

THESE DRAWINGS ARE THE PROPERTY OF MILDREN DESIGN GROUP, P.C., AND ARE NOT TO BE USED OR REPRODUCED IN ANY MANNER, EXCEPT WITH THE PRIOR WRITTEN PERMISSION OF MILDREN DESIGN GROUP, P.C.

Date: 25 March 2013  
 Drawn by: SGW Checked by: JFR  
 Job No: 108146.04/MDG1301  
 Sheet



## FEATURES & SPECIFICATIONS

**INTENDED USE** — Streets, walkways, parking lots and surrounding areas.

**CONSTRUCTION** — Rugged, die-cast, single piece aluminum housing with nominal wall thickness of 1/8". Die-cast doorframe has impact-resistant, tempered, glass lens (3/16" thick). Doorframe is fully gasketed with one-piece tubular silicone.

**Finish:** Standard finish is dark bronze (DDB) corrosion resistant polyester powder finish, with other architectural colors available.

**OPTICS** — MIRO finish, segmented reflectors for superior uniformity and control. Reflectors attach with tool-less fastener and are rotatable and interchangeable. Four full cutoff distributions available: Type II (roadway), Type III (asymmetric), Type IV (forward throw) and Type V (symmetric square).

**ELECTRICAL** — Electronic high-frequency multi-volt ballast, starting temperature 0° F (-18° C), <10% THD. Ballasts are mounted on a removable power tray. Four-pin, white thermoplastic body with quick-connect push-in wiring terminals.

**LISTINGS** — Listed and labeled to UL standards for wet locations. Listed and labeled to CSA standards (see Options). NOM Certified (see Options). IP65 Rated. **U.S. Patent No. D556,357.**

**WARRANTY** — 1-year limited warranty. Complete warranty terms located at

[www.acuitybrands.com/CustomerResources/Terms\\_and\\_conditions.aspx](http://www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx)

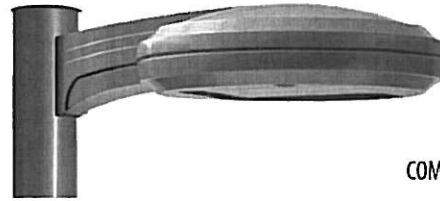
Note: Specifications subject to change without notice.

Catalog Number
Notes
Type <i>TYPE "A"</i>

*DARK BRONZE FINISH*



Architectural Area & Roadway Lighting



# MR1

COMPACT FLUORESCENT: 32 - 70W



Consistent with LEED® vga & Green Glides™ criteria for light pollution reducer

### Specifications

Length: 24-1/2 (62.2)

Dia: 18-5/8 (47.3)

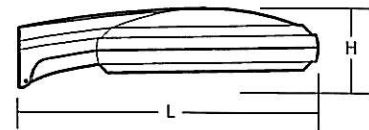
Overall Height: 6-3/8 (16.2)

\*Weight: 27 lbs (12.2 kg)

EPA: 0.54 ft³ (0.05m³)

All dimensions are inches (centimeters) unless otherwise indicated.

\*Weight as configured in example below.



### ORDERING INFORMATION

Lead times will vary depending on options selected. Consult with your sales representative.

**Example:** MR1 42TRT SR3 MVOLT SPA LPI

Series	Wattage	Distribution	Voltage	Ballast	Mounting	Options	Finish <sup>1</sup>	Lamp <sup>11</sup>
MR1	2/32TRT <sup>1</sup> 42TRT 2/42TRT <sup>1</sup> 57TRT 70TRT	SR2 Segmented type II roadway SR3 Segmented type III asymmetric SR4SC Segmented type IV forward throw, sharp cutoff SR5S Segmented type V symmetric square	120 277 347 MVOLT <sup>2</sup>	(blank) Electronic 0°F	SPA Square pole mounting RPA Round pole mounting WBA Wall bracket (up or down) <sup>3</sup> Shipped separately <sup>4,5</sup> DCMR1 Decorative curved arm, (square pole only) DCMR1R Decorative curved arm, (round pole only) SPA19/AS Square pole adaptor (DM19 to SPA) RPA19/AS Round pole adaptor (DM19 to RPA)	Shipped installed in fixture GMF Internal slow-blow fusing <sup>6</sup> GLR Internal fast-blow fusing <sup>6</sup> PER NEMA twist-lock receptacle only (no photocell) HS Houseside shield (SR5, SR3) <sup>7</sup> CSA Listed and labeled to comply with Canadian Standards NOM NOM certified <sup>8</sup> INTL International shipment for 175M Shipped separately <sup>4</sup> PE1 NEMA twist-lock PE (120, 208, 240V) PE3 NEMA twist-lock PE (347V) PE4 NEMA twist-lock PE (480V) PE7 NEMA twist-lock PE (277V) SC Shorting cap for PER option VG Vandal guard <sup>9</sup>	(blank) Dark bronze DBL Black DWH White DMB Medium bronze DNA Natural aluminum Super Durable Finishes DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white	LPI Lamp included L/LP Less lamp

When ordering poles, specify the appropriate drilling pattern. See below example.

Example: SSA 20 4C DM19AS  
DM19AS 1 at 90 degrees  
DM28AS 2 at 180 degrees  
DM29AS 2 at 90 degrees  
DM39AS 3 at 90 degrees  
DM49AS 4 at 90 degrees  
DM32AS 3 at 120 degrees (round poles only)

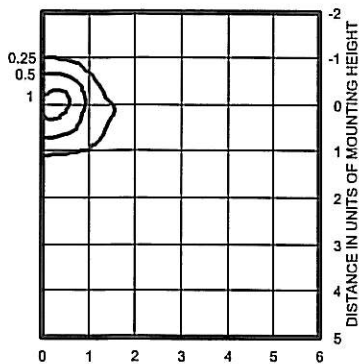
Accessories: Tenon Mounting Slipfitter						
Order as separate catalog number. Must be used with pole mounting (RPA).						
Tenon O.D.	One	Two@180°	Two@90°	Three@120°	Three@90°	Four@90°
2-3/8"	AST20-190	AST20-280	AST20-290	AST20-320	AST20-390	AST20-490
2-7/8"	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

### Notes:

- Dual lamps available with SR3 optic only.
- Optional multi-volt electronic ballast capable of operating on any line voltage from 120 to 277V.
- Mounted in lens up orientation, fixture is damp location rated.
- May be ordered as an accessory.
- Must specify finish when ordered as an accessory.
- Must specify voltage. Not available with MVOLT.
- Order MR1SR2/3HS U as an accessory.
- Consult factory for available wattages.
- Order MR1VG as an accessory.
- See [www.lithonia.com/archcolors](http://www.lithonia.com/archcolors) for additional color options.
- Must be specified. (35K lamp with LPI)

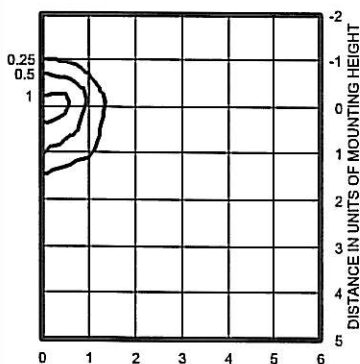
# MR1 Compact Fluorescent Area Lighting

**MR1 42TRT SR2** TEST NO: LTL10094



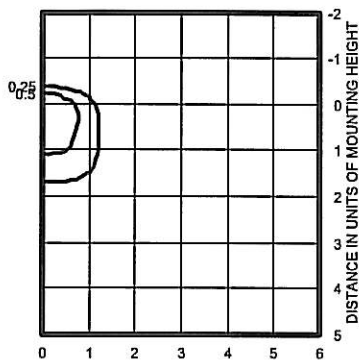
42W lamp, rated 3200 lumens. Footcandle values based on 20' mounting height.  
Classification: Type II, Medium, Full Cutoff

**MR1 42TRT SR3** TEST NO: LTL10095



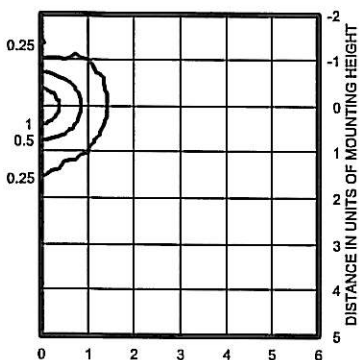
42W lamp, rated 3200 lumens. Footcandle values based on 20' mounting height.  
Classification: Type III, Medium, Full Cutoff

**MR1 42TRT SR4SC** TEST NO: LTL10096



42W lamp, rated 3200 lumens. Footcandle values based on 20' mounting height.  
Classification: Unclassified (Type IV, Very Short), Full Cutoff

**MR1 42TRT SR5S** TEST NO: LTL10097



42W lamp, rated 3200 lumens. Footcandle values based on 20' mounting height.  
Classification: Unclassified (Type III, Very Short), Full Cutoff

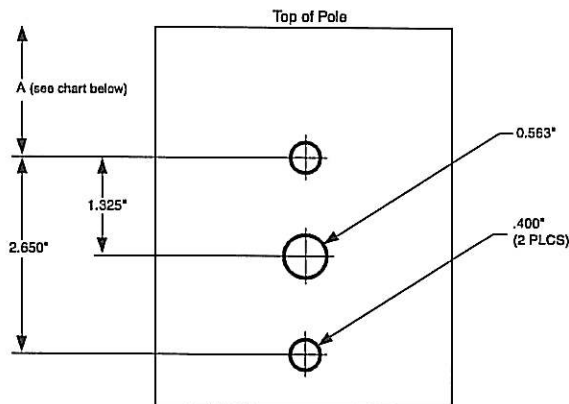
**Notes**

- 1 Photometric data for other distributions can be accessed from the Lithonia Lighting web site ([www.lithonia.com](http://www.lithonia.com)).
- 2 For electrical characteristics consult outdoor technical data specifications on [www.lithonia.com](http://www.lithonia.com).
- 3 Tested to current IESNA and NEMA standards under stabilized laboratory conditions. Various operating factors can cause differences between laboratory and actual field measurements. Dimensions and specifications are based on the most current data and are subject to change.

**DRILLING TEMPLATE # 8**

**AERIS™**

Pole-Mounted Luminaire (not for suspend)



**Aluminum Poles Only** 1.750" **All Other Pole Types** 2.750"  
\*A\* recommended dimension

Note: Dimension varies by pole type to allow clearance for pole cap. Check pole cap depth if field drilling poles.

NOTE: This drawing is NOT to scale and should be used for dimensional purposes only.

## FEATURES & SPECIFICATIONS

**INTENDED USE** — For building- and wall-mounted applications.

**CONSTRUCTION** — Rugged, die-cast, single-piece aluminum housing. Die-cast doorframe has a 1/8" thick tempered glass lens. Doorframe is fully gasketed with one-piece solid silicone.

**OPTICS** — Segmented reflectors for superior uniformity and control. Medium throw (MD) full cutoff distribution available.

**ELECTRICAL** — Ballast: Class P, multi-volt electronic, high power factor, <10%THD, with starting temperature of 0°F (-18°C).

Socket: High temperature thermoplastic with an integral lamp retention clip.

Finish: Standard finish is textured dark bronze (DDBT) corrosion-resistant polyester powder finish. Additional architectural colors are available. Striping is also available.

**INSTALLATION** — Universal mounting mechanism with integral mounting support allows fixture to hinge down. Bubble level provides correct alignment with each installation.

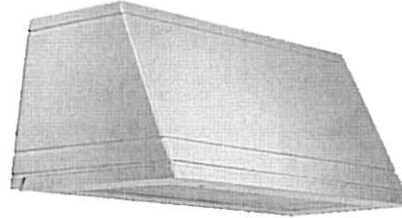
**LISTINGS** — UL Listed (standard). CSA Certified (see Options). Suitable for wet locations (damp location listed in lens-up orientation). WLU option offers wet location listing in up orientation (see Options). IP65 Rated. 25°C ambient. ELED: U.S. Patent No. 7,737,640.

**WARRANTY** — 1-year limited warranty. Complete warranty terms located at [www.acuitybrands.com/CustomerResources/Terms\\_and\\_conditions.aspx](http://www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx)

Note: Specifications subject to change without notice.

Catalog Number
Notes
Type <b>TYPE B - DARK BRONZE FINISH</b>

### Decorative Wall-Mounted Lighting



# WST

COMPACT FLUORESCENT:  
26W DTT  
26W-42W TRT

#### Specifications

Length: 16-1/4 (41.2)

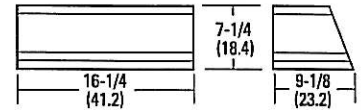
Depth: 9-1/8 (23.2)

Overall Height: 7-1/4 (18.4)

\*Weight: 30 lbs (13.6 kg)

All dimensions are inches (centimeters) unless otherwise indicated.

\*Weight as configured in example below.



Consistent with LEED® goals & Green Glides® criteria for light pollution reduction

### ORDERING INFORMATION

For shortest lead times, configure product using **standard options (shown in bold)**.

**Example: WST 42TRT MD 120 LPI**

WST	Wattage	MD	Voltage	Ballast	Mounting	Options
<b>WST</b>	<b>26DTT</b> 2/26DTT 26TRT 2/26TRT 32TRT 2/32TRT 42TRT 2/42TRT	<b>MD</b> Medium throw	<b>120</b> <b>277</b> <b>347</b> <b>MVOLT*</b>	<b>(blank)</b> Electronic 0° F	<b>(blank)</b> Surface mount <i>Shipped separately</i> <sup>3</sup> BBW Surface mount back box UT5 Uptilt 5 degrees	<i>Shipped installed in fixture</i> DC12 Emergency circuit 12-volt (35W lamp included) <sup>3</sup> 2DC12 Emergency circuit 12-volt (two 35W lamps included) <sup>3</sup> DC2012 Emergency circuit 12-volt (20W lamp included) <sup>3</sup> 2DC2012 Emergency circuit 12-volt (two 20W lamps included) <sup>3</sup> DFL Diffusing lens

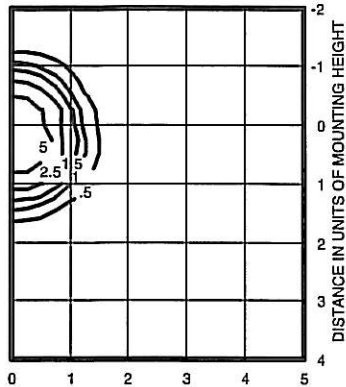
Options (continued)		Finish <sup>13</sup>	Lamp <sup>13</sup>
EC	Emergency circuit <sup>4</sup>	<b>(blank)</b> Dark bronze, textured	<b>LPI</b> Lamp included
ELD	Emergency battery pack (32° min. operating temp) <sup>5,6,7</sup>	DSST Sandstone, textured	
ELDWC	Emergency battery pack (0° min. operating temp) <sup>5,6,7,8</sup>	<b>DNAT</b> Natural aluminum, textured	<b>L/LP</b> Less lamp
ELDWR	Fixture wired ready for Bodine® B30 battery pack (battery pack not included; 32° min. operating temp) <sup>5</sup>	<b>DWHG</b> White, textured	
ELDWRPS	Fixture wired ready for PS1400 or PSDL remote battery pack (battery pack not included; 32° min. operating temp) <sup>5,9</sup>	<b>DBLB</b> Black, textured	
ELED	Emergency LED secondary source battery pack with time delay (-4°F min. operating temperature) <sup>10,11</sup>	<b>CRT</b> Non-stick protective coating <sup>14</sup>	
2ELED	Emergency LED secondary source (two modules) battery pack with time delay (-4°F min. operating temperature) <sup>10,11</sup>	<b>Super Durable Finishes</b>	
		DDBXD Dark bronze	
		DBLXD Black	
		DNAXD Natural aluminum	
		DWHXD White	
		DDBTXD Textured dark bronze	
		DBL BXD Textured black	
		DNATXD Textured natural aluminum	
		DWHGXD Textured white	



# WST Fluorescent Wall Mounted

## WST 2/42TRT MD TEST NO: LTL11108

ISOILLUMINANCE PLOT (Footcandle)



2/42TRT lamp, horizontal lamp orientation  
Footcandle values based on 12'  
mounting height, 3200 rated lumens (per lamp).  
Luminaire Efficiency: 49.6%

Lamp	Initial lumens	Mounting height			
		10'	12'	14'	16'
Compact Fluorescent					
42W TRT	3,200	0.72	0.50	0.37	0.28
(2) 42W TRT	6,400	1.44	1.0	0.73	0.53

Emergency Option Lamp Compatibility												
Lamp options	DC12	2DC12	DC2012	2DC2012	EC	ELED	2ELED	ELDW	ELDWC	ELDWR	ELDWRPS	
# of lamps/wattage												
26DTT (1 lamp)	■	■	■	■	■	■	■	■	■	■	■	
2/26DTT	■	■	■	■	■	■	■	■	■	■	■	
26TRT (1 lamp)	■	■	■	■	■	■	■	■	■	■	■	
2/26TRT	■	■	■	■	■	■	■	■	■	■	■	
32TRT (1 lamp)	■	■	■	■	■	■	■	■	■	■	■	
2/32TRT	■	■	■	■	■	■	■	■	■	■	■	
42TRT (1 lamp)	■	■	■	■	■	■	■	■	■	■	■	
2/42TRT	■	■	■	■	■	■	■	■	■	■	■	

### Notes

- 1 Multi-volt electronic ballast capable of operating on any line voltage from 120-277V.
- 2 May be ordered as an accessory. Prefix with "WS". Must specify finish.
- 3 Not available with GMF, EC, ELDWs.
- 4 Maximum allowable wattage lamp included.
- 5 Not available with MVOLT; must specify voltage. ELDW and ELDWC do not satisfy North Carolina code criteria.
- 6 Not available with 2/32TRT or 2/42TRT
- 7 Not available with DCs or EC.
- 8 Not available with 2/26DTT or 2/26TRT.
- 9 Not available with 2/42TRT.
- 10 Not available with EC, DCs OR ELDWs.
- 11 Must specify 120V or 277V.
- 12 Must be ordered with fixture; cannot be field installed.
- 13 See [www.lithonia.com/archcolors](http://www.lithonia.com/archcolors) for additional color options.
- 14 Black finish only.
- 15 Must be specified (35K lamp with LPI).



WST\_CF

**PRODUCT INFORMATION**

TYPE B1

Architectural

**Intended Use**

For building- and wall-mounted applications.

**Construction**

Rugged, die-cast, single-piece aluminum housing. Die-cast doorframe has a 1/8" thick tempered glass lens. Doorframe is fully gasketed with one-piece solid silicone.

Standard finish is textured dark bronze (DDBT) corrosion-resistant polyester powder finish. Additional architectural colors are

available; see [www.lithonia.com/archcolors](http://www.lithonia.com/archcolors). Striping is also available.

**Optics**

Hydroformed reflector for superior uniformity and control. Medium throw (MD) full cut off distribution only.

**Electrical**

Ballast: All ballasts are 100% factory tested. Reactor high power factor for 35S. High reactance, high power factor for 50-70W. MH: 70W and below are standard with pulse-start ignitor technol-

ogy. Compact fluorescent utilizes an electronic, high-frequency ballast.

Socket: Porcelain, medium-base socket with copper alloy, nickel-plated screw shell and center contact. Fluorescent is four-pin positive latching thermoplastic. LPI is standard 35K for CFL. UL Listed.

**Installation**

Easily installed using provided mounting strap. Mount to any non-combustible vertical surface or to a 4" round or

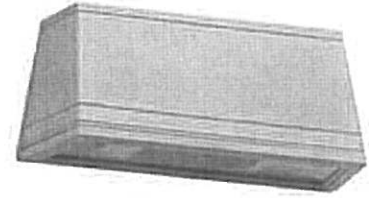
square outlet box. Back access through slotted gasket.

**Listings**

Listed and labeled to UL standards. Listed and labeled to CSA standards (see Options). NOM Certified (see Options). IP65 rated. Wet location listed.

DARK BRONZE FINISH

**WSTM**



**ORDERING INFORMATION**

For shortest lead times, configure products using **bolded options**.

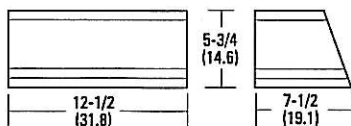
Example: WSTM 70M MD 120 LPI

Series	Lamp type	Distribution	Voltage	Ballast	Mounting	Options			
WSTM	<b>High pressure sodium</b>	MD Medium throw	<b>120</b>	<b>(blank)</b> Magnetic ballast CWI Constant wattage isolated <sup>4</sup>	<b>Ships installed</b> (blank) Mounting plate (std.)  <b>Ships separately</b> UT5 Uptilt 5 degrees bracket <sup>7</sup>	<b>Ships installed</b> SF Single fuse, 120V, 277V, 347V DF Double fuse, 208V, 240V GMF Internal slow-blow fusing <sup>9</sup> EC Emergency circuit <sup>9</sup> QRS Quartz restrrike system <sup>9</sup> DC12 Emergency circuit 12V; 35W lamp included <sup>10,11</sup> DC2012 Emergency circuit 12V; 20W lamp included <sup>10,11</sup>			
	35S <sup>1</sup>		208 <sup>3</sup>						
	50S		240 <sup>3</sup>						
	70S		277						
			347						
	70M		<b>TB<sup>4</sup></b>						
	<b>Metal halide ceramic<sup>2</sup></b>		<b>MVOLT<sup>8</sup></b>						
	50MHC		23050HZ <sup>4</sup>						
	70MHC								
<b>Options (continued)</b>		<b>Finish</b>		<b>Lamped</b>					
PE	Photoelectric cell - button type <sup>12,13</sup>	<b>Fixture</b>		CR	Enhanced corrosion resistance	SDNA	Natural aluminum stripe	LPI	Lamp included <sup>14</sup>
DFL	Diffusing lens	<b>(blank)</b>	Dark bronze, textured (std.)	CRT	Non-stick protective coating (black)	SDSS	Sandstone stripe	L/LP	Less lamp
CSA	Meets Canadian standards	DSST	Sandstone-textured	<b>Optional stripe</b>		SDTG	Tennis green stripe		
NOM	Meets Mexican standards (consult factory)	<b>DNAT</b>	Natural aluminum-textured	SDDB	Dark bronze stripe	SDBR	Bright red stripe		
<b>Ships separately</b>		<b>DWHG</b>	White-textured	SDWH	White stripe	SDBUA	Dark blue stripe		
WG	Wire guard <sup>17</sup>	<b>DBLB</b>	Black-textured	SDBL	Black stripe	SDYLB	Yellow stripe		

**ADDITIONAL INFORMATION**

For additional product information, visit [www.lithonia.com](http://www.lithonia.com).

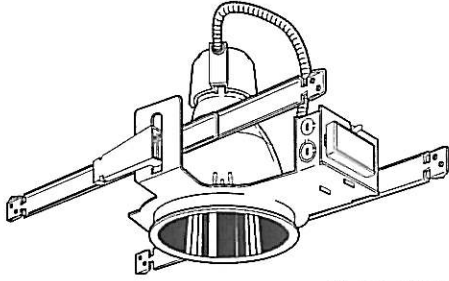
Drawings are for dimensional detail only and may not represent actual mechanical configuration. Dimensions are shown in inches (centimeters) unless otherwise noted.



Max. weight: 14 lbs. (6.35 kg)

**Notes**

- 120V only.
- Not applicable with L/LP.
- Must specify CWI for use in Canada.
- Optional multi-tap ballast (120V, 208V, 240V, 277V). In Canada 120V, 277V, 347V; ships as 120V/347V.
- Multi-volt electronic ballast (compact fluorescent only) capable of operating on any line voltage between 120V and 277V.
- Consult factory for available wattages.
- May be ordered as an accessory. Must specify finish. Order as WSUTS.
- CFL only. Must specify voltage. Not available with MVOLT.
- Maximum wattage lamp included.
- Available for HID only.
- Not available with SF or DF.
- Must be ordered with fixture; cannot be field installed.
- Not available in 347V or TB.
- For medium throw distribution, lamp is coated.



Gotham Architectural Downlighting  
 Compact Fluorescent Downlights

**4" AFV  
 Open Reflector**

Vertical Lamp  
 Double Twin-Tube or Triple-Tube

FEATURES

**OPTICAL SYSTEM**

- Self-flanged, semi-specular or matte-diffuse reflector. Patented Vertisys® - Bounding Ray™ Optical Principle design (US Patent No. 5,800,050).

**MECHANICAL SYSTEM**

- 16-gauge galvanized steel construction; maximum 1-5/8" ceiling thickness.
- Telescopic mounting bars maximum of 32" and minimum of 15", preinstalled, 4" vertical adjustment.
- Toolless post-installation adjustments.
- Junction box capacity: 8 (4 in, 4 out) 12AWG rated for 90°C.

**ELECTRICAL SYSTEM**

- Rugged aluminum lampholder housing.
- Vertically mounted, positive-latch, thermoplastic socket.
- Class P, thermally protected, high-power-factor electronic ballast mounted to the junction box.
- SIMPLY5™ technology available.

**LISTING**

- Fixtures are UL Listed for thru-branch wiring, non-IC recessed mounting and damp locations. Listed and labeled to comply with Canadian standards.

**WARRANTY**

- 1-year limited warranty. Complete warranty terms located at: [www.acuitybrands.com/CustomerResources/Terms\\_and\\_conditions.aspx](http://www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx)

ORDERING INFORMATION

**EXAMPLE: AFV 26TRT 4AR MVOLT WLP**

Series	Wattage/Lamp	Aperture/Trim color	Finish	Lens type	Voltage
AFV	13DTT	4AR Clear	(blank) Semi-specular	(blank) No lens	MVOLT <sup>2</sup>
	13TRT	4PR Pewter	LD Matte-diffuse	C6L Clear glass lens	120
	18TRT	4WTR Wheat		PCL Clear polycarbonate lens	277
	26TRT	4MB <sup>1</sup> Black baffle		T73 Tempered prismatic lens	347
	32TRT	4WB <sup>1</sup> White baffle		CAL Clear acrylic lens	
				A12 Prismatic acrylic lens	
				PPC Prismatic polycarbonate lens	

Ballast <sup>3</sup>	Options
(blank) Electronic ballast	ELR <sup>5,7</sup> Emergency battery pack with remote test switch
ECOS <sup>2,4</sup> Lutron® EcoSystem® electronic dimming ballast. Minimum dimming level 5%	ELRHL <sup>5,7</sup> High-lumen-output emergency battery pack with remote test switch
ADEZ <sup>4,5</sup> Advance Mark 10® electronic dimming ballast. Minimum dimming level 5%	GMF <sup>4</sup> Single, slow-blow fuse
ADZT <sup>2</sup> Advance Mark 7® electronic dimming ballast. Minimum dimming level 5%	GLR <sup>4</sup> Single, fast-blow fuse
S5 <sup>5</sup> SIMPLY5™ system ballast. Minimum dimming level 3%	TRW White painted flange (standard on MB and WB)
	TRBL Black painted flange
	GSKT Foam gasketing
	WLP With 3500 K lamp (shipped separately)
	LRC <sup>9</sup> Provides compatibility with Lithonia RELOC® system. Access above ceiling required.
	HW Hardwire for S5 system; replaces RELOC®
	CP <sup>10</sup> Chicago plenum
	BDP <sup>10,11</sup> Ballast disconnect plug
	NSD <sup>12</sup> Sensor Switch® nLight® dimming relay
	WL Wet location; lens required
	WRL <sup>13</sup> Wattage restriction label
	TWS Twist lock socket

ACCESSORIES order as separate catalog numbers (shipped separately)

SCA4 Sloped ceiling adapter. Degree of slope must be specified (10D, 15D, 20D, 25D, 30D). Ex: SCA4 10D.

4" AFV

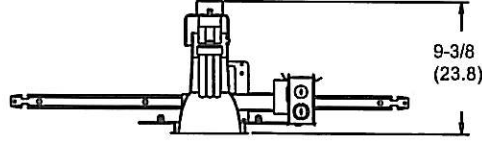
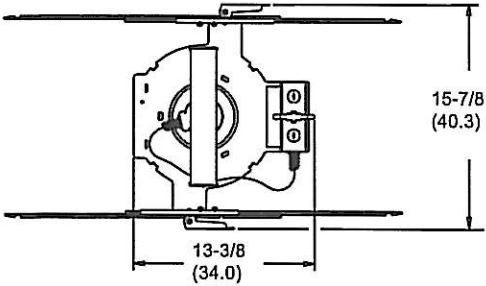
Open Reflector

Vertical Lamp, Double Twin-Tube or Triple-Tube



DIMENSIONAL DATA

All dimensions are inches (centimeters) unless otherwise noted.



