

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

MONDAY, FEBRUARY 11, 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. Election Of 2013 Chair And Vice-Chair

Chair
Vice-Chair

VII. Consent Agenda:

A. Approval Of Minutes Of November 15, 2012 Meeting

Note: Due to a lack of quorum to approve minutes from the November 15, 2012 minutes in the normal fashion, staff has attained signatures of approval from all attendees. The board is asked to recognize those signatures as valid and therefore adopt those minutes as approved.

Documents: [November 15, 2012 Minutes.pdf](#)

VIII. Public Hearing:

A. Resolution No. 243

Wilsonville Family Fun Center: Ben Altman, SFA Design Group - representative for Wilsonville Land Partnership and Darren Harmon, Wilsonville Family Fun Center - Owner and Applicant. The applicant is requesting approval a Modified Stage I Master Plan, Stage II Development Plans, Site Design Review, Waiver and Type B Tree Removal permit for Wilsonville Family Fun Center to allow a 74' support tower for a zip line ride and minor associated site modifications. 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

Case Files: DB12-0070 - Modified Stage I Master Plan
DB12-0071 - Stage II Development Plan
DB12-0072 - Site Design Review
DB12-0073 - Waiver
TR13-0002 - Type B Tree Removal Permit

Documents: [DB12-0070 packet 2.11.2013.pdf](#), [Exhibit B1.pdf](#)

B. Resolution No. 244

Ron Tonkin Gran Turismo: LRS Architects. - Representative for RTGT Properties LLC DBA Ron Tonkin Gran Turismo - Applicant/Owner. The applicant is requesting approval of a Stage II Final Plan, Site Design Review, Type C Tree Removal Plan and Master Sign Plan Modification for remodel and expansion of an existing automobile dealership. The site is located on Tax Lots 200 and 300, Section 02A; T3S R1W, City of Wilsonville, Washington County, Oregon. Staff: Michael Wheeler

Case Files: DB12-0060 - Stage II Final Plan
 DB12-0061 - Site Design Review
 DB12-0063 - Type C Tree Removal Plan
 DB12-0068 - Master Sign Plan Modification

Documents: Ron Tonkin SR . Ex. Pt 1.pdf, Ron Tonkin SR . Ex. Pt 2.pdf, Ron Tonkin SR . Ex. Pt 3.pdf, Ron Tonkin SR . Ex. Pt 4.pdf, Ron Tonkin SR . Ex. Pt 5.pdf

IX. Board Member Communications:

A. Results Of The January 28, 2013 DRB Panel B Meeting

Documents: DRB-B January 28, 2013 Results.pdf

X. Staff Communications

XI. 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

VII. Consent Agenda:

- A. Approval of minutes from November 15, 2012 meeting**

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

**Development Review Board – Panel A
Minutes–November 15, 2012 6:30 PM**

I. Call to Order

Vice Chair Bob Alexander 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: Bob Alexander, John Schenk, Mary Fierros Bower, and Lenka Keith. Chair Douglas King and Councilor Liaison Scott Starr were absent.

Staff present: Chris Neamtzu, Mike Kohlhoff, Barbara Jacobson, Blaise Edmonds, Steve Adams, Dan Pauly, and Shelley White

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

V. City Council Liaison Report

No report was given due to Councilor Starr's absence.

VI. Consent Agenda:

A. Approval of minutes of October 8, 2012 meeting

John Schenk moved to approve the October 8, 2012 DRB Panel A meeting minutes as presented. Lenka Keith seconded the motion, which passed unanimously.

VII. Public Hearings:

A. **Resolution No. 238. Villebois SAP East PDP-3 – Tonquin Meadows: Stacy Connery, AICP, Pacific Community Design, Inc. – Representative for Fred Gast, Polygon Northwest Company, City of Wilsonville Urban Renewal Agency, City of Wilsonville, and Metro- Applicants.** The applicant is requesting approval of a Zone Map Amendment from Residential Agriculture-Holding, Public Facility, and Exclusive Farm Use to Village and adopting findings and conditions approving a Preliminary Development Plan, SAP Refinements, SAP Amendments, Zone Map Amendment, Tentative Subdivision Plat, Type C Tree Plan, and Final Development Plan for a 205-lot residential subdivision, associated and adjacent parks and open space and other improvements. Properties part of the Zone Map Amendment include Tax Lots 100, 180, 103, 192, 181, 102, 101, 200, portions of 2916, portions of 2919, Section 15, and Tax Lot 1401, Section 10. Properties part of the Preliminary Development Plan include Tax Lots 100, 180, 103, 192, 181, 102, 101, 200, portions of 2916, and portions of 2919, and portions of SW 110th right-of-way, Section 15 and Tax Lot 1401, Section 10. Properties part of the SAP Refinements are Tax Lots 100 and 180, Section 15. Properties part of the SAP Amendments are Tax Lots 100, 180, 103, 192, 181, 102, 101, portions of 2916, portions of 2919, 301, and portions of SW 110th right-of-way Section 15, Tax Lots 16400 and 16500, Section 15DA, and Tax Lot 1401, Section 10. Properties part of the Tentative Subdivision Plat are Tax Lots 100, 180, portions of 2916, portions of 2919, and portions of SW 110th right-of-way, Section 15. Properties part of the

Type C Tree Plan are Tax Lots 100, 180, portions of 2916, portions of 2919, and portions of SW 110th right-of-way, Section 15. Properties part of the Final Development Plan are Tax Lots 100, 180, portions of 2916, portions of 2919, and portions of SW 110th right-of-way, Section 15. All tax lots listed above are in Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon. Staff: Daniel Pauly
The DRB action on the Zone Map Amendment is a recommendation to the City Council.

Case Files: DB12-0042 – Villebois SAP-East PDP-3E, Preliminary Development Plan
DB12-0043 – Villebois SAP-East Refinements
DB12-0044 – Villebois SAP-East Amendments
DB12-0045 – Zone Map Amendment
DB12-0046 – Tentative Subdivision Plat
DB12-0047 – Type C Tree Plan
DB12-0048 – Final Development Plan for Parks and Open Space

Vice Chair Bob Alexander called the public hearing to order at 6:33 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 3 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, providing background about Villebois' terms, processes, and park types and reviewing the application and its requests with these key comments:

- The application requests regarded Phase 3 of the eastern portion of Villebois, with amendments to Specific Area Plan (SAP) East that apply to both Phases 3 and 4.
- He noted the location of the subject property, currently owned by Donald Bischoff and Sharon Lund, as well as properties surrounding the site, including Lowrie Primary School to the south and Boeckman Road to the north.
- He briefly reviewed Villebois planning terms, acronyms and processes, as well as the categories and maintenance responsibilities of the various parks and open space in Villebois.
- DB12-0042. Preliminary Development Plan (PDP) The Applicants proposed a variety of housing types on approximately 31-acres owned by Donald Bischoff and Sharon Lund. The development includes row homes and three different types of single-family homes for a total of 205 units, 6.22 acres of open space, as well as streets and other associated utilities. All homes would be alley-loaded, with garages facing the alley and the front of the homes facing tree-lined streets, parks, or open spaces.
- In addition to the Bischoff/Lund property, the PDP request included areas along 110th Ave and areas north and east of the property slated for park development and open space associated with the proposed home development.
 - One notable feature of the site was the substantial slope and some of the grading has lead to a split-level design of some of the homes as indicated in Slide 9.
 - Additionally, the Villebois Dr/Geneva Loop intersection did not appear to meet Americans with Disabilities Act (ADA) standards, so Condition PFA 18 required the Applicant to work with the U.S. Access Board to ensure that issue was resolved.
 - The proposed subdivision is planned for two phases, but may be developed simultaneously or about 12 months apart.
 - Two regional water quality dry ponds and bio retention swells are proposed within Regional Park 8 as part of the storm water system. The final design of Regional Park 8 would come later, which

would likely lead to changes to the design of the facilities due to potential flood plain issues and ownership issues with how the facilities appear on the plan. Condition PDA 5 would ensure proper steps, permissions, and flood plain regulations or their alternatives are met prior to the subdivision being graded.

- DB12-0043. SAP Refinements. When submitting a PDP, the Development Code allows the applicant to request refinements to the previously approved SAP and Villebois Village Master Plan that are specifically defined in the Code. The Applicant requested five refinements in concurrence with the PDP request. The three key drivers of the refinements were to retain an isolated wetland in the northwest area of the site, to increase the size and number of linear greens to provide more outdoor opportunities for residents, and developer preferences. The SAP was developed by Matrix/ Legend Homes when they foresaw developing the entire SAP East, so the proposed refinements more closely align with the preferences of the developer that would actually build the project. The requested refinements were reviewed as follows:
 - Street network: Two streets were proposed for removal where the wetland was being retained. Street alignment changes were sought to better align alleys and to enable larger or additional pocket parks. The changes would not significantly affect circulation outside the area around the wetland or where the two streets are maintained. Vehicle access would be retained along Verdun Loop south of the wetland. A path around the homes next to the wetland would provide bike and pedestrian access.
 - The Code also requires that refinements do not preclude adjacent property from developing according to the master plan. The roads that were planned to go through the wetland area would continue to SAP North. However, that area of SAP North was where the school had been located before being moved to its current location and the nature of the SAP North approval is very conceptual thus far. The Tonquin Trail would still be able to connect from SAP North into SAP East similar to what had been planned.
 - Utility refinements: These refinements match the realignment of the road and would not reduce the function of the utilities.
 - Parks, Trails and Open Space: This refinement would allow for adding the retained wetland, increasing the size of pocket parks and linear greens and combing a linear green and pocket park into one linear green. There would be no reduction in the function or usability of the parks, and no loss from the proposed changes. Slide 19 illustrated the parks and open spaces that would result from the refinements. Areas to the east and north were open spaces as well.
 - Location and Mix of Land Uses: The Code groups different housing types into two categories. The first includes all the attached housing products and the smaller single-family products. The second category includes medium single-family homes and anything larger. Two images were displayed (Slide 22) comparing the proposed mix of properties with that of the Villebois Master Plan. The proposed mix did not significantly alter the distribution in the SAP. Small cottage homes would replace single-family attached homes. Both are similar in size and were expected to serve a similar market segment. The result would be a little less than a six percent increase in the medium, standard and large lot category, and a small decrease in the other category.
 - Density. The proposed less than one percent increase in density would meet the Code criteria for a refinement. He quoted several key phrases from the Villebois Master Plan discussing the need for a mix of homes to provide a wide range of living choices and diversity, including affordable home ownership options from affordable through more expensive options. Such language was important when considering the qualitative nature of the requested change.
 - Diversity is still maintained with the proposed refinement. Homeowners would have a variety of choices even within the different product types with respect to the size of the lots, master on main options, etc.
 - Preliminary front elevations of the different home product types were shown. Different elevations were expected and encouraged to increase diversity. Each elevation would be reviewed by the City's architectural consultant prior to building permits.

- DB12-0044. The three SAP Amendments were changes that did qualify as refinements and were subject to the same review process as the SAP itself.
 - SAP Phasing. The phasing set during previous reviews did not follow property lines, so the request was to change the phasing to match the property lines and Polygon's phasing plans:
 - Phase 3 East would be the Bischoff/Lund property and surrounding parks and open spaces
 - Phase 4 East would be the Fasano property.
 - A condition was added that publically owned parks and open space be included in the phasing, which was consistent with a condition attached to phasing changes approved with Phase 2 East.
 - Pattern Book. The pattern book is a key document in Villebois that regulates the look and feel of the overall development and neighborhoods and addresses the character and architecture of the buildings, as well as the size and orientation of the lots. The pattern books for both SAP East and SAP South were approved in 2005 through similar processes. While similar in most ways, a number of notable differences reflect the preferences in the planned products of the developers at the time. SAP East reflects preferences of Matrix/Legend Homes, while SAP South reflects the preferences of Arbor Homes.
 - Polygon has been developing homes in SAP South in compliance of the SAP South Architectural Pattern Book and wished to continue using the majority of the pattern book in the proposed phases of SAP East, as it more closely reflected their preferences in housing products. The request would make a few modifications to the SAP South Pattern Book, and adopt it as a pattern book for SAP East Phases 3 and 4. The existing SAP East Pattern Book would continue to apply to the rest of SAP East. The requested changes to the South Pattern Book were to:
 - Replace references, diagrams and maps of SAP South to appropriately reflect the two phases.
 - Adjust the lot sizes for row homes to reflect Polygon's designs and the product being planned, rather than Arbor Homes'. The Villebois Master Plan and Development Code do not have size or lot requirements for row home lots.
 - Replacing single-family attached homes with cottage lots, which are detached structures that are narrower than other single-family detached homes.
 - SAP East had a product called single-family attached which was shown extensively in the Master Plan in the subject areas and specifically planned by Legend Homes at the time of master planning. The units are slightly narrower and on 30 ft lots, as opposed to a detached single-family home. In the SAP South Pattern Book, homes are required to be a minimum of 32-ft wide and 40 to 80 percent of the homes along a given street frontage were to be attached. Homes built in SAP East Phase 1 were attached at the garage, but the difference was hardly noticeable from the street.
 - The cottage product would still serve a market segment between the small single-family and row home. The Applicant had provided a redline copy of the SAP South Pattern Book. A condition required that a cleaned up version be supplied for use during future building permit reviews.
 - Add language to the Pattern Book as recommended by Staff requiring that the visible third story of alley-loaded facades be enhanced consistent with other elevations in the public view shed.
 - The Pattern Book defines public view sheds as areas requiring enhanced elevations that match the architecture of the buildings. These two phases were unique due to grade differences which led to three-story facades facing alleys and the top story possibly being visible, especially from the area near the school.
 - SAP Boundary Adjustment. Several parks have been planned along 110th Ave. In the development agreement, the City and developer, Polygon Homes, agreed that the parks be developed together to be under common ownership and maintenance if the permission of the

adjacent property owner could be obtained. Since that time, Polygon had purchased some of the properties, enabling the project to move forward. However, it was still bisected by SAP boundary. This slight adjustment would enable the areas to be rezoned, built, and maintained as a whole unit.

- DB12-0045. The Zone Map Amendment involved the Bischoff/Lund property as well as the adjacent parks, including property owned by Polygon or Pacific Northwest Homebuilders, the City of Wilsonville and Metro. The Comprehensive Plan zone designation for Villebois is Village Zone, making it the only option to change the property to when developed, so that was the recommendation.
- DB12-0046. The Tentative Subdivision Plat would divide the Bischoff/Lund property along with the adjacent property in the 110th Ave right-of-way and the other Polygon parcels to be consistent with the PDP. Villebois Dr would connect to Boeckman Rd at the roundabout with this phase, enabling a lot of 110th Ave to be vacated and made into parks.
 - Two tracts on the southeast corner of the plat would be combined with a future development tract that was platted with Phase 2 East to create two additional medium sized home lots. One lot would extend into the plat for Phase 4 East, which was planned to be built before Phase 3 East, so that would not be an issue.
 - With regard to the retained wetland, an additional tract was recommended for a path required to be around the homes, along with an associated retaining wall and landscaping.
 - Additional tracts were also required for the wetland that was not originally shown as part of the regional park, which would be privately owned and maintained. Demarcation is needed showing the line between the private and public ownership of the wetland.
 - A public utility easement was also required along the front of Lots 1 through 9 to ensure adequate space for utilities.
- DB12-0047. The Type C Tree Plan included the removal of 24 trees that would be mitigated with the street trees and other trees in the parks and open space. The trees were being removed for either health or construction reasons. No significant trees worthy of retention were within the subdivision.
- DB12-0048. The Final Development Plan (FDP) for Parks and Open Space. Details had been provided by the Applicant indicated that the street trees, park furnishings, street lights, etc. all conformed to the Community Elements Book. Any materials used for retaining walls or handrails were specifically required to match the Villebois theme. Future FDPs for the regional parks were expected as additional work was needed with the Parks Board and partners, such as Metro, to design those parks.
- He noted Exhibit A5 was a memorandum dated November 15, 2012 outlining amendments to the November 8, 2012 Staff report and Resolution No. 238 with these additional comments:
 - Many of the amendments regarded Metro coming on board to be part of the Zone change and PDP, and incorporating that.
 - Some amendments regarded references to added conditions of approval already mentioned, such as those regarding the façade enhancements to the rear elevations and that handrails used next to the wetlands match the Villebois theme.
 - A correction was made to a condition from the Building Division to ensure that all nine lots planned along the wetland would have addresses; only eight had been indicated.
 - Other amendments incorporated the information received in an additional memo about some of the trees and parks along 110th Ave.
 - A list of Additional exhibits was shown in the memo.
 - The City Attorney's office requested changes regarding the development agreement and to ensure information was properly stated about the sewer reimbursement district and some insurance requirements.

John Schenk asked what was being insured.

Barbara Jacobson, Assistant City Attorney, responded the insurance requirement was an engineering condition for work being done in the public right-of-way, in case any incidents might occur. The insurance is limited. She reminded about a correction mentioned by a Board member.

Mr. Pauly entered Exhibit C5, an email from Civil Engineer Mike Ward dated November 15, 2012 into the record. The email had arrived that afternoon and amended Condition PF31, requesting a digital, signed PDF of the final plat. He also corrected Page 6 of the Staff report, changing references regarding the amendments to the Pattern Book to read, "SAP ~~South~~ East". He clarified that Exhibit C5 was the only exhibit not noted in the memo (Exhibit A5) needing to be added to the record.

Vice Chair Alexander called for the Applicant's presentation.

Fred Gast, Polygon Northwest, 109 E 13th St, Vancouver, WA 98660, paid special thanks to City Staff who worked extensively on the two applications presented. Without Staff's input over the course of months, Polygon would not have been able to add as much value to the development. He noted Staff provided a thorough Staff report and materials, so the Applicant had wanted to stay at a higher level and provide the Board with a perspective they might not have gleaned from the documents of the presentation.

- He reviewed Polygon's involvement with Villebois, which began with discussions with Staff about two years ago, their experience and their vision for continued involvement in the community. Polygon acquired an 81-lot property within the community, allowing them to become more familiar with the planning tools, like the Planning Book, and working with the existing neighbors and City Staff. That learning provided a better springboard into other components of Villebois and Polygon has had a lot of success in the community. Polygon at Villebois was the number one new home community in Clackamas County.
- Last summer, Polygon acquired a second property at Villebois, which he deemed the Applicant's innovation stage. One of their tenets as an organization was to always look to innovate and constantly improve what they have done before, as well as taking a bigger, more beneficial role in how the Master Plan was developed, in ways not directly related to Polygon, as well as a leadership role to enhance community amenities. He believed Polygon did play a role in bringing about the swim center at Villebois and constructing the Regional Park 3 at Grahams Ferry Rd. Polygon liked to front load improvements to have the amenities in place prior to being halfway through the homes' construction.
- Polygon had new plans, more housing types, different color schemes and new elevations, again, taking from their first experience and applying it to the second. In moving forward, they were trying to add a greater level of diversity than what already exists at Villebois. Polygon wanted to keep adding, innovating and doing things different, knowing they must be current with what was acceptable in the marketplace. Continually giving themselves a different look was important. As Polygon proceeded with the Master Plan, the competition would be what they previously completed.

Jim Lang, Pacific Community Design, stated he began working on the Master Plan in 2001 and was excited to see what was happening. He reviewed the Applicant's proposal and requested changes via PowerPoint with these comments:

- He described how lighter colors on the displayed two land use maps reflected less density moving away from the Village Center, where units were much more dense. There had always been a plan for a band of more intense development here, which would consist of row homes and single-family attached homes. The two maps showed the original SAP proposal on the left and the Applicant's proposal on the right.
 - The Pattern Book substitution, shown in a lighter purple color, replaced the small single-family attached homes with the cottage product, a single-family detached house. He indicated the locations of each product, including the row homes, in the proposed development.

- The Applicant anticipated that the product would evolve, as another product had to be introduced due to some grading constraints where the alley would be one story lower than the front of the house, resulting in square footage changes, etc. Although classified as small, some homes were also expected to grow and some width variations were anticipated that were not visible at the current plan scale; however the proposal still represented what was anticipated, and reflected current conditions as well as the builder's preference.
- He next displayed summaries of the ranges of lot sizes.
- The refinement test in the Development Code consider the entire SAP as a whole, and while the Applicant calculated four lots different than Staff, it was still less than a percent difference, so it very closely reflected what was anticipated.
- New slide displaying what was anticipated with the SAP along with the current application.
- As a result of some of the lotting changes and a preference to get more open space, the Applicant wanted to include the extra area in the open space and create a semipublic space in front of the homes with some landscaping, which would help loosen everything up.
 - He noted some additional enhancements, such as widening the original trail, making pocket parks bigger and the substantial changes with regard to the wetland. Ultimately, 3.5 acres more open space existed than originally anticipated, which was a good amendment.
- The Applicant had engaged with City Council and Staff on getting a development agreement approved on the project to address some key elements missing on the ground:
 - The first was a linkage of Villebois Drive to the existing roundabout at the higher part of the site. Various parcels were owned by different entities, and so they worked with all the parties to come up with agreements and Polygon would be building all of this and these parks. There was also an agreement to extend a sewer line and making a reimbursement for the sewer line that occurred below.
 - While not required as a condition of the subject application, the development agreement conditioned the improvements relative to Regional Parks 7 and 8. Having one parcel owned by Metro complicated matters as nothing could be done without Metro's permission, which would take time. Meetings have been ongoing with Metro, and as Metro became more comfortable with what was proposed, the design for those parks would come back before the Commission. However, that entire infrastructure had been anticipated in a development agreement.

Mary Fierros Bower stated she liked that there were a lot of open space and park areas, but was curious about how the Applicant was handling the transitions, how would children cross streets between the green areas or parks. She asked if sidewalks were planned around the homes.

Mr. Lang confirmed that the residential areas would have sidewalks in front that were inherent in the street design. Bulb outs were installed throughout the Villebois development to intentionally slow people down. The other benefit was that bulb outs provide a shorter crossing path across the street. Street calming measures inherent in the infrastructure accomplishes that. Tot lots are not pushed out toward the street, but are further back from the street, which also allows for visibility from nearby houses.

Vice Chair Alexander called for public testimony in favor of, opposed, and neutral to the application. There being none, the Applicant had no rebuttal.

Mr. Schenk said he had one substantial concern as newcomers might not be aware of that Coffee Lake was drained decades ago and history has forgotten where the swamp ended and where the lake began. The City's prior effort to build a multi-million dollar road across the swamp failed when it sunk. He was concerned about voting for any sort of development that did not have special restrictions, such as requiring the approval by a civil engineer of all foundations adjacent to the Coffee Lake wetlands in order to protect property owners' investment. The homeowners had a right not to be surprised in five years when the foundation cracks. Having the civil engineer to sue would be wonderful for these residents.

There was no way to predict, only to be very suspicious of everything on the edge of the wetlands. He recounted the story of a development in Keizer that went underwater because people forgot the history; the project had been built on an old creek. He did not know if it was within the Board's purview to add additional building permit prescriptions.

Ms. Jacobson stated the City Engineer could possibly address some of the concerns.

Steve Adams, Interim City Engineer, stated the soft peats that affected Boeckman Rd were all about 300 to 400 feet east of the roundabout, and from that point on the soft peat went across the wetland. The roundabout itself, east 300 feet and up Tooze Rd, has had no settlement problems on that part of Boeckman Rd.

Mr. Schenk noted the trapezoid diagonals east as it went south so, he was unsure how close the project was getting toward the center of the old Coffee Lake.

Mr. Adams stated he did not have the geotech reports on hand, so he was unsure how extensive the area was explored, but the softest soil was found in a particular area that he indicated on a displayed map. The FEMA 100-year flood event had been identified and all the roads and homes were out of the 100-year FEMA flood event, so he did not believe there would be an episode like in Keizer. The flood plain area had been documented, including how far up the water would rise. All the homes in the area were on the far side of the road.

Mr. Schenk said he was concerned about the subterranean soil stability for the foundation footings near the area.

Mr. Adams assured that this soil was in better condition than the soil that the sewer line was built across. One part of the sewer line was across an isolated wetland for which special fill permits were used. Even there, extensive soil testing was conducted and a very firm clay was discovered under the top one to two feet of soft bed. The sewer line, manholes and road base were all founded on the firm clay. No peat deposits were encountered in the area, and it was the peat that created the problems with Boeckman Rd, which were in another area of the wetlands. The peat was thickest on the east side of the bridge, thinned out on the west side of the bridge, and become zero before it reached the roundabout. Down here, he surmised the peat would follow the depression that was created; typically, peat was only found in low-level depressions from years of accumulation of organic matter. This was all higher ground.

Ms. Jacobson asked if the Applicant would like to address the matter, due to significant liabilities the developer might incur should there be a failure.

Mr. Schenk remarked that just telling the Applicant he was liable was good enough.

Mr. Gast responded absolutely. He stated that Polygon had the same concerns for their customers as well. A great deal of due diligence was conducted prior to this stage, which included a geotechnical analysis to determine the peat issue in particular, because the Applicant also saw the unintended speed bumps on both ends of the bridge and they did not want those types of concerns with regard to their customers. Polygon conducted a thorough investigation to determine the geotechnical nature and character of the area and was given approval to move forward by the geotechnical and civil engineers who said the development envelope was outside the area of concern. He added that Polygon had a geotechnical engineer on site that probed every dig out to ensure significantly stable soils exist underneath each footing.

Mr. Schenk stated that was his only concern. The Applicant had worked very hard on the rest of the design.

Lenka Keith stated that all the items presented fit within the Master Plan, so she did not find anything objectionable.

Vice Chair Alexander closed the public hearing at 7:32 p.m.

John Schenk moved to accept the Staff report with the corrections and additions as follows:

- **Exhibit A5, dated November 15, 2012, entered into the record by Dan Pauly, Associate Planner, listing proposed changes to Resolution 238 and Staff Report for DB12-0042 et.al.**
- **Exhibit C5, an email dated November 15, 2012, from Mike Ward, Civil Engineer, amending Condition PF31.**
- **The correction on Page 6 changing the reference in the title of the amendment section of the summary from SAP South to SAP East.**

Bob Alexander seconded the motion, which passed unanimously.

Lenka Keith moved to adopt Resolution No. 238, approving Case File # DB12-0042, DB12-0043, DB12-0044, DB12-0045, DB12-0046, DB12-0047, DB12-0048, with the conditions of approval recommended by Staff. **John Schenk** seconded the motion, which passed unanimously.

Vice Chair Alexander read the rules of appeal into the record.

- B. Resolution No. 239. Villebois SAP East PDP-4 – Tonquin Meadows No. 2: Stacy Connery, AICP, Pacific Community Design, Inc. – representative for Fred Gast, Polygon Northwest Company – Applicant.** The applicant is requesting approval of a Zone Map Amendment from Exclusive Farm Use to Village, a Preliminary Development Plan, SAP Refinements, Tentative Subdivision Plat and Final Development Plan for a 93-lot residential subdivision and associated improvements. Properties involved are Tax Lot 301 of Section 15, and Tax Lots 16400 and 16500 of Section 15DA, T3S, R1W, Clackamas County, Oregon. Staff: Daniel Pauly

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

Case Files: DB12-0053 – Villebois SAP-East PDP-4E, Preliminary Development Plan
DB12-0052 – Villebois SAP-East Refinements
DB12-0050 – Zone Map Amendment
DB12-0055 – Tentative Subdivision Plat
DB12-0054 – Final Development Plan for Parks and Open Space

Vice Chair Alexander called the public hearing to order at 7:35 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.

Dan 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 for Villebois PDP Phase 4 East, the area located immediately north and east of Lowrie Primary School in Villebois. He reviewed the five requests with these comments:

- DB12-0053. The requested preliminary development plan (PDP) regarded a total of 93 small and medium single-family homes on an almost 13-acre site with 3.03 acres of parks and open space. As with Phase 3 East, all the homes back up to alleys with the fronts facing parks, tree-lined streets, etc. Also similar to Phase 3 East was the split grading, resulting in homes with the master on the main and the garage lower than the living area.
 - He noted an intersection that did not meet the U.S. Access Board requirements, which was addressed through the conditions of approval.
- DB12-0052. A number of SAP refinements were similar to Phase 3 East and had the same drivers as the prior application, including increasing the size and number of linear greens, and reflecting developer preferences. The requested refinements were reviewed as follows:
 - A slight realignment of a couple streets along with the matching utilities to the north in Phase 3 East.
 - Additional linear greens were added and not shown in the Master Plan with additional amenities, including pedestrian connections.
 - The land use refinements were much less than allowed and still had the mix that reflected the Master Plan and met both quantitative and qualitative requirements set by the Development Code. The density test was met as well.
- DB12-0050. The zone map amendment would change the current Exclusive Farm Use to Village zoning. A couple small portions at the southern portion of the property had already been rezoned when the zoning occurred for Phase 1 East. Essentially, the Comprehensive Plan and Master Plan showed it as Village and it was proposed as such.
- DB12-0055. The Tentative Subdivision Plat request included 93 homes with parks and reflected the PDP. Similarly to Phase 3 East, a future development tract would match to a future development tract in Phase 2 East for a couple additional homes, as well as some tracts that overlap between Phases 2 and 4 East.
- DB12-0054. For the Final Development Plan (FDP), he had worked with the Applicants to ensure that all park elements matched the Community Elements Book. There were also the specific requirements regarding retaining walls and handrails. No regional parks were proposed requiring future work with Metro, but there was a neighborhood park with some unique issues. The park was originally planned in the Master Plan without the school being adjacent, so some park programming changes would be required to reflect what was put into the school across the street. Further collaboration with the Parks Board was needed before bringing forward a FDP.
- He entered his PowerPoint presentation into the record as Exhibit B2 as well as Exhibit C5 regarding the request for a digital final plat from Civil Engineer Mike Ward.

Ms. Jacobson confirmed there was no memo for this request. She believed the same legal changes should apply to the second application; the insurance should mirror what had been approved, though it was slightly different, and Conditions PDA 2, PFA 2, and PFA 32 should mirror the changes made to the first resolution.

Vice Chair Alexander called for the Applicant's presentation.

Fred Gast, Polygon Northwest, 109 E 13th St, Vancouver, WA 98660, stated his earlier presentation had been all inclusive, so he did not have further information to add, but invited questions from the Board.

Vice Chair Alexander called for public testimony in favor of, opposed, and neutral to the application. Seeing none, he confirmed the Applicant had no rebuttal and closed the public hearing at 7:45 p.m.

Ms. Jacobson advised the Board to approve the Staff report amending Conditions PDA2, PFA2, and PFA 32 to mirror those presented in the first resolution and adding Exhibit C5.

John Schenk moved to accept the Staff report with the changes and amendments outlined by **Barbara Jacobson, Assistant City Attorney**, including:

- **New Exhibit C5, an email dated November 15, 2012, from Mike Ward, Civil Engineer, amending Condition PF31.**
- **Amendment to Condition PDA2, PFA2, and PFA32 to mirror the changes for the same numbered conditions for PDP 3E (DB12-0042 et. seq.)**

Lenka Keith seconded the motion which passed unanimously.

Bob Alexander moved to adopt Resolution No. 239, approving Case File # DB12-0053, DB12-0052, DB12-0050, DB12-0055, and DB12-0054. The motion was seconded by **Mary Fierros Bower** and passed unanimously.

Vice Chair Alexander closed the public hearing at 7:47 p.m. and read the rules of appeal into the record.

VIII. Board Member Communications:

A. Results of the October 22, 2012 DRB Panel B meeting.

There were none.

IX. Staff Communications

Blaise Edmonds, Manager of Current Planning announced this was the last meeting for Vice Chair Alexander and Mr. Schenk, adding that the City appreciated their dedication and service and that refreshments treats were available in celebration.

Chris Neamtzu, Planning Director, noted the City's Board members do not get enough credit for the great work they do in the community and expressed his sincere appreciation for the time and effort all the volunteers on the Board dedicated to the City. He thanked Mr. Schenk for his eight years of commitment, keen input and honest opinion. He hoped Mr. Schenk would find another role to allow him to continue contributing to the City and encouraged him to apply again for an opening on the Commission. He also commended Vice Chair Alexander for his four years of support and dedication to the panel. He encouraged Vice Chair Alexander to continue with another four-year term.

X. Adjournment

The meeting adjourned at 7:53 p.m.

Respectfully submitted,

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

DRB Panel A Board Members in Attendance:

Bob Alexander

(Please circle one) Approve Deny

Signature: Bob Alexander Date: 1-3-13

John Schenk

(Please circle one) Approve Deny

Signature: John Schenk Date: 12/28/12

Lenka Keith

(Please circle one) Approve Deny

Signature: Lenka Keith Date: 1/14/13

Mary Fierros Bower

(Please circle one) Approve Deny

Signature: Mary Fierros Bower Date: 12/28/12

VIII. Public Hearing:

A. Resolution No. 243. Wilsonville Family Fun Center: Ben Altman, SFA Design Group – representative for Wilsonville Land Partnership and Darren Harmon, Wilsonville Family Fun Center – Owner and Applicant. The applicant is requesting approval a Modified Stage I Master Plan, Stage II Development Plans, Site Design Review, Waiver and Type B Tree Removal permit for Wilsonville Family Fun Center to allow a 74’ support tower for a zip line ride and minor associated site modifications. 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

Case Files: DB12-0070 – Modified Stage I Master Plan
DB12-0071 – Stage II Development Plan
DB12-0072 – Site Design Review
DB12-0073 – Waiver
TR13-0002 – Type B Tree Removal Permit

**DEVELOPMENT REVIEW BOARD
RESOLUTION NO. 243**

A RESOLUTION ADOPTING FINDINGS AND CONDITIONS APPROVING A STAGE I MASTER PLAN REVISION, STAGE II FINAL PLAN, SITE DESIGN REVIEW, TYPE B TREE REMOVAL PERMIT AND WAIVER FOR WILSONVILLE FAMILY FUN CENTER. THE SITE IS LOCATED ON TAX LOTS 100 & 109, SECTION 14D, T3S-R1W, CLACKAMAS COUNTY, OREGON. BEN ALTMAN, SFA DESIGN GROUP – REPRESENTATIVE FOR DARREN HARMON, WILSONVILLE LAND PARTNERSHIP – OWNER/APPLICANT.

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

WHEREAS, the Planning Staff has prepared an amended staff report on the above-captioned subject dated February 4, 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 February 11, 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 February 4, 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:

DB12-0070 through DB12-0073 and TR13-0002 Class 3 Stage I Master Plan Revision, Stage II Final Plan, Site Design Review, Type B Tree Removal and Waiver for the addition of a 74' Zip Line Tower, removal of two trees and other associated minor changes.

ADOPTED by the Development Review Board of the City of Wilsonville at a regular meeting thereof this 11th day of February 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)*.

Lenka Keith, Acting Chair - Panel A
Wilsonville Development Review Board

Attest:

Shelley White, Planning Administrative Assistant

Exhibit A1

**STAFF REPORT
WILSONVILLE PLANNING DIVISION
Family Fun Center
DEVELOPMENT REVIEW BOARD PANEL 'A'
QUASI-JUDICIAL PUBLIC HEARING**

HEARING DATE: February 11, 2013
DATE OF REPORT: February 4, 2013

APPLICATION NOS.:

- A. DB12-0070: *Stage I Master Plan Modification*
- B. DB12-0071: *Class 3 Stage II*
- C. DB12-0072: *Class 3 Site Design Review*
- D. DB12-0073: *Height Waiver*
- E. TR13-0002: *Type B Tree Removal*

APPLICANT: Ben Altman, SFA Design Group

OWNER: Wilsonville Land Partnership

REQUEST: SFA Design Group on behalf of the Family Fun Center, proposes to develop Tax Lot 100, 109 in Section 14D; T3S R1W; Clackamas County, Oregon. The applicant proposes to install a 74 foot monopole to support a zip line.

LOCATION: Approximately 5.93-acres between two parcels located at 29111 SW Town Center Loop W. (**See Vicinity Map on Page 2**).

LEGAL DESCRIPTION: Tax Lots 100 and 109 in Section 14D; T3S R1W; Clackamas County, Oregon.

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

ZONING DESIGNATION: Wilsonville Zone Map Classification: *Planned Development Commercial-Town Center (PDC-TC)- (Service Commercial)*

STAFF REVIEWER: Amanda Hoffman, Assistant Planner

REQUESTED ACTIONS:

The Development Review Board is being asked to review the following concurrent applications:

- A. DB12-0070: Stage I Final Plan Modification:** Includes the addition of a zip line and other concept plans to expand the use in the future.
- B. DB12-0071: Stage II Final Plan:** Approval of a modification to add a zip line, composed of a 74 foot support tower, and other small site modifications.
- C. DB12-0072: Class 3 Site Design Review:** Approval of site design review plans to build a 74 foot support tower for a zip line.
- D. DB12-0073: Height Waiver:** Approval of a request for a waiver to the height limitations of the PDC-TC zone
- E. TR13-0002: Type B Tree Removal Permit:** Approval of a request for a Type B Tree Removal for two parking lot trees.

STAFF RECOMMENDATION: Approve the Stage I Modifications to Master Plan, Stage II, Site Design Review Plans, Height Waiver, and Type B Tree Removal with recommended conditions of approval.

VICINITY MAP:



APPLICABLE CRITERIA:

Planning and Land Development Ordinance: Sections 4.008-4.015; 4.116; 4.118; 4.131.05; 4.140; 4.155; 4.167; 4.171; 4.175; 4.176; 4.177; 4.178; 4.179; 4.199; 4.320; 4.400-4.450; 4.610.30. **Other Planning Documents:** Comprehensive Plan, Wilsonville Town Center Master Plan.

SUMMARY:

- **Request A – Stage I Master Plan Modification (DB12-0070):**

As demonstrated in findings A1 through A14, with conditions of approval referenced therein, the proposed Stage II Final Development Plan modifications **meet** the City criteria in Subsections 4.118, 4.131, 4.155, 4.171, 4.177 and 4.140.

- **Request B – Stage II (DB12-0071):**

As demonstrated in findings B1 through B34, with conditions of approval referenced therein, the proposed Site Design Review plans (architecture and landscaping) **meet** the City criteria in Subsections 4.118, 4.131 and 4.140.

- **Request C – Class 3 Site Design Review (DB12-0072):**

As demonstrated in findings C1 through C22, the proposed Master Sign Plan modification with proposed conditions referenced herein **meets** the City criteria in Subsections 4.156, 4.400, and 4.421.

- **Request D-Height Waiver (DB12-0073):**

As demonstrated in findings D1 through D2, the proposed waiver with proposed conditions referenced herein **meets** the City criteria in Subsections 4.400, and 4.421.

- **Request E-Type B Tree Removal (TR13-0002):**

As demonstrated in findings E1 through E11, the proposed waiver with proposed conditions referenced herein **meets** the City criteria in Subsections 4.600.

CONCLUSIONS AND RECOMMENDATIONS:

Staff has reviewed the applicant's analysis of compliance with the applicable criteria. Staff finds that the analysis satisfactorily demonstrates compliance with the City's Comprehensive Plan and the Planning and Land Development Ordinance. The Staff report adopts the applicant's responses as Findings of Fact, except as noted in the Conclusionary Findings, and modified by proposed Conditions of Approval. Based on the Findings of Fact and information included in this Staff Report, and information received from a duly advertised public hearing, Staff recommends that the Development Review Board approve the proposed applications (DB12-0070, DB12-0071, DB12-0072, DB12-0073 and TR13-0002), together with the following conditions:

CONDITIONS OF APPROVAL FOR REQUESTS ‘A’ – ‘E’:

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

PD = Planning Division Conditions	A. DB12-0070: Modification to the Stage I Master Plan
BD = Building Division Conditions	B. DB12-0071: Stage II
NR = Natural Resources Conditions	C. DB12-0072: Site Design Review
FD = Tualatin Valley Fire and Rescue	D. DB12-0073: Waiver
	E. TR13-0002: Type B Tree Removal Permit

Planning Division Conditions:

Request A – DB12-0070: Stage I Modification to Master Plan

PDA 1. On the basis of findings A1 through A14, this action approves the Stage I Master Plan modification to install a zip line and associated 74 foot support tower as well as other concept plans to expand the use in the future, as submitted with this application, approved by the Development Review Board, and stamped “Approved Planning Division”, unless altered by a subsequent Board approval, or with minor revisions approved by the Planning Director under a Class I administrative review process.

PDA 2. Should the operations of this project by either the owner or future tenants fail to meet any performance standards of Subsection 4.135(.05) of the City’s Development Code, the property owner and/or future tenant(s) shall seek approval from the Planning Division for the City of Wilsonville.

Building Division Conditions:

Request A-D – DB12-0070-73

No comments

Natural Resources Division Conditions:

Request A-D - DB12-0070-73

No comments

Planning Division Conditions:

Request B – DB12-0071: Stage II

PDB 1. The approved final plan and stage development schedule shall control the issuance of all building permits and shall restrict the nature, location and design of all uses. Minor changes in an approved preliminary or final development plan may be approved by the Planning Director through the Class I Administrative Review Process if such changes are consistent with the purposes and general character of the development plan. All other modifications, including extension or revision of the stage development schedule, shall be processed in the same manner as the original application and shall be subject to the same procedural requirements.

PDB 2. The applicant/owner shall provide the general contractor for the proposed project with a copy of the approved plans and conditions of approval adopted by the City.

PDB 3. The operation of the zip line amusement ride shall be prohibited between the hours of 10 p.m. and the regular opening time. (See Finding B19)

Planning Division Conditions:

Request C – DB12-0072: Class 3 Site Design Review

PDC 1. The applicant/owner shall develop the Site Design Review Plans 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. (See Finding C3)

PDC 2. All equipment shall be inconspicuous and designed to be screened from off-site view. This includes, to the greatest extent possible, private utilities such as natural gas and electricity. The City reserves the right to require further screening of the equipment and utilities if they should be visible from off-site after occupancy is granted. (See Finding B28 and C17)

Planning Division Conditions:

Request D – DB12-0073: Height Waiver

No conditions

Tualatin Valley Fire & Rescue Conditions:

Request D – DB12-0073: Waiver

FDD 1. Training-The manufacturer or designated representative shall provide the fire district with on-site training surrounding emergency operation procedures.

Planning Division Conditions:

Request E – TR13-0002: Type B Tree Removal Permit

PDE 1. The applicant/owner shall allow Planning Division staff access to the subject properties as necessary for tree related observations including verifying information provided by the application, observe site conditions, and verifying the terms and conditions of tree removal permits are followed. (See Finding E1)

PDE 2. This approval for removal applies only to the two (2) trees identified in the Applicant’s submitted materials. All other trees on the property shall be maintained unless removal is approved through separate application. The applicant shall replace one Callery Pear tree onsite and shall pay into the City’s tree fund for the other tree.

PDE 3. Trees planted as replacement of the two (2) removed trees shall be staked, fertilized and mulched, and shall be guaranteed by the permit grantee or the grantee’s successors-in-interest for two (2) years after the planting date. A “guaranteed” tree that dies or becomes diseased during that time shall be replaced. (See Finding E8)

PDE 4. All trees to be planted shall consist of nursery stock that meets requirements of the American Association of Nurserymen (AAN) American Standards for Nursery Stock (ANSI Z60.1) for top grade. Tree shall be approximately two inch (2”) caliper.

PDE 5. Solvents, building material, construction equipment, soil, or irrigated landscaping, shall not be placed within the drip line of any preserved tree, unless a plan for such construction activity has been approved by the Planning Director or Development Review Board based upon the recommendations of an arborist.

PDE 6. Before and during development, land clearing, filling or any land alteration the applicant shall erect and maintain suitable tree protective barriers meeting the specifications shown in Drawing Number: R-1155 of the City’s Public Works Standards.

PDE 7. Following performance required by Conditions Numbered PDE1 through PDE6, above, the Applicant shall submit evidence of completion of all required improvements within 30 days of completion to the Planning Division staff. Such evidence shall be either: a) dated photographs of each required improvement, sufficient in detail to enable confirmation of compliance with required conditions; or, b) request on-site inspection of all improvements by the Planning Division staff by doing one of the following:

- i. Send a request for inspection via email to planning@ci.wilsonville.or.us, identifying the case-file number of this action (TR13-0002) and the date of completion; or,
- ii. Send a request for inspection via regular U.S. Mail, identifying the case-

file number of this action (TR13-0002) and the date of completion. Send such mail to Planning Division; City of Wilsonville; 29799 SW Town Center Loop East; Wilsonville, OR 97070; or,

- iii. Phone such request to the Planning Division staff at 503-682-4960, identifying the case-file number of this action (TR13-0002) and the date of completion.

MASTER EXHIBITS 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 master exhibits list that includes exhibits for Planning Case Files DB12-0070, DB12-0071, DB12-0072, DB12-0073, and TR13-0002.

A. Staff’s Written and Graphic Materials:

A1. Staff Report:

- Findings of Fact for Requests A through E
- Proposed Conditions of Approval for requests A through E
- Conclusionary Findings for requests A through E

A2. Additional Conditions of Approval for 92 PC 05

B. Applicant’s Written and Graphic Materials:

B1. Applicant’s Narrative; dated 1/4/2013

(NOTEBOOK SUBMITTED UNDER SEPARATE COVER)

B 1.2 Application Form; dated 11/29/2012

B 1.3 FAA Beacon Lighting cut-sheet; dated 1/7/2013

B 1.4 Color and Materials; dated 1/7/2013

B2. Plan Set (full size):

Sheet Title
Surrounding Building Height Exhibit
Preliminary Site Plan
Preliminary Assembly-Complete Ride

C. Development Review Team Correspondence and Materials:

- C1.** Memo from D. Walters, Building Plans Examiner; dated 1/18 /2013
- C2.** Memo from Steve Adams, Deputy City Engineer; dated 1/16/2013
- C3.** Letter from D. DeBois; Tualatin Valley Fire & Rescue; dated 1/25/2013
- C4.** Table from City Public Works Department; dated 1/24/2013
- C5.** Letter from Oregon Department of Aviation; dated 1/15/2013

D. General Correspondence:

- D1.** Letters (neither For nor Against): None submitted
- D2.** Letters (In Favor): None submitted
- D3.** Letters (Opposed): None submitted

FINDINGS OF FACT:

1. Statutory Timeline:

The statutory 120-day time limit applies to this application. The application was received on November 29, 2012. On December 10, 2012, staff conducted a completeness review within the statutorily allowed 30-day review period, and, on January 7, 2013, the applicant submitted new materials. On January 9, 2013, the application was deemed complete. The City must render a final decision for the request, including any appeals, by May 9, 2013.

2. Adjacent land uses:

Compass Direction	Zone:	Existing Use:
North:	PDR	Jory Trail Apartments
East:	PDC-TC	Napa Auto Parts
South:	PDC-TC	Commercial services
West:	n/a	Interstate 5

3. Comprehensive Plan and Zone Maps: The site has a Comprehensive Plan designation of Commercial and is zoned Planned Development Commercial-Town Center (PDC-TC)-(Service Commercial)

4. Previous Planning Approvals:

- 03DB32: Stage I Modification, Stage II Final, Site Design Review for bldg. addition
- 03DB15: One-year TUP for tent
- 02DB17: One-year TUP for tent
- 01DB21: One-year TUP for tent
- 00DB27: One-year TUP for tent
- 99DB19: One-year TUP for tent
- 98DB10: One-year Temporary Use Permit for tent
- 95SR02: Sign Review
- 95DR07: Parking lot improvements
- 94DR07: Review condition of approval
- 94DR14: Site Design Review for building addition
- 92DR32: Wilsonville Family Fun Center, Site Design Review
- 92PC05: Stage I, Stage II for Family Fun Center

5. Natural Characteristics: The subject property is of generally flat terrain. Vegetation is limited to existing landscape and trees throughout the site, within the existing parking lot and along the site’s southern street frontage.

6. Streets: The subject property is located on the north side of SW Town Center Loop W. Access to the property is by Town Center Loop W.

7. **Review Procedures:** The required public notices have been sent and all proper notification procedures have been satisfied. In addition, staff sent notifications to apartment dwellers in the Jory Trail Apartments facing the proposed development.

GENERAL INFORMATION

Section 4.008 Application Procedures-In General

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

Finding: These criteria are met.

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

Section 4.009 Who May Initiate Application

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

Finding: This criterion is satisfied.

Details of Finding: The application has been submitted on behalf of Wilsonville Land Partnership, dba Wilsonville Family Fun Center, Darren Harmon, General Manager, with the help of the consultant firm, SFA Design Group, specifically Ben Altman. The property owner, through signature on the development application, has given approval for submission of the application. This provision is met.

Subsection 4.010 (.02) Pre-Application Conference

Review Criteria: This section lists the pre-application process

Finding: These criteria are satisfied.

Details of Finding: Pre-application conference was held on October 11, 2012 in accordance with this subsection.

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

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

Finding: This criterion is satisfied.

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

Section 4.014 Burden of Proof is on the Applicant

Review Criterion: “The burden of proving that the necessary findings of fact can be made for approval of any land use or development application rests with the applicant in the case. In the case of an appeal, the burden of proof rests with the appellant.”

Finding: This criterion is satisfied.

Details of Finding: The applicant has provided the necessary findings of fact for approval with conditions of the requested development applications in accordance with this Section.

Subsection 4.035 (.04) A. General Site Development Permit Submission Requirements

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

Finding: These criteria are satisfied.

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

Section 4.110 Zoning-Generally

Review Criteria: “The use of any building or premises or the construction of any development shall be in conformity with the regulations set forth in this Code for each Zoning District in which it is located, except as provided in Sections 4.189 through 4.192.” “The General Regulations listed in Sections 4.154 through 4.199 shall apply to all zones unless the text indicates otherwise.”

Finding: These criteria are satisfied.

Details of Finding: The subject properties are designated Commercial on the Comprehensive Plan map and zoned Planned Development Commercial-Town Center on the zoning map. The site is situated within an area identified on the Town Center Master Plan as being in the Service Commercial (SC) overlay zone. In 1992, the Stage I Master Plan and Stage II Site Development Plans (Resolution 92PC14) were approved by the Planning Commission. The Planning Commission and City Council approvals allow the recreational uses within the SC (Service Commercial) overlay zone. These approvals further amended the Town Center Master Plan to include privately operated recreational centers as a recommended use in the SC overlay zone.

REQUEST A
DB12-0071: STAGE I MASTER PLAN MODIFICATION
CONCLUSIONARY FINDINGS

Planned Development Regulations

Subsection 4.140 (.01) Purpose of Planned Development Regulations

A1. Review Criterion: The proposed revised Stage I Master Plan shall be consistent with the Planned Development Regulations purpose statement.

Finding: This criterion is satisfied.

Details of Finding: The applicant asserts the application is consistent with the purpose statement and staff concurs.

Subsection 4.140 (.02) Lot Qualifications for Planned Developments

A2. Review Criterion: “Planned Development may be established on lots which are suitable for and of a size to be planned and developed in a manner consistent with the purposes and objectives of Section 4.140.”

Finding: This criterion is satisfied.

Details of Finding: The properties owned by the applicant subject to this application are of sufficient size to be developed in a manner consistent the purposes and objectives of Section 4.140.

A3. Review Criteria: “Any site designated for development in the Comprehensive Plan may be developed as a Planned Development, provided that it is zoned “PD.” All sites which are greater than two (2) acres in size, and designated in the Comprehensive Plan for commercial, residential, or industrial use shall be developed as Planned Developments, unless approved for other uses permitted by the Development Code.”

Finding: These criteria are satisfied.

Details of Finding: The subject properties are greater than 2 acres, are designated for commercial development in the Comprehensive Plan, and are zoned Planned Development Commercial-Town Center. The properties have been and continue to be developed as a planned development in accordance with this subsection.

Subsection 4.140 (.03) Ownership Requirements for Submitting Planned Development Application

A4. Review Criterion: “The tract or tracts of land included in a proposed Planned Development must be in one (1) ownership or control or the subject of a joint application by the owners of all the property included.”

Finding: This criterion is satisfied.

Details of Finding: The land included in the current application is under the single

ownership of Wilsonville Land Partnership, dba Wilsonville Family Fun Center and an authorized representative, Darren Harmon, has signed the application.

Subsection 4.140 (.04) Professional Design Team Required for Planned Developments

A5. Review Criteria: “The applicant for all proposed Planned Developments shall certify that the professional services of the appropriate professionals have been utilized in the planning process for development. One of the professional consultants chosen by the applicant shall be designated to be responsible for conferring with the planning staff with respect to the concept and details of the plan.”

Finding: These criteria are satisfied.

Details of Finding: As can be found in the applicant’s submitted materials, appropriate professionals have been involved in the planning and permitting process. Ben Altman of SFA Design Group has been designated the coordinator for the planning portion of the project.

Subsection 4.140 (.05) Planned Development Permit Process

A6. Review Criteria: “All parcels of land exceeding two (2) acres in size that are to be used for residential, commercial or industrial development, shall, prior to the issuance of any building permit:

1. Be zoned for planned development;
2. Obtain a planned development permit; and
3. Obtain Development Review Board, or, on appeal, City Council approval.”

Finding: These criteria are satisfied.

Details of Finding: The subject property is greater than 2 acres, is designated for commercial development in the Comprehensive Plan, and is zoned Planned Development Commercial-Town Center. The property has been and continues to be developed as a planned development in accordance with this subsection.

Subsection 4.140 (.06) Stage I Master Plan Consistent with Comprehensive Plan

A7. Review Criteria: “The planning staff shall prepare a report of its findings and conclusions as to whether the use contemplated is consistent with the land use designated on the Comprehensive Plan.” “The applicant may proceed to apply for Stage I - Preliminary Approval - upon determination by either staff or the Development Review Board that the use contemplated is consistent with the Comprehensive Plan.”

Finding: These criteria are satisfied.

Details of Finding: The proposed project, as found elsewhere in this report, complies with the Planned Development Commercial-Town Center zoning designation, which implements the Comprehensive Plan designation of ‘Commercial’ for this property. All other applicable Development Code criteria

that implement the Comprehensive Plan are being met, or will be met as conditions of approval.

Subsection 4.140 (.07) Stage I Master Plan Application Requirements and Hearing Process

A8. Review Criteria: This subsection establishes that the Development Review Board shall consider a Stage I Master Plan after completion or submission of a variety of application requirements.

Finding: These criteria are satisfied.

Details of Finding: Review of the proposed revised Stage I Master Plan has been scheduled for a public hearing before the Development Review Board in accordance with this subsection and the applicant has met all the applicable submission requirements as follows:

- The properties affected by the revised Stage I Master Plan are under the sole ownership of Wilsonville Land Partnership, dba Wilsonville Family Fun Center and an authorized representative, Darren Harmon, has signed the application.
- The application for a revised Stage I Master Plan has been submitted on a form prescribed by the City.
- The professional design team and coordinator have been identified. See Finding A5.
- The applicant has stated the various uses involved in the Master Plan and their locations.
- Boundary survey and topography plans were submitted with 92DR32.
- A tabulation of the land area to be devoted to various uses has been provided within the narrative.
- A project phasing plan has been provided, see applicant’s narrative and the specific timeframe for completion is between 1-7 years. Buildings in the Master Plan area have already been constructed. The applicant is and will be requesting Stage II Master Plan for all new development on the site concurrent with this application. See Request B.
- Any necessary performance bonds will be required.
- Site Design Review for the new development is requested with this application. See Request C.
- A Waiver is requested for height. See Request D.
- A Type B Tree Removal is requested for removal of two trees. See Request E.

Section 4.023 Expiration of Development Approvals

A9. Review Criterion: “Except for Specific Area Plans (SAP), land use and development permits and approvals, including both Stage I and Stage II Planned Development approvals, shall be valid for a maximum of two years, unless extended as provided in this Section.”

Finding: This criterion is satisfied.

Details of Finding: It is understood the requested approval will expire after two (2) years unless extended.

Standards Applying to Commercial Development in Any Zone

Subsection 4.116 (.01)-(.10)

A10. Review Criterion: “Commercial developments shall be planned in the form of centers or complexes as provided in the City’s Comprehensive Plan. As noted in the Comprehensive Plan, Wilsonville’s focus on centers or complexes is intended to limit strip commercial development.”

Finding: This criterion is satisfied.

Details of Finding: The subject site is an established Family Fun Center. It does not result in strip commercial development. The applicant is proposing a series of modernization improvements to the Family Fun Center. The improvements will be phased over the next 1-7 years. They are all consistent with the overall entertainment function provided by the Fun Center.

Subsection 4.131.05 (.01) Purpose of Planned Development Commercial-Town Center

A11. Review Criterion: “The purpose of this zoning is to permit and encourage a Town Center, adhering to planned commercial and planned development concepts...”

Finding: This criterion is satisfied.

Details of Finding: The proposed uses are consistent with the purpose of the PDC-TC zone as they include entertainment uses. The prior approvals allowed for outdoor activities as being consistent with the allowed entertainment function being provided.

Subsection 4.131.05 (.03) Example of uses that are typically recommended in PDC-TC Zone

A12. Review Criteria: Uses that are typically recommended: Listed A. through E.

Finding: These criteria are satisfied.

Details of Finding: The existing uses include the following listed in this subsection: Entertainment under A.

Subsection 4.135 (.04) Block and Access Standards in PDC-TC Zone

A13. Review Criterion: “The PDC-TC zone shall be subject to the same block and access standards as the PDC zone, Section 4.131(.02) and (.03).”

Finding: This criterion is satisfied.

Details of Finding: The previously approved block spacing and access is not being changed. The Stage I Master Plan area will continue to be in compliance with these standards including adequate connectivity.

SUMMARY FINDINGS FOR DB12-0070 – Stage I Modification to a Final Development Plan:

- A14.** The applicant’s response findings demonstrate that the proposed Stage I Modification to a Final Development Plan should be approved.

<p style="text-align: center;">REQUEST B DB12-0071: STAGE II CONCLUSIONARY FINDINGS</p>
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Planned Development Regulations

Subsection 4.140 (.01) Purpose of Planned Development Regulations

- B1. Review Criterion:** The proposed Stage II Final Plan shall be consistent with the Planned Development Regulations purpose statement.
Finding: This criterion is satisfied.
Details of Finding: Based on the information provided by the applicant in their narrative, staff is of the professional opinion that the purpose of the planned development regulations is met by the proposed Stage II Final Plan.

Subsection 4.140 (.02) Lot Qualifications for Planned Developments

- B2. Review Criterion:** “Planned Development may be established on lots which are suitable for and of a size to be planned and developed in a manner consistent with the purposes and objectives of Section 4.140.”
Finding: This criterion is satisfied.
Details of Finding: The lot of the subject development site is of sufficient size to be developed in a manner consistent with the purposes and objectives of Section 4.140.
- B3. Review Criteria:** “Any site designated for development in the Comprehensive Plan may be developed as a Planned Development, provided that it is zoned ‘PD.’ All sites which are greater than two (2) acres in size, and designated in the Comprehensive Plan for commercial, residential, or industrial use shall be developed as Planned Developments, unless approved for other uses permitted by the Development Code.”
Finding: These criteria are satisfied.
Details of Finding: The development site is greater than 2 acres, is designated for commercial development in the Comprehensive Plan, and is zoned Planned Development Commercial-Town Center. The property will be developed as a component of a planned development in accordance with this subsection.

Subsection 4.140 (.03) Ownership Requirements for Submitting Planned Development Application

B4. Review Criterion: “The tract or tracts of land included in a proposed Planned Development must be in one (1) ownership or control or the subject of a joint application by the owners of all the property included.”

Finding: This criterion is satisfied.

Details of Finding: The land included in the proposed Stage II Final Plan is under the single ownership of Wilsonville Land Partnership, dba Wilsonville Family Fun Center, Darren Harmon, General Manager. The property owner, through signature on the development application, has given approval for submission of the application.

Subsection 4.140 (.04) Professional Design Team Required for Planned Developments

B5. Review Criteria: “The applicant for all proposed Planned Developments shall certify that the professional services of the appropriate professionals have been utilized in the planning process for development. One of the professional consultants chosen by the applicant shall be designated to be responsible for conferring with the planning staff with respect to the concept and details of the plan.”

Finding: These criteria are satisfied.

Details of Finding: As can be found in the applicant’s submitted materials, appropriate professionals have been involved in the planning and permitting process. Ben Altman of SFA Design Group has been designated the coordinator for the planning portion of the project.

Subsection 4.140 (.05) Planned Development Permit Process

B6. Review Criteria: “All parcels of land exceeding two (2) acres in size that are to be used for residential, commercial or industrial development, shall, prior to the issuance of any building permit:

1. Be zoned for planned development;
2. Obtain a planned development permit; and
3. Obtain Development Review Board, or, on appeal, City Council approval.”

Finding: These criteria are satisfied.

Details of Finding: The subject property is greater than 2 acres, is designated for commercial development in the Comprehensive Plan, and is zoned Planned Development Commercial-Town Center. The property has been and continues to be developed as a planned development in accordance with this subsection.

Stage II Final Plan Submission Requirements and Process
Subsection 4.140 (.09) A. Timing of Submission

B7. Review Criterion: “Unless an extension has been granted by the Development Review Board, within two (2) years after the approval or modified approval of a preliminary development plan (Stage I), the applicant shall file with the City Planning Department a final plan for the entire development or when submission in stages has been authorized pursuant to Section 4.035 for the first unit of the development”

Finding: This criterion is satisfied.

Details of Finding: The applicant is submitting a Stage II Master Plan for a portion of the proposed modifications, concurrently with a revised Stage I Master Plan.

Subsection 4.140 (.09) B. Determination by Development Review Board

B8. Review Criterion: “the Development Review Board shall determine whether the proposal conforms to the permit criteria set forth in this Code, and shall approve, conditionally approve, or disapprove the application”.

Finding: This criterion is satisfied.

Details of Finding: The Development Review Board is considering all applicable permit criteria set forth in the Planning and Land Development Code and staff is recommending the Development Review Board approve the application with conditions of approval.

Subsection 4.140 (.09) C. Conformance with Stage I and Additional Submission Requirements

B9. Review Criteria: “The final plan shall conform in all major respects with the approved preliminary development plan, and shall include all information included in the preliminary plan plus the following:” listed 1. through 6.