Aperture: 4-5/16 (11)  
 Ceiling Opening: 5-1/8 (13)  
 Overlap Trim: 5-7/16 (13.8)  
 Lens recess: 1-1/2 (3.8)

ELECTRICAL

ENERGY (Calculated in accordance with NEMA standard LE-5A)					
LER.DOH	Annual* Energy Cost	Lamps	Lamp Lumens	Ballast Factor	Input Watts
21	\$11.47	(1) 13W DTT	900	1.0	16
26	\$ 9.07	(1) 18W TRT	1200	1.0	20
21	\$11.38	(1) 26W TRT	1800	1.0	28

\*Comparative yearly lighting energy cost per 1000 lumens

NOTES

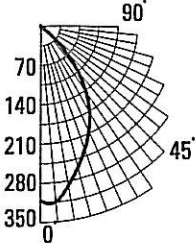
**ORDERING NOTES**

- |   |  |
|---|--|
| <ol style="list-style-type: none"> <li>1. Not available with finishes.</li> <li>2. Multi-volt electronic ballast capable of operating on any voltage from 120V through 277V, 50 or 60 Hz.</li> <li>3. For additional ballast types, refer to <a href="#">TECH-250</a>.</li> <li>4. Not available with 13W.</li> <li>5. Available in 120V or 277V only.</li> <li>6. SIMPLY5 includes 9' S5 MLC RELOC wiring system (shipped separately). Available in 26W or 32W; 120V or 277V only. See <a href="http://simply5.net">simply5.net</a> for more information.</li> </ol> | <ol style="list-style-type: none"> <li>7. For dimensional changes, refer to <a href="#">TECH-140</a>.</li> <li>8. Not available with MVOLT; must specify voltage</li> <li>9. For compatible RELOC systems, refer to <a href="#">TECH-110</a>.</li> <li>10. Not available with ELR or ELRHL option.</li> <li>11. Meets codes that require in-fixture disconnect.</li> <li>12. One 5A relay with one 0-10 VDC dimming output, shipped installed. Requires additional nLight bus power supply (nPS80).</li> <li>13. Must specify wattage: Ex.: WRL26</li> </ol> |
|---|--|



Distribution Curve	Distribution Data	Output Data	Coefficient of Utilization	Illuminance: Single Luminaire 30" Above Floor
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<b>AFV 13DTT 4AR</b>	(1) CF13DD/E/835, 900 RATED LUMENS, 0.92 S/MH, TEST NO. LTL9968
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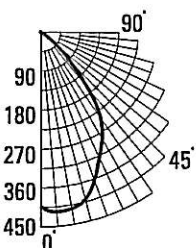


From 0°	cp.	Lumens	Zone	Lumens	%lamp	pf	80%		20%		50%	50%	10%
							pc	pw	50%	30%			
0°	310		0°-30°	196.4	21.8	1	41	40	40	39	39	38	
5°	314	29	0°-40°	286.2	31.8	2	38	36	37	36	36	35	
15°	260	73	0°-60°	333.8	37.1	3	35	33	35	33	34	32	
25°	206	94	0°-90°	334.6	37.2	4	32	30	32	30	31	29	
35°	145	90	90°-180°	0.0	0.0	5	30	28	30	28	29	27	
45°	62	45	0°-180°	334.6	37.2*	6	28	26	28	25	27	25	
55°	2	2			*Efficiency	7	26	24	26	24	25	23	
65°	1	1				8	24	22	24	22	24	22	
75°	0	0				9	23	20	23	20	22	20	
85°	0	0				10	21	19	21	19	21	19	
90°	0	0											

Mount height	Initial fc at beam center	50% beam angle 49.6°		10% beam angle 86.7°	
		Beam diameter	fc at beam edge	Beam diameter	fc at beam edge
8'	10.2	5.1	5.1	10.4	1.0
10'	5.5	6.9	2.8	14.2	0.6
12'	3.4	8.8	1.7	17.9	0.3
14'	2.3	10.6	1.2	21.7	0.2
16'	1.7	12.5	0.9	25.5	0.2

<b>AFV 18TRT 4AR</b>	(1) F18TBX/SPX35/A/4P, 1200 RATED LUMENS, 1.07 S/MH, TEST NO. LTL9877
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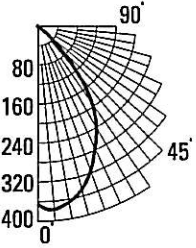


From 0°	cp.	Lumens	Zone	Lumens	%lamp	T pf	80%		20%		50%	50%	10%
							pc	pw	50%	30%			
0°	402		0°-30°	298.3	24.9	1	49	47	48	47	44	43	
5°	416	40	0°-40°	447.8	37.3	2	45	43	44	42	41	40	
15°	399	111	0°-60°	527.7	44.0	3	41	39	41	39	38	37	
25°	320	147	0°-90°	529.5	44.1	4	38	36	38	35	36	34	
35°	241	150	90°-180°	0.0	0.0	5	35	33	35	32	33	31	
45°	99	76	0°-180°	529.5	44.1*	6	33	30	32	30	31	29	
55°	3	4			*Efficiency	7	31	28	30	27	29	27	
65°	1	1				8	28	26	28	25	27	25	
75°	0	0				9	27	24	26	24	26	23	
85°	0	0				10	25	22	25	22	24	22	
90°	0	0											

Mount height	Initial fc at beam center	50% beam angle 56.4°		10% beam angle 88.9°	
		Beam diameter	fc at beam edge	Beam diameter	fc at beam edge
8'	13.3	5.9	6.6	10.8	1.3
10'	7.1	8.0	3.6	14.7	0.7
12'	4.5	10.2	2.2	18.6	0.4
14'	3.0	12.3	1.5	22.6	0.3
16'	2.2	14.5	1.1	26.5	0.2

<b>AFV 18TRT 4MB</b>	(1) F18TBX/SPX35/A/4P, 1200 RATED LUMENS, 1.03 S/MH, TEST NO. LTL9878
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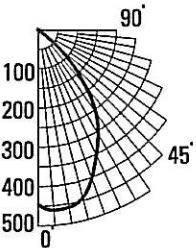


From 0°	cp.	Lumens	Zone	Lumens	%lamp	pf	80%		20%		50%	50%	10%
							pc	pw	50%	30%			
0°	364		0°-30°	259.6	21.6	1	40	39	39	38	37	37	
5°	377	36	0°-40°	379.1	31.6	2	37	35	36	35	35	34	
15°	346	97	0°-60°	430.1	35.8	3	34	32	33	32	32	31	
25°	277	127	0°-90°	430.2	35.9	4	31	29	31	29	30	29	
35°	194	119	90°-180°	0.0	0.0	5	29	27	29	27	28	26	
45°	62	49	0°-180°	430.2	35.9*	6	27	25	27	25	26	24	
55°	1	2			*Efficiency	7	25	23	25	23	25	23	
65°	0	0				8	24	21	24	21	23	21	
75°	0	0				9	22	20	22	20	22	20	
85°	0	0				10	21	19	21	19	20	18	
90°	0	0											

Mount height	Initial fc at beam center	50% beam angle 54.5°		10% beam angle 86.1°	
		Beam diameter	fc at beam edge	Beam diameter	fc at beam edge
8'	12.0	5.7	6.0	10.3	1.2
10'	6.5	7.7	3.2	14.0	0.6
12'	4.0	9.8	2.0	17.7	0.4
14'	2.8	11.8	1.4	21.5	0.3
16'	2.0	13.9	1.0	25.2	0.2

<b>AFV 26TRT 4AR</b>	(1) F26TBX/SPX35/A/4P, 1800 RATED LUMENS, 1.06 S/MH, TEST NO. LTL9958
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From 0°	cp.	Lumens	Zone	Lumens	%lamp	pf	80%		20%		50%	50%	10%
							pc	pw	50%	30%			
0°	444		0°-30°	329.2	18.3	1	36	35	35	35	34	33	
5°	461	44	0°-40°	489.0	27.2	2	33	32	33	31	32	30	
15°	443	124	0°-60°	587.7	32.6	3	31	29	30	29	29	28	
25°	352	161	0°-90°	589.7	32.8	4	28	26	28	26	27	26	
35°	257	160	90°-180°	0.0	0.0	5	26	24	26	24	25	24	
45°	123	91	0°-180°	589.7	32.8*	6	24	22	24	22	23	22	
55°	5	7			*Efficiency	7	23	20	22	20	22	20	
65°	1	1				8	21	19	21	19	20	19	
75°	1	1				9	20	18	19	17	19	17	
85°	0	0				10	18	16	18	16	18	16	
90°	0	0											

Mount height	Initial fc at beam center	50% beam angle 55.8°		10% beam angle 89.8°	
		Beam diameter	fc at beam edge	Beam diameter	fc at beam edge
8'	14.7	5.8	7.3	11.0	1.5
10'	7.9	7.9	3.9	14.9	0.8
12'	4.9	10.1	2.5	18.9	0.5
14'	3.4	12.2	1.7	22.9	0.3
16'	2.4	14.3	1.2	26.9	0.2

PHOTOMETRY NOTES	
•	Tested to current IES and NEMA standards under stabilized laboratory conditions.
•	Actual performance may differ as a result of end-user environment and application.
•	Consult factory or IES file for microgroove baffle, black cone or other photometric reports.

## 7000 SERIES KNUCKLE AND YOKE MOUNT 70 WATT HID MAX. FLOOD LIGHT

### DESCRIPTION

The 7000 Series Flood Light is a compact, high performance outdoor fixture accommodating lamps to 70 Watt HID. This unit is designed to provide consistent styling within Hydrel's floodlighting systems. With a variety of distributions and mounting options, the 7000 greatly extends the uniform lighting capabilities of lower level floodlights. This fixture is fully sealed and suitable for wet locations.

### FEATURES & SPECIFICATIONS

**MATERIAL:** Die cast aluminum housing and door.

**LAMP: Incandescent:** T-4, Mini-can to 100 Watts.

**Fluorescent:** TRT Triple Tube lamps to 42 Watts.

**HID:** T-6, G12 to 70 Watts, E-17 medium base to 70 Watts;  
Elliptical, E-27 to 80 Watts

**SOCKET:** Incandescent: Mini-can screw base.

Fluorescent: 4-Pin, GX24Q base.

HID: G-12, medium, or E27 base pulse-rated 4KV.

**VOLTAGE:** See ordering guide

**DISTRIBUTIONS:** TSP-tight spot  
NHSP-Narrow Horizontal Spot  
MFL-Medium Flood  
FL-Flood

**REFLECTORS:** High purity anodized specular, semi-specular, or patterned lighting sheet in various configurations designed to provide maximum performance and uniformity.

**LENS:** Flat tempered glass.

**MOUNTING:** Knuckle or yoke mounted (180° vertical, 360° rotation). Knuckle Mount: Die cast aluminum with 1/2" NPT galvanized nipple. Yoke Mount: Aluminum with 6' of 18-3 STW flexible cord for US standard, 2.5m of 3GX1.0mm HO7RN-F cable for European standard. Polymer yoke caps are black finish.

**GLARE CONTROL:** Internal glare control elements. External, adjustable barn doors or fixed glare shields available.

**BALLAST:** Integrally mounted ballasts rated for low temperatures. Fixtures are 100% factory tested.

**FINISH:** See ordering guide for colors.

**FASTENERS:** Stainless Steel

**LISTING:** U.L., C.U.L., CE, NEMKO

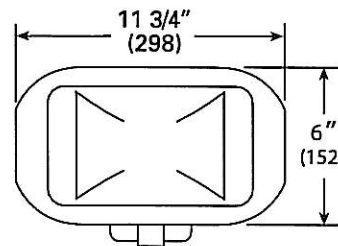
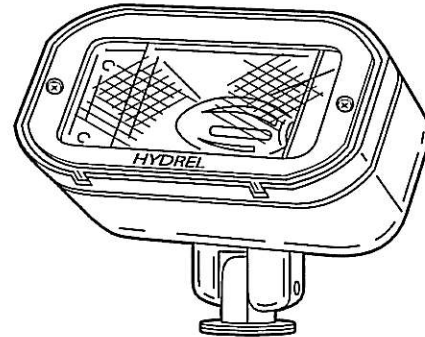
**WEIGHT:** 20lbs.

**EPA:** 0.64

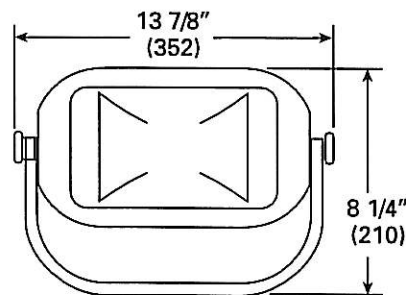
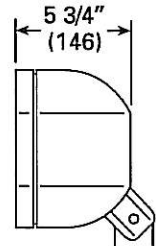
**NOTE:** All lamps must be rated for "Universal Burning Position" because fixture tilt changes lamp orientation.

TYPE <b>TYPE 17</b>	JOB NAME
------------------------	----------

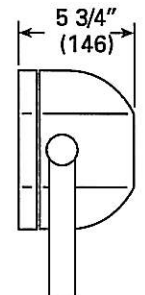
PART NUMBER <b>PARK BRONZE FINISH</b>
--



**KM Knuckle Mount**



**YM Yoke Mount**



NOTE: HYDREL RESERVES THE RIGHT TO MODIFY SPECIFICATION WITHOUT NOTICE. Any dimension on this sheet is to be assumed as a reference dimension: "Used for information purposes only. It does not govern manufacturing or inspection requirements." (ANSI Y14.5-1973)

APPROVALS



# 7000 ORDERING INFORMATION

60 Hz Application

Choose the boldface catalog nomenclature that best suits your needs.

**PART NO.**

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**EXAMPLE:**

<p><b>7000</b></p> <p><b>Model</b></p> <p><input type="checkbox"/> 7000</p>	<p><b>50M</b></p>	<p><b>120</b></p> <p><b>Voltage</b></p> <p><input type="checkbox"/> 120  <input type="checkbox"/> 208  <input type="checkbox"/> 240  <input type="checkbox"/> 277  <input type="checkbox"/> 347  <input type="checkbox"/> 120/277  <input type="checkbox"/> TB  <input type="checkbox"/> MVOLT<sup>2</sup></p>	<p><b>FL</b></p> <p><b>Distribution</b></p> <p><input type="checkbox"/> TSP<sup>3</sup> Tight Spot  <input type="checkbox"/> NHSP<sup>3</sup> Narrow Horizontal Spot  <input type="checkbox"/> MFL<sup>3</sup> Medium Flood  <input type="checkbox"/> FL<sup>4</sup> Flood</p>	<p><b>YM</b></p> <p><b>Mounting</b></p> <p><input type="checkbox"/> KM Knuckle Mount  <input type="checkbox"/> YM Yoke Mount</p>	<p><b>SMSA18</b></p>	<p><b>BD</b></p> <p><b>Accessories</b></p> <p><b>Internal</b></p> <p><input type="checkbox"/> ISS<sup>9</sup> Internal Source Shield  <input type="checkbox"/> IHL<sup>10,11</sup> Internal Honey-comb  <input type="checkbox"/> CFAMB<sup>11</sup> Color Filter Amber  <input type="checkbox"/> CFRED<sup>11</sup> Color Filter Red  <input type="checkbox"/> CFBLU<sup>11</sup> Color Filter Blue  <input type="checkbox"/> CFGRN<sup>11</sup> Color Filter Green</p> <p><b>External<sup>12</sup></b></p> <p><input type="checkbox"/> BD Barn Doors  <input type="checkbox"/> GS Glare Shield</p>	<p><b>LPI</b></p> <p><b>Options</b></p> <p><b>Lamp</b></p> <p><input type="checkbox"/> LPI Lamp Included</p>	<p><b>BL</b></p> <p><b>Finish</b></p> <p><input type="checkbox"/> BL Black  <input type="checkbox"/> BZ Bronze  <input type="checkbox"/> DDB Dark Bronze  <input type="checkbox"/> DNA Natural Alum.  <input type="checkbox"/> GN Green  <input type="checkbox"/> GR Gray  <input type="checkbox"/> SND Sand  <input type="checkbox"/> STG Steel Gray  <input type="checkbox"/> TVG Terra Verde Green  <input type="checkbox"/> WH White  <input type="checkbox"/> CF Custom Finish</p>
<p><b>Lamp Type</b></p> <p><b>INCANDESCENT</b></p> <p><input type="checkbox"/> 100Q<sup>1</sup> T4 MC</p> <p><b>FLUORESCENT</b></p> <p><input type="checkbox"/> 26TRT<sup>2</sup> GX24Q-3  <input type="checkbox"/> 32TRT<sup>2</sup> GX24Q-3  <input type="checkbox"/> 42TRT<sup>2</sup> GX24Q-4</p> <p><b>MH</b></p> <p><input type="checkbox"/> 50M<sup>13</sup> E17 Med.  <input type="checkbox"/> 70M E17 Med.  <input type="checkbox"/> 35CMT6 T6 G12  <input type="checkbox"/> 70CMT6 T6 G12</p> <p><b>HPS</b></p> <p><input type="checkbox"/> 35S<sup>1</sup> E17 Med.  <input type="checkbox"/> 50S<sup>13</sup> E17 Med.  <input type="checkbox"/> 70S E17 Med.</p>	<p><b>Mounting Accessories</b></p> <p><input type="checkbox"/> ARJB Arch. J-Box  <input type="checkbox"/> FJB Flush Junction Box  <input type="checkbox"/> PSSA Ped. Stan. Mount Splice Access  <input type="checkbox"/> SMSA<sup>5</sup> Stan. Mount Splice Access  <input type="checkbox"/> TRJB Tree Mount J-Box  <input type="checkbox"/> WMSA Wall Mount Splice Access  <input type="checkbox"/> PMSA Pole Mount Splice Access  <input type="checkbox"/> PMT<sup>7</sup> Pole Mount Tee  <input type="checkbox"/> SMT<sup>7</sup> Stan. Mount Tee  <input type="checkbox"/> EWM<sup>6</sup> Ext. Wall Mount  <input type="checkbox"/> PAR4/<sub>6</sub><sup>8</sup> Pole Arm Round, 4" diam.  <input type="checkbox"/> PAR5/<sub>6</sub><sup>8</sup> Pole Arm Round, 5" diam.  <input type="checkbox"/> PAR6/<sub>6</sub><sup>8</sup> Pole Arm Round, 6" diam.  <input type="checkbox"/> PAS4/<sub>6</sub><sup>8</sup> Pole Arm Square, 4" diam.  <input type="checkbox"/> PAS5/<sub>6</sub><sup>8</sup> Pole Arm Square, 5" diam.  <input type="checkbox"/> PAS6/<sub>6</sub><sup>8</sup> Pole Arm Square, 6" diam.  <input type="checkbox"/> PATR4/<sub>6</sub><sup>7,8</sup> Pole Arm Tee Round, 4" diam.  <input type="checkbox"/> PATR5/<sub>6</sub><sup>7,8</sup> Pole Arm Tee Round, 5" diam.  <input type="checkbox"/> PATR6/<sub>6</sub><sup>7,8</sup> Pole Arm Tee Round, 6" diam.  <input type="checkbox"/> PATS4/<sub>6</sub><sup>7,8</sup> Pole Arm Tee Square, 4" diam.  <input type="checkbox"/> PATS5/<sub>6</sub><sup>7,8</sup> Pole Arm Tee Square, 5" diam.  <input type="checkbox"/> PATS6/<sub>6</sub><sup>7,8</sup> Pole Arm Tee Square, 6" diam.</p>							

**Notes:**

<sup>1</sup> 35S and 100Q available with 120 volt only.

<sup>2</sup> 26TRT, 32TRT and 42TRT available with MVOLT multi-volt (120V-277V) ballast only.

<sup>3</sup> Available with T-6 & T-4 Lamps only.

<sup>4</sup> Available with E-17 & TRT Lamps only.

<sup>5</sup> Available in 6" increments from 12" to 48", specify length.

<sup>7</sup> Two fixtures per mounting.

<sup>8</sup> Available in 6" increments from 12"-24", specify length.

<sup>9</sup> Available with TSP & MFL distributions.

<sup>10</sup> Available with FL distributions only.

<sup>11</sup> Not available with NHSP.

<sup>12</sup> Each option is mutually exclusive, choose one only.

<sup>13</sup> Only available in 120 or 277 Volt.

# 7000 ORDERING INFORMATION

50 Hz Application

Choose the boldface catalog nomenclature that best suits your needs.

PART NO.

EXAMPLE:

<p><b>7000</b></p> <p><b>Model</b></p> <p><input type="checkbox"/> 7000</p>	<p><b>70CMT6</b></p> <p><b>Lamp Type</b></p> <p><b>FLUORESCENT</b></p> <p><input type="checkbox"/> 26TRT GX24Q-3</p> <p><input type="checkbox"/> 32TRT GX24Q-3</p> <p><input type="checkbox"/> 42TRT GX24Q-4</p> <p><b>MH</b></p> <p><input type="checkbox"/> 70M Elip. E27</p> <p><input type="checkbox"/> 35CMT6 T6 G12</p> <p><input type="checkbox"/> 70CMT6 T6 G12</p> <p><b>HPS</b></p> <p><input type="checkbox"/> 70S Elip. E27</p>	<p><b>22050HZ</b></p> <p><b>Voltage</b></p> <p><input type="checkbox"/> 23050HZ</p> <p><input type="checkbox"/> 24050HZ</p> <p><input type="checkbox"/> MVOLT<sup>1</sup></p>	<p><b>TSP</b></p> <p><b>Distribution</b></p> <p><input type="checkbox"/> TSP<sup>2</sup> Tight Spot</p> <p><input type="checkbox"/> NHSP<sup>1</sup> Narrow Horizontal Spot</p> <p><input type="checkbox"/> MFL<sup>2</sup> Medium Flood</p> <p><input type="checkbox"/> FL<sup>3</sup> Flood</p>	<p><b>YM</b></p> <p><b>Mounting</b></p> <p><input type="checkbox"/> KM Knuckle Mount Yoke</p> <p><input type="checkbox"/> YM Mount</p>	<p><b>SMSA18</b></p> <p><b>Mounting Accessories<sup>4</sup></b></p> <p><input type="checkbox"/> ARJB Arch. J-Box</p> <p><input type="checkbox"/> FJB Flush Junction Box</p> <p><input type="checkbox"/> PSSA Ped. Stan. Mount 7" Splice Access</p> <p><input type="checkbox"/> SMSA<sub>5</sub> Stan. Mount Splice Access</p> <p><input type="checkbox"/> TRJB Tree Mount J-Box</p> <p><input type="checkbox"/> WMSA Wall Mount Splice Access</p> <p><input type="checkbox"/> PMSA Pole Mount Splice Access</p> <p><input type="checkbox"/> PMT<sup>6</sup> Pole Mount Tee</p> <p><input type="checkbox"/> SMT<sup>6</sup> Stan. Mount Tee</p> <p><input type="checkbox"/> EWM<sub>5</sub> Ext. Wall Mount</p> <p><input type="checkbox"/> PARA/_<sup>7</sup> Pole Arm Round, 4" diam.</p> <p><input type="checkbox"/> PAR5/_<sup>7</sup> Pole Arm Round, 5" diam.</p> <p><input type="checkbox"/> PAR6/_<sup>7</sup> Pole Arm Round, 6" diam.</p> <p><input type="checkbox"/> PAS4/_<sup>7</sup> Pole Arm Square, 4" diam.</p> <p><input type="checkbox"/> PAS5/_<sup>7</sup> Pole Arm Square, 5" diam.</p> <p><input type="checkbox"/> PAS6/_<sup>7</sup> Pole Arm Square, 6" diam.</p> <p><input type="checkbox"/> PATR4/_<sup>6,7</sup> Pole Arm Tee Round, 4" diam.</p> <p><input type="checkbox"/> PATR5/_<sup>6,7</sup> Pole Arm Tee Round, 5" diam.</p> <p><input type="checkbox"/> PATR6/_<sup>6,7</sup> Pole Arm Tee Round, 6" diam.</p> <p><input type="checkbox"/> PATS4/_<sup>6,7</sup> Pole Arm Tee Square, 4" diam.</p> <p><input type="checkbox"/> PATS5/_<sup>6,7</sup> Pole Arm Tee Square, 5" diam.</p> <p><input type="checkbox"/> PATS6/_<sup>6,7</sup> Pole Arm Tee Square, 6" diam.</p>	<p><b>BD</b></p> <p><b>Accessories</b></p> <p><b>Internal</b></p> <p><input type="checkbox"/> ISS<sup>8</sup> Internal Source Shield</p> <p><input type="checkbox"/> IHL<sup>9</sup> Internal Honeycomb Louver</p> <p><input type="checkbox"/> CFAMB<sup>10</sup> Color Filter Amber</p> <p><input type="checkbox"/> CFRED<sup>10</sup> Color Filter Red</p> <p><input type="checkbox"/> CFBLU<sup>10</sup> Color Filter Blue</p> <p><input type="checkbox"/> CFGRN<sup>10</sup> Color Filter Green</p> <p><b>External<sup>11</sup></b></p> <p><input type="checkbox"/> BD Barn Doors</p> <p><input type="checkbox"/> GS Glare Shield</p>	<p><b>LPI</b></p> <p><b>Options</b></p> <p><b>Lamp</b></p> <p><input type="checkbox"/> LPI Lamp Included</p>	<p><b>BL</b></p> <p><b>Finish</b></p> <p><input type="checkbox"/> BL Black</p> <p><input type="checkbox"/> BZ Bronze</p> <p><input type="checkbox"/> DDB Dark Bronze</p> <p><input type="checkbox"/> DNA Natural Alum.</p> <p><input type="checkbox"/> GN Green</p> <p><input type="checkbox"/> GR Gray</p> <p><input type="checkbox"/> SND Sand</p> <p><input type="checkbox"/> STG Steel Gray</p> <p><input type="checkbox"/> TVG Terra Verde Green</p> <p><input type="checkbox"/> WH White</p> <p><input type="checkbox"/> CF Custom Finish</p>	<p><b>IEC</b></p> <p><b>Listing</b></p> <p><input type="checkbox"/> IEC International Electro-technical Commission</p>
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**Notes:**

<sup>1</sup> 26TRT, 32TRT and 42TRT available with MVOLT multi-volt (120V-277V) ballast only.

<sup>2</sup> Available with T-6 Lamps.

<sup>3</sup> Available with E-27 & TRT Lamps.

<sup>4</sup> See individual mounting specification sheets for conduit/drilling options.

<sup>5</sup> Available in 6" increments from 12" to 48", specify length.

<sup>6</sup> Two fixtures per mounting.

<sup>7</sup> Available in 6" increments from 12"-24", specify length.

<sup>8</sup> Available with TSP & MFL distributions.

<sup>9</sup> Available with FL distributions.

<sup>10</sup> Not available with NHSP.

<sup>11</sup> Each option is mutually exclusive, choose one only.

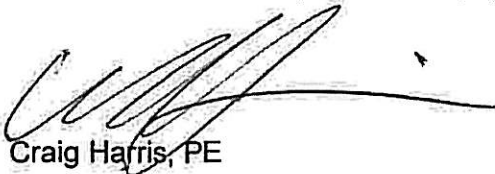


**MEMORANDUM**

**DATE:** March 25, 2013  
**TO:** City of Wilsonville  
**BY:** Craig Harris, PE  
**SUBJECT:** Stormwater Treatment  
**PROJECT:** Fox Center Townhomes, Wilsonville, OR  
**PROJECT NO.:** A11178.11

The Fox Center Townhome project is a 15 unit project located at the corner to Wilsonville Rd and Willamette Way East. Post construction the site will contain approximately 25,050SF of impervious area. Runoff from roofs will be collected in downspouts and flows from the sidewalks and parking areas will be collected in catchbasins. Once collected the storm runoff will be treated in a water quality manhole located in the southeast portion of the site. After treatment the runoff will be conveyed to an existing manhole in Willamette Way and join the upstream flows. Downstream pipes increase from a 15" out in the manhole we are connecting to, to 18" then to a 24" line before discharge into a ditch approximately 800' from our project. Per past correspondence with the city no detention is required at this site only water quality. On-site storm piping is designed to convey the 25yr design storm volume with out surcharging and the hydraulic grade will be a minimum of 18" below the proposed surface. This is a summary of the stormwater design for the Fox Center Townhome project. A complete report will be submitted for review and approval at permit stage.

Please let me know if you have any questions.



Craig Harris, PE

# Fox Center Townhomes

SW Wilsonville Road and SW Willamette Way East  
Wilsonville, OR

  
MILDREN DESIGN GROUP, P.C.  
Architecture • Space Planning  
7650 S.W. Beveland, Suite 120  
Tigard, Oregon 97223-8692  
(503) 244-0552



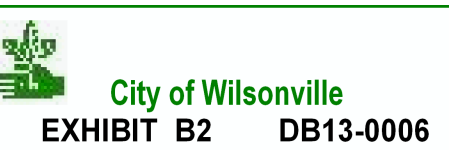
Client:  
Seema, LLC

334 NW 11TH AVENUE  
PORTLAND OR, 97209

Project:  
Fox Center  
Townhouse  
Project

Sheet Title:  
Cover Sheet

Revisions:



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Date: 25 March 2013  
Drawn by: JAK Checked by: DAV  
Job Number: 106146.04  
Sheet

A0.1

## Owner

SEEMA, LLC  
CONTACT: SIA VOSSOUGH  
334 NW 11TH AVENUE  
PORTLAND, OR 97209

## Architect

MILDREN DESIGN GROUP, P.C.  
CONTACT: DAN VASQUEZ  
7650 SW BEVELAND ST. SUITE #120  
TIGARD, OR 97223  
503.244.0552

## Planner

AAI ENGINEERING  
CONTACT: BETH ZAUNER  
4875 SW GRIFFITH DRIVE  
BEAVERTON, OR 97005  
503.620.5539

## Civil Engineer

AAI ENGINEERING  
CONTACT: CRAIG HARRIS  
4875 SW GRIFFITH DRIVE  
BEAVERTON, OR 97005  
503.620.5539

## Contractor

ALN CONTRACTORS  
CONTACT: DAN NOLAND  
PO BOX 1304  
BEAVERTON, OR 97140  
503.692.6212

## Site Lighting Engineer

SYSTEM DESIGN CONSULTANTS, INC  
CONTACT: STEVE WATKINS  
333 SE 2ND AVE  
PORTLAND, OR 97214  
503.248.0227

## Landscape Architect

AAI ENGINEERING  
CONTACT: MIKE O'BRIEN  
4875 SW GRIFFITH DRIVE  
BEAVERTON, OR 97005  
503.620.5539

## Sheet Index

A0.1	COVER SHEET
A1.1	SITE PLAN
A1.2	SITE DETAILS
C1.0	GRADING PLAN
C1.1	GRADING AND EROSION CONTROL DETAILS
C2.0	UTILITY PLAN
C3.0	SITE DETAILS
C3.1	WATER DETAILS
C3.2	UTILITY DETAILS
L1.1	LANDSCAPE CONCEPT PLAN
E1.1	SITE LIGHTING PHOTOMETRIC PLAN
A2.1-A	FIRST AND SECOND FLOOR PLAN - 4 UNIT
A2.1-B	FIRST AND SECOND FLOOR PLAN - 3 UNIT
A3.1-A	ELEVATIONS - 4 UNIT
A3.1-B	ELEVATIONS - 3 UNIT

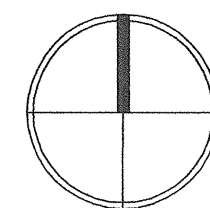
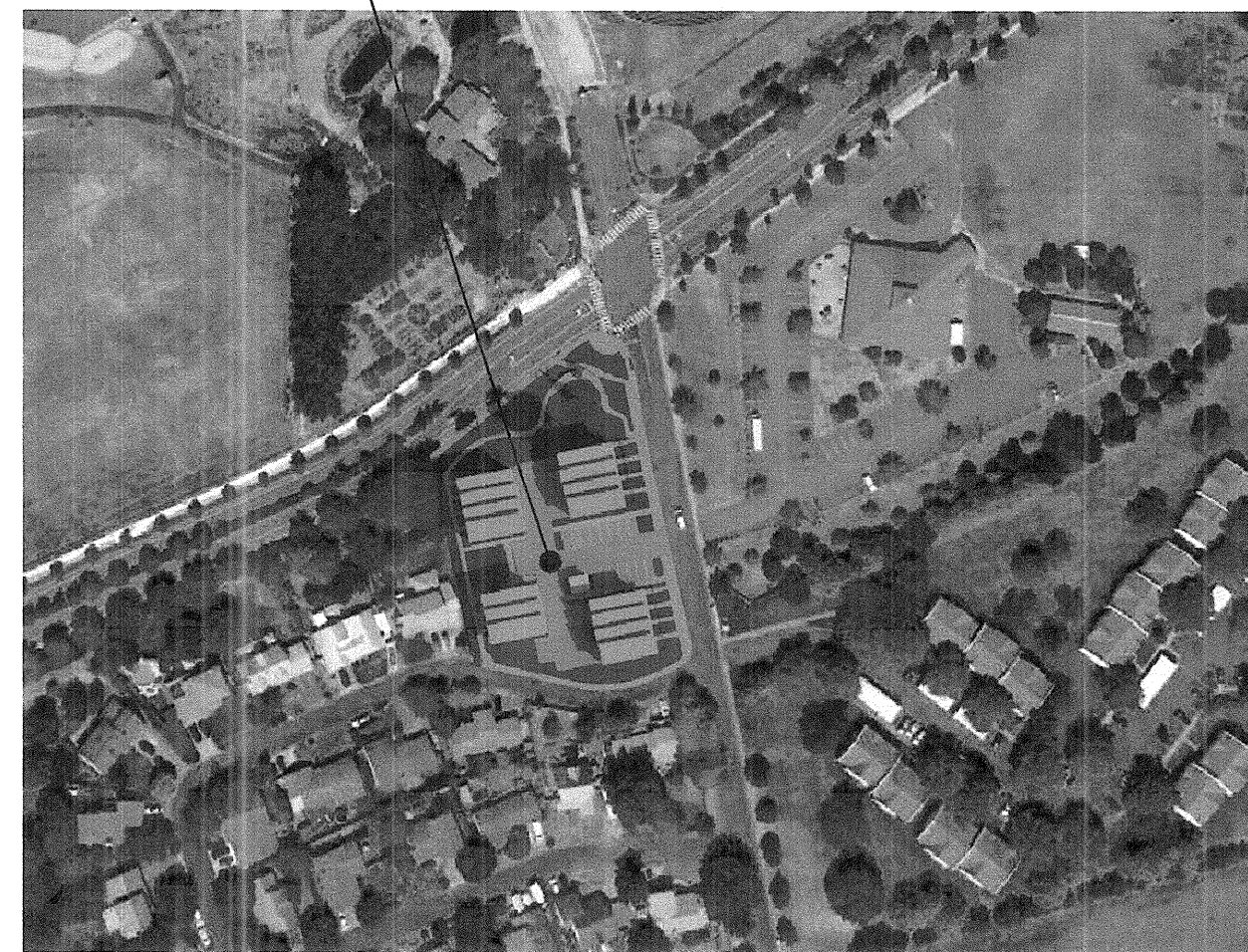
## Site Info

LOT INFO		
AREA:	49,676 SF	1.14 ACRES (±2 ACRES)
ZONE:	PLANNED DEVELOPMENT RESIDENTIAL ZONE (PDR-5)	
REQUIRED OPEN SPACE:	25% (12,419 SF)	
REQUIRED OUTDOOR RECREATION AREA (11-19 UNITS):	200 SF PER UNIT	
SETBACKS		
FRONT YARD:	20 FEET MIN.	
SIDE YARD:	10 FEET MIN.	
REAR YARD:	20 FEET MIN.	
PARKING - REQUIRED:	(PER 4.155, TABLE 5-A) 1.5 PER UNIT (± BEDROOM)	
INDEPENDENT LIVING COMMUNITY: TWO STORY TOWNHOUSE UNITS (± UNITS TOTAL)		
COVERAGE AREA		
BUILDING A:	3,057 SF	
BUILDING B:	3,057 SF	
BUILDING C:	3,057 SF	
BUILDING D:	2,309 SF (TOTAL: 11,480 SF, 23% OF SITE)	
PARKING, DRIVEWAYS, ETC.:	13,373 SF	
	24,653 SF	
OPEN SPACE:	25,023 SF (50%)	
OUTDOOR RECREATIONAL MISC. COMMUNAL GARDENS / PLAZA AREA:	3,000 SF REQUIRED	12,509 SF PROVIDED
TWO STORY UNITS		
SQUARE FOOTAGE PER UNIT:	1,200 SF (EXCL. GARAGE)	
TOTAL NUMBER OF UNITS: (ALL TWO BEDROOM UNITS)	15 UNITS	
REQUIRED PARKING (1.5 STALLS PER UNIT):	23 SPACES	
PROVIDED PARKING:		
- STANDARD STALLS	34 SPACES (INCLUDES 15 GARAGE SPACES)	
- COMPACT STALLS	10 PROVIDED (±1 ALLOWED)	
TOTAL:	44 SPACES	
LANDSCAPE AREA CALCULATIONS		
TOTAL LANDSCAPING REQUIRED (±5% OF OVERALL AREA):	21,884 SF (7,452 SF REQUIRED)	
PARKING LOT LANDSCAPING (±0% OF PARKING AREA):	1,321 SF (1,301 SF REQUIRED)	