Finding: These criteria are satisfied.

Details of Finding: The applicant states, and staff concurs, that the Stage II plans substantially conform to the proposed revised Stage I Master plan. The applicant has provided the required drawings and other documents showing all the additional information required by this subsection.

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

B10. Review Criterion: “The final plan shall be sufficiently detailed to indicate fully the ultimate operation and appearance of the development or phase of development.”

Finding: This criterion is satisfied.

Details of Finding: The applicant has provided sufficiently detailed information to indicate fully the ultimate operation and appearance of the development, including a detailed site plan, elevation drawings, and material information.

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

B11. Review Criterion: “Copies of legal documents required by the Development Review Board for dedication or reservation of public facilities, or for the creation of a non-profit homeowner’s association, shall also be submitted.”

Finding: This criterion is satisfied.

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

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

B12. Review Criterion: This subsection and section identify the period for which Stage II approvals are valid.

Finding: This criterion is satisfied.

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

Subsection 4.140 (.09) J. 1. Planned Development Permit Requirements: Conformance with Comprehensive Plan and other Applicable Plans and Ordinances

B13. Review Criteria: “The location, design, size and uses, both separately and as a whole, are consistent with the Comprehensive Plan, and with any other applicable plan, development map or Ordinance adopted by the City Council.”

Finding: These criteria are satisfied.

Details of Finding: The property is part of the Wilsonville Town Center. The location, design, and size are typical of the commercial zone and the surrounding development within the Wilsonville Town Center. To staff’s knowledge, the location, design, size, and uses are consistent with other applicable plans, maps, and ordinances, or will be by specific conditions of approval. The applicant has applied for a Waiver to Height, see Request D.

Subsection 4.140 (.09) J. 2. Planned Development Permit Requirements: Traffic Concurrency

B14. Review Criteria: “That the location, design, size and uses are such that traffic generated by the development at the most probable used intersection(s) can be accommodated safely and without congestion in excess of Level of Service D, as defined in the Highway Capacity Manual published by the National Highway Research Board, on existing or immediately planned arterial or collector streets and will, in the case of commercial or industrial developments, avoid traversing local streets. Immediately planned arterial and collector streets are those listed in the

City's adopted Capital Improvement Program, for which funding has been approved or committed, and that are scheduled for completion within two years of occupancy of the development or four year if they are an associated crossing, interchange, or approach street improvement to Interstate 5." Additional qualifiers and criteria listed a. through e.

Finding: These criteria are satisfied.

Details of Finding: A traffic impact study waiver was submitted for the proposed development and was subsequently approved by the City of Wilsonville Engineering Division.

Subsection 4.140 (.09) J. 3. Planned Development Permit Requirements: Facilities and Services Concurrency

B15. Review Criteria: "That the location, design, size and uses are such that the residents or establishments to be accommodated will be adequately served by existing or immediately planned facilities and services."

Finding: These criteria are satisfied.

Details of Finding: Facilities and services, including utilities, are available and sufficient to serve the proposed development.

Subsection 4.140 (.09) L. Adherence to Approved Plan and Modification Thereof

B16. Review Criteria: "The applicant shall agree in writing to be bound, for her/himself and her/his successors in interest, by the conditions prescribed for approval of a development. The approved final plan and stage development schedule shall control the issuance of all building permits and shall restrict the nature, location and design of all uses. Minor changes in an approved preliminary or final development plan may be approved by the Director of Planning if such changes are consistent with the purposes and general character of the development plan. All other modifications, including extension or revision of the stage development schedule, shall be processed in the same manner as the original application and shall be subject to the same procedural requirements."

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

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

Comprehensive Plan and Zoning: Planned Development Commercial

B17. Review Criterion: This subsection lists a number of requirements for commercial development such as setback, lot size, lot coverage, and street frontage requirements.

Finding: This criterion is satisfied.

Details of Finding: The subject property contains one zoning district – PDC-TC. The Comprehensive Plan identifies the subject property as Commercial.

Subsection 4.118.03(B): Waivers

B18. Review Criteria: “Notwithstanding the provisions of Section 4.140 to the contrary, the Development Review Board, in order to implement the purposes and objectives of Section 4.140, and based on findings of fact supported by the record may” waive a number of standards as listed in A. through E.

Finding: These criteria are satisfied.

Details of Finding: The applicant is seeking a height waiver to the Planned Development Regulations of 35 feet for a 74’ tower. See Request D.

Subsection 4.118 (.03) E. Other Requirements or Restrictions

B19. Review Criteria: “Notwithstanding the provisions of Section 4.140 to the contrary, the Development Review Board, in order to implement the purposes and objectives of Section 4.140, and based on findings of fact supported by the record may adopt other requirements or restrictions, inclusive of, but not limited to, the following:” Listed 1. through 12.

Finding: These criteria will be satisfied by Condition of Approval PDB 3.

Details of Finding: Under 92PC05, Condition #30, staff finds that City Council made an additional condition of approval regarding the operation of the batting cage. Because of the noise sensitivity of the adjacent residential to the north the hours of operation were restricted. The previous condition prohibited operation of the batting cage between 10 p.m. and the regular opening time. Staff finds that the zip line amusement ride is a similar type-use related to noise and will be located much closer to the residential than the batting cage. Limiting the operation time will give assurance that this amusement ride will not be a nuisance to adjacent residents regarding noise. Therefore, staff finds that the operation of the zip line amusement ride shall be prohibited between the hours of 10 p.m. and the regular opening time. (See Condition of Approval PDB 3 and Exhibit A2)

Subsection 4.118 (.04) Effect of Determination of Compliance and Conditions of Approval on Development Cost

B20. Review Criteria: “The Planning Director and Development Review Board shall, in making their determination of compliance in attaching conditions, consider the effects of this action on availability and cost. The provisions of this section shall not be used in such a manner that additional conditions, either singularly or cumulatively, have the effect of unnecessarily increasing the cost of development. However, consideration of these factors shall not prevent the Board from imposing conditions of approval necessary to meet the minimum requirements of the Comprehensive Plan and Code.”

Finding: These criteria are satisfied.

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

Parking and Loading

Subsection 4.155 (.02) General Parking Provisions

- B21. Review Criteria:** This subsection lists a number of general provisions for parking.
Finding: These criteria are satisfied.
Details of Finding: The parking lot and access drives already exist for the Family Fun Center.

Subsection 4.155 (.03) B. 8. Parking Minimum and Maximum

- B22. Review Criteria:** “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.”
Finding: These criteria are satisfied.
Details of Finding: The applicant has submitted summary findings with regard to parking. The applicant notes that 275 off-street parking spaces presently exist on the site. The applicant has proposed the reduction of two parking spaces. Based on the most recent approval, 03DB32, 222 parking spaces are required for the Family Fun Center. With the reduction of 2 spaces, the site will be providing 273 spaces. This standard is satisfied by the proposed off-street parking.

Natural Features

Section 4.171 Protection of Natural Features and Other Resources

- B23. Review Criteria:** This section provides for the protection of a number of natural features and other resources including: general terrain preparation, hillsides, trees and wooded areas, high voltage powerline easements and rights of way and petroleum pipeline easements, earth movement hazard areas, soil hazard areas, historic resources, and cultural resources.
Finding: These criteria are satisfied.
Details of Finding: The site was developed as a Family Fun Center in 1994. Cultivated landscape materials have been installed, but no natural features remain, as a result. The majority of existing trees are being preserved as part of the development. See Arborists Report in Exhibit B1-Applicant’s Narrative.

Public Safety and Crime Prevention

Subsection 4.175 (.01) Design to Deter Crime and Ensure Public Safety

- B24. Review Criteria:** “All developments shall be designed to deter crime and insure public safety.”
Finding: These criteria are satisfied.

Details of Finding: According to the applicant the development has been designed to deter crime and insure public safety. The site has existing surveillance. No new lighting is proposed besides the FAA obstruction beacon at the top of the tower. See Exhibit B1.3 for details of the FAA obstruction beacon.

Subsection 4.175 (.02) Addressing and Directional Signing

B25. Review Criteria: “Addressing and directional signing shall be designed to assure identification of all buildings and structures by emergency response personnel, as well as the general public.”

Finding: These criteria are satisfied.

Details of Finding: All the buildings are clearly visible from the adjacent right-of-way from which they can be accessed. The address signs are existing and are easy to identify.

Subsection 4.175 (.03) Surveillance and Police Access

B26. Review Criterion: “Areas vulnerable to crime shall be designed to allow surveillance. Parking and loading areas shall be designed for access by police in the course of routine patrol duties.”

Finding: This criterion is satisfied.

Details of Finding: The parking and loading areas are easily assessable and no areas of particular vulnerability to crime have been identified warranting additional surveillance.

Subsection 4.175 (.04) Lighting to Discourage Crime

B27. Review Criterion: “Exterior lighting shall be designed and oriented to discourage crime.”

Finding: This criterion is satisfied.

Details of Finding: The lighting on the site is existing, the applicant does not propose any new lighting besides the FAA obstruction beacon at the top of the tower. See Exhibit B1.3.

Landscaping Standards

Subsection 4.176 (.01) Purpose of Landscape, Screening, and Buffering

B28. Review Criteria: “This Section consists of landscaping and screening standards and regulations for use throughout the City. The regulations address materials, placement, layout, and timing of installation. The City recognizes the ecological and economic value of landscaping and requires the use of landscaping and other screening or buffering to:” Listed A. through K.

Finding: These criteria will be satisfied by Condition of Approval PDC 2.

Details of Finding: In complying with the various landscape standards in Section 4.176 the applicant does not propose any new landscaping. Adequate screening is proposed around the mechanical equipment of the tower. The applicant proposes a chain-link fence with green slats. See Exhibit B1.4-Colors & Materials.

Section 4.177 Street Improvement Standards

Subsection 4.177 (.01) (A)-(B)

B29. Review Criteria: “Except as specifically approved by the Development Review Board, all street and access improvements shall conform to the Transportation Systems Plan and the Public Works Standards.”

Finding: These criteria are satisfied.

Details of Finding: The site abuts SW Town Center Loop W. Street improvements currently exist along the frontage of the site. SW Town Center Loop W is classified by the City’s Transportation System Plan (TSP) as a Major Arterial.

Subsection 4.177 (.01) E. Access Drives and Travel Lanes

B30. Review Criteria: This subsection sets standards for access drives and travel lanes.

Finding: These criteria are satisfied.

Details of Finding: Access points are existing to the development and include two (2) driveway approaches on SW Town Center Loop W.

Subsection 4.177 (.01) F. Corner or Clear Visions Area

B31. Review Criteria: “A clear vision area which meets the Public Works Standards shall be maintained on each corner of property at the intersection of any two streets, a street and a railroad or a street and a driveway. However, the following items shall be exempt from meeting this requirement:” Listed a. through e.

Finding: These criteria are satisfied.

Details of Finding: Clear vision areas and vertical clearance have been reviewed by the City Engineering Division to assure compliance with the Section 4.177.

Sections 4.199.20 Outdoor Lighting

B32. Review Criterion: This section states that the outdoor lighting ordinance is applicable to “Installation of new exterior lighting systems in public facility, commercial, industrial and multi-family housing projects with common areas” and “Major additions or modifications (as defined in this Section) to existing exterior lighting systems in public facility, commercial, industrial and multi-family housing projects with common areas.” In addition the exempt luminaires and lighting systems are listed.

Finding: These criteria are satisfied.

Details of Finding: The applicant is not proposing any new lighting besides the required FAA obstruction beacon at the top of the tower. Spec sheets are included as Exhibit B1.3

Sections 4.300-4.320 Underground Installation of Utilities

B33. Review Criteria: These sections list requirements regarding the underground installation of utilities.

Finding: These criteria are satisfied.

Details of Finding: There are no existing overhead facilities that require undergrounding as part of this development. All new utilities associated with the development are proposed to be installed underground.

SUMMARY FINDINGS FOR DB12-0071 – Stage II Final Development Plan:

B34. The applicant’s response findings demonstrate that the proposed Stage II Final Development Plan should be approved.

**REQUEST C
DB12-0072: SITE DESIGN REVIEW
CONCLUSIONARY FINDINGS**

The applicant is requesting approval of Site Design Plans to install a 74’ support tower for a Zip Line amusement ride for the Wilsonville Family Fun Center. The details of the proposal are found beginning on page 1 of the compliance narrative (Exhibit B1).

Site Design Review

Subsection 4.400 (.01) Excessive Uniformity, Inappropriateness of Design, Etc.

C1. Review Criteria: “Excessive uniformity, inappropriateness or poor design of the exterior appearance of structures and signs and the lack of proper attention to site development and landscaping in the business, commercial, industrial and certain residential areas of the City hinders the harmonious development of the City, impairs the desirability of residence, investment or occupation in the City, limits the opportunity to attain the optimum use in value and improvements, adversely affects the stability and value of property, produces degeneration of property in such areas and with attendant deterioration of conditions affecting the peace, health and welfare, and destroys a proper relationship between the taxable value of property and the cost of municipal services therefor.”

Finding: These criteria are satisfied.

Details of Finding: It is staff’s professional opinion that the proposed development will not result in excessive uniformity, inappropriateness or poor design, and the

proper attention has been paid to site development. The 74 foot tower will be painted a tan color with green slats in the fencing for screening of mechanical equipment on the ground to blend it with the backdrop of large conifer trees.

Subsection 4.400 (.02) Purposes of Objectives of Site Design Review

C2. Review Criterion: “The City Council declares that the purposes and objectives of site development requirements and the site design review procedure are to:” Listed A through J.

Finding: These criteria are satisfied.

Details of Finding: It is staff’s professional opinion that the applicant has provided sufficient information demonstrating compliance with the purposes and objectives of site design review. Among the information provided is a written response to these purposes and objectives on pages 31 through 32 of the applicant’s compliance narrative. (Exhibit B1)

Section 4.420 Site Design Review-Jurisdiction and Power of the Board

C3. Review Criteria: The section states the jurisdiction and power of the Development Review Board in relation to site design review including the application of the section, that development is required in accord with plans, and variance information.

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

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

Subsection 4.421 (.01) Site Design Review-Design Standards

C4. Review Criteria: “The following standards shall be utilized by the Board in reviewing the plans, drawings, sketches and other documents required for Site Design Review. These standards are intended to provide a frame of reference for the applicant in the development of site and building plans as well as a method of review for the Board. These standards shall not be regarded as inflexible requirements. They are not intended to discourage creativity, invention and innovation. The specifications of one or more particular architectural styles is not included in these standards.” Listed A through G.

Finding: These criteria are satisfied.

Details of Finding: 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 page 33 of their compliance narrative. (Exhibit B1)

Subsection 4.421 (.02) Applicability of Design Standards to Various Site Features

C5. Review Criteria: “The standards of review outlined in Sections (a) through (g) above shall also apply to all accessory buildings, structures, exterior signs and other site features, however related to the major buildings or structures.”

Finding: These criteria are satisfied.

Details of Finding: Design standards have been applied to the proposed structure, and other site features.

Subsection 4.421 (.03) Objectives of Section 4.400 Serve as Additional Criteria and Standards

C6. Review Criteria: “The Board shall also be guided by the purpose of Section 4.400, and such objectives shall serve as additional criteria and standards.”

Finding: These criteria are satisfied.

Details of Finding: The purposes and objectives in Section 4.400 are being used as additional criteria and standards. See Finding C2 above.

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

C7. Review Criterion: “The Board may attach certain development or use conditions in granting an approval that are determined necessary to insure the proper and efficient functioning of the development, consistent with the intent of the Comprehensive Plan, allowed densities and the requirements of this Code.”

Finding: These criteria are satisfied.

Details of Finding: Under 92PC05, Condition #30, staff finds that City Council made an additional condition of approval that the operation of the batting cage was prohibited between the hours of 10 p.m. and the regular opening time. (See Finding B19 above, Condition of Approval PDB 3 and Exhibit A2)

Subsection 4.421 (.06) Color or Materials Requirements

C8. Review Criterion: “The Board or Planning Director may require that certain paints or colors of materials be used in approving applications. Such requirements shall only be applied when site development or other land use applications are being reviewed by the City.”

Finding: This criterion is satisfied.

Details of Finding: It is the professional opinion of staff that the proposed coloring is appropriate for the proposed development and no additional requirements are necessary.

Section 4.430 Design of Trash and Recycling Enclosures

C9. Review Criteria: “The following locations, design and access standards for mixed solid waste and recycling storage areas shall be applicable to the requirements of Section 4.179 of the Wilsonville City Code.” Listed (.02) A. through (.04) C.

Finding: These criteria are satisfied.

Details of Finding: The applicant is not proposing any new trash enclosures. The existing enclosures were reviewed with the previous applications listed above.

Section 4.440 Site Design Review-Procedures

C10. Review Criteria: “A prospective applicant for a building or other permit who is subject to site design review shall submit to the Planning Department, in addition to the requirements of Section 4.035, the following:” Listed A through F.

Finding: These criteria are satisfied.

Details of Finding: The applicant has submitted the required additional materials, as applicable.

Section 4.442 Time Limit on Approval

C11. Review Criterion: “Site design review approval shall be void after two (2) years unless a building permit has been issued and substantial development pursuant thereto has taken place; or an extension is granted by motion of the Board.

Finding: This criterion is satisfied.

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

Subsection 4.450 (.01) Landscape Installation or Bonding

C12. Review Criterion: “All landscaping required by this section and approved by the Board shall be installed prior to issuance of occupancy permits, unless security equal to one hundred and ten percent (110%) of the cost of the landscaping as determined by the Planning Director is filed with the City assuring such installation within six (6) months of occupancy. "Security" is cash, certified check, time certificates of deposit, assignment of a savings account or such other assurance of completion as shall meet with the approval of the City Attorney. In such cases the developer shall also provide written authorization, to the satisfaction of the City Attorney, for the City or its designees to enter the property and complete the landscaping as approved. If the installation of the landscaping is not completed within the six-month period, or within an extension of time authorized by the Board, the security may be used by the City to complete the installation. Upon

completion of the installation, any portion of the remaining security deposited with the City shall be returned to the applicant.”

Finding: These criteria are satisfied.

Details of Finding: The applicant is not proposing any new landscaping with this application.

Parking

Subsection 4.155 (.02) Provision and Maintenance of Off-Street Parking

C13. Review Criteria: This subsection lists general provisions for parking, A. through O.

Finding: These criteria are satisfied.

Details of Finding: The applicant is proposing a minor modification to the existing parking area by removing two parking spaces for the proposed tower.

Subsection 4.155 (.03) B. 1.-3. Landscaping of Parking Areas

C14. Review Criteria: “Parking and loading or delivery areas shall be landscaped to minimize the visual dominance of the parking or loading area, as follows:” Listed 1. through 3.

Finding: These criteria are satisfied.

Details of Finding: The applicant is not proposing any new landscaping with this proposal.

Landscaping

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

C15. Review Criterion: “All landscaping and screening required by this Code must comply with all of the provisions of this Section, unless specifically waived or granted a Variance as otherwise provided in the Code. The landscaping standards are minimum requirements; higher standards can be substituted as long as fence and vegetation-height limitations are met. Where the standards set a minimum based on square footage or linear footage, they shall be interpreted as applying to each complete or partial increment of area or length”

Finding: This criterion is satisfied.

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

Subsection 4.176 (.03) Landscape Area and Locations

C16. Review Criteria: “Not less than fifteen percent (15%) of the total lot area, shall be landscaped with vegetative plant materials. The ten percent (10%) parking area landscaping required by section 4.155.03(B)(1) is included in the fifteen percent

(15%) total lot landscaping requirement. Landscaping shall be located in at least three separate and distinct areas of the lot, one of which must be in the contiguous frontage area. Planting areas shall be encouraged adjacent to structures. Landscaping shall be used to define, soften or screen the appearance of buildings and off-street parking areas. Materials to be installed shall achieve a balance between various plant forms, textures, and heights. The installation of native plant materials shall be used whenever practicable.”

Finding: These criteria are satisfied.

Details of Finding: The applicant is not proposing any new landscaping with this project, therefore all landscaping exists and has been reviewed by previous approvals.

Subsection 4.176 (.04) Buffering and Screening

C17. Review Criteria: “Additional to the standards of this subsection, the requirements of the Section 4.137.5 (Screening and Buffering Overlay Zone) shall also be applied, where applicable.

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

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

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

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

Finding: These criteria will be satisfied by Condition of Approval PDC 2.

Details of Finding: Consistent with the proposed Stage II Final Plan, adequate screening is proposed around the mechanical equipment of the tower. The applicant proposes a chain-link fence with green slats. (See also Finding B28 under Request B and Exhibit B1.4- Colors and Materials)

Section 4.177 Street Improvement Standards

C18. Review Criteria: This section establishes standards for sidewalks and pathways.

Finding: These criteria are satisfied.

Details of Finding: The design of access improvements and improvements within the street right-of-way were approved under previous applications.

Section 4.178 Sidewalk and Pathway Standards

C19. Review Criteria: This section establishes standards for sidewalks and pathways.

Finding: These criteria are satisfied.

Details of Finding: The sidewalks and pathways already exist on the site, the applicant is not proposing any new infrastructure.

Section 4.179 Mixed Solid Waste and Recyclables Storage

C20. Review Criterion: This section establishes standards for mixed solid waste and recyclables storage in new multi-family residential and non-residential buildings.

Finding: This criterion is satisfied.

Details of Finding: The applicant does not propose any new mixed solid waste or recyclables storage.

Outdoor Lighting

Section 4.199.20 Applicability of Outdoor Lighting Standards

C21. Review Criterion: This section states that the outdoor lighting ordinance is applicable to “Installation of new exterior lighting systems in public facility, commercial, industrial and multi-family housing projects with common areas” and “Major additions or modifications (as defined in this Section) to existing exterior lighting systems in public facility, commercial, industrial and multi-family housing projects with common areas.” In addition the exempt luminaires and lighting systems are listed.

Finding: This criterion is satisfied.

Details of Finding: The applicant is not proposing any new lighting besides the required FAA obstruction beacon at the top of the tower. Spec sheets are included as Exhibit B1.3

SUMMARY FINDINGS FOR DB12-0072 – Site Design Review:

C22. The applicant has borne the burden of proof in demonstrating that the proposed Site Design Review plans should be approved.

<p>REQUEST D DB12-0073: HEIGHT WAIVER CONCLUSIONARY FINDINGS</p>

Subsection 4.118 (.03) A. Waiver of Typical Development Standards

D1. Review Criteria: This subsection establishes that “notwithstanding the provisions of Section 4.140 to the contrary, the Development Review Board, in order to implement the purpose and objectives of Section 4.140, and based on findings of fact supported by the record” may waive a number of typical development standards including height requirements.

Finding: These criteria are satisfied.

Details of Finding: This request includes a waiver to the 35 foot height limitation of the PDC-TC Zone. The applicant is proposing a 74 foot support tower for a Zip Line to maintain safe vertical clearance under the travel of the line. The proposed 74 foot tower will have a similar visual impact to typical cell towers. (See Exhibit B2 for Surrounding Building Height Plan Sheet) However, this tower will have a backdrop of various tall trees, ranging from 10 to over 60 feet in height. The tower is setback 210 feet from Town Center Loop W and 130 feet from the adjacent apartments to the north. The tower is a support structure, with technical design requirements that determine its ultimate height of 74 feet. This is a mono-pole design, which minimizes its profile and visual image. It is consistent with the overall entertainment function of the Fun Center. Surrounding development includes 2-3 story buildings, including the apartments to the north, the theater to the south, has a tall architectural glass tower measuring 53 feet and the Capital Realty Building to the southeast measures 48 feet.

Subsection 4.140 (.01) B. Purpose and Objectives of Planned Development Regulations

D2. Review Criteria: This subsection establishes the purpose of the Planned Development Regulations which are as follows:

- To take advantage of advances in technology, architectural design, and functional land use design:
- To recognize the problems of population density, distribution and circulation and to allow a deviation from rigid established patterns of land uses, but controlled by defined policies and objectives detailed in the comprehensive plan;
- To produce a comprehensive development equal to or better than that resulting from traditional lot land use development.
- To permit flexibility of design in the placement and uses of buildings and open spaces, circulation facilities and off-street parking areas, and to more efficiently utilize potentials of sites characterized by special features of geography, topography, size or shape or characterized by problems of flood hazard, severe soil limitations, or other hazards;
- To permit flexibility in the height of buildings while maintaining a ratio of site area to dwelling units that is consistent with the densities established by the Comprehensive Plan and the intent of the Plan to provide open space, outdoor living area and buffering of low-density development.
- To allow development only where necessary and adequate services and facilities are available or provisions have been made to provide these services and facilities.
- To permit mixed uses where it can clearly be demonstrated to be of benefit to the users and can be shown to be consistent with the intent of the Comprehensive Plan.

- To allow flexibility and innovation in adapting to changes in the economic and technological climate.

Finding: These criteria are satisfied.

Details of Finding: The applicant states the following on page 23 of the compliance narrative:

“The Fun Center has already been determined to be a compatible and complimentary use within the Town Center. The color scheme (tan) is subtle so as to not draw undue attention to the tower and detract from the overall attractiveness of the Town Center. The applicant has decided the tower will not be lighted, except for the required FAA obstruction beacon.

Similar to a cell tower, the Zip Line Tower’s height is a matter of functional requirements. We believe the tower is consistent with the overall recreational and entertainment purposes of the Fun Center and its height must be considered in this context.

The Zip Line only adds to the overall recreation and entertainment functions provided at the Fun Center and thereby contributes to the stable environment within the Town Center. It is designed to minimize visual impact, while maintaining the functional requirements for the ride, which necessitates height to create the drop for the zip line. The vertical monopole design results in a smaller footprint with limited visual impact as compared to a bulkier commercial building of similar height. The result is maximum efficient use of limited commercial land.

The applicant’s design team has carefully coordinated the design with the Deputy Fire Marshal and the City’s Building Department to ensure that adequate fire and emergency response capabilities support the proposed 74 foot tower. It is anticipated that special training and practice rescue operations will be coordinated with the Fire District.”

Staff concurs that these points show the proposed height waiver for the tower meets the purpose and objectives of the planned development regulations.

**REQUEST E TR13-0002:
TYPE B TREE REMOVAL
CONCLUSIONARY FINDINGS**

Section 4.610.10 Guidelines and Limitations on Tree Removal

E1. This section limits tree removal to, among other criteria, when tree removal is necessary for construction, when trees are diseased, become a nuisance, hazard, or interfere with the healthy growth of other trees. The two Callery pear trees that are

proposed for removal are necessary for construction of the zip line tower. This reason falls within the limits set by this subsection. (See Exhibit B2-Arborist Report)

Section 4.610.20 (.02) Type A Tree Removal Criteria

E2. This subsection stipulates that if a request does not meet the criteria in Subsection 4.610.20 (.01) to be reviewed as a Type A application, it may be submitted as a Type B application. The request involves the removal of trees planted and preserved as a condition of development and, therefore it does not meet the criteria to be reviewed as a Type A application. It is therefore being reviewed as a Type B application. This provision is satisfied.

Subsection 4.610.20 (.03) and Subsection 4.610.30 (.02) Submittal Requirements

E3. As indicated in the table below the Applicant has either submitted the required documentation, or has been granted a waiver under Subsection 4.610.30 (02) H. The requirements of these subsections are thus satisfied.

Requirement	Submitted	Waiver Granted		Condition of Approval	Not Applicable	Additional findings/notes
		Info Already Available to	Info Not Necessary for			
Statement why removal is necessary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Description of trees (common name, d.b.h.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Name of person removing (if known)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Time of removal (if known)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Map showing location of tree(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Arborist's Report (health and	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

condition, species, common name, d.b.h.)						
Tree protection information	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Replacement tree description (species, size, number, cost)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Copy of CC&R's	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Additional findings:

Subsection 4.610.30 (.03) Review Process for Type B Tree Permits

E4. This subsection stipulates that Type B Permits shall be reviewed under the standards of Class II Administrative Review and the requirements of the Tree Preservation and Protection subchapter. This application has been reviewed according the standards and processes referenced in this subsection. This provision is satisfied.

Section 4.620.00 Tree Relocation, Mitigation, or Replacement

Subsection 4.620.00 (.01) Tree Replacement Required within One Year

E5. This subsection requires a Type B Tree Removal Permit grantee to replace or relocate each removed tree having six inches (6”) or greater d.b.h. within one year of removal. Two (2) trees are proposed for removal. The Applicant is proposing to replant one (1) tree in the grass area at the western entrance (shared with Les Schwab’s). The applicant states, “there is no other space available” for replanting and therefore will pay into the City’s tree fund for the other required mitigation tree. A condition of approval ensures the requirements of this subsection are met.

Subsection 4.620.00 (.02) Basis for Determining Replacement

E6. This subsection requires that removed trees be replaced on a basis of one (1) tree replanted for each tree removed. It also requires all replacement trees measure two inches (2”) caliper. One (1) tree is being replaced onsite and will be two inch (2”) caliper. The applicant will be paying into the City’s tree fund for the other tree. The provisions of this subsection are satisfied.

Subsection 4.620.00 (.03) A. Replacement Tree Requirements-Comparable Characteristics

E7. This subsection identifies the requirements for replacement trees including: having characteristics similar to removed trees; being appropriately chosen for the site from an approved tree species list provided by the City, and being of state Department of Agriculture Nursery Grade No. 1 or better. The applicant does not state what type of tree they will use as a replacement tree. Staff recommends the applicant plant a Callery Pear to be consistent with the plantings that are already on the site. A condition of approval ensures the requirements of this subsection are met.

Subsections 4.620.00 (.03) B. and C. Replacement Tree Requirements-Tree Care and Guarantee

E8. These subsections require replacement trees be staked, fertilized and mulched, and be guaranteed by the permit grantee or the grantee's successors-in-interest for two (2) years after the planting date. A "guaranteed" tree that dies or becomes diseased during the two (2) year period is required to be replaced. A condition of approval ensures the requirements of these subsections are met.

Subsection 4.620.00 (.3) D. Replacement Tree Requirements- Encouragement of Diversity of Species

E9. This subsection encourages a diversity of tree species to be planted. Two of the same variety are being removed. The applicant has not stated what type of tree they are proposing for replacement, however staff has recommended the same variety which will maintain substantially similar diversity of species on the property. This provision would be satisfied by a conditional of approval.

Subsection 4.620.00 (.04) Additional Requirements for Replacement Trees

E10. This subsection requires replacement trees consist of nursery stock that meets requirements of the American Association of Nurserymen (AAN) American Standards for Nursery Stock (ANSI Z60.1) for top grade. A condition of approval ensures the requirements of these subsections are met.

Subsection 4.620.00 (.05) Replacement Tree Location- Review Required

E11. This subsection requires the City to review tree replacement plans in order to provide optimum enhancement, preservation and protection of wooded areas. It requires that to the extent feasible and desirable, trees be replaced on site and within the same general area as the removed trees. Two trees are proposed to be removed. The landscape island is not large enough to accommodate replacement trees after the construction of the zip line tower and therefore the applicant has proposed the replacement tree in a different area of the site and to pay into the City's tree fund. The requirement of this subsection is met.

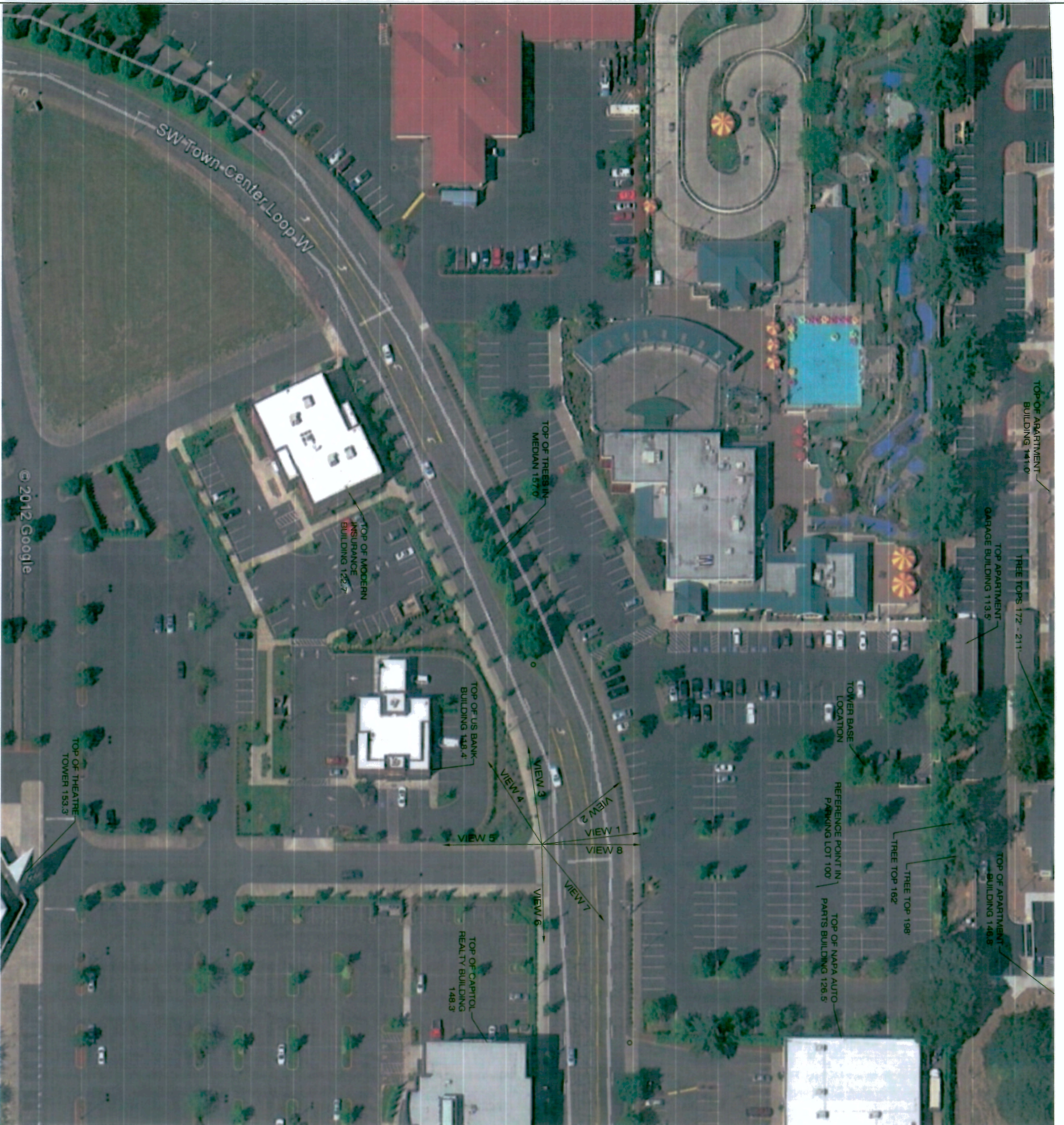
**ADDITIONAL CONDITIONS OF APPROVAL ADOPTED BY THE
WILSONVILLE CITY COUNCIL FOR 92 PC 05**

24. The proposed batting cage shall be located in the northwest portion of the subject property. Provided, however, it may be relocated on the property subject to Design Review Board approval and provided any such relocation does not increase the noise level to the adjacent Thunderbird Mobile Club properties from that of the location in the northwest portion of the subject property. The pitching machine shed roof and the shed front overhang shall be underlaid with a one (1) inch thick resilient foam or fiberglass and covered with fiberglass shingles.
25. Outdoor music reproduction and paging, including outdoor telephone ringing devices, shall be prohibited.
26. A four (4) foot high Go-Cart barrier shall be constructed from the northwest corner of the track to the south edge of the Go-Cart driver-loading zone. This noise barrier shall be approximately six (6) feet from the edge of the track and shall have a minimum thickness of eight (8) inches of solid wood or equivalent noise barrier material.
27. The Go-Cart Honda engines shall be of a type and kind as represented by the Environmental Noise Analysis and shall be fitted with the better exhaust muffler available from Honda. Nothing in this condition shall prevent replacement of the Honda engines by a quieter engine.
28. The applicant, at the City's request and direction, shall conduct noise measurements by an acoustical expert approved by the City at least two (2) times a year for the first three years of operation to demonstrate compliance with state standards regulating noise. Any change in operation during the first three years or any time thereafter which may increase noise may be subject to a noise measurement at the City's request. The applicant shall bear the expense of all noise measurements and, if not in compliance with state standards, shall take immediate measures to comply with state standards. Any portion of this facility found to violate a state noise standard shall not be operated until corrective measures are taken. The applicant shall notify the City immediately in writing of any complaints and/or violations and of what, if any, corrective measures taken.
29. The applicant shall construct a ten (10) foot high concrete block or masonry sound protection wall along the north property line. This wall shall be located inside of the property line and a landscape (planting) area shall be provided north of the wall. The actual location and design of the wall and planting area shall be subject to final approval of the Design Review Board. The Design Review Board may approve a reduction to at least 6 feet for a portion of the wall that extends 274 feet east of the northwest property corner if there is a written request and agreement to do so between the applicant and the Thunderbird Mobile Home Club Association. Said agreement, if any, shall be presented to the Design Review Board prior to, or during, a public hearing regarding this issue.
30. Operation of the batting cage shall be prohibited between the hours of 10 p.m. and the regular opening time.

08/14/86 MON 08:51 [TX/RX NO 8647]



City of Wilsonville
EXHIBIT A2 DB12-0070 et al



TREE TOP 162
PROPOSED TOWER 174
TREE TOP 198
LIGHT POLE 190



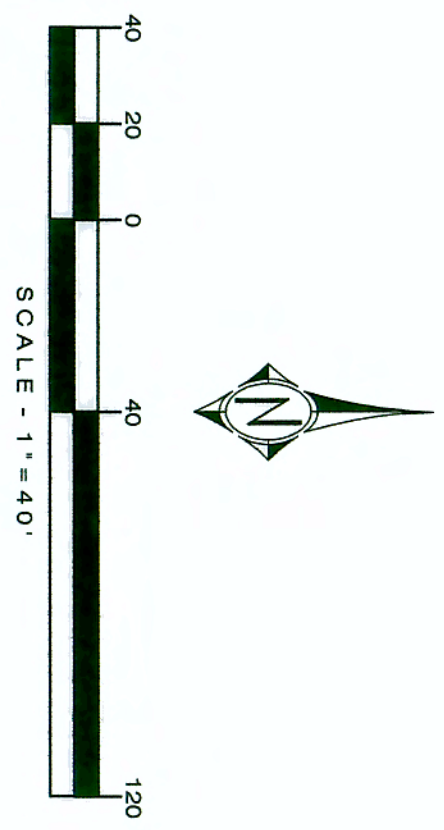
TREE TOP 162
TREE TOP 198
PROPOSED TOWER 174
LIGHT POLE 190



TREE TOP 162
TREE TOP 198
PROPOSED TOWER 174
LIGHT POLE 190



TREE TOP 162
TREE TOP 198
PROPOSED TOWER 174
LIGHT POLE 190



City of Wilsonville
EXHIBIT B2 DB12-0070 et al

PROJECT NO.	999-141
ZIP LINE	
TYPE	BLDG EXHIBIT

DESIGNED BY	DATE
DRAWN BY	DATE 09/12/12
REVIEWED BY	DATE 10/31/12
PROJECT NO.	999-141 REF.
SCALE	1"=30'
999-141 BASE	

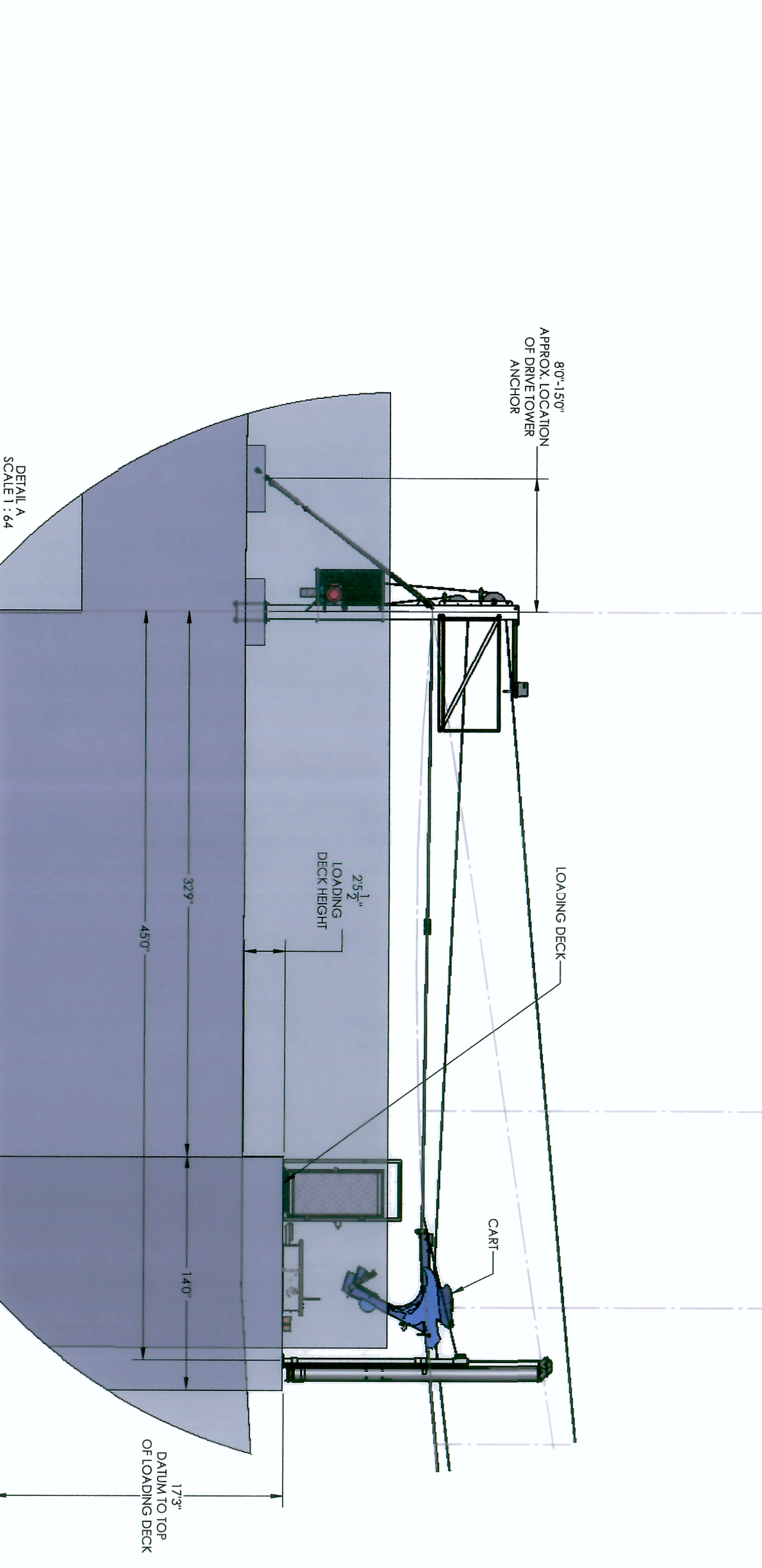
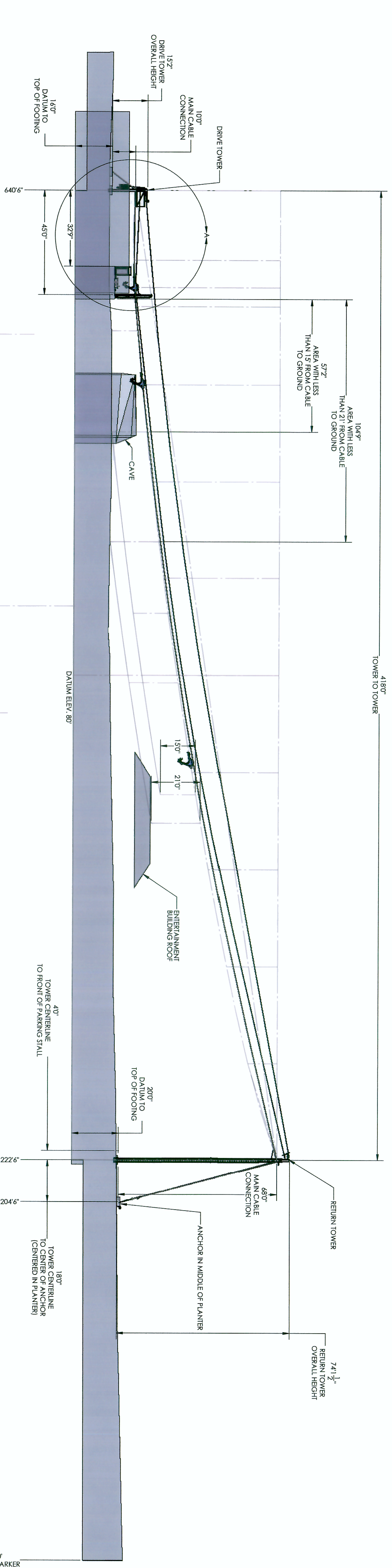
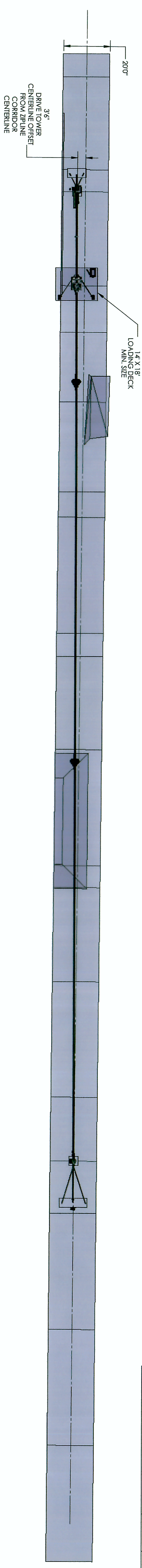
NO.	DATE	REVISION	BY
1	10/31/12	ZIP LINE LIMITS ADDED	MHH

WILSONVILLE FAMILY FUN CENTER
29111 SW TOWN CENTER LOOP W.
WILSONVILLE, OREGON
SURROUNDING BUILDING HEIGHT EXHIBIT



SFA Design Group, LLC
STRUCTURAL | CIVIL | PLANNING | SURVEYING
9020 SW Washington Square Dr, Suite 505
Portland, Oregon 97223
Ph: (503) 641-8311 Fax: (503) 643-7905
<http://www.sfadg.com>

REVISIONS		
LT#	DESCRIPTION	DATE
3		



-PRELIMINARY DRAWING-FOR REFERENCE ONLY
 -NOT FOR CONSTRUCTION

Andrew Hochstedler, November 28, 2012 6:06:22 PM
 80'-150'
 APPROX. LOCATION OF DRIVE TOWER ANCHOR
 SCALE: 1/4"
 25 1/2'
 32'7"
 45'0"
 14'0"
 17'3"
 DATUM TO TOP OF LOADING DECK
 418'0"
 TOWER TO TOWER
 104'0"
 AREA WITH LESS THAN 21' FROM CABLE TO GROUND
 57'2"
 AREA WITH LESS THAN 15' FROM CABLE TO GROUND
 15'0"
 21'0"
 ENTERTAINMENT BUILDING ROOF
 200'
 DATUM TO TOP OF FOOTING
 640'6"
 45'0"
 32'2"
 16'0"
 DATUM TO TOP OF FOOTING
 10'0"
 MAIN CABLE CONNECTION
 15'2"
 DRIVE TOWER OVERALL HEIGHT
 418'0"
 TOWER TO TOWER
 741 3/4"
 RETURN TOWER OVERALL HEIGHT
 68'0"
 MAIN CABLE CONNECTION
 18'0"
 TOWER CENTERLINE TO CENTER OF ANCHOR (CENTERED IN PLANTER)
 204'6"
 222'6"
 40'
 TOWER CENTERLINE TO FRONT OF PARKING STALL
 50'
 MAP MARKER
 2
 3
 4
 5
 6
 7
 8
 A
 B
 C
 D
 E
 F

QUALITY STANDARDS	SPECIFICATIONS
MATERIAL	SEE DOCUMENT 65027 FOR MORE INFORMATION
WELDING	NFP 100K LOT 10K 88FT.
DIMENSIONAL	
HAZ. TEST	
COATING	
MARKING	
APPROVAL	

THE INFORMATION CONTAINED IN THIS DRAWING IS THE PROPERTY OF SHERRILL, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF SHERRILL, INC. IS STRICTLY PROHIBITED.

DESCRIPTION	PART NUMBER	FILE NAME	DATE
ASSEMBLY-COMPLETE RIDE, WILSONVILLE FAMILY FUN CENTER		0022	29 OCT 12
CONFIGURATION: Default			
PROCESS: ASSEMBLY			

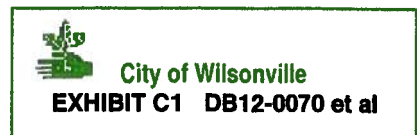
SHEET: 1 OF 1
 SEE SCALE: MODEL REVISION: 3
 DRAWING REVISION: 3
 Sherrill, Inc.

Development Review Template

DATE: 1/18/13
TO: AMANDA HOFFMAN, ASSISTANT PLANNER
FROM: DON WALTERS
SUBJECT: DEVELOPMENT REVIEW # DB12-0070-73

WORK DESCRIPTION: FAMILY FUN CENTER ZIP LINE

No comments on this project.





Engineering Department
29799 SW Town Center Lp. E.
Wilsonville, OR 97070
503-682-4960
503-682-7025 fax

MEMO
Community Development Department
Engineering Division

DATE: January 16, 2013

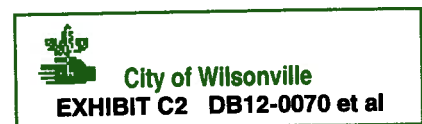
TO: Amanda Hoffman
Assistant Planner

FROM: Steve R. Adams, P.E.
Deputy City Engineer

RE: *Family Fun Center*
Planning File No. DB12-0070 et seq

Engineering has no conditions of approval for the proposed project.

A request for waiver from a traffic study has been approved by the Community Development Director. From the revised material submitted January 4, 2013, there appears to be no proposed work or impact to the public right-of-way or public easements.



Hoffman, Amanda

From: DeBois, Drew S. <Drew.DeBois@tvfr.com>
Sent: Friday, January 25, 2013 10:52 AM
To: Hoffman, Amanda
Cc: Walters, Don
Subject: Case File DB012-0070-73, Wilsonville Family Fun Center Zip Line

Amanda,

The fire district has no objection to the above case file as proposed. Our sole condition of approval is that the manufacturer or designated representative provide the fire district with on-site training surrounding emergency operation procedures. If you have questions or need further, please feel free to contact me.

Sincerely,

*Drew DeBois
Deputy Fire Marshal/CFI
Tualatin Valley Fire & Rescue
7401 SW Washo Court # 101
Tualatin, Oregon
97062
(503) 259-1404 Direct*

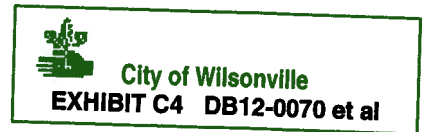


City of Wilsonville
EXHIBIT C3 DB12-0070 et al

Public Works Plan Review Comment Form

Plans for Review: Family Fun Center Site Mod & Tree Removal
 Return All Comments To: Amanda Hoffman
 Due Date: January 24, 2013

Name	Page No.	Comments	Engineering's Response
Randy Watson		No Comments	
Steve Munsterman		No Comments	
Dan House			
Steve Gering			
Matt Baker			
Arnie Gray		No Comments	
Mark Folz			
Paul Havens			





Oregon

John A. Kitzhaber, MD, Governor



3040 25th Street, SE
Salem, OR 97302-1125
Phone: (503) 378-4880
Toll Free: (800) 874-0102
FAX: (503) 373-1688

January 15, 2013

Amanda Hoffman
City of Wilsonville
Planning Department
29799 SW Town Center Loop East
Wilsonville, Oregon 97070

**Subject: Oregon Department of Aviation comments regarding proposed construction of a 74-foot zip line ride at Wilsonville Family Fun Center.
Planning Case File Nos.: DB012-0070-73**

The Oregon Department of Aviation (ODA) received notice of a proposed 74-foot support tower for a zip line ride. We have conducted an aeronautical study of this proposed new structure and have determined that it does not exceed any standard of OAR 738-70-0100 and would not be a hazard to air navigation. Notice to the FAA is not required at the analyzed location and height.

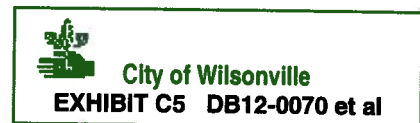
Marking and/or Lighting Recommendation

Based on this evaluation, marking and lighting are recommended for aviation safety. We recommend it be installed and maintained in accordance with FAA Advisory Circular AC70/7460-1K Change 2.

Thank you for providing the Oregon Department of Aviation the opportunity to comment on this structure.

Sincerely,

Sandra Larsen
Aviation Planning Analyst



City of Wilsonville
Land Use Application

Wilsonville Fun Center

Modified Stage I Master Plan for Phased Improvements; PDC Stage II Final Development Plan; and Design Review for Zip Line

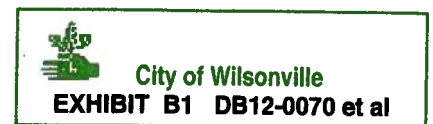
November 28, 2012
Revised for Completeness
January 4, 2013

APPLICANT:

Darren Harmon, General Manager
Wilsonville Family Fun Center
29111 SW Town Center Loop W.
Wilsonville, OR 97070
503-685-5000, ext 11

PLANNING/ENGINEERING/SURVEY:

Ben Altman, Senior Planner
SFA Design Group
9020 SW Washington Sq. Dr. #505
Portland, OR 97223
503-641-8311



BY:.....



SFA Design Group, LLC
STRUCTURAL | CIVIL | LAND USE PLANNING | SURVEYING

January 4, 2013

Amanda Hoffman, Assistant Planner
City of Wilsonville
29799 SW Town Center Loop E.
Wilsonville, OR 97070

RE: Response to Letter of Incomplete Application – Wilsonville Fun Center.

Dear Amanda:

The following narrative and attached documents represent our response to your letter of Incomplete Application for the Fun Center, DB12-0070-DB12-0073.

Your letter listed the following items as needed to complete the application:

- 1. A complete submittal is required, per Section 4.035(.05) WC.*

RESPONSE

This letter and attached documents provide responses to all of the items listed as “incomplete”. With these responses our application should be complete.

- 2. In your submitted narrative you state that there is the potential for one tree to be removed as the result of the new tower. Please submit an arborist statement regarding the condition of all the neighboring trees to the tower and how they may be impacted by the development of the tower. If any trees will be impacted by the tower, a Type B tree removal permit will need to be submitted.*

RESPONSE

We have provided an Arborist’s Report for the trees in the immediate vicinity of the proposed tower in the parking lot. A total of 23 trees, over 6 inch caliper, were inventoried and evaluated. Of these two trees are proposed to be removed to accommodate the tower installation.

The tower installation requires footings for 2 guy wires and the main cable tie. The tower will be installed in the parking stall just west of the L-Shaped planter island. The trash enclosure is located at the north end of this planter.

The footing for these guy wires and cable tie will be located in the center of the adjacent planter island, which will result in removal of 20 feet of the planter and two trees.

However the curb line will remain the same along the east and south sides of the planter. The light pole may also need to be moved slightly to the north.

For safety purposes there will be a 6 foot chain link fence installed around the base of the tower and the anchor footings. The fence will enclose two parking stalls and the footings, as reflected on the revised Site Plan drawing. Green vinyl slats will be used in the fencing to screen the mechanism, see attached color sample.

The fencing will result in the loss of one additional parking space. But the net available parking still remains within the previously determined minimum.

The applicant has included the submittal requirements and additional fee (\$80) for a Type B Tree Removal Permit for the two trees proposed to be removed.

Section 4.600.50. Application For Tree Removal Permit

(.01) Application for Permit. A person seeking to remove one or more trees shall apply to the Director for a Tree Removal Permit for a Type A, B, C, or D permit, depending on the applicable standards as provided in this subchapter.

(A) An application for a tree removal permit that does not meet the requirements of Type A may be submitted as a Type B application.

(.06) Grant of a Tree Removal Permit. Whenever an application for a Type B, C or D Tree Removal Permit is granted, the reviewing authority shall:

A. Conditions. Attach to the granting of the permit any reasonable conditions considered necessary by the reviewing authority including, but not limited to, the recording of any plan or agreement approved under this subchapter, to ensure that the intent of this Chapter will be fulfilled and to minimize damage to, encroachment on or interference with natural resources and processes within wooded areas;

B. Completion of Operations. Fix a reasonable time to complete tree removal operations; and

C. Security. Require the Type C permit grantee to file with the City a cash or corporate surety bond or irrevocable bank letter of credit in an amount determined necessary by the City to ensure compliance with Tree Removal Permit conditions and this Chapter.

1. This requirement may be waived by the Planning Director if the tree removal must be completed before a plat is recorded, and the applicant has complied with WC 4.264(1) of this Code

Section 4.610.10. Standards For Tree Removal, Relocation Or Replacement

(.01) Except where an application is exempt, or where otherwise noted, the following standards shall govern the review of an application for a Type A, B, C or D Tree Removal Permit:

A. Standard for the Significant Resource Overlay Zone. The standard for tree removal in the Significant Resource Overlay Zone shall be that removal or transplanting of any tree is not inconsistent with the purposes of this Chapter.

B. Preservation and Conservation. No development application shall be denied solely because trees grow on the site. Nevertheless, tree preservation and conservation as a design principle shall be equal in concern and importance to other design principles.

C. Developmental Alternatives. Preservation and conservation of wooded areas and trees shall be given careful consideration when there are feasible and reasonable location alternatives and design options on-site for proposed buildings, structures or other site improvements.

D. Land Clearing. Where the proposed activity requires land clearing, the clearing shall be limited to designated street rights-of-way and areas necessary for the construction of buildings, structures or other site improvements.

E. Residential Development. Where the proposed activity involves residential development, residential units shall, to the extent reasonably feasible, be designed and constructed to blend into the natural setting of the landscape.

F. Compliance With Statutes and Ordinances. The proposed activity shall comply with all applicable statutes and ordinances.

G. Relocation or Replacement. The proposed activity shall include necessary provisions for tree relocation or replacement, in accordance with WC 4.620.00, and the protection of those trees that are not to be removed, in accordance with WC 4.620.10.

H. Limitation. Tree removal or transplanting shall be limited to instances where the applicant has provided completed information as required by this Chapter and the reviewing authority determines that removal or transplanting is necessary based on the criteria of this subsection.

1. Necessary For Construction. Where the applicant has shown to the satisfaction of the reviewing authority that removal or transplanting is necessary for the construction of a building, structure or other site improvement, and that there is no feasible and reasonable location alternative or design option on-site for a proposed building, structure or other site improvement; or a tree is located too close to existing or proposed buildings or structures, or creates unsafe vision clearance.

2. Disease, Damage, or Nuisance, or Hazard. Where the tree is diseased, damaged, or in danger of falling, or presents a hazard as defined in WC 6.208, or is a nuisance as defined in WC 6.200 et seq., or creates unsafe vision clearance as defined in this Code.

(a) As a condition of approval of Stage II development, filbert trees must be

removed if they are no longer commercially grown or maintained.

3. Interference. Where the tree interferes with the healthy growth of other trees, existing utility service or drainage, or utility work in a previously dedicated right-of-way, and it is not feasible to preserve the tree on site.

4. Other. Where the applicant shows that tree removal or transplanting is reasonable under the circumstances.

Section 4.610.30. Type B Permit

(.01) An applicant may apply for a Type B Permit based on the following criteria:

A. The applicant proposes to remove four (4) or more trees on property not subject to site development review; or

B. The applicant proposes major or minor changes in a condition or conditions of a development permit previously approved under the provisions of this Chapter; or

C. The applicant is a homeowners' association that proposes to remove trees on property previously approved by the City for development.

1. A Tree Maintenance and Protection Plan submitted for approval under (1)(C) of this subsection shall meet the following criteria:

a. The Development Review Board shall review the Covenants, Conditions and Restrictions (CC&R's) to verify that the homeowners' association is designated and authorized by the CC&R's to review tree maintenance, removal, and planting requests.

b. A request for tree removal shall indicate the reason for the request, as well as the location, size, species and health of tree.

c. Decisions on requests and actions taken are documented and retained and shall be made available to the City's Development Review Board upon request.

d. A replanting program is established and reviewed on an annual basis. Where such a program is approved, mitigation under this Chapter shall not be required.

2. Any permit approved under this subsection shall require that all maintenance, planting, and removal be performed to the standards established in this subchapter and in Wilsonville Code.

3. Failure of a homeowners' association to meet the requirements of this subsection shall be grounds for revocation of a Type B permit.

(.02) Application for the Type B permit shall consist of the information required for a Type A Permit, as provided in WC 4.610.20, and a Tree Maintenance and Protection Plan, which shall contain the following information:

A. An accurate topographical survey, subdivision map or plat map, that bears the signature of a qualified, registered surveyor or engineer, and which shows:

1. the shape and dimensions of the property, and the location of any existing and proposed structure or improvement,

2. the location of the trees on the site, and indicating species, approximate height, d.b.h. diameter, canopy spread and common name,

3. the location of existing and proposed easements, as well as setbacks required by existing zoning requirements.

B In lieu of the map or survey, an applicant proposing to remove trees under (1)(B) or (1)(C) of this subsection may provide aerial photographs with overlays, GIS documentation, or maps approved by the Planning Director, and clearly indicating the information required by (2)(A) of this subsection.

C. Arborist Report. The report shall describe the health and condition of all trees subject to removal or transplanting, and shall include information on species, common name, diameter at four and one-half (4 1/2) feet d.b.h., approximately height and age.

D. Tree Protection. Unless specifically exempted by the Planning Director, a statement describing how trees intended to remain will be protected during tree removal, and how remaining trees will be maintained.

E. Tree Identification. Unless specifically exempted by the Planning Director, a statement that any trees proposed for removal will be identified by a method obvious to a site inspector, such as tagging, painting, or flagging, in addition to clear identification on construction documents.

F. Replacement Trees. A description of the proposed tree replacement program with a detailed explanation including the number, size, and species, and cost. In lieu of replacing trees, the applicant may propose to pay into the City Tree Fund an amount equivalent to the value of the replacement trees after installation, as provided in this subchapter.

G. Covenants, Conditions and Restrictions (CC&R's). Where the applicant is proposing to remove trees on common areas, the applicant shall provide a copy of the applicable CC&R's, including any landscaping provisions.

H. Waiver of documentation. The Planning Director may waive an application document where the required information has already been made available to the City, or where the Director determines the information is not necessary to review the application.

RESPONSE

This application does not involve any designated SROZ area or preservation of any wooded area and is not related to site clearing or residential development.

The removal of the proposed 2 trees is the minimum necessary to accommodate installation of the Zip Line Tower. The specific location of the tower is driven by the need to clear all vertical obstructions within the travel path of the zip line. Given the existing site improvements there is no reasonable alternative location for the tower.

There is no space available within the immediate area of the tower to replace the two trees being removed. There is however a grass area at the western entrance (shared with Schwab's) where at least one tree could be planted. If additional mitigation is required the applicant will pay into the City's Tree Fund.

- 3. *In your submitted narrative you do not discuss hours of operation of the zip line. Please discuss the hours so as to clarify concerns of noise late into the evening.*

RESPONSE

Current operating hours are as follows:

Months	Monday to Thursday	Friday & Saturday	Sunday
Sept, Oct	11am to 9pm	10am to 11pm	11am to 9pm
Nov to May	12noon to 8pm	10am to 11pm	11am to 9pm
June to Aug	10am to 10pm	10am to 11pm	10am to 10pm

During school breaks in the spring and winter hours vary. Also during the graduation season the ride will operate all night but this is only a 2 week period.

Our hours of operation will be varied as business allows. When the economy changes so will our hours.

- 4. *In your submitted drawings please provide a detail of the red FAA beacon that is proposed at the top of the tower.*

RESPONSE

We have provided details on the FAA Approved obstruction lighting. The proposed light will be the L-810 double, with photocell. We specifically note that FAA does not approve a flashing beacon.

The applicant has decided to eliminate the proposed LED accent lighting on the tower. Therefore the only new light will be the FAA Obstruction Beacon on top the tower.

5. *Your submitted drawings need to include detailed colored graphics of the eagle, chair and tower to give a better understanding of how each of these aspects appears. This would include details on the stairs and color of them, the shape of the tower and diameter.*

RESPONSE

Colored and scaled drawings have been provided that clearly reflect the details of the eagle chair, which is two-toned blue.

The applicant has provided additional colored drawings and details showing the proposed color scheme for the tower, eagle chair, and fencing. The tower will be tan matching the main building color scheme (see building photo), the eagle chair is two-toned blue (see attached drawings), and the fencing will be green (see attached color sample).

6. *On page 22 of the submitted narrative, it is stated that the tower is “designed to minimize visual impact” please provide a more detailed description of how the tower’s design meets this criteria.*
7. *In your submitted narrative on page 23 it discusses surrounding development and trees. A drawing showing a sense of scale would be helpful to understand how tall this tower will be in relation to other vertical elements throughout the City of Wilsonville. This would include the movie theater’s architectural glass tower, the apartment buildings to the north, surrounding trees and the Wilsonville Business Center’s entry towers.*

RESPONSE

We have provided a Photo-Survey of the surrounding structures. The survey identifies the height of all surrounding structures, and reflects the relative height and location of the Zip Line Tower. The elevations shown are all relative to the sidewalk elevation, from the control point in the parking lot, which is at 100 feet.

Other than the taller fir trees to the north, this tower will be the tallest structure in the immediate area. The surrounding buildings are single to three-story, ranging in elevation from 113 to 153 feet, with the taller fir trees at 172-211 feet. These heights compare to the tower height of 174 feet.

While the tower is tall it has a very thin profile, like a cell tower, as reflected in View 1 of the Photo-Survey. The tower is constructed of 2 section of 20 inch diameter pipe, with connecting flanges at 26 inches. The top section, where the cable connections are made is a 20 inch I-Beam. This slender profile minimizes the visual impact of the height,

because there is not bulk associated with the structure. The color scheme (tan) is designed to match the building and also soften the visual image of the tower. In addition the tall fir trees to the north serve as a backdrop with similar heights, further diminishing the focus on the tower.

The stated intent of the PD zoning, which is, *“to encourage a harmonious variety of uses through mixed use design within specific developments thereby promoting the economy of shared public services and facilities and a variety of complimentary activities consistent with the land use designation on the Comprehensive Plan and the creation of an attractive, healthful, efficient and stable environment for living, shopping or working”*.

The Fun Center has already been determined to be a compatible and complimentary use within the Town Center. The color scheme is subtle so as to not draw undue attention to the tower and detract from the overall attractiveness of the Town Center.

The tower will not be lighted, except for the required FAA obstruction beacon, which is exempt from the lighting code provisions. Similar to a cell tower, the Zip Line Tower’s height is a matter of functional requirements. We believe the tower is consistent with the overall recreational and entertainment purposes of the Fun Center and its height must be considered in this context.

Recreation and entertainment are necessary activities for humans to maintain healthy lives, particularly in an urban setting. The Zip Line simply adds some new interest to the overall recreation and entertainment functions provided at the Fun Center, and thereby continues to contribute to the stable environment within the Town Center.

We are providing ten complete copies of the revised compliance findings and all revised or added drawings, in both reduced and full-sized drawings. We are also providing ten compact digital disks (CD-ROMs) of the submitted findings and all project drawings.

We look forward to working with you on this project. If you have any questions or need additional information, please contact me immediately, so we can respond.

Sincerely,
SFA Design Group



Ben Altman
Senior Planner/Project Manager

NOTICE

December 10, 2012

Ben Altman
SFA Design Group
9020 SW Washington Sq. Dr. #505
Portland, OR 97223

Application Nos.: DB12-0070 through DB12-0073 (Family Fun Center)

Legal Descr.: Tax Lots 100 and 109, in Section 14D; T3S R1W; Clackamas County; Wilsonville, Oregon

Status: Notice that Your APPLICATION IS NOT COMPLETE

Submitted Requests:

DB12-0070	Modified Stage I Master Plan
DB12-0071	Stage II Final Development Plan
DB12-0072	Site Design Review
DB12-0073	Height Waiver

Dear Ben:

You are listed as the applicant's representative on the City of Wilsonville Site Development Application submitted on November 29, 2012, for Wilsonville Family Fun Center, property owner. Your application for the Zip Line is incomplete under ORS 227.178(2) and Subsection 4.035(.05) Wilsonville Code (WC). The State's 120-day time limit for the City to render a final decision on this application would begin 31 days from the date of receipt of your application, or at the time your application is found to be complete, as will be described in this material.

Your application is incomplete, due to the following missing items:

1. A complete submittal is required, per Section 4.035(.05) WC.

2. In your submitted narrative you state that there is the potential for one tree to be removed as the result of the new tower. Please submit an arborist statement regarding the condition of all the neighboring trees to the tower and how they may be impacted by the development of the tower. If any trees will be impacted by the tower, a Type B tree removal permit will need to be submitted.
3. In your submitted narrative you do not discuss hours of operation of the zip line. Please discuss the hours so as to clarify concerns of noise late into the evening.
4. In your submitted drawings please provide a detail of the red FAA beacon that is proposed at the top of the tower.
5. Your submitted drawings need to include detailed colored graphics of the eagle, chair and tower to give a better understanding of how each of these aspects appears. This would include details on the stairs and color of them, the shape of the tower and diameter.
6. On page 22 of the submitted narrative, it is stated that the tower is “designed to minimize visual impact” please provide a more detailed description of how the tower’s design meets this criteria.
7. In your submitted narrative on page 23 it discusses surrounding development and trees. A drawing showing a sense of scale would be helpful to understand how tall this tower will be in relation to other vertical elements throughout the City of Wilsonville. This would include the movie theater’s architectural glass tower, the apartment buildings to the north, surrounding trees and the Wilsonville Business Center’s entry towers.

Items **Error! Reference source not found.** - 7 must be addressed in order to complete applications DB12-0070 et seq. Please provide ten complete copies of the revised compliance findings and all project revised or added drawings, in both reduced and full-sized drawings. Please also provide ten compact digital disks (CD-ROMs) of the submitted findings and all project drawings.

You must complete the attached acknowledgement form, and return it to the Planning Division staff within 10 days. If you indicate that you choose to provide the additional information or material required, to complete your application, you will have until May 28, 2013 (i.e., 180 days from the date your application was first submitted), to do so. Upon receipt of additional material, staff will again have 30 days in which to determine

Ben Altman-SFA Design Group
December 10, 2012
Page 3 of 3

whether the application is incomplete. Your application cannot be scheduled for a hearing until such time as the application is determined to be complete.

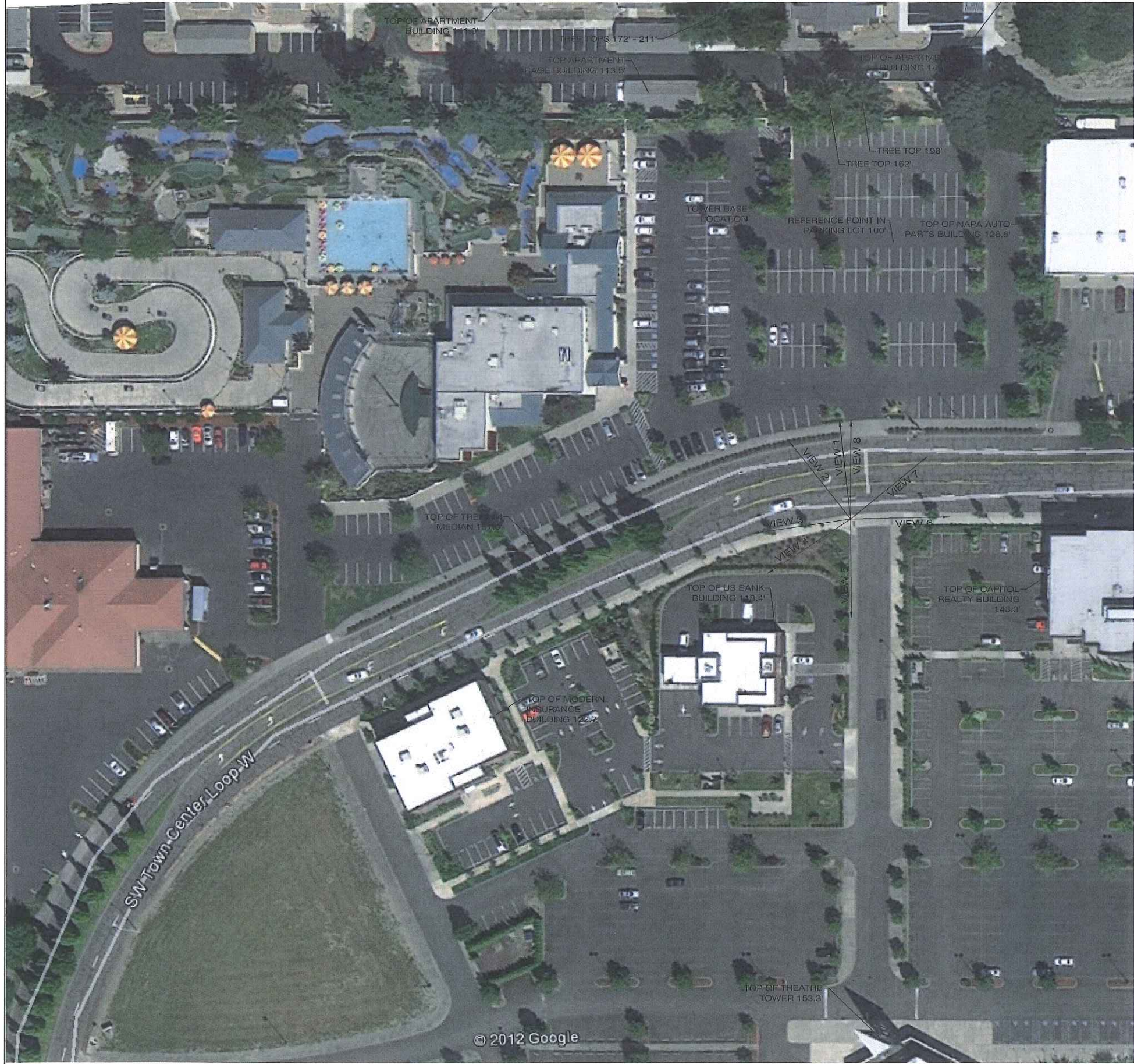
If you have any questions, please contact me at 503-682-4960, or at hoffman@ci.wilsonville.or.us.

Sincerely,

Amanda Hoffman
Assistant Planner

Enclosures (1)

cc: Darren Harmon, General Manager-Wilsonville Family Fun Center



VIEW 1



VIEW 2



VIEW 3



VIEW 4



VIEW 5



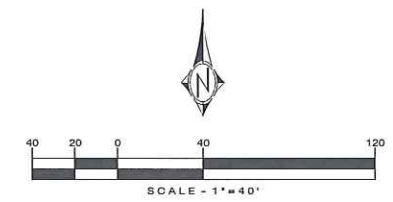
VIEW 6



VIEW 7



VIEW 8



SFA Design Group, LLC
 STRUCTURAL CIVIL PLANNING SURVEYING
 9020 SW Washington Square Dr, Suite 505
 Portland, Oregon 97223
 Ph: (503) 641-8311 Fax: (503) 642-7885
<http://www.sfadg.com>

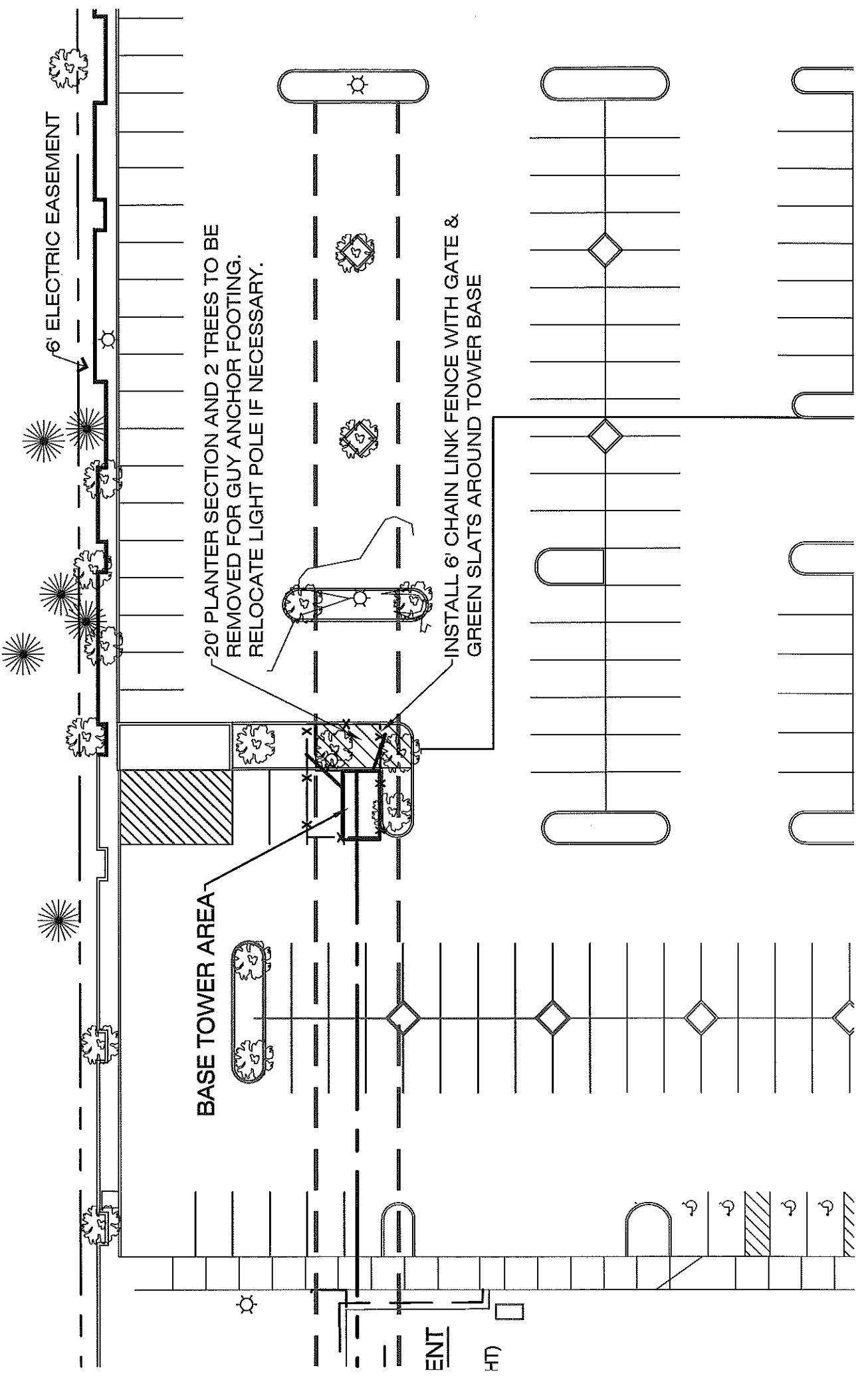
WILSONVILLE FAMILY FUN CENTER
29111 SW TOWN CENTER LOOP W.
 WILSONVILLE, OREGON
 SURROUNDING BUILDING HEIGHT EXHIBIT

NO.	DATE	REVISION	BY
1	10/31/12	ZIP LINE LIMITS ADDED	MHH

DESIGNED BY: _____ DATE: _____
 DRAWN BY: _____ DATE: 08/12/12
 REVIEWED BY: _____ DATE: 10/31/12
 PROJECT NO. 999-141 REF. _____
 SCALE: 1"=30'

SHEET	1	OF	1
PROJECT NO.	999-141	ZIP LINE	
TYPE	BLDG EXHIBIT		

999-141 BASE



6' ELECTRIC EASEMENT

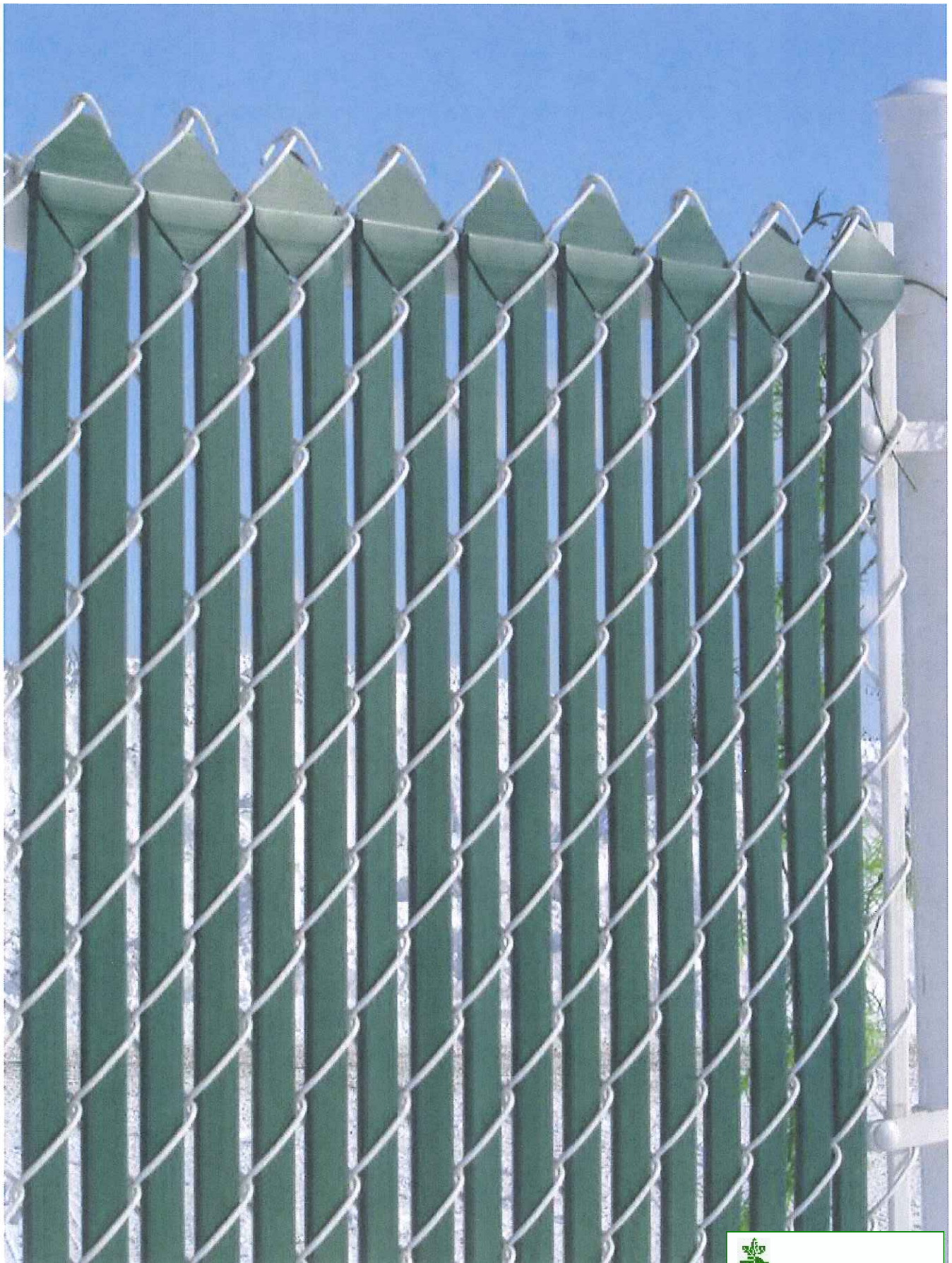
20' PLANTER SECTION AND 2 TREES TO BE REMOVED FOR GUY ANCHOR FOOTING. RELOCATE LIGHT POLE IF NECESSARY.


BASE TOWER AREA

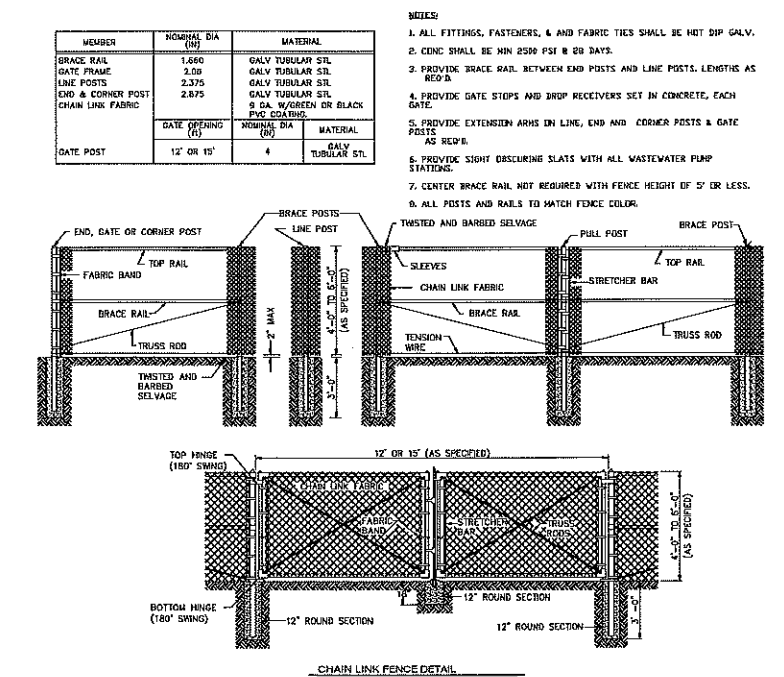
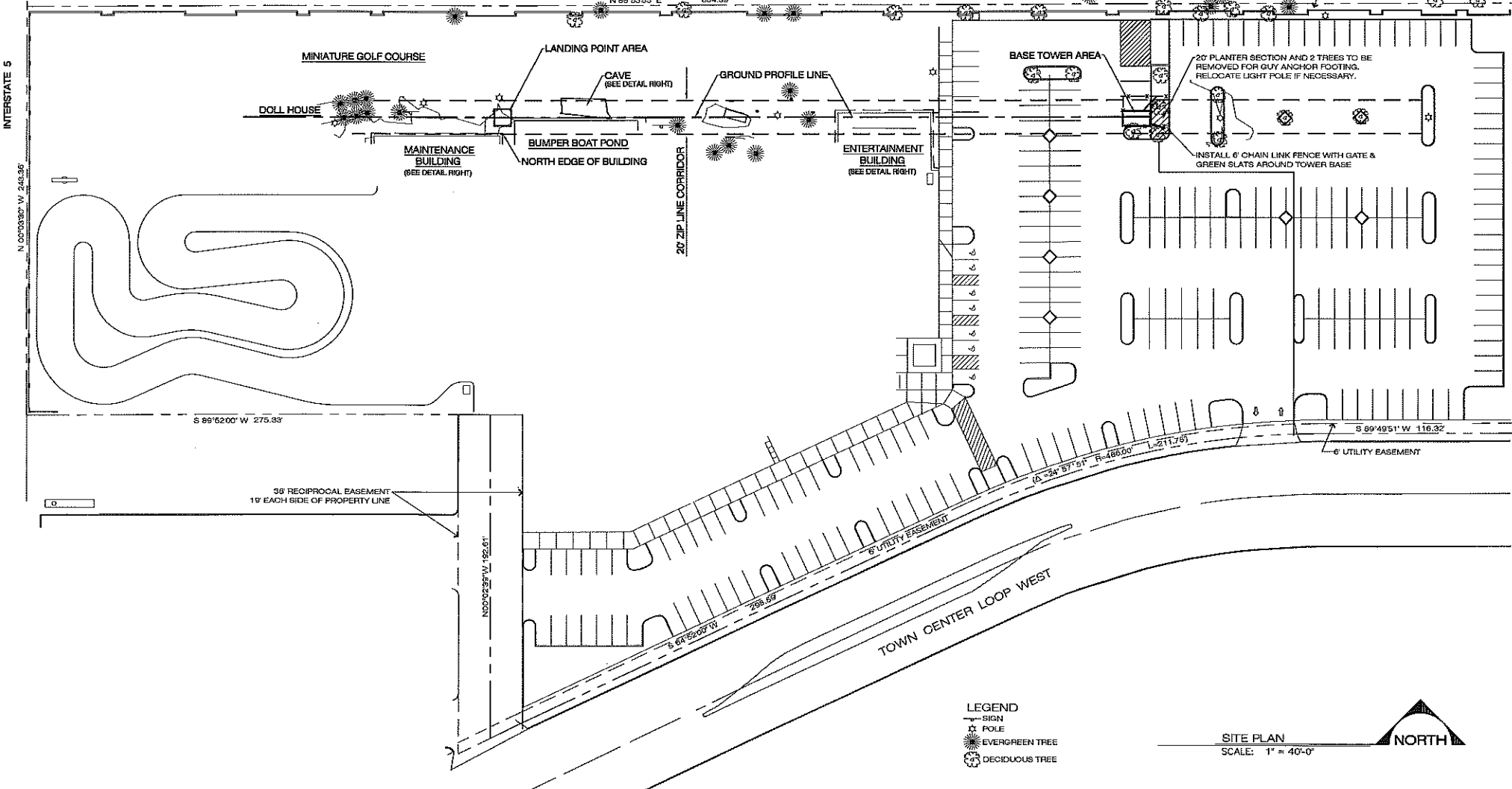
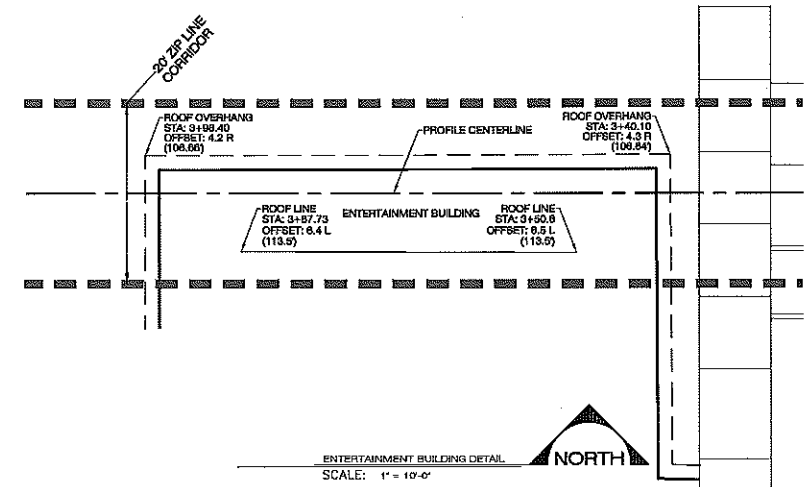
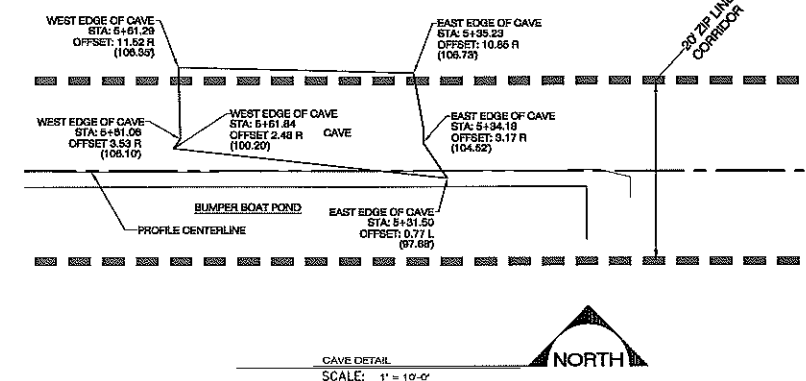
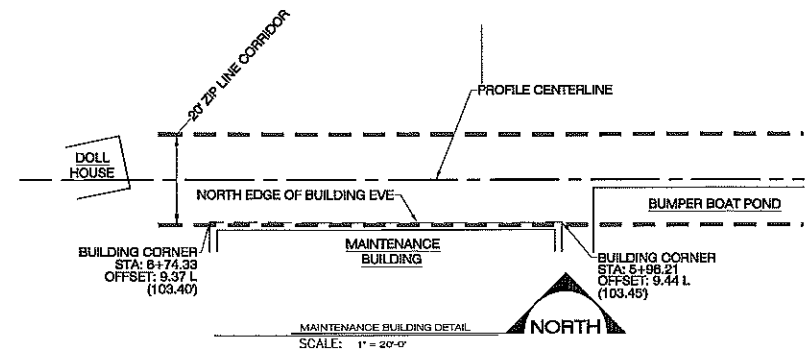
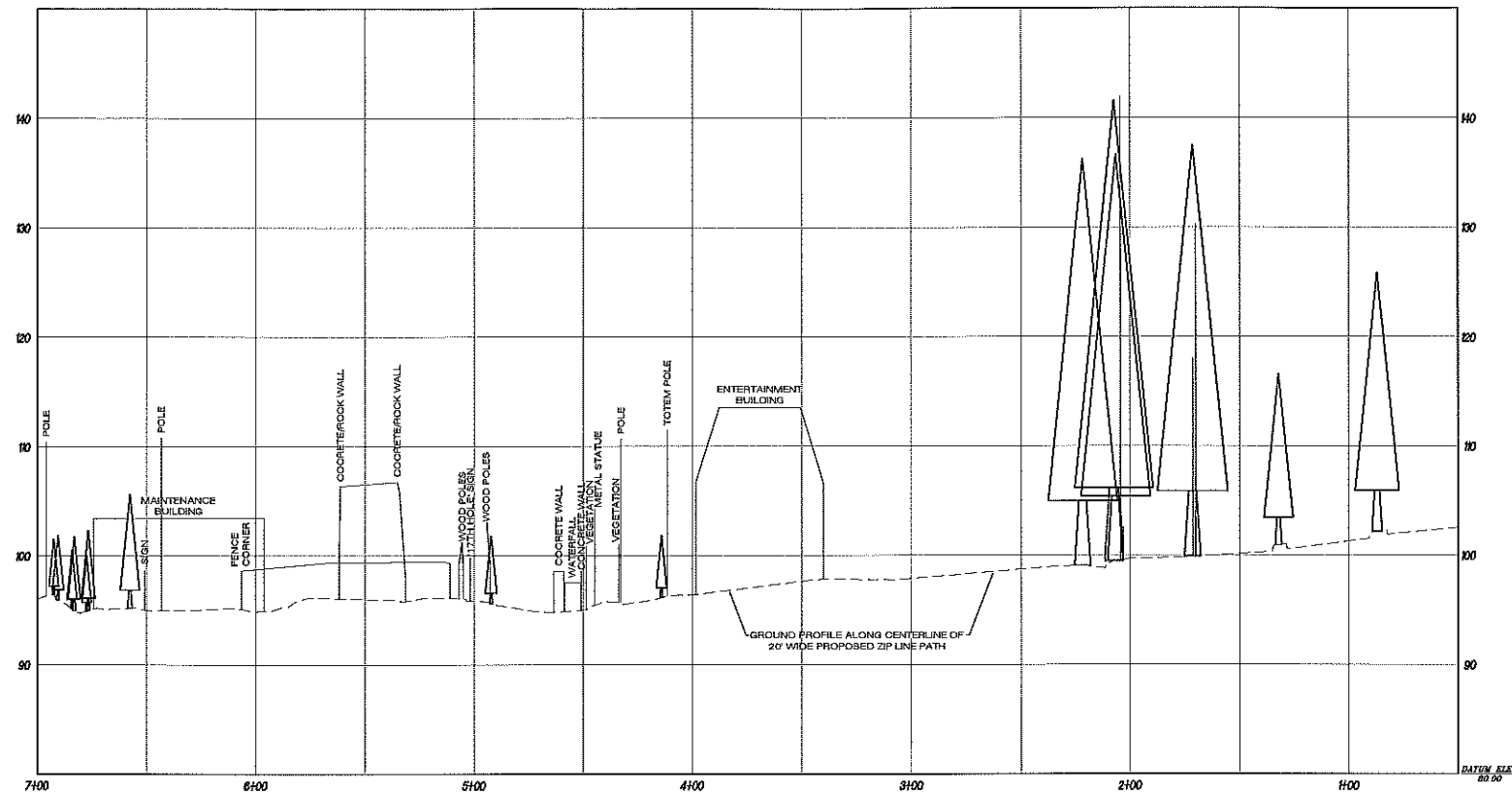
INSTALL 6' CHAIN LINK FENCE WITH GATE & GREEN SLATS AROUND TOWER BASE

ENT

HT)



 City of Wilsonville
EXHIBIT B1.4 DB12-0070 et al



SFA Design Group, LLC
 STRUCTURAL | CIVIL | PLANNING | SURVEYING
 9020 SW Washington Square Dr, Suite 905
 Portland, Oregon 97223
 Ph: (503) 841-3311 Fax: (503) 643-7965
 http://www.sfadg.com

WILSONVILLE FAMILY FUN CENTER
 29111 SW TOWN CENTER LOOP W.
 WILSONVILLE, OREGON

NO.	DATE	REVISION	BY
1	10/31/12	ZIP LINE LIMITS ADDED	MRH
2	12/19/12	REMOVAL FOR ANCHORS	MRH
3	1/2/13	TOWER BASE FENCE/DETAIL	DFM

DESIGNED BY: _____ DATE: _____
 DRAWN BY: DATE: 12/19/12
 REVIEWED BY: DATE: 10/31/12
 PROJECT NO: 999-141 REF: _____
 SCALE: 1"=80'

SHEET 1 OF 1
 PROJECT ZIP LINE
 NO. 999-141
 TYPE PRELIMINARY



Flight Light Inc.
 2708 47th Ave.
 Sacramento, CA 95822-3806
 Toll Free (800) 806-3548
 Phone (916) 394-2800
 Fax (916) 394-2809



**Obstruction Lights
 and Controls
 FAA L-810**



[Home](#) - [What's New](#) - [Who We Are](#) - [Products](#) - [Request Quote](#) - [Search](#) - [Contact Us](#) - [Terms](#) - [Links](#)

Compliance

FAA AC: 150/5345-43F

ETL Certified L-810

ICAO Annex 14, Vol. 1, Type B

Flight Light L-810 obstruction lights are used on buildings, antennas, towers, cranes, and any other kind of obstacle which occupies airspace. Each fixture includes a glass Fresnel globe which is colored red for most applications. The fixtures are either a single or a double lamp housing and made with 3/4" or 1" internally threaded housing. A side-mounted option is also available. These obstruction lights operate on a 120V or 230V circuit. The fixture is illuminated with a 116W, A21 medium screw base lamp.

Features

- FAA approved L-810, certified and tested by ETL with a red lens and 116W lamp #32B.
- Direct installation into existing voltage power circuit.
- Direct mounting to conduit, bottom or side mounting options available.
- Photocell option for automatic activation at night.
- Optional grounding wire available.

Electronic Controls

Single and double obstruction lights can be outfitted with electronic controls to enhance the operation, automation and reduce the maintenance cycle of the fixture. Common configurations include photocells, flashers, transfer relays and alarms. **Note: flashing obstruction lights are not FAA approved. Other options and custom combinations may be available upon request.**

Features

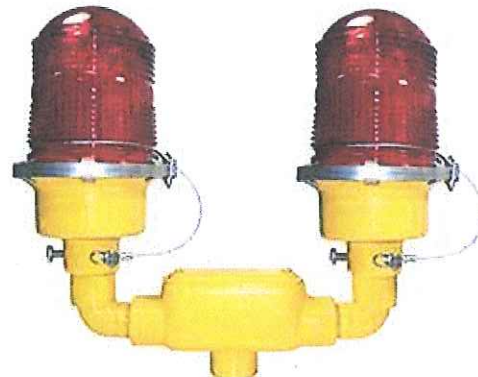
- Flashers used in fixtures are set at 45 FPM, 50% duty cycle. These fixtures are not FAA certified when flashing.
- Standard configurations come with 3/4" threaded fittings. 1" threaded and side mount configurations available on request.
- FAA style photocells with a 45 second time delay prevents activation and de-activation from momentary light condition.

Common Replacement Parts

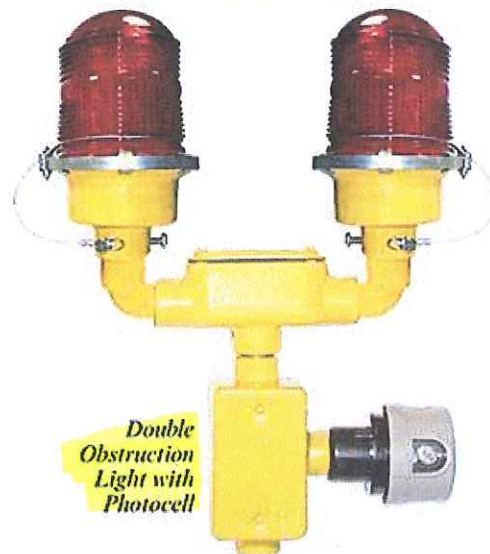
Part Number	Description
13-861R-T	Red globe with tether



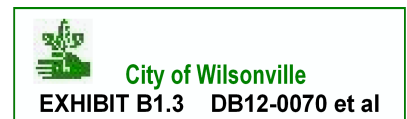
Single Obstruction Light



Double Obstruction Light



Double Obstruction Light with Photocell



- 61-80001 Clamp band
- 61-80004 Medium base socket
- LA-22483-2 116W, 120V lamp
- LA-116W/230V 116W, 230V lamp
- 61-80002 O-ring



[L-810 ETL Certification \(PDF, 37KB\)](#)



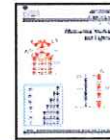
[Obstruction Light Environmental Testing \(PDF, 480KB\)](#)



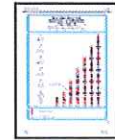
[L-810 Fixture Configurations \(PDF, 172KB\)](#)



[Remote Control Configurations \(PDF, 178KB\)](#)



[FAA Obstruction Lighting Advisory Circular \(AC 70/7460-1K\)](#)



[Red FAA Style A \(PDF, 162 KB\)](#)

Obstruction Lights

Fixture Type	FAA Number	Globe Color	Lamp & Power	Mounting	Fixture Style	Options
FL-	810	R: Red	116: 120V, 116W 116A2: 230V, 116W	34B: 3/4" hub - bottom 10B: 1" hub - bottom 34S: 3/4" hub - side 10S: 1" hub - side	SI: Single DI: Double	T: Transfer Relay F: Flasher P: Photocell

Shipping Weight (Single): 4.5 lb/2 kilo., Volume: 0.5 cu. Feet/0.01 cu. Meters
Shipping Weight (Double): 10 lb/4.5 kilo., Volume: 1 cu. Feet/0.02 cu. Meters

Obstruction Lighting Controls

Lighting controls are designed for use when multiple obstruction light fixtures are to be controlled with common electronics or when alarms or transfer relay circuits must be switched remotely from the fixture. The electronic control module comes in a cast iron device box with threaded hubs on both top and bottom. Replacement modules (controls without device box) are also available upon request. Photocell options, available for models 81001-81004, are built into the cast iron device box.

Flasher

Model 81001 120VAC, 2500W, 30 FPM flasher. Includes circuitry to reduce EMI for sensitive RF locations. Beacon tower flasher. FAA approved.

Model 81002 120-240VAC, 2400W flasher. Adjustable rate flasher, 10-100 FPM.

Lamp Alarm/Transfer Relay

Model 81010 120VAC lamp alarm or transfer relay module. Monitors current for one to four 116W fixtures or

one L-864 fixture with two 620W lamps. If any fixtures are detected out, 120VAC (1A) output and a 10A isolated relay (SPDT) are activated. Can be used as a transfer relay with isolated alarm for double obstruction fixtures with one primary and one standby lamp. For Buzzer option, add '-B' to model number.

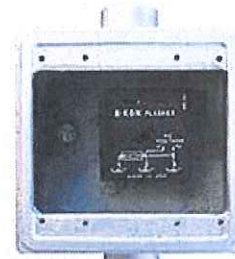
Model 81011 120VAC lamp alarm for two to nine lamps. Monitors current for two to nine 116W fixtures. If any fixtures are detected out, 120VAC (1A) output and 10A isolated relay (SPDT) are activated.

Photocell

Model 81020 120VAC, 1000W photocell. FAA style photocells activate at 35 ft-cd and turn off at 58 ft-cd. A 45 second time delay prevents activation and de-activation from momentary light conditions. Does not come with device box, includes 1/2" threaded male fitting.

Model 81021 120VAC, 4800W photocell. Meets FAA/FCC requirements for obstruction lighting. Energized at 35 ft-cd and de-energized at 60 ft-cd. Time delay eliminates contact chatter. Contains dual 20A load contacts. Front plastic housing mounts to cast aluminum junction box (included).

Model 81022 Hazardous Location Photocontrol Unit. Outdoor lighting control for exterior lighting in hazardous locations: explosion proof, dust-ignition proof, and weatherproof. Nominal Voltage 50/60 Hz: 120/208/240/277. Voltage Range: 105-305. Housing: sand cast copper-free aluminum - epoxy powder coated.



Model 81001



Model 81010



Model 81020



Model 81021



Model 81022

Obstruction Lighting Controls

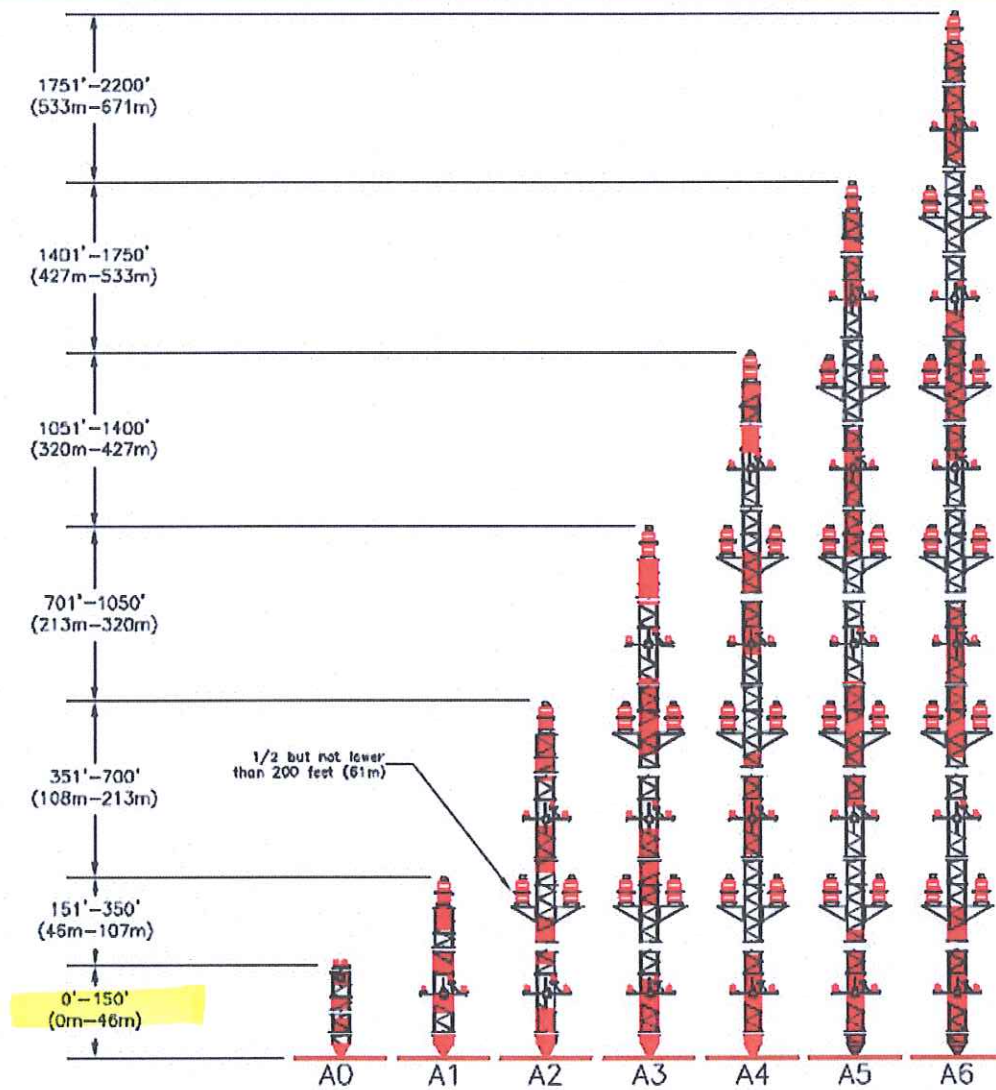
Fixture Type	Model
FL-	81001: HP Flasher (120VAC, 2500W)
	81002: MP Flasher (adj. 10 amps)
	81010: 1-4 Lamp Alarm/Transfer Relay (Buzzer option '-B')
	81011: 2-9 Lamp Alarm
	81020: Photocell only (120VAC, 1000W max)
	81021: Photocell with aluminum box (120VAC, 4800W max)
	81022: Hazardous Location Photocontrol Unit



L-810 Fixture

RED OBSTRUCTION LIGHTING STANDARDS (FAA Style A)

Day Protection = Aviation Orange/White Paint
Night Protection = 2,000cd Red Beacon and sidelights





-  - L-864 Flashing Beacon
-  - L-810 Obstruction Light

FIG 13



Intertek

PROGRAM ADMINISTRATOR
DEPARTMENT ALECP
INTERTEK
ETL SEMKO Division
3933 U.S. ROUTE 11
CORTLAND, NY 13045-0950

REVISION DATE: September 21, 2010

ORIGINAL ISSUE DATE: May 10, 2007

Recertification due: April 2015

An Activity Sponsored and Administered by
Intertek

FLIGHT LIGHT INC.
2708 47th Ave.
Sacramento, CA 95822

**AIRPORT LIGHTING
EQUIPMENT
CERTIFICATION PROGRAM**

**CERTIFICATE OF
CONFORMANCE**

The product described below is hereby approved for listing in the next issue of the Federal Aviation Administration (FAA) Advisory Circular (AC) 150/5345-53, Appendix 3 Addendum "Airport Lighting Equipment Certification Program. The approval is based on successful completion of tests in accordance with the specifications listed in, and the requirements for approval described in the Advisory Circular, and the reporting to the Program Administrator the results of such tests, accompanied by related documents by an Intertek recognized testing laboratory. The certification is not valid for a product modified with non-OEM replacement parts or non-production components.

Manufacturer	L-810 – Lights, Obstruction (AC 150/5345-43F)	
	Manufacturer's Catalog Number	
	Single Unit	Double Unit
Flight Light Inc.	FL-810-R-116-XXX-S1 (32A)(32B)	FL-810-R-116-XXX-D1 (32A)(32B)

1. This Equipment requires continuing validation in accordance with the requirements of AC 150/5345-53, and the Intertek Airport Lighting Equipment Certification Program.

2. Product tested and Report issued by: Intertek

(A) Report No: 3117776CRT-001; 100202597CRT-001 (B) Date of Report: 4/2007; 9/2010

NOTE: PLEASE REVIEW, AND ADVISE ADMINISTRATOR AT INTERTEK IMMEDIATELY IF DATA, AS SHOWN, NEED TO BE CORRECTED.

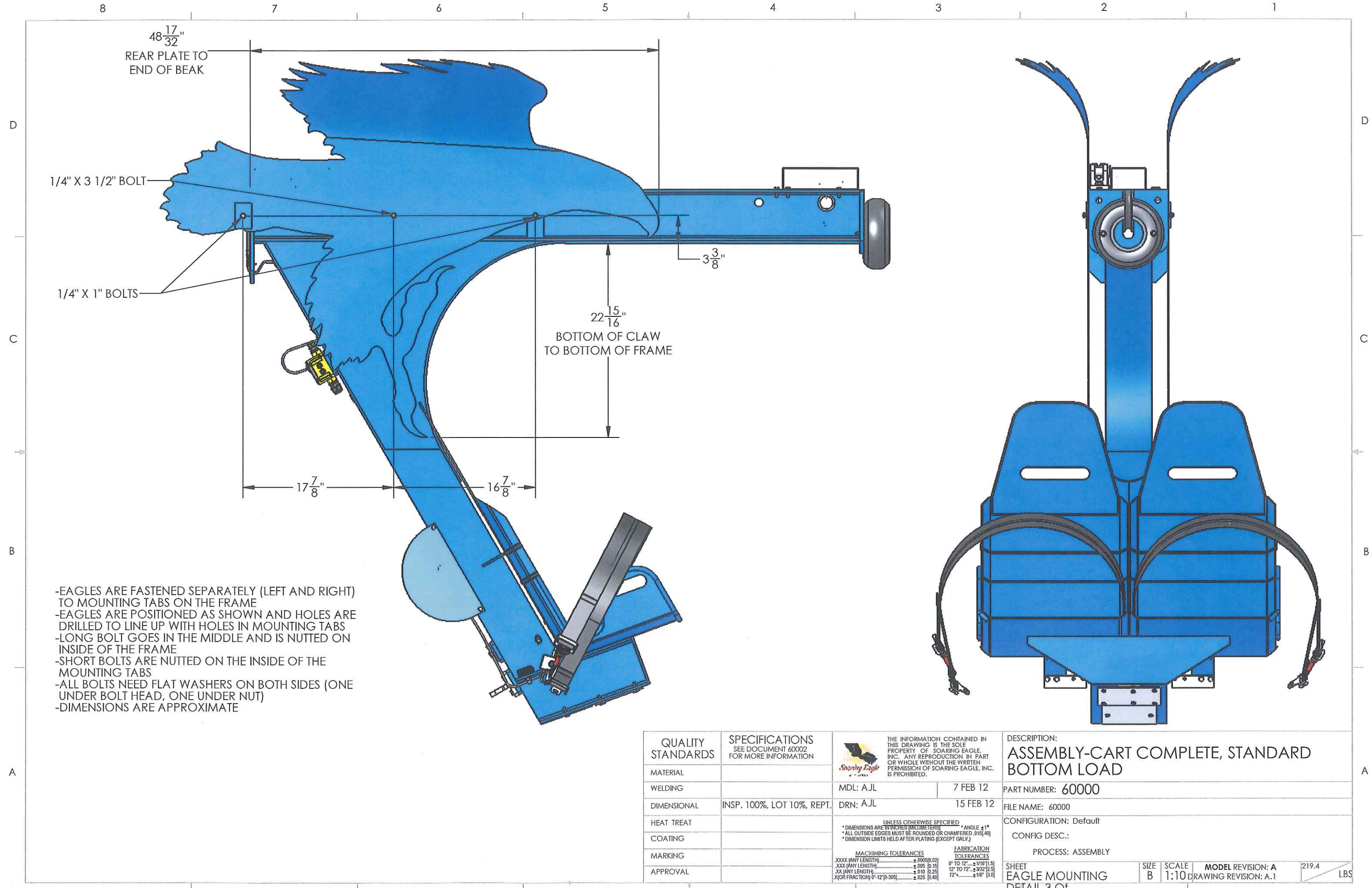
Approved for Certification by:

Jeremy N. Downs, P.E., Program Administrator


Date: September 21, 2010

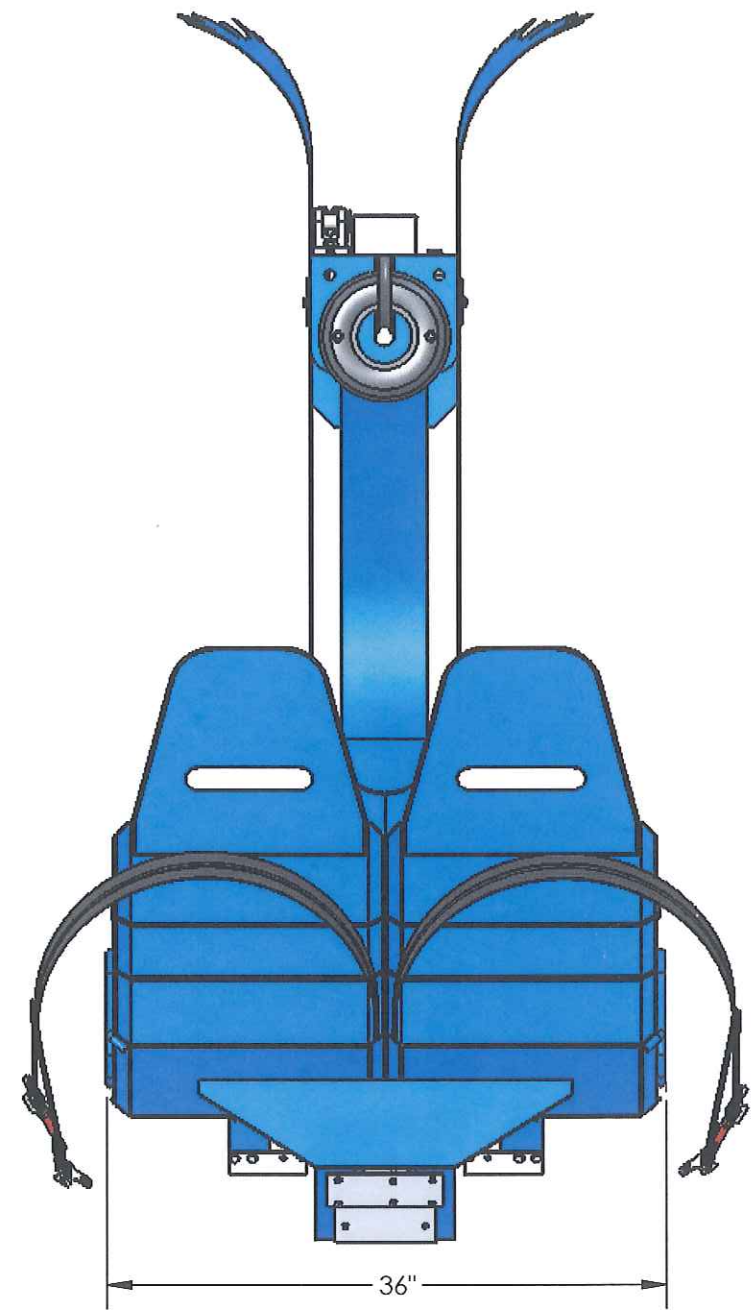
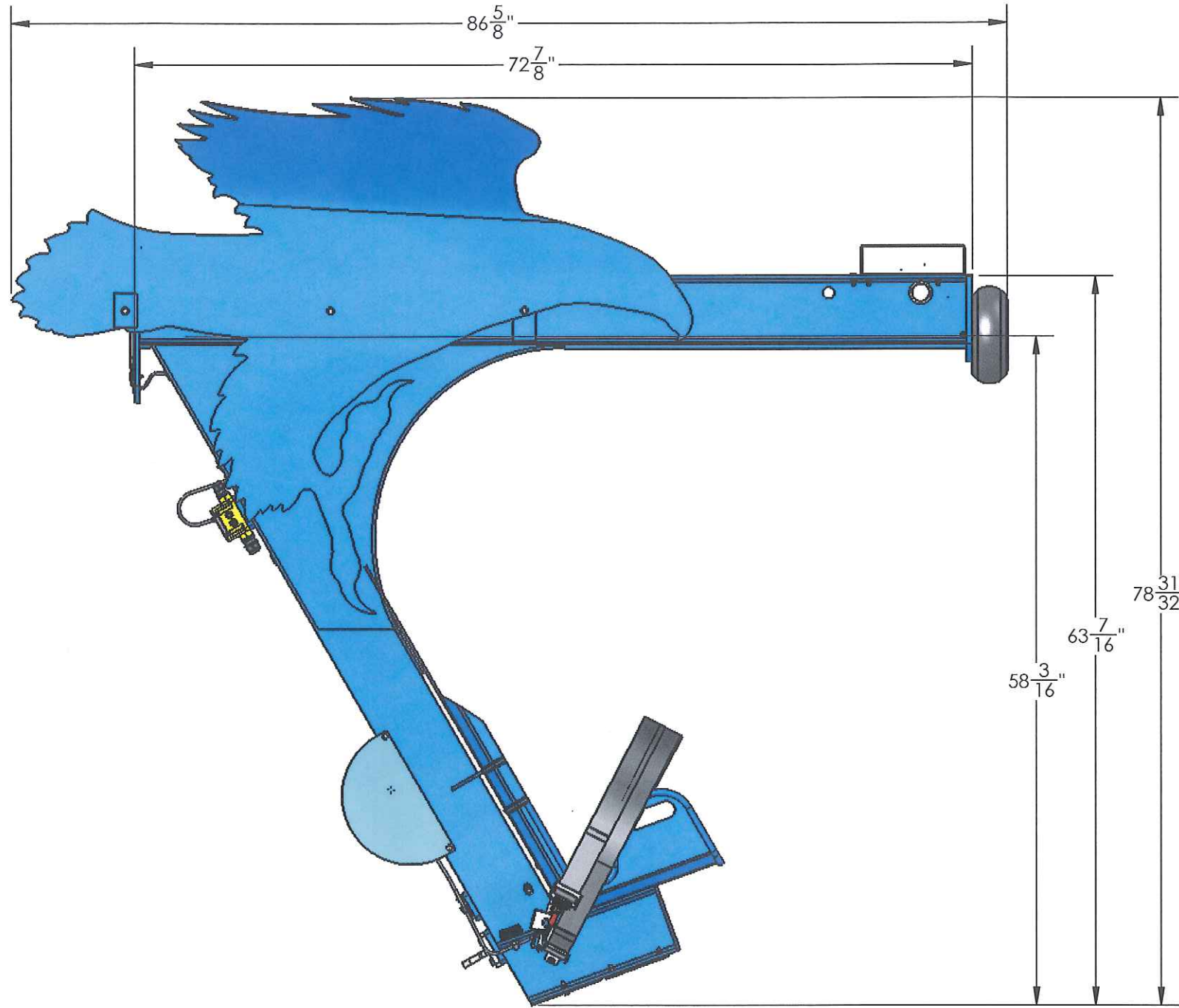
TOWER COLOR






- EAGLES ARE FASTENED SEPARATELY (LEFT AND RIGHT) TO MOUNTING TABS ON THE FRAME
- EAGLES ARE POSITIONED AS SHOWN AND HOLES ARE DRILLED TO LINE UP WITH HOLES IN MOUNTING TABS
- LONG BOLT GOES IN THE MIDDLE AND IS NUTTED ON INSIDE OF THE FRAME
- SHORT BOLTS ARE NUTTED ON THE INSIDE OF THE MOUNTING TABS
- ALL BOLTS NEED FLAT WASHERS ON BOTH SIDES (ONE UNDER BOLT HEAD, ONE UNDER NUT)
- DIMENSIONS ARE APPROXIMATE

QUALITY STANDARDS	SPECIFICATIONS SEE DOCUMENT 60002 FOR MORE INFORMATION	 THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF SOARING EAGLE, INC. ANY REPRODUCTION IN PART OR WHOLE WITHOUT THE WRITTEN PERMISSION OF SOARING EAGLE, INC. IS PROHIBITED.		DESCRIPTION: ASSEMBLY-CART COMPLETE, STANDARD BOTTOM LOAD
MATERIAL		MDL: AJL	7 FEB 12	PART NUMBER: 60000
WELDING		DRN: AJL	15 FEB 12	FILE NAME: 60000
DIMENSIONAL	INSP. 100%, LOT 10%, REPT.	UNLESS OTHERWISE SPECIFIED: * ANGLE ±1° * DIMENSIONS ARE IN INCHES (MILLIMETERS) * ALL OUTSIDE EDGES MUST BE ROUNDED OR CHAMFERED .015(40) * DIMENSION LIMITS HELD AFTER PLATING (EXCEPT GALV.)		CONFIGURATION: Default
HEAT TREAT		FABRICATION TOLERANCES .XXX (ANY LENGTH) ±.005 (0.15) .XX (ANY LENGTH) ±.010 (0.25) .X (OR FRACTION) 0"-12" (0-305) ±.025 (0.40)		CONFIG DESC.:
COATING				PROCESS: ASSEMBLY
MARKING				SHEET EAGLE MOUNTING DETAIL.3 OF 4
APPROVAL				SIZE B SCALE 1:10 MODEL REVISION: A 219.4 LBS DRAWING REVISION: A.1



QUALITY STANDARDS	SPECIFICATIONS SEE DOCUMENT 60002 FOR MORE INFORMATION	 THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF SOARING EAGLE, INC. ANY REPRODUCTION IN PART OR WHOLE WITHOUT THE WRITTEN PERMISSION OF SOARING EAGLE, INC. IS PROHIBITED.	DESCRIPTION: ASSEMBLY-CART COMPLETE, STANDARD BOTTOM LOAD
	MATERIAL		MDL: AJL 7 FEB 12
WELDING	INSP. 100%, LOT 10%, REPT.	DRN: AJL 15 FEB 12	FILE NAME: 60000
DIMENSIONAL			CONFIGURATION: Default
HEAT TREAT			CONFIG DESC.:
COATING			PROCESS: ASSEMBLY
MARKING			
APPROVAL			

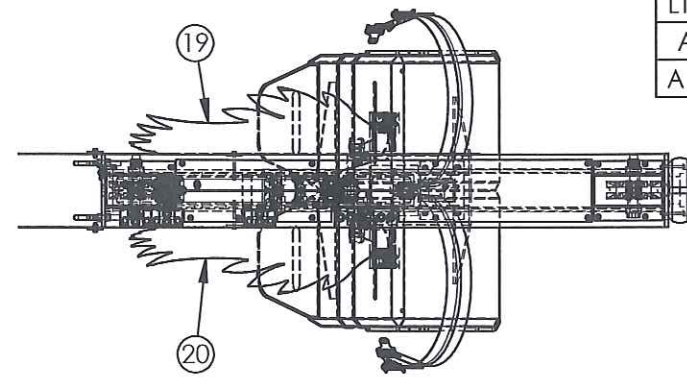
UNLESS OTHERWISE SPECIFIED:
 * DIMENSIONS ARE IN INCHES (MILLIMETERS) * ANGLE ±1°
 * ALL OUTSIDE EDGES MUST BE ROUNDED OR CHAMFERED .015(.40)
 * DIMENSION LIMITS HELD AFTER PLATING (EXCEPT GALV.)