Design Review Submittal - March 2013



Area of Site

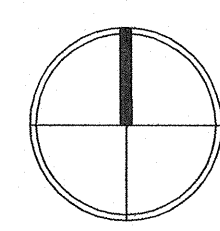
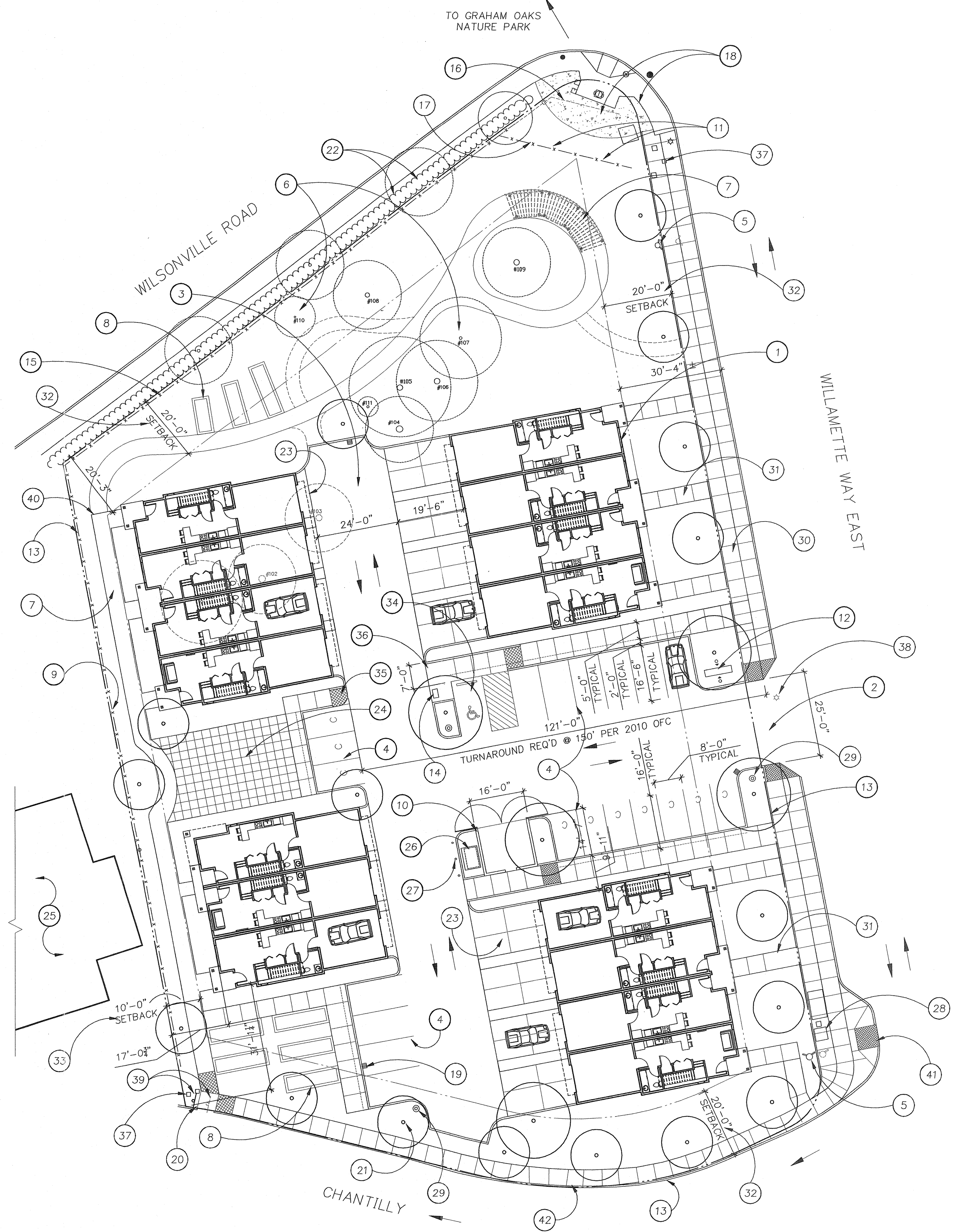


Vicinity Map (Proposed Massing)

Not to scale

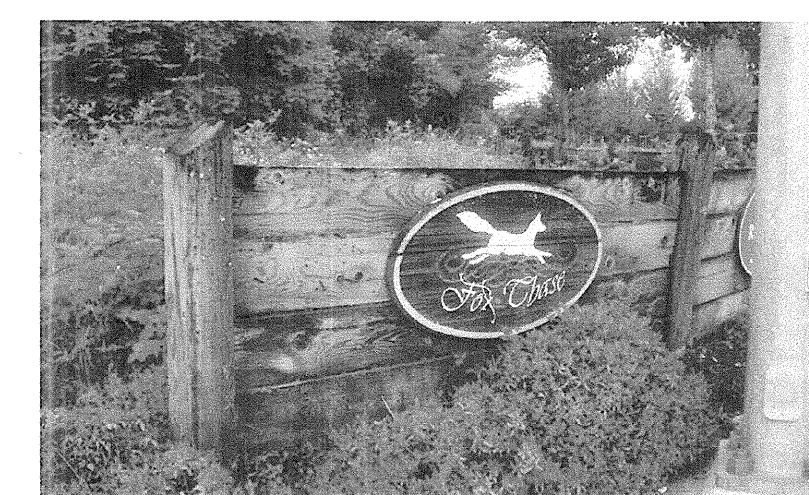
Keynotes

1. TWO-STORY TOWNHOUSE UNIT, TYPICAL
2. WILLAMETTE WAY ACCESS - ACROSS FROM EXISTING ACCESS TO VALLEY CHRISTIAN CHURCH ON EAST SIDE OF STREET
3. DRIVEWAY ACCESS TO GARAGE, TYPICAL
4. ADDITIONAL PARKING
5. RELOCATE EXISTING FIRE HYDRANT, TYPICAL OF 2
6. EXISTING TREES TO REMAIN, TYPICAL (TREES TO BE REMOVED SHOWN DASHED)
7. PEDESTRIAN PATHWAY: HARDSCAPE WALKWAY AND PLAZA TRELLIS STRUCTURE AT NORTHEAST CORNER OF SITE, SEE 10/A1.2 FOR ADDITIONAL TRELLIS INFORMATION
8. 5 FT. x 16 FT. (MAX.) x 12" HIGH RAISED WOOD PLANTER BOX, TYPICAL
9. PROPOSED 6 FT. HIGH WOOD FENCE WITH 4x4 POSTS AND 1x6 OR 1x8 T&G BOARDS AND 2x4 TOP AND BOTTOM RAILS - WITH CLEAR WEATHERING STAIN
10. TRASH AND RECYCLING ENCLOSURE WITH 8'-0" TALL PAINTED CMU WALLS, PITCHED ROOF AND METAL GATES - SEE DETAIL 8/A2.1
11. RELOCATED "FOX CHASE" AND "RIVERGREEN" SIGNAGE - EXACT LOCATION TO BE VERIFIED. (SEE PHOTOS THIS SHEET)
12. PROPOSED "FUTURE" MONUMENT SIGN WITH UPLIGHTING ON EACH SIDE, APPROXIMATE SIZE: 2'-6" HIGH X 8'-0" WIDE
13. PROPERTY LINE
14. APPROXIMATE LOCATION OF PROPOSED PEDESTAL MOUNTED "CLUSTER" TYPE MAILBOX
15. EXISTING FENCING ALONG WILSONVILLE ROAD TO REMAIN
16. PORTION OF EXISTING FENCE TO BE REMOVED AND REUSED (SHOWN DASHED)
17. PROPOSED NEW/ REUSED FENCING TO TIE INTO AND MATCH EXISTING (4 FT. HIGH FENCE WITH 12" HORIZONTAL BOARDS AND 8x8 WOOD POSTS)
18. EXTENT OF EXISTING CONCRETE AT STREET LIGHT (AT NE CORNER OF SITE), WITH PROPOSED NEW CONCRETE AREA (SHOWN DASHED) TO TIE INTO EXISTING
19. PROPOSED CATCH BASIN, TYPICAL OF 3 - SEE CIVIL
20. TERMINATION OF PROPOSED SIDEWALK (AT SW CORNER OF PROPERTY) SLOPE SIDEWALK DOWN TO GRADE AS REQUIRED, RELOCATE EXISTING POLE MOUNTED SIGN TO PROVIDE UNOBSTRUCTED PATH
21. PROPOSED TREE, TYPICAL - SEE SHEET L1.1
22. EXISTING STREET TREES AND VEGETATION ALONG WILSONVILLE ROAD TO REMAIN
23. PROPOSED CONCRETE DRIVEWAY / APRON AT GARAGE DOORS, WITH COLORED CONCRETE PORTIONS IN BETWEEN DRIVEWAYS, TYPICAL OF 8
24. HARDSCAPE PLAZA AREA - (CONCRETE PAVERS)
25. EXISTING ADJACENT RESIDENCE
26. PROPOSED PGE TRANSFORMER
27. 6" BOLLARD, TYPICAL, PAINTED YELLOW, SEE DETAIL 7/A1.2
28. EXISTING PGE TRANSFORMER TO REMAIN
29. 16 FT. HIGH FIBERGLASS LIGHT POLE WITH COMPACT FLUORESCENT FIXTURE, DARK BRONZE FINISH, TYPICAL OF 3
30. 5 FT. WIDE CONCRETE SIDEWALK EXTENSION - ADJACENT TO EXISTING SIDEWALK - 10 FT. TOTAL WIDTH, SEE DETAIL 5/A1.2
31. 5 FT. WIDE CONCRETE PATHWAY WITH 6 +/-" HIGH STEPS TO ENTRIES, TYPICAL ALONG WILAMETTE WAY EAST
32. 20'-0" BUILDING SETBACK ALONG STREET FRONTAGE
33. 10'-0" BUILDING SETBACK ALONG PROPERTY LINE
34. ACCESSIBLE PARKING SPACE, RAMP, SIGNAGE, ACCESS AISLE AND CONCRETE WHEEL STOP - SEE DETAIL 1/A1.2
35. CURB RAMP, TYPICAL
36. AT-GRADE SIDEWALK TRANSITION TO PARKING LOT
37. UTILITY RISER TO BE RELOCATED - SEE CIVIL
38. EXISTING LIGHT POST TO BE REMOVED
39. EXISTING UTILITY PEDESTALS TO REMAIN
40. TRANSITION FROM CONCRETE SIDEWALK TO GRAVEL PATH
41. PROPOSED SIDEWALK "EXTENSION" AT SE CORNER OF SITE, INCLUDING NEW CURB RAMP - SEE CIVIL
42. PROPOSED NEW 5'-0" SIDEWALK ALONG CHANTILLY



Site Plan

0 10 20 40 FT.

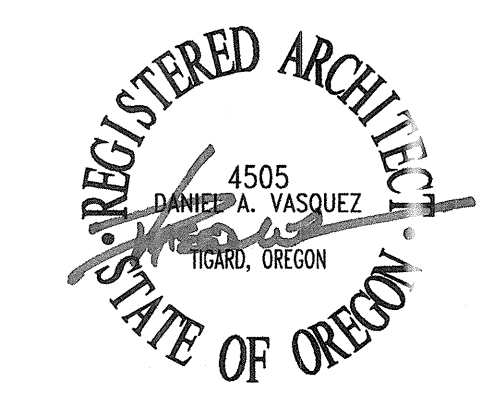


Existing Signage



Existing Signage

MILDREN DESIGN GROUP P.C.  
ARCHITECTURE • SPACE PLANNING  
7650 S.W. Beveland, Suite 20  
Tigard, Oregon 97223-8672  
(503) 244-0552



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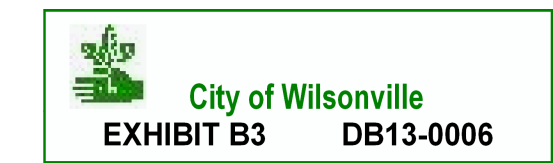
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Project:  
Fox Center  
Townhouse  
Project

Wilsonville, Oregon 97070

Sheet Title:  
Site Plan

Revisions:

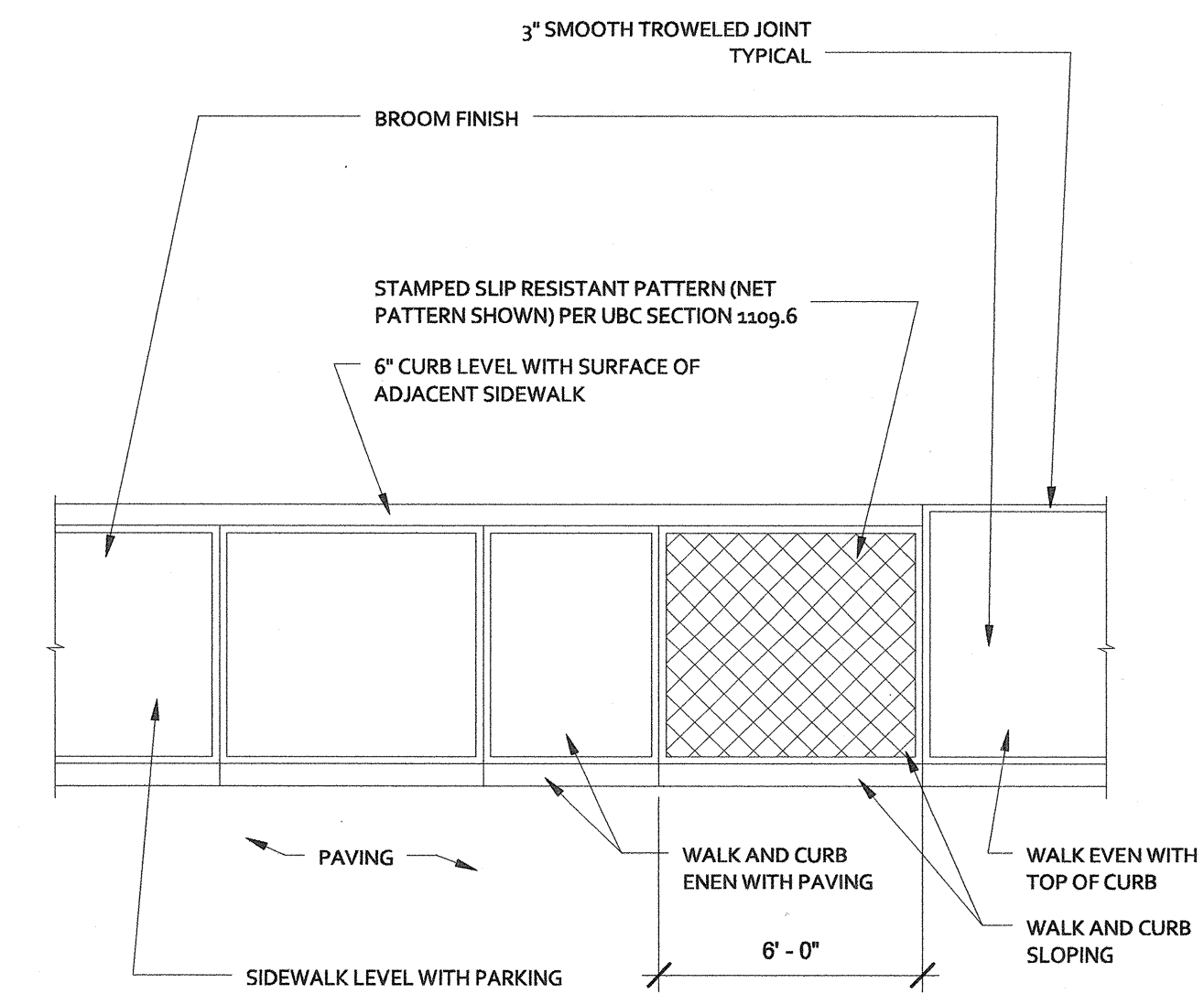


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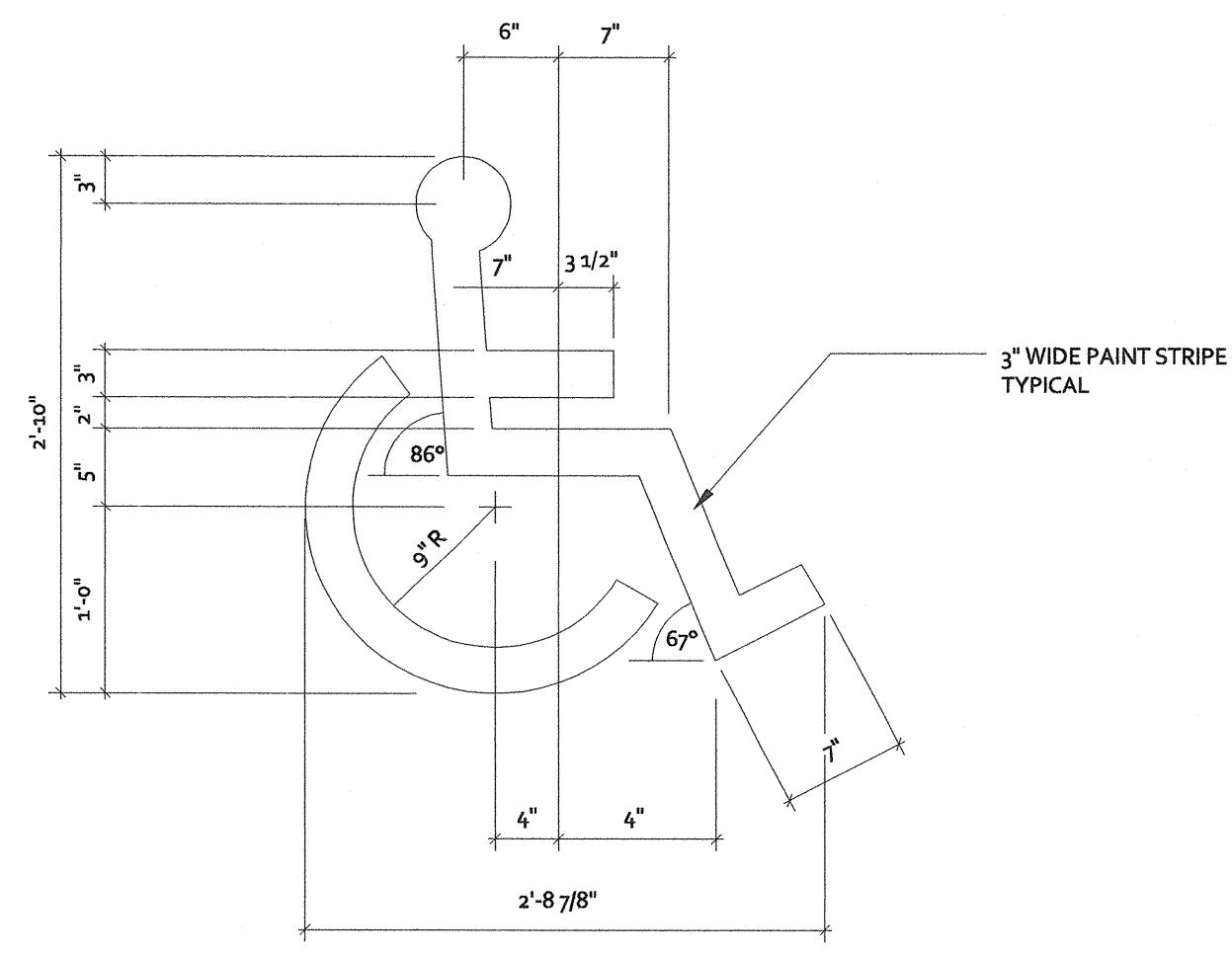
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Drawn by: JAK Checked by: DAV  
Job Number: 108145.04  
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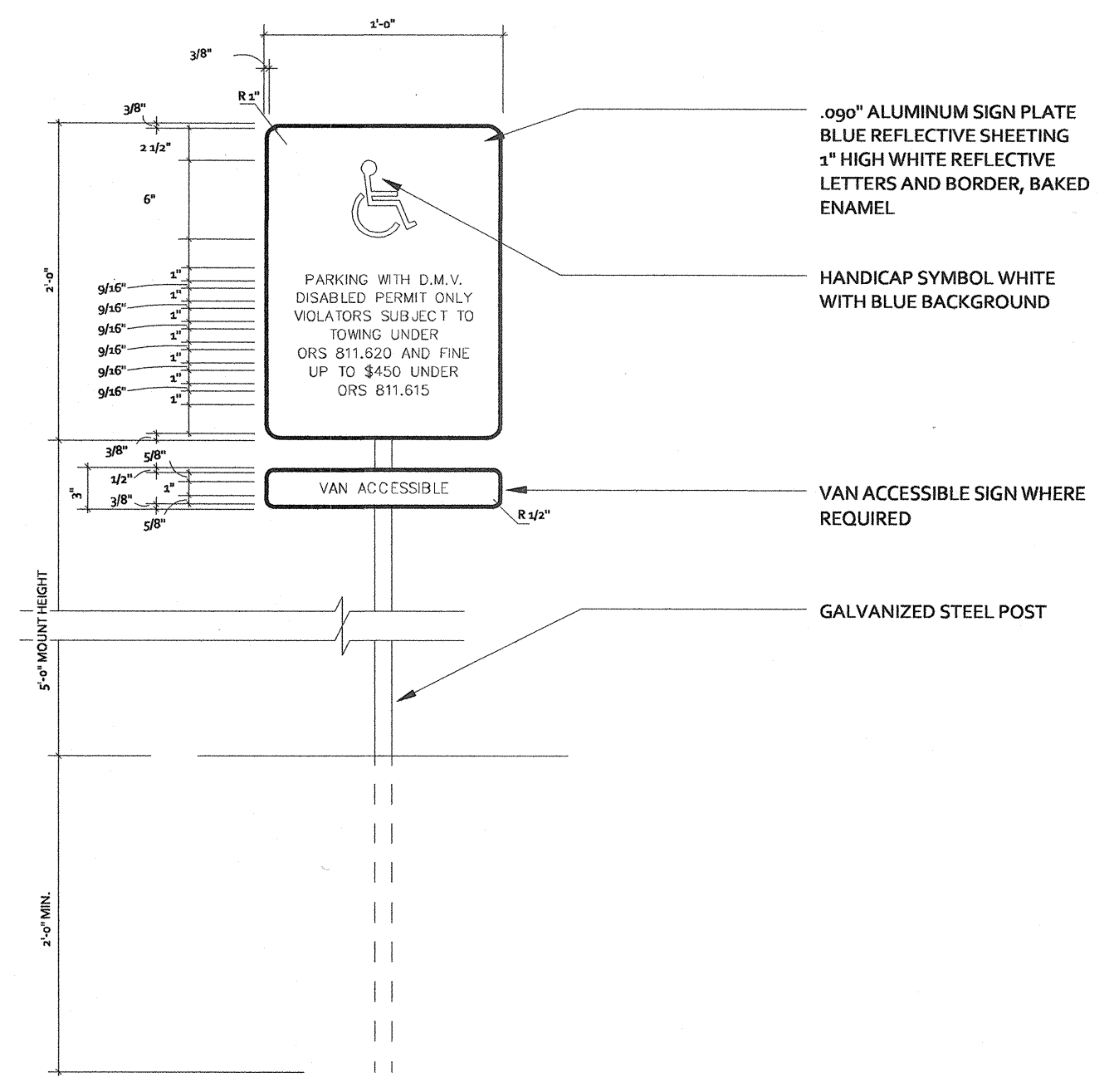




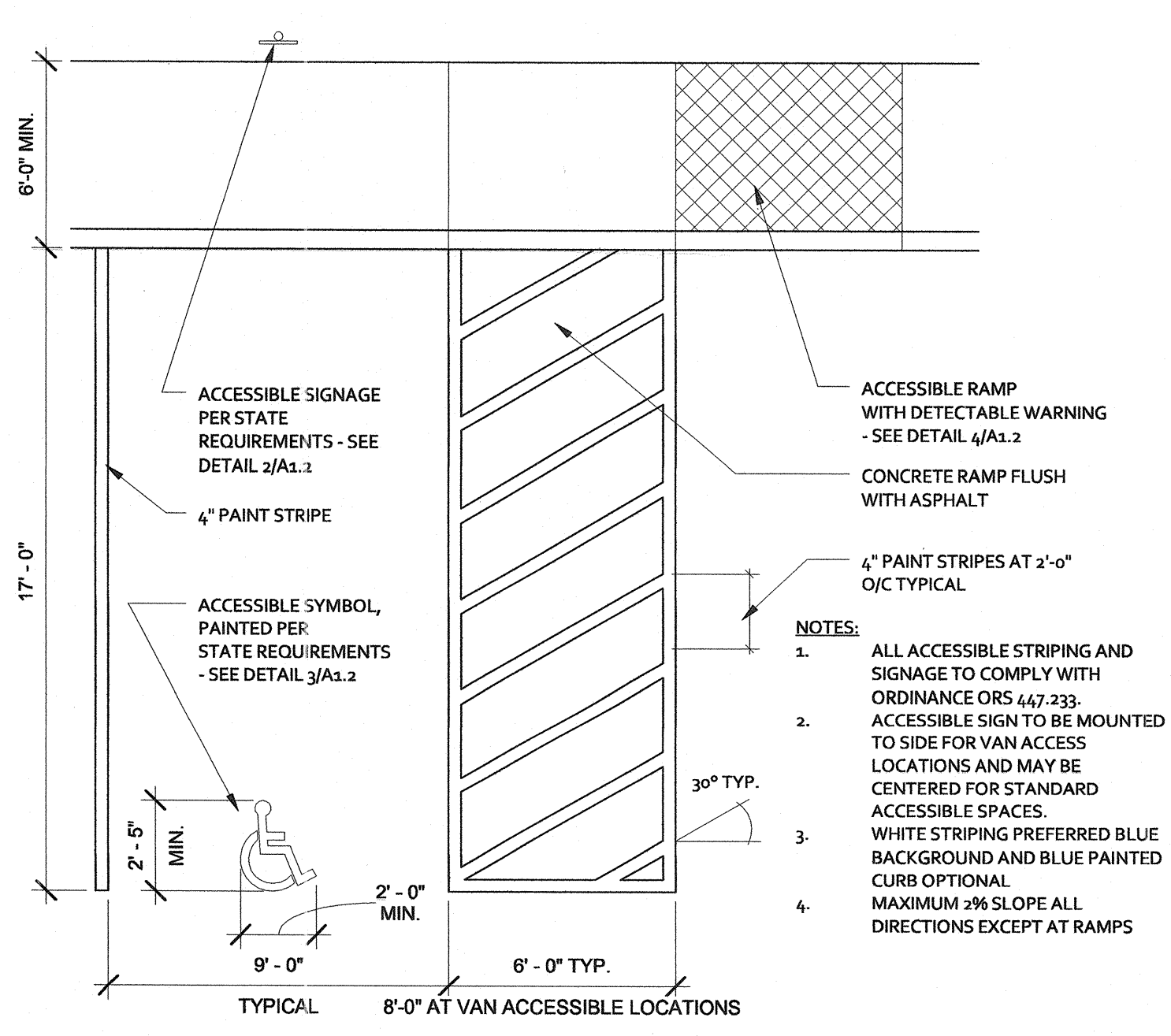
4 Accessible Sidewalk Ramp  
 A1.2 1/4" = 1'-0"



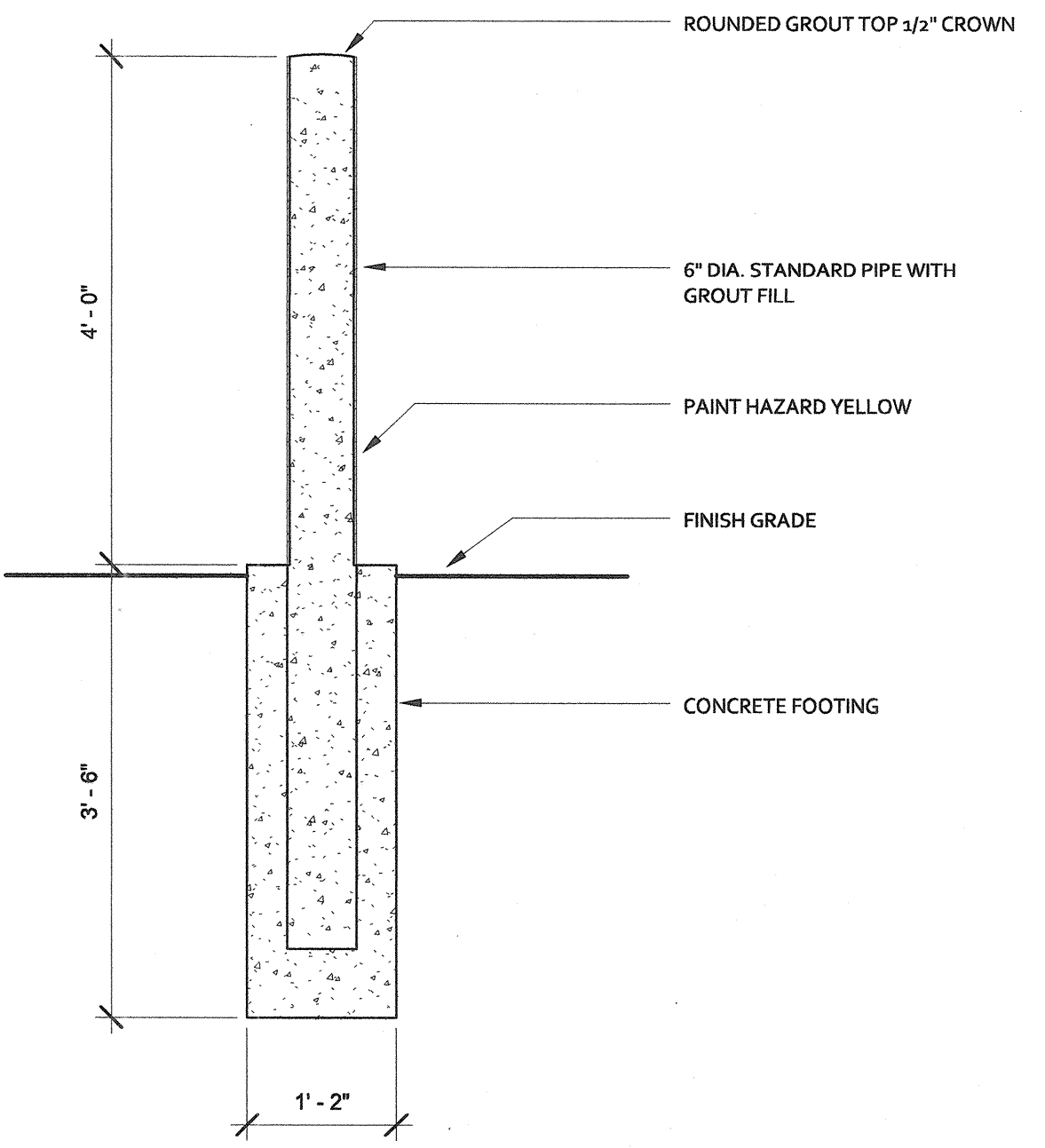
3 International Accessible Symbol  
 A1.2 1" = 1'-0"



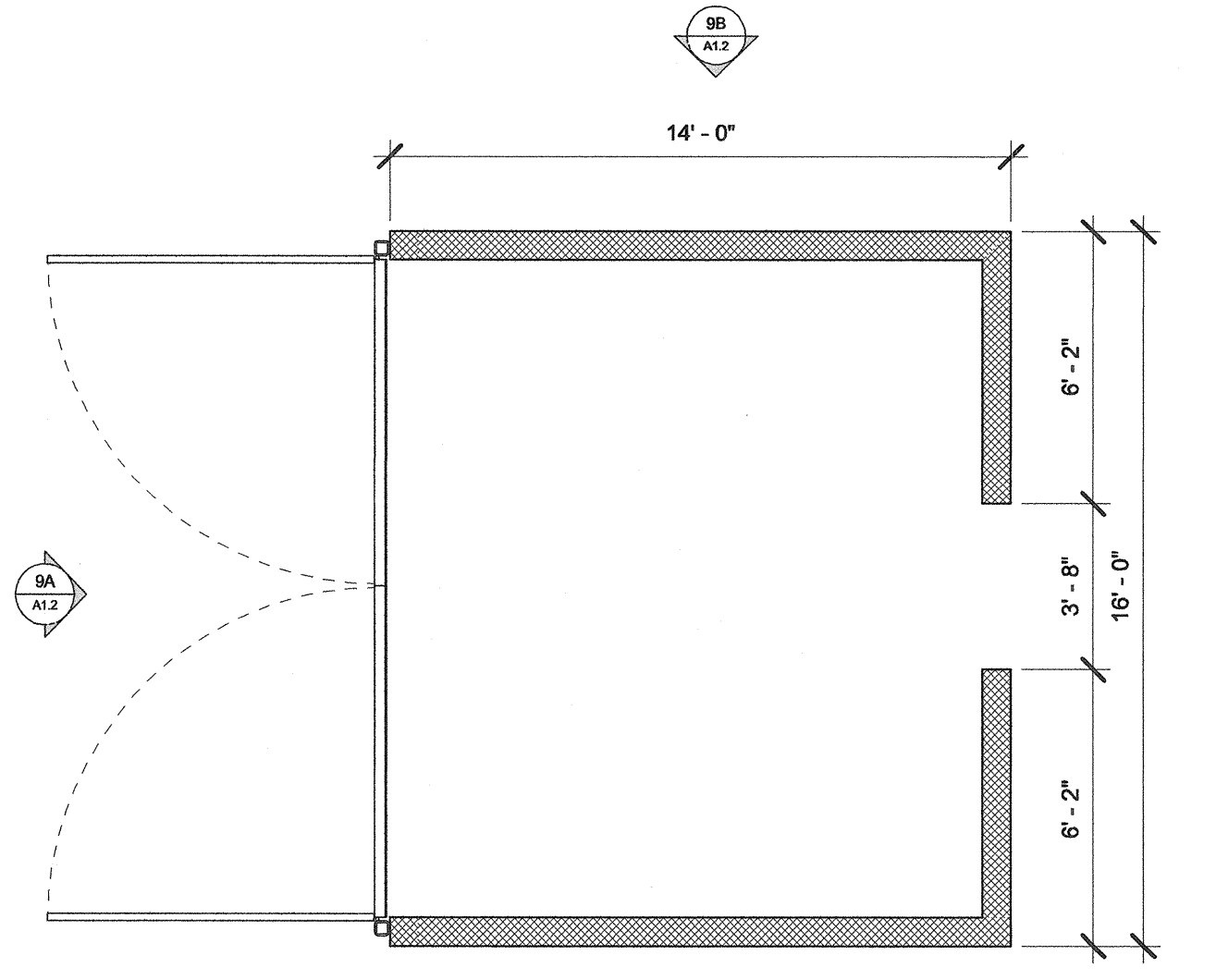
2 Accessible Park Sign  
 A1.2 1" = 1'-0"



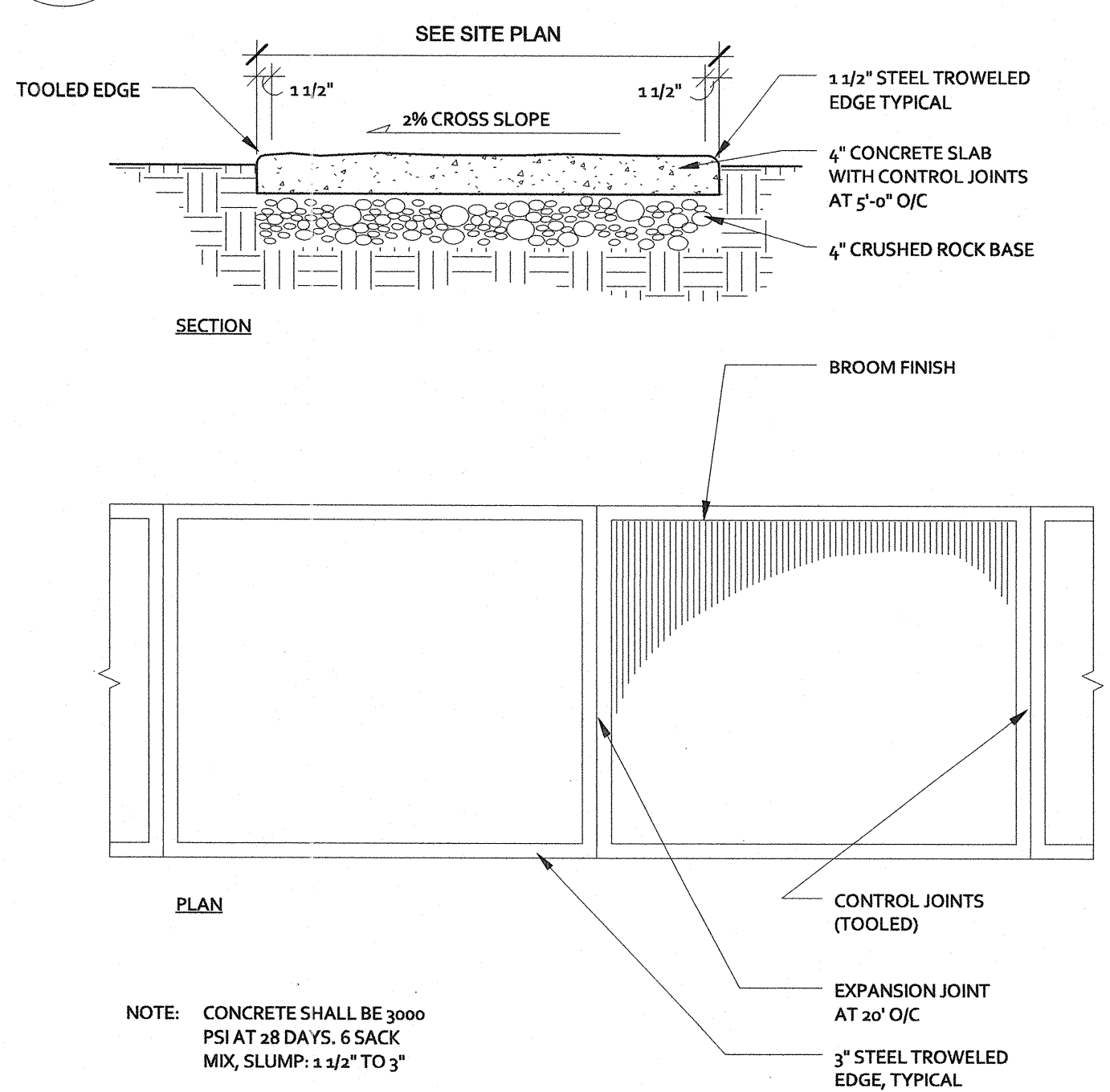
1 Accessible Parking  
 A1.2 1/4" = 1'-0"



7 6" Bollard  
 A1.2 3/4" = 1'-0"



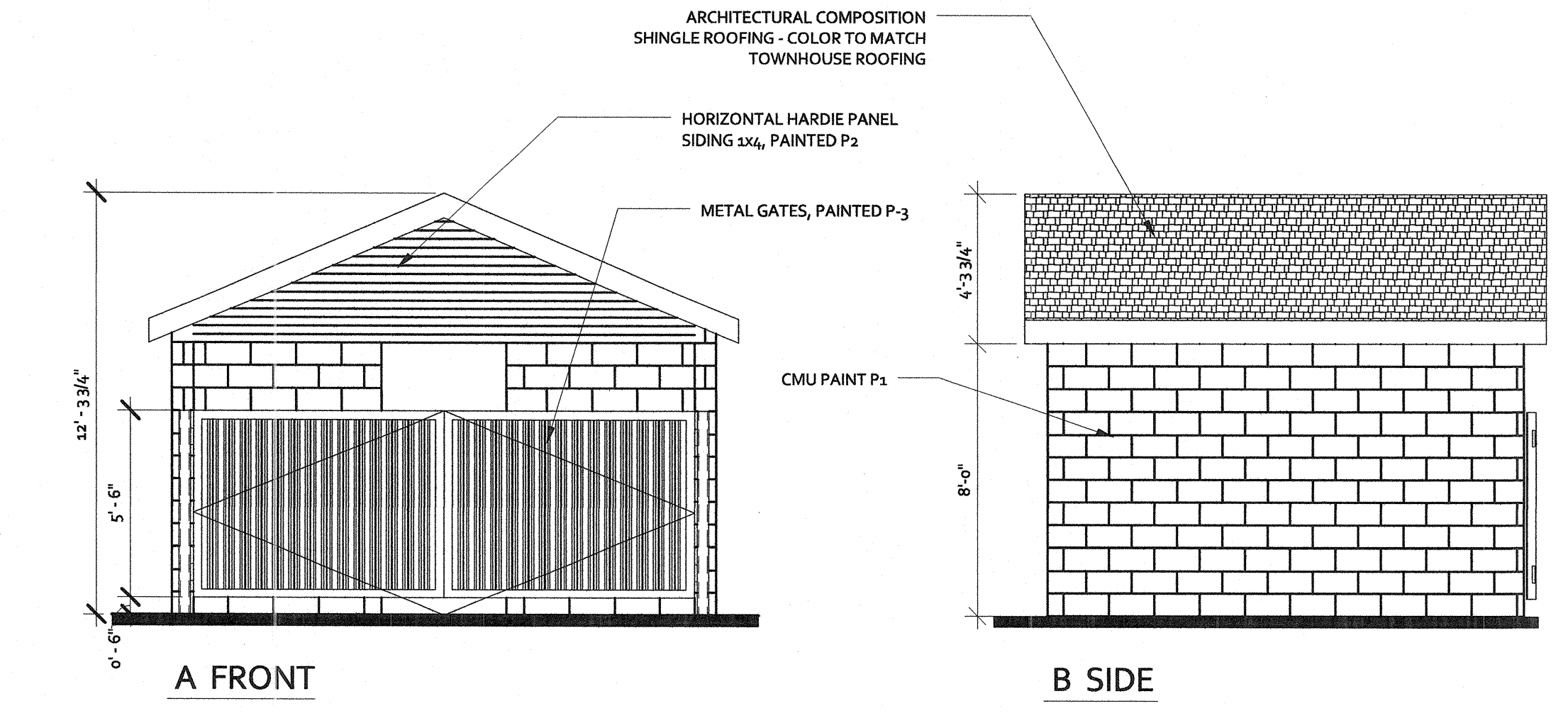
8 Trash Enclosure Plan  
 A1.2 1/4" = 1'-0"



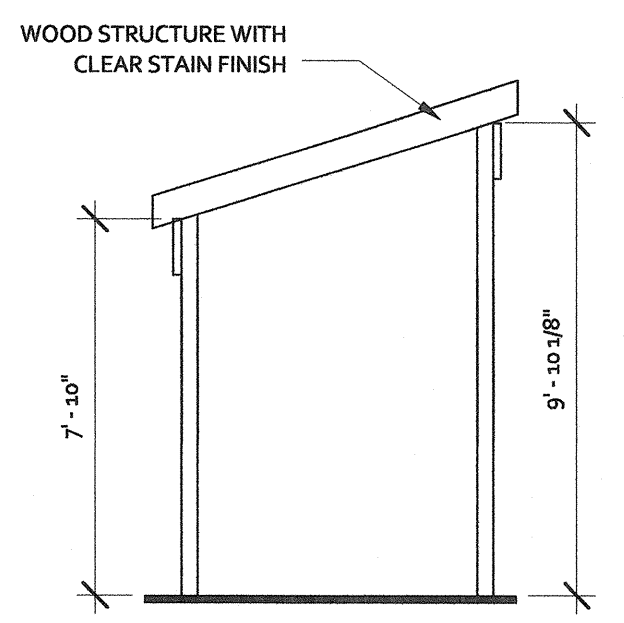
5 Typical Sidewalk  
 A1.2 1/2" = 1'-0"

6 Monument Sign  
 A1.2 1/2" = 1'-0"

FUTURE SUBMITTAL



9 Trash Enclosure Elevation  
 A1.2 1/4" = 1'-0"



10 Trellis Section / Concept  
 A1.2 1/4" = 1'-0"







Owner:  
**Seema, LLC**

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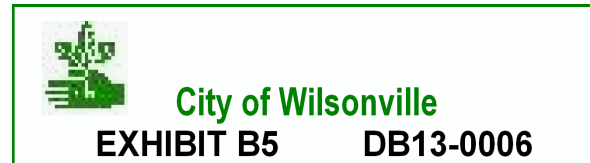
Project:  
**Fox Center  
 Townhouse  
 Project**

Wilsonville, Oregon 97070

Sheet Title:

# GRADING PLAN

Revisions:



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 Date: 25 March 2013  
 Drawn by: JT Checked by: CNH  
 Job Number: 108146.04  
 Sheet



## LEGEND

EXISTING CONTOUR--1 TO 4 FOOT INTERVALS	---	102
EXISTING CONTOUR--5 FOOT INTERVALS	---	100
NEW CONTOUR--1 TO 4 FOOT INTERVALS	---	102
NEW CONTOUR--5 FOOT INTERVALS	---	100
SEDIMENT FENCE	---	---
CATCH BASIN RIM ELEVATION	---	CATCH BASIN RIM=100.00
SPOT ELEVATION	---	100.00
TOP FACE OF CURB ELEVATION	---	TC
ASPHALT ELEVATION	---	AC
GRADE	---	G
DOOR JAMB	---	DJ
EXISTING	---	(E)
CATCH BASIN	---	■

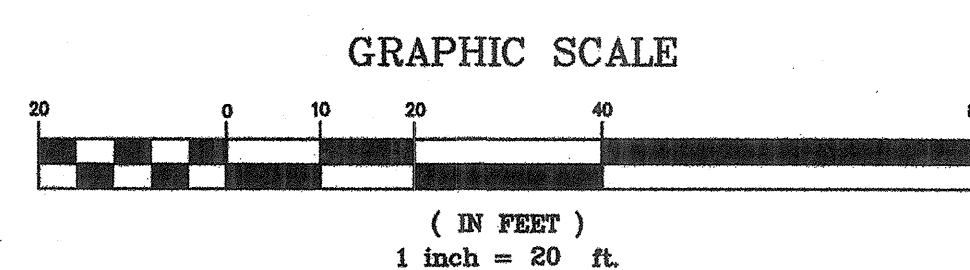
## GENERAL NOTES

- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE JURISDICTION, THE GEOTECHNICAL INVESTIGATION FOR THIS PROJECT, AND THE PROJECT SPECIFICATIONS.
- THE CONTRACTOR SHALL HAVE A FULL SET OF THE CURRENT APPROVED CONSTRUCTION DOCUMENTS INCLUDING ADDENDA ON THE PROJECT SITE AT ALL TIMES.
- THE CONTRACTOR SHALL COMPLY WITH ORS 757.541 TO 757.571 REQUIRING NOTIFICATION OF INTENDED EXCAVATION TO UTILITY PROVIDERS.
- THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF PRIVATE UTILITIES SUCH AS GAS, TELEPHONE, POWER, CABLE TELEVISION, ETC. CONFIRM VAULT LOCATIONS WITH ENGINEER.
- THE CONTRACTOR SHALL KEEP THE ENGINEER AND JURISDICTION INFORMED OF CONSTRUCTION PROGRESS TO FACILITATE SITE OBSERVATIONS AT REQUIRED INTERVALS. 24-HOUR NOTICE IS REQUIRED.
- EXISTING CONDITIONS BASED ON TOPOGRAPHIC BOUNDARY AND UTILITY SURVEY PREPARED BY CENTERLINE CONCEPTS, INC. DATED JULY 7, 2012.
- FINISH GRADES ARE TO BE BROUGHT TO WITHIN 0.08 FT IN 10 FT OF THE GRADES SHOWN AT SUBGRADE AND TO WITHIN 0.03 FT IN 10 FT AT FINISH GRADE. CONTRACTOR TO ALLOW FOR PLACEMENT OF REQUIRED TOPSOIL IN ROUGH GRADING.
- GRADING ELEVATIONS AS SHOWN ON SITE AND LANDSCAPE PLANS ARE FINISHED GRADE WHICH INCLUDES SUBGRADE, SOIL, TOPSOIL, SOIL AMENDMENTS, ROCKERY AND RUNOFF PROTECTION CONTRACTOR IS RESPONSIBLE TO COORDINATE GRADING WITH BOTH EXCAVATOR AND LANDSCAPE CONTRACTOR.

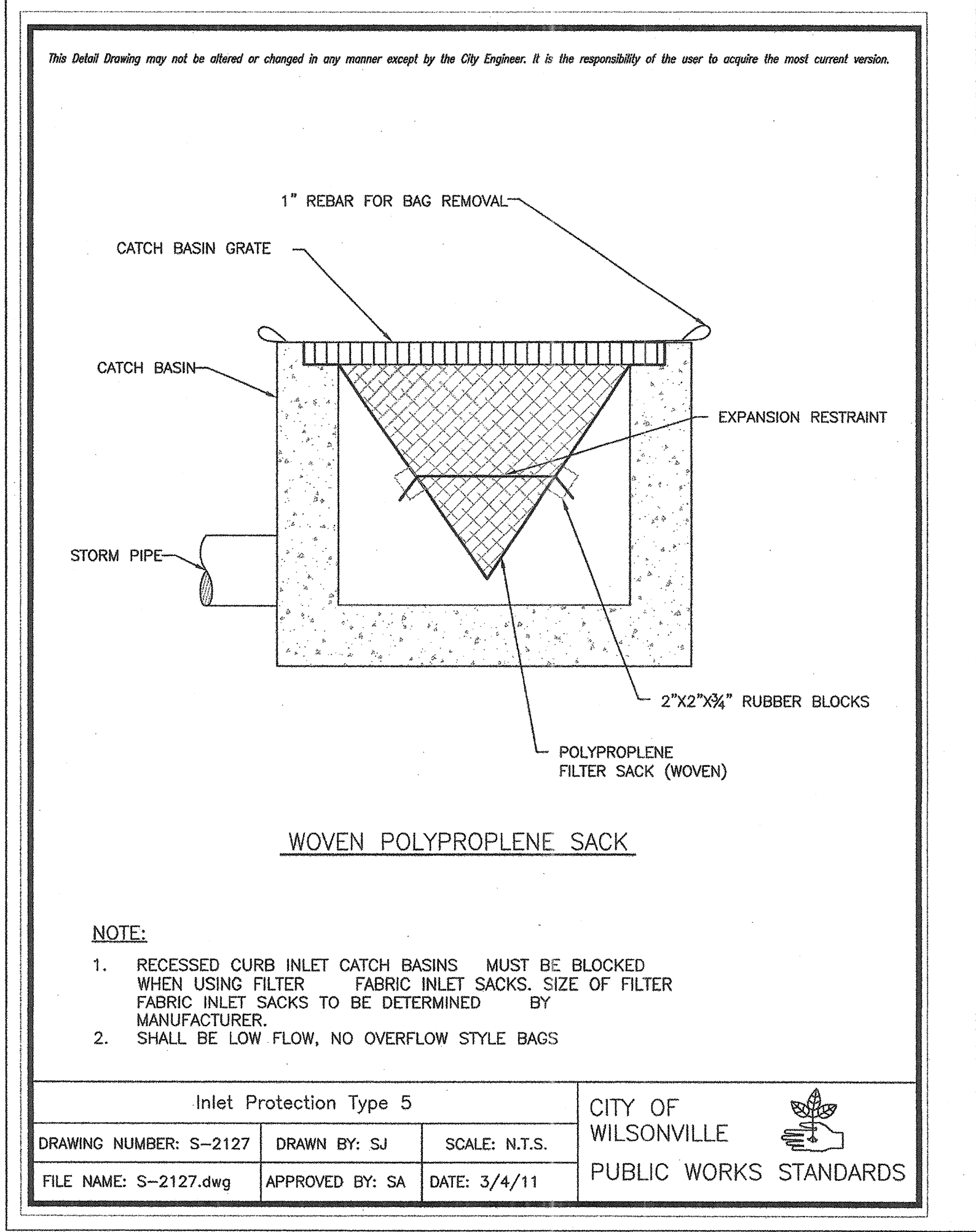
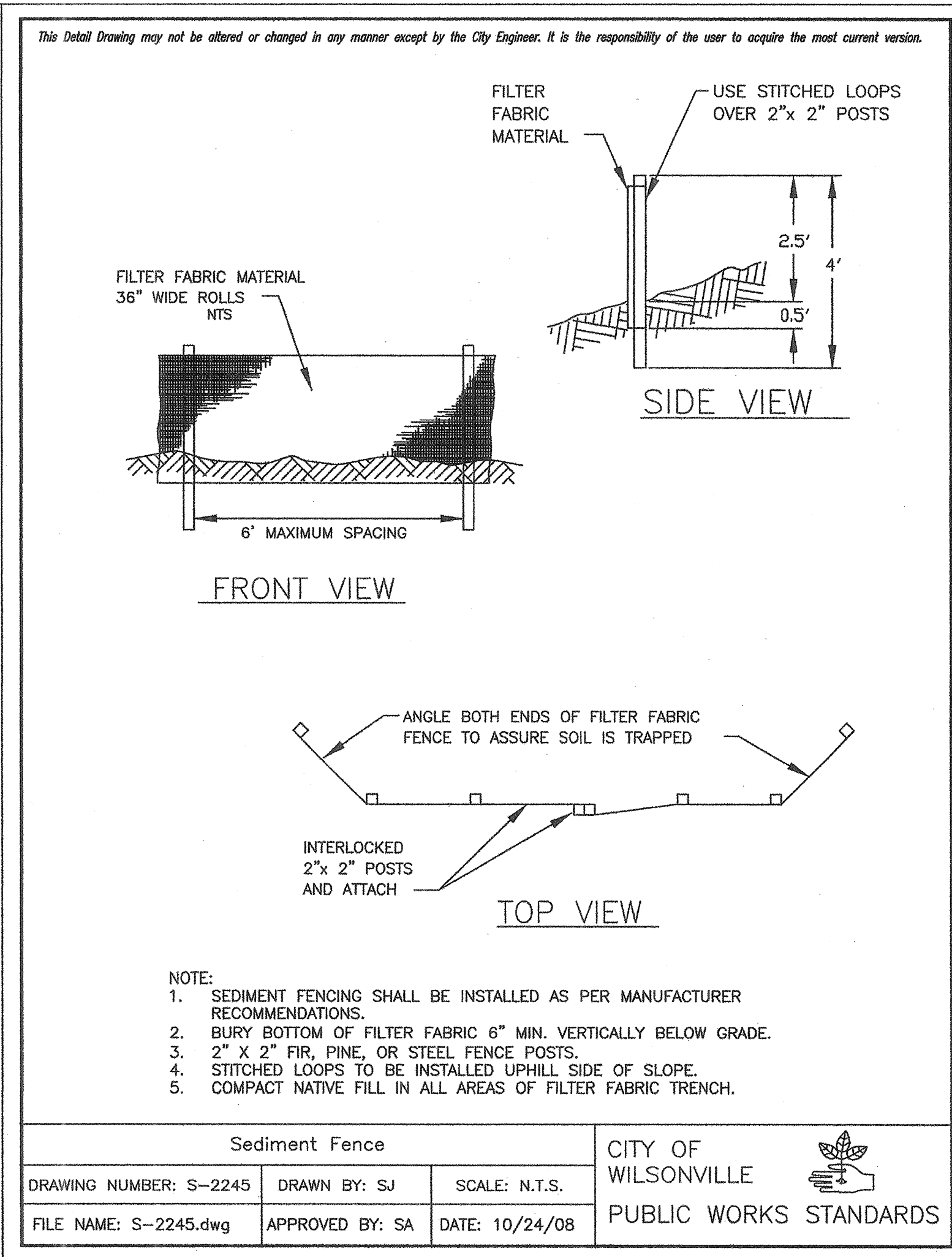
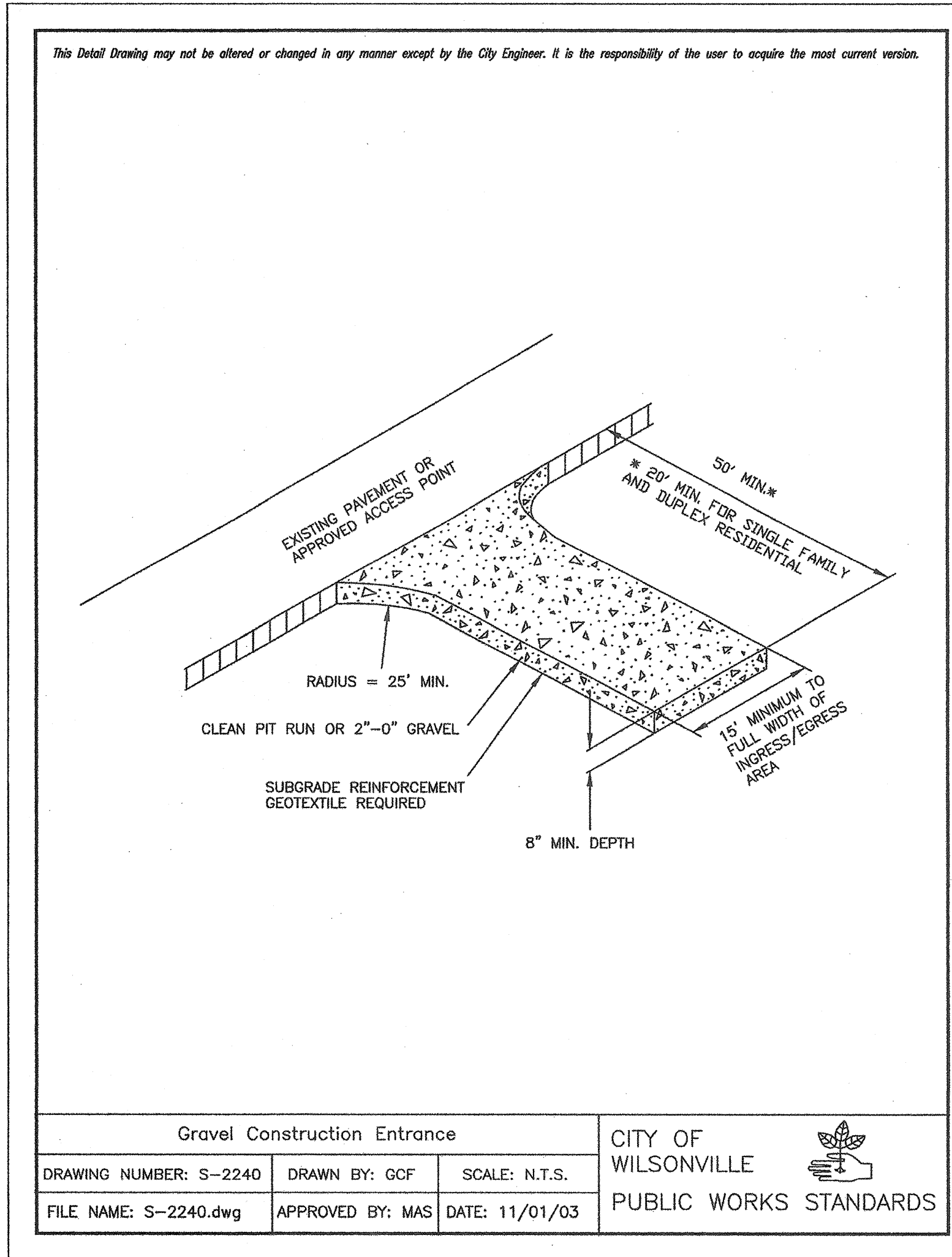
## KEY NOTES

- PROPOSED GRAVEL PATHWAY, TYP
- PROPOSED FINISH FLOOR ELEVATIONS AND EXISTING SITE GRADES SHALL HAVE NO IMPACT ON EXISTING TREES TO BE RETAINED

**GRADING PLAN**  
 SCALE 1" = 20'

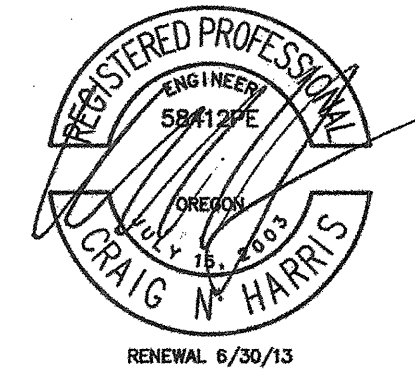






**MILDREN DESIGN GROUP, P.C.**  
ARCHITECTURE • SPACE PLANNING  
7650 S.W. Beveland, Suite 120  
Tigard, Oregon 97223-8692  
Voice: 503-244-0552  
Fax: 503-244-0417

**AAI** alghan associates, inc.  
ENGINEERING  
4878 SW Griffin Drive | Suite 300 | Beaverton, OR 97005  
503.620.3000 | 503.620.6500 | <http://www.aaieng.com>  
AAI Project No. A1172.11



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Project:  
**Fox Center  
Townhouse  
Project**

Wilsonville, Oregon 97070

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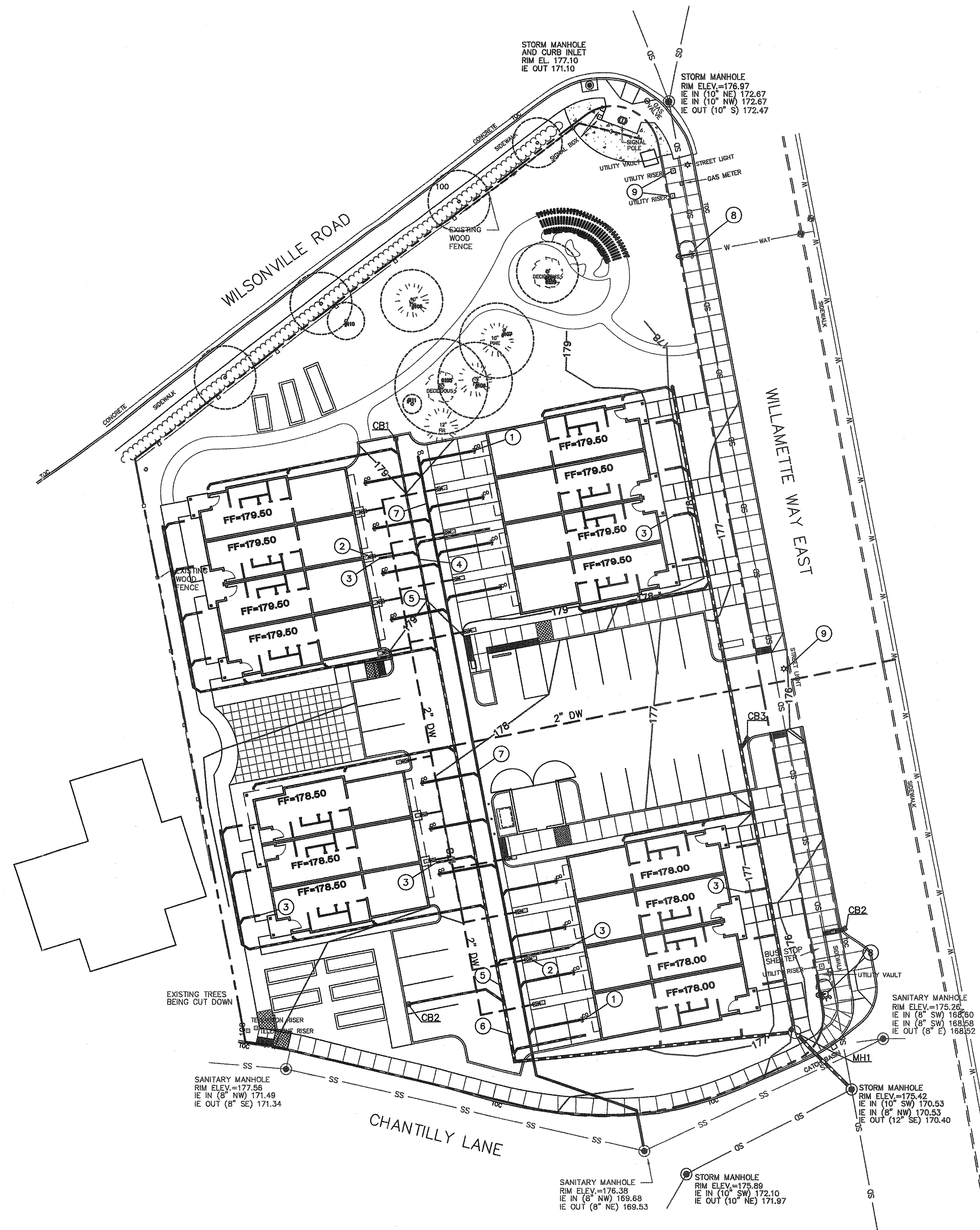
**GRADING AND  
EROSION  
CONTROL  
DETAILS**

Revisions:

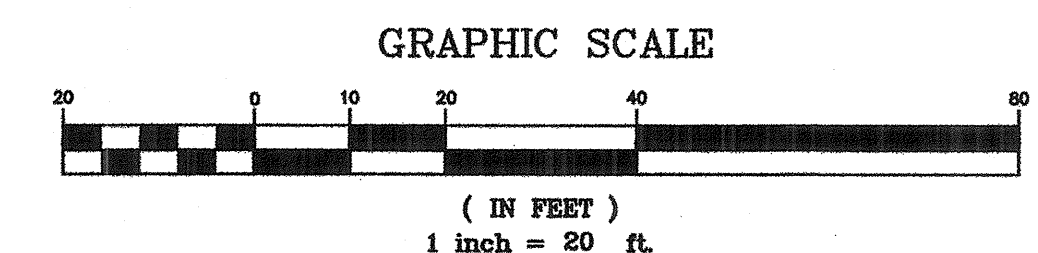
**City of Wilsonville**  
EXHIBIT B6 DB13-0006

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Date: 25 March 2013  
Drawn by: JT  
Checked by: CNH  
Job Number: 108146.04  
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**UTILITY PLAN**  
SCALE 1" = 20'



LEGEND	PROPOSED	EXISTING
SANITARY SEWER LINE		SS
STORM SEWER LINE		SD
DOMESTIC WATER LINE		W
INVERT ELEVATION	IE=100.00	
EXISTING	(E)	
DOWN SPOUT	DS	
CLEAN OUT	CO	
FIRE HYDRANT		
CATCH BASIN		
WATER METER		
BACK FLOW PREVENTER		
WATER VALVE		