MACHINING TOLERANCES FABRICATION TOLERANCES

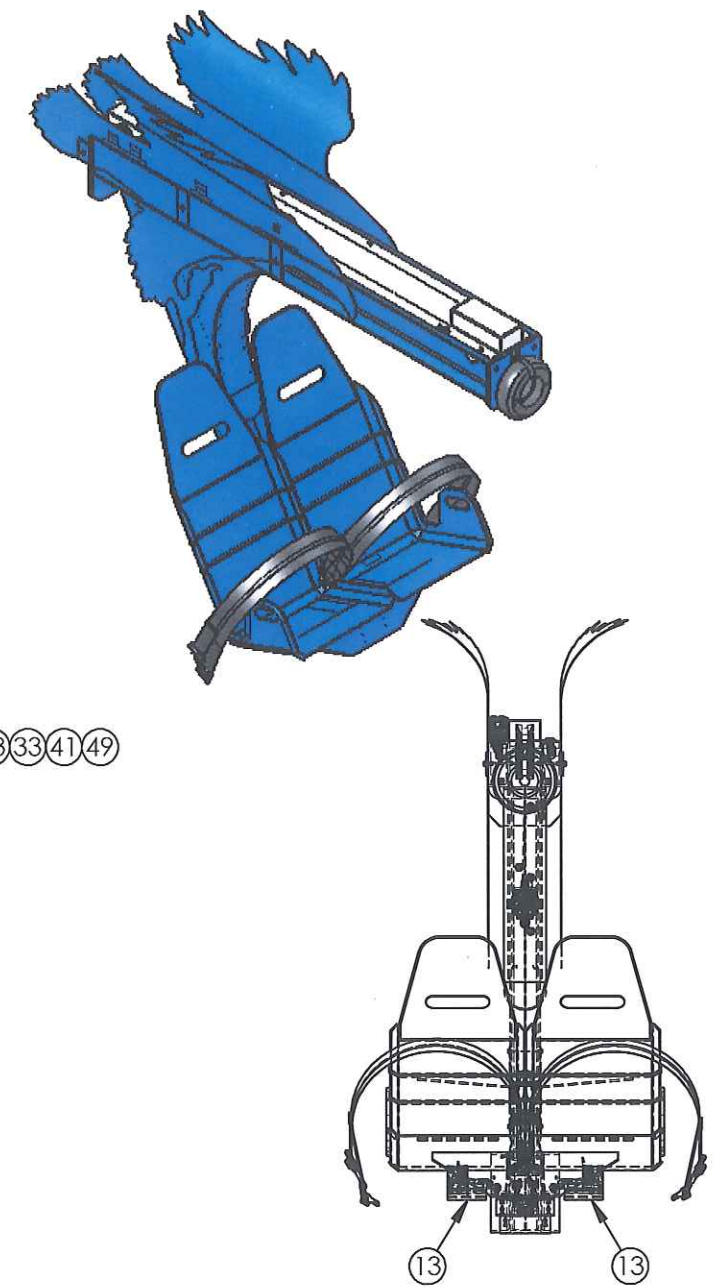
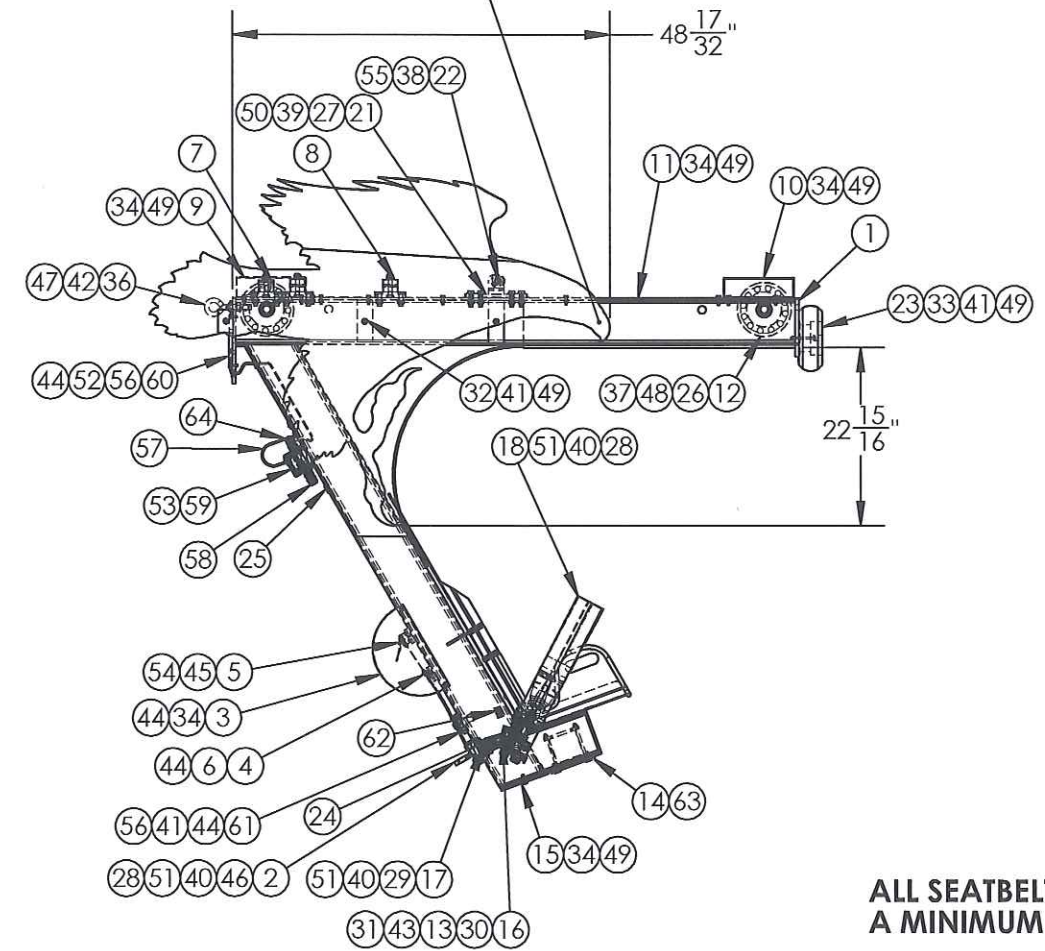
XXXX (ANY LENGTH)..... ±.0005(0.02)	0° TO 12°..... ±.1/16"(1.5)
XXX (ANY LENGTH)..... ±.005 (0.15)	12° TO 72°..... ±.3/32"(2.5)
XX (ANY LENGTH)..... ±.010 (0.25)	72°*..... ±.1/8" (3.0)
X(OR FRACTION) 0"-12"(0-305) ±.025 (0.40)

SHEET BASIC DIMENSIONS, 4 of 8 SIZE SCALE MODEL REVISION: A 219.4 LBS
 1:12 DRAWING REVISION: A.1

REVISIONS			
LTR	DESCRIPTION	DATE	APPROVAL
A	INITIAL RELEASE	26 APR 12	
A.1			



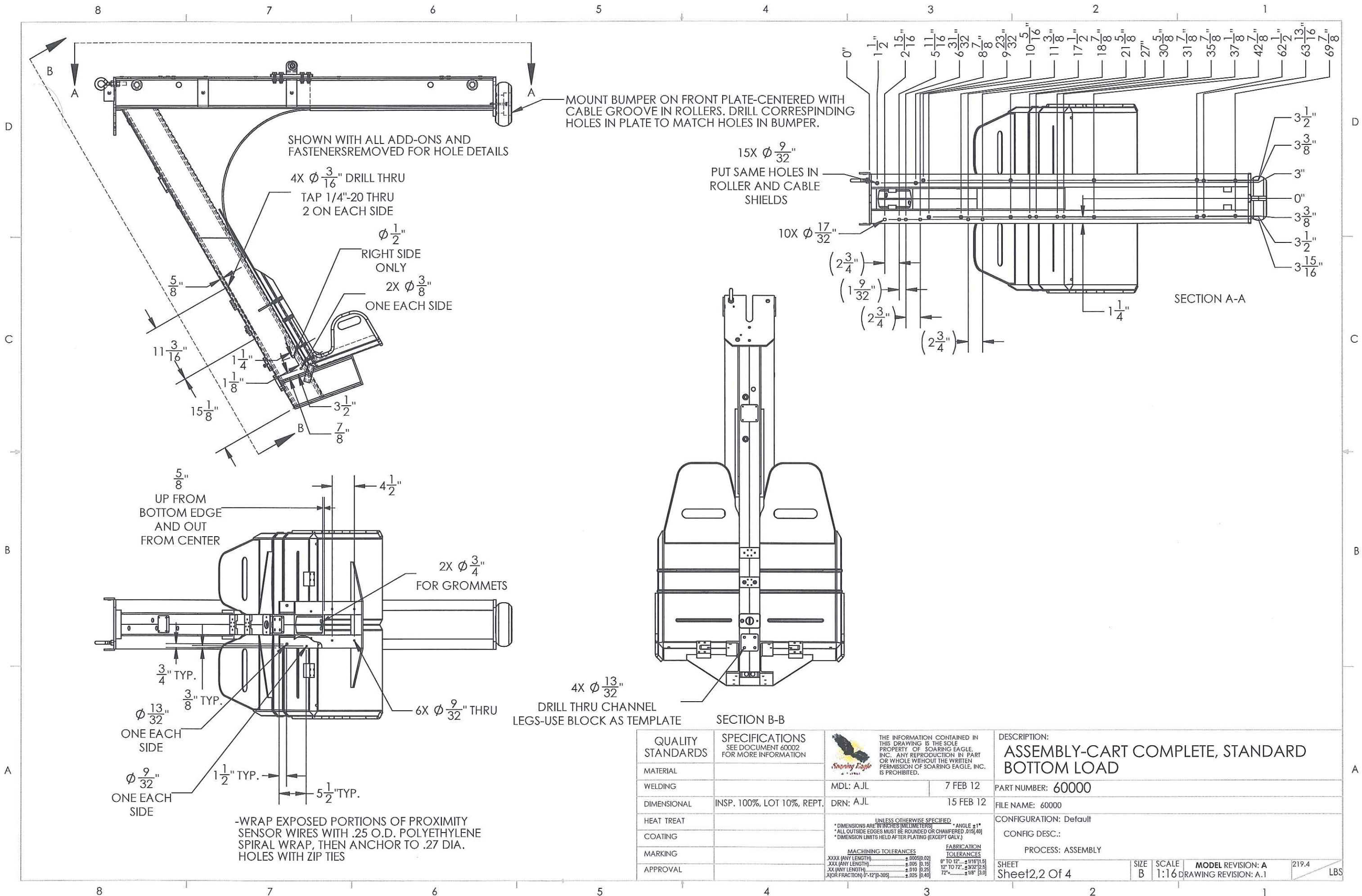
DRILL 3X .27" DIA. HOLES IN EACH EAGLE TO LINE UP WITH MOUNTING HOLES IN FRAME AND FIX IT IN THIS POSITION




ALL SEATBELT COMPONENTS MUST WITHSTAND A MINIMUM TENSILE FORCE OF 3000 LB

QUALITY STANDARDS	SPECIFICATIONS	 THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF SOARING EAGLE, INC. ANY REPRODUCTION IN PART OR WHOLE WITHOUT THE WRITTEN PERMISSION OF SOARING EAGLE, INC. IS PROHIBITED.		DESCRIPTION:
MATERIAL	SEE DOCUMENT 60002 FOR MORE INFORMATION			ASSEMBLY-CART COMPLETE, STANDARD BOTTOM LOAD
WELDING		MDL: AJL	7 FEB 12	PART NUMBER: 60000
DIMENSIONAL	INSP. 100%, LOT 10%, REPT.	DRN: AJL	15 FEB 12	FILE NAME: 60000
HEAT TREAT				CONFIGURATION: Default
COATING				CONFIG DESC.:
MARKING				PROCESS: ASSEMBLY
APPROVAL				SHEET 1,1 Of 4
		SIZE B	SCALE 1:24	MODEL REVISION: A DRAWING REVISION: A.1
				219.4 LBS

ITEM NO.	Def ault/ QTY REQ	PART NUMBER	DESCRIPTION OR NOMENCLATURE	PROCESS	Vendor	VendorNo	MANUF.	MANUF. NO.
64	1	90176	CORD GRIP-NYLON, .50 NPT, .20-.35 SINGLE WIRE	BUYOUT	MCMMASTER	69915K54		
63	1	90173	BATTERY-POWER SONIC 12V 5Ah LEAD ACID	BUYOUT			POWER SONIC	PS-1250
62	1	90172	TOGGLE SWITCH-50A, FOR 1/2" HOLE MOUNT, WITH NUTS	BUYOUT	OREILLY AUTO PARTS	85904	DORMAN	85904
61	1	90170	RECEPTACLE-ELEC., 6 POLE	BUYOUT	OREILLY AUTO PARTS	48435	HOPKINS MANUF. BANNER	48435
60	1	90166	ANTENNA-0-90 DEG. FEMALE THREAD	BUYOUT			BANNER	76908
59	1	90116	RADIO-NODE 900MHZ	BUYOUT			BANNER	79397
58	1	90016	CORD GRIP-NYLON, .50 NPT, 4X .13-.16 WIRES	BUYOUT	MCMMASTER	7807K39		
57	1	90000	ANTENNA EXTENSION-6 FT. RG58 CABLE	BUYOUT			BANNER	78338
56	4	02752	LOOP STRAP-.375 ID, GALV STEEL, VINYL COATING	FASTENER	MCMMASTER	8863T13		
55	1	02750	COILER PIN-125 X 1.25, STAINLESS STEEL	FASTENER	MCMMASTER	98355A145		
54	4	02512	SCREW-PAN HEAD, #10-32 X .375, ZINC PLATED, #2 PH	FASTENER	MCMMASTER	90272A827		
53	4	02510	SCREW-PAN HEAD, #10-24 X .75, ZINC PLATED #2 PH	FASTENER	MCMMASTER	90272A245		
52	2	00044	SCREW-PAN HEAD, .25-20 X .75, ZINC PLATED, #3 PH	FASTENER	MCMMASTER	90272A540		
51	7	00727	TOPLOCK NUT-.375-16 GRC, CADMIUM PLATED	FASTENER	MCMMASTER	92501A031		
50	4	01227	TOPLOCK NUT-.50-13 GRC, CADMIUM PLATED	FASTENER	MCMMASTER	92501A437		
49	29	00226	NYLOCK NUT-.25-20 GR5, ZINC PLATED	FASTENER	MCMMASTER	95615A120		
48	2	02476	NYLOCK NUT-1.00-8 GR5, ZINC PLATED	FASTENER	MCMMASTER	95615A320		
47	4	01725	HEX NUT-.625-11 GR5, ZINC PLATED	FASTENER	MCMMASTER	95462A533		
46	4	00453	BEVELED WASHER-.3125 X 1.00 SQUARE, ALUM.	FASTENER	MCMMASTER	92810A120		
45	4	02705	LOCK WASHER-.#10 REGULAR, ZINC PLATED	FASTENER	MCMMASTER	91102A740		
44	10	00202	LOCK WASHER-.25 REGULAR, ZINC PLATED	FASTENER	MCMMASTER	91102A750		
43	4	00452	LOCK WASHER-.3125 REGULAR, ZINC PLATED	FASTENER	MCMMASTER	91102A755		
42	2	01702	LOCK WASHER-.625 REGULAR, ZINC PLATED STEEL	FASTENER	MCMMASTER	91102A035		
41	50	00200	FLAT WASHER-.25 SAE, ZINC PLATED	FASTENER	MCMMASTER	90126A029		
40	10	00701	FLAT WASHER-.375 USS, ZINC PLATED	FASTENER	MCMMASTER	90108A417		
39	8	01200	FLAT WASHER-.50 SAE, ZINC PLATED	FASTENER	MCMMASTER	90126A033		
38	1	02200	FLAT WASHER-.875 SAE, ZINC PLATED	FASTENER	MCMMASTER	90126A037		
37	4	02450	FLAT WASHER-1.00 SAE, ZINC PLATED	FASTENER	MCMMASTER	90126A038		
36	2	01542	EYEBOLT-.625-11 X 6.00, 1.25 ID, ZINC PLATED	FASTENER	IPACO	HD E9		
35	4	00003	BOLT-HEX HEAD, .25-20 X .75 NCG5, ZINC PLATED	FASTENER	MCMMASTER	92865A540		
34	29	00005	BOLT-HEX HEAD, .25-20 X 1.00 NCG5, ZINC PLATED	FASTENER	MCMMASTER	92865A542		
33	2	00020	BOLT-HEX HEAD, .25-20 X 3.00 NCG5, ZINC PLATED	FASTENER	MCMMASTER	91247A554		
32	2	00023	BOLT-HEX HEAD, .25-20 X 3.50 NCG5, ZINC PLATED	FASTENER	MCMMASTER	91247A556		
31	4	00252	BOLT-HEX HEAD, .31-18 X .75 NCG5, ZINC PLATED	FASTENER	MCMMASTER	92865A581		
30	6	00254	BOLT-HEX HEAD, .31-18 X 1.00 NCG5, ZINC PLATED	FASTENER	MCMMASTER	92865A583		
29	2	00505	BOLT-HEX HEAD, .375-16 X 1.25 NCG5, ZINC PLATED	FASTENER	MCMMASTER	92865A626		
28	5	00511	BOLT-HEX HEAD, .375-16 X 2.00 NCG5, ZINC PLATED	FASTENER	MCMMASTER	91247A632		
27	4	01005	BOLT-HEX HEAD, .50-13 X 1.75, NCG5, ZINC PLATED	FASTENER	MCMMASTER	92865A718		
26	2	02271	BOLT-HEX HEAD, 1.00-8 X 7.50 NCG5, ZINC PLATED	FASTENER	MCMMASTER	91247A931		
25	8	10016	GROMMET-RUBBER .8125 X .25 FOR 13/16" X .25" HOLE	BUYOUT	MCMMASTER	9307K63		
24	2	10015	GROMMET-RUBBER .4375 X .25 FOR 7/16" X .25" HOLE	BUYOUT	MCMMASTER	9307K39		
23	1	60065	IMPACT BUMPER-CART MOUNTED	FABRICATED				
22	1	60064	WELDMENT-PIN, 2.50 CART DRIVE CABLE CLEVIS	WELDMENT				
21	1	60061	WELDMENT-CART DRIVE CABLE CLEVIS	WELDMENT				
20	1	60059	EAGLE-RIGHT, CART ASSEMBLY	FABRICATED				
19	1	60058	EAGLE-LEFT, CART ASSEMBLY	FABRICATED				
18	2	60050	ASSEMBLY-SEATBELT, DUAL STRAP, WITH ALL ENDS	ASSEMBLY				
17	2	60049	BUCKLE-SEATBELT, FEMALE B1523	BUYOUT			BEAMS	B1523
16	2	60040	ASSEMBLY-PECKER RESTRAINT	ASSEMBLY				
15	1	60039	PLATE-BATTERY WIRE COVER	FABRICATED				
14	1	60036	ASSEMBLY-SLA BATTERY CLAMP	ASSEMBLY				
13	2	60035	CHANNEL-SENSOR GUARD	FABRICATED				
12	2	60032	ROLLER ASSEMBLY-CART MAIN CABLE	VULCANIZE/ASSEM.				
11	1	60019	COVER-MAIN CABLE CENTER	FABRICATED				
10	1	60018	COVER-MAIN CABLE ROLLER, FRONT	FABRICATED				
9	1	60017	COVER-MAIN CABLE ROLLER, REAR	FABRICATED				
8	2	60015	ASSEMBLY-3/8 CABLE CLAMP	ASSEMBLY				
7	1	60011	ASSEMBLY-5/16-3/8 CABLE GUIDE	ASSEMBLY				
6	2	60009	CABLE-SEATBELT RELEASE, 27.375", WITH FASTENERS	FABRICATED				
5	1	60005	ASSEMBLY-SEATBELT RELEASE LEVER	ASSEMBLY				
4	1	60004	ANGLE-CABLE END ANCHOR	FABRICATED				
3	1	60003	WELDMENT-SEAT BELT RELEASE LEVER GUARD	WELDMENT				
2	1	60001	WELDMENT-PULL DOWN CATCH	WELDMENT				
1	1	60010	WELDMENT-CART WITH ADD ONS, STANDARD	WELDMENT				



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MATERIAL		MDL: AJL	7 FEB 12	PART NUMBER: 60000
WELDING		DRN: AJL	15 FEB 12	FILE NAME: 60000
DIMENSIONAL	INSP. 100%, LOT 10%, REPT.			CONFIGURATION: Default
HEAT TREAT				CONFIG DESC.:
COATING				PROCESS: ASSEMBLY
MARKING				SHEET 2,2 Of 4
APPROVAL				SIZE B SCALE 1:16 MODEL REVISION: A 219.4 LBS

UNLESS OTHERWISE SPECIFIED:
 * DIMENSIONS ARE IN INCHES (MILLIMETERS)
 * ALL OUTSIDE EDGES MUST BE ROUNDED OR CHAMFERED .015(.40)
 * DIMENSION LIMITS HELD AFTER PLATING (EXCEPT GALV.)

MACHINING TOLERANCES
 XXXX (ANY LENGTH) ±.005(.02)
 XXX (ANY LENGTH) ±.006(.15)
 XX (ANY LENGTH) ±.010(.25)
 X (OR FRACTION) 0-12" [0-305] ±.025 (.40)

FABRICATION TOLERANCES
 * ANGLE ±1°
 0" TO 12" ±.118(1.5)
 12" TO 72" ±.332(2.5)
 72" ±.118(3.0)

Tree Plan for Wilsonville Fun Center

This Tree Plan pertains to the Wilsonville Fun Center in Wilsonville, Oregon. The owner is planning to build a zip line in the existing parking lot. As required by City Code, all trees in the work area have been inventoried and tagged- please see the attached Tree Table for details. Two trees will be removed to accommodate footings for the anchor cables supporting a tower. Tree #3 is a 10-inch DBH Callery pear and tree #25 is a 7-inch DBH Callery pear. There are no reasonable alternative locations for the anchor guys, and this design limits tree removal to the minimum that is feasible for the construction to go forward.

The trees are larger than 6-inches DBH, and Type B permit requirements are in effect. The removals will be mitigated by planting two paper bark maple replacement trees (*Acer griseum*) with at least 2-inch caliper. The replacement trees will be staked, fertilized, mulched, and guaranteed for 2 years as required by City Code. The new trees will be planted in the grass-covered island at the western entrance. I estimate the cost for the mitigation planting at \$325 per tree. If paper bark maple is not readily available then a comparable species will be chosen.

WC 4.620.10 requires protection of those trees that are not to be removed in a construction zone. With a few exceptions the trees in the vicinity are protected by curbed planters surrounded by pavement or isolated from the parking lot by a masonry wall. Tree #4 and #26 are at risk because they are growing in the planter that will receive the anchor footings. I am assigning 6 ft. root protection zones (RPZs) to these trees and they will be cordoned off with separate tree protection fences. RPZs and the associated tree protection fences are described in detail below. It is possible that the light pole in the adjacent planter will be relocated. If this becomes necessary then tree #2 will also receive a 6 ft. RPZ and fencing.

Tree protection fencing must be installed before construction starts and kept in place until construction is complete.

- Fencing shall be steel mesh secured to metal posts in the ground.
- Fencing should be inspected and approved by a qualified arborist prior to construction and may not be opened or removed unless directed by the arborist.
- A “qualified arborist” can include the City Forester or any ISA Certified Arborist or ASCA Registered Consulting Arborist with possession of this tree protection plan.

Without supervision by a qualified arborist a root protection zone may be entered only for a task like surveying, measuring or sampling. Upon completion of the task the fence must be closed. An arborist must approve all other construction activities. Without authorization, none of the following is allowed within a root protection zone:

1. New buildings;
2. Grade change or cut and fill, during or after construction;
3. New impervious surfaces;
4. Utility or drainage field placement;

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

The goal of this tree removal and preservation plan is to meet the requirements of the Wilsonville Tree Preservation and Protection Code, and to observe all laws, rules, and regulations. I recommend a preconstruction meeting with the owner, contractors, and a qualified arborist. All trees to be removed should be verified and marked and all tree protection measures should be inspected and approved before any clearing or grading work begins. It is the owner's responsibility to implement this tree plan fully, and to monitor the construction process to its conclusion. Deviations can result in tree damage, liability, and violations of the City Code.

References

Matheny, N. P., & Clark, J. R. (1998). Trees and Development, A Technical Guide to Preservation of Trees During Land Development. Urbana, Illinois: International Society of Arboriculture Books.

Council of Tree and Landscape Appraisers, Gooding, R.F. et al. Guide for Plant Appraisal, 9th Edition. Urbana, Illinois: International Society of Arboriculture Books.

Assumptions and Limiting Conditions

Multnomah Tree Experts, Ltd. 8325 SW 42nd Ave. Portland, OR 97219
Voice (503) 452-8160 Fax (503) 452-2921 peter@multnomahtree.com

1. Any legal description provided to the consultant is assumed to be correct. Titles and ownerships to property are assumed to be good and marketable. No responsibility is assumed for legal matters.
2. Care has been taken to obtain all information from reliable sources. All data have been verified insofar as feasible; however, the consultant can neither guarantee nor be responsible for the accuracy of information provided by others.
3. The consultant shall not be required to give testimony or attend court by reason of this report unless subsequent contractual arrangements are made, including additional fees.
4. This report and any values expressed herein represent the opinion of the consultant, and the consultant's fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.
5. Sketches, drawings and photographs in this report are intended as visual aids and are probably not to scale. The reproduction of information generated by other consultants is for coordination and ease of reference. Inclusion of such information does not constitute a representation by the consulting arborist, or by Multnomah Tree Experts, Ltd., as to the sufficiency or accuracy of the information.
6. Unless expressed otherwise, information in this report covers only items that were examined, and reflects the condition of those items at the time of inspection. The inspection is limited to visual examination of accessible items without laboratory analysis, dissection, excavation, probing, or coring, unless otherwise stated.
7. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the plants or property in question may not arise in the future.
8. This report is the completed work product. Any additional work, including production of a site plan, addenda and revisions, construction of tree protection measures, tree work, or inspection of tree protection measures, for example, must be contracted separately.
9. Loss or alteration of any part of the report invalidates the entire report. Ownership of any documents produced passes to the Client only when all fees have been paid.

Peter Torres, M.F.

CCB# 154349

ISA Certified Arborist P.N.-0650B

ASCA RCA No. 372

No.	Species	DBH (in.)	Crown (ft.)	Remarks	Wall	Action	RPZ (ft.)
1	Callery pear	9	12	weak forks	inside	none	no
2	Callery pear	8	12	weak forks	inside	none	6
3	Callery pear	10	12	weak forks	inside	remove	no
4	Callery pear	9	12	weak forks	inside	protect	6
5	Callery pear	13	16	weak forks	inside	none	no
6	Callery pear	11	16	weak forks	inside	none	no
7	Katsura	11	10	trunk cavity and weak forks	inside	none	no
8	red maple	9	14	weak forks	outside	none	no
9	western red-cedar	26	20	none	outside	none	no
10	Katsura	10	12	trunk cavity and weak forks	inside	none	no
11	red maple	8	10	weak forks	outside	none	no
12	red maple	10	12	girdling roots and weak forks	outside	none	no
13	Callery pear	10	16	weak forks	inside	none	no
14	western red-cedar	19	20	none	outside	none	no
15	western red-cedar	20	20	none	outside	none	no
16	Douglas-fir	15	18	none	outside	none	no
17	red maple	9	14	none	outside	none	no
18	Callery pear	9	12	weak forks	outside	none	no
19	Douglas-fir	28	24	none	outside	none	no
20	Douglas-fir	24	24	none	outside	none	no
21	Oregon white oak	38	40	large dead wood, mistletoe, weak fork at 6 ft.	outside	none	no
22	Oregon white oak	38	40	large dead wood, weak fork at 4 ft.	outside	none	no
23	Callery pear	7	10	weak forks	inside	none	no
24	Callery pear	6	10	weak forks	inside	none	no
25	Callery pear	7	10	weak forks	inside	remove	no
26	Callery pear	6	10	weak forks	inside	protect	6

The Wall column refers to location of tree in relation to masonry wall.

Trees that are less than 8 inches DBH are not included.

Callery pear	<i>Pyrus calleryana</i>
Douglas-fir	<i>Pseudotsuga menziesii</i>
Katsura	<i>Katsura japonica</i>
red maple	<i>Acer rubra</i>
western red-cedar	<i>Thuja plicata</i>
Oregon white oak	<i>Quercus garreyana</i>

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: _____

TO BE COMPLETED BY APPLICANT:

Please PRINT legibly

Legal Property Owner's Name: DARREN HARMON
Wilsonville Land Partnership

Authorized Representative: BEN BALTMAN, SEA DESIGN GROUP

Address: 29111 SW TOWN CENTER LOOP W.

Address: 9020 SW WASHINGTON SQ. DR #505
PORTLAND, OR 97223

Phone: 503-685-5000, EXT 11

Phone: 503-641-8311

Fax: 503-685-6991

Fax: 503-643-7905

E-mail: darrenh@fun-center.com

E-mail: baltman@seadg.com

Property Owner or Authorized Signature: [Signature]

Name Printed: DARREN HARMON Date: 10-25-12

Title: GENERAL MANAGER

Site Location and Description:

Project Address if Available: 29111 SW TOWN CENTER LOOP W Suite/Unit _____

Project Location: NW CORNER TOWN CENTER BETWEEN LESSCHUMBT & NAPA

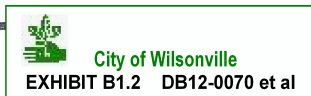
Tax Map #(s): T35RIW 1412 Tax Lot #(s): 100 & 109 County: Washington Clackamas

Request: MASTER PLAN REVISION FOR PHASED MODERNIZATION; STAG II, WITH WAIVER FOR HEIGHT FOR ZIPLINE; and DESIGN REVIEW

Project Type: Class I Class II Class III
 Residential Commercial Industrial Other (describe below)

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

FOR STAFF USE ONLY:
Application Rec'd: _____ Fee: _____ Check #: _____ Application Complete: _____ By: _____
File No (s) _____



City of Wilsonville
Community Development Department
Engineering and Planning Divisions

29799 SW Town Center Loop E
Wilsonville, OR 97070
Phone: 503 682-1011; Fax 503 682-7025
adams@ci.wilsonville.or.us

This form must be completed and returned to Steve Adams, Deputy City Engineer, to initiate a traffic Scope of Services, a request for a traffic study waiver, a determination of de minimus traffic impact, or other traffic-related issues.

REQUEST FOR TRAFFIC STUDY – PLEASE READ COMPLETELY

<input type="checkbox"/> Traffic Study Scope of Services	<input checked="" type="checkbox"/> Waiver from Traffic Study requirement
Other Traffic Related Request _____	

Requested by: BEN ALTMAN, SFA DESIGN Date: 10-11-12

Property address: 29111 SW TOWN CENTER LOOP W

Legal description: Tax lot(s) 100+109 Section 14D

Project name: WILSONVILLE FLEX CENTER

Property owner: Wilsonville Land Partnership

Name: _____
Address: SAME AS SITE

Applicant: BARREN HARMON, GM

Name: _____
Address: 29111 SW TOWN CENTER LOOP W

Authorized representative: (Contact person)*

Name: BEN ALTMAN

Company: SFA DESIGN GROUP

Address: 9020 SW WASHINGTON ST. DR # 505 PORTLAND 97223

Phone: 503-641-8311 Email: altman@sfadg.com

*Note: This person will receive all correspondence regarding traffic analysis.

Process: A Request, along with a site plan and project description must be submitted to the Engineering Division. The request is forwarded to the City's traffic consultant who will prepare a Scope of Services, which will include the necessary fee. The prepared Scope will be reviewed by the Engineering Division, and once approved, will be forwarded to the authorized representative listed above. When the applicant reviews and submits the fee indicated in the Scope of Services, the scope will be authorized by Staff and forwarded to the traffic consultant. When the traffic study has been received and approved by the City's Engineering Division, it will be forwarded to the applicant and the Planning Division.

A request for a Waiver from a traffic study will be reviewed by the Community Development Director and the Engineering Division and the requestor will be notified by mail.

Note: If the project description and/or site plan change from what was originally submitted, additional traffic analysis and fees may be required.

City of Wilsonville
Land Use Application

Wilsonville Fun Center

Modified Stage I Master Plan for Phased Improvements; PDC Stage II Final Development Plan; and Design Review for Zip Line

November 28, 2012
Revised for Completeness
January 4, 2013

APPLICANT:

Darren Harmon, General Manager
Wilsonville Family Fun Center
29111 SW Town Center Loop W.
Wilsonville, OR 97070
503-685-5000, ext 11

PLANNING/ENGINEERING/SURVEY:

Ben Altman, Senior Planner
SFA Design Group
9020 SW Washington Sq. Dr. #505
Portland, OR 97223
503-641-8311



FACT SHEET:

Project Name: Wilsonville Family Fun Center

Type of Application: PDC – Stage I Modified Master Plan, Stage II, Final Development Plan, and Design Review

Tax Lot(s): 100 & 109, 3S 1W 14D
Lot Size: 258,030 square feet, or 5.92 Acres

Zoning: PDC, Planned Development Commercial

Existing Land Use: Family Fun Center & Bullwinkle’s Restaurant

Site Location: 29111 SW Town Center Loop W.
Wilsonville, OR 97070

Applicant/Owner: Wilsonville Land Partnership
Db: Wilsonville Family Fun Center
Darren Harmon, General Manager
29111 SW Town Center Loop W.
Wilsonville, OR 97070
503-685-5000, ext 11

Design Team:

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I. INTRODUCTION – Project Description

This application is submitted on behalf of Wilsonville Land Partnership, dba Wilsonville Family Fun Center. Darren Harmon, General Manager is an authorized signer for Wilsonville Land Partnership and Yes I am authorized to sign for the partnership on city applications. The subject property is Tax Lots 100 and 109, Map T3S R1W 14D. The street address is 29111 SW Town Center Loop W. The applicant is proposing phased revisions to the site features and attractions, beginning with addition of a Zip Line.

Existing Development Plan

The Fun Center was initially approved and developed under Case Files: 92PC05, 92PC14, 94DR14, 95DR07, Res 984, and Res 929. The initial facility opening was December 1994. The case file history is summarized in the Table below.

Family Fun Center – DRB files TL 100 & 109 Sec 14D 29111 SW Town Center Loop W.

92DR32	Family Fun Center	Architectural, Sign & Landscape Variance	Approved with conditions See 92PC05, 92PC14, 94DR14, 95DR07, Res. 984, Res. 929
92PC05	Family Fun Center	Modify Stage I to include recreation center, Stage II	Approved with conditions See 92DR32, 92PC14
94DR07	Wilsonville Family Fun Center	Change Condition of approval No. 16 of 92DR32.	Approved w/ conditions See 92DR32 (Currently unable to locate file – Resolution and CoA are available)
94DR14	Wilsonville Family Fun Center	Arch. revisions / expansion / deletion of Condition No. 18 of Resolution 92DR32	Approved w/ conditions See 92DR32
95DR07	Family Fun Center	Pave Parking Lot, Landscaping & Wall	Approved w/ conditions See 92DR32, 92PC14
98DB10	Wilsonville Family Fun Center	TUP for a tent in patio area	Denied See 92PC05, 98DB10A No Hard Copy of Plans
98DB10A	Wilsonville Family Fun Center	Appeal tent	Approved with conditions See 92PC05, 98DB10
99DB19	Wilsonville Family Fun Center	Renewal of a 1 year TUP for a tent in the patio area	Approved w/ conditions See 98DB10
00DB27	Wilsonville Family Fun Center and Bullwinkle's Restaurant	Renewal of a one-year TUP for a tent in the patio area	Approved w/conditions See 98DB10, 99DB19
01DB21	Wilsonville Family Fun Center	One-year extension to allow continued use of tent for group activities and seating	Approved w/conditions See 98DB10
02DB17	Wilsonville Family Fun Center	One-year extension to allow continued use of tent on site for group activities and seating	Approved w/conditions See 98DB10, 01DB21
03DB15	Wilsonville Land Partnership / Wilsonville Family Fun Center	1 Yr. TUP Extension Family Fun Center (02DB17)	Approved 90-day See 98DB10, 01DB21, 02DB17
03DB32	Wilsonville Family Fun Center	Stage I Mod., Stage II Final, Site Design Review for bldg. addition	Approved with conditions See 92PC05, 92DR32

Current attraction features include:

- Electronic Games (Entertainment Building)
- Restaurant (Entertainment Building)
- Event Center (Entertainment Building Addition & Patio)
- Batting cages
- Miniature Golf Course
- Bumper Boats
- Autotopia raceway

- Prior approved site modifications. Entertainment Building Addition, replacing temporary tent.

Future Development Plan – Modified Stage I Master Plan

In order to stay current with customer interests and changes in the industry, Wilsonville Family Fun Center is planning a series of upgrades and new attractions over the next 3-7 years. The first proposed new feature will be a Zip Line, which is the primary focus of this application. This feature will involve minor modifications within the parking lot and to the Blue Golf Course.

The industry is changing over time and the games are getting larger. They have run out of space in the current building to accommodate the current amount of guests we serve. Partly because of weather, the guest desire more indoor activities, which cannot be accommodated at this time.

Therefore other anticipated future modernization changes include architectural modernization of the Entertainment Building, replacing the batting cages; and significant interior remodeling, with new games, etc.

Replacing the batting cages will involve expansion of the Entertainment Building. The expansion would be two stories to match the existing building. The uses within the expanded area could be any of the following:

1. Indoor attractions like Bumper Cars, carnival spinning ride or 5-20 person motion based theater.
2. More Arcade Games
3. 8-12 Bowling Lanes with seating
4. Large Climbing Structure.

Another area being planned is to expand the lower roof line at the North end of the building where the current patio door and attraction sales windows are. This will allow for better traffic flow in the building. The location of the doors would move west and the current sales widows would move east and north. This is only about a 20 foot expansion.

One additional expansion are would be to expand the northeast section of the building 40 feet to the north. This expanded area would accommodate a larger Dining Room.

These modernizations will be the subject of separate land use application.

Land Use Area Allocation

We have provided the following table to accurately reflect all of the required area calculations, including office and common areas, based on the figures listed in case file 03DB32.

**Table S1
Primary Building Coverage
Tax Lots 100 and 109**

Type of Use	Land Area in Square Feet	Percent of Total Area
Entertainment Building (Total – 18,680 sq. ft., including 2 stories)	17,371 Ground Floor Foot Print, including 2003 addition	7
Office upstairs	1,750	
Restaurant	2,400	
Kitchen	1,650	
Games	8,080 (with Laser Tag 2 nd floor)	
Common Areas	4,280	
Storage	520	
Outdoor Attractions	69,872	27
Paving & Parking	90,206	35
Misc. Ped. & Veh. Circulation	21,093	8
Landscaping	59,488	23
Total	258,030	100

This application involves a Type III Review by the Development Review Board (DRB). Proposed land use actions include the following:

- PDC - Stage I Master Plan – Modified Phased Development Plan, including architectural modernization and updating activity features;
- PDC - Stage II Development Plans (Phase 1):
 - Zip Line; and
 - One Waiver for Building Height, for 74 foot tower;
- Type B Tree Permit; and
- Site Design Review.

Surrounding Development

The site is surrounded by existing development including:

- West – Les Schwab Tire Store and I-5 Freeway
- South – Bank, Office Buildings, Theater
- East – NAPA auto Parts; and
- North – Holland Group, Jory Trail Apartment Complex.

Existing Utilities

The subject site is currently served by a full range of urban services. The existing facilities are connected to existing water, storm and sanitary sewer lines located within the Town Center Loop road.

The proposed site modifications will not impact existing utility services. The following sections address compliance with the Comprehensive Plan and Development Code.

II. COMPREHENSIVE PLAN COMPLIANCE

The subject property is designated for Town Center Commercial use on the Comprehensive Plan Map. The applied zoning is PDC, Planned Development Commercial, which is consistent with the Plan Map designation. Prior approvals confirmed the entertainment functions as appropriate uses within the Town Center.

The applicant is proposing modifications and modernization to site and building improvements consistent with the overall theme of the Fun Center.

The properties do not include any protected resources (SROZ), and also do not contain and areas identified for natural hazards, such as steep slopes or flood plain. And is also not within an Area of Special Concern, but is located within the Town Center.

The City's commercial planning objectives focus on providing commercial centers. The Town Center is one of the identified commercial centers.

The Comprehensive Plan also establishes a public facilities concurrency policy, which is implemented through the zoning and Planned Development, Stage II permit process. There are adequate transportation and public facilities available to serve the proposed development, therefore concurrency compliance is maintained.

CONCLUSION – Comprehensive Plan

The applicant is not proposing any changes to the Comprehensive Plan Map or existing PDC zoning. Prior City approvals confirmed that the Fun Center is an appropriate commercial use within the Town Center. The proposed site and activity improvements are consistent with the established entertainment uses approved for the site, and therefore will maintain consistency with the Comprehensive Plan Map designation. Compliance with the applicable PDC zoning and Design Review requirements, which further implement the Comprehensive Plan, are addressed in the following sections of this narrative.

III. DEVELOPMENT CODE COMPLIANCE

This section of the narrative addresses compliance with the PDC zoning standards; Planned Development regulations; Parking requirements; Signage standards; Landscaping standards; and Site Design Review. The following sections have been addressed as applicable:

- 4.131, Planned Development Commercial Zone
- 4.116, Standards Applying to Commercial Development in Any Zone
- 4.118, Standards Applying to all Planned Development Zones
- 4.140, Planned Development Regulations
- 4.155, General Regulations – Parking, Loading, and Bicycle Parking
- 4.176, Landscaping, Screening, and Buffering
- 4.199, Outdoor Lighting
- 4.400, Site Design Review

The planned development zoning requires a two stage review process, including Stage I Master Plan; and Stage II Final Development Plan.

A. PDC, Stage I Master Plan, with Phasing Plan

Section 4.131 Planned Development Commercial Zone. The requirements of a PDC Zone shall be governed by Section 4.140, Planned Development Regulations, and as otherwise set forth in this Code.

(.01 The following shall apply to any PDC zone:

A. Uses that are typically permitted:

1. *Retail business, goods and sales*
2. *Wholesale showrooms*
3. *Office and clinics*
4. *Service establishments*
5. *Any use in a PDR Zone or PDI Zone, provided the majority of the total ground floor area is commercial...*
6. *Accessory uses, buildings and structures customarily incidental to any of the aforesaid principal uses*
7. *Temporary buildings or structures for uses incidental to construction work,...*
8. *Churches*
9. *Those uses that are listed as typically permitted in Section 3.131.05(.03), as well as the following uses when conducted entirely within enclosed buildings:*
 - a. *Automotive machine shops...*

(.02) Prohibited Uses...

E. Any use that violates the performance standards of Section 4.135(.05), other than 4.135(.05)M(3).

(.03) Block and Access Standards:

RESPONSE

As noted in the Introduction, the applicant is proposing a series of modernization improvements to the Family Fun Center. The modernization will be phased in over the next 3-7 years. They are all consistent with the overall entertainment function provided by the Fun Center, and will be designed to accommodate changes in customer preferences.

No prohibited uses, listed in the PDC section, are proposed as part of the development activities on this property. The proposed uses will comply with the performance standards of Section 4.135(.05). There is no un-screened outdoor storage proposed. The proposed site improvements and modernization are intended to substantially enhance the overall appearance and appeal of the Fun Center and to stimulate renewed interest of customers.

The block standards under subsection (.03) are applicable only to residential or mixed-use with residential. This application does not involve any residential use, therefore the block standards do not apply. Further, no new public streets are proposed. No changes to access/egress are proposed.

Therefore the application complies with this section.

Section 4.116 Standards Applying to Commercial Development in Any Zone. Any commercial use shall be subject to the applicable provisions of this Code and to the following:

- (.01) Commercial developments shall be planned in the form of centers or complexes as provided in the City's Comprehensive Plan. As noted in the Comprehensive Plan, Wilsonville's focus on centers or complexes is intended to limit strip commercial development.*
- (.05) All businesses, service or processing, shall be conducted wholly within a completely enclosed building; except for:..*
- (.07) Uses shall be limited to those which will meet the performance standards specified in Section 4.135(.05), with the exception of 4.135(.05)(M)(3).*
- (.10) Commercial developments generally.*

RESPONSE

The subject property is located within an existing commercial district (Town Center) abutting the Town Center Loop Road. It is located in the northwest corner of the Town Center. In this geographic context, the property is part of a commercial center, which is consistent with the zoning objectives of this Section.

The prior development approvals allowed for outdoor activities as being consistent with the allowed entertainment function being provided.

Generally, there are no specific minimum lot size or setback standards for commercial uses. The proposed site modifications will occur within the established setbacks. Commercial lots must be adequately sized to accommodate to proposed uses, together with parking and landscaping.

The requirements for parking are determined based on the proposed square foot of buildings and the uses proposed therein. Parking requirements were previously set and the proposed Zip Line only impact 1 existing parking space.

This is a family oriented facility so customers typically are not arriving in single-occupant vehicles. Daily operations, including peak periods, have not shown any parking deficiency. So, we conclude that parking is adequate, even with the reduction of one space.

4.176 Landscaping

Section 4.176 of the code requires a minimum of 15% of the gross site area to be landscaped, including 10% of parking areas (4.155.03(B)(1)). The existing development provides 23% landscaping, which exceeds the minimum standard.

The proposed site plan revisions will not significantly impact existing landscaping. It is anticipated that only 2 tree will be impacted by placement of the Zip Line tower.

Therefore compliance with landscaping standards is maintained.

4.118 Standards Applying to all Planned Development Zones:

- (.01) *Height Guidelines: In "S" overlay zones, the solar access provisions of Section 4.137 shall be used to determine maximum building heights. In cases that are subject to review by the Development Review Board, the Board may further regulate heights as follows:*
- A. *Restrict or regulate the height or building design consistent with adequate provision of fire protection and fire-fighting apparatus height limitations.*
 - B. *To provide buffering of low-density developments by requiring the placement of three or more story buildings away from the property lines abutting a low-density zone.*
 - C. *To regulate building height or design to protect scenic vistas of Mt. Hood or the Willamette River.*

RESPONSE

The subject site is not within a solar or "S" Overlay zone. Therefore the standard commercial height limits of 35 feet apply, except as otherwise allowed under subsection (.01)A. This section allows for height adjustments relative to adequate fire-apparatus limitations.

The tower for the Zip Line will have a maximum height of 74 feet 1 ½ inches. This height is necessary provide sufficient safe vertical clearance under the travel of the Zip Line, see vertical profile on Site Plan. Therefore a Waiver from the height standard will be required, as is addressed later in this narrative.

The site abuts commercial properties to the west, east, and south. This site does not abut a low-density residential use, which would require specific buffering along the northern property line. There is, however, a recently developed 3-story apartment complex on the adjacent site to the north. There is also a relatively new 3-story office building located across the street to the southeast of the site.

However, the Zip Line feature only involves a mono pole tower, which does not have the bulk of a similarly tall building. The Tower and Zip Line will be located 65 feet south of the property line. In addition there are existing trees, some over 40 feet tall, along both sides of the north property line, which provide some level of visual screening. Further there are no apartment buildings constructed along the property line. The buildings are all setback at least 65 feet from the south line, with parking, garages and travel lanes between the units and the property line

With 130 of horizontal separation to the apartments the applicant believes that there is no need for any additional setback or special screening.

With regards to the adjacent residential use, the applicant has discussed the proposed Zip Line with the adjacent land owner (Holland Group). They have expressed no particular concern as to negative impacts on their apartment complex, but were not willing to provide a letter to that affect.

There are no identified scenic views or vistas from this property that require special height considerations.

The applicant submits that the proposed 74 foot Zip Line Tower is similar to cell towers, which have been approved throughout the City. The tower consists of a mono pole, which minimizes its visual profile. In addition, the tower will be located so it has a back drop of comparably tall Fir trees, as viewed from the Loop Road, thus further minimizing its visual dominance. These adjacent trees range in height from 10 to 60+ feet.

The Zip Line feature is consistent with the entertainment function of the entire site, and the tower height is a functional design issue. The tower must be 74 feet in height to provide minimum vertical clearance of all ground level obstructions within its travel corridor.

Therefore the application complies with this Section.

(.02) Underground Utilities shall be governed by Section 4.300 to 4.320. All utilities above ground shall be located so as to minimize adverse impacts on the site and neighboring properties.

RESPONSE

All existing utilities are underground. All new utilities will also be placed underground, consistent with by Section 4.300 to 4.320. Therefore the application complies with this section.

(.03) Notwithstanding the provisions of Section 4.140 to the contrary, the Development Review Board, in order to implement to purposes and objectives of Section 4.140, and based on findings of fact supported by the record may:

A. Waive the following typical development standards:

- 1. minimum lot area;*
- 2. lot width and frontage;*
- 3. height and yard requirements;*
- 4. lot coverage;*
- 5. lot depth;*
- 6. street widths;*
- 7. sidewalk requirements;*
- 8. height of buildings other than signs;*
- 9. parking space orientation;*
- 10. minimum number of parking or loading spaces;*
- 11. shade tree islands in parking lots, provided that alternative shading is provided;*
- 12. fence height;*
- 13. architectural design standards;*

14. transit facilities; and
15. solar access standards, as provided in Section 4.137.

RESPONSE

As addressed later in this report, the applicant is requesting one waiver from the applicable standards, as follows:

Building Height – Waiver

The Development Code sets a standard building height of 35 feet. The Tower for the Zip Line will be 74 feet in height. It will be a single pole very similar to a cell tower pole. Therefore the applicant is requesting a Waiver from the height standard.

- B. The following shall not be waived by the Board, unless there is substantial evidence in the whole record to support a finding that the intent and purpose of the standards will be met in alternative ways:**
1. open space requirements in residential areas;
 2. minimum density standards of residential zones;
 3. minimum landscape, buffering, and screening standards;

RESPONSE

The application does not include any requests to waive open space, density or landscaping requirements. Therefore this section does not apply.

- C. The following shall not be waived by the Board, unless there is substantial evidence in the whole record to support a finding that the intent and purpose of the standards will be met in alternative ways, and the action taken will not violate any applicable federal, state, or regional standards:**
1. maximum number of parking spaces;
 2. standards for mitigation of trees that are removed;
 3. standards for mitigation of wetlands that are filled or damaged; and
 4. Trails or pathways shown in the Parks and Recreation Master Plan.
- D. Locate individual building, accessory buildings, off-street parking and loading facilities, open space and landscaping and screening without reference to lot lines;**
- E. Adopt other requirements or restrictions, inclusive of, but not limited to, the following:**
1. Percent coverage of land by buildings and structures in relationship to property boundaries to provide stepped increases in densities away from low-density development.
 2. Parking ratios and areas expressed in relation to use of various portions of the property and/or building floor area.
 3. The locations, width and improvement of vehicular and pedestrian access to various portions of the property, including portions within abutting street.
 4. Arrangement and spacing of buildings and structures to provide appropriate open spaces around buildings.
 5. Location and size of off-street loading areas and docks.
 6. Uses of buildings and structures by general classification, and by specific designation when there are unusual requirements for parking, or when the use involves noise, dust, odor, fumes, smoke, vibration, glare or radiation incompatible with present or potential development of surrounding property. Such incompatible uses may be excluded in the amendment approving the zone change or the approval of requested permits.
 7. Measures designed to minimize or eliminate noise, dust, odor, fumes, smoke, vibration, glare, or radiation, which would have an adverse effect on the present or potential development on surrounding properties.

8. *Schedule of time for construction of the proposed buildings and structures and any stage of development thereof to insure consistency with the City's adopted Capital Improvements Plan and other applicable regulations.*
9. *A waiver of the right of remonstrance by the applicant to the formation of a Local Improvement District (LID) for streets, utilities and/or other public purposes.*
10. *Modify the proposed development in order to prevent congestion of streets and/or to facilitate transportation.*
11. *Condition the issuance of an occupancy permit upon the installation of landscaping or upon a reasonable scheduling for completion of the installation of landscaping. In the latter event, a posting of a bond or other security in an amount equal to one hundred ten percent (110%) of the cost of the landscaping and installation may be required.*
12. *A dedication of property for streets, pathways, and bicycle paths in accordance with adopted Facilities Master Plans or such other streets necessary to provide proper development of adjacent properties.*

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

RESPONSE

The application does not include any requests to waive maximum parking, tree mitigation, wetland mitigation, or trails or pathway requirements. Therefore this section does not apply.

There are no limiting setbacks in the commercial zone. The proposed site modifications will occur within the established setbacks, and therefore will maintain consistency with the approved development plans.

Relative to the requested Waiver, compliance with the purpose and objectives of the planned development regulations are addressed in the following sections, particularly regarding the requested waivers.

4.140 Planned Development Regulations.

(.01) Purpose.

- A. *The provisions of Section 4.140 shall be known as the Planned Development Regulations. The purposes of these regulations are to encourage the development of tracts of land sufficiently large to allow comprehensive master planning, and to provide flexibility in the application of certain regulations in a manner consistent with the intent of the Comprehensive Plan and general provisions of the zoning regulations and to encourage a harmonious variety of uses through mixed use design within specific developments thereby promoting the economy of shared public services and facilities and a variety of complimentary activities consistent with the land use designation on the Comprehensive Plan and the creation of an attractive, healthful, efficient and stable environment for living, shopping or working.*
- B. *It is the further purpose of the following Section:*
 1. *To take advantage of advances in technology, architectural design, and functional land use design.*
 2. *To recognize the problems of population density, distribution and circulation and to allow deviation from rigid established patterns of land use, but controlled by defined policies and objectives detailed in the comprehensive plan.*

3. *To produce a comprehensive development equal to or better than that resulting from traditional lot land use development.*
4. *To permit flexibility of design in the placement and uses of buildings and open spaces, circulation facilities and off-street parking areas, and to more efficiently utilize potentials of sites characterized by problems of flood hazard, sever soil limitations, or other hazards.*
5. *To permit flexibility in the height of buildings while maintaining a ratio of site area to dwelling units that is consistent with the densities established by the Comprehensive Plan and the intent of the Plan to provide open space, outdoor living area and buffering of low-density development.*
6. *To allow development only where necessary and adequate services and facilities are available or provisions have been made to provide these services and facilities.*
7. *To permit mixed uses where it can clearly be demonstrated to be of benefit to the users and can be shown to be consistent with the intent of the Comprehensive Plan.*
8. *To allow flexibility and innovation in adapting to changes in the economic and technological climate.*

(.03) Ownership

- A. *The tract or tracts of land included in a proposed Planned Development must be in one (1) ownership or control of the subject of a joint application by the owners of all the property included. The holder of a written option to purchase, with written authorization by the owner to make applications, shall be deemed the owner of such land for the purposes of Section 4.140.*

(.04) Professional Design Team

- A. *The applicant for all proposed Planned Developments shall certify that the professional services of the appropriate professionals have been utilized in the planning process for development.*
- B. *Appropriate professional shall include, but not be limited to the following to provide the elements of the planning process set out in Section 4.139:*
 1. *An architect licensed by the State of Oregon;*
 2. *A landscape architect registered by the State of Oregon;*
 3. *An urban planner holding full membership in the American Institute of Certified Planners, or a professional planner with prior experience representing clients before the Development Review Board, Planning Commission, or City Council; or*
 4. *A registered engineer or a land surveyor licensed by the State of Oregon.*
- C. *One of the professional consultants chosen by the applicant from either 1, 2, or 3, above, shall be designated to the responsible for conferring with the planning staff with respect to the concept and details of the plan.*
- D. *The selection of the professional coordinator of the design team will not limit the owner or the developer in consulting with the planning staff.*

RESPONSE

This application was authorized by the property owners of all affected property within the proposed development, and was prepared and submitted on behalf of the contract purchaser, who is the applicant.

The applicant has obtained the services of and will be represented by a professional design team, led by Ben Altman, SFA Design Group, the Project Planner. The Design Team includes:

- SFA Design Group, Planning, Surveying, and Engineering
- Sourcing Eagle, Inc. Zip Line Manufacturers

The purposes of the planned development regulations are addressed through compliance with the various subsections, and in particular under the Waiver provisions. The following describes how the application's proposal complies with the provisions of these various sections.

(.05) *Planned Development Permit Process.*

- A. *All parcels of land exceeding two (2) acres in size that are to be used for residential, commercial or industrial development, shall prior to the issuance of any building permit:***
- 1. *Be zoned for planned development;***
 - 2. *Obtain a planned development permit; and***
 - 3. *Obtain Development Review Board, or on appeal, City Council approval.***
- B. *Zone change and amendment to the zoning map...***
- C. *Development Review Board approval is governed by Section 4.400 to 4.450.***
- D. *All planned developments require a planned development permit. The planned development permit review and approval process consists of the following multiple stages, the last two or three of which can be combined at the request of the applicant:***
- 1. *Pre-Application conference with Planning Department;***
 - 2. *Preliminary (Stage I) review by the Development Review Board. When a zone change is necessary, application for such change shall be made simultaneously with an application for preliminary approval to the Board; and***
 - 3. *Final (Stage II) review by the Development Review Board***
 - 4. *In the case of a zone change and zone boundary amendment, City Council approval is required to authorize a Stage I preliminary plan.***

RESPONSE

The properties are already zoned PDC, and no Plan or Zone Map amendments are proposed. The applicant has conducted a Pre-application Conference with the City Planning staff (9-12). Three subsequent meetings were held with staff to review progress and resolve specific code issues.

The purpose of this application is to obtain all of the required land use approvals, including planned development permit, (Stage I, & Stage II, for Phase 1, with height waiver), and Design Review. Compliance with the design review requirements is addressed later in this narrative under that section of the Code.

The DRB will make the final decision through a Type III public hearing process. Unless appealed, City Council action will not be required.

(.07) Preliminary Approval (Stage One):

- A. Applications for preliminary approval for planned developments shall:**
- 1. Be made by the owner of all affected property or the owner's authorized agent; and**
 - 2. Be filed on a form prescribed by the City Planning Department and filed with said Department.**
 - 3. Set forth the professional coordinator and professional design team as provided in subsection (.04), above.**
 - 4. State whether the development will include mixed land uses, and if so, what uses and in what proportions and locations.**
- B. The application shall include conceptual and quantitatively accurate representations of the entire development sufficient to judge the scope, size, and impacts of the development on the community; and, in addition to the requirements set forth in Section 4.035, shall be accompanied by the following information:**
- a. A boundary survey or a certified boundary description by a registered engineer or licensed surveyor.**
 - b. Topographic information as set forth in Section 4.035.**
 - c. A tabulation of the land area to be devoted to various uses, and a calculation of the average residential density per net acre.**
 - d. A staged development schedule demonstrating that the developer intends (et sic) receive Stage II approval within two (2) years of receiving Stage I approval, and to commence construction within two (2) years after the approval of the final development plan, and will proceed diligently to completion; unless a phased development schedule has been approved; in which case adherence to that schedule shall be considered to constitute diligent pursuit of project completion.**
 - e. A commitment by the applicant to provide in the Final Approval (Stage II) a performance bond or other acceptable security for the capital improvements required by the project.**
 - f. If it is proposed that the final development plan will be executed in stages, a schedule thereof shall be provided.**
 - g. Statement of anticipated waivers from any of the applicable site development standards.**

RESPONSE

The application was filed on a standard application form provided by the City and filed with the Planning Division. The application was signed by the property owner and the applicable filing fees were paid.

The Stage I portion of this application provides the required submission information, but also relies on the original documents submitted for prior applications for some information, such as the required stamped and signed boundary survey, topography, tabulation of areas allocated to various land use, quantitative and qualitative information relative to the scope and anticipated impacts. Only the proposed changes to the site development plan, including phasing, are attached with this application.