**GENERAL NOTES**

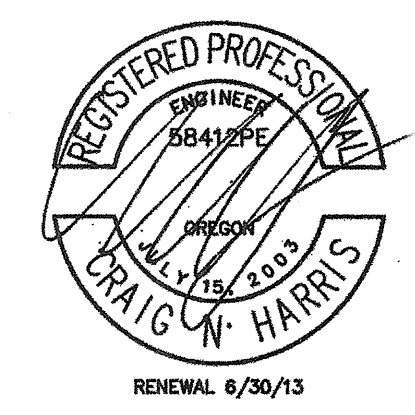
- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE CURRENT EDITION OF THE UNIFORM PLUMBING CODE, INTERNATIONAL BUILDING CODE, AND THE INTERNATIONAL FIRE CODE. WORK SHALL ALSO CONFORM TO THE STANDARDS OF THE JURISDICTION AND TO THE PROJECT SPECIFICATIONS.
- THE CONTRACTOR SHALL HAVE A FULL SET OF THE CURRENT APPROVED CONSTRUCTION DOCUMENTS INCLUDING ADDENDA ON THE PROJECT SITE AT ALL TIMES.
- THE CONTRACTOR SHALL COMPLY WITH ORS 757.541 TO 757.571 REQUIRING NOTIFICATION OF INTENDED EXCAVATION TO UTILITY PROVIDERS.
- THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF PRIVATE UTILITIES SUCH AS GAS, TELEPHONE, POWER, CABLE TELEVISION, ETC. CONFIRM VAULT LOCATIONS WITH ENGINEER.
- THE CONTRACTOR SHALL KEEP THE ENGINEER AND JURISDICTION INFORMED OF CONSTRUCTION PROGRESS TO FACILITATE SITE OBSERVATIONS AT REQUIRED INTERVALS. 24-HOUR NOTICE IS REQUIRED.
- THIS PLAN IS GENERALLY DIAGRAMMATIC. IT DOES NOT SHOW EVERY JOINT, BEND, FITTING, OR ACCESSORY REQUIRED FOR CONSTRUCTION.
- CLEAN OUTS SHALL BE INSTALLED IN CONFORMANCE WITH UPC CHAPTER SEVEN, SECTION 707 AND SECTION 719. NOT ALL REQUIRED CLEAN OUTS ARE SHOWN.
- EXISTING CONDITIONS BASED ON TOPOGRAPHIC BOUNDARY AND UTILITY SURVEY PREPARED BY CENTERLINE CONCEPTS, INC. DATED JULY 7, 2012.
- THE CONTRACTOR SHALL VERIFY AND CONFIRM EXISTING CONDITIONS. NOTIFY ENGINEER OF VARIATIONS IN CONDITIONS SHOWN ON THE PLANS. POINTS OF CONNECTION TO EXISTING UTILITIES AND LOCATIONS WHERE NEW UTILITIES WILL CROSS EXISTING UTILITIES SHALL BE VERIFIED BY POTHOLLING PRIOR TO CONSTRUCTION OR ORDERING MATERIALS. IT IS THE CONTRACTORS RESPONSIBILITY TO SCHEDULE POTHOLLING SUCH THAT IF CONFLICTS ARE ENCOUNTERED, SUFFICIENT TIME EXISTS TO PREPARE MODIFIED DESIGNS AND HAVE THE MODIFICATIONS APPROVED BY THE JURISDICTION WITHOUT IMPACTING THE PROJECT SCHEDULE.
- STORM DRAIN FITTINGS ARE TO BE ECCENTRIC.
- SITE RUNOFF HAS BEEN QUANTIFIED USING RATIONAL METHOD ANALYSIS. PIPE SIZING IS BASED ON MANNING'S FORMULA WITH N=0.013. IF THE CONTRACTOR DESIRES TO SUBSTITUTE MATERIAL WITH A DIFFERENT N-VALUE, REVISION OF CALCULATIONS WILL BE NECESSARY. THE CONTRACTOR MAY CONTACT THE ENGINEER FOR THE REVISIONS.
- PROVIDE DRAINAGE FROM WATER METER AND CHECK VALVE VAULTS AS REQUIRED BY THE JURISDICTION.
- DOMESTIC WATER LINES AND ACCESSORIES BETWEEN THE WATER METER AND THE BUILDING SHALL BE INSTALLED BY A LICENSED PLUMBER EMPLOYED BY A LICENSED PLUMBING CONTRACTOR.
- UTILITIES WITHIN FIVE FEET OF A BUILDING SHALL BE CONSTRUCTED OF MATERIALS APPROVED FOR INTERIOR USE AS DESCRIBED IN THE CURRENT EDITION OF THE UPC
- CHANGES IN DIRECTION OF DRAINAGE PIPING SHALL BE MADE BY THE APPROPRIATE USE OF APPROVED FITTINGS AND SHALL BE OF THE ANGLES PRESENTED BY ONE-SIXTEENTH BEND, ONE-EIGHTH BEND, ONE-SIXTH BEND OR OTHER APPROVED FITTINGS OF EQUIVALENT SWEEP.
- INLETS AND OUTLETS TO ON-SITE MANHOLES SHALL HAVE FLEXIBLE CONNECTION NO CLOSER THAN 12" AND NO FARTHER THAN 36" FROM THE MANHOLE.

**KEY NOTES**

- PROPOSED SANITARY CONNECTION, TYP
- PROPOSED 3/4" WATER SERVICE WITH METER AND BACKFLOW DEVICE, TYP
- PROPOSED DOWNSPOUT CONNECTION, TYP
- PROPOSED STORM SEWER 6" PVC @ 1.0%
- PROPOSED STORM SEWER 8" PVC @ 1.0%
- PROPOSED STORM SEWER 10" PVC @ 1.0%
- PROPOSED SANITARY SEWER 6" PVC @ 2.0% MIN, TYP
- RELOCATE EXISTING FIRE HYDRANT BEHIND PROPOSED SIDEWALK.
- RELOCATE EXISTING UTILITIES (AS NEEDED) BEHIND PROPOSED SIDEWALK.

**UTILITY INFO**

CB1 RIM=178.20 IE=176.18(6") 14.6LF6" PVC @ 1.0%	MH1 48" WATER QUALITY CONTECH 2 CARTRIDGE RIM=176.00 IE IN=173.24(10" N) IE IN=173.24(10" NW) IE OUT=170.94(10" SE)
CB2 RIM=177.00 IE=174.70(6") 31.9LF6" PVC @ 1.1%	CB4 RIM=175.25 IE=172.75(6") 7.2LF6" PVC @ 4% MIN.
CB3 RIM=176.30 IE=174.25(6") 3.2LF6" PVC @ 2.4%	



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**Seema, LLC**

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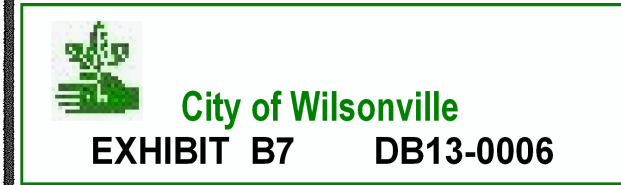
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Townhouse  
Project**

Wilsonville, Oregon 97070

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**UTILITY PLAN**

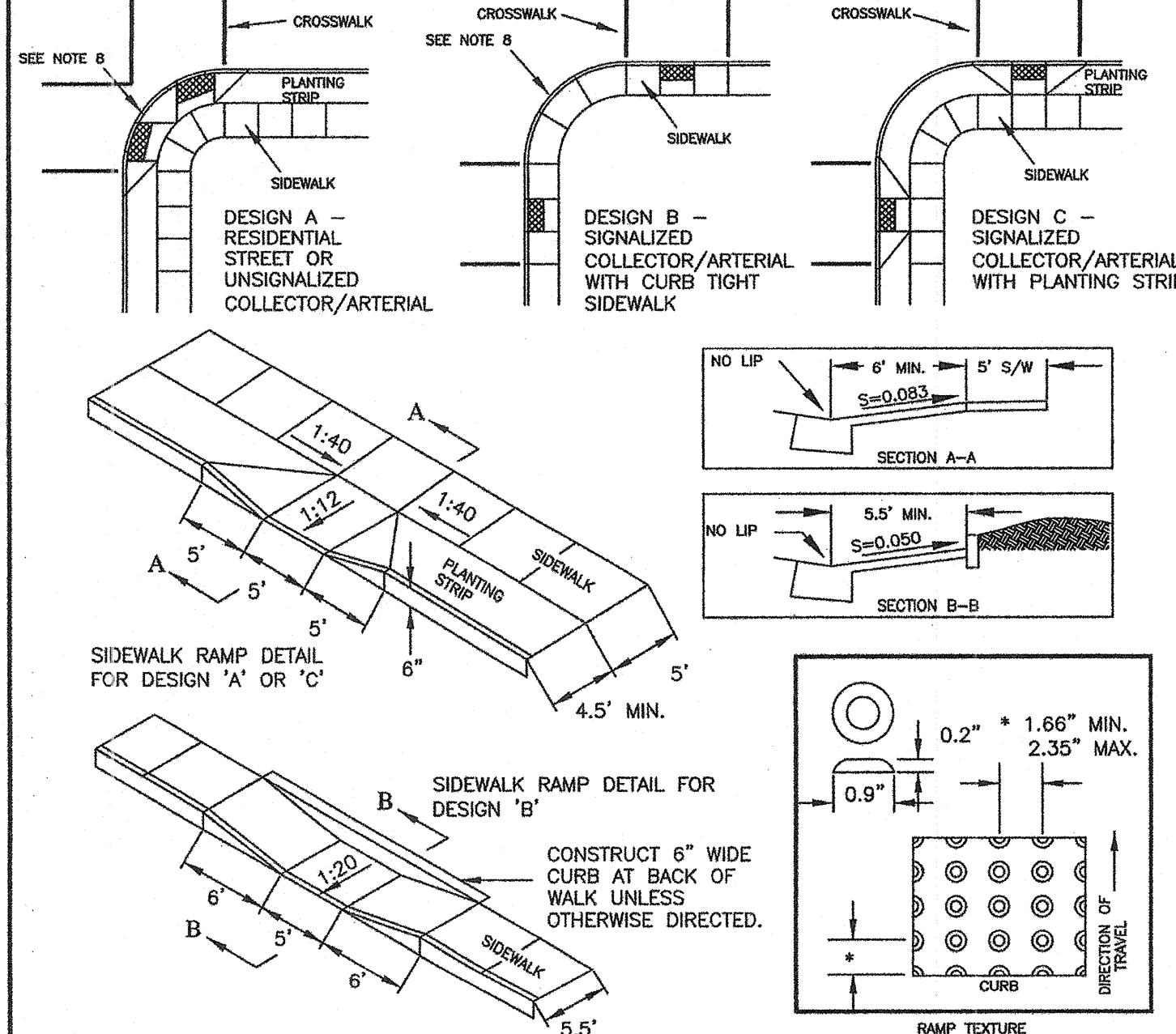
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Date: 25 March 2013  
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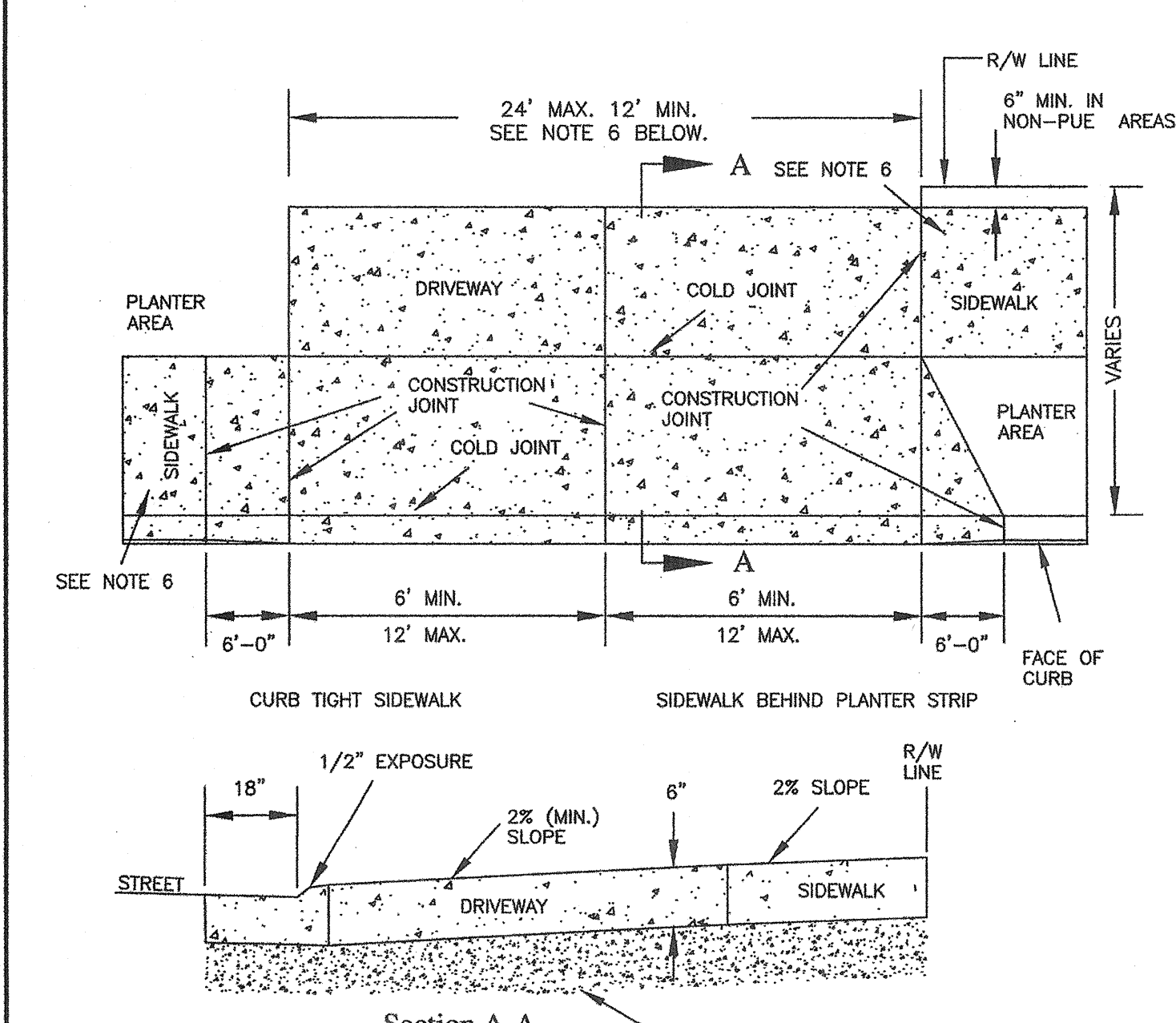
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- GENERAL NOTES:**
1. CONCRETE SHALL BE COMMERCIAL MIX, MIN. COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS.
  2. RAMP TEXTURE SHALL BE 2' X 2.5' (BLACK) MASCO CAST-IN-TACT WARNING PANELS OR APPROVED EQUAL. TWO PANELS SHALL BE USED TO COMPLETE A 5' WIDE AND 2' DEEP SECTION AT THE BOTTOM OF RAMP.
  3. SIDEWALK RAMP SLOPES MAY BE REDUCED TO 1:8, IN ACCORDANCE WITH ORS 447.310, WHEN MODIFYING EXISTING FACILITIES.
  4. SIDEWALK RAMP DETAILS ARE BASED ON ORS 447.310.
  5. WHERE THE PLANTING STRIP IS LESS THAN 6 FT WIDE, THE SIDEWALK SHALL BE LOWERED AS REQUIRED TO MAINTAIN A MAXIMUM SLOPE OF 1:12.
  6. CURB SHALL BE INSTALLED AT BACK OF RAMP FOR DESIGN "A" AND "B" IF DIRECTED BY CITY'S AUTHORIZED REPRESENTATIVE.
  7. WHERE PASS THROUGH SIDEWALKS ARE USED IN LIEU OF DESIGN "B", THE WIDTH OF THE PASS THROUGH SIDEWALKS SHALL BE AS FOLLOWS:  
- 3 FEET FOR RECONSTRUCTION OF EXISTING RAMPS.  
- 4 FEET FOR NEW CONSTRUCTION.
  8. DESIGN "A" AND "B" CONCRETE THICKNESS SHALL BE 6" MINIMUM PLACED OVER 6" OF COMPACTED 3/4"-0 BASE ROCK ALONG CURB RADII.

Sidewalk Ramp			CITY OF WILSONVILLE PUBLIC WORKS STANDARDS
DRAWING NUMBER: R-1075	DRAWN BY: SJ	SCALE: N.T.S.	
FILE NAME: R-1075.dwg	APPROVED BY: SA	DATE: 03/20/06	

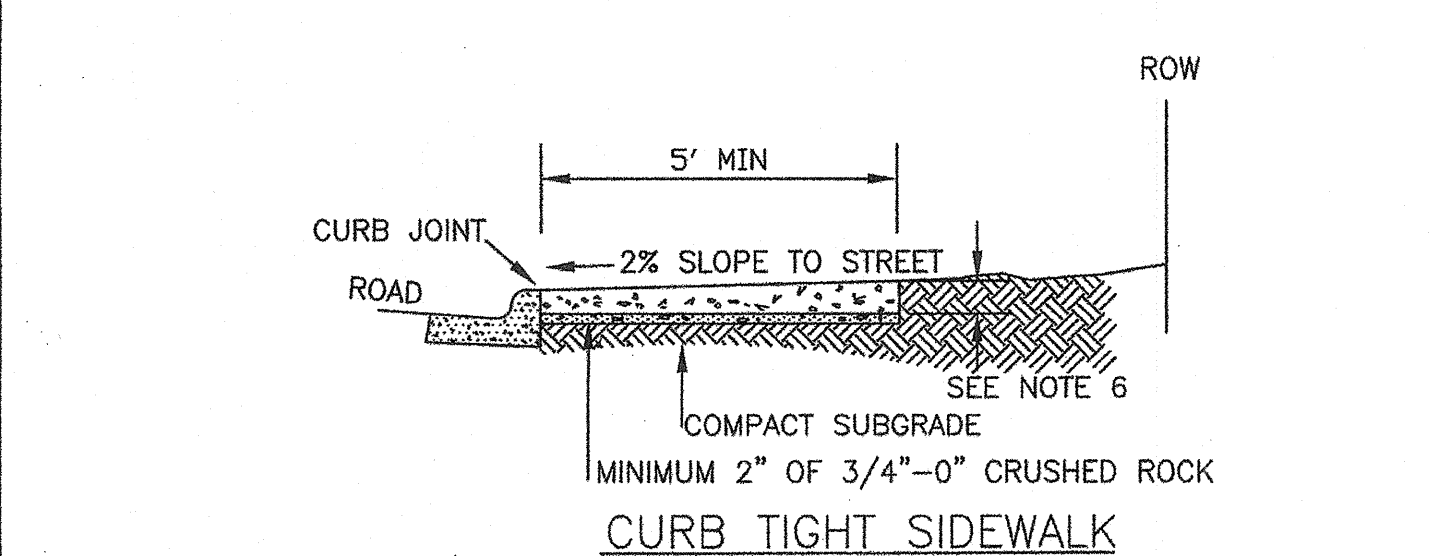
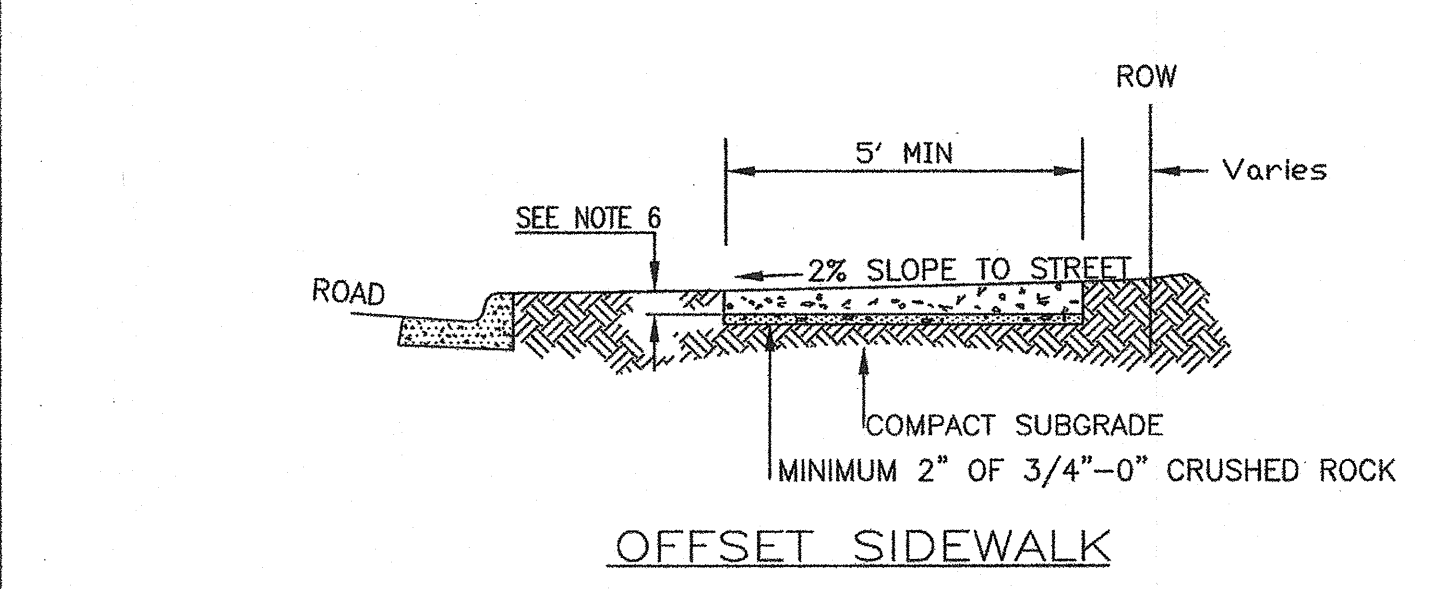
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- NOTES:**
1. CONCRETE SHALL HAVE A MINIMUM BREAKING STRENGTH OF 3000 PSI AFTER 28 DAYS, 6 SACK MIX.
  2. CONCRETE SHALL BE A NATURAL COLOR, WITH NO COLORING EITHER ADDED TO THE MIX OR APPLIED TO THE FINISH.
  3. CURB JOINT SHALL BE A TROWELED JOINT WITH A MIN. 1/2" RADIUS ALONG THE BACK OF CURB.
  4. CONTRACTION JOINT SPACING SHALL NOT EXCEED 10 FEET.
  5. USE EXISTING CURB EXPANSION JOINT OR SAW CUT AND PLACE COLD JOINT.
  6. SIDEWALK THICKNESS SHALL BE 6 INCHES MINIMUM AND EXTEND TO AT LEAST ONE PANEL BEYOND DRIVEWAY APRON.
  7. 30 FOOT MAXIMUM DRIVEWAY WIDTHS FOR 3-CAR GARAGES SHALL BE APPROVED ON A CASE-BY-CASE BASIS BY CITY'S AUTHORIZED REPRESENTATIVE.
  8. DRIVEWAY FINISH SHALL MATCH FINISH OF THE CONCRETE SIDEWALK, PER DETAIL R-1080

Residential Driveway			CITY OF WILSONVILLE PUBLIC WORKS STANDARDS
DRAWING NUMBER: R-1115	DRAWN BY: SJ	SCALE: N.T.S.	
FILE NAME: R-1115.dwg	APPROVED BY: SA	DATE: 6/12/08	

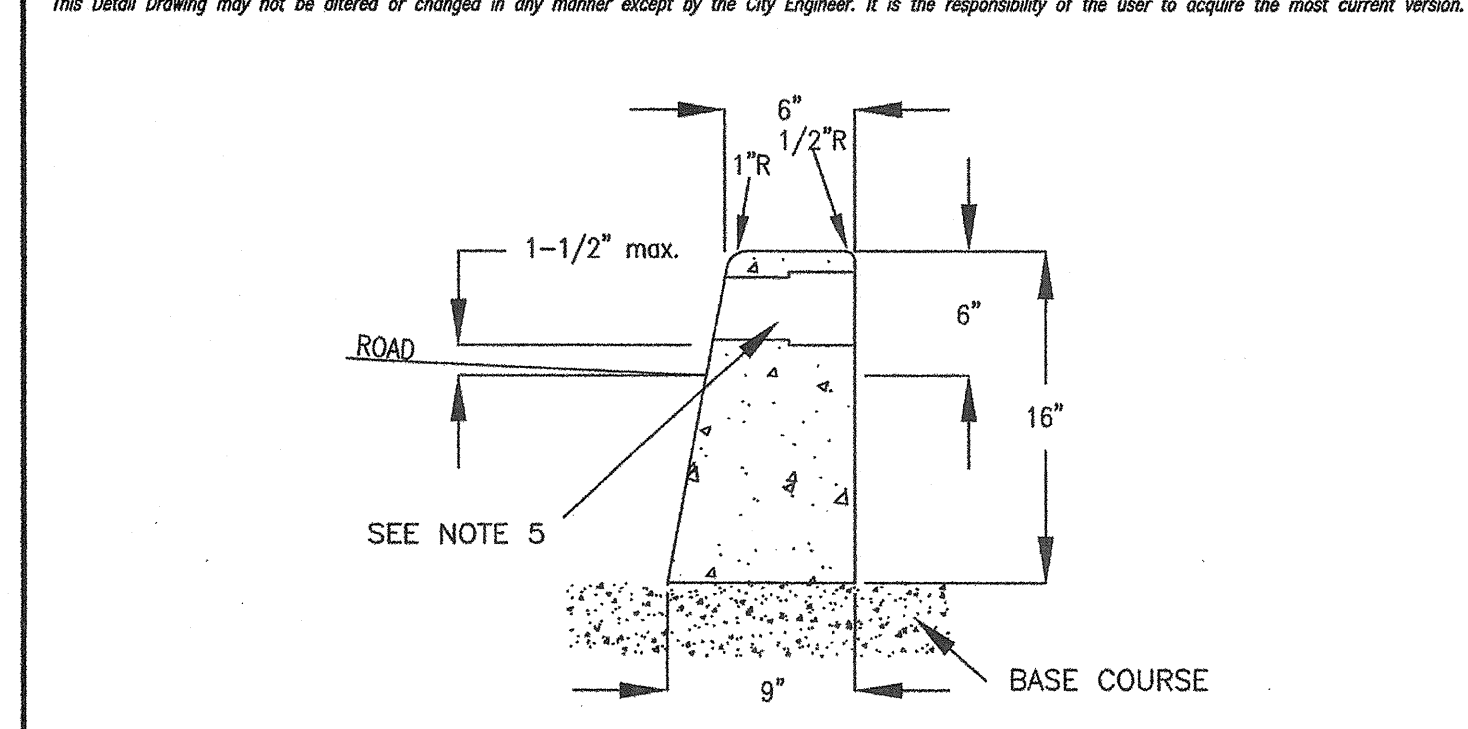
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- NOTES:**
1. CONCRETE SHALL BE COMMERCIAL MIX, MIN. COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS.
  2. CONCRETE SHALL BE A NATURAL COLOR, WITH NO COLORING EITHER ADDED TO THE MIX OR APPLIED TO THE FINISH.
  3. PANELS TO BE 5 FEET LONG.
  4. EXPANSION JOINTS TO BE PLACED AT SIDES OF DRIVEWAY APPROACHES AND UTILITY VAULTS.
  5. FOR SIDEWALKS ADJACENT TO THE CURB AND POURED AT SAME TIME AS THE CURB, THE JOINT BETWEEN THEM SHALL BE A TROWELED JOINT WITH A MINIMUM 1/2" RADIUS.
  6. SIDEWALK SHALL HAVE A MINIMUM THICKNESS OF 6 INCHES CONCRETE OVER 6" OF CRUSHED ROCK AT:  
- CURBTIGHT SIDEWALK AT INTERSECTION RADII.  
- A MINIMUM OF ONE PANEL BEYOND EDGES OF DRIVEWAYS.  
OTHERWISE SIDEWALK SHALL HAVE A MINIMUM THICKNESS OF 4" CONCRETE OVER 2" CRUSHED ROCK.
  7. DRAIN BLOCKOUTS IN CURBS SHALL BE EXTENDED TO BACK OF SIDEWALK WITH 3" DIA. PLASTIC PIPE AT 2% SLOPE. CONSTRUCTION JOINT TO BE PLACED OVER PIPE.
  8. BASE ROCK SHALL BE COMPACTED TO PROVIDE A FIRM BASE FOR CONCRETE.
  9. NEW CONSTRUCTION: SIDEWALK SHALL HAVE A BROOMED FINISH WITH 3" SHINE.
  10. REPLACEMENT CONSTRUCTION: SIDEWALK SHALL MATCH EXISTING FINISH OR AS DIRECTED BY CITY'S AUTHORIZED REPRESENTATIVE.

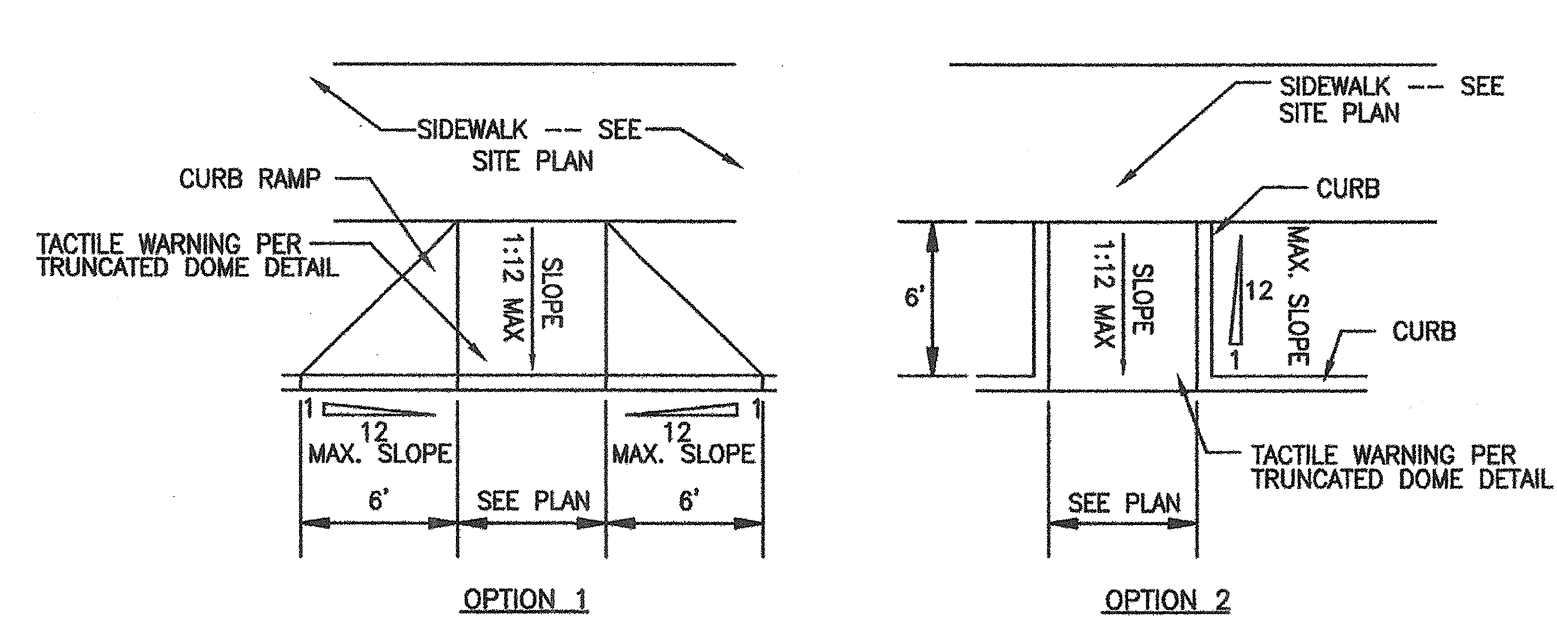
Concrete Sidewalk			CITY OF WILSONVILLE PUBLIC WORKS STANDARDS
DRAWING NUMBER: R-1080	DRAWN BY: SJ	SCALE: N.T.S.	
FILE NAME: R-1080.dwg	APPROVED BY: SA	DATE: 06/12/08	

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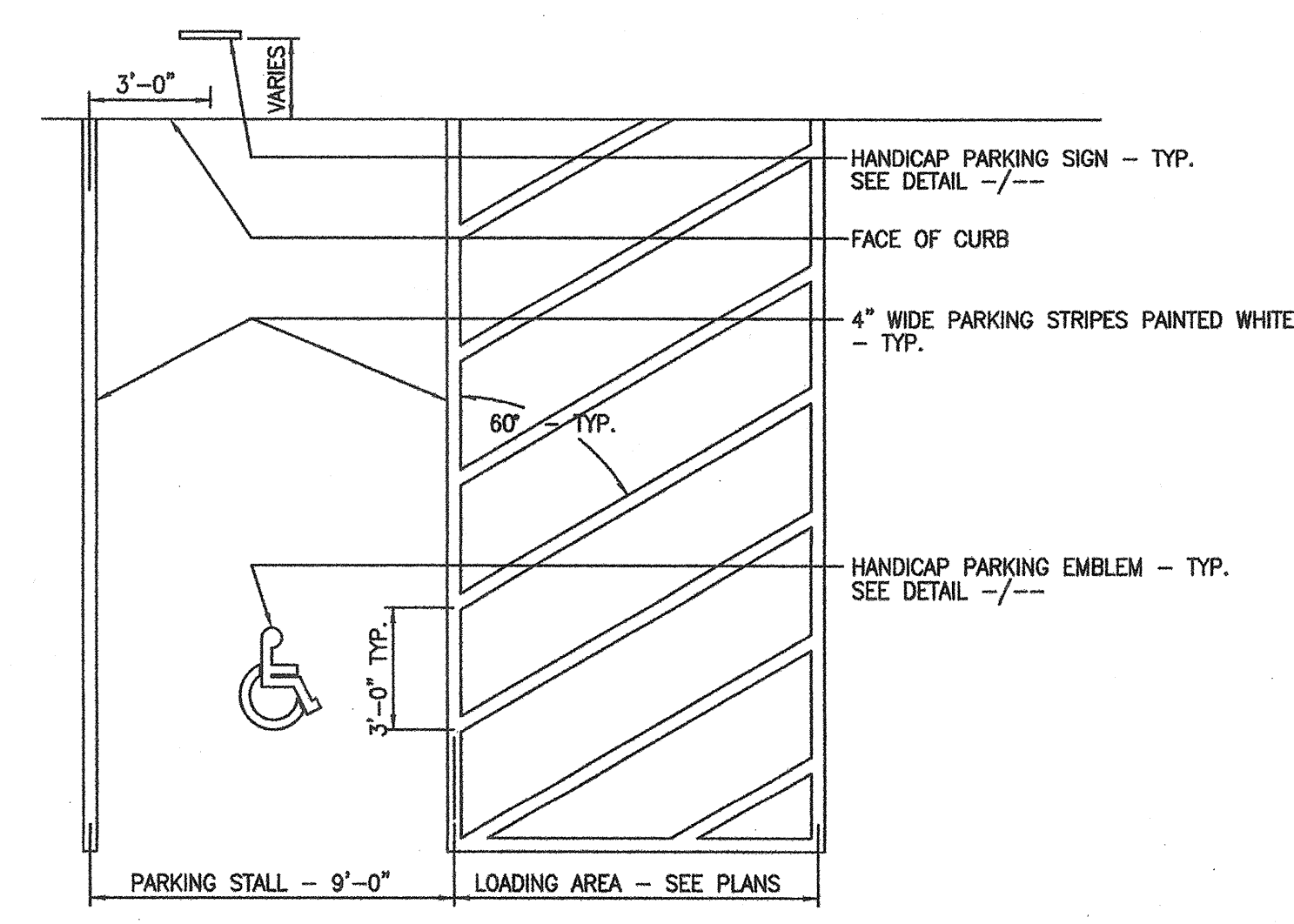


1. CONCRETE SHALL BE COMMERCIAL MIX, MIN. COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS.
2. EXPANSION JOINTS:
  - A. TO BE PROVIDED:
    - 1) AT EACH POINT OF TANGENCY OF THE CURB.
    - 2) AT EACH COLD JOINT.
    - 3) AT EACH SIDE OF DRIVEWAYS.
  - B. MATERIAL TO BE PRE-MOLDED, ASPHALT IMPREGNATED, NON-EXTRUDING, WITH A THICKNESS OF 1/2 INCH.
3. CONSTRUCTION JOINTS:
  - A. SPACING TO BE NOT MORE THAN 15 FEET.
  - B. JOINTS SHALL BE HAND SAWCUT, WHEN WET, THROUGH ENTIRE WIDTH OF CURB.
4. BASE ROCK: 3/4"-0", COMPACTED TO 95% OF AASHTO T-180. BASE ROCK SHALL BE TO SUBGRADE OF STREET STRUCTURE OR 4" IN DEPTH, WHICHEVER IS GREATER.
5. DRAINAGE BLOCKOUT - 3" DIA. PLASTIC PIPE.
  - A. 1.0. PLASTIC PIPE WITH COUPLING.
  - B. DRAINAGE ACCESS THROUGH EXISTING CURBS SHALL BE CORE DRILLED.

Curb Non-Mountable			CITY OF WILSONVILLE PUBLIC WORKS STANDARDS
DRAWING NUMBER: R-1070	DRAWN BY: SJ	SCALE: N.T.S.	
FILE NAME: R-1070.dwg	APPROVED BY: SA	DATE: 03/20/06	

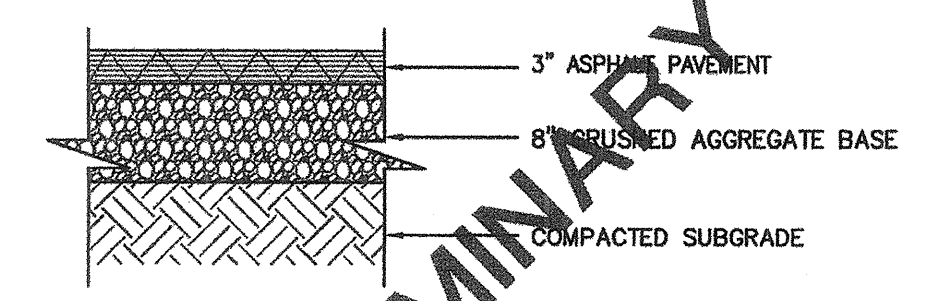


**1 ADA DETECTABLE CURB RAMP**  
NOT TO SCALE 02550-04



**2 HANDICAP PARKING STALL**  
NOT TO SCALE 02580-02

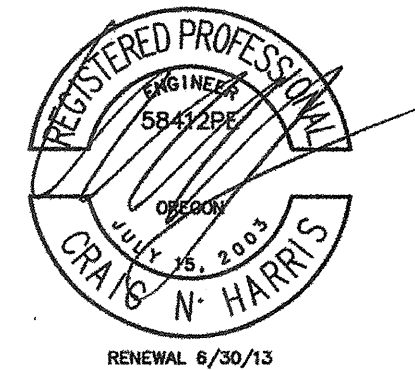
LAST REVISED: 6/05/98  
DRAWN BY: WNA  
CHECKED BY: GML



**3 ASPHALT CONCRETE SECTION**  
NOT TO SCALE 02525-15

**MILDREN DESIGN GROUP, P.C.**  
ARCHITECTURE • SPACE PLANNING  
7650 S.W. Beveland, Suite 120  
Tigard, Oregon 97223-8692  
Voice: 503-244-0552  
Fax: 503-244-0417

**AAI** alghan associates, inc.  
**ENGINEERING**  
4875 SW Guthrie Drive | Suite 300 | Beaverton, OR 97005  
503.620.9030 tel. | 503.620.2539 fax | www.aainc.com  
AAI Project No. A1171611



Owner:  
**Seema, LLC**

334 NW 11th Avenue  
Portland, Oregon 97209

Project:  
**Fox Center  
Townhouse  
Project**

Wilsonville, Oregon 97070

Sheet Title:

**SITE  
DETAILS**

Revisions:

**City of Wilsonville**  
**EXHIBIT B8 DB13-0006**

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Date: 25 March 2013

Drawn by: JT Checked by: CNH

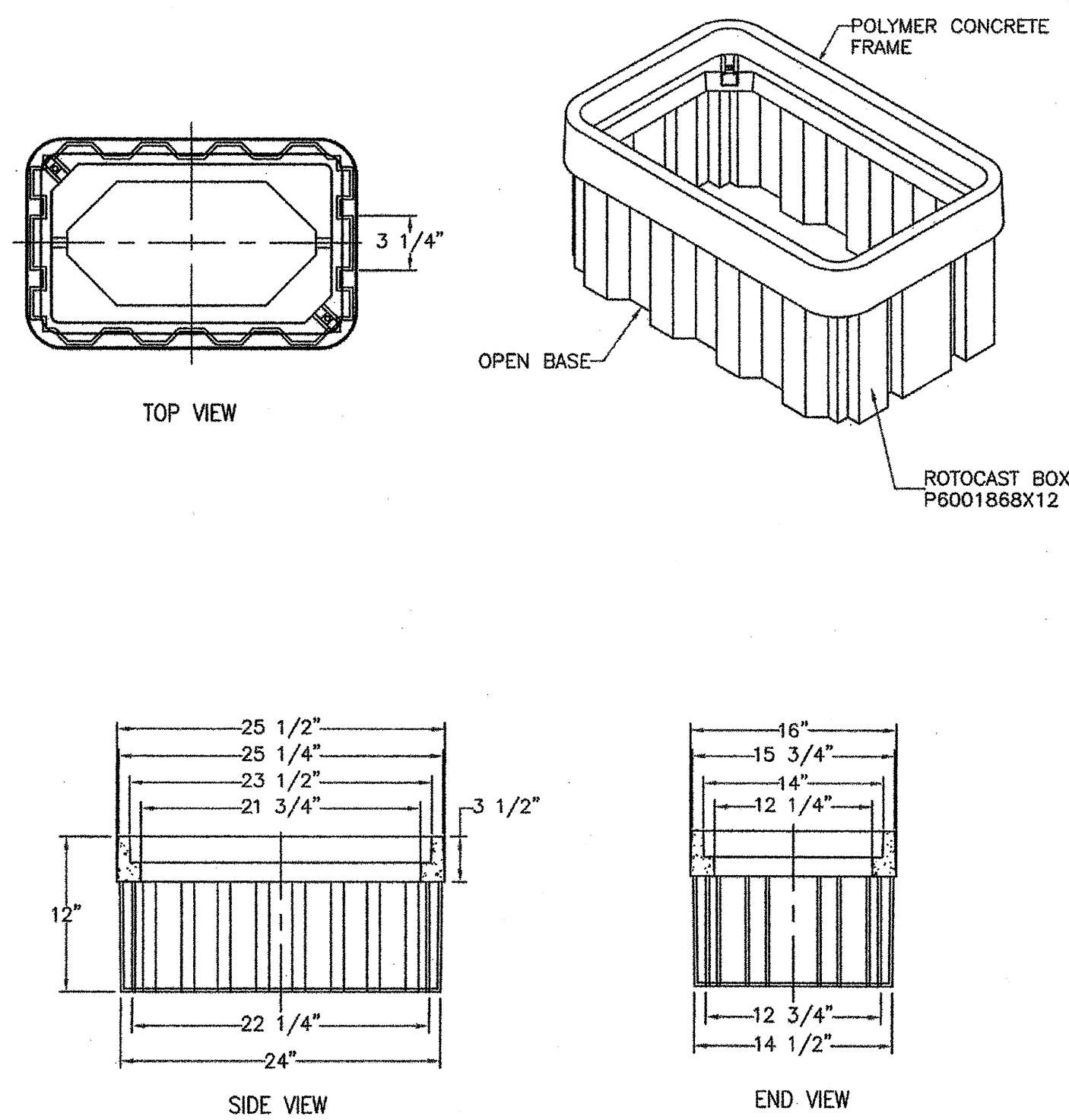
Job Number: 108146.04

Sheet

**C3.0**

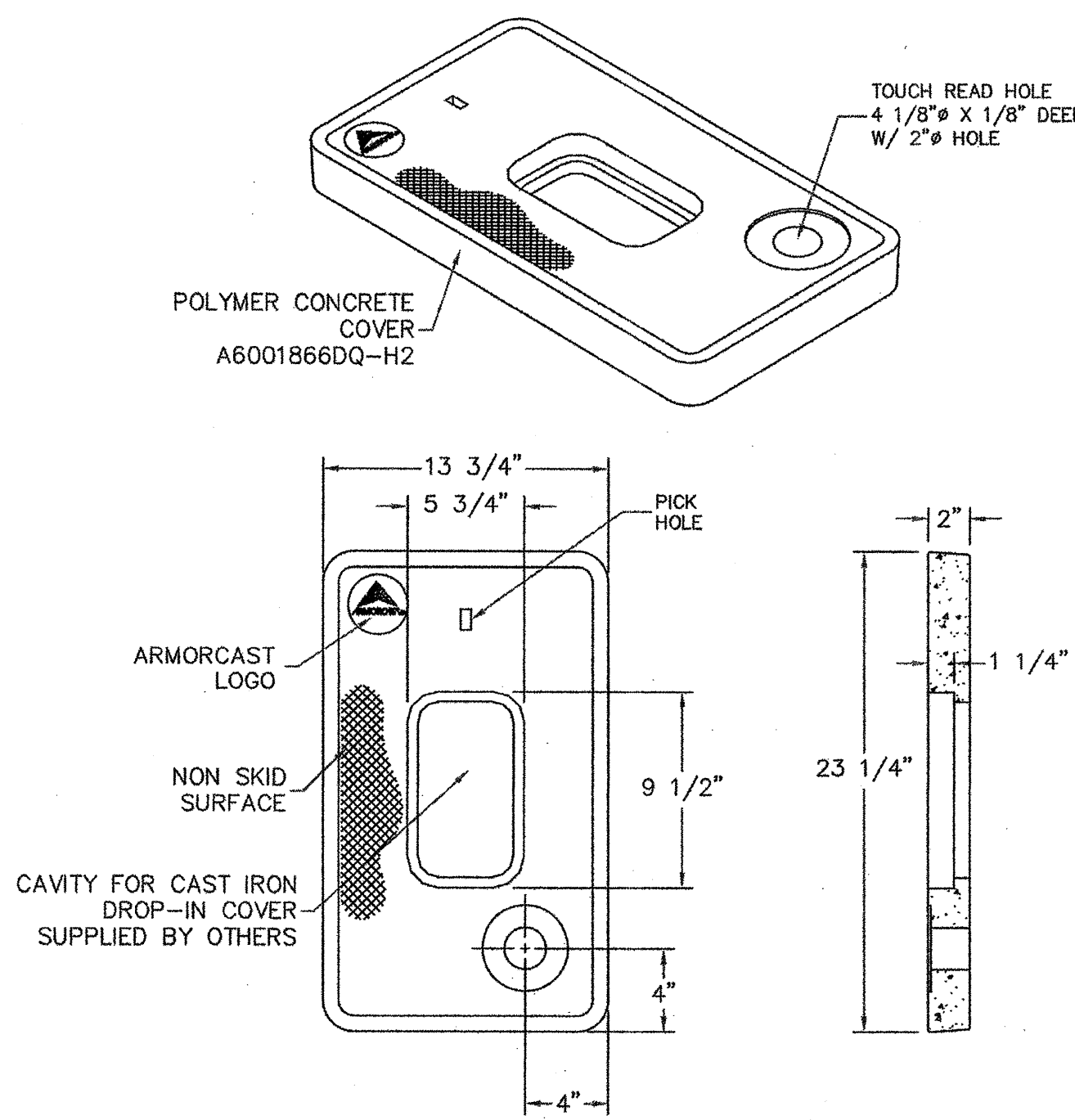


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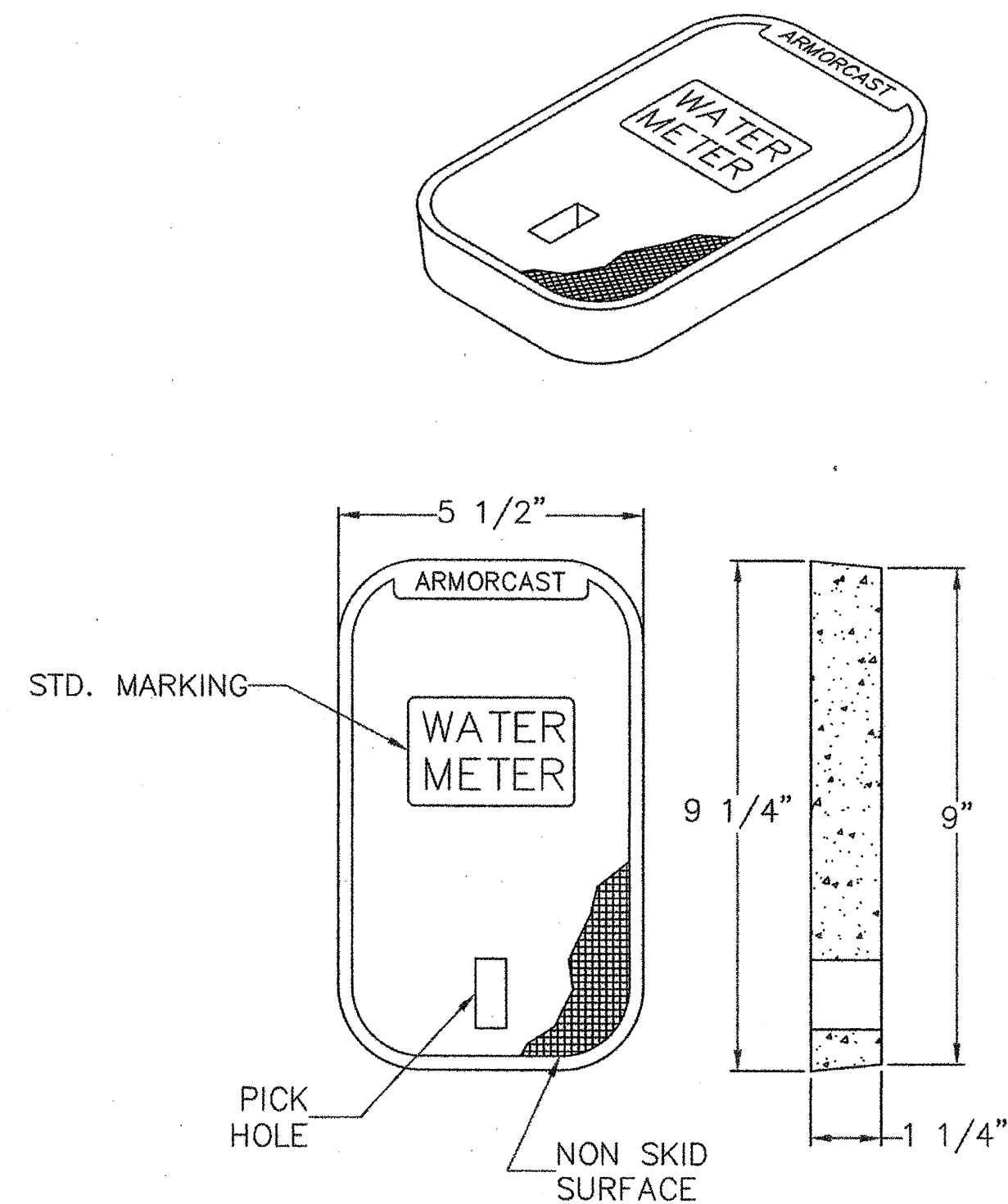
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DRAWING NUMBER: W-3070A	DRAWN BY: SJ	SCALE: N.T.S.	
FILE NAME: W-3070A.dwg	APPROVED BY: SA	DATE: 2/22/12	

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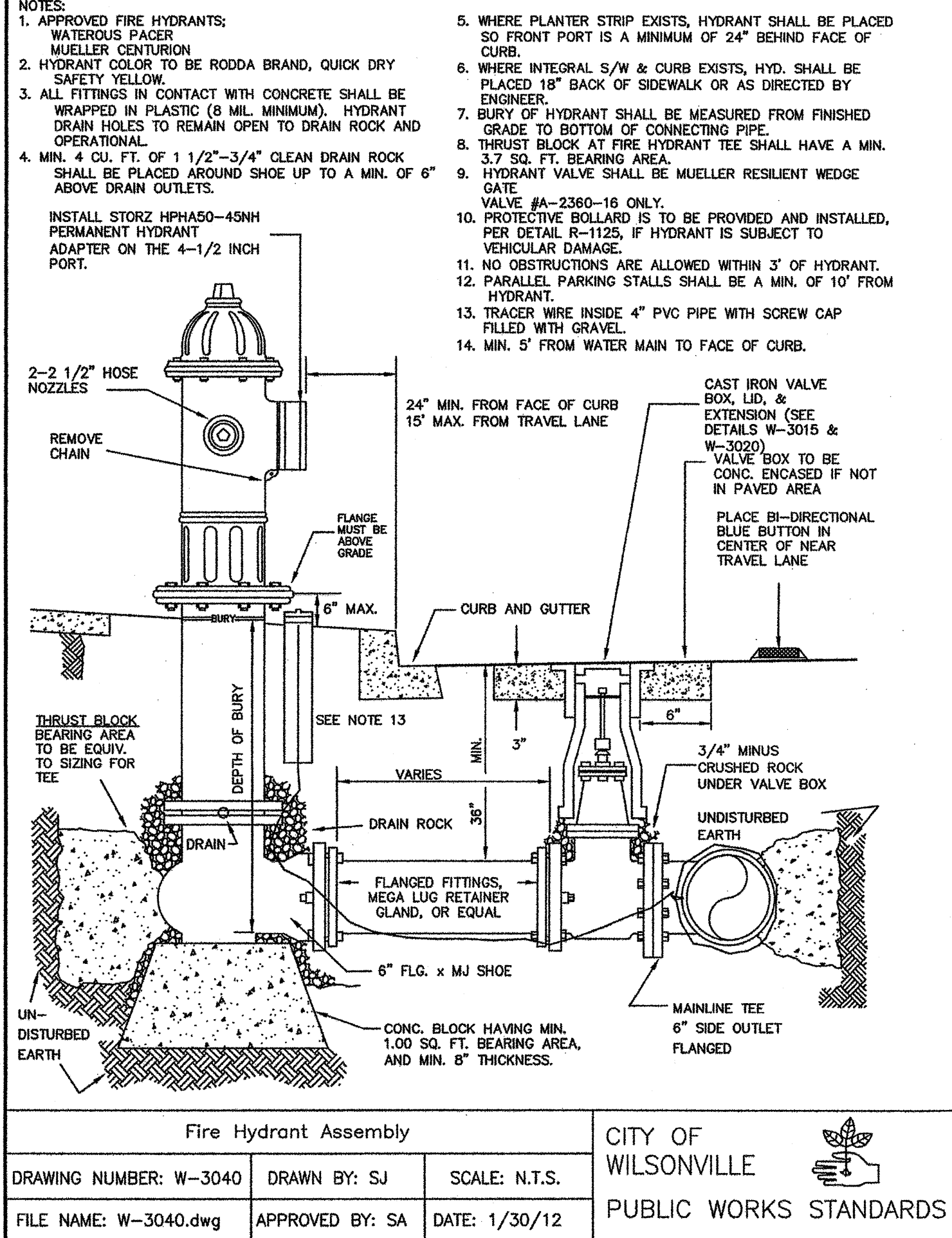
Meter Box Lid			CITY OF WILSONVILLE PUBLIC WORKS STANDARDS
DRAWING NUMBER: W-3070B	DRAWN BY: SJ	SCALE: N.T.S.	
FILE NAME: W-3070B.dwg	APPROVED BY: SA	DATE: 2/22/12	

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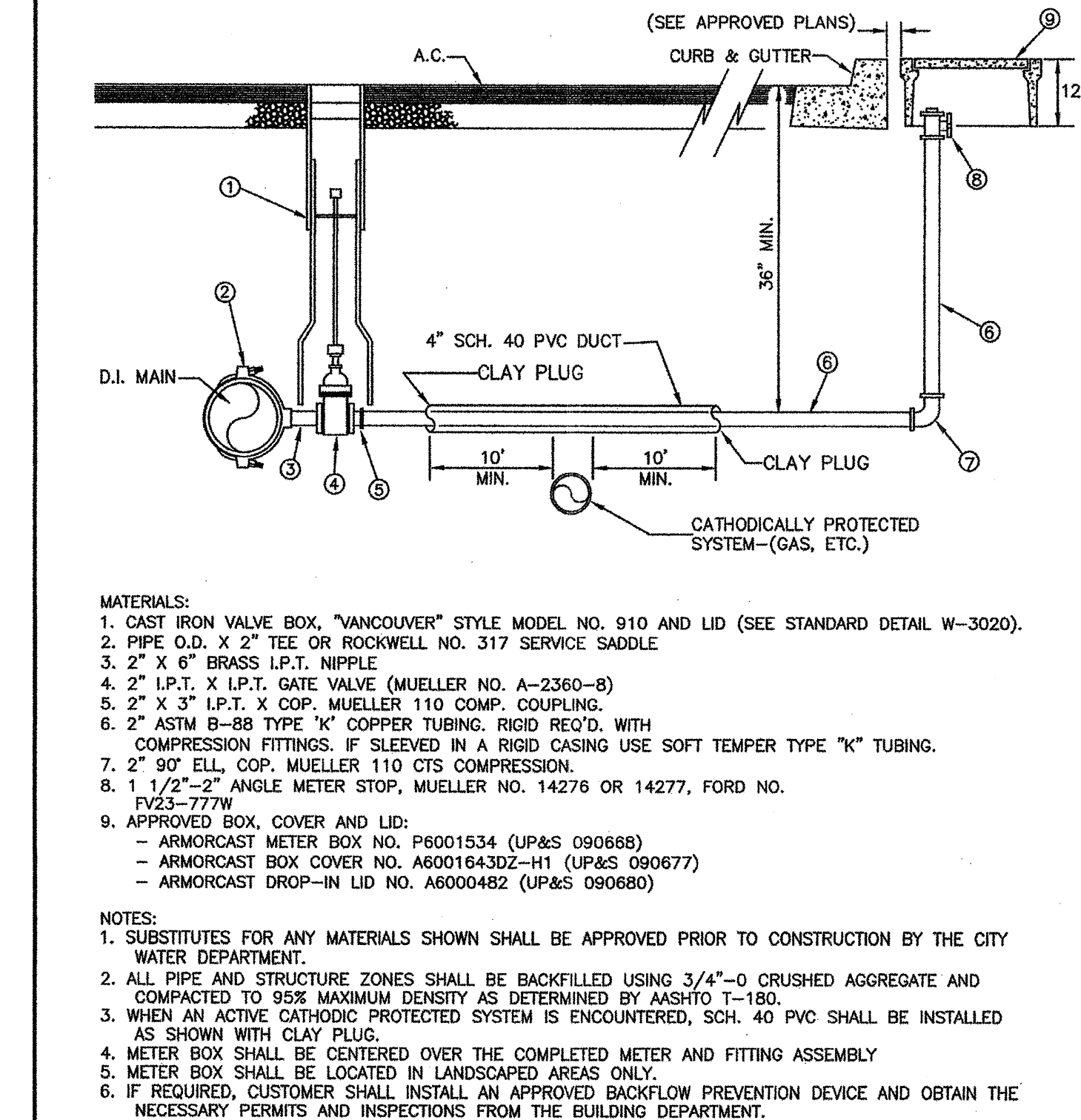
Drop In Meter Box Cover			CITY OF WILSONVILLE PUBLIC WORKS STANDARDS
DRAWING NUMBER: W-3070C	DRAWN BY: SJ	SCALE: N.T.S.	
FILE NAME: W-3070C.dwg	APPROVED BY: SA	DATE: 2/22/12	

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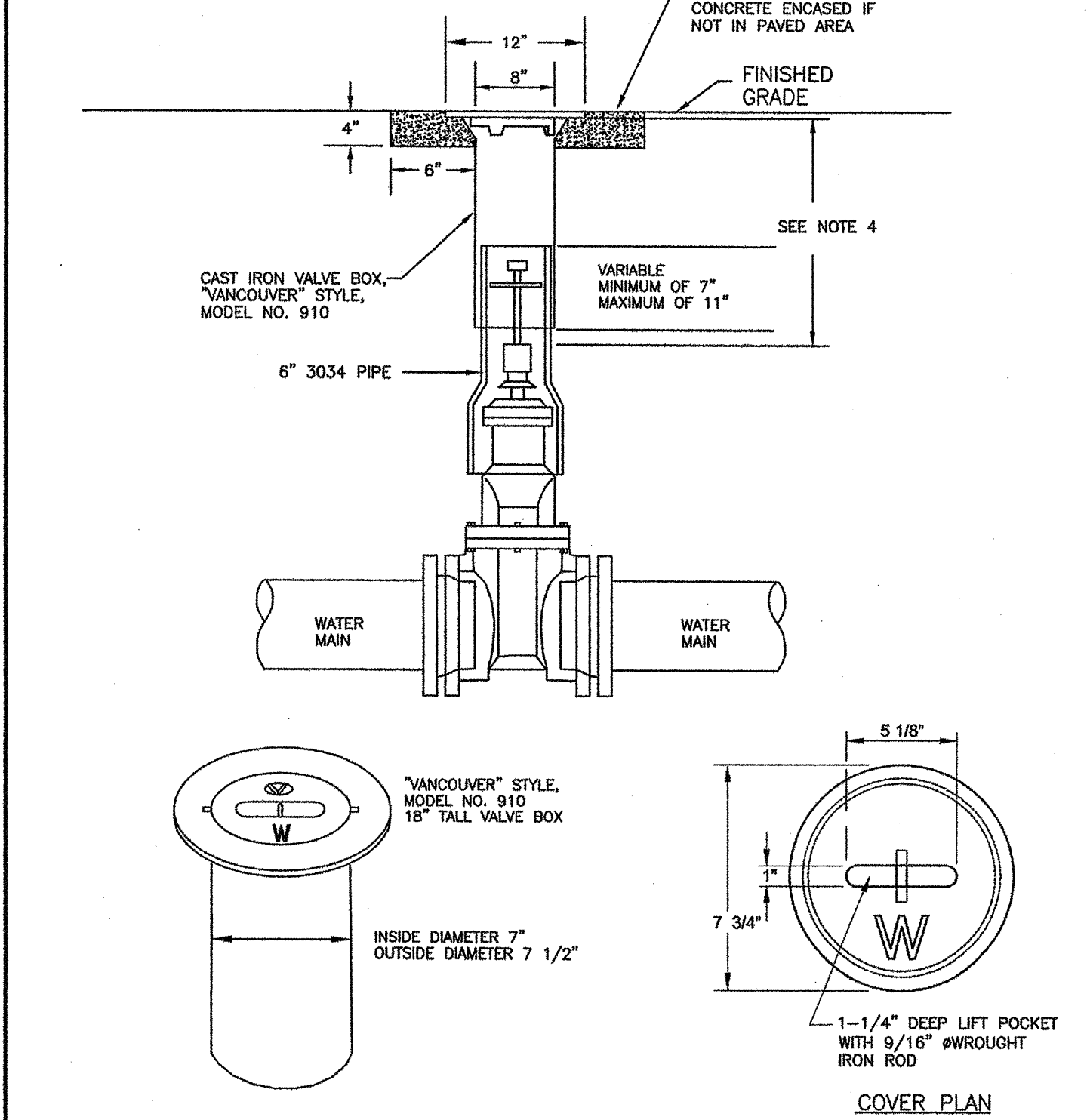
Fire Hydrant Assembly			CITY OF WILSONVILLE PUBLIC WORKS STANDARDS
DRAWING NUMBER: W-3040	DRAWN BY: SJ	SCALE: N.T.S.	
FILE NAME: W-3040.dwg	APPROVED BY: SA	DATE: 1/30/12	

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1 1/2" - 2" Single Service			CITY OF WILSONVILLE PUBLIC WORKS STANDARDS
DRAWING NUMBER: W-3035	DRAWN BY: SJ	SCALE: N.T.S.	
FILE NAME: W-3035.dwg	APPROVED BY: SA	DATE: 12/10/10	

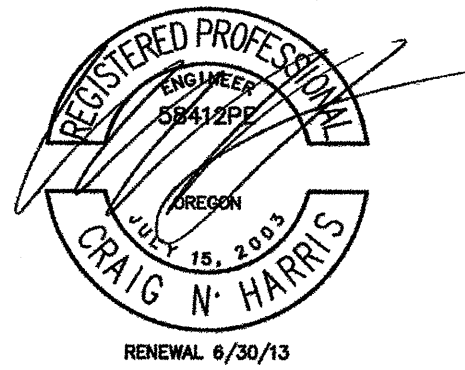
This Detail Drawing may not be altered or changed in any manner except by the City Engineer. It is the responsibility of the user to acquire the most current version.