No new boundary survey, legal description or topographic information of the property has been prepared. Existing Conditions are based on previously approved Plans, with proposed modifications shown. Specific trees, parking, and golf course details have been tied and prepared by a professional surveyor. The Preliminary Site Revisions Plan has been prepared by a professional civil engineer. No changes are proposed to existing utilities or building as part of the first phase improvements.

The applicant is requesting approval of a Modified Stage I Master Plan, which identifies a series of planned phased site improvements and modifications to the Entertainment Building and the various attractions provided. The various site upgrades as anticipated to be constructed over the next 1-7 years.

A waiver from the building height standard is anticipated and addressed under the Stage II Final Development Plans below. Further, the applicant is committed to proceeding with the development as soon as all permits are secured, and will provide any necessary performance bonding for required capital improvements. This is not a residential development, so there is no need to provide density calculations.

The site has adjacent residential use to the north, but no special screening or buffering is felt to be necessary.

A tabulation of the land area allocation devoted to various uses is shown in the following tables for both properties.

**Table S1
Primary Building Coverage
Tax Lots 100 and 109**

Type of Use	Land Area in Square Feet	Percent of Total Area
Entertainment Building (Total – 18,680 sq. ft., including 2 stories)	17,371 Ground Floor Foot Print, including 2003 addition	7
Office upstairs	1,750	
Restaurant	2,400	
Kitchen	1,650	
Games	8,080 (with Laser Tag 2 nd floor)	
Common Areas	4,280	
Storage	520	
Outdoor Attractions	69,872	27
Paving & Parking	90,206	35
Misc. Ped. & Veh. Circulation	21,093	8
Landscaping	59,488	23
Total	258,030	100

CONCLUSION – Stage I Master Plan

Based on the previous findings, plans, and supporting documents provided the applicant has demonstrated compliance with the applicable Stage I Master Plan provisions. The applicant has provided conceptual and quantitatively accurate representations of the entire development sufficient to judge the scope, size, and impacts of the modernization actions proposed on the community and surrounding properties. Cumulative impacts are considered minimal in the context of the existing entertainment operations.

B. PDC, Stage II Final Development Plans

(.07) Final Approval (Stage Two):

A. Unless an extension has been granted by the Development Review Board, within two (2) years after the approval or modified approval of a preliminary development plan (Stage I), the applicant shall file with the City Planning Department a final plan for the entire development or when submission is stages has been authorized pursuant to Section 4.035 for the first unit of the development, a public hearing shall beheld on each such application as provided in Section 4.013.

RESPONSE

This application includes the Stage II development plans. Therefore the two year time limit after Stage I is met with this application.

The Stage II plans represent the final design details for Phase 1 including:

1. Topographic information and preliminary grading plan;
2. The location of water, sewer, and storm drainage facilities;
3. Location of access;
4. Proposed location, size, scale, and design of buildings, landscaping, parking, and accessory use areas, and including:
 - A waiver from 35 foot height standard, for 74 foot tall tower.

No new signage is proposed at this time.

The design plans are consistent with the Stage I Master Plan and are sufficiently detailed so as to indicate the full and ultimate operation and appearance of the development. Legal documents, as needed, such as easement, will also be provided, as required by subsections (.09) C, D, and E.

Planned Development Permit Criteria

(.09)J. A planned development permit may be granted by the Development Review Board only if it is found that the development conforms to all the following criteria, as well as the Planned Development Regulations in Section 4.140:

- 1. The location, design, size and uses, both separately and as a whole, are consistent with the Comprehensive Plan, and with any other applicable plan, development map or Ordinance adopted by the City Council.*
- 2. The location, design, size and uses are such that traffic generated by the development at the most probable intersections(s) can be accommodated safely and without congestion in excess of Level of Service D, as defined in the Highway Capacity Manual published by the National Highway Research Board, on existing or immediately planned arterial or collector streets and will, in the case of commercial or industrial developments, avoid traversing local streets...*
- 3. That the location, design, size and uses are such that the residents or establishments to be accommodated will be adequately served by existing or immediately planned facilities and services.*

RESPONSE

As demonstrated by prior approvals, and within this compliance narrative, the location, design, size and uses, both separately and as a whole, are consistent with the Comprehensive Plan, and with other applicable plans, development maps and Ordinances adopted by the City Council, and as identified at the Pre-Application Conference. The proposed site development plan revisions are consistent with the prior approvals and the context of a family entertainment facility.

As determined by the City's Traffic Engineer, the location, design, size and uses are such that traffic generated by this development, at the most probable intersections(s), can be accommodated safely and without congestion in excess of Level of Service D. The most probable intersections for to be used by customers of this project will be Wilsonville Road, Boones Ferry Road, and the I-5 Interchange (Exit 283). The projected traffic from this commercial development will not be appreciably increased by the proposed revisions to entertainment features and will continue to avoid traversing local streets, as site access is provided from Wilsonville Road, a designated arterial.

It is noted that additional capacity on Wilsonville Road has now been provided through the I-5 Interchange segment by improvements designed by the City in coordination with ODOT. The contractor is just now finalizing these improvements and the interchange will be functioning at its new full capacity by the time the proposed site plan revisions are completed. As found in the DKS Traffic Impact Analysis, with this added capacity, and including the traffic added by the proposed new entertainment features, there will be adequate capacity to maintain the "D" Los standard. Therefore these Code provisions for level of service are met.

As demonstrated within this narrative, the location, design, size and uses are such that the establishment to be accommodated will be adequately served by existing or immediately planned facilities and services.

4.155, General Regulations – Parking, Loading, and Bicycle Parking

(.01) Purpose:

- A. The design of parking areas is intended to enhance the use of the parking area as it relates to the site development as a whole, while providing efficient parking, vehicle circulation and attractive, safe pedestrian access.*
- B. As much as possible, site design of impervious surface parking and loading areas shall address the environmental impacts of air and water pollution, as well as climate change from heat islands.*
- C. The view from the public right-of-way and adjoining properties is critical to meet the aesthetic concerns of the community and to ensure that private property rights are met. Where developments are located in key locations such as near or adjacent to the I-5 interchanges, or involve expanses of asphalt, they deserve community concern and attention.*

(.02) General Provisions:

- A. The provision and maintenance of off-street parking spaces is a continuing obligation of the property owner. The standards set forth herein shall be considered by the Development Review Board as minimum criteria.*
 - 1. The Board shall have the authority to grant variances or planned development waivers to these standards in*

keeping with the purposes and objectives set forth in the Comprehensive Plan and this Code.

2. *Waivers to the parking, loading, or bicycle standards shall only be issued upon findings that the resulting development will have no significant adverse impact on the surrounding neighborhood, and the community, and that the development considered as a whole meets the purposes of this section.*
- B. *No area shall be considered a parking space unless it can be shown that the area is accessible and usable for that purpose, and has maneuvering area for the vehicles, as determined by the Planning Director.*
 - C. *In cases of enlargements of a building or change of use...*
 - D. *In the event of several uses occupying a single structure...*
 - E. *Owners of two (2) or more uses, structures, or parcels of land may utilize jointly the same parking area...*
 - F. *Off-street parking spaces existing prior to the effective date of this Code...*
 - G. *The nearest portion of a parking area may be separated from the use or containing structure it serves by a distance not exceeding one hundred (100) feet.*
 - H. *The conducting of any business activity shall not be permitted on the required parking spaces, unless a temporary permit is approved pursuant to Section 4.163.*
 - I. *Where the boundary of any business activity 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.*
 - 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.*
 - K. *All areas used for parking and maneuvering of cars shall be surfaced with asphalt, concrete, or other surface, such as "grasscrete" in lightly-used areas, that is found by the City Engineer to be suitable for the purpose. In all cases, suitable drainage, meeting standards set by the City Engineer, shall be provided.*
 - 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.*
 - M. *Off-street parking requirements for types of uses and structure not specifically listed in the Code shall be determined by the Development Review Board if an application is pending before the Board. Otherwise, the requirements shall be specified by the Planning Director, based upon consideration of comparable uses.*
 - N. *Up to forty percent (40%) of the off-street spaces may be compact car spaces as identified in Section 4.001 0 Definitions, and shall be appropriately identified.*
 - 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

The code does not provide a specific set of parking standard for this type of entertainment facility. However, in granting initial approval, the City relied upon square footage allocations of the various buildings and features to determine parking requirements.

There are 275 existing parking spaces. The calculated minimum parking for the existing facility is 222, so there is adequate parking available, exceeding determined code requirements.

The proposed revisions to features will not significantly alter the parking requirements. The proposed Zip Line will impact only 2 existing parking space. Therefore with 273 net spaces adequate parking is maintained.

The existing uses and use feature revisions are designed for family-oriented entertainment. Because of this family orientation customers typically do not arrive in single-occupant vehicles, and often buses are utilized for larger groups, thereby reducing the demand for individual parking spaces. Daily operations, including peak periods, over the past 18 years have not shown any parking deficiency.

Building Height – Waiver

The Code requires a demonstration of compliance with the purpose and objectives of the planned development regulations relative to requested Waivers.

- (.01) **Purpose.**
- C. ***The provisions of Section 4.140 shall be known as the Planned Development Regulations. The purposes of these regulations are to encourage the development of tracts of land sufficiently large to allow comprehensive master planning, and to provide flexibility in the application of certain regulations in a manner consistent with the intent of the Comprehensive Plan and general provisions of the zoning regulations and to encourage a harmonious variety of uses through mixed use design within specific developments thereby promoting the economy of shared public services and facilities and a variety of complimentary activities consistent with the land use designation on the Comprehensive Plan and the creation of an attractive, healthful, efficient and stable environment for living, shopping or working.***
- D. ***It is the further purpose of the following Section:***
1. ***To take advantage of advances in technology, architectural design, and functional land use design.***
 2. ***To recognize the problems of population density, distribution and circulation and to allow deviation from rigid established patterns of land use, but controlled by defined policies and objectives detailed in the comprehensive plan.***
 3. ***To produce a comprehensive development equal to or better than that resulting from traditional lot land use development.***
 4. ***To permit flexibility of design in the placement and uses of buildings and open spaces, circulation facilities and off-street parking areas, and to more efficiently utilize potentials of sites characterized by problems of flood hazard, sever soil limitations, or other hazards.***
 5. ***To permit flexibility in the height of buildings while maintaining a ratio of site area to dwelling units that is consistent with the densities established by the Comprehensive Plan and the intent of the Plan to provide open space, outdoor living area and buffering of low-density development.***
 6. ***To allow development only where necessary and adequate services and facilities are available or provisions have been made to provide these services and facilities.***
 7. ***To permit mixed uses where it can clearly be demonstrated to be of benefit to the users and can be shown to be consistent with the intent of the Comprehensive Plan.***

8. *To allow flexibility and innovation in adapting to changes in the economic and technological climate.*

RESPONSE

No changes are proposed for the existing two-story entertainment building. However, the proposed Zip Line requires a 74 foot high tower to maintain safe vertical clearance under the travel corridor of the line.

The initial revision involves adding a Zip Line. This attraction requires a 74 foot high tower and a landing area. The Zip Line will be constructed over the parking lot and golf course. The tower will be located in the parking lot displacing 2 parking space. The landing area will be adjacent to the maintenance building, just west of the boat pond. Minor revisions to the golf course will also be necessary to accommodate the land platform.

The proposed 74 foot tower will have a similar visual impact to typical cell towers. However, this tower will have a backdrop of various tall trees, ranging from 10 to over 60 feet in height, and still growing. The trees, together with 130 feet of horizontal separation from the adjacent apartments, helps to soften the visual impact of the tower's height. The tower is also setback 210 feet from the Town Center Loop Road.

We have provided a Photo-Survey of the surrounding structures. The survey identifies the height of all surrounding structures, and reflects the relative height and location of the Zip Line Tower. The elevations shown are all relative to the sidewalk elevation, from the control point in the parking lot, which is at 100 feet.

Other than the taller fir trees to the north, this tower will be the tallest structure in the immediate area. The surrounding buildings are single to three-story, ranging in elevation from 113 to 153 feet, with the taller fir trees at 172-211 feet. These heights compare to the tower height of 174 feet.

While the tower is tall it has a very thin profile, like a cell tower, as reflected in View 1 of the Photo-Survey. The tower is constructed of 2 section of 20 inch diameter pipe, with connecting flanges at 26 inches. The top section, where the cable connections are made is a 20 inch I-Beam. The FAA beacon will be mounted on top of the I-Beam.

This slender profile minimizes the visual impact of the height, because there is not bulk associated with the structure. The color scheme (tan) is designed to match the building and also soften the visual image of the tower. In addition the tall fir trees to the north serve as a backdrop with similar heights, further diminishing the focus on the tower.

The stated intent of the PD zoning, which is, *"to encourage a harmonious variety of uses through mixed use design within specific developments thereby promoting the economy of shared public services and facilities and a variety of complimentary activities consistent with the land use designation on the Comprehensive Plan and the creation of an attractive, healthful, efficient and stable environment for living, shopping or working"*.

The Fun Center has already been determined to be a compatible and complimentary use within the Town Center. The color scheme is subtle so as to not draw undue attention to the tower and detract from the overall attractiveness of the Town Center. The applicant has decided that the tower will not be lighted, except for the required FAA obstruction beacon.

Similar to the cell tower, the Zip Line Tower's height is a matter of functional requirements. We believe the tower is consistent with the overall recreational and entertainment purposes of the Fun Center and its height must be considered in this context.

Recreation and entertainment are necessary activities for humans to maintain healthy lives, particularly in an urban setting. The Zip Line only adds to the overall recreation and entertainment functions provided at the Fun Center and thereby contributes to the stable environment within the Town Center.

This request for a waiver from the building height standard is consistent with the purpose of the Planned Development Section as follows:

Large Area Master Planning

The Fun Center is located within the Town Center, which is a much larger Master Planned mixed use District. This facility is designed for Family Entertainment and as such contributes to the creation of attractive, healthful and stable environment for living, working, and playing intended for the Town Center. The design review process ensures a harmonious variety of uses and complimentary activities. The proposed Zip Line is simply a new element intended to provide more variety in the attractions provided at the Fun Center. It is designed to minimize visual impact, while maintaining the functional requirements for the ride, which necessitates height to create the drop for the zip line.

Fire and Protection and Emergency Access

Historically, the City's 35 foot building height standard was set by a combination of large amounts of vacant land in a sub-urban setting, but more so because of limited fire fighting capabilities for taller structures at that time. Subsequently, Tualatin Valley Fire & Rescue has developed significantly enhanced fire fighting capabilities with ladder trucks and snorkels. They now have sufficient capabilities to provide necessary emergency services for taller structures, including the proposed Zip Line tower.

In addition, the design of the Zip Line includes appropriate provisions for emergency extraction. The applicant's Design Team has carefully coordinated the design with the Deputy Fire Marshal and the City's Building Department to ensure that adequate fire and emergency response capabilities supporting the proposed 74 foot tower. It is anticipated that special training and practice rescue operations will be coordinated with the Fire District.

The code specifically allows for height waivers based on fire protection and fire-fighting apparatus height limitations, per Section 4.118(.01)A. The Deputy Fire Marshal and the City's Building Plans Examiner have both reviewed and approved the preliminary design plans.

Efficient Utilization of Land

Historically buildings in Wilsonville have predominantly been 1-2 stories. The primary entertainment building is consistent with this two-story pattern. But the proposed tower is not technically a building.

The tower is a support structure, with technical design requirements that determine its ultimate height of 74 feet. This is a mono-pole design, which minimizes its profile and visual image. And it is consistent with the overall entertainment function of the Fun Center. The location of the tower maintains maximum efficient use of limited and valuable commercial land, by essentially super-imposing it over the parking lot and golf course, rather than a stand-alone facility.

Surrounding development includes 2-3 story buildings, including the apartments to the north. Also, the theater has a very tall architectural glass tower. There are also 40+ foot tall trees along the north property line. While the tower is tall, it does not have the bulk of a similarly tall building.

The proposed tower design, including height, meets the purposes and objectives of the Planned Development Regulations as follows:

1. The proposed 74 foot Zip Line tower is not a traditional building, rather it is a structural element necessary to support of Zip Line and to create enough fall to make the ride exciting. The proposed design takes advantage of advanced technology and vertical architectural design utilizing a mono-pole configuration to create a more efficient, functional, and secure design. Consequently, the height of the structure is a simple function of its operational intent of providing a free fall experience, which necessitates the 74 foot height.

This vertical mono-pole design results in a smaller footprint with limited visual impact as compared to a bulkier commercial building of similar height. The result is maximum efficient use of limited commercial land.

2. The Fun Center and zip line are uses not specifically related to density. However, they exist to support the entertainment needs of the local population. The PD Regulations specifically allow for deviation from established standards and they are guided by defined policies and objectives of providing adequate quality design, adequate fire protection, and appropriate landscaping, commensurate with the type and impact of this proposed use. The proposed new and revised features for the Fun Center maintain compliance with all other development and design standards, except height.

3. The Fun Center and zip line are uses not typically considered traditional lot development, which is more focused on residential uses. Therefore this particular design purpose is not applicable. However, this design does produce a comprehensive development better than that resulting from utilizing a multi-store tower building, such as those used by fire departments for training purposes.
4. For this specific application, the requested flexibility in the height of tower is not needed to facilitate design of other elements of the site, or to address soil or flood hazards. In stead the waiver is simply need to allow the necessary tower height to support the functional and safety requirements of the Zip Line. The mono-pole design allows for maintaining an appropriate ratio of parking, customer circulation and landscaping. Consistent with the intent of the Comprehensive Plan the design of this development provides for a safe, functional and most importantly for this application good quality entertainment.
5. The Fun Center and proposed Zip Line are not residential uses and the height waiver is not related to dwelling unit density. However, the Fun Center, as an entertainment facility could be consider to functions as an extension of open space and outdoor living area. This particular height waiver does not conflict with the purposes of this Code section as it relates to appropriate residential density and design. Appropriate buffering is addressed in other sections.
6. The Fun Center is located where all necessary services and facilities are available and adequate to support the development. The site is currently served by the full range of public facilities, and the proposed site plan revisions do not create any further demand for services.
7. The Fun Center was originally approved under the mixed use provisions of the Code and its entertainment function was found to be consistent with and beneficial to the intent for the Town Center District. The proposed Zip Line maintains consistency with the original approval.
8. The proposed Zip Line is an attraction designed to meet the changing entertainment desires of the general public. Generally and in particular given the current weak economy it is essential that the Fun Center periodically provides new attractions to maintain customer interest.

Therefore the proposed additional tower height is consistent with the Intent and Purposes of the Planned Development provisions.

4.156 Sign Regulations

(.01) Purpose. The general purpose of this Section is to provide one of the principal means of implementing the Wilsonville Comprehensive Plan by promoting public safety, providing locational and directional information, ensuring continued aesthetic improvement of the City's environment, and providing adequate opportunity for signage to meet the needs of individuals, businesses, institutions, and public agencies. These provisions classify and regulate the variety,

number, size, location, and type of signs for a site. They do not necessarily assure or provide for a property owner's desired level of sign visibility. Regulations for signs have one or more of the following specific objectives:

RESPONSE

No new signage is proposed as part of this application. Therefore this Section is not applicable.

4.167 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 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

The Fun Center abuts the Town Center Loop Road, and no changes to the established driveways are proposed. Access to the site is provided by two existing driveway curb cuts: One is shared with the Les Schwab Tire Store and the other is located 486 feet to the east.

Therefore this criterion is met.

4.171 General Regulations – Protection of Natural Features and Other Resources

(.01) Purpose. It is the purpose of this Section to prescribe standards and procedures for the use and development of land to assure the protection of valued natural features and cultural resources. The requirements of this Section are intended to be used in conjunction with those of the Comprehensive Plan and other zoning standards. It is further the purpose of this Section:

- A. To protect the natural environment and scenic features of the City of Wilsonville.*
 - B. To encourage site planning and development practices which protect and enhance natural features such as riparian corridors, streams, wetlands, swales, ridges, rock outcroppings, views, large trees and wooded areas.*
- To provide ample open space and to create a constructed environment capable (et sic) and harmonious with the natural environment.*

RESPONSE

The subject site is generally flat and free from any valued natural features such as riparian corridors, streams, wetlands, swales, ridges, rock outcroppings, views, and wooded areas. There are no known natural hazards, such as steep slopes, weak foundation soils or flood plains associated with this site. There are also no identified historic or cultural resources associated with this property.

The proposed Sip Line and other planned feature revisions do not impact protected resources and will maintain consistency with the established building and site plan architecture.

It is anticipated that the proposed Zip Line will necessitate removal of just 2 existing trees in the parking lot. However, if possible the trees will be preserved. Therefore we are not

requesting any Tree Removal at this time. The application has been amended to include a Type B Tree Permit, with the additional fee paid upon re-submittal, see tree removal findings below.

4.175 Public Safety and Crime Prevention

(.01) All developments shall be designed to deter crime and insure public safety.

(.02) Addressing and directional signing shall be designed to assure identification of all buildings and structures by emergency response personnel, as well as the general public.

(.03) Areas vulnerable to crime shall be designed to allow surveillance. Parking and loading areas shall be designed for access by police in the course of routine patrol duties.

(.04) Exterior lighting shall be designed and oriented to discourage crime.

RESPONSE

This development has been designed to deter crime and insure public safety. It is not only in the public's interest but also the applicant's interest to minimize opportunities for criminal activities on this property. The site has been designed to minimize areas vulnerable to crime, with efforts to provide good site surveillance. No new lighting is proposed, except a required FAA obstruction beacon on the top of the tower.

The site and main building are already clearly addressed for easy identification from the Loop Road. No changes are proposed that affect the identity of the facility.

The parking areas are designed so they are screened from the street view to ensure maximum visibility and customer safety, as well as easy police surveillance in their course of routine patrol duties.

Therefore the proposed development plans comply with the applicable elements of this section.

4.176 Landscaping, Screening, and Buffering

(.02) Landscaping and Screening Standards.

- A. Subsections "C" through "I" below, state the different landscaping and screening standard to be applied throughout the City. The locations where landscaping and screening are required and the depth of the landscaping and screening is stated in various places in the Code.***
- B. 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 or area or length.***
- 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 development 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 feet.*

(.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

Existing landscaping exceeds minimum code standards. The proposed site plan revision will maintain the current landscaping coverage.

4.179 Mixed Waste and Recyclables Storage in New Multi-Unit Residential and Non-Residential Buildings.

RESPONSE

The applicant is not proposing any changes that will alter the established waste storage and truck access. Therefore the proposed design is consistent with this section.

4.199 OUTDOOR LIGHTING

4.199.20. Applicability:

(.01) This Ordinance is applicable to:

- A. Installation of new exterior lighting systems in public facility, commercial industrial and multi-family housing projects with common areas.*
- B. 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.*

(.02) Exemption. The following luminaires and lighting systems are EXEMPT from these requirements:

- A. Interior lighting*
- B. Internally illuminated signs*
- F. Building Code required exit path lighting*
- G. Lighting specifically for stairs and ramps*
- K. Code required Signs*
- M. Landscape lighting*

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.

- (.02) *The Lighting Zones shall be:*
- A. *LZ 0. Critical dark environments.*
 - B. *LZ 1. Developed areas in City and State parks, recreation areas, SROZ wetland and wildlife habitat areas: developed areas in natural settings; sensitive night environments; and rural areas.*
 - C. *LZ 2. Low-density suburban neighborhoods and suburban commercial districts, industrial parks and districts. This zone is intended to be the default condition for the majority of the City.*
 - D. *LZ 3. Medium to high-density suburban neighborhoods and districts, major shopping and commercial districts as depicted on the Lighting Overlay Zone Map.*
 - E. *LZ 4. Reserved for limited applications with special lighting requirements.*

RESPONSE

The City has recently adopted new outdoor lighting standards, Section 4.199. These new regulations set standards for light intensity, and there are also curfew provisions, aimed at lower artificial light levels at night.

Section 4.199.30(.02) establishes lighting zones. The subject site is within LZ 3, as identified on the Lighting Zone Map. This zone applies to medium and high density commercial districts. The subject site is within a developed commercial district and has been developed as a commercial use in the PDC, Planned Development Commercial.

Conclusion – Exterior Lighting

This Land Use application relates to minor modifications to an existing development. No changes to the existing outdoor lighting are proposed, except for relocation of the parking lot light pole adjacent to the tower. Also the tower itself requires an FAA approved red obstruction beacon on top, which is exempt. The applicant initially considered some LED accent (top/down) lighting, but now has eliminated that option.

Current operating hours are as follows:

Months	Monday to Thursday	Friday & Saturday	Sunday
Sept, Oct	11am to 9pm	10am to 11pm	11am to 9pm
Nov to May	12noon to 8pm	10am to 11pm	11am to 9pm
June to Aug	10am to 10pm	10am to 11pm	10am to 10pm

During school breaks in the spring and winter hours vary. Also during the graduation season the ride will operate all night but these special operating hours are limited to only a 2 week period.

Our hours of operation will be varied as business allows. When the economy changes so will our hours.

Therefore the provisions of this section are not applicable at this time.

4.300 UNDERGROUND UTILITIES

4.310 Exceptions.

Section 4.300 of this Code shall not apply to surface-mounted transformers, surface-mounted connection boxes, wireless communication facilities, and meter cabinets and other appurtenances which are reasonably necessary to be placed above ground, or to temporary utility service facilities during construction, or to high capacity electric and communication feeder lines, or to utility transmission lines operating at 50,000 volts or more.

4.320 Requirements

(.01) The developer or subdivider shall be responsible for and make all necessary arrangements with the serving utility to provide the underground services (including cost of rearranging overhead facilities). All such underground facilities as described shall be constructed in compliance with the rules and regulations of the Public Utility Commission of the State of Oregon relating to the installation and safety of underground lines, plant, system, equipment and apparatus.

(.02) The location of the buried facilities shall conform to standards supplied to the subdivider by the City. The City also reserves the right to approve location of all surface-mounted transformers.

(.03) Interior easements (back lot lines) will only be used for storm or sanitary sewers, and front easements will be used for other utilities unless different locations are approved by the City Engineer. Easements satisfactory to the serving utilities shall be provided by the developer and shall be set forth on the plat.

RESPONSE

The existing development is served by underground utilities, except surface-mounted transformer. The proposed modernization does not alter the demand for or installation of these utilities. Appropriate easements and transformers have already been provided.

Therefore these criteria will be met.

CONCLUSION – Stage II

Based on the above findings the applicant has demonstrated compliance with the applicable code provisions for approval of Stage I & II Development Plans, including appropriate consideration of the criteria for approving Waivers from building height standard.

IV. SITE AND ARCHITECTURAL DESIGN REVIEW

4.400 Site Design Review

(.02) Purpose. The Council declares that the purposes and objectives of site development requirements and the site design review procedures are to:

- A. Assure that Site Development Plans are designed in a manner that insures proper function of the site and maintains a high quality visual environment;*
- B. Encourage originality, flexibility and innovation in site planning and development, including the architecture, landscaping and graphic design of said development;*
- C. Discourage monotonous, drab, unsightly, dreary and inharmonious developments;*

- D. *Conserve the City's natural beauty and visual character and charm by assuring that structures, signs and other improvements are properly related to their sites, ad to surrounding sites and structures, with due regard to the aesthetic qualities of the natural terrain and landscaping, and that proper attention is given to exterior appearances of structures, signs and other improvements;*
- E. *Protect and enhance the City's appeal and this support and stimulate business and industry and promote the desirability of investment and occupancy in business, commercial and industrial purposes;*
- F. *Stabilize and improve property values and prevent blighted areas and, thus, increase tax revenues;*
- G. *Insure that adequate public facilities are available to serve development as it occurs and that proper attention is given to site planning and development so as to not adversely impact the orderly, efficient and economic provision of public facilities and services;*
- H. *Achieve the beneficial influence of pleasant environments for living and working on behavioral patterns and, thus, decrease the cost of government services and reduce opportunities for crime through careful consideration of physical design and site layout under defensible space guidelines that clearly define all areas as either public, semi-public, or private, provide clear identity of structures and opportunities for easy surveillance of the site that maximize resident control of behavior—particularly crime;*
- I. *Foster civic pride and community spirit so as to improve the quality and quantity of citizen participation in local government and in community growth, change and improvements;'*
- J. *Sustain the comfort, health, tranquility and contentment of residents and attract new residents by reason of the City's favorable environment and, thus, to promote and protect the peace, health and welfare of the City.*

RESPONSE

To the extent practical the proposed site plan and Zip Line Tower are designed with sensitivity to maintaining a quality visual image consistent with the City's design criteria. The design of the tower is such that it minimizes the visual profile of the relatively tall structure. It is located within the parking lot, so there are substantial setbacks from the street and the north property line. Brown and green colors have been selected for the pole to mimic the backdrop of trees.

Other than the tower, there really are no architectural details that will be visible from the street. The landing pad will be adjacent to the maintenance building, just west of the boat pond, so it will be virtually hidden from view.

The construction will not significantly alter the existing landscaping. It is anticipated that maybe only one tree will need to be removed in the parking lot. The landing area will result in minor adjustments to the golf course, but those details have previously been excluded from the scope of Design Review.

The proposed Zip Line is intended to enhance the attractiveness of the Fun Center for customers. In this context the added recreation entertainment function will sustain the City's general appeal, and will likely continue to support and stimulate other business activity. This plan certainly would not be expected to deter any business investment in the City, and in fact, represents a continued investment on the part of the applicant into the overall vitality of the community.

Given the limited operational impact of this type of use, the Zip Line will not have any significant net effect on the provision of public services. All required services and facilities are available and adequate to serve the site and proposed use.

The applicant has provided additional colored drawings and details showing the proposed color scheme for the tower, eagle chair, and fencing. The tower will be tan, matching the main color scheme, the eagle chair is blue, and the fencing will be green.

Therefore the proposed architectural and site design plans are consistent with the purposes of Site Design Review, as follows:

4.421 Criteria and Application of Design Standards.

(.01) The following standards shall be utilized by the Board in reviewing the plans, drawings, sketches and other documents required for Site Design Review. These standards are intended to provide a frame of reference for the applicant in the development of site and building plans as well as a method of review for the Board. These standards shall not be regarded as inflexible requirements. They are not intended to discourage creativity, invention and innovation. The specifications of one or more particular architectural styles is not included in these standards. (Even in the Boones Ferry Overlay Zone, a range of architectural styles will be encouraged.)

- A. Preservation of Landscape.** The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soils removal, and any grade changes shall be in keeping with the general appearance of neighboring developed areas.
- 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 Section 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.
- 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.
- 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 or the public storm drainage system.
- E. Utility Service.** Any utility installations above ground shall be located so as to have harmonious relation to neighboring properties and site. The proposed method of sanitary sewer and storm drainage from all building shall be indicated.
- 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 of features shall not detract from the design of proposed buildings and structures and the surrounding properties.
- 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..

(.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.

(.03) The Board shall also be guided by the purpose of Section 4.400, and such objectives shall serve as additional criteria and standards.

RESPONSE

The site is generally flat and already improved. The installation of the tower will not require any significant grading or alteration of contours, and only one parking space is eliminated.

There are no significant natural resources or wildlife habitat areas associated with this site. There are existing 40+ foot tall firs along the north property line, which provide a significant visual backdrop for the proposed tower, helping to offset 74 foot height.

Recognizing that this will be the tallest structure in the immediate area, the site plan is located with substantial setbacks of 210 feet from the street and 130 feet from the closest apartment structures. In addition the tower has a very narrow profile, which helps to reduce its visual dominance.

The proposed improvements will not result in any changes relative to access, drives, parking and circulation, except the loss of one parking space. Therefore safe, convenient and functional vehicular and pedestrian circulation is maintained.

All utility installations, except a surface mounted transformer, are already underground. No additional services are needed for this improvement.

There are also no proposed changes to the existing landscaping and signage.

CONCLUSION – Design Review

Based on the findings presented above, the proposed architectural and site design plans are found to be consistent with the applicable provision of the Site Design Review code.

V. TREE REMOVAL PERMIT

Section 4.600. Purpose and Declaration

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

Section 4.610.10. Standards For Tree Removal, Relocation Or Replacement

(.01) Except where an application is exempt, or where otherwise noted, the following standards shall govern the review of an application for a Type A, B, C or D Tree Removal Permit:

RESPONSE

We have provided an Arborist's Report for the trees in the immediate vicinity of the proposed tower in the parking lot. A total of 23 trees, over 6 inch caliper were inventoried and evaluated.

The tower installation requires footings for 2 guy wires and the main cable tie. The tower will be installed in the parking stall just west of the L-Shaped planter island. The trash enclosure is located at the north end of this planter.

The footing for these guy wires and cable tie will be located in the center of the adjacent planter island, which will result in removal of 20 feet of the planter and two trees. However the curb line will remain the same along the east side of the planter. The light pole will also need to be moved slightly to the north.

For safety purposes there will be a 6 foot chain link fence installed around the base of the tower and the anchor footing. The fence will enclose two parking stalls and the footings, as reflected on the revised Site Plan drawing. Green vinyl slats will be used in the fencing to screen the mechanism.

The fencing will result in the loss of one additional parking space. But the net available parking still remains within the previously determined minimum.

The applicant has included the submittal requirements and additional fee (\$80) for a Type B Tree Removal Permit for the two trees proposed to be removed.

Section 4.600.50. Application For Tree Removal Permit

(.01) Application for Permit. A person seeking to remove one or more trees shall apply to the Director for a Tree Removal Permit for a Type A, B, C, or D permit, depending on the applicable standards as provided in this subchapter.

(A) An application for a tree removal permit that does not meet the requirements of Type A may be submitted as a Type B application.

(.06) Grant of a Tree Removal Permit. Whenever an application for a Type B, C or D Tree Removal Permit is granted, the reviewing authority shall:

A. Conditions. Attach to the granting of the permit any reasonable conditions considered necessary by the reviewing authority including, but not limited to, the recording of any plan or agreement approved under this subchapter, to ensure that the intent of this Chapter will be fulfilled and to minimize damage to, encroachment on or interference with natural resources and processes within wooded areas;

B. Completion of Operations. Fix a reasonable time to complete tree removal operations; and

C. Security. Require the Type C permit grantee to file with the City a cash or corporate surety bond or irrevocable bank letter of credit in an amount determined necessary by the City to ensure compliance with Tree Removal Permit conditions and this Chapter.

1. This requirement may be waived by the Planning Director if the tree removal must be completed before a plat is recorded, and the applicant has complied with WC 4.264(1) of this Code

Section 4.610.10. Standards For Tree Removal, Relocation Or Replacement

(.01) Except where an application is exempt, or where otherwise noted, the following standards shall govern the review of an application for a Type A, B, C or D Tree Removal Permit:

- A. Standard for the Significant Resource Overlay Zone. The standard for tree removal in the Significant Resource Overlay Zone shall be that removal or transplanting of any tree is not inconsistent with the purposes of this Chapter.*
- B. Preservation and Conservation. No development application shall be denied solely because trees grow on the site. Nevertheless, tree preservation and conservation as a design principle shall be equal in concern and importance to other design principles.*
- C. Developmental Alternatives. Preservation and conservation of wooded areas and trees shall be given careful consideration when there are feasible and reasonable location alternatives and design options on-site for proposed buildings, structures or other site improvements.*
- D. Land Clearing. Where the proposed activity requires land clearing, the clearing shall be limited to designated street rights-of-way and areas necessary for the construction of buildings, structures or other site improvements.*
- E. Residential Development. Where the proposed activity involves residential development, residential units shall, to the extent reasonably feasible, be designed and constructed to blend into the natural setting of the landscape.*
- F. Compliance With Statutes and Ordinances. The proposed activity shall comply with all applicable statutes and ordinances.*
- G. Relocation or Replacement. The proposed activity shall include necessary provisions for tree relocation or replacement, in accordance with WC 4.620.00, and the protection of those trees that are not to be removed, in accordance with WC 4.620.10.*
- H. Limitation. Tree removal or transplanting shall be limited to instances where the applicant has provided completed information as required by this Chapter and the reviewing authority determines that removal or transplanting is necessary based on the criteria of this subsection.*
 - 1. Necessary For Construction. Where the applicant has shown to the satisfaction of the reviewing authority that removal or transplanting is necessary for the construction of a building, structure or other site improvement, and that there is no feasible and reasonable location alternative or design option on-site for a proposed building, structure or other site improvement; or a tree is located too close to existing or proposed buildings or structures, or creates unsafe vision clearance.*
 - 2. Disease, Damage, or Nuisance, or Hazard. Where the tree is diseased, damaged, or in danger of falling, or presents a hazard as defined in WC 6.208, or is a nuisance as defined in WC 6.200 et seq., or creates unsafe vision clearance as defined in this Code.*
 - (a) As a condition of approval of Stage II development, filbert trees must be removed if they are no longer commercially grown or maintained.*
 - 3. Interference. Where the tree interferes with the healthy growth of other trees, existing utility service or drainage, or utility work in a previously dedicated right-of-way, and it is not feasible to preserve the tree on site.*
 - 4. Other. Where the applicant shows that tree removal or transplanting is reasonable under the circumstances.*

Section 4.610.30. Type B Permit

(.01) An applicant may apply for a Type B Permit based on the following criteria:

- A. The applicant proposes to remove four (4) or more trees on property not subject to site development review; or*
- B. The applicant proposes major or minor changes in a condition or conditions of a development permit previously approved under the provisions of this Chapter; or*
- C. The applicant is a homeowners' association that proposes to remove trees on property previously approved by the City for development.*

1. A Tree Maintenance and Protection Plan submitted for approval under (1)(C) of this subsection shall meet the following criteria:

- a. The Development Review Board shall review the Covenants, Conditions and Restrictions (CC&R's) to verify that the homeowners' association is designated and authorized by the CC&R's to review tree maintenance, removal, and planting requests.*
- b. A request for tree removal shall indicate the reason for the request, as well as the location, size, species and health of tree.*
- c. Decisions on requests and actions taken are documented and retained and shall be made available to the City's Development Review Board upon request.*
- d. A replanting program is established and reviewed on an annual basis. Where such a program is approved, mitigation under this Chapter shall not be required.*

2. Any permit approved under this subsection shall require that all maintenance, planting, and removal be performed to the standards established in this subchapter and in Wilsonville Code.

3. Failure of a homeowners' association to meet the requirements of this subsection shall be grounds for revocation of a Type B permit.

(.02) Application for the Type B permit shall consist of the information required for a Type A Permit, as provided in WC 4.610.20, and a Tree Maintenance and Protection Plan, which shall contain the following information:

A. An accurate topographical survey, subdivision map or plat map, that bears the signature of a qualified, registered surveyor or engineer, and which shows:

- 1. the shape and dimensions of the property, and the location of any existing and proposed structure or improvement,*
- 2. the location of the trees on the site, and indicating species, approximate height, d.b.h. diameter, canopy spread and common name,*
- 3. the location of existing and proposed easements, as well as setbacks required by existing zoning requirements.*

B In lieu of the map or survey, an applicant proposing to remove trees under (1)(B) or (1)(C) of this subsection may provide aerial photographs with overlays, GIS documentation, or maps approved by the Planning Director, and clearly indicating the information required by (2)(A) of this subsection.

C. Arborist Report. The report shall describe the health and condition of all trees subject to removal or transplanting, and shall include information on species, common name, diameter at four and one-half (4 1/2) feet d.b.h., approximately height and age.

D. Tree Protection. Unless specifically exempted by the Planning Director, a statement describing how trees intended to remain will be protected during tree removal, and how remaining trees will be maintained.

E. Tree Identification. Unless specifically exempted by the Planning Director, a statement that any trees proposed for removal will be identified by a method obvious to a site inspector, such as tagging, painting, or flagging, in addition to clear identification on construction documents.

F. Replacement Trees. A description of the proposed tree replacement program with a detailed explanation including the number, size, and species, and cost. In lieu of replacing trees, the applicant may propose to pay into the City Tree Fund an amount equivalent to the value of the replacement trees after installation, as provided in this subchapter.

G. Covenants, Conditions and Restrictions (CC&R's). Where the applicant is proposing to remove trees on common areas, the applicant shall provide a copy of the applicable CC&R's, including any landscaping provisions.

H. Waiver of documentation. The Planning Director may waive an application document where the required information has already been made available to the City, or where the Director determines the information is not necessary to review the application.

RESPONSE

This application does not involve any designated SROZ area or preservation of any wooded area and is not related to site clearing or residential development. However, the installation of the tower in the parking lot will result in removal of two existing trees, as identified on the revised site plan and addressed in the Arborist's Report.

The removal of the proposed 2 trees is the minimum necessary to accommodate installation of the Zip Line Tower. The specific location of the tower is driven by the need to clear all vertical obstructions within the travel path of the zip line. Given the existing site improvements there is no reasonable alternative location for the tower.

There is no space available within the immediate area of the tower to replace the two trees being removed. There is however a grass area at the western entrance (shared with Schwab's) where at least one tree could be planted. If additional mitigation is required the applicant will pay into the City's Tree Fund.

VI. FINAL CONCLUSION

This report has provided findings demonstrating compliance with the Comprehensive Plan and applicable PDC zoning; Planned Development Permit standards, and Design Review standards. The proposed Findings demonstrate compliance with the following applicable standards and criteria:

- PDC - Stage I Master Plan - Two Phased Development Plan;
- PDC - Stage II Development Plans (Phase 1):
 - One Waivers for Building (Tower) Height;
- Site Design Review; and
- Type B Tree Permit

This narrative specifically addresses compliance with the approval criteria for PD waiver from the building height standards to allow the 74 foot tall tower.

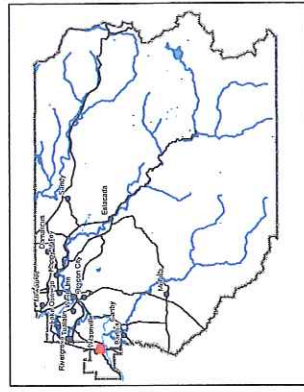
Based on the findings and supporting plans and documents, the development is found to comply with all Planned Development and Site Design Review standards and criteria. Therefore the applicant respectfully requests approval of all requested land use actions.

S.E. 1/4 SEC. 14 T. 3S. R. 1W. W.M.
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1" = 200'

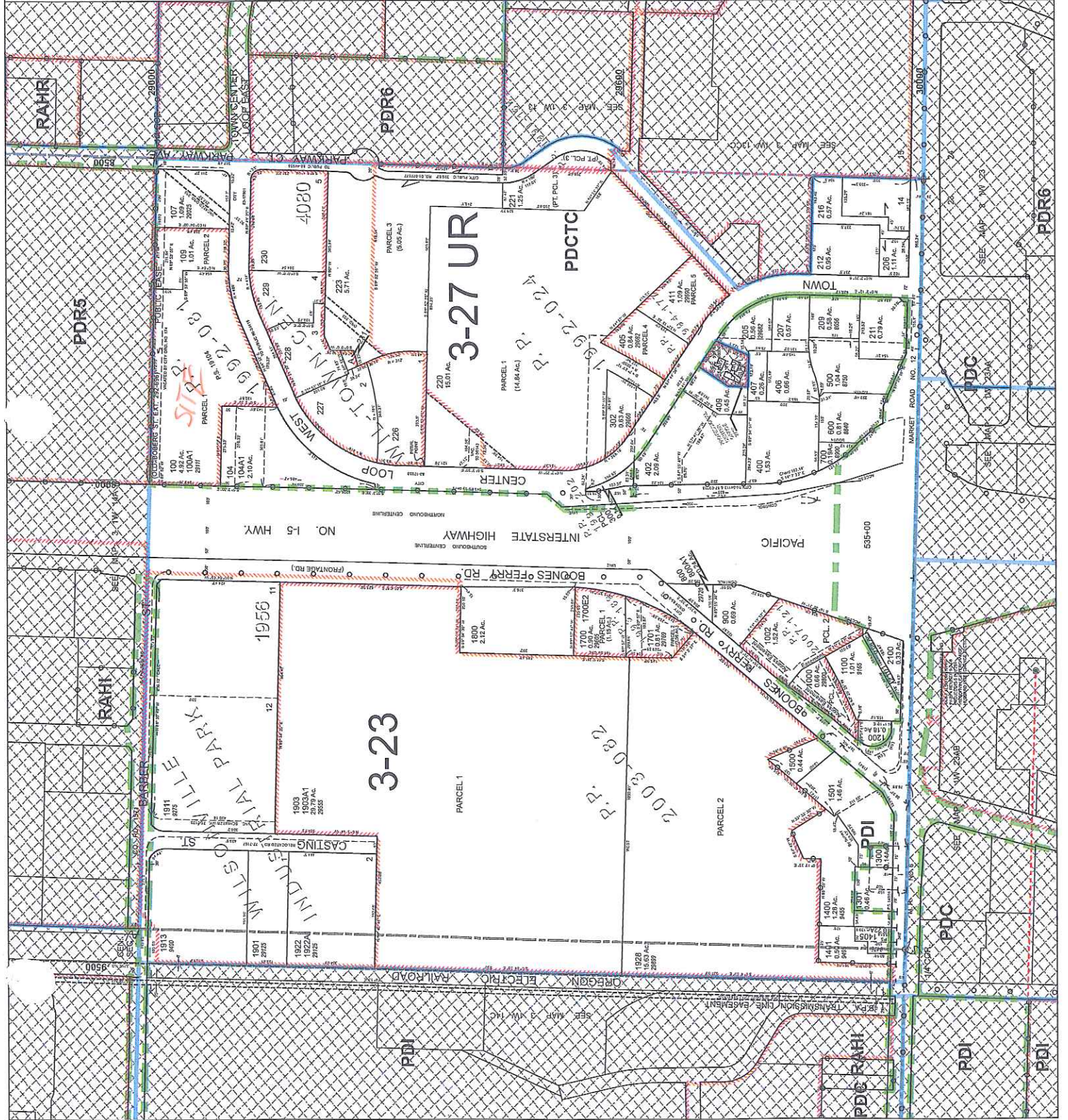
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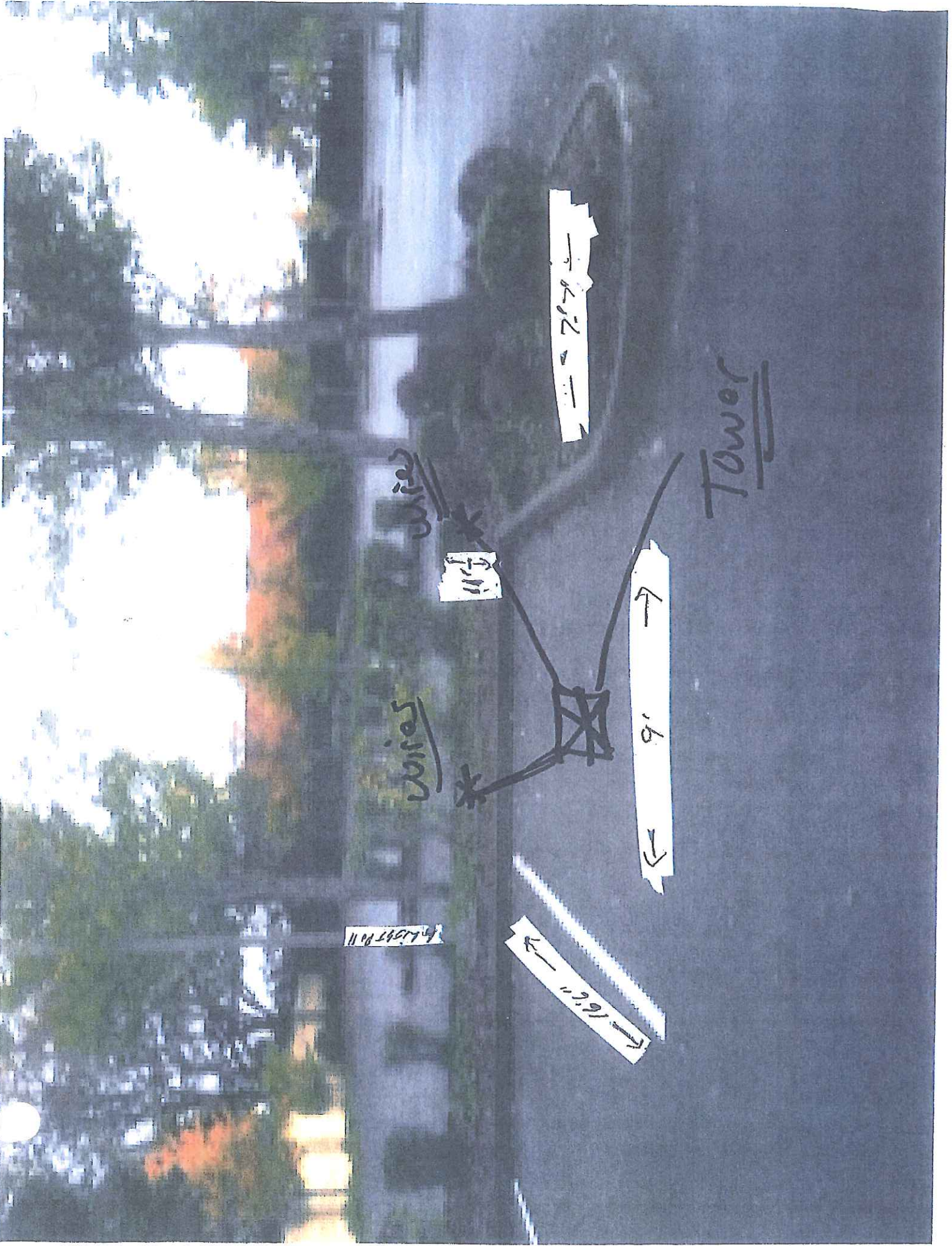
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- Parcel Boundary
- Private Road ROW
- Historical Boundary
- Railroad Centerline
- Tax Code Lines
- Map Index
- Water Lines
- Land Use Zoning
- Plats
- Water
- Corner
- Section Corner
- 1/16th Line
- Govt Lot Line
- DLC Line
- Meander Line
- PLS Section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



THIS MAP IS FOR ASSESSMENT PURPOSES ONLY





wires

wires

Tower

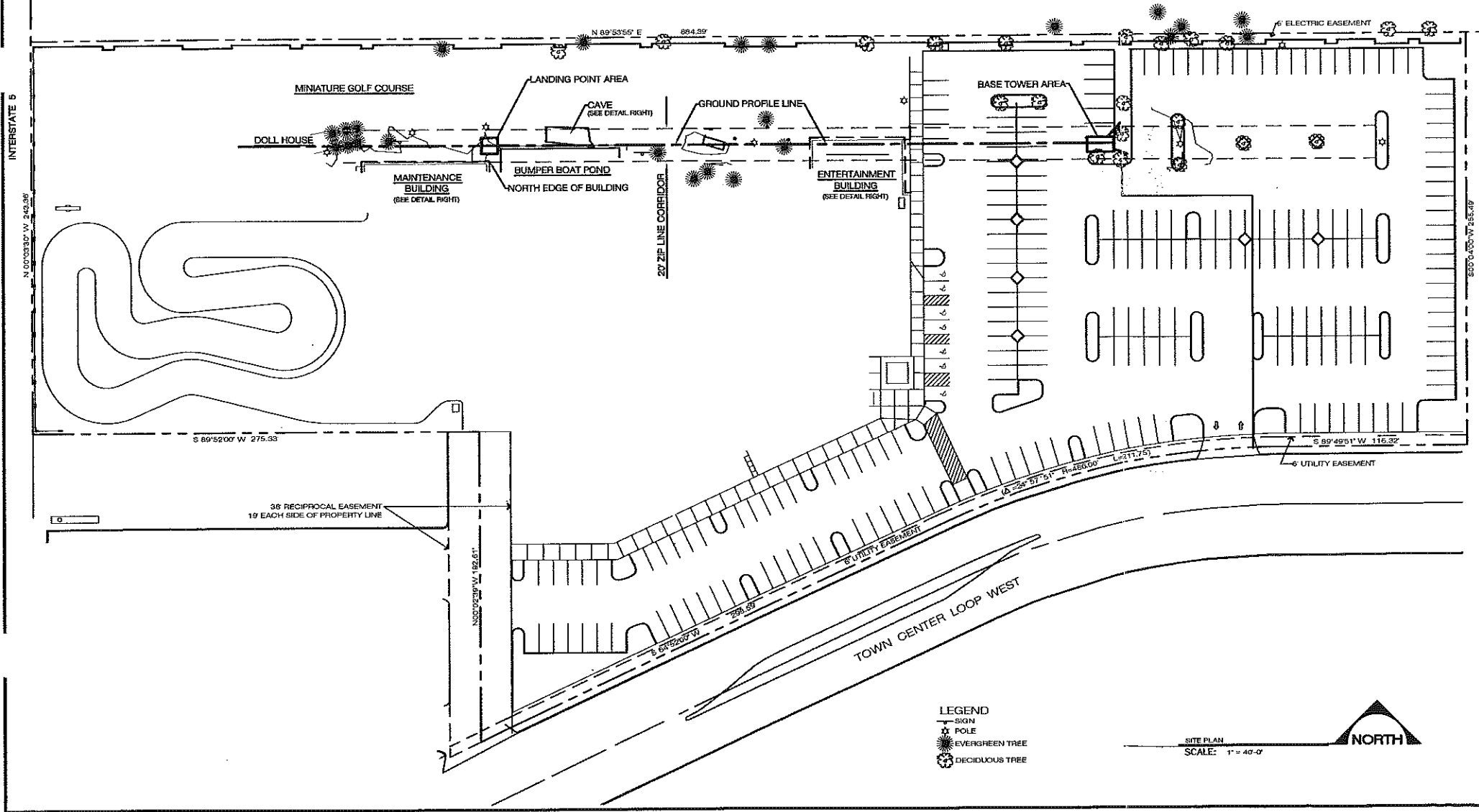
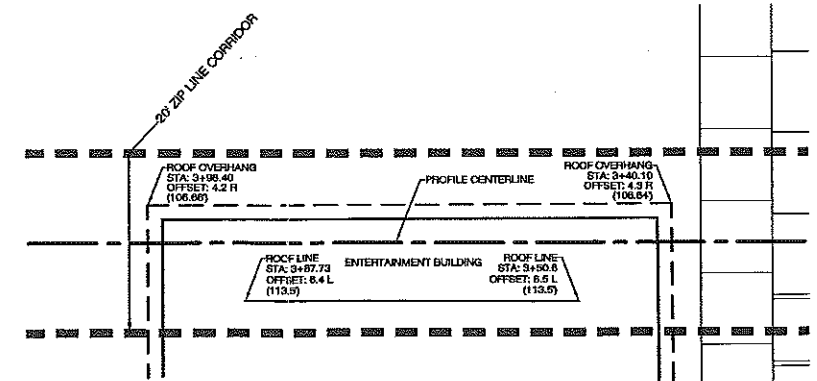
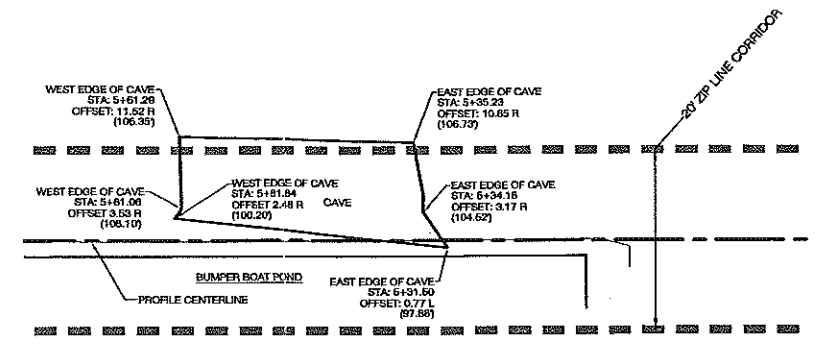
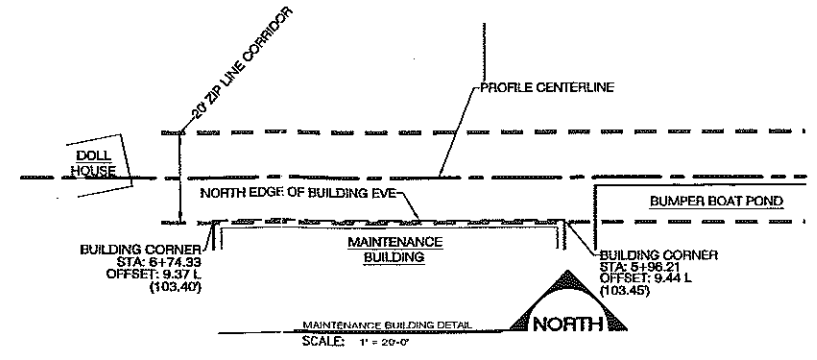
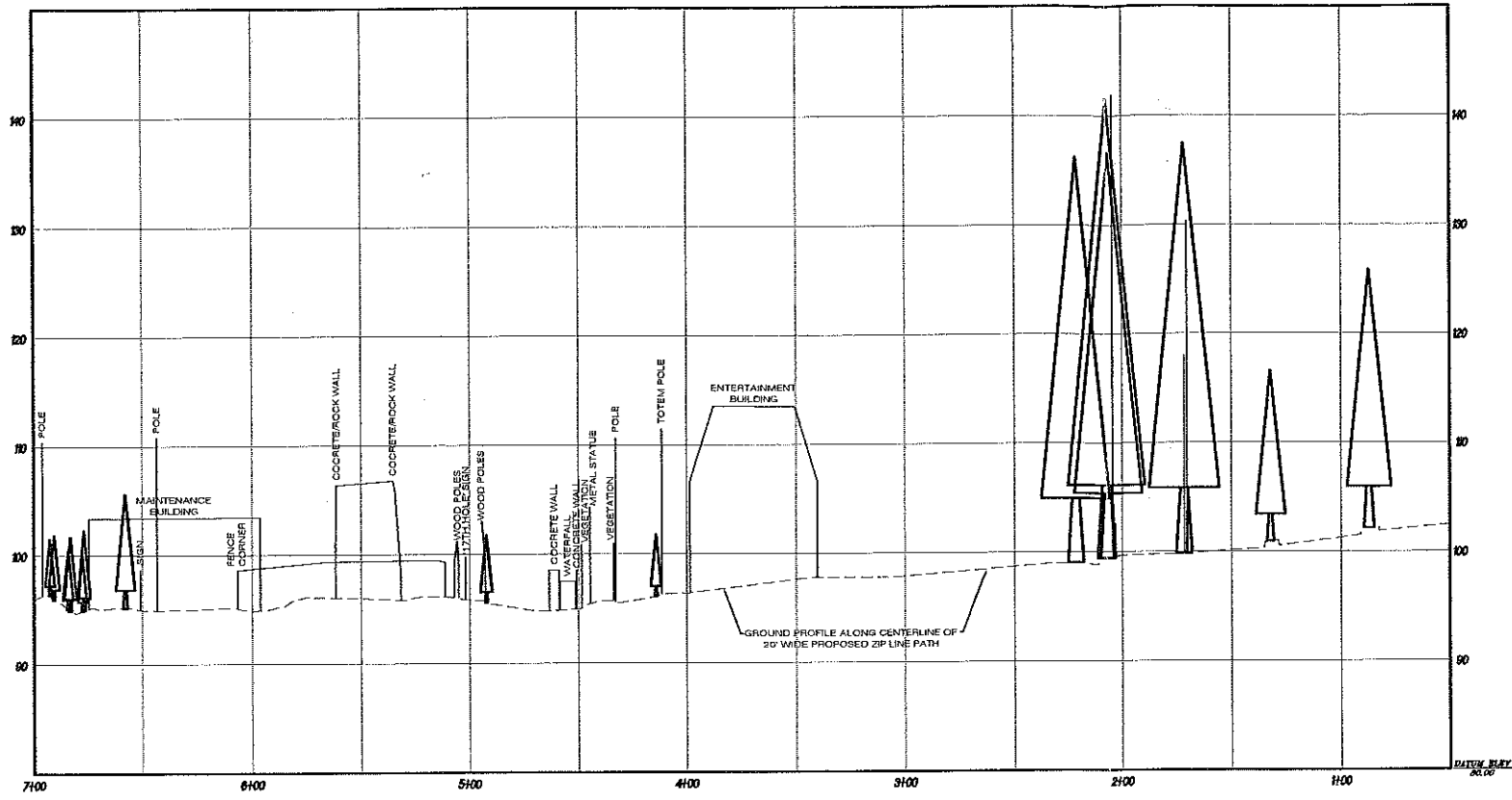
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- LEGEND
- SIGN
 - POLE
 - EVERGREEN TREE
 - DECIDUOUS TREE