Standard Valve Box			CITY OF WILSONVILLE PUBLIC WORKS STANDARDS
DRAWING NUMBER: W-3020	DRAWN BY: SJ	SCALE: N.T.S.	
FILE NAME: W-3020.dwg	APPROVED BY: SA	DATE: 6/17/08	

**MILDREN DESIGN GROUP, P.C.**  
ARCHITECTURE • SPACE PLANNING  
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Tigard, Oregon 97223-8692  
Voice: 503-244-0552  
Fax: 503-244-0417

**AAI** alghan associates, inc.  
ENGINEERING  
4875 SW Giffen Drive | Suite 300 | Beaverton, OR | 97005  
503.620.3000 fax: 503.620.3039 fax: www.aaieng.com  
AAI Project No. A11178.11



Owner:  
**Seema, LLC**

334 NW 11th Avenue  
Portland, Oregon 97209

Project:  
**Fox Center  
Townhouse  
Project**

Wilsonville, Oregon 97070

Sheet Title:

**WATER  
DETAILS**

Revisions:

**City of Wilsonville**  
EXHIBIT B9 DB13-0006

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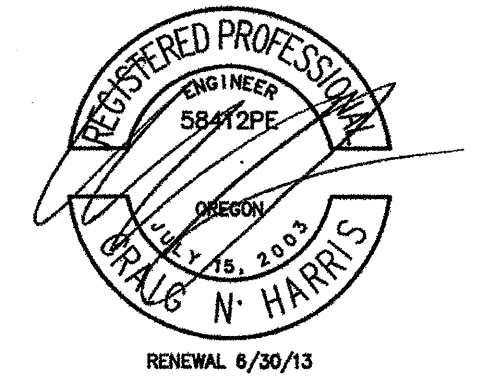
Date: 25 March 2013

Drawn by: JT Checked by: CNH

Job Number: 108146.04

Sheet





Owner:  
 Seema, LLC

334 NW 11th Avenue  
 Portland, Oregon 97209

Project:  
 Fox Center  
 Townhouse  
 Project

Wilsonville, Oregon 97070

Sheet Title:

UTILITY  
 DETAILS

Revisions:



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Date: 25 March 2013

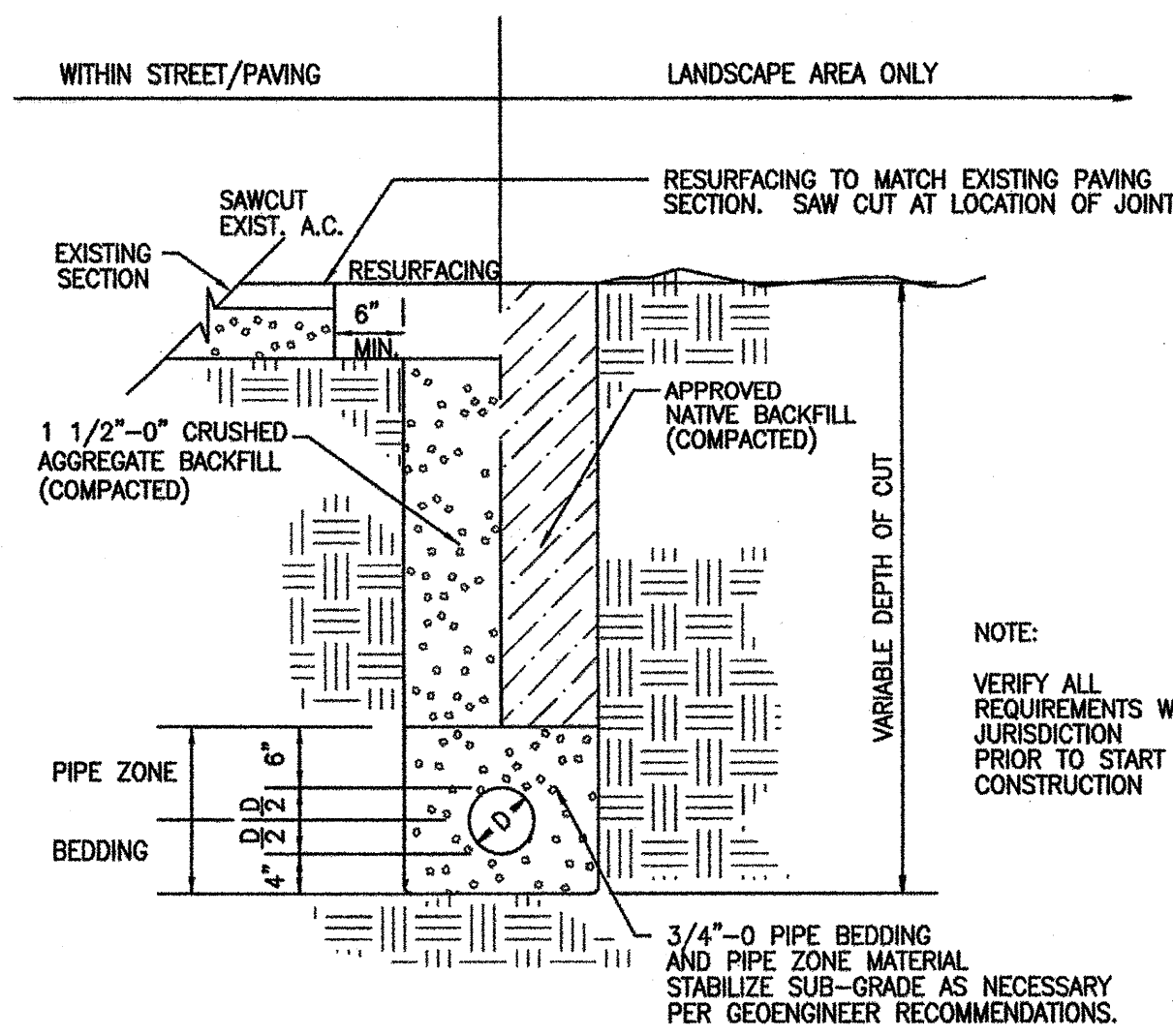
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Job Number: 108146.04

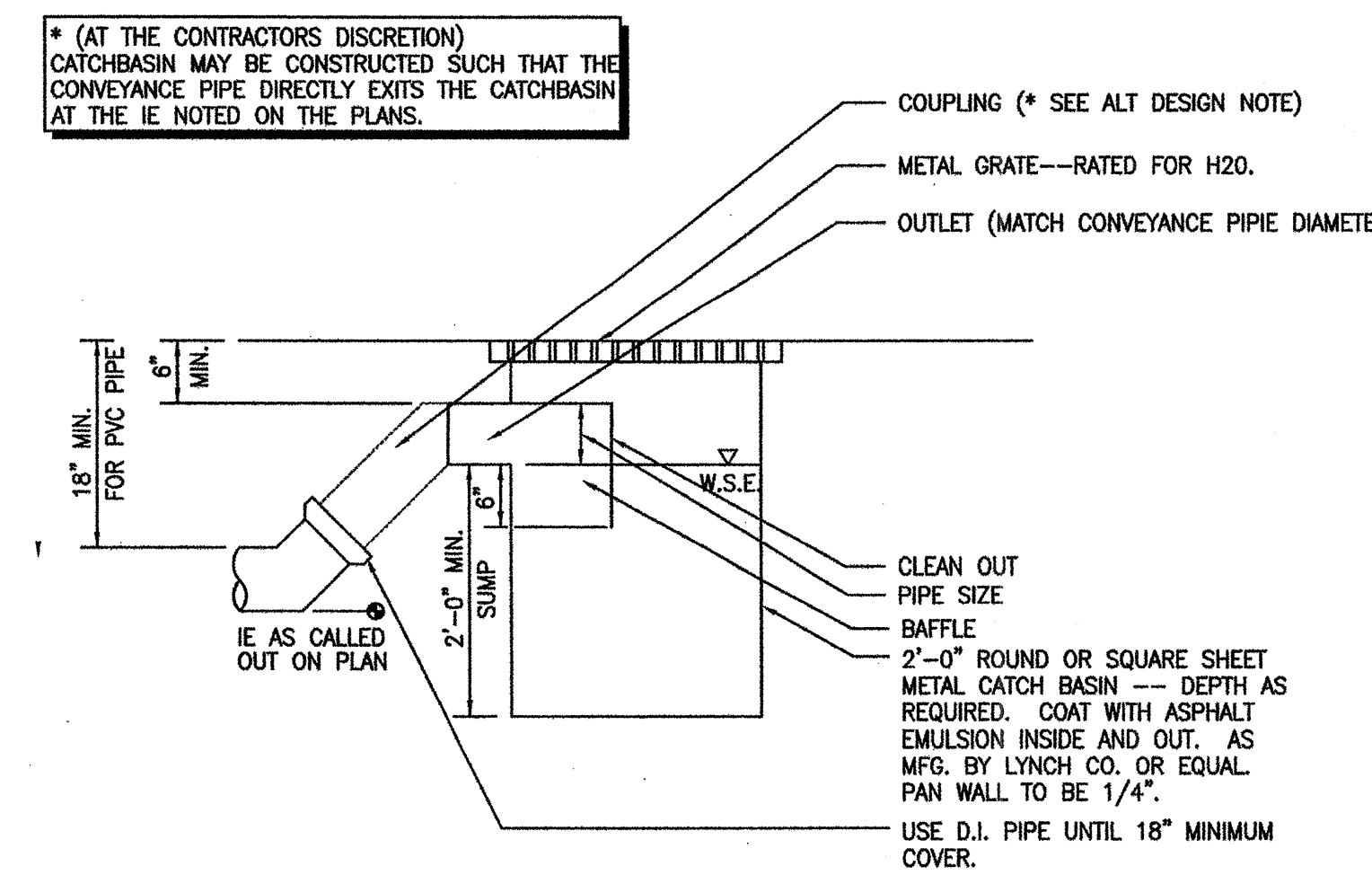
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C3.2

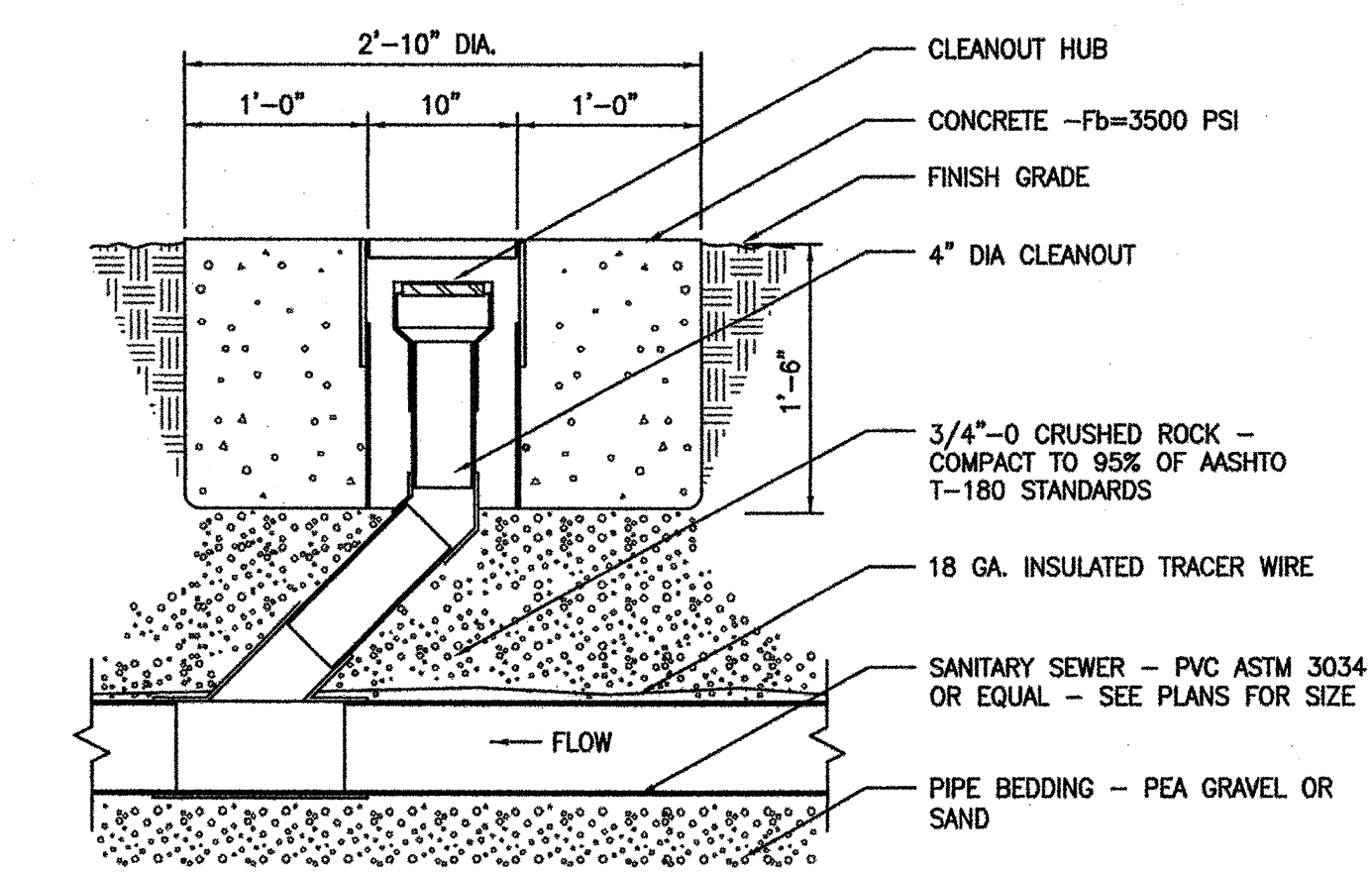
Design Review - March 2013



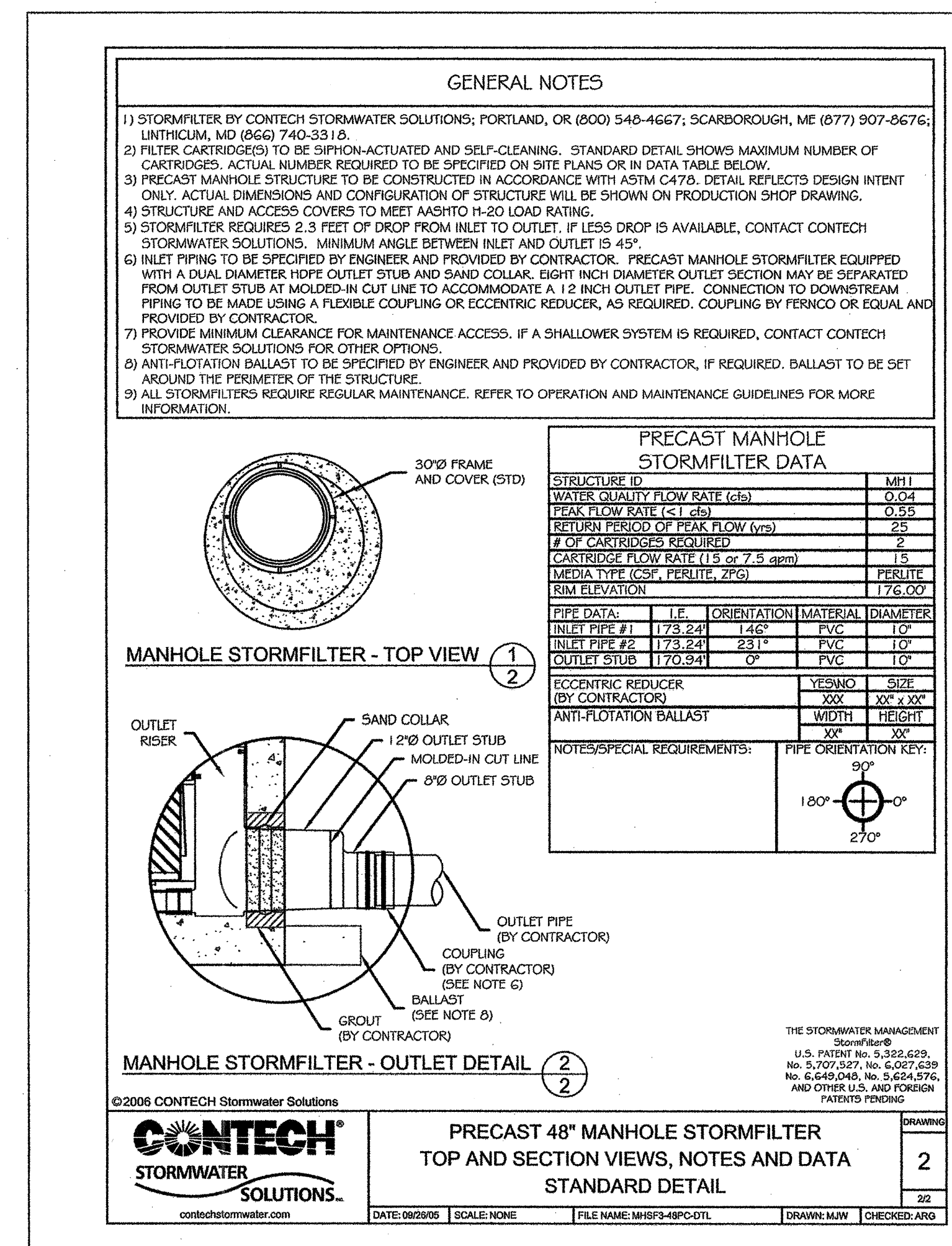
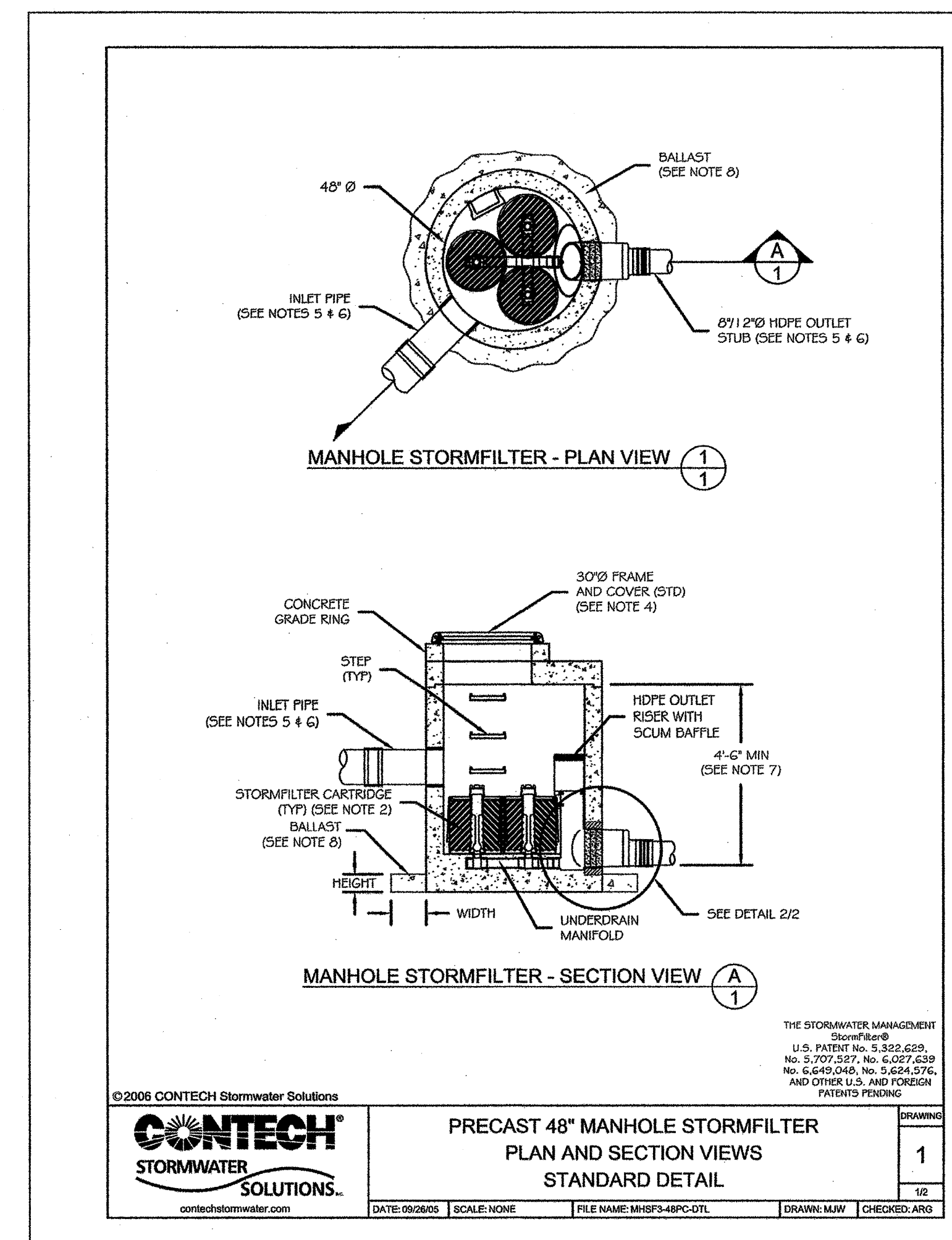
1 TRENCH BACKFILL DETAIL  
 C3.2 NOT TO SCALE



2 CATCH BASIN SECTION  
 C3.2 NOT TO SCALE

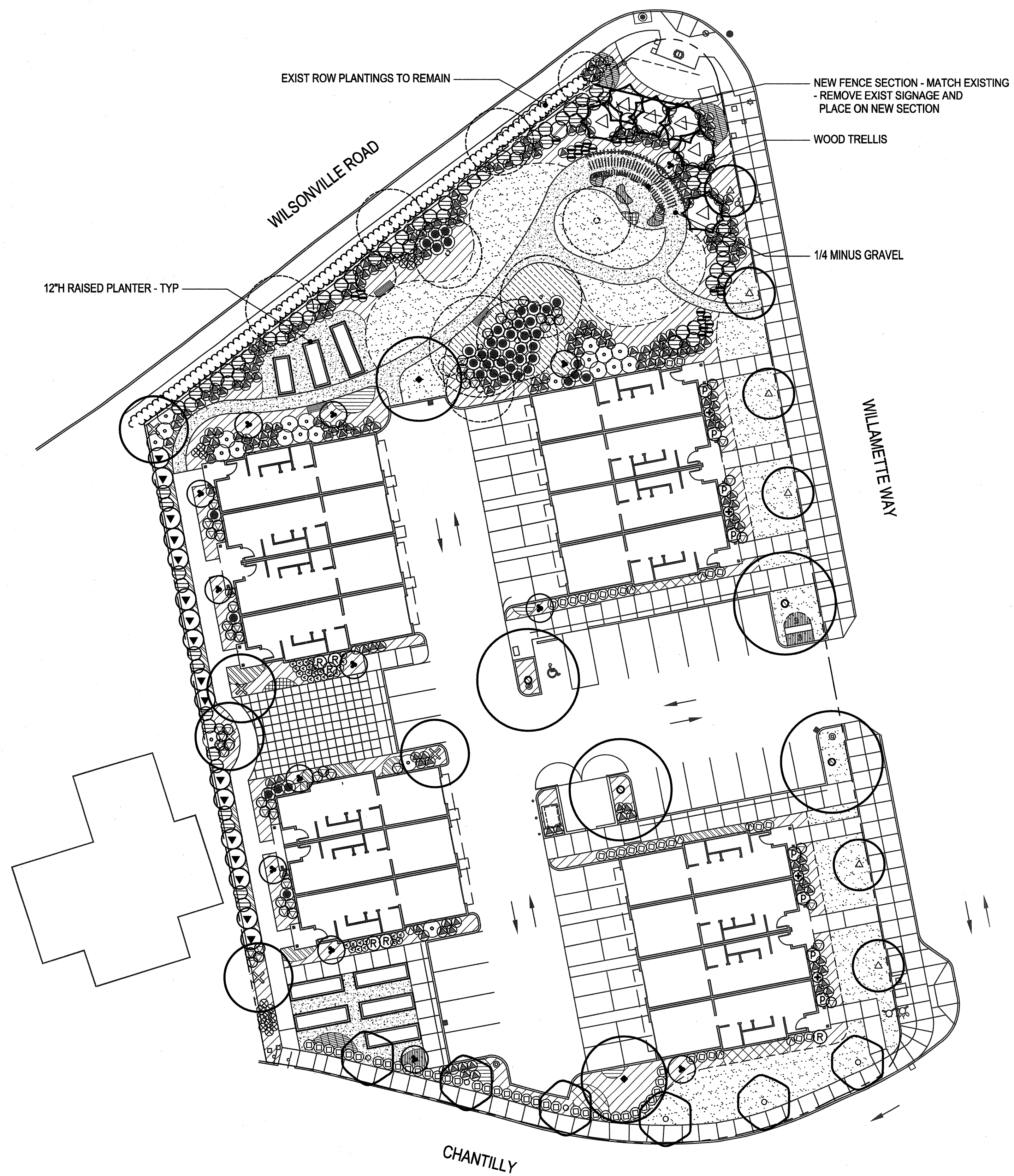


3 TYPICAL CLEANOUT SECTION  
 C3.2 NOT TO SCALE



Design Review - March 2013





**NOTES**

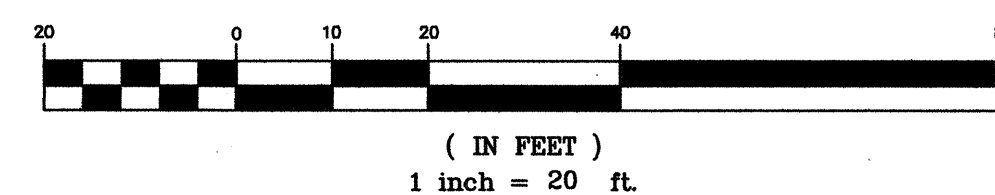
- ALL NEW LANDSCAPE AREAS TO BE IRRIGATED BY A FULLY AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM - SEE SPECIFICATIONS.
- TOTAL SITE AREA 49,676 SF  
TOTAL LANDSCAPE AREA REQ'D (15%) 7,451 SF  
LANDSCAPE AREA PROVIDED (43%) 21,844 SF
- TOTAL PARKING LOT SPACES 21  
REQ'D PARKING LOT TREES (1 PER 6) 4  
PARKING LOT TREES PROVIDED 5
- PROVIDE MIN. 3' CLEARANCE AROUND ALL FIRE HYDRANT AND FDC DEVICES.



**LANDSCAPE CONCEPT PLAN**

SCALE 1" = 20'

**GRAPHIC SCALE**



**PLANTING LEGEND**

**TREES**

- 3 L2.2 ACER CIRCINATUM - VINE MAPLE  
10' B&B, FULL TREES, 3 STEM MIN. AT BASE
- 4 L2.2 CALOEDRUS DECURRENS - INCENSE CEDAR  
8' B&B, FULL TREES, BRANCHED TO GROUND
- CERCIDIPHYLLUM JAPONICUM - KATSURA TREE  
2.5' CAL., B&B, WELL BRANCHED, LIMBED TO 6'
- CERCIS CANADENSIS 'FOREST PANSY' - EASTERN REDBUD  
2.5' CAL., B&B, WELL BRANCHED, LIMBED TO 6'
- FAGUS SYLVATICA 'ROSEO-MARGINATA' - BEECH  
2" CAL., B&B, WELL BRANCHED
- PYRUS CALLERYANA 'CHANTICLEER' - CHANTICLEER PEAR  
2" CAL., B&B, WELL BRANCHED, LIMBED TO 6'
- ROBINIA PSEUDOACACIA 'FRISIA' - HONEY LOCUST  
3" CAL., B&B, WELL BRANCHED, LIMBED TO 6'

**SHRUBS AND GROUNDCOVER**

- 1 L2.2 BERBERIS VERRUCULOSA - WARTY BARBERRY  
3 GAL. CONT., FULL PLANTS, SPACE AS SHOWN
- 2 L2.2 CHASMANTHIUM LATIFOLIUM - NORTHERN SEA OATS  
1 GAL. CONT., FULL PLANTS, SPACE AS SHOWN
- CORNUS SERICEA 'KELSEY' - DWARF REDTWIG DOGWOOD  
1 GAL. CONT., FULL PLANTS, SPACE AS SHOWN
- DAPHNE X BURKWOODII 'CAROL MACKIE' - DAPHNE  
5 GAL. CONT., FULL PLANTS, SPACE AS SHOWN
- EUNONYMUS ALATUS 'COMPACTA' - WINGED EUNONYMUS  
3 GAL. CONT., FULL PLANTS, SPACE AS SHOWN
- FUCHSIA MAGELLANICA 'TRICOLOR' - HARDY FUCHSIA  
3 GAL. CONT., FULL PLANTS, SPACE AS SHOWN
- HAKONECHLOA MACRA 'AUREOLA' - FOREST GRASS  
1 GAL. CONT., FULL PLANTS, 24" O.C.
- HEMEROCALLIS 'STELLA D' ORO' - DAYLILY  
4" POTS, FULL PLANTS, 12" O.C.
- JUNIPERUS SCOPULORUM 'GRAY GLEAM' - GRAY GLEAM JUNIPER  
6' B&B, FULL PLANTS, FULL PLANTS, SPACE AS SHOWN
- JUNIPERUS SCOPULORUM 'SKYROCKET' - SKYROCKET JUNIPER  
6' B&B, FULL PLANTS, MATCHED SPECIMENS, SPACE AS SHOWN
- MISCANTHUS PURPURASCENS - FLAME GRASS  
1 GAL. CONT., FULL PLANTS, SPACE AS SHOWN
- MOLINIA ARUNDINACEA 'KARL FORESTER' - MOOR GRASS  
2 GAL. CONT., FULL PLANTS, SPACE AS SHOWN
- MYRICA CALIFORNICA - PACIFIC WAXMYRTLE  
5 GAL. CONT., FULL PLANTS, SPACE AS SHOWN
- PACHYSANDRA TERMINALIS 'GREEN SHEEN' - SPURGE  
4" POTS, FULL PLANTS, 18" O.C.
- PENNISETUM ALOPECUROIDES 'HAEMELN' - FOUNTAIN GRASS  
1 GAL. CONT., FULL PLANTS, 12" O.C.
- POLYSTICHUM MUNITUM - WESTERN SWORD FERN  
1 GAL. CONT., FULL PLANTS, SPACE AS SHOWN
- RHODODENDRON 'JEAN MARIE' - RHODODENDRON  
21" B&B, FULL PLANTS, SPACE AS SHOWN
- RIBES SANGUINEUM 'KING EDWARD VII' - RED CURRANT  
5 GAL. CONT., FULL PLANTS, SPACE AS SHOWN
- RUBUS PENTALOBUS 'EMERALD CARPET' - TAIWAN BRAMBLE  
4" POTS, FULL PLANTS, 18" O.C.
- SEDUM SPURIUM 'DRAGON'S BLOOD' - STONECROP  
4" POTS, FULL PLANTS, 12" O.C.
- SEDUM SPURIUM 'AUTUMN JOY' - STONECROP  
4" POTS, FULL PLANTS, 12" O.C.
- SPIREA JAPONICA 'MAGIC CARPET' - SPIREA  
1 GAL. CONT., FULL PLANTS, 24" O.C.
- THUJA OCCIDENTALIS 'SMARAGD' - EMERALD ARBORVITAE  
6' B&B, FULL PLANTS, SPACE AS SHOWN
- WISTERIA FLORIBUNDA 'TEXAS PURPLE' - JAPANESE WISTERIA  
2 GAL. CONT., FULL PLANTS, SPACE AS SHOWN, TIE TO TRELLIS POST
- 1/4 MINUS GRAVEL - 3" DEPTH MIN.  
PLACE OVER TYPAR 3201 FABRIC OR APPROVED EQUAL
- FINE LAWN  
SEE SPECIFICATIONS



Client:  
**Seema, LLC**

334 11th Avenue  
 Portland, Oregon 97209

Project:  
**Fox Center  
 Townhouse  
 Project**

Wilsonville, Oregon 97070

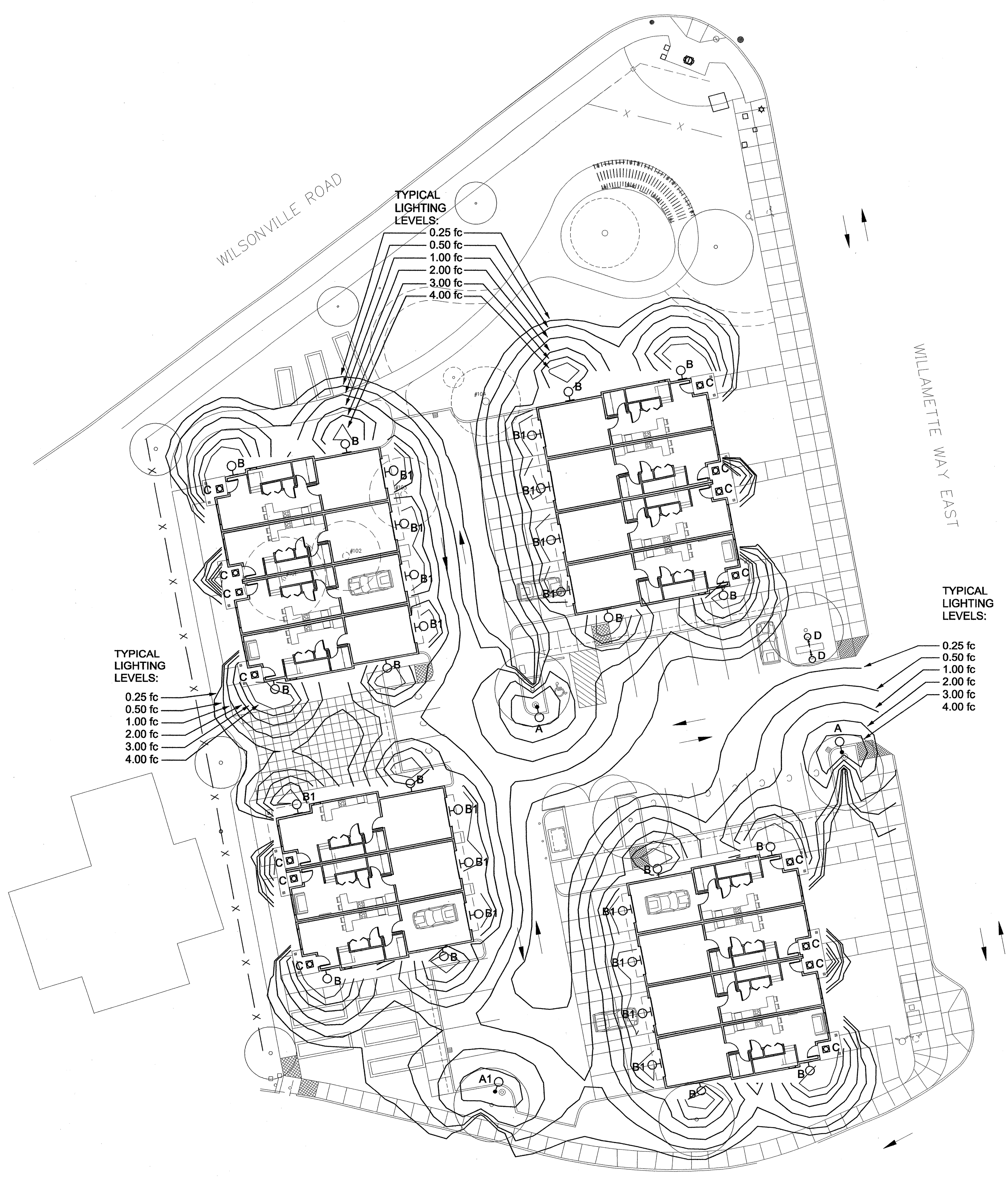
Sheet Title:  
**Site Lighting  
 Photometric  
 Plan**

Revisions:

**City of Wilsonville**  
 EXHIBIT B12 DB13-0006

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Date: 25 March 2013  
 Drawn by: SGW Checked by: JFR  
 Job No: 108146.04/MDG1301  
 Sheet



**Site Lighting Photometric Plan**  
 0 10 20 40

**LUMINAIRE SCHEDULE**

- TYPE A: LITHONIA MR1-2/42TRT-SR3-MVOLT-RPA ON 18' RSS POLE.
- TYPE A1: LITHONIA MR1-1/42TRT-SR2-MVOLT-RPA ON 18' RSS POLE.
- TYPE B: LITHONIA WST-1/42TRT-MD-MVOLT. WALL MOUNTED: APPROX. 11'-0"
- TYPE B1: LITHONIA WSTM-1/26TRT-MD-MVOLT. WALL MOUNTED: APPROX. 8'-6"
- TYPE C: LITHONIA AFV-1/26TRT-4AR-MVOLT. SOFFIT MOUNTED
- TYPE D: HYDREL 7000-26TRT-MVOLT-FL-KM-PSSA-GS, AT GRADE



**Keynotes**

1. VINYL "NAIL FIN" WINDOWS
2. 6" HIGH THRESHOLD
3. 8'-0" x 8'-0" OVERHEAD GARAGE DOOR
4. STUD WALL WITH JAMES HARDIE LAP SIDING
5. ENTRY OVERHANG ABOVE WITH WOOD COLUMNS, TYP.
6. LIGHT FIXTURE - SEE ELEVATIONS
7. DOWNSPOUT, TYPICAL
8. CONCRETE STEP
9. EXTENSION OF BUILDING ABOVE



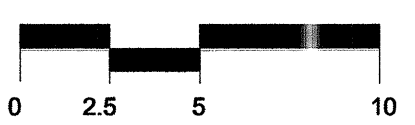
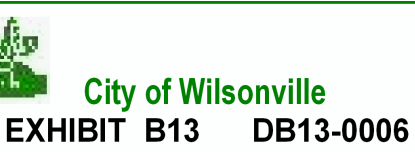
Client:  
**Seema, LLC**

Wilsonville, Oregon 97170

Project:  
**Fox Center  
 Townhouse  
 Project**

Sheet Title:  
**First and  
 Second  
 Floor Plan  
 (4 Unit)**

Revisions:

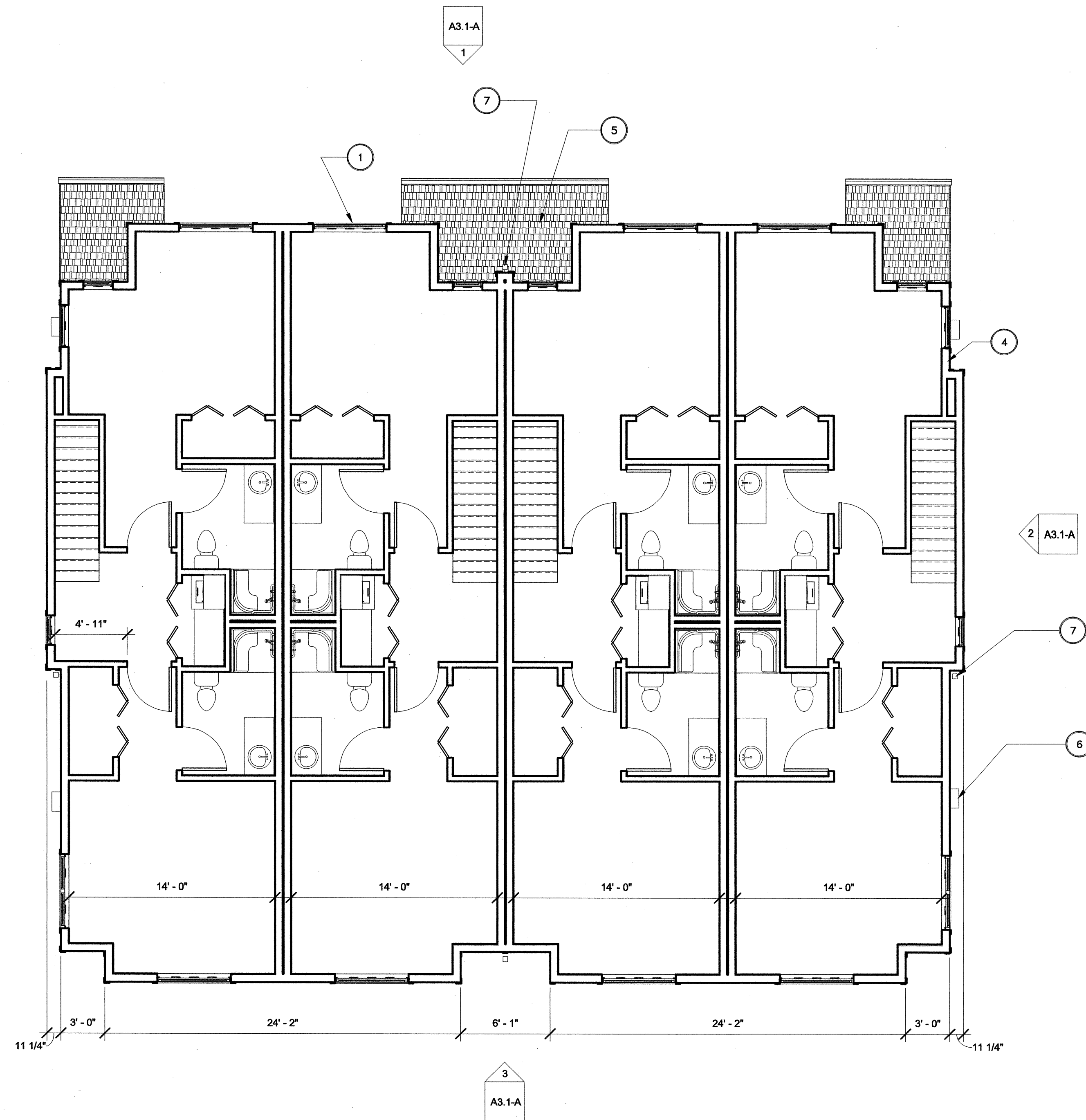


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Date: **25 March 2013**  
 Drawn by: **JAK** Checked by: **DAV**  
 Job Number: **108146.04**  
 Sheet

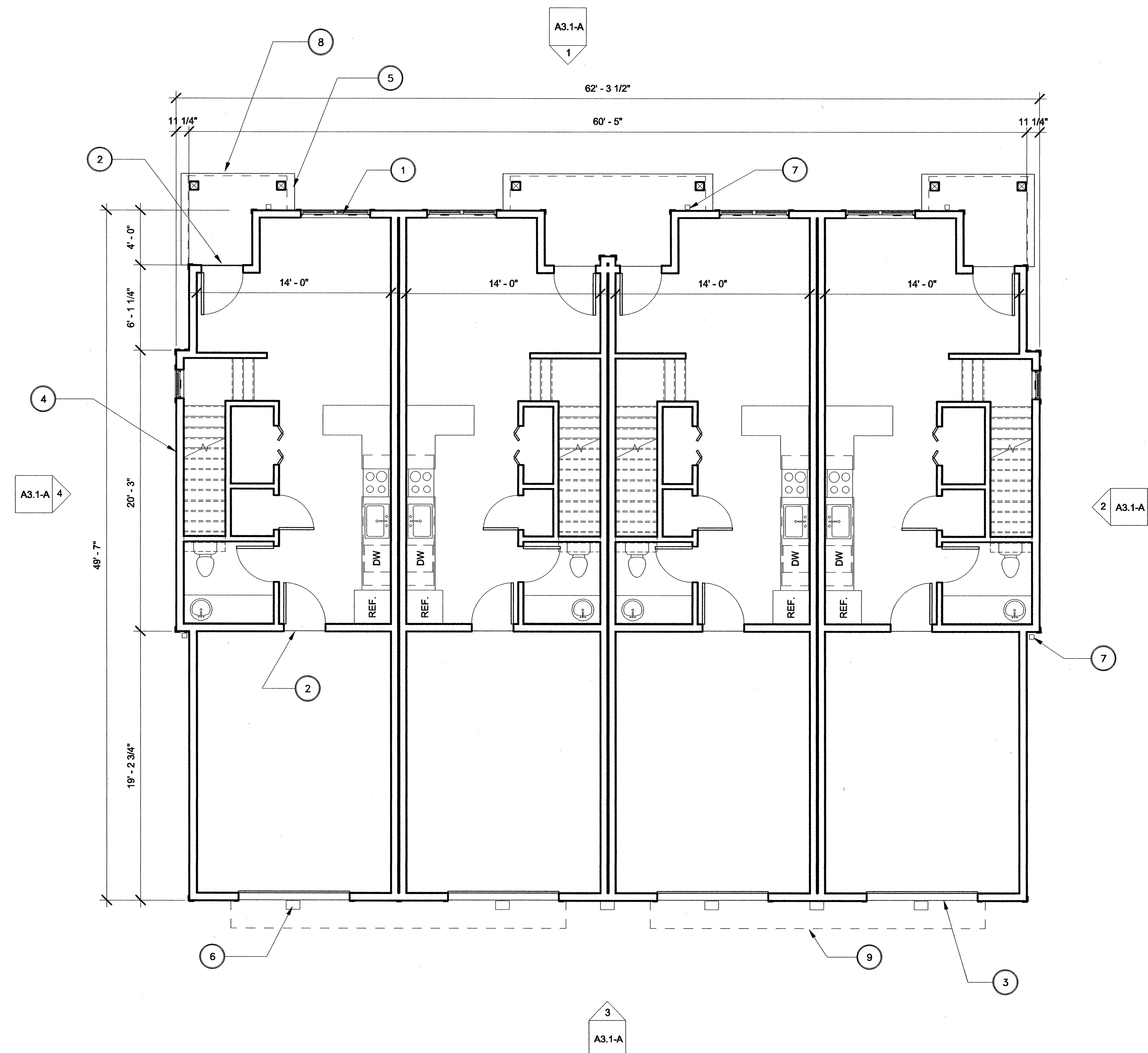
**A2.1-A**

**Design Review Submittal - March 2013**



**Second Floor Plan**

3/16" = 1'-0"



**First Floor Plan**

3/16" = 1'-0"





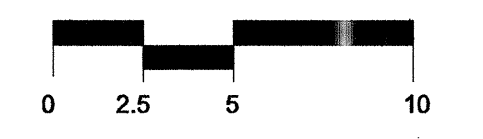
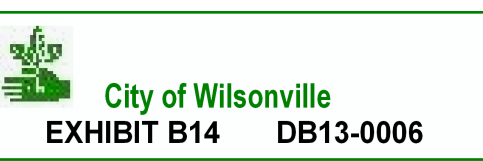
Client:  
**Seema, LLC**

Wilsonville, Oregon 97170

Project:  
**Fox Center  
 Townhouse  
 Project**

Sheet Title:  
**First and  
 Second  
 Floor Plan  
 (3 Unit)**

Revisions:



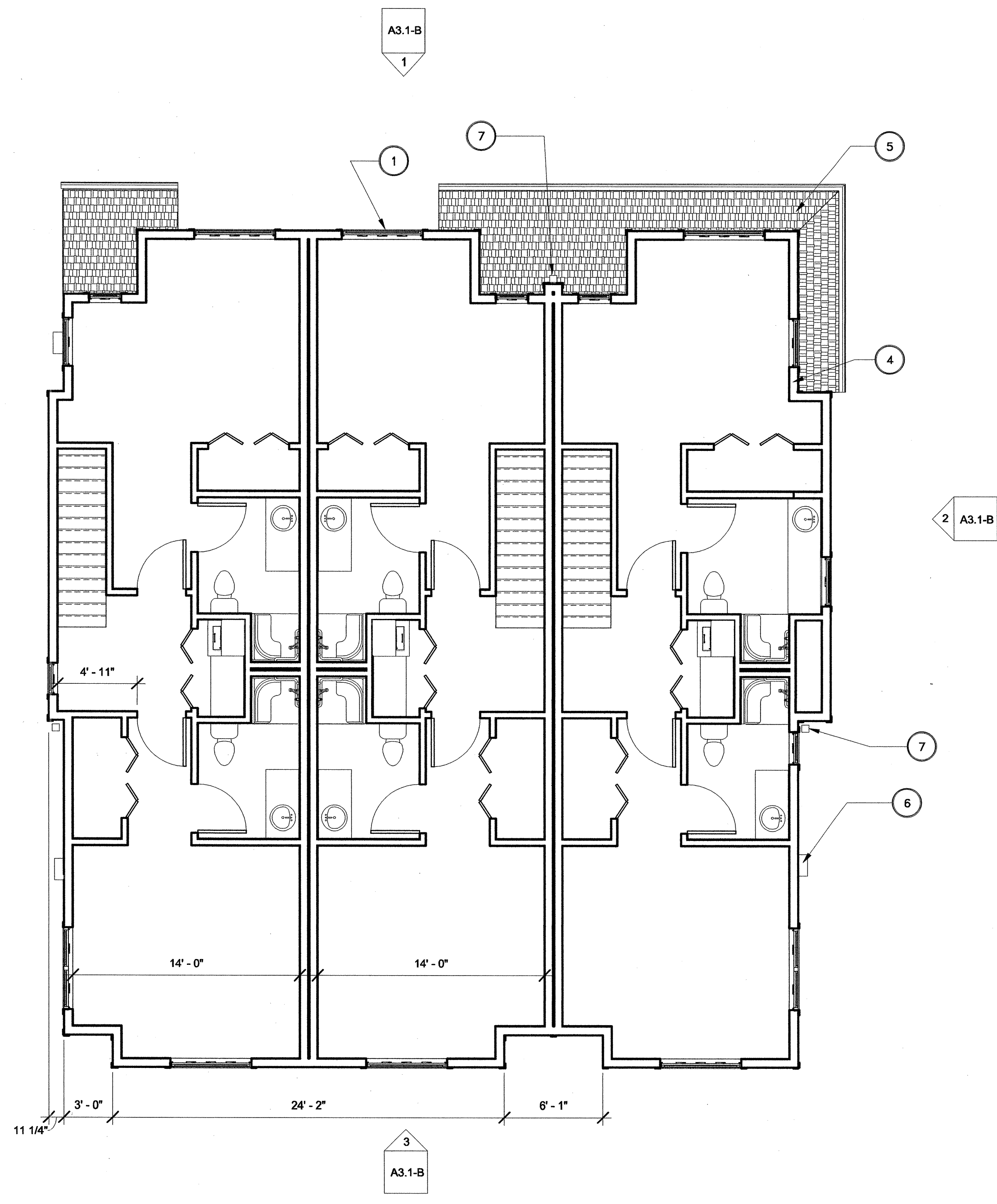
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Date: 25 March 2013  
 Drawn by: JAK Checked by: DAV  
 Job Number: 108146.04  
 Sheet

**A2.1-B**

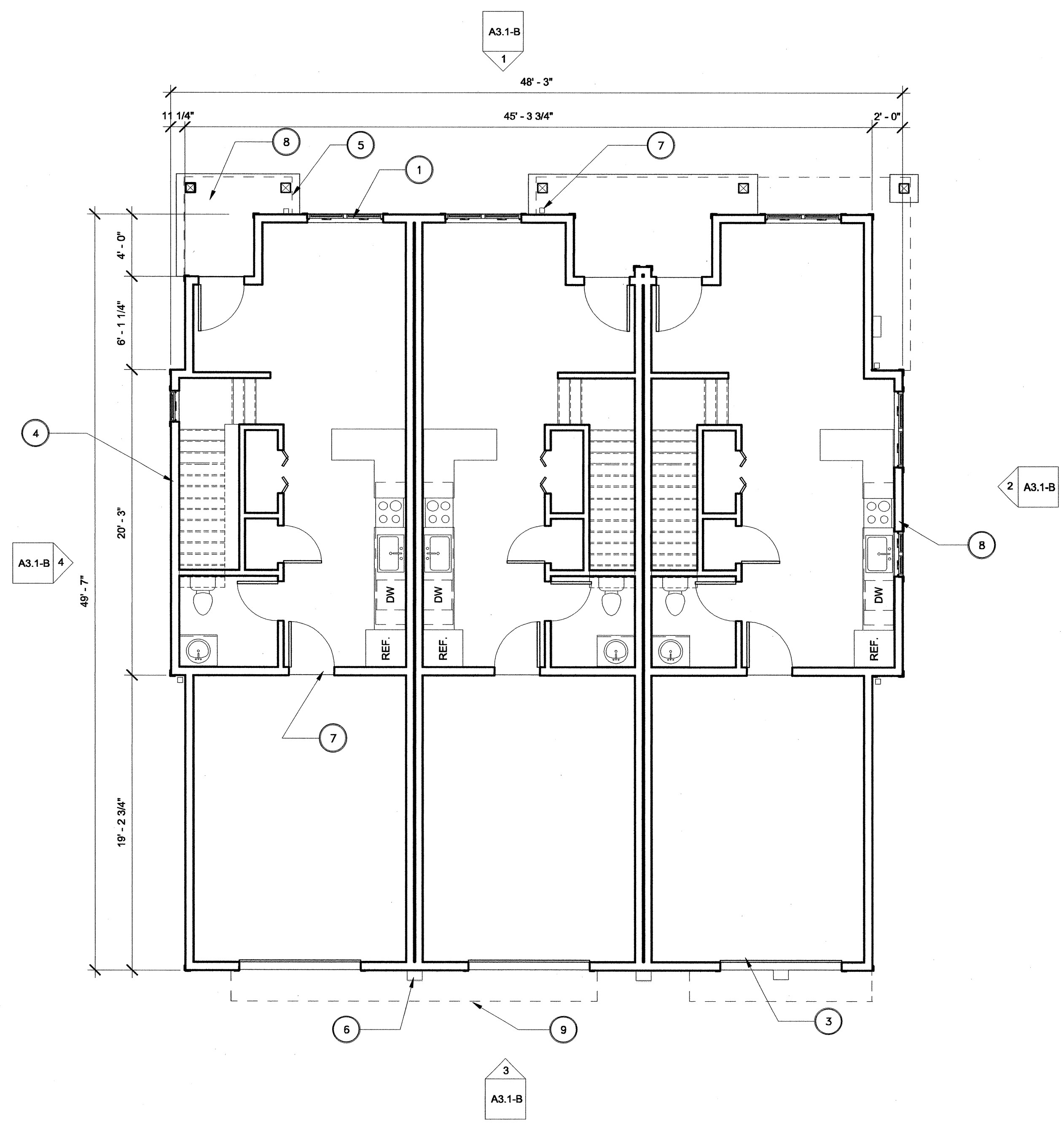
**Keynotes**

1. VINYL "NAIL FIN" WINDOWS
2. 6" HIGH THRESHOLD
3. 8'-0" x 8'-0" OVERHEAD GARAGE DOOR
4. STUD WALL WITH JAMES HARDIE LAP SIDING
5. ENTRY OVERHANG ABOVE WITH WOOD COLUMNS, TYP.
6. LIGHT FIXTURE - SEE ELEVATIONS
7. DOWNSPOUT, TYPICAL
8. CONCRETE STEP
9. EXTENSION OF BUILDING ABOVE



**Second Floor Plan**

3/16" = 1'-0"



**First Floor Plan**

3/16" = 1'-0"

P:\108146.04\108146.04-03-Cabinet Design-3 Units-20130313.rvt





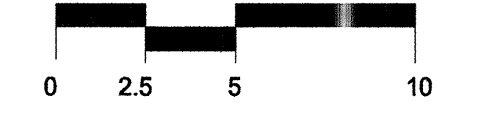
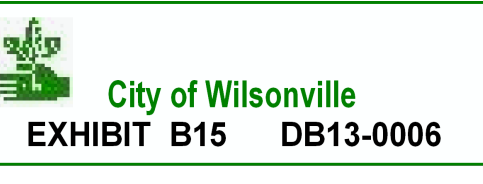
Client:  
**Seema, LLC**

Wilsonville, Oregon 97070

Project:  
**Fox Center  
 Townhouse  
 Project**

Sheet Title:  
**Elevations  
 (4 Unit)**

Revisions:



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Date:  
 Drawn by: JAK      Checked by: DAV  
 Job Number: 108146.04  
 Sheet



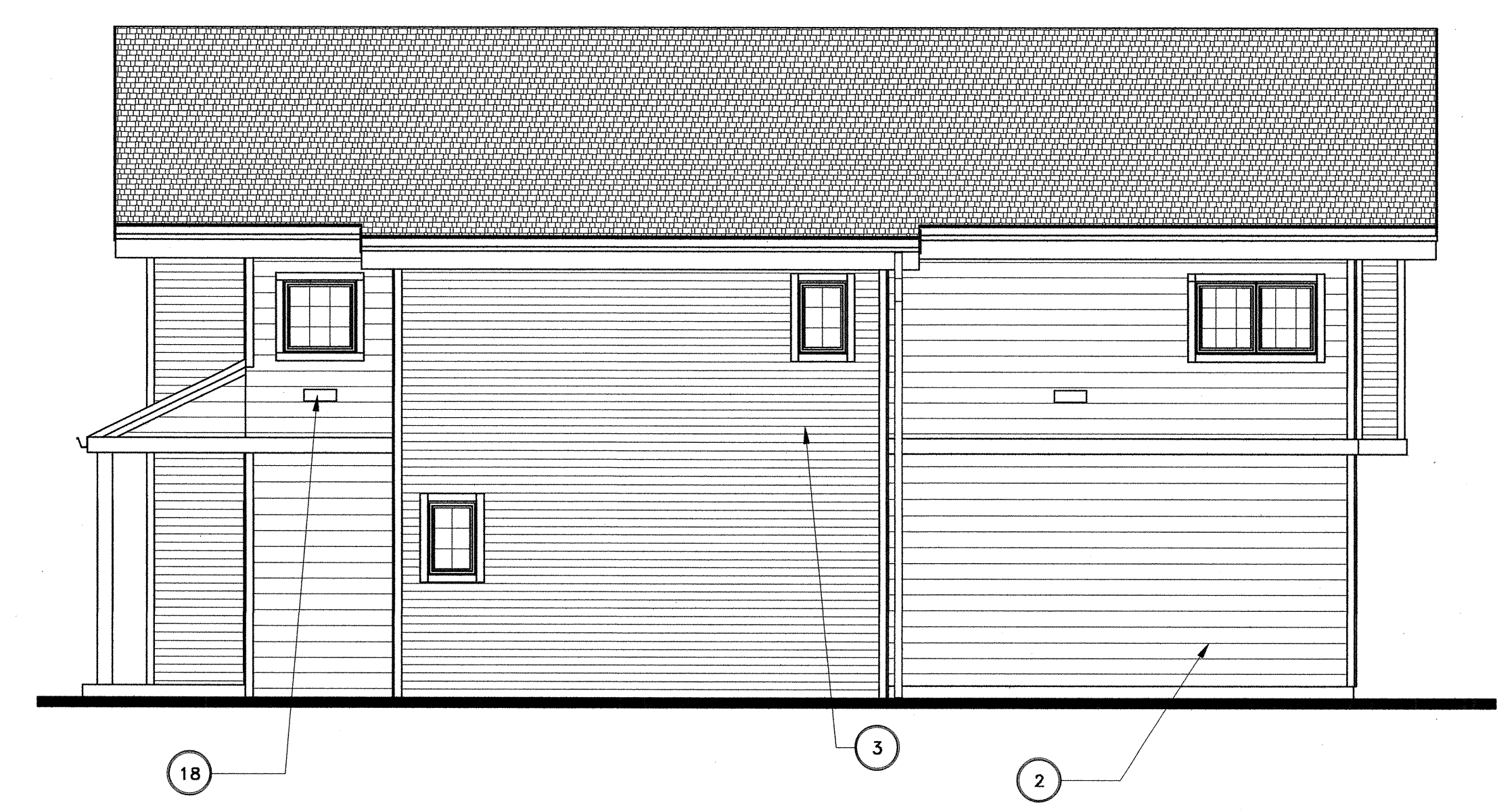
**1 Front**  
 A3.1-A 3/16" = 1'-0"



**2 Side**  
 A3.1-A 3/16" = 1'-0"



**3 Rear**  
 A3.1-A 3/16" = 1'-0"



**4 Side**  
 A3.1-A 3/16" = 1'-0"

**Keynotes**

1. ARCHITECTURAL COMPOSITION SHINGLE ROOFING, COLOR R-1
2. HORIZONTAL HARDIE PANEL SIDING, 1x8 - PAINTED P-1
3. HORIZONTAL HARDIE PANEL SIDING, 1x4 - PAINTED P-2
4. SHAKE HARDIE PANEL SIDING - PAINTED P-3
5. ROOF CRICKET
6. CORNER TRIM, 4" - PAINTED P-4
7. HORIZONTAL TRIM, 1x2 - PAINTED P-4
8. FASCIA BOARD, 8" - PAINTED P-4
9. METAL BOX GUTTER, TYPICAL - PAINTED TO MATCH ADJACENT SURFACE COLOR
10. METAL DOWNSPOUT, TYPICAL - PAINTED TO MATCH ADJACENT SURFACE COLOR
11. VINYL WINDOW - COLOR W-1 - WITH PAINTED TRIM (TRIM TO MATCH BUILDING TRIM COLOR) AND CLEAR LOW-E INSULATED GLAZING
12. ENTRY DOOR WITH GLAZING PANEL - COLOR D-1 WITH PAINTED TRIM (TRIM TO MATCH BUILDING TRIM COLOR)
13. ENTRY OVERHANG WITH WOOD POST - PAINTED TO MATCH BUILDING TRIM COLOR
14. GARAGE DOOR - PAINTED P-3
15. PROPOSED UTILITY METER LOCATION, TYPICAL - ONE SIDE ONLY
16. PROPOSED FIRE SPRINKLER ACCESS PANEL LOCATION - PAINTED TO MATCH ADJACENT SURFACE COLOR, TYPICAL - ONE SIDE ONLY
17. CONCRETE STEP
18. LIGHT FIXTURE - SEE DRAWING E1.1 FOR ADDITIONAL INFORMATION

**Exterior Colors**

- ROOFING: R-1      CERTAINTED LANDMARK ROOFING, COLOR "BLACK WALNUT"  
 WINDOWS: W-1      ATRIUM VINYL WINDOWS, COLOR "WHITE"
- PAINT COLORS:
- P-1      BENJAMIN MOORE, COLOR HC-90
  - P-2      BENJAMIN MOORE, COLOR HCB9
  - P-3      BENJAMIN MOORE, COLOR HCB8
  - P-4      BENJAMIN MOORE, COLOR AC-40
  - P-5      BENJAMIN MOORE, COLOR 2332-10







**VIII. Board Member Communications:**

**A. Agenda Results from the March 25, 2013 DRB  
Panel B meeting**

# City of Wilsonville

## Development Review Board Panel B Meeting Meeting Results

<b>DATE:</b>	MARCH 25, 2013	
<b>LOCATION:</b>	29799 SW TOWN CENTER LOOP EAST, WILSONVILLE, OR	
<b>TIME START:</b>	6:30 P.M.	<b>TIME END: 7:22 P.M.</b>

### ATTENDANCE LOG

BOARD MEMBERS	STAFF
Andrew Karr, Chair	Blaise Edmonds
Cheryl Dorman, Vice Chair	Barbara Jacobson
Dianne Knight	Daniel Pauly
Aaron Woods	
Jhuma Chaudhuri was absent.	

### AGENDA RESULTS

AGENDA	ACTIONS
CITIZENS' INPUT	None.
CONSENT AGENDA	
A. Approval of February 25, 2013 Minutes	A. Unanimously approved as presented.
PUBLIC HEARING	
<p><b>A. Resolution No. 245. Les Bois Row Homes: Polygon Northwest Company – applicant.</b> The applicant is requesting approval of Final Development Plan (FDP) for PDP - 1 Central (Les Bois Row Homes) for detached row houses and duplexes. The site includes Tax Lots 14300 – 14440 and 14600 – 15200 in Section 15DB, T3S, R1W, Clackamas County, Oregon. Staff: Blaise Edmonds</p> <p style="text-align: center;">Case File: DB12-0083 – Final Development Plan</p> <p><i>This item was continued to this date and time certain at the February 25, 2013 DRB Panel B meeting.</i></p> <p style="color: red;">The Applicant is requesting that the review of this application be set over to April 22, 2013.</p> <p><b>B. Resolution No. 251. Villebois Neighborhood Park 6: Pacific Community Design for Polygon Northwest Company – applicant.</b> The applicant is requesting approval of a Final Development Plan (FDP) and Preliminary Development Plan (PDP) Refinements for a 1.66 acre private neighborhood park in Villebois. The site is located on a portion of Tax Lot 301 in Section 15, T3S-R1W, Clackamas County, Oregon. Staff: Daniel Pauly</p> <p style="text-align: center;">Case Files: DB13-0001 - Final Development Plan and Refinements</p>	<p><b>A.</b> Resolution No. 245 was unanimously continued to April 22, 2013 as requested.</p> <p><b>B.</b> Resolution No. 251 was unanimously approved with corrections and added Condition PDA 6.</p>

BOARD MEMBER COMUNICATIONS	
A. Results of the March 11, 2013 DRB Panel A meeting	
STAFF COMMUNICATIONS	Joint DRB Panels A & B training session April 8, 2013.

**RECORDED BY:**

**VIII. Board Member Communications:**  
**B. Agenda Results from the April 22, 2013 DRB  
Panel B meeting**

# City of Wilsonville

## Development Review Board Panel B Meeting Meeting Results

<b>DATE:</b> <b>APRIL 22, 2013</b>		<b>TIME END: 6:40 P.M.</b>
<b>LOCATION:</b> 29799 SW TOWN CENTER LOOP EAST, WILSONVILLE, OR		
<b>TIME START:</b> <b>6:30 P.M.</b>		

### ATTENDANCE LOG

BOARD MEMBERS	STAFF
Andrew Karr, Chair	Blaise Edmonds
Cheryl Dorman, Vice Chair	Barbara Jacobson
Dianne Knight	
Aaron Woods	
Jhuma Chaudhuri was absent.	

### AGENDA RESULTS

AGENDA	ACTIONS
CITIZENS' INPUT	None.
CONSENT AGENDA	
A. Approval of March 25, 2013 Minutes	A. Unanimously approved with corrections.
PUBLIC HEARING	
<p><b>A. Resolution No. 245. Les Bois Row Homes: Polygon Northwest Company – applicant.</b> The applicant is requesting approval of Final Development Plan (FDP) for PDP - 1 Central (Les Bois Row Homes) for detached row houses and duplexes. The site includes Tax Lots 14300 – 14440 and 14600 – 15200 in Section 15DB, T3S, R1W, Clackamas County, Oregon. Staff: Blaise Edmonds</p> <p style="text-align: center;">Case File:   DB12-0083 – Final Development Plan</p> <p><i>This item was continued to this date and time certain at the March 25, 2013 DRB Panel B meeting.</i></p> <p style="color: red;"><b>The Applicant is requesting that the review of this application be set over to May 30, 2013.</b></p>	<p><b>A.</b> Resolution No. 245 was unanimously continued to May 30, 2013 as requested.</p>
BOARD MEMBER COMMUNICATIONS	None
STAFF COMMUNICATIONS	
Barbara Jacobson held a short training session for the DRB members	

**RECORDED BY: SW**