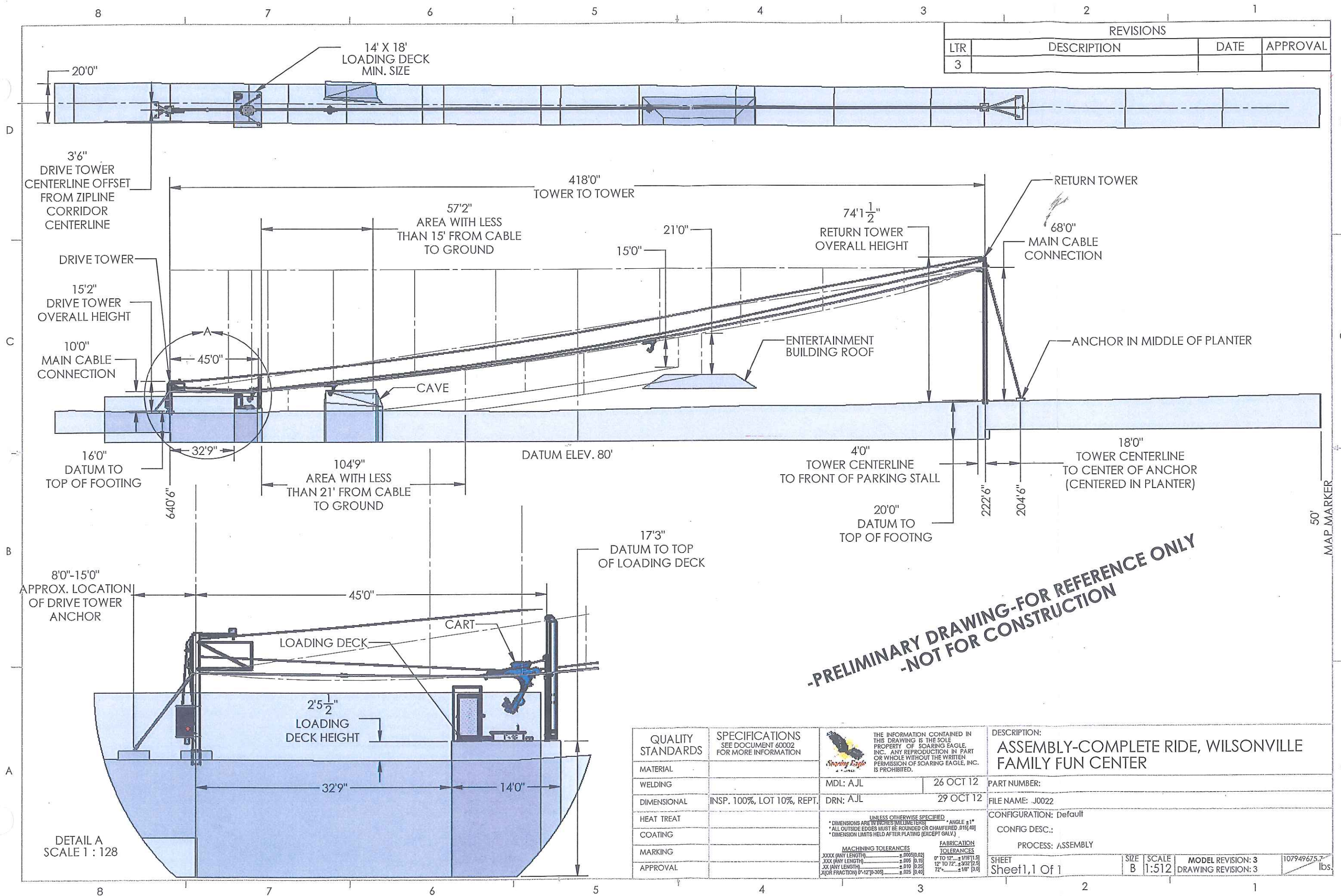
SITE PLAN
SCALE: 1" = 40'-0"

WILSONVILLE FAMILY FUN CENTER
29111 SW TOWN CENTER LOOP W.
WILSONVILLE, OREGON

NO.	DATE	REVISION	BY
1	10/31/12	ZIP LINE LIMITS ADDED	MHH


DESIGNED BY: DATE: 08/15/12
 DRAWN BY: DATE: 08/15/12
 REVIEWED BY: DATE: 10/31/12
 PROJECT NO. 999-141 REF.
 SCALE: 1"=50'

SHEET 1 OF 1
 PROJECT ZIP LINE
 NO. 999-141
 TYPE PRELIMINARY



REVISIONS			
LTR	DESCRIPTION	DATE	APPROVAL
3			

**-PRELIMINARY DRAWING-FOR REFERENCE ONLY
-NOT FOR CONSTRUCTION**

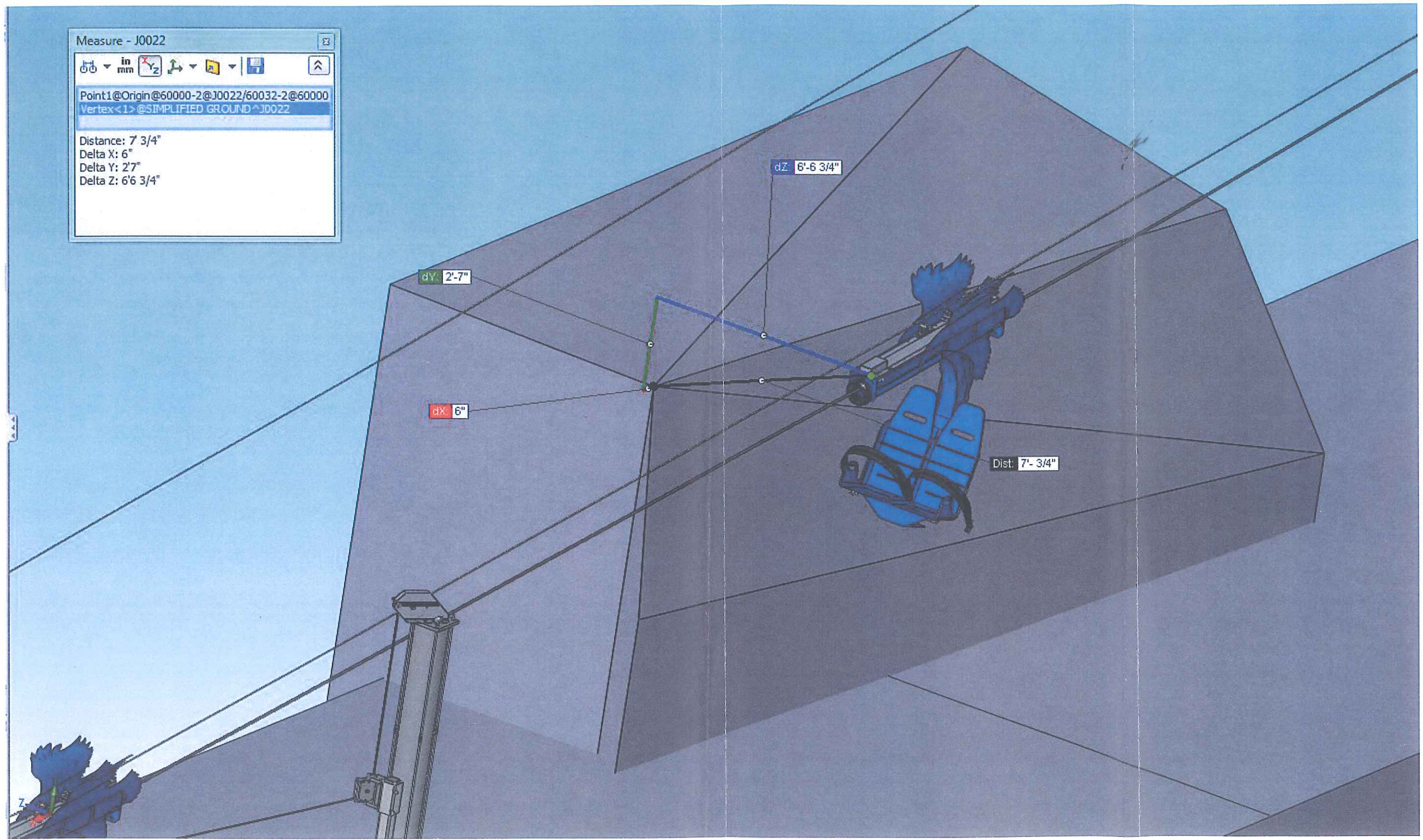
QUALITY STANDARDS	SPECIFICATIONS SEE DOCUMENT 60002 FOR MORE INFORMATION	 THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF SOARING EAGLE, INC. ANY REPRODUCTION IN PART OR WHOLE WITHOUT THE WRITTEN PERMISSION OF SOARING EAGLE, INC. IS PROHIBITED.		DESCRIPTION: ASSEMBLY-COMPLETE RIDE, WILSONVILLE FAMILY FUN CENTER
MATERIAL		MDL: AJL	26 OCT 12	PART NUMBER:
WELDING		DRN: AJL	29 OCT 12	FILE NAME: J0022
DIMENSIONAL	INSP. 100%, LOT 10%, REPT.	<small>UNLESS OTHERWISE SPECIFIED</small> <small>* DIMENSIONS ARE IN INCHES (MILLIMETERS)</small> * ANGLE ±1° <small>* ALL OUTSIDE EDGES MUST BE ROUNDED OR CHAMFERED .015(40)</small> <small>* DIMENSION LIMITS HELD AFTER PLATING (EXCEPT GALV.)</small>		CONFIGURATION: Default
HEAT TREAT		<small>MACHINING TOLERANCES</small> <small>XXXX (ANY LENGTH) ±.005 (0.02)</small> <small>XXX (ANY LENGTH) ±.010 (0.25)</small> <small>XX (ANY LENGTH) ±.015 (0.38)</small> <small>X (OR FRACTION) 0-.12 (3-305) ±.025 (0.40)</small>		CONFIG DESC.:
COATING		<small>FABRICATION TOLERANCES</small> <small>0" TO 12" ±.118(1.5)</small> <small>12" TO 72" ±.332(2.5)</small> <small>72" ±.118(3.0)</small>		PROCESS: ASSEMBLY
MARKING		<small>SHEET</small> <small>Sheet 1,1 Of 1</small>		<small>SIZE</small> <small>B</small>
APPROVAL		<small>MODEL REVISION: 3</small> <small>DRAWING REVISION: 3</small>		<small>107949675.7</small> <small>lbs.</small>

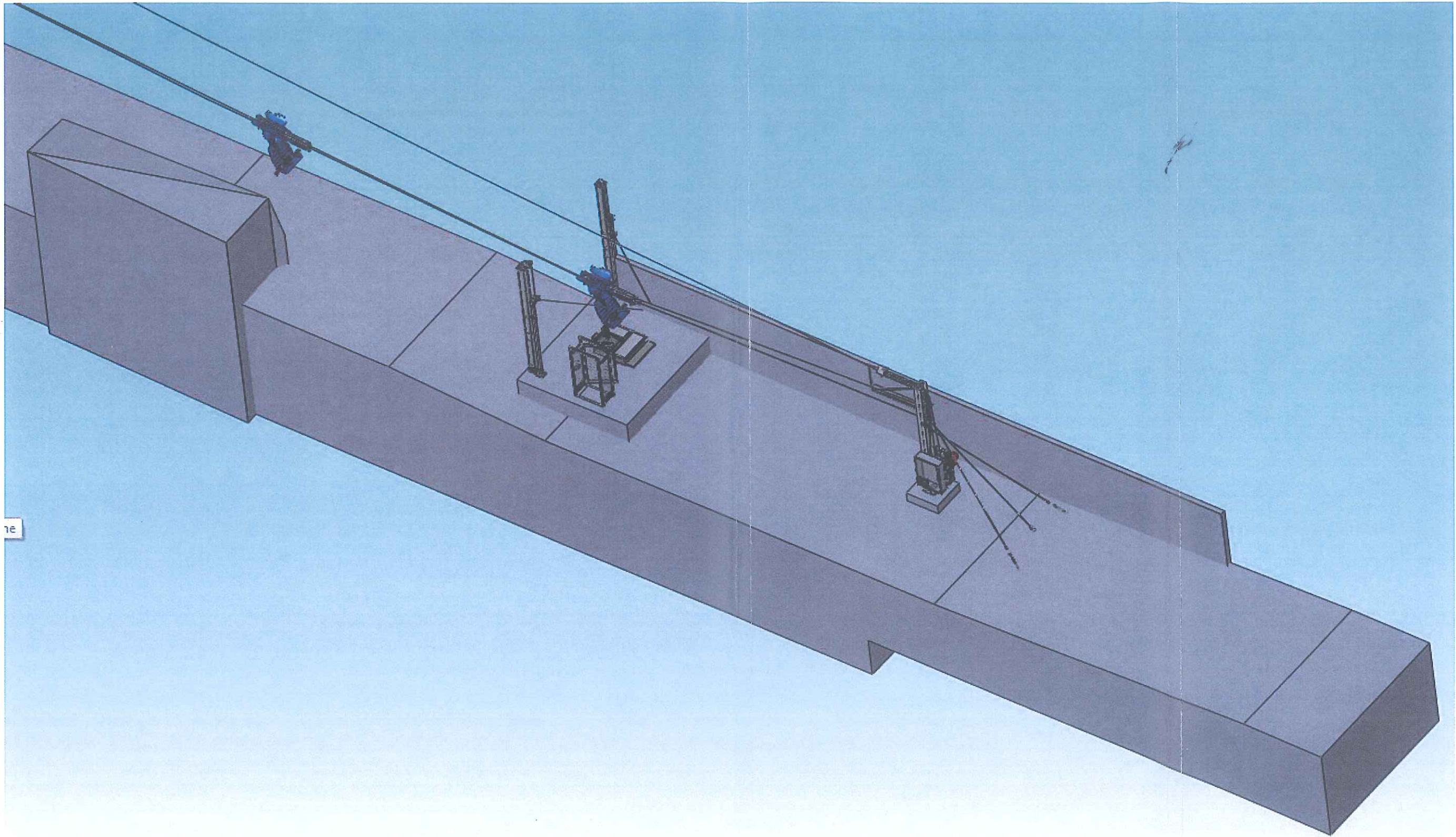
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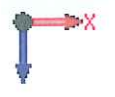
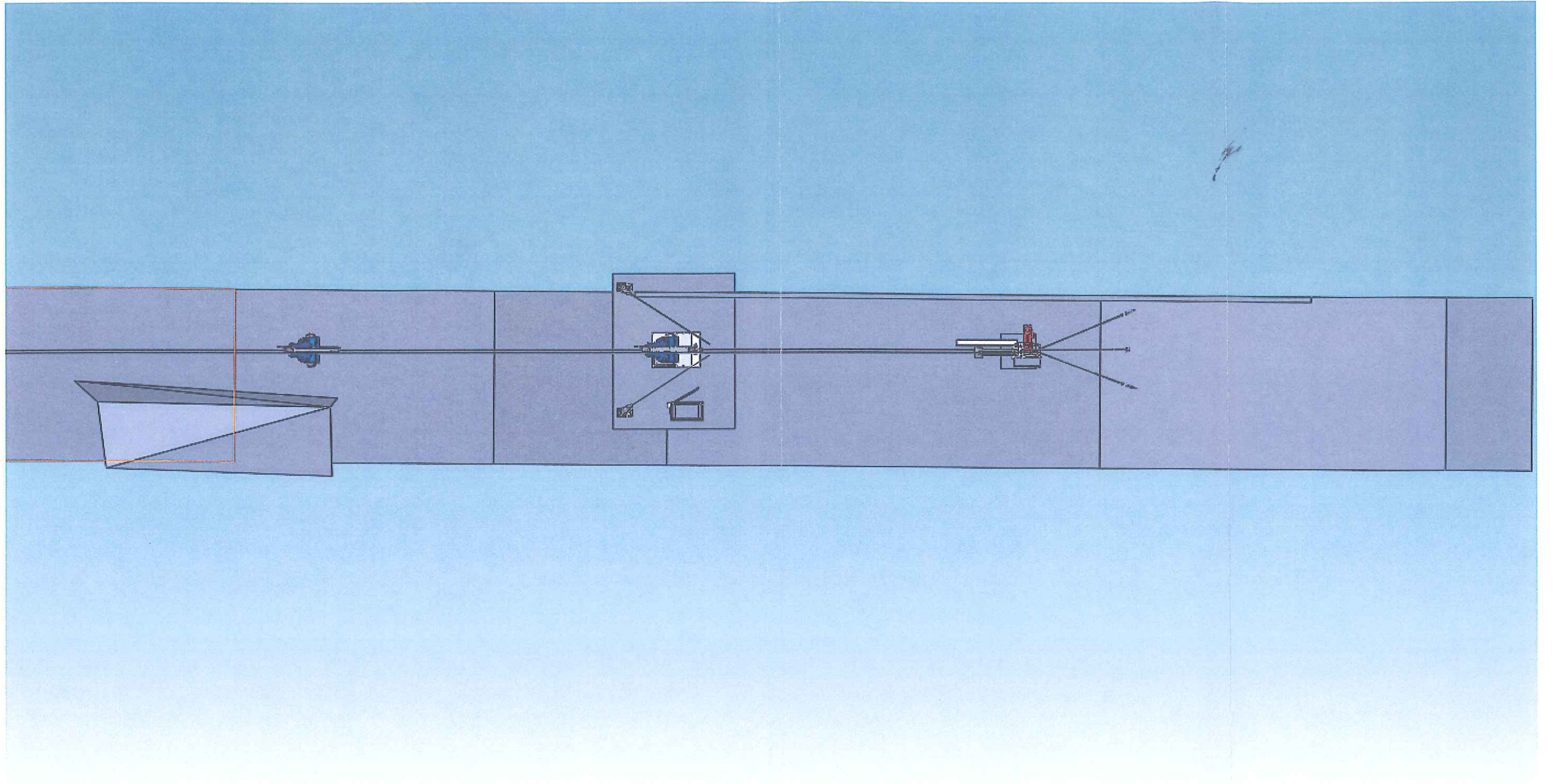
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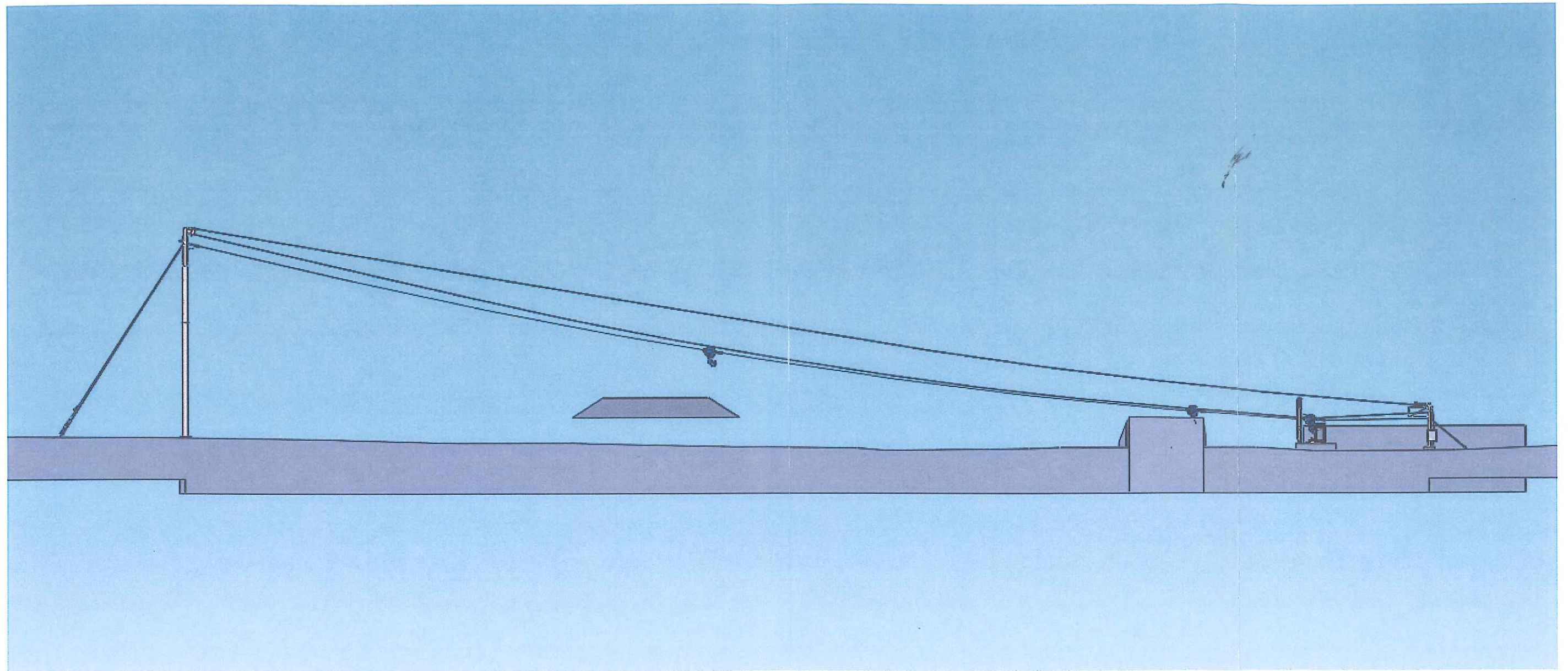
Distance: 7' 3/4"
Delta X: 6"
Delta Y: 2' 7"
Delta Z: 6' 6 3/4"

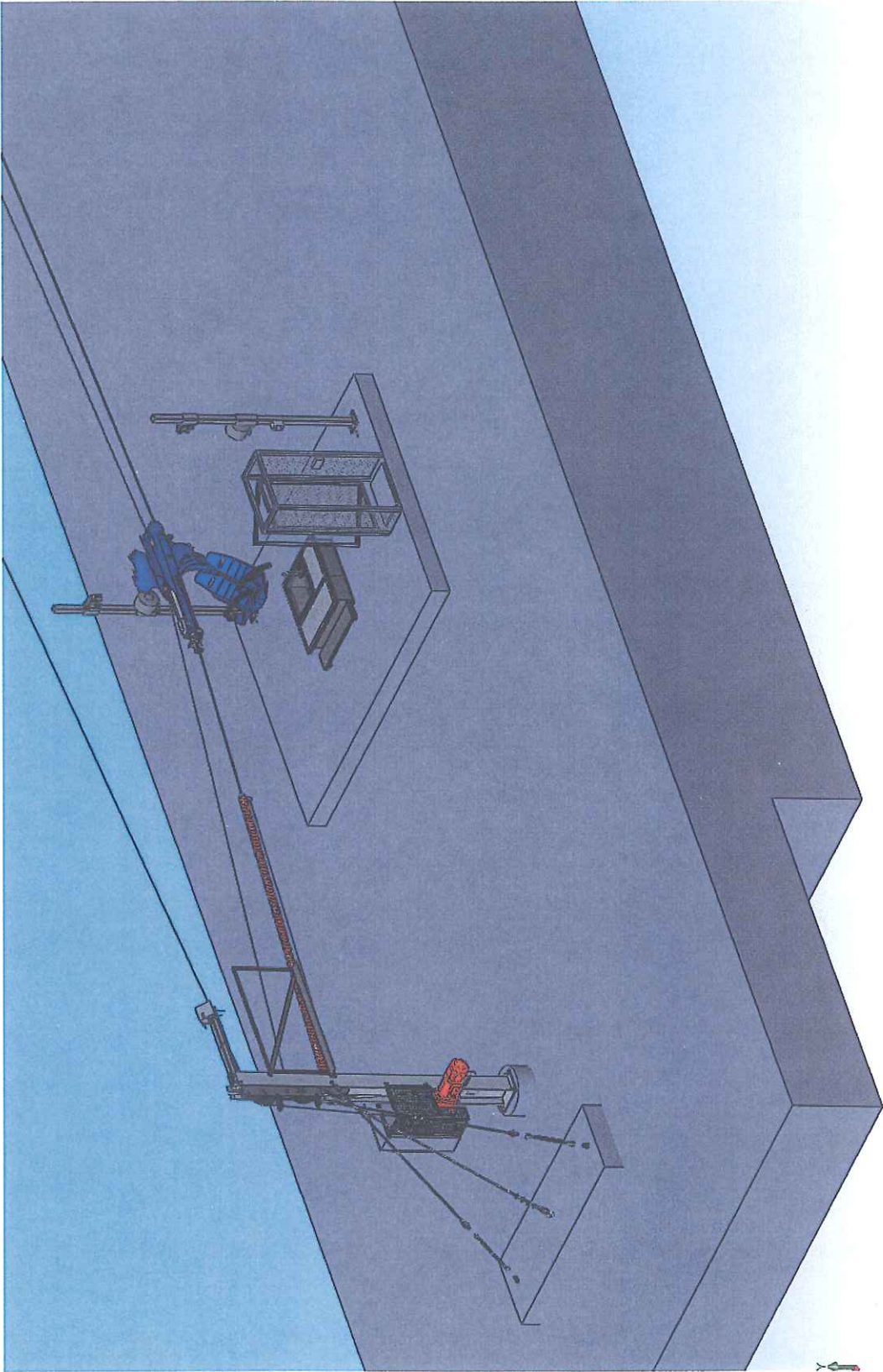


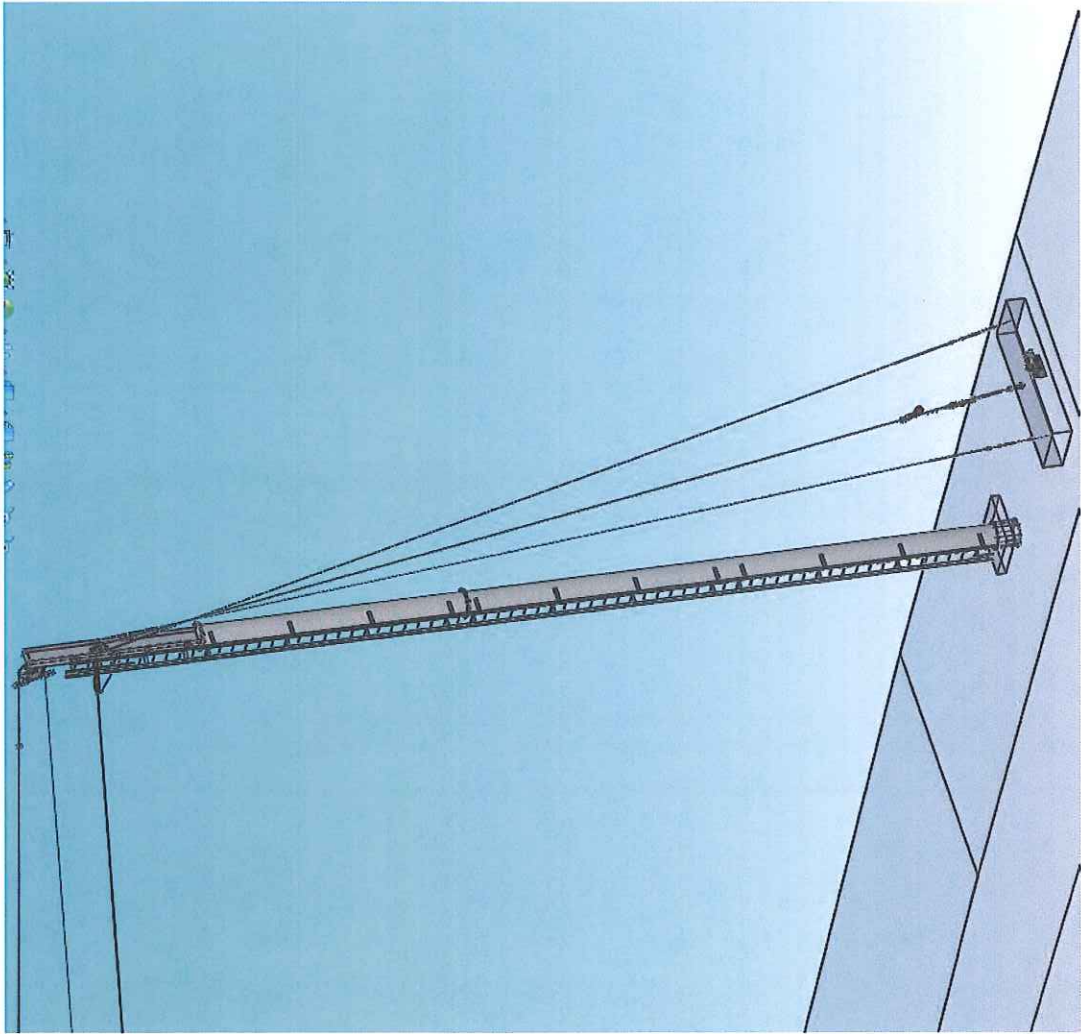


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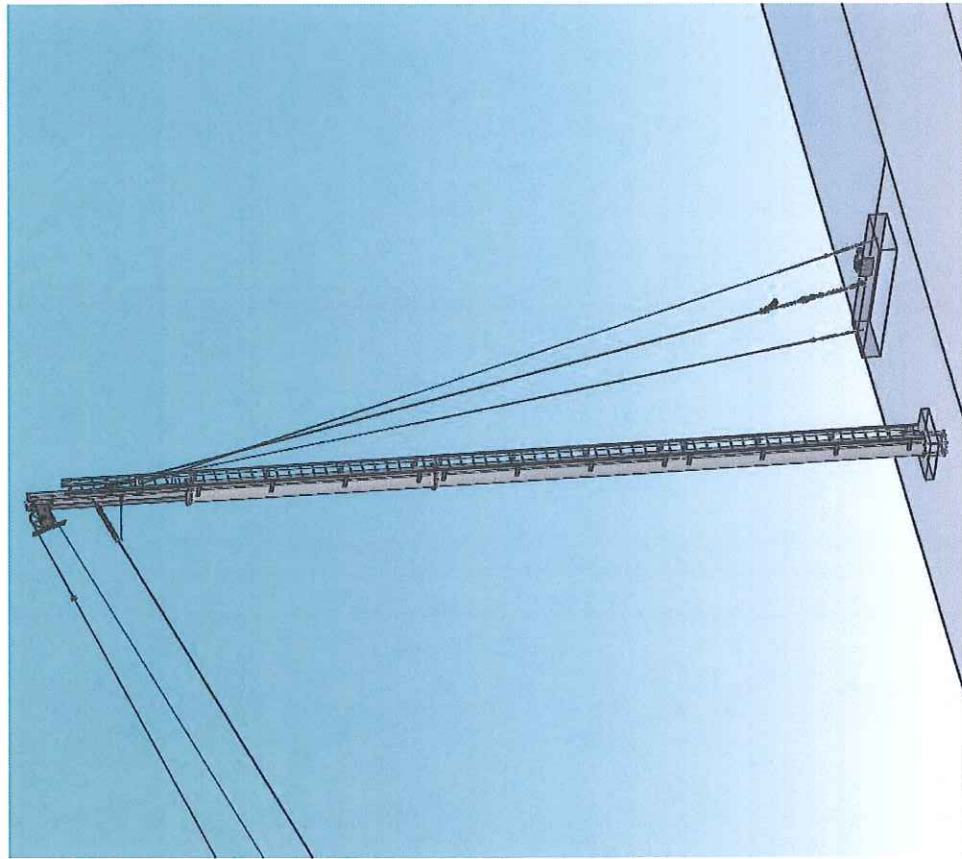


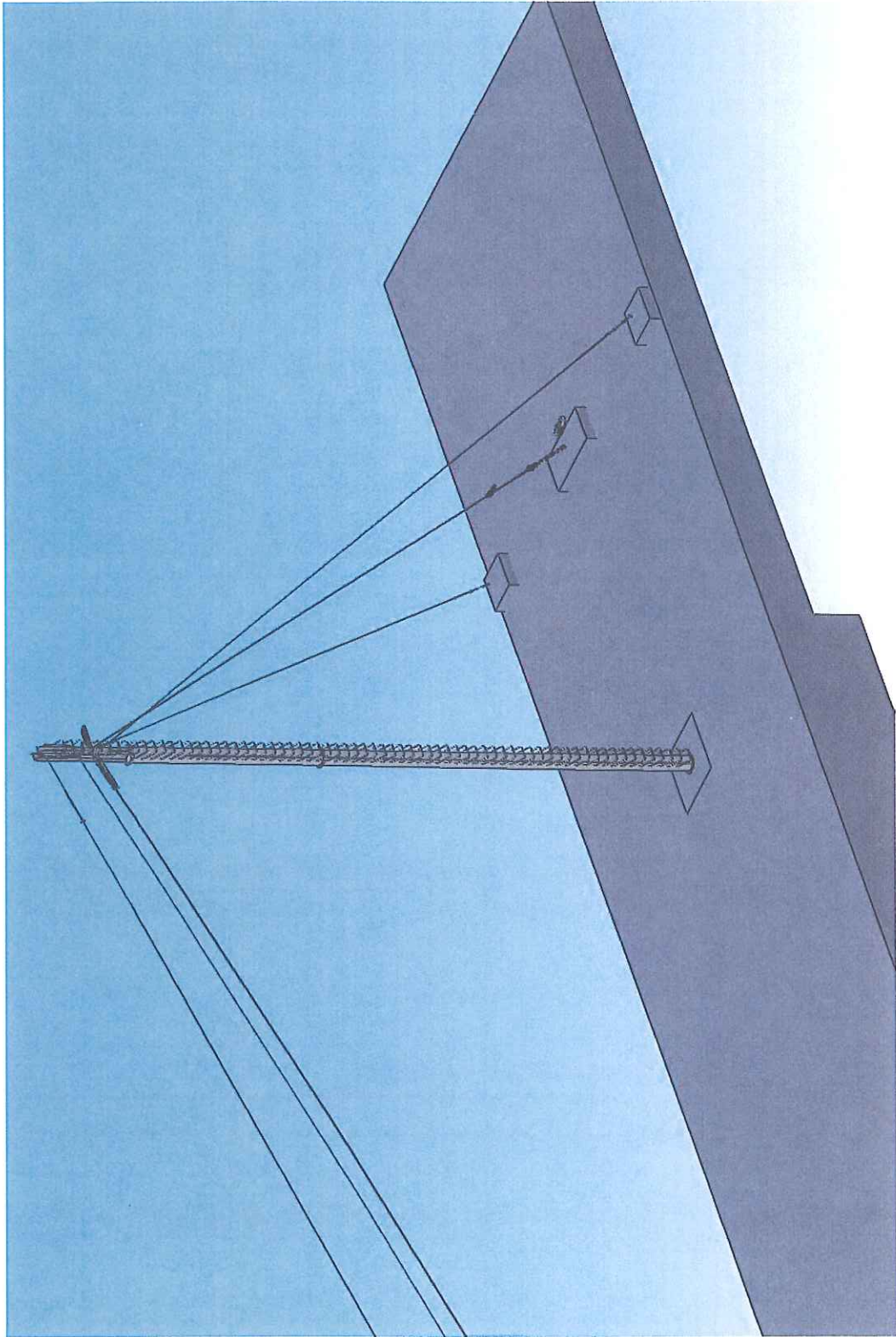


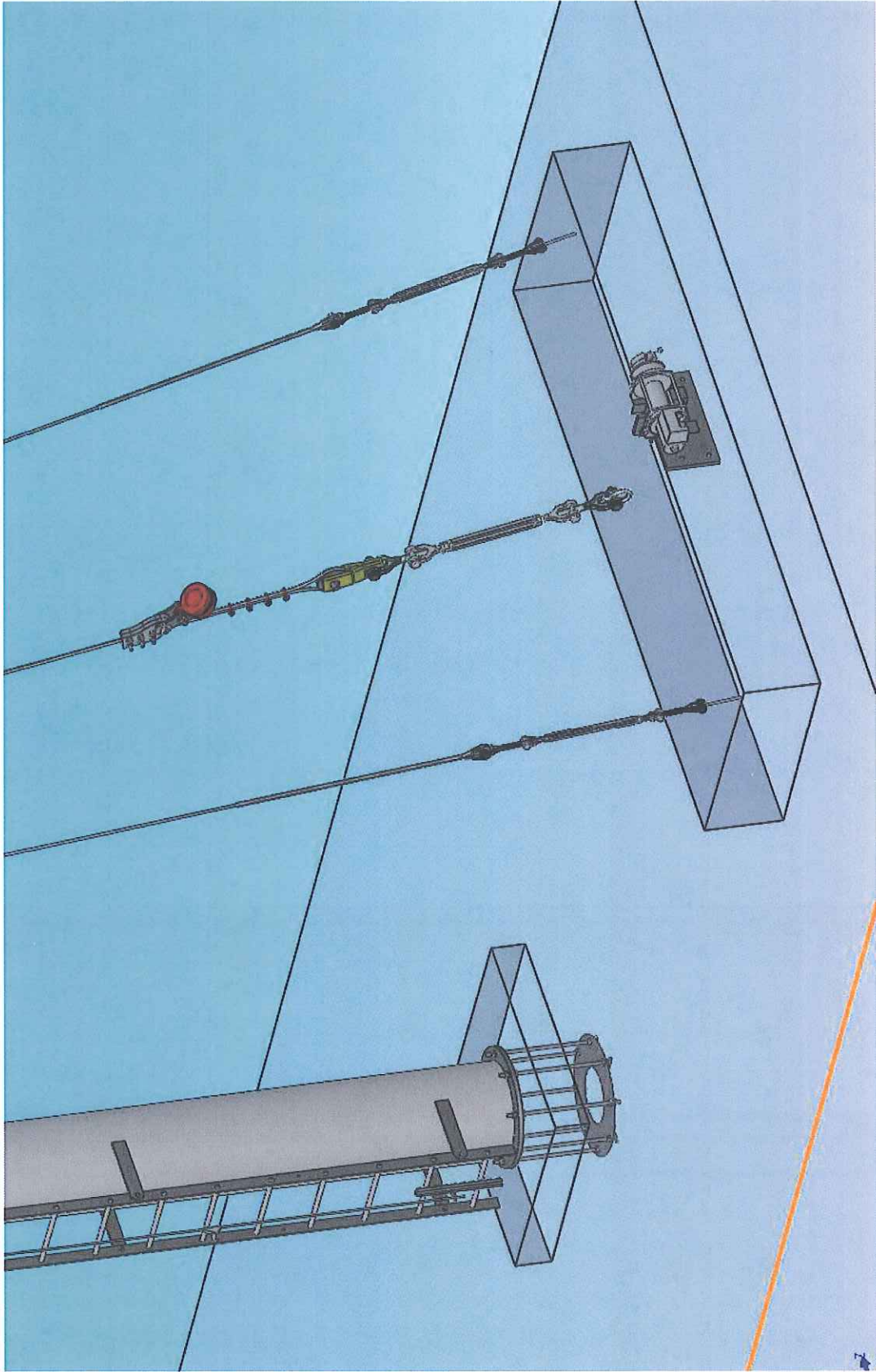


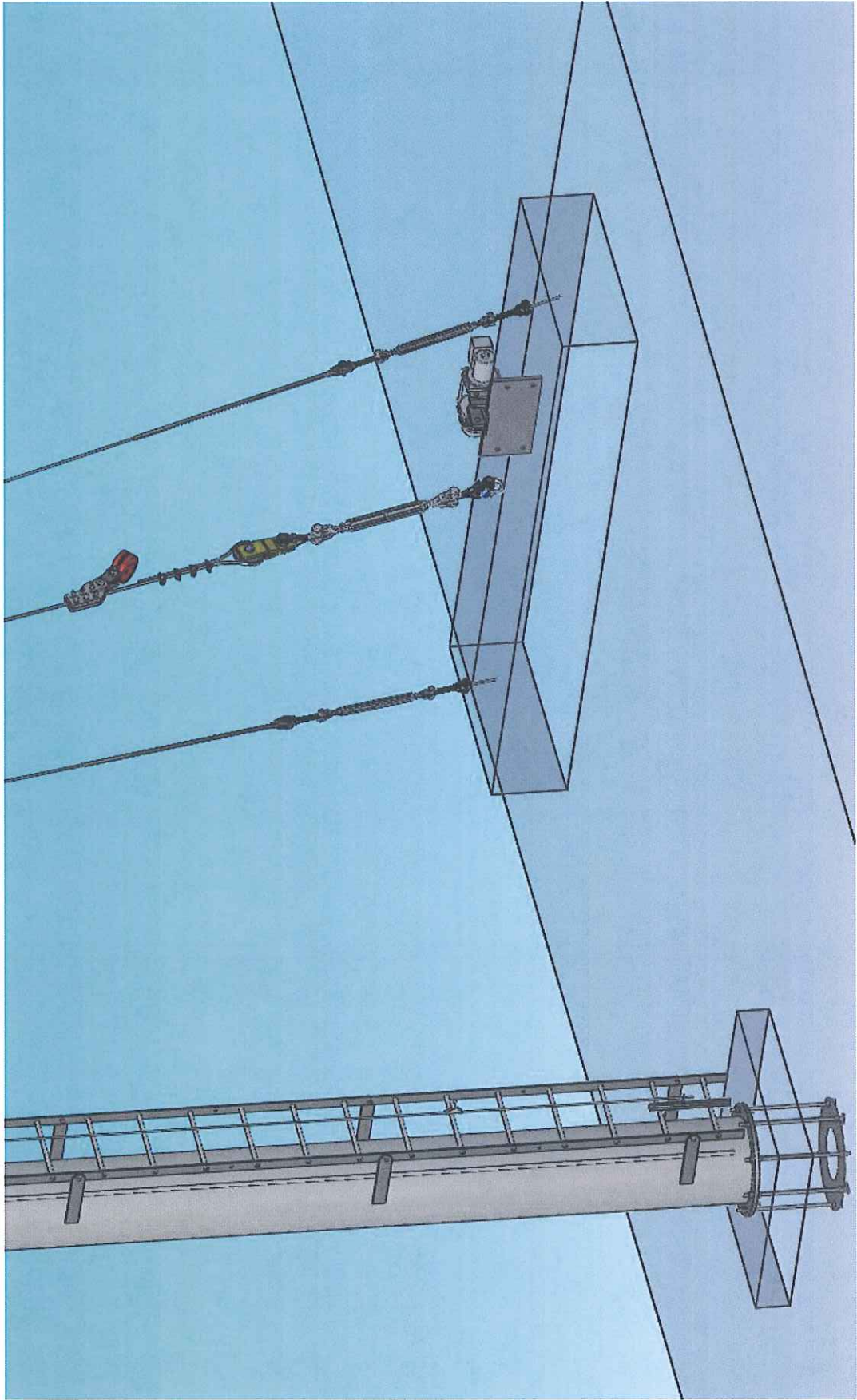
WILSONVILLE SCREENSHOTS 2

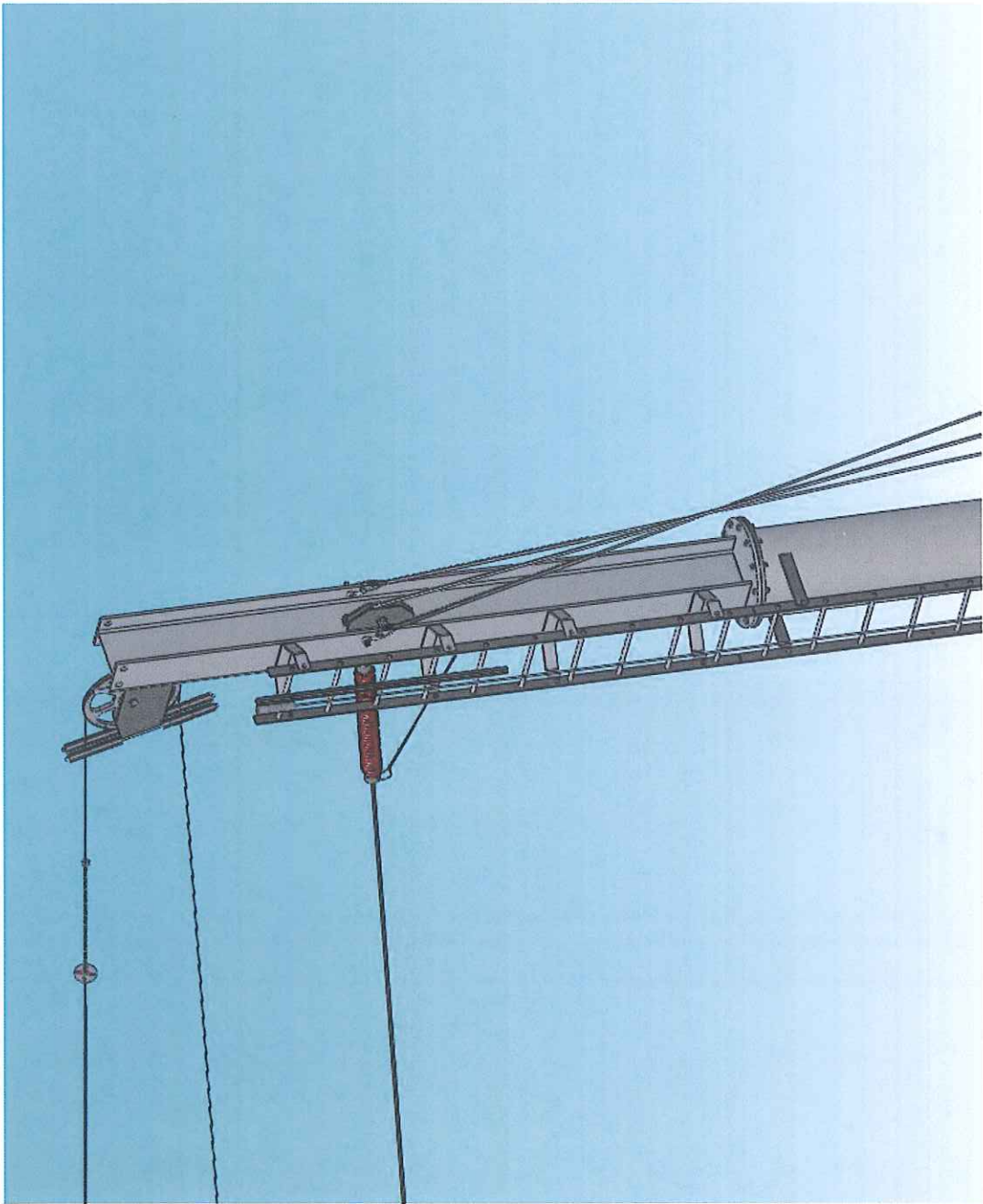
RETURN TOWER AND CABLE ANCHORS

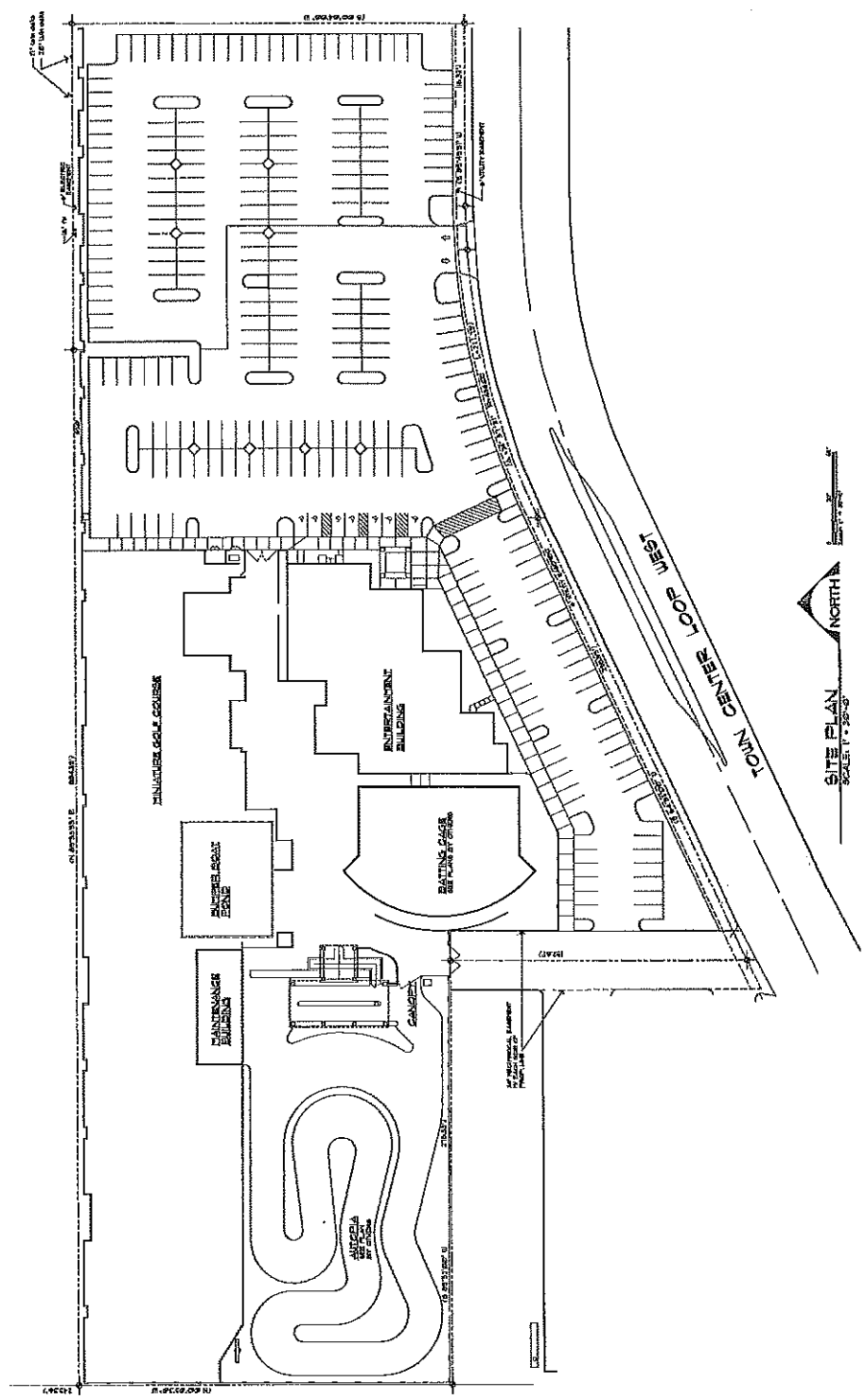




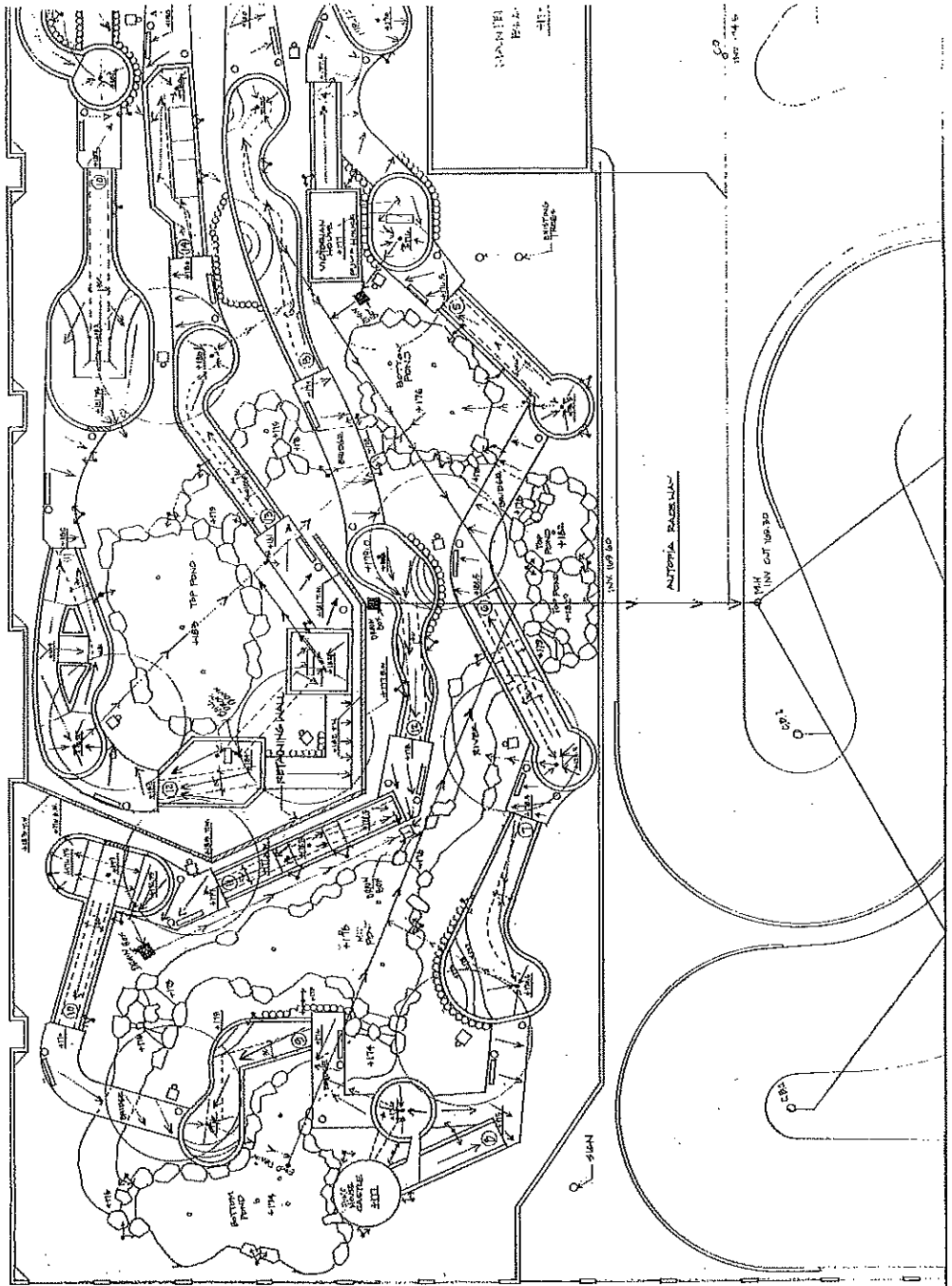








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VIII. Public Hearing:

B. Resolution No. 244. Ron Tonkin Gran Turismo: LRS Architects. – Representative for RTGT Properties LLC DBA Ron Tonkin Gran Turismo – Applicant/Owner. The applicant is requesting approval of a Stage II Final Plan, Site Design Review, Type C Tree Removal Plan and Master Sign Plan Modification for remodel and expansion of an existing automobile dealership. The site is located on Tax Lots 200 and 300, Section 02A; T3S R1W, City of Wilsonville, Washington County, Oregon.
Staff: Michael Wheeler

Case Files: DB12-0060 – Stage II Final Plan
 DB12-0061 – Site Design Review
 DB12-0063 – Type C Tree Removal Plan
 DB12-0068 – Master Sign Plan Modification

**DEVELOPMENT REVIEW BOARD
RESOLUTION NO. 244**

A RESOLUTION ADOPTING FINDINGS AND CONDITIONS APPROVING A STAGE II FINAL PLAN, SITE DESIGN REVIEW, TYPE C TREE PLAN AND MASTER SIGN PLAN MODIFICATION FOR REMODEL AND EXPANSION OF AN EXISTING AUTOMOBILE DEALERSHIP. THE SITE IS LOCATED ON TAX LOTS 200 AND 300, SECTION 02A; T3S-R1W; WASHINGTON COUNTY; WILSONVILLE, OREGON. LRS ARCHITECTS – REPRESENTATIVE FOR RTGT PROPERTIES, LLC DBA RON TONKIN GRAN TURISMO – OWNER.

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

WHEREAS, the Planning Staff has prepared a staff report on the above-captioned subject dated February 4, 2013, and

WHEREAS, said planning exhibits and staff reports were duly considered by the Development Review Board at a regularly scheduled meeting conducted on February 11, 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 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 Panel A of the City of Wilsonville does hereby adopt the staff report attached hereto as Exhibit A1 with modified findings, recommendations and conditions placed on the record herein and authorizes the Planning Director to issue approvals consistent with said recommendations for the following case files:

DB12-0060	Stage II Final Plan
DB12-0061	Site Design Review
DB12-0063	Type 'C' Tree Removal Plan
DB12-0068	Master Sign Plan Modification

ADOPTED by the Development Review Board of the City of Wilsonville at a regular meeting thereof this 11th day of February, 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 City Council in accordance with *WC Sec 4.022(.03)*.

Lenka Keith, Acting Chair
Development Review Board, Panel A

Attest:

Shelley White, Planning Administrative Assistant

Exhibit A1 - Project Summary

**STAFF REPORT
WILSONVILLE PLANNING DIVISION
Development Review Board Panel 'A'
Ron Tonkin Gran Turismo**

**APPLICATION
NUMBERS:**

Request A:	DB12-0060	Stage II Final Plan
Request B:	DB12-0061	Site Design Review
Request C:	DB12-0063	Type 'C' Tree Removal Plan
Request D:	DB12-0068	Master Sign Plan Modification

PUBLIC HEARING DATE: February 11, 2013

DATE OF STAFF REPORT: February 4, 2013

APPLICANT: RTGT Properties, LLC

APPLICANT'S REP.: LRS Architects, Inc.

PROPERTY OWNER: RTGT Properties, LLC

REQUEST: LRS Architects, Inc., proposes development modifications to property owned by RTGT Properties, LLC, DBA Ron Tonkin Gran Turismo, at 25300 SW Parkway Avenue, necessary to remodel and expand an existing automobile sales and service facility (total floor area of approximately 26,634 square feet), and associated site improvements. The subject site is composed of 2.02 acres in two (2) parcels.

The following requests apply to the subject property as defined in the Applicant's submittal documents:

- (A) Approve Stage II Final Plan; and,
- (B) Approve Site Design Plans (architecture, circulation, parking and landscaping); and,
- (C) Approve Type 'C' Tree Removal Plan; and,
- (D) Approve a Master Sign Plan Modification

RECOMMENDED ACTION: Approve the proposed requests, together with conditions of approval attached herein.

COMPREHENSIVE PLAN MAP DESIGNATION: Commercial

ZONE MAP CLASSIFICATION: Planned Development Commercial (PDC)

PROJECT LOCATION: 25300 SW Parkway Avenue; East side of SW Parkway Avenue north of SW Elligsen Road; on Tax Lots 200 and 300, in Section 02A; T3S R1W; Washington County; Wilsonville, Oregon.

APPLICABLE CRITERIA: *Planning and Land Development Ordinance:* 4.008 - 4.035; 4.116; 4.118; 4.131; 4.140; 4.155; 4.156; 4.171; 4.175; 4.176; 4.177; 4.178; 4.179; 4.199.10 - 4.199.60; 4.400 - 4.450; 4.610.10; 4.610.40; 4.620.00; *Other Documents:* Case Files 84DR08; 92PC08; 92DR11; 04AR66; 04AR30; 04AR54; DB05-0006.

STAFF REVIEWER: Michael R. Wheeler, Associate Planner

VICINITY MAP



RECOMMENDED CONDITIONS OF APPROVAL

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

<p>PD = Planning Division conditions BD = Building Division Conditions PF = Engineering Conditions NR = Natural Resources Conditions PW = Public Works Conditions FD = Tualatin Valley Fire and Rescue Conditions</p>	
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Request A: DB12-0060 – Stage II Final Plan
<p>PDA 1. On the basis of findings A1 through A33, this action approves the Stage II Final Plan for RTGT Properties, LLC, submitted with this application, approved by the Development Review Board, and stamped “Approved Planning Division” unless altered by a subsequent Board approval, or with minor revisions approved by the Planning Director under a Class I administrative review process.</p>
<p>PDA 2. Construction, site development, and landscaping shall be carried out in substantial accord with the plans, drawings, sketches, and other documents approved by the Board. The Applicant/Owner shall develop the site for use as a two-story automobile sales and service facility, unless altered by a subsequent Board approval, or minor revisions are approved by the Planning Director under a Class I administrative review process.</p>
<p>PDA 3. The Applicant/Owner shall provide the general contractor for the project with a copy of the approved plans and conditions of approval adopted by the City.</p>
<p>PDA 4. Prior to the Start of Construction, the Applicant/Owner shall assure that existing trees on the site shall not be disturbed, except for approved utilities, subject to final approval of the construction drawings by the City Engineer. During construction (i.e. streets, installation of utilities, excavation), the developer shall install temporary six (6) foot high chain link fencing at the dripline of trees proposed to be preserved. In addition to Building Division Review, final grading plans for the water quality/detention facilities and outfalls shall be reviewed and approved by the City Environmental Services Division and Natural Resources Manager, to ensure inclusion of a soil erosion control treatment plan that will minimize impact to downstream drainage resources.</p>
<p>PDA 5. Should the operations of this project by either the owner or future tenants fail to meet any performance standards of Subsection 4.135(.05) of the City’s Development Code, the property owner and/or future tenant(s) shall seek approval from the Planning Division for the City of Wilsonville.</p>

Engineering Division Conditions:

Standard Comments:

- PFA 1.** All construction or improvements to public works facilities shall be in conformance to the City of Wilsonville Public Works Standards.
- PFA 2.** Applicant shall submit insurance requirements to the City of Wilsonville in the following amounts:
- | | |
|---|-------------|
| General Aggregate | \$2,000,000 |
| Products-Completed Operations Aggregate | \$2,000,000 |
| Each Occurrence | \$2,000,000 |
| Automobile Insurance | \$1,000,000 |
| Fire Damage (any one fire) | \$ 50,000 |
| Medical Expense (any one person) | \$ 10,000 |
- PFA 3.** No construction of, or connection to, any existing or proposed public utility/improvements will be permitted until all plans are approved by Staff, all fees have been paid, all necessary permits, right-of-way and easements have been obtained and Staff is notified a minimum of 24 hours in advance.
- PFA 4.** All public utility/improvement plans submitted for review shall be based upon a 22"x 34" format and shall be prepared in accordance with the City of Wilsonville Public Work's Standards.
- PFA 5.** Plans submitted for review shall meet the following general criteria:
- Utility improvements that shall be maintained by the public and are not contained within a public right-of-way shall be provided a maintenance access acceptable to the City. The public utility improvements shall be centered in a minimum 15-ft. wide public easement for single utilities and a minimum 20-ft wide public easement for two parallel utilities and shall be conveyed to the City on its dedication forms.
 - Design of any public utility improvements shall be approved at the time of the issuance of a Public Works Permit. Private utility improvements are subject to review and approval by the City Building Department.
 - In the plan set for the PW Permit, existing utilities and features, and proposed new private utilities shall be shown in a lighter, grey print. Proposed public improvements shall be shown in bolder, black print.
 - All elevations on design plans and record drawings shall be based on NAVD 88 Datum.
 - All proposed on and off-site public/private utility improvements shall comply with the State of Oregon and the City of Wilsonville requirements and any other applicable codes.
 - Design plans shall identify locations for street lighting, gas service, power lines, telephone poles, cable television, mailboxes and any other public or private utility within the general construction area.
 - As per City of Wilsonville Ordinance No. 615, all new gas, telephone, cable, fiber-optic and electric improvements etc. shall be installed underground. Existing overhead utilities shall be undergrounded wherever reasonably possible.

- h. Any final site landscaping and signing shall not impede any proposed or existing driveway or interior maneuvering sight distance.
- i. Erosion Control Plan that conforms to City of Wilsonville Ordinance No. 482.
- j. Existing/proposed right-of-way, easements and adjacent driveways shall be identified.
- k. All engineering plans shall be stamped by a Professional Engineer registered in the State of Oregon.

PFA 6. Submit plans in the following general format and order for all public works construction to be maintained by the City:

- a. Cover sheet
- b. City of Wilsonville construction note sheet
- c. General construction note sheet
- d. Existing conditions plan.
- e. Erosion control and tree protection plan.
- f. Site plan. Include property line boundaries, water quality pond boundaries, sidewalk improvements, right-of-way (existing/proposed), easements (existing/proposed), and sidewalk and road connections to adjoining properties.
- g. Grading plan, with 1-foot contours.
- h. Composite utility plan; identify storm, sanitary, and water lines; identify storm and sanitary manholes.
- i. Detailed plans; show plan view and either profile view or provide i.e.'s at all utility crossings; include laterals in profile view or provide table with i.e.'s at crossings; vertical scale 1"= 5', horizontal scale 1"= 20' or 1"= 30'.
- j. Street plans.
- k. Storm sewer/drainage plans; number all lines, manholes, catch basins, and cleanouts for easier reference
- l. Water and sanitary sewer plans; plan; number all lines, manholes, and cleanouts for easier reference.
- m. Detailed plan for storm water detention facility (both plan and profile views), including water quality orifice diameter and manhole rim elevations. Provide detail of inlet structure and energy dissipation device. Provide details of drain inlets, structures, and piping for outfall structure. Note that although storm water detention facilities are typically privately maintained they will be inspected by engineering, and the plans must be part of the Public Works Permit set.
- n. Detailed plan for water quality facility (both plan and profile views). Note that although storm water quality facilities are typically privately maintained they will be inspected by Natural Resources, and the plans must be part of the Public Works Permit set.
- o. Composite franchise utility plan.
- p. City of Wilsonville detail drawings.
- q. Illumination plan.
- r. Striping and signage plan.
- s. Landscape plan.

PFA 7.	The applicant shall install, operate and maintain adequate erosion control measures in conformance with the standards adopted by the City of Wilsonville Ordinance No. 482 during the construction of any public/private utility and building improvements until such time as approved permanent vegetative materials have been installed.
PFA 8.	Applicant shall work with City's Natural Resources office before disturbing any soil on the respective site. If 1 to less than 5 acres of the site will be disturbed a 1200-CN permit from the City of Wilsonville is required.
PFA 9.	A storm water analysis prepared by a Professional Engineer registered in the State of Oregon shall be submitted for review and approval by the City to address appropriate pipe, conveyance and detention facility sizing.
PFA 10.	The applicant shall provide the City with a Stormwater Maintenance and Access Easement (on City approved forms) for City inspection of those portions of the storm system to be privately maintained including all conventional storm water facilities and Low Impact Development stormwater components including, but not limited to pervious services, perforated pipes, cleanouts, and biofiltration swale.
PFA 11.	All survey monuments on the subject site, or that may be subject to disturbance within the construction area, or the construction of any off-site improvements shall be adequately referenced and protected prior to commencement of any construction activity. If the survey monuments are disturbed, moved, relocated or destroyed as a result of any construction, the project shall, at its cost, retain the services of a registered professional land surveyor in the State of Oregon to restore the monument to its original condition and file the necessary surveys as required by Oregon State law. A copy of any recorded survey shall be submitted to Staff.
PFA 12.	Sidewalks, crosswalks and pedestrian linkages in the public right-of-way shall be in compliance with the requirements of the U.S. Access Board.
PFA 13.	The applicant shall provide adequate sight distance at all project driveways by driveway placement or vegetation control. Specific designs to be submitted and approved by the City Engineer. Coordinate and align proposed driveways with driveways on the opposite side of the proposed project site.
PFA 14.	Access requirements, including sight distance, shall conform to the City's Transportation Systems Plan (TSP) or as approved by the City Engineer. Landscaping plantings shall be low enough to provide adequate sight distance at all street intersections and alley/street intersections.
PFA 15.	If one does not already exist, applicant shall provide a minimum 6-foot Public Utility Easement on lot frontages to all public right-of-ways.
PFA 16.	Mylar Record Drawings: At the completion of the installation of any required public improvements, and before a 'punch list' inspection is scheduled, the Engineer shall perform a record survey. Said survey shall be the basis for the preparation of 'record drawings' which will serve as the physical record of those changes made to the plans and/or specifications, originally approved by Staff, that occurred during construction. Using the record survey as a guide, the appropriate changes will be made to the

	construction plans and/or specifications and a complete revised 'set' shall be submitted. The 'set' shall consist of drawings on 3 mil. Mylar and an electronic copy in AutoCAD, current version, and a digitally signed PDF.
Specific Comments:	
PFA 17.	The City has granted the Applicant's request for waiver of the traffic impact study. There is no change of use in the building from the previous occupant and minimal changes to the building square footage.
PFA 18.	Applicant shall submit \$500 to the City for easement recording fees and title insurance for the two tax lots being renovated.
PFA 19.	Public Works has identified the water service lines to this site are in need of replacement/upgrading. Applicant shall remove the two existing galvanized service lines in Parkway Avenue and replace with new service taps and copper lines. All costs of this work done in the right-of-way and up to the meter vaults, including repair of asphalt, shall be reimbursable by the City of Wilsonville.
PFA 20.	It is understood that the Applicant is adding only 4,297 square feet of impervious area to the project. Approximately 13,000 square feet of existing impervious surfaces will be removed, and some 22,440 square feet of pervious pavements will be added. As long as the development does not establish or increase the impervious surface area by more than 5,000 square feet, the project does not trigger stormwater detention requirements.
PFA 21.	It is understood that the Applicant is adding only 4,297 square feet of impervious area to the project. Water quality facilities are required when proposed development establishes or increases the impervious surface area by more than 5,000 square feet.

<i>Tualatin Valley Fire & Rescue Conditions:</i>	
FDB 1.	Provide the City of Wilsonville with documentation supporting the gross vehicle weight rating and point load of the Pervious Paving System used within the private drive aisle.
FDB 2.	Update the contents of the existing Knox box near the main entry door to the showroom.
FDB 3.	Provide a physical address visible from the main entry point along SW Parkway Avenue.
FDB 4.	Provide an NFPA 704 M placard on the exterior doors leading to the new Fluid Storage Room near the east property line.
FDB 5.	Provide signage on the door leading to the fire sprinkler control room (off of room # 113, sales office). Sign to read "Fire Sprinkler Riser".
FDB 6.	Verify that the existing fire sprinkler density and area calculations are consistent with the use and occupancy of the building.

(www.tvfr.com/resources/new_construction.aspx) The fire calcs will define how many hydrants are required, and if a building fire alarm or fire sprinkler system may be necessary. Neither hydrant location, number of required hydrants, nor building plan review can proceed without the completed fire calcs. (OFC B105)

FDB 7. Extend fire sprinkler protection to within elements of all new areas including the Fluid Storage Room and waste dumpster enclosure.

FDB 8. The existing fire service main double detector check valve vault is flooded with water and OS & Y valves do not benefit from tamper supervision. Upon relocation the vault (as noted on the plans), restore the gravity-natural drainage system or sump pump and provide valve tamper supervision connected to the building fire alarm system. All weather NEMA 6 tamper switches are recommend over standard service devices.

Public Works Conditions:

PWA 1. If Ron Tonkin Gran Turismo washes vehicles on site, it shall make provisions by installation of vehicle wash which is covered in the Wilsonville Code Section 8.116 Standards – Vehicle Wash Installations.

PWA 2. Outside Storage areas shall be covered and adequately sized to allow all containers to be accessible. See Section 8.210 (9) WC.

PWA 3. If maintenance will be performed in the building and there are floor drains, the sanitary sewer shall be protected with a grease, oil and or sand interceptor per Wilsonville code 8.210 (7).

Request B: DB12-0061 – Site Design Review

PDB 1. This action approves the Site Design Plans (landscaping, parking and architecture) stamped “Approved Planning Division”, dated February 11, 2013, except as modified below. The Applicant/Owner shall construct the project in substantial compliance with the approved plans, materials, and colors. If the installation of the landscaping is not completed within a six-month period once the automobile sales and service facility is completed, or within an extension of time authorized per Section 4.023, the security required by Condition PDB 4, below, may be used by the City to complete the installation. The Planning Director may process minor amendments to the project as a Class I Administrative Review.

PDB 2. All construction workers’ vehicles and job shacks associated with this project shall be parked and located on site.

PDB 3. The Applicant/Owner shall provide bicycle storage racks for a minimum of eight (8) bicycles. The proposed bicycle rack(s) shall be of the design such that bicyclists can provide their own locking device to secure the frame and both wheels. Location of the bicycle rack(s) with regard to nearby obstructions shall comply with the manufacturer’s specifications.

PDB 4. The Applicant/Owner shall provide security equal to 110% of the cost of the

<p>landscaping, as determined by the Community Development Director, to be filed with the City assuring such installation within six months of occupancy. "Security" is cash, certified check, and time certificates of deposit, assignment of a savings account and written right of access to the property, or such other assurance of completion as shall meet with the approval of the Community Development Director. If the installation of the landscaping is not completed within a six-month period once the structure is occupied 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 within the City shall be returned to the Applicant/Owner.</p>
<p>PDB 5. To ensure the longevity of all landscaped common areas, the Applicant/Owner shall install automatic irrigation system. Such irrigation plan shall be submitted with the Building Permit application drawings and shall be reviewed and approved by the Planning Division for consistency with this approval and landscape plan. Further, landscaping shall be professionally maintained by weeding, pruning and replacing dead plant material as necessary.</p>
<p>PDB 6. 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 cans when available. The landscaping plan shall be planted at such a density so as to provide a minimum of 95% coverage of landscape areas with vegetation, within a 3-year time period.</p>
<p>PDB 7. 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. 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 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 the City approves appropriate substitute species. Failure to maintain landscaping as required in this Section shall constitute a violation of the City Code for which appropriate legal remedies, including the revocation of any applicable land development permits, may result.</p>
<p>PDB 8. The subject site is within and surrounded by other properties within the LZ 2 and LZ 3 zones. All outside lighting shall always be arranged and shielded so as not to shine into SW Parkway Avenue, and to prevent any undue glare, reflection, nuisance, inconvenience, or hazardous interference of any kind.</p>
<p>PDB 10. All HVAC equipment shall be inconspicuous and designed to be screened from off-site view. The City reserves the right to require further screening if the equipment should it be visible from off-site after occupancy is granted.</p>
<p>PDB 11. The owner shall obtain a conditional use permit for any applicable wireless communications, facilities or satellite dishes pursuant to Section 4.184 and 4.800 of the Wilsonville Code.</p>
<p>PDB 12. All trees to be planted shall consist of nursery stock that meets requirements of the American Association of Nurserymen (AAN) American Standards for Nursery Stock.</p>
<p>PDB 13. All trees shall be equal to or greater than 2" caliper for deciduous species, or 8-10' tall for evergreens, unless otherwise modified by these conditions.</p>

PDB 14. Ground covers shall be planted at such a density so as to cover 80% of the planting area within 3-years of planting.
PDB 15. The Applicant shall install wheel stops for all off-street parking spaces along the easterly and southerly property lines, or in the alternative, the Applicant shall increase the depth of the proposed landscape along those property lines to a minimum of seven (7) feet.

Request C: DB12-0063 – Type ‘C’ Tree Removal Plan
PDC 1. Except as modified by Condition PDC 4, below, this action approves the Type ‘C’ Tree Removal Plan for RTGT Properties, LLC, for the plans submitted with this application, approved by the Development Review Board, and stamped “Approved Planning Division”.
PDC 2. The Applicant/Owner shall obtain a Type ‘C’ tree removal permit per the requirements of Subsections 4.610.40(.02)(A)(3) and 4.620(.10) prior to any earthwork (i.e., grading) of the site, and prior to the issuance of a grading permit by the City’s Building Division.
PDC 3. Prior to construction, the Applicant/Owner shall install six-foot-tall chain-link fencing, with ground-mounted metal stakes a maximum of eight (8) feet on centers, along the drip lines of trees proposed to remain. This fencing shall remain in place throughout construction of the proposed improvements.
PDC 4. The Applicant/Owner shall mitigate for the loss of the trees being removed by installing one (1) tree for each tree removed. Such replacement trees shall be a minimum two (2) inch caliper for deciduous trees removed, and six- (6) to eight- (8) feet tall for coniferous trees removed.

Request D: DB12-0068 – Master Sign Plan Modification
PDD 1. This action approves a Master Sign Plan modification for the plans submitted with this application, approved by the Development Review Board, and stamped “Approved Planning Division”.
PDD 2. Prior to installing signs the Applicant/Owner shall apply for a sign permit on a form entitled Planning Department Site Development Application to the Planning Division to ensure compliance with the DRB approval.
PDD 3. The Applicant/Owner of the property shall ensure that the signs and landscaping are installed in substantial compliance with the plans approved by the Development Review Board.
PDD 4. The Applicant/Owner shall obtain all necessary building and electrical permits (if applicable) from the City of Wilsonville needed for the installation of the proposed signage. See Findings D39 and D47.
PDD 5. The Applicant/Owner shall assure that the free-standing signs are located in compliance with Section 4.177(.01)(F) regarding clear vision.

PDD 6. The Applicant/Owner shall assure that the free-standing signs are located outside any existing easements that may be located along the southerly or easterly property lines of the site.

EXHIBITS:

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

A1. Staff Report (Project Summary, Findings of Fact, and Conclusionary Findings)

Applicant's Written and Graphic Materials:

- B1.** Letter from LRS Architects; dated 11/21/2012
- B2.** Notes from Christopher Freshley, Landscape Architect; not dated
- B3.** Memorandum to S. Adams, Traffic Engineer, with Attachment; dated 11/20/2012
- B4.** Applicant's Revised Narrative, by LRS Architects, Inc.; dated 12/19/2012
- B5.** Approved Master Sign Plan (DB05-0006; portion); dated 4/11/2005
- B6.** Drawing: Approved Master Sign Plan (DB05-0006); dated 4/11/2005

Full size and 11" x 17" size Drawings/Plan Sheets are also on file, and reduced plan sheets (i.e., 8.5" x 11") are provided in the DRB packets.

Note: Exhibits B7 – B29 comprise Applicant's graphic exhibits, as follows:

- B7.** Cover Sheet
- B8.** Sheet Ai1: Project Information
- B9.** Sheet Ai2: Architectural Information
- B10.** Sheet TOPO: Topographic Survey
- B11.** Sheet C100: Existing Conditions Plan
- B12.** Sheet C200: Grading and Erosion Control Plan
- B13.** Sheet C300: Composite Utility Plan
- B14.** Sheet L.1: Landscape Plan
- B15.** Sheet A101D: Existing/Demolition Site Plan
- B16.** Sheet A101: Site Plan
- B17.** Sheet A102: Waste & Recycle Enclosure and Site Details
- B18.** Sheet A103: Site Sections
- B19.** Sheet A201: Ground Floor Plan
- B20.** Sheet A202: Second Floor Plan
- B21.** Sheet A401D: Existing/Demolition Exterior Elevations
- B22.** Sheet A401: Exterior Elevations
- B23.** Sheet A501: Building Sections
- B24.** Sheet A502: Wall Sections & Details (Vehicle Delivery; Entry)
- B25.** Sheet A503: Wall Sections & Details (Vehicle Display; Fluid Storage)
- B26.** Sheet A504: Wall Sections & Details (Service Reception & Service)
- B27.** Sheet E101: Electrical Site Lighting Plan
- B28.** Sheet E102: Vertical Foot Candle Calculation
- B29.** Sheet E103: Horizontal Foot Candle Calculation

Exhibits B30 – B35 comprise Applicant's Appendix, as follows:

- B30.** Applicant's Exhibit A: Parking Calculation Tables
- B31.** Applicant's Exhibit B: Site Coverage and Landscape Calculations and Tables
- B32.** Applicant's Exhibit C.1 – C.3: Storage Area Tabulation and Existing and Proposed Signage Types
- B33.** Applicant's Exhibit D: Mixed Solid Waste and Recycling Storage Tabulation
- B34.** Applicant's Exhibit E: Exterior Lighting Cut Sheets
- B35.** Applicant's Exhibit F: Exterior Lighting Compliance Certificate

Exhibits B36 – B46 comprise Applicant's supplemental exhibits:

- B36.** Landscape Plant Material Cut Sheets; dated 9/21/2012
- B37.** Manufacturers Corporate Identity Exterior Signage Design Intent Documents
- B38.** 0704520 RT GT Geotech Report w Adds
- B39.** 9975-DD-Stormwater Memorandum-2012-09-18
- B40.** Allied Waste Services Letter 091412
- B41.** RT GT Wilsonville - material board

Staff Materials (e.g., Development Review Team)

- C1.** Engineering Division Conditions; dated 1/24/2013
- C2.** Public Works Conditions; dated 1/24/2013
- C3.** Tualatin Valley Fire & Rescue Conditions; dated 1/4/2013
- C4.** Letter from N. Kraushaar, PE, Community Development Director; dated 12/13/2012
- C5.** Vicinity Map
- C6.** Tax Map

Public Testimony

- D1.** Letters (Neither for nor Against): None submitted
- D2.** Letters (In Favor): None submitted
- D3.** Letters (Opposed): None submitted

SUMMARY OF ISSUES:

The current applications seek approval of a Stage II Final Plan, Site Design Review, Type ‘C’ Tree Removal Plan; and Master Sign Plan modification regarding a proposed remodel and expansion of an existing automobile sales and service facility. The proposal includes removal of some existing features, additions to the existing building, reconfigured off-street parking, landscaping, and relocated signage.

Based upon the Applicant’s submitted materials, the following are minor issues that have received attention in the noted discussions within this report. Their resolution is achieved through the imposition of recommended conditions of approval, as noted in the respective findings.

Issue: Vehicles overhang beyond curb. The Applicant proposes to reconfigure and expand the number of off-street parking spaces. The proposed number of spaces satisfies the minimum number required, but the design of some of the spaces (or bays) do not meet requirements for vehicle overhang. Nineteen spaces along the easterly and southerly property lines are proposed to extend beyond the curb into a landscape area that is only five (5) feet wide. This area is required to be increased to a minimum of seven (7) feet. As an alternative, the Applicant may install wheel stops for those spaces, or modify the proposed landscape width. See the discussion found beginning on page 23.

Issue: Two Monument Signs. The approved Master Sign Plan includes one monument sign (existing). Although the Applicant proposes to relocate this sign farther northwest, the approved sign area will be divided into two (2) companion monument signs, side-by-side, to advertise the two primary products for sale on site. Although each sign will be a separate structure, the two signs may be considered as one. See the discussion found beginning on page 35.

Issue: Exterior Sales Display Limits. The Applicant proposes to add exterior canopies at the west end of the remodeled building, in an effort to enable compliance with Code provisions regarding exterior sales areas per Section 4.116(.05)(G). It should be noted that such exterior displays of merchandise “...shall be completely covered...”, which will not allow the displayed vehicles to be placed farther south, west or north than the canopies themselves. See the discussion found beginning on page 17.

Issue: Additional Bicycle Parking Spaces Required. The Applicant’s tabulation of required bicycle parking has correctly applied the applicable rates for the respective uses within the building. However, each of these requirements also has a minimum number of bicycle spaces required. The Applicant proposes four (4) spaces; staff has determined that eight (8) spaces are required. Compliance can be accomplished through a condition of approval. See the discussion found beginning on page 26.

FINDINGS OF FACT:

1. Adjacent land uses to the subject property include:

Compass Direction	Adjacent Use
North	Commercial (Office)
East	Public (TVF&R Station 56)
South	Commercial (Super 8 Motel)
West	Commercial (Oregon Dental Association; Rite Choice Credit Union; 76 Fuel Center)

2. The subject application for the proposed development was submitted on September 21, 2012. The application was deemed complete on December 31, 2012. In order to comply with the state's 120-day rule, the City must render final decision by April 30, 2013. The Applicant's submittal contains a copy of the application form signed by the owner of the property. The application has been available for public inspection from the date of the City's receipt of the application.

3. Prior land use approvals for the subject property include Case Files 84DR08; 92PC08; 92DR11. These case files regard the previous use of the site as a cutlery manufacturing facility.

4. Relevant prior land use approvals on the subject property: Case Files 04AR66; 04AR30; 04AR54; DB05-0006. These cases regard the use of the site as an automobile sales and service facility.

5. The site is currently the location of a vacant two-story, commercial automobile sales and service facility and associated site improvements (i.e., circulation, parking, landscaping).

6. 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.

REQUEST A - CONCLUSIONARY FINDINGS: DB12-0060 – STAGE II FINAL PLAN

The Applicant has provided a detailed description of the proposed development (Exhibit B4), which is incorporated into this report by reference. The contents of the Applicant’s narrative will not be repeated here, except where necessary to demonstrate where applicable criteria are not satisfied.

Subsection 4.140 Planned Development Regulations

The Applicant has provided compliance findings to the applicable criteria (Exhibit B4). Staff concurs with these findings, except where otherwise noted. The following is derived from details found in Exhibit B16:

Area	Proposed (Sq. ft.)	Total (% of Site Area)
Building Footprint	22,687	26
Landscape Area	37,613	43
Hardscape	1,167	1
Parking Area	26,607	30
Total	88,074	100

The relevant Stage II Final Plan review standards are the following:

ZONING, Sections 4.100-4.141

Subsection 4.140.09(J): A planned development permit may be granted by the Development Review Board only if it is found that the development conforms to all the following criteria, as well as to the planned development regulations in Section 4.140.

Subsection 4.140.09(J) – Stage II Final Plan approval

Subsection 4.140.09(J)(1-3) stipulates the following criteria for Final Plan approval:

- 1. The location, design, size and uses, both separately and as a whole, are consistent with the Comprehensive Plan, and with any other applicable plan, development map or Ordinance adopted by the City Council.*
- 2. That the location, design, size and uses are such that traffic generated by the development can be accommodated safely and without congestion in excess of level service "D" defined in the highway capacity manual published by the National Highway Research Board on existing or immediately planned arterial or collector streets and will, in the case of commercial or industrial developments, avoid traversing local streets.*

3. *That the location, design, size and uses are such that the residents or establishments to be accommodated will be adequately served by existing or immediately planned facilities and services.*

Additionally, Subsection 4.140.09(J)(1) states: The location, design, size and uses, both separately and as a whole, are consistent with the Comprehensive Plan, and with any other applicable plan, development map or Ordinance adopted by the City Council.

Subsections 4.140.09(C-F): Stage II Final Plan

- A1. The Applicant's submittal documents provide sufficient detail to satisfy the requirements of Section 4.140(.09)(C) & (D). These criteria are met.

Comprehensive Plan and Zoning: Planned Development Commercial

- A2. The subject property contains one zoning district – PDC. The Comprehensive Plan identifies the subject property as Commercial.

Subsection 4.118.03(B): Waivers

- A3. The Applicant is not seeking any waivers to the Planned Development Regulations.

Subsection 4.116: Standards Applying to Commercial Developments in any Zone:

- A4. The zone allows the sale of new automobiles. Although currently vacant, facilities for this use currently exists on the subject property, by prior development approval, and are intended to remain.

Subsection 4.116(.05): Exterior Sales Areas:

- A5. The zone allows exterior sales areas. These areas are subject to a number of performance requirements, one of which is that the display area is limited to five (5) percent of the primary area of the retail operation, and it the display must be completely covered by a permanent structure. While the Applicant proposes canopies on two elevations of the remodeled structure, these areas do not fully cover the plaza, and as such, the portion of the plaza that is not covered is not eligible to be used for exterior sales displays.

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

- K. *All areas for parking and maneuvering of cars shall be surfaced with asphalt, concrete, or other surface...*
- A6. Asphalt/concrete surface is proposed for parking and drives. This code criterion is satisfied.
- 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.*
- A7. The City recently passed an outdoor lighting ordinance (Dark Sky), Ordinance No. 649, which is implemented by Section 4.199.50 of the Development Code. A discussion regarding Section 4.199.50 can be found beginning on page 29, regarding Request B.

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

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

(...)

A8. Vehicular Parking: The Applicant has submitted summary findings with regard to parking. The Applicant notes that 36 off-street parking spaces presently exist on the site (Exhibit B11). Based upon proposed retail, office, service and storage uses, a total of 60 parking spaces are required (Exhibit B16). This standard is satisfied by the proposed off-street parking.

Subsection 4.171. General Regulations – Protection of Natural Features and Other Resources

(.02) General Terrain Preparation:

A9. The site was developed as a cutlery manufacturing facility in 1984. The structure and site's use was converted to an automobile sales and service facility in 2004. Cultivated landscape materials have been installed, but no natural features remain, as a result.

(.03) Hillsides:

A10. The project-development site includes gentle- to generally flat slopes which are less than 25% grade. Therefore, this provision is not applicable.

(.04) Trees and Wooded Areas

A11. Thirty-six trees are located throughout the site. Twenty-four trees are proposed to remain, and will be protected during construction, and incorporated into the proposed landscape plan (Exhibit B14).

(.05) High Voltage Power Line Easements and Rights of Way and Petroleum Pipeline Easements:

A12. The subject site is not encumbered by high voltage power line easements and rights-of-way or petroleum pipeline easements; therefore, this provision is not applicable. A Bonneville Power Administration (BPA) power line is located within a transmission easement approximately 970 feet south of the site.

(.06) Hazards to Safety:

A13. The subject site is not located within a soil or geological hazard area (Exhibit B38). Review of the building plans and public works permit will ensure that best engineering practices are maintained.

Subsection 4.177 (.01)(A) – (B) - Street Improvement Standards.

A14. The site abuts SW Parkway Avenue. Street improvements currently exist along the frontage.

A15. Parkway Avenue is classified as a local street.

Subsection 4.177.01(E): Access drives and lanes

A16. Access points to the development include two (2) driveway approaches on SW Parkway Avenue. The two (2) existing access drives were previously reviewed by the City's Traffic Consultant, DKS and Associates (Exhibit C4), and found to be adequate.

Subsection 4.177(.01)(F): Corner or clear vision area.

A17. Clear vision areas and vertical clearance have been reviewed by the City Engineering Division to assure compliance with the Section 4.177. See Condition PFA 13.

Section 4.175: Public Safety and Crime Prevention

A18. The Wilsonville Police Department and Tualatin Valley Fire and Rescue provide emergency services to this site within the City. The proposed, remodeled structure is positioned for easy on-site surveillance next to SW Parkway Avenue, providing opportunity for clear on- or off-site security views. Street lighting currently exists, and revised site lighting is proposed (Exhibit B27). This provision is therefore satisfied.

A19. A two-panel freestanding sign is proposed at the northwest corner of the site on SW Parkway Avenue. Other existing signage is proposed to be modified by Request D, which will provide clear identification to the public and emergency personnel.

TRAFFIC

A20. The Applicant proposes to use the two (2) existing access points on SW Parkway Avenue.

Subsection 4.140(.09)(J)(2): Traffic Concurrency. "That the location, design, size and uses are such that traffic generated by the development at the most probable used intersection(s) can be accommodated safely and without congestion in excess of Level of Service D, as defined in the Highway Capacity manual published by the National Highway Research Board, on existing or immediately planned arterial or collector streets and will, in the case of commercial or industrial developments, avoid traversing local streets. Immediately planned arterial and collector streets are those listed in the City's adopted Capital Improvement Program, for which funding has been approved or committed, and that are scheduled for completion within two years of occupancy of the development or four year if they are an associated crossing, interchange, or approach street improvement to Interstate 5."

Additionally, Subsection 4.140(.09)(J)(2)(a)(ii) requires that the traffic study performed to determine whether a proposed project will generate traffic in excess of Level of Service D (LOS D) look at "what impact the estimate generated traffic will have on existing level of service including traffic generated by (1) the development itself, (2) all existing developments, (3) Stage II developments approved but not yet built, and (4) all developments that have vested traffic generation rights under section 4.140(.10), through the most probable used intersection(s), including state and county intersections, at the time of peak level of traffic."

A21. The Community Development Director has indicated in a letter (Exhibit C4) that the proposed, remodeled and expanded automobile sales and service facility will generate no more trips than the previous manufacturing use.

- A22. The location, design, and size of proposed, remodeled and expanded automobile sales and service facility will generate traffic in the form of 15 PM peak hour vehicle trips.
- A23. Staff reviewed a Transportation Impact Analysis dated June 30, 2004, prepared for the previous dealership, Gran Prix Motors. The project is hereby limited to no more than the following impacts:

Estimated PM Peak Hour Trips: 15 trips

Subsection 4.177.01(B): Sidewalk Requirements

- A24. The site is bounded by an existing sidewalk along its westerly street frontage. No additional sidewalk improvements are required, as a result.

Subsection 4.140.09(J)(3) Public Facilities stipulates, “That the location, design, size and uses are such that the residents or establishments to be accommodated will be adequately served by existing or immediately planned facilities and services.”

- A25. The proposed project currently has, or will be required to provide, adequate facilities necessary to serve the project.

Sanitary Sewer

- A26. The existing site is served by an 8” public sanitary sewer system in SW Parkway Avenue, which is routed around the fuel center to the southwest, then connects to the City’s 8” public system in SW Elligsen Road. All sanitary sewer and storm sewer pipelines and appurtenances located within City right-of-way (specifically SW Parkway Avenue), including laterals and service lines to the edge of the right-of-way, are owned and maintained by the City. See Conditions PFA 9 and PFA 19.

Water

- A27. The existing site is served by the City’s 16” public system in SW Parkway Avenue. See Condition PFA 19.

Storm Drainage

- A28. The site is served by an 8” storm sewer located at the northwest corner of the site, in SW Parkway Avenue. Due to the fact that the area of proposed disturbance is less than 5,000 sq. ft., a water quality treatment facility is not required; however, the applicant has elected to propose a treatment swale along the southerly property line (Exhibits PFA 8, PFA 20 and PFA 21).

Public Services

- A29. Staff has requested comment with public service providers (e.g., Police, Tualatin Valley Fire and Rescue, South Metro Area Rapid Transit [SMART], etc.) within the City about the potential of providing service to the subject project. Any comments received from those agencies are embodied in the conditions of approval.

Semi-Public Utilities

- A30.** The Applicant will need to consult with the private utility providers (e.g., gas, electric, cable, waste collection, etc.) within the City about the potential of providing service to the subject project. See Exhibit B40.
- A31.** Prior to the issuance of building permits by the City, the property owner shall be responsible for paying all applicable systems development charges (SDCs) for the proposed project.

Subsection 4.140(.09)(I): Duration of Stage II Approval

- A32.** Approval of the Stage II Final Plan will expire two years after the approval date, if substantial development has not occurred on the property in that time. The DRB may grant three (3) one-year extensions to this approval upon findings of good faith efforts to develop the property per this code criterion.

SUMMARY FINDING FOR DB12-0060 – Stage II Final Development Plan Modification:

- A33.** Based upon Conclusionary Findings A1 through A32, together with the conditions of approval referenced herein, it is the professional opinion of staff that the proposed Stage II Final Development Plan should be approved.

REQUEST B - CONCLUSIONARY FINDINGS: DB12-0061 – SITE DESIGN REVIEW

The Applicant proposes to remodel and expand an existing automobile sales and service facility, and associated site improvements. A detailed description of the proposed facility can be found in the Applicant's narrative (Exhibit B4), and illustrated in submitted drawings (Exhibits B7 through B29). The following is a tabular summary of the proposal:

Section 4.131 – PDC Planned Development Commercial

Subsection 4.131(.01)(A)(9): *Uses Typically Permitted*

B1. By reference to Section 4.131.05(.03)(B), the existing automobile sales and service facility for new cars is a permitted use in the PDC zone, if located within a fully enclosed building. The sale of used cars is also permitted in conjunction with a new car dealership. Section 4.131(.02)(B).

Subsection 4.131(.03): *Block and Access Standards*

B2. The existing automobile sales and service facility is located on the east side of SW Parkway Avenue. The next intersection north is SW Sun Place, opposite the norther;y property line of the site.

B3. Block and access standards are not affected by the Applicant's proposal.

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

B4. The proposed parking for the remodeled automobile sales and service facility separates pedestrian and vehicular traffic, and provides efficient parking lot circulation through the use of a loop driveway with two (2) access points. The sidewalk system connects the east and west entries of the structure to the public right-of-way of SW Parkway Avenue. Proposed is vehicle parking for 60 spaces.

Subsection 4.155(.01)(B): *Site design and impervious surfaces shall address the environmental impacts of air and water pollution, as well as climate change from heat islands.*

B5. The proposed landscape plan demonstrates compliance with this Code section's shade tree parking lot requirements, providing shade to the proposed parking area.

Subsection 4.155(.01)(C): *The view of parking lots from public rights-of-way.*

B6. Where proposed off-street parking is visible from off-site, the Applicant is proposing landscape screening in order to buffer the view (Exhibit B14).

B7. Proposed pedestrian walkways channel pedestrians to the front entrances of the building from the west. Sidewalk surfaces or landscaping areas are directly abutting most parking bays.

Subsection 4.155(.02) General Provisions:

- G. The nearest portion of a parking area may be separated from the use or containing structure it serves by a distance not exceeding one hundred (100) feet.*
- B8.** The proposed parking areas are not located more than one hundred (100) from the structure. This provision is therefore satisfied.
- H. The conducting of any business activity shall not be permitted on the required parking spaces, unless a temporary use permit is approved pursuant to Section 4.163.*
- B9.** The Applicant is not proposing any business activity in the proposed parking areas. The owner will need to obtain a temporary use permit from the City's Planning Division for any business conducted within the parking areas.
- 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.*
- B10.** The subject site is not abutting a residential development; thus, this provision is not applicable.
- 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.*
- B11.** The Applicant has provided graphic evidence specific to this provision. Most proposed parking spaces comply with this requirement. Most of the proposed 9' x 18' parking spaces are designed with at least seven (7) feet of abutting landscape or sidewalk width, and, as such, do not require wheel stops. However, the nineteen (19) easterly and southerly parking bays are not proposed to have wheel stops, which will result in vehicles overhanging the proposed landscape abutting to the east or south. Wheel stops will be required for these bays, in order to meet code. See Condition PDB 15.
- K. All areas used for parking and maneuvering of cars shall be surfaced with asphalt, concrete, or other surface, such as "grasscrete" in lightly-used areas, that is found by the City Engineer to be suitable for the purpose. In all cases, suitable drainage, meeting standards set by the City Engineer, shall be provided.*
- B12.** The Applicant has submitted plans to demonstrate that asphalt and/or concrete will be utilized. This criterion is therefore satisfied.
- 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.*
- B13.** The City recently passed an Outdoor Lighting Ordinance. A detailed discussion of the proposal's compliance with these site lighting requirements can be found beginning on

page 29 of this report.

N. Compact car spaces.

B14. By provision of this section, the Applicant is permitted up to 24 compact spaces (60 x 40% = 24 spaces). The Applicant is proposing 19 compact spaces (Exhibit B16).

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.

B15. The parking area along the easterly and south property line proposes to allow vehicles to overhang the curb, extending into landscape areas. As such, the planter must be at least seven (7) feet wide. However, the nineteen (19) easterly and southeasterly parking bays are not proposed to provide wheel stops, and the abutting landscape is only proposed to be five (5) feet in width. The Applicant will be required to add wheel stops to these parking bays to prevent vehicles from overhanging beyond the curbs. In the alternative, the Applicant could provide the required seven (7) foot landscape depth. With the addition of a condition of approval, this provision can be satisfied. See condition PDB 15.

Subsection 4.155(.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.

B16. Staff finds the site plan to be designed with adequate access and maneuvering areas.

B17. Pedestrian access to the site will be taken from the existing sidewalk on SW Parkway Avenue. Access to the building can be taken directly from this sidewalk. It is the professional opinion of staff that the proposed circulation system meets the requirements of this provision.

B. Parking and loading or delivery areas landscaping requirements

B18. Parking Lot Landscaping as a Percentage & Parking Areas Visible from the Right-of-Way: The total landscape area is 37,613 SF. Of that landscaped area, more than 10% is next to, or within the parking areas (Exhibit B14). Much of the landscaping is devoted to screening parking lots from the abutting properties to the west, east and south. It is the professional opinion of staff that the proposed landscape design does provide a full screen of the proposed parking areas, consistent with the Low Screen or High Screen Landscaping Standard.

B19. Parking Areas Visible from Adjacent Properties: A rebuilt public fire station/command center facility is located abutting to the east, and an office building to the north. The Applicant proposes to install plantings along the easterly and southerly

boundaries of the project site consistent with the Low Screen Landscape Standard. The existing, remodeled automobile sales and service facility will continue to screen the view of the proposed parking lot from the property to the north. Proposed plantings along the westerly edge of the proposed parking (east) are intended to provide required screening for the commercial sites to the west.

B20. Landscape Tree Planting Areas: The Applicant has provided a landscape plan illustrating the location of proposed planting areas (Exhibit B14). Staff finds that the six (6) proposed planting islands are a minimum of eight (8) feet in width, meeting code. The code further requires that the Applicant provide one (1) tree per (8) parking spaces. The Applicant is proposing 60 parking spaces; at one tree per eight spaces, the proposed parking would require at least eight (8) trees. According to the submitted plans, the Applicant is proposing seven (7) trees in proposed planting islands, with eight (8) additional existing trees along the south and east perimeter of the parking area, satisfying the requirement.

Subsection 4.155.(03)(B)(4): *Parking for ADA*

B21. The Applicant is proposing to install 60 parking spaces. Based upon the requirement of one ADA-accessible parking space for every fifty (50) standard spaces, the Applicant is required to provide one (1) ADA-compliant parking space. The Applicant is proposing to install two (2) ADA-compliant spaces near the westerly building entrance. The provision of one (1) of these spaces meets the required minimum. Final design of ADA parking will be reviewed by the Building Division staff upon application for a building permit.

Subsection 4.155.(03)(B)(5): *Connection of Parking Areas*

B22. All of the existing or proposed parking is connected by the existing loop access drive.

Subsection 4.155.(03)(B)(6) through (8), and Table 5: Parking Standards.

B23. Vehicular Parking: The proposal is for a remodeled and expanded automobile sales and service facility. As noted in the table below, per Section 4.155.(02)(C), the Applicant is required to provide a minimum of 60 parking spaces. Proposed are 60 spaces, including two (2) ADA-compliant spaces for the physically challenged. This provision is therefore satisfied.

Table 2: PARKING STANDARDS					
Use	Sq. Ft.	Parking Minimum	Parking Maximum	Bicycle Minimum	Loading Berths Minimum
Retail (Automobiles)	13,426	22 (1.67/1000)	83 (6.2/1000)	1.7 (1/8,000; min. of 2)	

Office	4,122	11 (2.7/1000)	20 (4.1/1000)	0.8 (1/5,000; Minimum of 2)	
Service/Repair Shop	6,256	26 (4.1/1000)	39 (6.2/1000)	1.6 (1/4,000; Minimum of 2)	
Storage	2,817	1 (0.3/1000)	2 (0.5/1000)	0.3 (1/1000; Minimum of 2)	
Total	26,634	60 min.	144 max.	8 min.	1 min.¹

B24. Bicycle Parking: Per Section 4.155(.02)(C), the Applicant is required to provide bicycle parking. Based upon the respective square footages of proposed uses within the building, the Applicant is required to provide a minimum of eight (8) bicycle parking spaces. The Applicant has submitted a site plan (Exhibit B16) which illustrates the location of proposed bicycle parking east of the main building entry (west), and a parking analysis (Exhibit B30) that specifies that four (4) spaces will be provided. The proposed number of bicycle parking spaces is deficient of the minimum required. The Applicant will be required to provide four (4) additional bicycle parking spaces, resulting in a total of eight (8) bicycle parking spaces, in order to meet the requirement. See Condition PDB 3.

Section 4.167: General Regulations - Access, Ingress and Egress.

B25. Primary access to the site is currently on SW Parkway Avenue, where two (2) driveway approaches were constructed in 1984. The current proposal will continue to utilize these approved access locations.

B26. The two (2) existing access points on SW Parkway Avenue will be retained (Exhibit B11).

Subsection 4.171: General Regulations – Protection of Natural Features and Other Resources

(.02) General Terrain Preparation:

B27. The Applicant has provided summary findings (Exhibit B4), noting that revised grading will be completed in accordance with the Uniform Building Code. These provisions will be further guaranteed through review of required Grading and Erosion Control Permits by the Building Division staff.

¹ Off-street loading is required on the basis of overall floor area for commercial, industrial and public facility uses. The proposed floor area is within the range of 5,000 to 30,000 sq. ft., which requires one (1) off-street loading space.

(.03) Hillsides:

B28. The subject property is moderately sloping, draining northeast to southwest at a slope of approximately 4%. Therefore, this provision is not applicable.

(.04) Trees and Wooded Areas:

B29. The subject site contains 36 existing trees, which are a part of a mature, approved landscape design. No wooded areas exist on the site. Twelve trees are proposed to be removed from the site, in order to construct proposed improvements. This removal is addressed regarding Section 4.600, beginning on page 33 of this report.

(.05) High Voltage Power-line Easements and Rights of Way and Petroleum Pipeline Easements:

B30. The subject site is not encumbered by high voltage power-line easements and rights-of-way or petroleum pipeline easement. Therefore, this provision is not applicable.

(.06) Hazards to Safety:

B31. The subject site is not located within a soil or geological hazard area (Exhibit B38), nor is it located in an area prone to forest and brush fires. Review of the building plans and public works permit will ensure that best engineering practices are maintained.

Section 4.176: Landscaping, Screening, and Buffering

Subsection 4.176(.01)(A) through (I): Purpose

B32. As stated in findings B33 and B34, below, the Applicant's landscape plan satisfies the requirements of the Low Screen and High Screen Landscape Standards.

Subsection 4.176(.02)(D)(1) and (2): Low Screen Landscaping Standard

B33. The proposed landscape planting along the east and south sides of the property will provide a visual screen three (3) feet in height and 95% opaque year-round, meeting code.

Subsection 4.176(.02)(E)(1) and (2): High Screen Landscaping Standard

B34. The existing landscape planting along the west side of the proposed parking on the east side of the property will provide a visual screen six feet in height and 95% opaque year-round, meeting code.

Subsection 4.176(.03): Landscape Area

B35. This section requires that not less than 15% of the total lot area be landscaped with plants. The Applicant's submittal documents include a total site area summary (Exhibit B16). This summary states that the site, which is comprised of 2.02 acres (88,074 SF), contains 43% (approximately 37,613 SF) landscape coverage, satisfying this Code criterion. The plan further complies with this Code section by providing a balance between various plant forms and heights, and uses a mix of native and ornamental species (Exhibit B14).

Subsection 4.176(.04)(A)-(E): *Buffering and Screening*

B36. The Buffering and Screening section requires that all more intensive developments be screened and buffered from less-intensive development, and that roof- and ground-mounted HVAC equipment and outdoor storage areas be adequately screened from off-site view. The locations of proposed HVAC units have not been illustrated as part of this application. The Applicant will be required to demonstrate that proposed roof-mounted equipment will be screened from view as a part of the review of the building permit. With Condition PDB 10, this criterion can be satisfied.

Subsection 4.176(.06)(A)-(E): *Plant Materials*

B37. The Applicant proposes to install trees that are well-branched and typical of their type as described in current American Association of Nurserymen (AAN) Standards, and all are proposed to be balled and burlapped (B&B).

Subsection 4.176(.07): *Installation and Maintenance*

B38. Conditions PDB 4 and PDB 5 is recommended as a condition of this action, to address installation and maintenance of the required plant materials.

Subsection 4.176(.10): *Completion of Landscaping*

B39. Condition PDB 4 is recommended as a condition of this action, to address completion of landscaping.

Subsection 4.176(.11): *Street Trees*

B40. There are nine (9) existing street trees along SW Parkway Avenue, meeting code. However, the Applicant proposes to remove three (3) of these trees in order to construct the proposed plaza, and mitigate their replacement, as illustrated in the landscape plan (Exhibit B14). See Condition PDC 4.

Subsection 4.176(.12)(D): *Irrigation*

B41. An existing irrigation system is proposed to be retrofitted (Exhibit B4) and is required in order to assure that the installed plants will survive. Detailed plans for the irrigation system are required to be submitted, reviewed and approved when in compliance with the Code, as part of the review of building permit construction plans.

Subsection 4.177(.01)(B) provides the following criteria for sidewalks:

B. All streets shall be developed with curbs, utility strips and sidewalks on both sides; or a sidewalk on one side and a bike path on the other side.

B42. An existing sidewalk is located along SW Parkway Avenue, which is already built to the fully-anticipated width, including sidewalks. The existing improvement includes curb and gutter, sidewalk, and street trees.

B43. Pedestrian connection to the interior of the site would be made via a well-defined sidewalk from the proposed, remodeled automobile sales and service facility, to the sidewalk at SW Parkway Avenue.

Subsections 4.400(.02)(A) through (J): Site Design Review

This section specifies the purpose and objectives of site development requirements and the Site Design Review procedure.

B44. The proposed landscape plan has been designed to define the interior driveway system, as well as utilize the existing perimeter plantings, and has been designed to ensure a high quality visual environment. These plantings, once installed, will result in a harmonious development and are designed to support the purpose and objectives of the Site Design Review criteria.

Subsection 4.430: Location, Design, and Access Standards for Mixed Solid Waste and Recycling Areas

B45. Subsection 4.430(.03)(C) requires the enclosure of stored materials. The Applicant has illustrated the location (Exhibit B16) and illustrated the enclosure’s proposed appearance (Exhibit B17). This requirement is satisfied.

Section 4.199 Outdoor Lighting

Section 4.199.40: Lighting Systems Standards for Approval

B46. The Applicant has provided findings and drawings demonstrating compliance with the Performance Option (Exhibits B27 – B29). The Applicant has submitted lighting cut sheets to demonstrate proposed lighting (See Exhibit B24). The submitted cut sheet identifies the proposed lighting as “cutoff”. The Applicant has demonstrated that the proposed lighting system is below the maximum lighting allowed for the portions of the site within LZ 2 and LZ 3 zones, meeting code (Exhibit B35).

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

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

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 up-light lumens shall be less than the allowed amount per Table 9.

Table 9: Performance Method			
		Maximum Light Level at property Line	
Lighting Zone	Max. % of direct Up-light lumens	Horizontal plane at grade (foot candles – fc)	Vertical plane facing the site in question from grade to mounting height of highest mounted luminaire (foot candles – fc)
LZ2	5%	0.2 fc	0.4 fc
LZ 3	10%	0.4 fc	0.8 fc

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:

B47. Submitted lighting plans include photometric for horizontal compliance and vertical compliance with Table 9. See the Applicant's Lighting Plan (Exhibits B27 - B29), demonstrating that the proposed lighting meets code.

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

B48. The Applicant is proposing poles 25 feet tall, in compliance with the maximum mounting heights.

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.

B49. The subject site is within the both LZ 2 and LZ 3 zones, and surrounded by other properties within the LZ 2 (north and west) or LZ 3 (west, south and east) zones. Pursuant to Table 10 of Section 4.199, the curfew for the LZ 2 zone is 10:00 PM; and, for the LZ 3 zone is midnight (2400 hours). The Applicant has indicated that lighting for the remodeled and expanded automobile sales and service facility will reduce illumination at 10:00 PM, in compliance with the requirements (Exhibit B4).

C. The maximum pole or mounting height shall be consistent with Table 8.

B50. The subject site is within the LZ 2 (north) and LZ 3 (south) zones. Pursuant to Table 8 of Section 4.199, the maximum mounting height for lighting for walkways, bikeways, plazas and other pedestrian areas is 18 feet, and 40 feet for private roads, driveways and parking (See excerpt of Table 8, below). The Applicant is proposing pole-mounted and bollard lighting. The height of the proposed lighting (See Exhibit B27) is shown at 25 feet high. This pole height is in compliance with the standard.

Table 8: Maximum Lighting Mounting Height In Feet (Excerpt)			
Lighting Zone	Lighting for private roads, driveways, parking, bus stops and other transit facilities	Lighting for walkways, bikeways, plazas and other pedestrian areas	All other lighting
LZ 2	40	18	8
LZ 3	40	18	16

B51. As indicated above, the site is within both the LZ 2 and LZ 3 zones. Pursuant to Table 7 of Section 4.199, the allowed lighting power for the site is 5,274 watts (see calculation, Exhibit B35). The Applicant is providing 3,517 watts total for all areas of site. This proposed illumination is 1,757 watts below the allowed lighting power for the site, therefore meeting code.

ARCHITECTURE:

Subsection 4.421(.03): *Objectives of Section 4.400 shall serve as criteria.*

Subsections 4.400(.02)(A) through (J): *Purposes and Objectives of Site Design Review*

B52. The proposed remodeled automobile sales and service facility’s architecture is designed to provide good quality visual environment, supportive and complimentary of other businesses in the near vicinity. Generally, the proposal will not result in drab or inharmonious development and supports the purpose and objectives section of the site design review criteria. The building massing, materials and presentation to the site provide the project with the ability to stand-alone architecturally and will result in an attractive public facility that will complement the abutting rebuilt fire station/command center, office building, and hotel. The proposed building elevations (Exhibit B22) and color board (Exhibit B46) depict architectural treatments and materials that will complement the design and materials of these adjacent buildings and facilities. The materials were chosen to provide a visual blend with the building materials of the surrounding properties.

Subsections 4.421(.01)(C) and (G): *Criteria and Application of Design Standards.*

B53. All design standard criteria (Section 4.421) have been addressed and satisfied.

Section 4.156: Signs

B54. The Applicant is proposing one (1) two-panel monument sign near the north entry to the site (Exhibit B20), and relocation of wall graphics signs on the remodeled building. These signs are reviewed in Request D, as a part of a Master Sign Plan modification.

Section 4.800: Wireless Communications Facilities

B55. Equipment anticipated for installation in association with the proposed, remodeled automobile sales and service facility is not considered to be a wireless communication facility, pursuant to the definition found in Section 4.001, because such equipment would not be for commercial communications. These provisions are therefore not applicable.

SUMMARY FINDING FOR DB12-0061 – Site Design Review

B56. Based upon Conclusionary Findings B1 through B55, together with the conditions of approval referenced herein, it is the professional opinion of staff that the proposed Site Design Review plans meet the applicable review criteria.

**REQUEST C - CONCLUSIONARY FINDINGS: DB12-0063 – TYPE ‘C’ TREE
REMOVAL PLAN**

The Applicant proposes to remove 12 trees from the existing site, in order to enable the remodeling and expansion of an existing automobile sales and service facility and associated site improvements. The existing trees are part of a mature landscape planting which was initially installed when the existing facility was constructed in 1984.

Subsection 4.610.10(.01): *Standards for Tree Removal, Relocation or Replacement*

- C1.** The removal of 12 coniferous and deciduous trees throughout the site is necessary in order to re-grade the site and construct the proposed expansion of the existing facility.
- C2.** The Applicant has identified 36 trees on the site (Exhibit B11). The Applicant identifies the need to remove 12 trees in order to construct the proposed, remodeled and expanded automobile sales and service facility, together with related site improvements (Exhibit B14). The Applicant proposes to mitigate for the tree removal, by installing 31 replacement trees to do so (Exhibit B14).

Subsection 4.610.10(.01)(H)(1): *Necessity for Construction*

- C3.** Twenty-four trees not identified for removal are proposed to be retained as part of the on-site landscaping. The proposed tree removal meets this code requirement. The Applicant will need to obtain a Type “C” Tree Removal Permit prior conducting to any earthwork (i.e., grading) on the site, or removal of trees. See Condition PDC 2.

Subsection 4.620.00(.02) – (.05): *Tree Relocation, Mitigation, or Replacement*

- C4.** The Applicant’s tree survey indicates that 12 trees will be removed. As listed on the tree removal plan (Exhibit B14), 24 trees will be retained. The Applicant proposes to install 31 trees as mitigation, which exceeds the minimum requirement.
- C5.** The proposed planting plan indicates that 31 trees will be planted (Exhibit B14). These 31 trees are sufficient to meet the minimum mitigation requirement. The proposed replacement trees meet the size requirement for their species per Subsection 4.176(.06)(B). The proposed mitigation meets these code requirements.

Subsection 4.610.40: *Type “C” Permit*

- C6.** The Applicant must subsequently apply for a Type “C” Tree Removal Permit per Subsection 4.610.40(.02). Planning Division staff will not issue this permit until the application complies with the approved Type “C” Tree Removal Plan. The Applicant/Owner cannot start construction/grading prior to the issuance of the Type “C” Tree Permit. In addition to the requirements of 4.610.40(.02)(A)(3), the Applicant’s submittal materials for this permit shall demonstrate how compliance with Subsection 4.620.10(.01)(H)(1), *Necessity for Construction*, will be met. With Condition PDC 2, this criterion can be met.

SUMMARY FINDING FOR DB12-0063 – Type C Tree Removal Plan

- C7.** Based upon Conclusionary Findings C1 through C6, together with the conditions of approval referenced herein, it is the professional opinion of staff that the proposed Type C Tree Removal Plan meets the applicable review criteria.

**REQUEST D - CONCLUSIONARY FINDINGS: DB12-0068 – MASTER SIGN PLAN
MODIFICATION**

City Of Wilsonville Planning And Land Development Ordinance

Section 4.156: Sign Regulations

Section 4.156(.01): Purpose

A. To ensure that signs are designed, constructed, installed and maintained so that public safety and traffic safety are not compromised;

D1. The proposed monument sign and wall graphics signs will be required to be constructed and installed in a manner such that they will meet all applicable building codes and sign codes. They will not impact traffic safety in any way. See Conditions PDD 2 and PDD 4.

D2. To assure such compliance, the Applicant will be required to obtain building permits, when necessary, to ensure public safety is provided. In addition, the owner of the facility has the responsibility to ensure that routine maintenance is performed. Condition PDD 4 will guarantee that the Applicant apply for the appropriate building and electrical permits.

B. To allow and promote positive conditions for meeting the needs of sign users while avoiding nuisances to nearby properties and the community overall;

D3. The Applicant proposes to increase the size of the previously-approved monument sign, and relocate most of the affected wall signs for the proposed, remodeled two-story automobile sales and service facility. Despite the proposed relocation, the originally approved overall sign area will remain the same following the proposed modification.

D4. Staff finds that the proposed modifications to the MSP are not excessive and will provide clarity as to the location of products being offered for sale within the building, while increasing the visibility of the development from the street. Furthermore, the proposed signs would avoid nuisances to nearby properties, (i.e., confusion about the business' location). Staff agrees that the proposed Master Sign Plan modifications will not create a nuisance to adjacent properties or passersby. This code criterion is met.

C. To reflect and support the desired character and development patterns of the various zones;

D5. The modified free-standing monument sign and relocated wall graphics signs are consistent with the allowable types of signs used in this zone for commercially used property. They will provide a clean, visibly appealing identification feature that is consistent with the proposed building architecture, materials and colors. The subject site is surrounded by a mix of commercial uses. It is the professional opinion of staff that the Applicant's

proposed modified free-standing monument sign and relocated wall graphics signs are compatible with signage within the general vicinity. This provision is satisfied.

D6. The subject site is within the Planned Development Commercial (PDC) Zone. Signage is a functional part of commercial development. A mix of sign types exists within the PDC zone, within the vicinity of the site. Styles include illuminated and non-illuminated wall graphics signs, as well as freestanding and monument signs.

D. To allow for variety in number and type of signs in appropriate locations, while preventing signs from dominating the visual appearance of the area;

D7. The previously-approved Master Sign Plan (Case File DB12-0006; Exhibit B5) supports a variety of sign types including monument and building graphic signs constructed of masonry, metal and composite materials, with and without illumination. The size, scale, and design of the proposed, modified monument sign is similar to other signs for commercial buildings in this north Wilsonville commercial neighborhood, and would not visually dominate the signs of surrounding properties. This criterion is met.

E. To prevent the construction or use of signs that would otherwise detract from the design of adjacent buildings or properties;

D8. The proposed monument sign will be larger than the previously-existing monument sign. The design will be consistent with the proposed, remodeled and expanded automobile sales and service facility. This criterion is met.

F. To provide the public with adequate opportunity for needed information that can be supplied through signage;

D9. The proposed signage will provide the public with needed information about the products available from the business that will occupy the facility. Staff finds that the proposed Master Sign Plan modifications will provide the public with needed information about the remodeled and expanded automobile sales and service facility on the site. This criterion is met.

G. To stabilize and improve property values and prevent the creation of blighted areas;

D10. Staff finds that the proposal will provide clear, non-confusing identification of the products available from the site's business, Ron Tonkin Gran Turismo, which will help prevent traffic congestion and confusion when motorists are trying to locate the business within this neighborhood. Providing adequate, visible signage for this remodeled facility will increase the value of the property. Having an occupied commercial facility will improve the appearance of this building, and will add significantly to the value of the community. This code criterion is met.

H. To provide for the clear identification of structures in order to enhance public safety; and

D11. The proposed modified Master Sign Plan is intended to enable clear identification of the products available from the businesses within the remodeled automobile sales and service facility. This code criterion is met.

I. To ensure the protection of the constitutionally guaranteed right of free speech.

D12. The proposed Master Sign Plan modification is consistent with the constitutionally guaranteed right of free speech and the Wilsonville Code. This right would not be altered by the Applicant's proposal. This code criterion is met.

Section 4.156(.02): Application For Sign Permits.

A. Review Processes

1. Any decision for approval of a sign proposal shall include written findings addressing the following criteria:

a. The proposed signage complies with the specific objectives in subsection 4.156(.01) of this Code;

D13. Please refer to a detailed discussion of Subsection 4.156(.01), beginning on page 35, above.

b. The proposed signage is compatible with developments or uses permitted in the zone in terms of design, materials used, color schemes, proportionality, and location, so that it does not interfere with or detract from the visual appearance of adjacent development;

D14. The subject site is within a PDC zone. The location of proposed signage does not meet the current requirements of the approved Master Sign Plan (Exhibit B5). The Applicant is seeking approval of a modification to the existing Master Sign Plan, which would alter the location, design, materials and height of the previously-approved monument sign and wall graphics signs. A discussion of the Applicant's proposed design can be found beginning on page 41.

D15. In terms of compatibility with surrounding development, staff finds that the proportions of the proposed signs, as well as the proposed materials are similar to that of signage within this commercial neighborhood. The majority of the signage in the area consists of metal or translucent signs and low-lying or tall masonry monument signs.

c. The proposed signage will not create a nuisance or result in a significant reduction in the value or usefulness of adjacent properties;

D16. Staff has received no evidence or indication that the proposed, modified Master Sign Plan will intentionally interfere with the use or enjoyment of surrounding properties, or cause

substantial harm, such as a reduction in value of property. This code criterion has been met.

d. If the proposed signage is to be temporary, the length of time for which it is permitted shall be reasonable in terms of the purpose and nature of the signs that are proposed, but not to exceed one (1) year from the date of approval;

D17. Temporary signs are not proposed.

e. If the application involves a Variance, it shall be subject to the standards and criteria listed in Section 4.196; and

D18. A variance is not being sought as part of the subject application.

f. All of the relevant application filing requirements of Chapter 4 have been met.

D19. The Applicant has met all of the relevant filing requirements for DRB review of this application. This code criterion has been met.

Section 4.156(.03): General Provisions Affecting Signs.

A. Approval of Permits.

B. Sign Measurement.

D. Master Sign Plans. A master sign plan is required for developments containing three (3) or more non-residential occupants, including but not limited to tenants, businesses, agencies, and entities. Additionally, the developer of any project may apply to have the development's signs reviewed through master sign plan procedures. A master sign plan shall be submitted at the time the development is reviewed by the Development Review Board. Master sign plans shall contain the method of illumination, the number, locations, and sizes of signs. The proposed master sign plan shall also show the estimated number of tenant signs and the total square footage of all signs within the development. Lettering styles and sizes for all occupants of the development shall be shown if known at the time of application.

D20. The subject site is subject to an existing Master Sign Plan (Exhibit B5). In 2005, the site received Master Sign Plan approval for the existing signage (Case File DB05-0006). This proposal seeks to modify the original Master Sign Plan, affecting only the existing, approved monument sign, and relocating approved wall graphics signs. The submitted plans demonstrate the method of illumination, the number, location and size of signs (Exhibit B22).

1. In reviewing a master sign plan, the Development Review Board may regulate size, location, number and type of proposed signage in accordance with Sections 4.400 through 4.450 of this Code.

D21. For a detailed discussion of Sections 4.400 through 4.450, please see the discussion beginning on page 41.

2. *The Development Review Board may grant waivers from the requirements of this Section where the overall design of the master sign plan is found by the Board to assure attractive and functional signage. The Board shall give consideration to the size and scale of the proposed development, as well as the number of separate entrances, when acting on a master sign plan for a large development.*

D22. The Applicant is not seeking any waivers.

3. *Any existing sign, whether or not it is to be retained, must be shown on the plan. It shall be the responsibility of the property owner or the owner's agent to administer and control any aspect of an approved master sign plan that is more restrictive than the City's sign regulations. Individual business signs that are part of a master sign plan are subject to the permit application process.*

D23. The subject site previously had one (1) monument sign, and several wall graphics signs. The proposal is for a Master Sign Plan modification, specifically to replace and relocate the monument sign, and relocate wall graphics signs for the proposed, remodeled two-story building (Exhibit B21). The Applicant has provided a detailed analysis of existing and proposed signage (Exhibit B22). This provision is therefore satisfied.

4. *Applications for temporary signs on properties that are subject to master sign plans shall be reviewed by the Planning Director or Development Review Board through the Administrative Review process. Such temporary signs are not required to meet the strict standards of the approved master sign plan but shall be required to be designed, or limited in duration, to avoid conflicts with the master sign plan.*

D24. The application does not include a request for temporary signage; therefore, this provision is not applicable. Future requests for temporary signage will be required to comply with this provision.

Section 4.156(.06): Sign Area

D25. Sign area for the site is regulated by the approved Master Sign Plan (DB05-0006; Exhibit B5). A detailed analysis can be found in the discussion regarding Subsection 4.156(.08), below.

Section 4.156(.08): Sign Permit Requirements in PDC and PDI Zones.

A. Freestanding Signs:

1. *One freestanding sign is allowed for the first two-hundred (200) linear feet of site frontage. One additional freestanding sign may be added for through lots having at least two-hundred (200) feet of frontage on one street and one-hundred (100) feet on the other street.*

D26. The site's frontage on SW Parkway Avenue is approximately 355 feet. The proposed modification will enable two (2) larger, taller replacement monument signs, and relocate the remaining area of wall graphics signs on the proposed, remodeled building. This provision is therefore satisfied.

2. The maximum height of a freestanding sign shall be twenty (20) feet. If there is a building on the site, the maximum height shall be twenty (20) feet above the average grade of the building footprint.

D27. The Applicant proposes two (2) free-standing monument signs that will be approximately 15 feet tall, which is below the 20-foot maximum height allowed.

3. Pole placement shall be installed in a vertical position (see Figure 16: Sign Position).

D28. The Applicant is proposing two (2) free-standing monument signs in a vertical position. This provision is therefore satisfied.

4. Freestanding signs shall not extend into or above public rights-of-way.

D29. The proposed free-standing signs are not proposed to be in, or over the right-of-way of SW Parkway Avenue.

5. Street side setbacks for freestanding signs may be reduced to ten (10) feet without requiring a waiver or variance.

D30. The two (2) proposed free-standing signs are proposed to be located 60 feet northwest of the existing sign, at the right-of-way line, which is less than 10 feet from the right-of-way of SW Parkway Avenue (Exhibit B16). The approved Master Sign Plan did not grant the project the ability of the monument sign to be less than 10 feet from the front right-of-way line. A change in the approved location is proposed, and a waiver of the 10 foot setback is necessary.

B. Signs on Buildings.

1. Total area of building signs shall be determined as follows:

a. Square feet of all building signs shall not exceed the longest side of the largest building (i.e., one square foot of sign area for each linear foot of building) occupied by the use advertised, up to a maximum of two-hundred (200) square feet, whichever amount is less, except as provided in "b" and "c" below. The length of building is to be measured at the building line.

b. The two-hundred (200) square foot maximum noted in "a," above, shall be increased by twenty (20) percent to allow for building signs at separate building entrances; or

c. The two-hundred (200) square foot maximum noted in "a," above, shall be increased by fifty (50) percent to allow for building signs at separate entrances that are located at least fifty (50) feet apart or on different sides of the building .

D31. The Applicant proposes to relocate wall graphics signs to the locations illustrated in the submitted building elevations (Exhibit B22), as part of this application. The result is maintenance of overall sign area for the building at 203 SF (Exhibit B32).

2. Types of signs permitted on buildings include wall flat, fascia, projecting, marquee and awning signs. Roof-top signs are prohibited .

D32. The proposed changes to the location of signs on the proposed building are illustrated on Sheet A401 (Exhibit B22), as part of this application.

Section 4.400(.02): Purposes and objectives of Site Design Review.

A. Assure that Site Development Plans are designed in a manner that insures proper functioning of the site and maintains a high quality visual environment.

D33. The Applicant is proposing a modification to the existing Master Sign Plan (MSP) for the subject site. The Applicant has provided summary findings that indicate that the modification is to rebrand the products available from the site. Staff concurs that the Applicant's proposed modification will continue to insure proper functioning of the site, and that materials will be of the same quality as originally approved. This provision is therefore satisfied.

B. Encourage originality, flexibility and innovation in site planning and development, including the architecture, landscaping and graphic design of said development;

D34. The Applicant has provided summary findings regarding the proposed modification of the monument sign, and relocation of wall graphics signs, resulting in improved product visibility, while retaining the relative appearance of the previously-approved signs. It is the professional opinion of staff that the proposed replacement signage has been designed to complement the existing and proposed architecture of the building within the vicinity. This provision is therefore satisfied.

C. Discourage monotonous, drab, unsightly, dreary and inharmonious developments;

D35. Staff notes that the Applicant's intent is to increase recognition of products offered by the proposed, remodeled and expanded automobile sales and service facility. Staff further finds that the proposed Master Sign Plan modification, together with the conditions of approval, will continue to allow for variety in signage, while limiting the size and location of those signs, thereby continuing a consistent and recognizable theme. The use of a consistent design to provide this information will prevent a monotonous appearance. This provision is therefore satisfied.

D. Conserve the City's natural beauty and visual character and charm by assuring that structures, signs and other improvements are properly related to their sites, and to surrounding sites and structures, with due regard to the aesthetic qualities of the natural

terrain and landscaping, and that proper attention is given to exterior appearances of structures, signs and other improvements;

- D36.** With the proposed conditions of approval, the proposed Master Sign Plan modification will result in high quality signage, which will reflect the integrity of the architecture of the existing, remodeled and expanded building. The Master Sign Plan itself is intended to limit proposed signage by type and material, which further ensures that the visual character of the site is maintained, thereby meeting code. The proposed signage relates directly to the products offered by the proposed business within the building, and provides the public with information reflecting their location. It is the professional opinion of staff that the proposed signage relates to the proposed, remodeled automobile sales and services facility, and that the signage is in scale with the proposed structure, as well as the surrounding environment.

E. Protect and enhance the City's appeal and thus support and stimulate business and industry and promote the desirability of investment and occupancy in business, commercial and industrial purposes;

- D37.** The purpose of the Master Sign Plan is to ensure that a particular type and quality of signage is utilized which protects the City's aesthetic appeal. This is guaranteed through aesthetic controls such as required materials. The controls will help prevent blight and maintain the value of the Applicant's investment in the property. The Applicant's investment in signage is an example of enhancing the existing building to inform the public of the change in ownership, in hopes of maintaining or even stimulating business. This provision is therefore satisfied.

F. Stabilize and improve property values and prevent blighted areas and, thus, increase tax revenues;

- D38.** The Applicant's effort to improve the identity of the property itself will help to stabilize and improve property values. The modified aesthetic controls will help ensure that the investment continues, thereby precluding blight. This provision is satisfied.

G. Insure that adequate public facilities are available to serve development as it occurs and that proper attention is given to site planning and development so as to not adversely impact the orderly, efficient and economic provision of public facilities and services.

- D39.** The proposed Master Sign Plan modification will have little to no known effect on existing public facilities. Condition PDD 4 will guarantee that the Applicant apply for all necessary building and electrical permits. This provision is therefore satisfied.

H. Achieve the beneficial influence of pleasant environments for living and working on behavioral patterns and, thus, decrease the cost of governmental services and reduce opportunities for crime through careful consideration of physical design and site layout under defensible space guidelines that clearly define all areas as either public, semi-private, or private, provide clear identity of structures and opportunities for easy surveillance of the site that maximize resident control of behavior -- particularly crime;

D40. The proposal seeks to relocate the previously-existing monument sign structure. The proposal seeks to provide better use of the allocated space to improve identification of products available on the site. Staff finds that the Master Sign Plan modification will continue to include a full complement of signage, including wall graphics signs and monument signs, to meet the needs of motorists and pedestrians alike. This provision is satisfied through the combination of the aforementioned site details.

I. Foster civic pride and community spirit so as to improve the quality and quantity of citizen participation in local government and in community growth, change and improvements;

D41. The application seeks to enable improved recognition of a proposed, remodeled and expanded automobile sales and service facility. The Applicant's investment in this facility is an example of their commitment to improving the site and access to the proposed business. This provision is therefore satisfied.

J. Sustain the comfort, health, tranquility and contentment of residents and attract new residents by reason of the City's favorable environment and, thus, to promote and protect the peace, health and welfare of the City.

D42. The proposed signs seek to provide improved identification of products offered by the proposed business within the remodeled and expanded building. The proposed business is consistent with the applicable PDC zoning. With specific regard to signage, this application seeks to sustain the comfort, health, tranquility and contentment of the City's residents through the remedies, rights and controls of the modified MSP. This will ensure that future signage is maintained according to the Master Sign Plan and moreover, the regulations of the Development Code. This provision is therefore satisfied.

Section 4.421(.01): Criteria and Application of Design Standards.

Section 4.421(.01)(A): Preservation of Landscape.

D43. Landscaping for the subject site was approved as part of site approval for the previous uses (i.e., cutlery manufacturer, automobile sales and service). The Applicant's current proposal seeks to amend the location, height and area of the approved free-standing monument sign, and wall graphics signs for the existing facility. Landscape will not be affected by any of the proposed Master Sign Plan modifications. See Condition PDD 3.

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

D44. In terms of signage, the Applicant is proposing to modify the controls found in the Master Sign Plan, to guarantee the orderly placement of signage. Furthermore, the Applicant has designed the proposed modifications to the Master Sign Plan with regard to the existing monument sign abutting SW Parkway Avenue, and the wall graphics signs on the structure. The proposal seeks to provide improved identification of the products available from the business within the structure. Staff finds this provision to be satisfied.

Section 4.421(.01)(C): Drives, Parking and Circulation.

D45. The proposal is for a Master Sign Plan modification. The Applicant does not seek to revise the circulation plan approved as part of the sign proposal. In relation to existing circulation, the Applicant is not proposing on-site directional signs as a part of this application.

Section 4.421(.01)(D): Surface Water Drainage.

D46. Surface drainage was originally approved as part of the original development for the cutlery manufacturer in 1984. The proposal does include a request for additional impervious surface affecting surface water drainage patterns, which is examined in Request B. This provision is not applicable to the proposed Master Sign Plan modification.

Section 4.421(.01)(E): Utility Service.

D47. The Applicant's proposal does include a request to install additional sanitary and/or storm sewerage facilities, which are reviewed as a part of Request B. Condition PDD 4 will guarantee that the Applicant seek approval for necessary building and/or electrical permits that may be required for installation of the relocated signs.

Section 4.421(.01)(F): Advertising Features.

D48. The proposal is for a Master Sign Plan modification, which provides regulations regarding the size, location, design, color, texture, lighting and materials of proposed signage. By modifying the previously-approved MSP, the proposed signage will be consistent with the architectural drawings and dimensions provided by the Applicant (Exhibit B22). The proposed signage is consistent with the type of signs typically found in approved Master Sign Plan (DB05-0006; Exhibit B5).

Section 4.421(.01)(G): Special Features.

D49. This request is specific to signage. A request for additional structures is included in Request B. This provision is therefore not applicable, as signage will not affect the structures.

Section 4.156 (.03)(D): Master Sign Plans

The Development Review Board may grant waivers from the requirements of this Section where the overall design of the master sign plan is found by the Board to assure attractive and functional signage. The Board shall give consideration to the size and scale of the proposed development, as well as the number of separate entrances, when acting on a master sign plan for a large development. A detailed analysis is provided below.

- 1. In reviewing a master sign plan, the Development Review Board may regulate size, location, number and type of proposed signage in accordance with Sections 4.400 through 4.450 of this Code.***

D50. A detailed discussion of Sections 4.400 through 4.450 can be found beginning on page 41 of this report.

2. *The Development Review Board may grant waivers from the requirements of this Section where the overall design of the master sign plan is found by the Board to assure attractive and functional signage. The Board shall give consideration to the size and scale of the proposed development, as well as the number of separate entrances, when acting on a master sign plan for a large development.*
- D51.** The Applicant is not seeking approval of a waiver to maximum sign area. See the discussion at Finding D22.
3. *Any existing sign, whether or not it is to be retained, must be shown on the plan. It shall be the responsibility of the property owner or the owner's agent to administer and control any aspect of an approved master sign plan that is more restrictive than the City's sign regulations. Individual business signs that are part of a master sign plan are subject to the permit application process.*
- D52.** The subject site contains existing signage. The proposal is for a Master Sign Plan modification, specifically to replace the existing monument sign with a taller monument sign, and to relocate wall graphics signs for the proposed remodeled and expanded building. The Applicant has provided a detailed analysis of existing and proposed signage (Exhibit B4). The provisions of this section are satisfied.
4. *Applications for temporary signs on properties that are subject to master sign plans shall be reviewed by the Planning Director or Development Review Board through the Administrative Review process. Such temporary signs are not required to meet the strict standards of the approved master sign plan but shall be required to be designed, or limited in duration, to avoid conflicts with the master sign plan.*
- D53.** Temporary signs are not proposed.

SUMMARY FINDING FOR DB12-0068 - MSP Modification

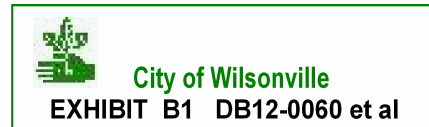
- D54.** Based upon Conclusionary Findings D1 through D53, together with the conditions of approval referenced herein, it is the professional opinion of staff that the proposed Master Sign Plan modification meets the applicable review criteria.

November 21, 2012

Michael Wheeler, Associate Planner
City of Wilsonville
29799 SW Town Center Loop E
Wilsonville, OR 97070

Re: Response to Incomplete Notice for DB12-0060 through DB12-0063

Project Name: Ron Tonkin Gran Turismo
LRS Project Number: 210255



Dear Mr. Wheeler,

LRS is submitting responses to the incomplete notice, dated October 19, 2012. We have provided an update to the narrative description and drawings along with responses to the specific items in the notice below.

2. Stage I Development not being applied for at this time. Area noted as future have been removed from the documents.
3. Proposed floor, parking and landscape areas have been added to the drawings and noted as revised in the narrative.
4. Drawing A101 Site Plan has been modified to illustrate and summarize the floor areas for the purpose of compliance with parking, off-site loading and solid waste storage. Tables have been added to illustrated these items.
5. Please see the attached letter from Christopher Freshley Landscape Architect, which addresses the existing diameter and species of the trees.
6. The narrative has been modified and revises the language of the proposed use, which also revises notations on the A101 Site Plan.
7. The narrative and drawings have been modified to reflect the required parking bases on the areas of the buildings. A101 Site Plan provides a table illustrating the areas and required quantities.
8. Please see the attached letter from Christopher Freshley Landscape Architect, which addresses the amounts of existing and proposed landscape, including calculations to demonstrated the parking lot screening. Also see the revised A101 Site Plan for illustrations and notation to these requirements. This also references the Landscape Plans.
9. A101 Site Plan and Landscape Plans have been modified to include tabulations on the landscape areas.
10. A101 Site Plan has modified notes illustrating the roof plan and proposed locations of HVAC units. Mechanical is delegated design by the selected contractor. A103 Site Section has been added, specifically for Planning only, to illustrated the locations of the HVAC units, parapets of the building and the location of the property lines. Site lines have also been added, and notated, to illustrated no visibility from a standing view at the property line.
11. Please see the attached letter from Christopher Freshley Landscape Architect, which addresses the shrub minimums as well as additional elements in the design.
12. Please see the attached letter from Christopher Freshley Landscape Architect, which will provide plans and details of fully automatic underground system at building permit submittal.

13. Narrative has been updated to Performance Option for the Outdoor Lighting provisions. Lighting drawings and supplemental material has been created by MFIA and submitted with this package.
14. The previous master sign plan (MSP) package has been provided with the package. The narrative has been revised to note one sign package and no alternatives. Per our previous conversations it was noted that an application to modify the MSP should be provided for the proposed sign package. Sheets A101 Site Plan, A101 Site Details and A401 Exterior Elevations illustrate sign locations, sizes and a sign table that tabulates the MSP, Existing and Proposed areas for comparisons. An intake fee check of \$400 is provided to make up the difference from the \$560 that was previously paid.
15. Please reference response to item 14 above.
16. A memo to Steve Adams have been submitted with the project description narrative and current site plan to request the traffic waiver.
17. A101 Site Plan has been modified to remove inventory storage. Lot parking has been modified, as described in response to item 4 above, to allow for required parking base on the building areas. A201 Floor Plan provides area in the building noting inventory.

Thank you for time in addressing our questions during this process. We hope you find this response answers the questions for the incomplete package. If you have any questions, feel free to contact Ben Riemer or myself.

Sincerely,
LRS Architects, Inc.

Daniel Drake
Associate

Enclosures: Revised Description Narrative (Burden of Proof)
Christopher Freshley Landscape Architect Letter
Revised Drawings
CD-ROM of Documentation

File: 210255\207
Cc: 210255\305

**CHRISTOPHER FRESHLEY
LANDSCAPE • ARCHITECT**

Grasses/Rushes and Sedges. The 1 Gal. size is industry standard size for this plant material as they reach mature size in one growing season. Blue Oat Grass, Karl Foerster Feather Reed Grass, California Grey Rush and Slough Sedge are the plant material listed as 1 Gal. size.

(A)(2) The groundcover size and spacing requirements exceed the minimum requirements.

(A)(3) Proposed lawn area for the site totals 13,616 s.f., 36.2% of the landscape area. Two lawn areas are proposed on site, one immediately adjacent to the west side of the building which totals 519 s.f., 1.3% of the landscape area and the large turf area south of the building, 13,025 s.f., 34.6% of the landscape area. The large turf area is being reserved for potential future development and will not be maintained to the same degree of intensity as the smaller lawn area.

(A)(4) All areas under large existing or proposed trees and shrubs are to be planted in groundcover, no bare ground areas will exist..

(A)(5) Organic yard debris compost is to be amended into all landscape areas.

(B)(1-5) All trees comply with the minimum size requirements. 2" caliper Deciduous trees are proposed and 10'-12' conifer trees are proposed.

(C)(1) On the south building elevation, 3 tiers of trees serve to break up the length and height of the building façade, street trees, parking lot trees and trees in planters next to the building. Along the west elevation, mature existing deciduous and conifer trees anchor the northwest corner of the building and conifer tree groupings are proposed in the middle of the west elevation.

(C)(2) N/A

(C)(3) Deciduous trees are specified as 2" caliper and conifer trees are specified as 10'-12' height.

ITEM #12

Irrigation will be provided by a fully automatic underground system. Plans and details will be provided at the building permit submittal.



CHRISTOPHER FRESHLEY
LANDSCAPE • ARCHITECT

ITEM #5

The landscape legend indicates by symbol which trees are being removed and which trees remain. The Existing Tree Symbols indicates the species of tree. The landscape plan indicates both the DBH caliper and the species of tree, ie; 20" FC = 20 inch Flowering Cherry. 9 Trees are being removed along the south and eastern portions of the site due to construction. The trees being removed are as follows: 20" caliper DBH Flowering Cherry (20" FC), 20" caliper DBH Flowering Cherry (20" FC), 24" caliper DBH Flowering Cherry (24"FC), 18" caliper DBH Flowering Cherry (18" FC), 20" caliper DBH Flowering Cherry (20" FC), 24" caliper DBH Flowering Cherry (24" FC), 4" caliper DBH Oregon Oak (4" OO), 6" caliper DBH Oregon Oak (6" OO), 2.5" caliper Flowering Dogwood (2.5" FD).

ITEM #8

Existing site area is 88,074 s.f., existing site landscape is 43, 476 s.f., 49% of site. Proposed site area is 88,074 s.f., proposed site landscape is 37,613 s.f., 43% of site.

Section 4.155(03)(B)

(1) The proposed parking lot area (existing and proposed) which includes both parking and drive aisles is 26,607 s.f.. Existing parking lot landscape area is 5,274 s.f., 19.8% of the proposed parking lot. Proposed parking lot landscape area is 1,566 sf., 5.8% of the proposed parking lot. Existing and proposed landscape combine for 6,840 s.f., 25.6% of the proposed parking lot. Parking areas along the south and east property lines are screened from adjoining properties with a High Screen Hedge, The west side of the north/south section of the parking lot is screened from the street with a High Screen Hedge. The north side of the south section of the parking lot is screened from the street with a Low Screen Hedge and the south side of the north section of the parking lot is screened from the street with a Low Screen Hedge. Proposed screening material is a broadleaf evergreen hedge.

(2)(a) Landscape planting islands are minimum 8' in width, 59 parking lot stalls are proposed requiring 7 parking lot trees, 7 parking lot trees are proposed.

(2)(b) All proposed parking lot trees are specified as 2" caliper and will be maintained with a minimum branching height of 7 feet of clearance at maturity.

(3) N/A

ITEMS #11

Section 4.176(.06)

(A) Undisturbed existing landscape areas on site will reuse existing on site topsoil. New landscape areas on site including the planter areas in the plaza and new parking lot landscape islands will use imported sandy loam topsoil. Both existing on site topsoil and imported topsoil will be amended with organic yard debris compost.

(A)(1) All woody shrubs exceed the 2 Gal., 10"-12" size minimum. The plants listed in the shrub portion of the landscape legend that are indicated as 1 Gal. size are ornamental grasses, rushes and sedges and have been removed from the Shrub section of the landscape legend and placed in their own category as

720 NW Davis 503.221.1121
Suite 300 503.221.2077
Portland OR 97209 www.lrsarchitects.com

MEMORANDUM

To: Steve Adams, Traffic Engineer

City of Wilsonville

Project Name: Ron Tonkin Gran Turismo

Project Number: 210255

Subject: Project Description for Traffic Study Waiver

Date: Tuesday, November 20, 2012

Remarks: DB12-0060 through DB12-0063

Dear Mr. Adams,

Per the incomplete notice letter, dated October 19 from Mike Wheeler, item number 16 requested a project description and current site plan be submitted to you for the Traffic Study Waiver. The project is located at 25300 SW Parkway Avenue and will be a renovation of an existing Gran Prix automotive sales and service facility for the relocation of Ron Tonkin Gran Turismo.

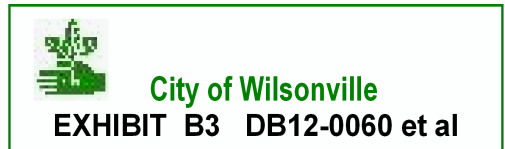
The project will also consist of two small additions, one on the southwest corner of the building that will provide a 2-story open vehicle display (578 SF), and the second area is a new vehicle service reception with writers desks that includes an additional service work stall (1,106 SF). The existing drive access points will remain in the current locations with the interior drive an lot being reconfigured to allow for pervious paving due to the requirement to treat and contain stormwater on-site.

Due to the two areas being minor uses, it is expect that trip generation will stay about the same and not impact the road network. The Owner request that the Traffic Waiver be granted based upon the above information.

Respectfully submitted by:

Daniel Drake
Associate

Attachement: A101 Site Plan



CONSULTANT:

PROJECT NUMBER: 210255

**Ron Tonkin
 GT Wilsonville, OR**
 25300 SW Parkway Avenue
 Wilsonville, OR 97070

SHEET TITLE:
Site Plan

DATE ISSUED: 11.02.12

A101
 LRS Architects, Inc. © 2012

GENERAL NOTES

- DRAWING BASED ON CONVERSION OF CAMERON P. DUTZ ARCHITECT, LLC DRAWINGS DATED 09-29-04
- DRAWING BASED ON TOPOGRAPHIC SURVEY BY CARONO WRG DATED 05-03-12
- REFER TO LANDSCAPE DRAWINGS FOR TREE & LANDSCAPING LAYOUT AND INFORMATION.
- REFER TO SITE LIGHTING PLAN FOR LUMINAIRE FIXTURES AND SCHEDULES
- SEE A101 FOR EXISTING AND DEMOLITION SITE ELEMENTS

KEYNOTES

- | | |
|---|--|
| 1 PLAZA WITH PERVIOUS PAVERS - SEE CIVIL | 21 CONCRETE PLANTER WALL - SEE CIVIL |
| 2 BUILDING ADDITION | 22 NOT USED |
| 3 ADA AND VAN PARKING STALLS - SEE CIVIL | 23 LANDSCAPE AREA - SEE LANDSCAPE |
| 4 NOT USED | 24 EXISTING AREA TO REMAIN UNDISTURBED |
| 5 RELOCATE EXISTING STORM LINE, SEE CIVIL | 25 EXISTING LANDSCAPE AREA TO REMAIN - NO BUILDING OR UTILITY WORK IN THIS AREA |
| 6 CONCRETE PODIUM W/ FERRARI AND MASERATI TOTEM SIGNS - SEE 2/A01 & 10/A102 | 26 EXISTING FLAG POLES - SEE LIGHTING DOCUMENTS FOR LUMINAIRE REVISIONS |
| 7 HARDWOOD SLAT BENCH W/ CONCRETE BASE - SEE 16/A101 | 27 CLEAR VISION AREA |
| 8 CANOPY | 28 PERVIOUS PAVING TO MATCH EXISTING - SEE CIVIL |
| 9 BATTERED CONCRETE PLANTER WALL - SEE CIVIL | 29 STORM WATER FACILITY - SEE CIVIL & LANDSCAPE |
| 10 CONCRETE WALK - SEE CIVIL | 30 RIVER ROCK EDGE STRIP - SEE LANDSCAPE |
| 11 BICYCLE PARKING - SEE 4/A101 | 31 STEEL BOLLARD - SEE 2/A101 |
| 12 FLUIDS STORAGE ROOM WITH 4" RECESSED SLAB, TANKS AND FLUIDS OF/OIL | 32 ACCESSIBLE PARKING SIGN |
| 13 COVERED TRASH / RECYCLE ENCLOSURE W/ SOLID GATES - SEE 2/A102 | 33 EXISTING MECHANICAL UNIT TO BE SERVICED |
| 14 ROLL OVER CONCRETE CURB - SEE CIVIL | 34 PROPOSED LOCATION FOR NEW MECHANICAL UNITS IF REQUIRED PER DELEGATED DESIGN MECHANICAL |
| 15 ADA COMPLIANT RAMP - SEE CIVIL | 35 PROPOSED MECHANICAL UNIT LOCATED WHERE EXISTING UNITS HAVE BEEN REMOVED AS REQUIRED PER DELEGATED DESIGN MECHANICAL |
| 16 SERVICE PARKING AND LOADING LANDSCAPE SCREENING - 32% OF TOTAL PARKING AREA SCREENED WITH 575'-0" LINEAL FEET OF HEDGE - SEE LANDSCAPE | |
| 17 PERVIOUS PAVED ENTRY DRIVE - SEE CIVIL | |
| 18 EXISTING PARKING STALLS TO RECEIVE 4" WIDE THERMOPLASTIC MARKINGS | |
| 19 VEHICLE TURNING PATH | |
| 20 CONCRETE CURB - SEE CIVIL | |

PARKING REQUIREMENTS & CALCULATIONS

TYPE OF BUILDING USE	ACTUAL BUILDING AREA	PARKING MIN.	PARKING MAX.	PARKING BIKE
COMMERCIAL RETAIL (AUTOMOBILES)	13,426SF (50.4%)	20.20 (1.67/1000SF)	74.98 (6.31/1000SF)	1.68 (18,000SF)
OFFICE	4,122SF (15.5%)	12.93 (2.70/1000SF)	19.84 (4.71/1000SF)	0.82 (15,000SF)
SERVICE/REPAIR SHOP	8,269SF (23.5%)	25.70 (2.71/1000SF)	38.87 (6.21/1000SF)	1.57 (14,000SF)
INDUSTRIAL STORAGE	2,817SF (10.5%)	0.85 (0.31/1000SF)	1.40 (0.51/1000SF)	0.28 (110,000SF)
TOTALS	26,634SF (100%)	58.90	134.89	4.35

- NOTE 1. STALL COUNT PER DEVELOPMENT CODE SECTION 4.155.03
 2. ACCESSIBLE STALL REQUIREMENTS PER OSCC SECTION 1104
 3. LOADING AREA (12'-0" X 35'-0") REQUIREMENTS PER DEVELOPMENT CODE SECTION 4.155.04

MIXED SOLID WASTE & RECYCLING STORAGE

TYPE OF BUILDING USE	ACTUAL BUILDING AREA	REQUIRED ENCLOSURE AREA
COMMERCIAL RETAIL (AUTOMOBILES)	13,426SF (50.4%)	134SF (10SF/1000SF)
OFFICE	4,122SF (15.5%)	28SF (4SF/1000SF)
SERVICE/REPAIR (OTHER)	8,269SF (23.5%)	16SF (4SF/1000SF)
INDUSTRIAL STORAGE (OTHER)	2,817SF (10.5%)	11SF (4SF/1000SF)
TOTALS	26,634SF (100%)	181SF
AREA PROVIDED		204SF

PROPOSED NORTH LOT COVERAGE

ITEM	AREA (SQ FT)	% OF LOT COVERAGE
EXISTING BUILDING AREA (INCLUDING CANOPIES)	19,711	44.8%
PROPOSED BUILDING AREA	2,976	6.7%
EXISTING IMPERVIOUS PAVING & SIDEWALKS	6,651	15.1%
PROPOSED IMPERVIOUS PAVING & SIDEWALKS	942	2.1%
PROPOSED PERVIOUS PAVING	2,663	6.0%
LANDSCAPING & PERVIOUS PAVED PLAZA	11,060	25.3%
TOTAL SITE	44,003	100%

PROPOSED SOUTH LOT COVERAGE

ITEM	AREA (SQ FT)	% OF LOT COVERAGE
EXISTING BUILDING AREA (INCLUDING CANOPIES)	0	0%
PROPOSED BUILDING AREA	0	0%
EXISTING IMPERVIOUS PAVING & SIDEWALKS	863	2.0%
PROPOSED IMPERVIOUS PAVING & SIDEWALKS	0	0%
PROPOSED PERVIOUS PAVING	16,655	37.8%
LANDSCAPING & PERVIOUS PAVED PLAZA	26,553	60.2%
TOTAL SITE	44,071	100%

PARKING PROVIDED

EXISTING STANDARD SPACES	15
NEW PARKING SPACES	37
NEW COMPACT SPACES	5
NEW ADA STANDARD SPACE	1
NEW ADA VAN SPACE	1
TOTAL REQUIRED PARKING SPACES PROVIDED	59
NEW LOADING AREA	1
NEW BIKE PARKING SPACES	4

IMPERVIOUS AREA

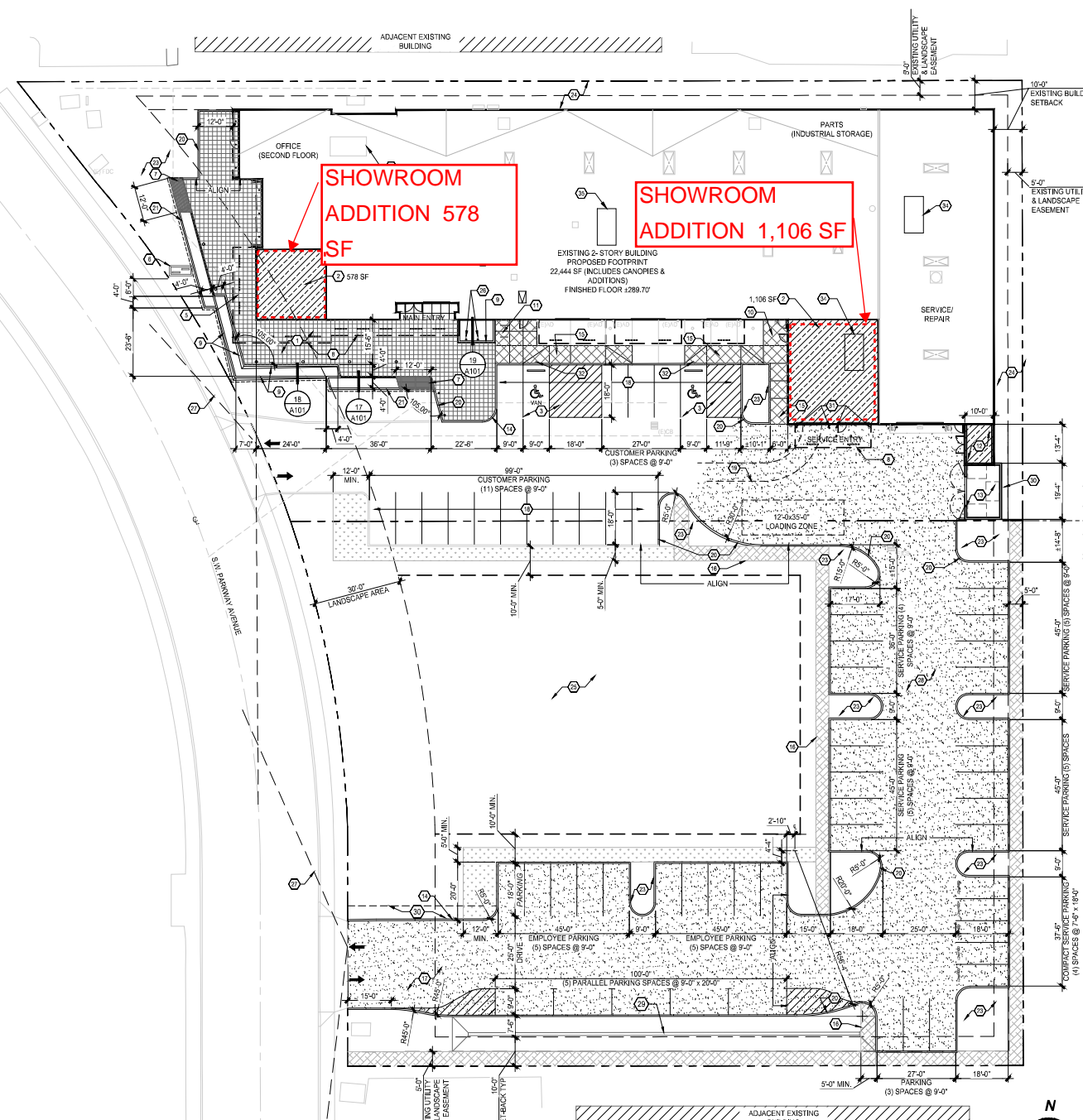
MAXIMUM ALLOWABLE NEW AND RENOVATED IMPERVIOUS AREA FOR NORTH LOT	5,000 SF
SOUTH LOT	3,868 SF
TOTAL	3,992 SF

TOTAL SITE AREAS

LANDSCAPE (15% OF TOTAL SITE AREA REQUIRED) (INCLUDES PERVIOUS PAVED PLAZA + 2,208SF)	37,813SF (43%)
PARKING (NEW & EXISTING)	26,607SF (30%)
HARDSCAPE (EXCLUDES PARKING & PERVIOUS PAVED PLAZA)	1,167SF (1%)
BUILDING FOOTPRINT (INCLUDES CANOPIES & TRASH ENCLOSURE)	22,687SF (26%)
TOTAL SITE AREA	88,074SF (100%)

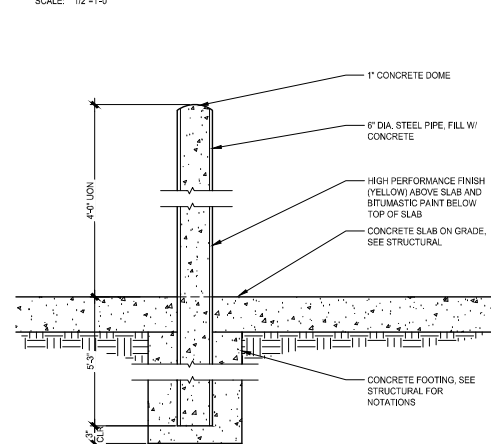
LEGEND

- SITE PROPERTY BOUNDARY
- SETBACK
- EXISTING SEWER LINE
- ▭ BUILDING
- ▭ EXISTING CATCH BASIN
- ▭ EXISTING
- ▭ PROPOSED BUILDING EXPANSION
- ▭ PERVIOUS PAVING - SEE CIVIL
- ▭ NEW IMPERVIOUS PAVING - SEE CIVIL
- ▭ LOW SCREEN BUFFER LANDSCAPING - SEE LANDSCAPE FOR ADDITIONAL INFORMATION AND LAYOUT
- ▭ HIGH SCREEN BUFFER LANDSCAPING - 6'-0" HIGH 85% OPACITY HEDGE WITH IN 3 YEARS - SEE LANDSCAPE FOR ADDITIONAL INFORMATION AND LAYOUT.

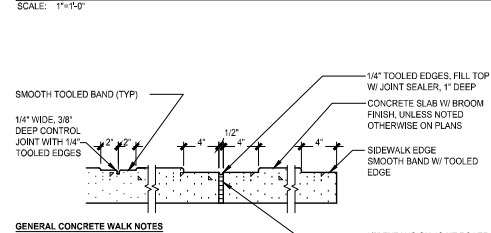


1. SITE PLAN
 SCALE: 1/4"=30'-0"

4. HITTING POST BICYCLE RACK
 SCALE: 1/2"=1'-0"

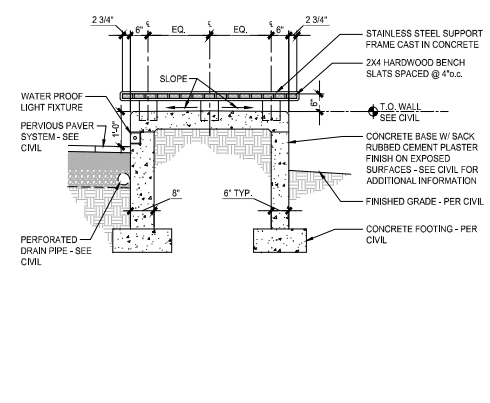
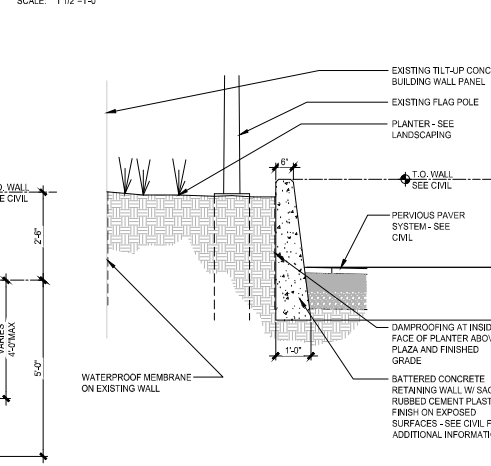


9. STEEL BOLLARD AT CONCRETE SLAB
 SCALE: 1"=1'-0"

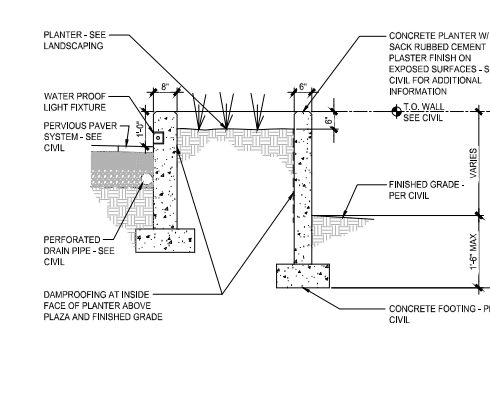


GENERAL CONCRETE WALK NOTES
 1. SEE CIVIL DRAWINGS FOR TYPICAL CURB DETAILS.
 2. PROVIDE SIDEWALK JOINTING AS FOLLOWS:
 FULL DEPTH POUR JOINT (CONSTRUCTION JOINT): PROVIDE AT TYPICAL INSIDE CORNERS AND ABRUPT CHANGES IN DIRECTION.
 FULL DEPTH EXPANSION JOINT: WITH 12" EXPANSION MATERIAL. PROVIDE AT RAMP ENDS, ALONG ALL WALLS, ALONG ALL RETAINING AND SCREEN WALLS, AND AT 100' MAX RUNS.
 CONTROL JOINT: 3/8" DEPTH OF SLAB AT 9' OC TYPICAL AS SHOWN ON SITE PLANS U.O.N. PROVIDE JOINTS WHERE INDICATED ON DRAWINGS. AT BUILDING CORNERS, ALONG COLUMN LINES, AND POINTING TOWARD CENTER OF ARC AT RADIAL SIDEWALKS.
 PROVIDE MATCHING TOP ELEVATIONS AND EXPANSION JOINT AT CONNECTION OF EXISTING SIDEWALK AND NEW SIDEWALK.
 MAKE ALL JOINTS WITH TOOLS LEAVING SIMILAR RADII, TEXTURE, AND WIDTH. LAYOUT JOINTS TO FORM REGULAR EQUAL SHAPES AS CLOSE TO SQUARE AS POSSIBLE.

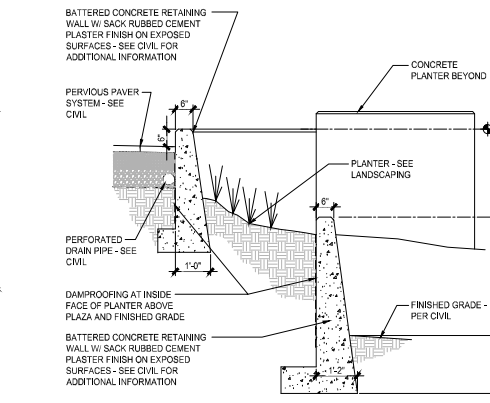
14. CONCRETE WALK
 SCALE: 1 1/2"=1'-0"



16. PLAZA BENCH
 SCALE: 1/2"=1'-0"



17. RAISED PLAZA PLANTER
 SCALE: 1/2"=1'-0"



18. BATTERED WALL TERRACED PLANTER
 SCALE: 1/2"=1'-0"

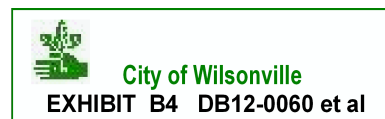
19. PLANTER AT BUILDING
 SCALE: 1/2"=1'-0"

November 20, 2012

Michael R. Wheeler
Associate Planner, Planning Division
City of Wilsonville
29799 SW Town Center Loop East
Wilsonville, OR 97070

Re: Burden of Proof and Findings Narrative Rev 2 – DB12-0060 to 0063
Revisions in Blue

Project Name: Ron Tonkin Gran Turismo
LRS Project Number: 210255



Dear Mr. Wheeler,

LRS received the Application is Not Complete Notice, dated October 19, 2012. This letter contains the original project proposal and narrative addressing the applicable criteria within the City of Wilsonville Development Code, as well as revisions to address the concerns of the Notice.

Proposal

The applicant is requesting approval of a Stage II Final Site Plan Review as well as a Site Development Review for the renovation of an existing building located on SW Parkway Ave. The building was previously used as an auto dealership and is being renovated to allow for a different make of vehicles for the same dealer. The project includes the addition of 578 SF of showroom space and an additional 1,106 SF of service area. Additional parking spaces are being provided and a portion of the existing impervious pavement is being removed and replaced with new pervious pavement.

Narrative

The narrative contains only the sections applicable to this proposed development and as indicated in the Pre-Application Checklist provided by the planner at the pre-application meeting. Sections that are deemed not applicable are not included.

Section 4.116. Standards Applying To Commercial Developments In Any Zone.

Any commercial use shall be subject to the applicable provisions of this Code and to the following:

(.01) Commercial developments shall be planned in the form of centers or complexes as provided in the City's Comprehensive Plan. As noted in the Comprehensive Plan, Wilsonville's focus on centers or complexes is intended to limit strip commercial development.

Response: The proposed project is the renovation of an existing automotive sales and service building and will be redeveloped as such. It is an approved existing single building development and not a part of a complex, though the previous master sign plan has allowed for the building to be divided up into separate tenants if desired.

(.05) All businesses, service or processing, shall be conducted wholly within a completely enclosed building; except for:

E. Temporary staging of inventory, as shall be authorized through a site development permit, complying with the following additional minimum development and performance standards:

Response (Revision 10/31/12): Required service parking will be utilized as temporary staging of inventory from the vehicle truck carrier to the building.

1. The staging area shall be screened by a fully sight obscuring fence or planting, high wall, high berm or high screen landscape standard as specified in Section 4.176 - Landscaping Screening and Buffering;

Response (Revision 10/31/12): Required service parking is located at the farthest east point of the property away from the ROW. There is high landscape screening standard adjacent to the parking as illustrated on A101 Site Plan and Landscape Plans.

2. All parts of the staged inventory shall be completely concealed on all sides from public view at the right-of-way line; and

Response (Revision 10/31/12): All parts of staging from the delivery loading, though service parking to the edge of employee parking is screened from view with high landscaping screening standards as illustrated on A101 Site Plan and Landscape Plans.

3. The staged inventory shall be relocated into a completely enclosed structure of the primary retail operation within 48 hours of placement.

Response (Revision 10/31/12): The staged inventory and a majority of the service vehicles will be brought into the building at night for secure storage.

F. Exterior sales that are specifically authorized through temporary use permit approval, subject to conditions of approval. Exterior sales that may be permitted are those that are limited in time duration, such as sidewalk sales, grand openings, or farmers' markets.

Response: There may be occasion (special events and sales) that will need added display of cars in other locations. In these instances, the owner will apply for a temporary display permit.

G. Exterior sales areas, complying with the following minimum development and performance standards:

1. The sales area shall be accessory to, and shall not exceed 5% of the floor area of the primary retail operation.

Response: There is a plaza area right outside the building that is covered by a canopy that will be used for display of for sale vehicles. The total area within this space does not exceed 5% of the floor area of the building.

2. The sales area shall be completely covered by a permanent structure of a design construction and architecture compatible with that of the structure of the primary retail operation.

Response: The display area mentioned in the response above is covered with a permanent canopy that is an extension of the building and therefore compatible with the overall architecture of the building. Other sales are within the structure.

3. All required ADA and pedestrian access ways and circulation aisles shall remain clear at all times.

Response: The outside display area will not impact required ADA and pedestrian access and circulation throughout the building.

4. For new development, the Development Review Board may grant a waiver to allow exterior sales area of up to 10% of the floor area of the primary retail operation, provided that findings can be made that:

Response: The applicant would like to request a waiver that allows up to 10% of exterior sales for the remaining canopy areas so if they choose to use these area's they can. See A101 Site Plan for canopy areas.

(.10) Commercial developments generally.

Response: The proposed development meets all the dimensional development code requirements as listed. See Site Plan Sheets A101D & A101 for complete zoning summary.

(.12) Off-Street Parking is to be as specified in Section 4.155.

Response (Revision 12/13/12): *The proposed development meets off-street parking requirements as spelled out in Section 4.155. See our response to that section later in this narrative and refer Sheet A101. Refer to exhibit A in the attached appendix.*

(.13) Signs are subject to the standards of Sections 4.156.01 through 4.156.11.

Response (Revision 12/13/12): *See our response to Sections 4.156.01-4.156.11 later in this narrative. Refer to exhibit C in the attached appendix for signage types and calculations.*

Section 4.118. Standards applying to all Planned Development Zones:

(.02) Underground Utilities shall be governed by Sections 4.300 to 4.320. All utilities above ground shall be located so as to minimize adverse impacts on the site and neighboring properties.

Response: *See our response to sections 4.300-4.320 later in this narrative.*

Section 4.131. PDC - Planned Development Commercial Zone.

The requirements of a PDC Zone shall be governed by Section 4.140, Planned Development Regulations, and as otherwise set forth in this Code.

(.01) The following shall apply to any PDC zone:

A. Uses that are typically permitted:

9. Those uses that are listed as typically permitted in Section 4.131.05(.03), as well as the following additional uses when conducted entirely within enclosed buildings:

Response (Revision 10/31/12): *Per Section 4.131.05(.03).B – Retail sales and service of New Automobiles and Trucks, if not more than one and one-half (1 ½) tons capacity, and if located in a fully enclosed building.*

Section 4.140. Planned Development Regulations.

(.09) Final Approval (Stage Two):

C. The final plan shall conform in all major respects with the approved preliminary development plan, and shall include all information included in the preliminary plan plus the following:

1. The location of water, sewerage and drainage facilities;
2. Preliminary building and landscaping plans and elevations, sufficient to indicate the general character of the development;
3. The general type and location of signs;
4. Topographic information as set forth in Section 4.035;
5. A map indicating the types and locations of all proposed uses; and
6. A grading plan.

Response: *The final plan is consistent with the approved preliminary development plan and includes all the information required. See drawing set included with the application. Existing water and sewer will be reused. Due to increase in paving surfaces, impervious paving will be utilized in order not to create impacts on the City's storm facilities.*

D. The final plan shall be sufficiently detailed to indicate fully the ultimate operation and appearance of the development or phase of development. However, Site Design Review is a separate and more detailed review of proposed design features, subject to the standards of Section 4.400.

Response: *See the drawing set included with the application.*

J. A planned development permit may be granted by the Development Review Board only if it is found that the development conforms to all the following criteria, as well as to the Planned Development Regulations in Section 4.140:

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

Response: The proposed development site is located within the Area H of the Comprehensive Plan designated Commercial and is zoned PDC. The project is consistent with the requirements of both the comprehensive plan and the zoning map.

2. That the location, design, size and uses are such that traffic generated by the development at the most probable used intersection(s) can be accommodated safely and without congestion in excess of Level of Service D, as defined in the Highway Capacity Manual published by the National Highway Research Board, on existing or immediately planned arterial or collector streets and will, in the case of commercial or industrial developments, avoid traversing local streets. Immediately planned arterial and collector streets are those listed in the City's adopted Capital Improvement Program, for which funding has been approved or committed, and that are scheduled for completion within two years of occupancy of the development or four year if they are an associated crossing, interchange, or approach street improvement to Interstate 5.

a. In determining levels of Service D, the City shall hire a traffic engineer at the applicant's expense who shall prepare a written report containing the following minimum information for consideration by the Development Review Board:

Response: As the proposed development is adding a small % of new building area and will be used similarly to its previous use. The applicant does not anticipate any changes in trips generated with the new development and is therefore requesting the requirement for a traffic study to be waived. A waiver form is included with this application.

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

Response: The proposed development is serviced by a combination of existing facilities that were installed with the original development and new facilities required by the City and the development. See sheet C300 for utility information and A101 for site plan information showing new and existing facilities

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

Please see sheets A101 Site Plan and Landscape Plan L.1.

(.02) General Provisions:

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

Response (Revision 12/13/12): Dedicated parking spaces are designed to be accessible and usable for only required parking. Site Plan on A101 calls out for number of spaces and shows the designated areas. Refer to exhibit A in the attached appendix for off-street parking count calculation table.

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

Response (Revision 10/31/12): The number of parking spaces within the development are at the minimum for the calculated new building area. Refer to exhibit A in the attached appendix for off-street parking count calculation table. Landscaping and screening meets the requirements within the code. Please see A101 Site Plan that illustrates the required low and high landscape screening areas and Landscape documents for type of planting material and its placement.

F. Off-street parking spaces existing prior to the effective date of this Code may be included in the amount necessary to meet the requirements in case of subsequent enlargement of the building or use to which such spaces are necessary.

Response (Revision 12/13/12): The number of parking spaces within the development are at minimum requirements base on the total new floor area and use of the building. This includes a combination of new and existing spaces and as indicated in the parking calculation table in exhibit B in the attached appendix and illustrated on A101 Site Plan

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 (Revision 10/31/12): All parking is provided with a 6" curb and the standard size does not require landscape modifications for overhang. Compact spaces also contain standard depth to avoid landscape modifications. In no case will vehicle hang over the property line or interfere with landscape screening or sidewalk. Please see A101 Site Plan and Landscape Documents.

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 (Revision 10/31/12): The portion of the existing parking and drive aisle areas that will remain is asphalt. New areas being added for parking and maneuvering will be a porous asphalt pavement and pervious pavers to provide adequate storm drainage and infiltration. See Sheet C200 for location as well as a detail of the new pavement section.

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 (Revision 10/31/12): Lighting is designed not to shine into adjoining properties or the eyes of passers-by through the use of light shields at the property lines. Please see exterior site lighting plans, photometric plan, luminaire cut sheets and narrative in the forthcoming 4.199 response.

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 (Revision 10/31/12): Compact spaces are proposed in the development, though retain standard depths, and are less than 40% of total parking.

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 (Revision 12/13/12): Most parking spaces are standard size (9' x 18') and compact spaces are (7'-6" x 18") and are designed so that no overhang is required.

(.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.

Response: A dedicated loading zone is provided in a location that does not affect parking or customer and employee vehicular flow. The location of the zone allows for ingress and egress from the space to occur in a forward motion.

2. To the greatest extent possible, separate vehicle and pedestrian traffic.

Response: The parking for the facility is broken down into three zones; customer parking, service parking, and employee parking. Parking for customers is located in the zone directly adjacent to the entry that they will be accessing; new sales customers park near the main retail entry to the building, service customers pull directly into the service bays keeping them out of the vehicle traffic lane, and employees park in the zone accessed by the 2nd driveway entry to the site.

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.

Response (Revision 12/13/12): The parking lot is a combination of existing spaces and new spaces. All new parking areas are broken up with landscape islands (at least every 5 spaces), end islands, and frontage. The 2 rows of existing spaces have landscape islands on either end, with the west side adjacent to the ROW receiving additional landscape screening. Parking adjacent to adjacent property also will receive high landscape screening standards to complement the existing landscape screening. The interior landscape is above 10% and is included in the overall landscape, which is over 15%. Please see the calculation tables in exhibit B in attached appendix and A101 Site Plan and the Landscape Documents for the new areas of planting.

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.

Response: All new landscape tree planting areas are a minimum of 8' wide and long. In new parking space areas these are spaced five parking spaces apart maximum. See Landscaping Plan, Sheet L.1 included with the application.

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.

Response: Trees are located within the new parking area so that the minimum of 1 tree per every 8 spaces ratio is met. See Landscaping Plan, Sheet L.1 included with the application.

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 (Revision 10/31/12): Trees proposed are suitably sized as required with notes of branching to a minimum of 7' high at maturity. This will need to be the responsibility of the Owner once the trees reach the age. See Landscaping Plan, Sheet L.1 included with the application for description of plant materials.

d. All parking lots viewed from the public right of way shall have a minimum twelve (12) foot landscaped buffer extending from the edge of the property line at the right of way to the edge of the parking area. Buffer landscaping shall meet the low screen standard of 4.176(.02)(D) except that trees, groundcovers and shrubs shall be grouped to provide visual interest and to create view openings no more than ten (10) feet in length and provided every forty (40) feet. Notwithstanding this requirement, view of parking area that is unscreened from the right of way due to slope or topography shall require an increased landscaping standard under 4.176(.02) in order to buffer and soften the view of vehicles as much as possible. For purposes of this section, "view from the public right of way"

is intended to mean the view from the sidewalk directly across the street from the site, or if no sidewalk, from the opposite side of the adjacent street or road.

Response (Revision 10/31/12): The majority of the parking lot sits way back from the ROW. The 2 spaces nearest the ROW are a minimum of 20' away with landscaping between the space and the ROW. The landscape buffer meets the low screen standard and has a combination of ground cover, lawn, shrubs, and trees. The rear parking will have high landscape screening as illustrated on A101 Site Plan and Landscaping Plan, Sheet L.1 included with the application.

e. Where topography and slope condition permit, the landscape buffer shall integrate parking lot storm water treatment in bioswales and related plantings. Use of berms or drainage swales are allowed provided that planting areas with lower grade are constructed so that they are protected from vehicle maneuvers. Drainage swales shall be constructed to Public Works Standards.

Response (Revision 10/31/12): The south drive aisle is buffered from the adjoining property by means of a landscaped drainage swale for any overflow from the pervious paving. See Civil and Landscape Documents and A101 Site Plan for notes.

f. In addition to the application requirements of section 4.035(.04)(6)(d), where view of signs is pertinent to landscape design, any approved or planned sign plan shall accompany the application for landscape design approval.

Response (Revision 10/31/12): In addition to the signage mounted on the building, the project includes a monument sign located in the NW planting area. Signage details are included in this application and its podium has landscape foundation screening as part of the design. See A101 Site Plan for location and the Landscape Documents for design.

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 (Revision 12/13/12): A total of 60 parking spaces are proposed to meet minimum requirements. Of these, (2) meet ADA requirements. Minimum requirements are disproportional due to the requirement that a majority of sales inventory be wholly enclosed. This increases the area of the building requiring additional parking stalls. It is requested that (2) proposed ADA stalls be acceptable.

8. Tables 5, below, shall be used to determine the minimum and maximum parking standards for various land uses.

Response (Revision 10/31/12): Parking for the proposed development meets the minimum required parking standards outlined in the development code. Refer to exhibit A in the attached appendix for off-street parking count calculation table and sheet A101 Site Plan for a complete breakdown of the parking spaces.

(.04) Minimum Off-Street Loading Requirements:

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

Response (Revision 10/31/12): The existing building, with its addition, has floor area more than 5,000SF but less than 30,000 and therefore requires one off-street loading space. One off-street loading space is included within the development sized 12' wide by 35' long. This space is dedicated and is located so as to not impair the flow of traffic in and out of the parking lot and will receive high landscape screening. Please see A101 Site Plan and Landscape documents.

Section 4.156.02. Sign Review Process and General Requirements.

(.02) Sign Permits and Master Sign Plans. Many properties in the City have signs preapproved through a Master Sign Plan. For the majority of applications where a Master Sign Plan has been approved the applicant need not consult the sign requirements for the zone, but rather the Master Sign Plan, copies of which are available from the Planning Division. Signs conforming to a Master Sign Plan require only a Class I Sign Permit.

Response (Revision 12/13/12): The property has an existing approved Master Sign Plan DB-2005-01-00006B that the applicant is requesting a modification to the MSP. Please see exhibit C in the attached appendix for signage area calculation table, and existing and proposed signage types. Refer to A101 Site Plan, A102 Site Details and A401 Exterior Elevations that have notations, placements, areas and tabulations of MSP, existing and proposed signs. The signage locations and sizes indicated on A401 Exterior Elevations is the proposed modification to the existing MSP.

(.04) Class I Sign Permit. Sign permit requests shall be processed as a Class I Sign Permit when the requested sign or signs conform to a Master Sign Plan or other previous sign approval. In addition, a Minor Adjustment to a Master Sign Plan or other previous sign approval may be approved in connection with a Class I Sign Permit.

Response (Revision 10/31/12): Per discussions with the City, a modification to the MSP is being applied for in lieu of what was submitted.

B. Class I Sign Permit Review Criteria: The sign or signs conform with the applicable master sign plan or other previous sign approvals, and applicable code requirements.

Response (Revision 10/31/12): Per discussions with the City, a modification to the MSP is being applied for in lieu of what was submitted.

Section 4.156.03. Sign Measurement

(.01) Sign Area:

- A. Cabinet Signs and Similar:
- B. Individual Element Signs:
- C. Round or Three-Dimensional Signs:
- D. Awning or Marquee Signs:
- E. Painted Wall Signs:

(.02) Sign Height above Ground.

(.03) Sign Height and Length.

Response (Revision 12/13/12): Please see exhibit C in the attached appendix for signage area calculation table, and existing and proposed signage types. Refer to A101 Site Plan, A102 Site Details and A401 Exterior Elevations that have notations, placements, areas and tabulations of MSP, existing and proposed signs.

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

(.01) Each access onto streets or private drives 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: No new access points to the street are being proposed. Access points, along a route from the ROW, to the building are ADA accessible

Section 4.171. General Regulations - Protection of Natural Features and Other Resources.

Response: No existing natural features or other significant resources exist on the site.

Section 4.175. Public Safety and Crime Prevention.

(.01) All developments shall be designed to deter crime and insure public safety.

(.02) Addressing and directional signing shall be designed to assure identification of all buildings and structures by emergency response personnel, as well as the general public.

(.03) Areas vulnerable to crime shall be designed to allow surveillance. Parking and loading areas shall be designed for access by police in the course of routine patrol duties.

(.04) Exterior lighting shall be designed and oriented to discourage crime.

Response: Development is open and visually designed to minimize crime. Buildings address with be clearly marked and KNOX box provided at entry. There is a conflict with screening for parking and loading areas and the ability for police to provide surveillance during routine patrols. Exterior lighting is per 4.199 and will allow lighting levels for public safety.

Section 4.176. Landscaping, Screening, and Buffering.

C. General Landscaping Standard.

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

Response (Revision 10/31/12): Other than impervious areas, the site is fully landscaped. New and affected areas will receive a mixture of landscape materials as illustrated on the Landscape Documents. An existing lawn area to the South separates the street from the required service parking area along the eastern side of the site. Street trees edge the ROW and a varied landscape area on the east end of the lawn combines an attractive use of trees, shrubs, and groundcover. No work is to be conducted in this area for possible future use, which would be under a separate review. See A101 Site Plan for notations and Landscape Documents for design.

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 (Revision 10/31/12): As noted above the open lawn area will have no work to leave this open for possible future use. Future use would be a separate review and not part of this process. There are also (13) tree credits on-site that are remaining and are requested to be counted as part of the standard.

D. Low Screen Landscaping Standard.

1. Intent. The Low Screen Landscaping Standard is a landscape treatment that uses a combination of distance and low screening to separate uses or developments. It is intended to be applied in situations where low screening is adequate to soften the impact of one use or development on another, or where visibility between areas is more important than a total visual screen. The Low Screen Landscaping Standard is usually applied along street lot lines or in the area separating parking lots from street rights-of-way.

2. Required materials. The Low Screen Landscaping Standard requires sufficient low shrubs to form a continuous screen three (3) feet high and 95% opaque, year-round. In addition, one tree is required for every 30 linear feet of landscaped area, or as otherwise required to provide a tree canopy over the landscaped area. Ground cover plants must fully cover the remainder of the landscaped area. A three (3) foot high masonry wall or a berm may be substituted for the shrubs, but the trees and ground cover plants are still required. When applied along street lot lines, the screen or wall is to be placed along the interior side of the landscaped area.

Response (Revision 10/31/12): Low Screen Landscaping is located, and indicated on A101 Site Plan and Landscape documents. (4) new trees are added along with (2) existing larger trees to the South. These are indicated on the Landscape documents.

E. High Screen Landscaping Standard.

1. 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.

2. Required materials. The High Screen Landscaping Standard requires sufficient high shrubs to form a continuous screen at least six (6) feet high and 95% opaque, year-round. In addition, one tree is required for every 30 linear feet of landscaped area, or as otherwise required to provide a tree canopy over the landscaped area. Ground cover plants must fully cover the remainder of the landscaped area. A six (6) foot high masonry wall or a berm may be substituted for the shrubs, but the trees and ground cover plants are still required. When applied along street lot lines, the screen or wall is to be placed along the interior side of the landscaped area.)

Response (Revision 10/31/12): Required loading stall and service parking will receive high screening as indicated on A101 Site Plan and Landscape documents. This includes (3) new trees along with the existing (6) trees. In addition, there are (11) cypress trees the compliment the landscape design.

(.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 (Revision 12/13/12): The total landscape area of the site, including parking lot landscaping, is 40%. This includes continuous frontage landscaping, all areas on the other 3 sides of the property adjacent to the property line, and a large area in the center of the site. A variety of trees, shrubs, and groundcovers provide for an attractive and varied overall landscape composition. Interior parking lot islands are being design to comply with the 10% requirement. Refer to exhibit B in the attached appendix for site coverage and landscape tabulations. See A101 Site Plan and Landscape Documents for design layout and plant materials.

(.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.

Response (Revision 12/13/12): All exterior, roof and ground mounted mechanical and/or utility equipment shall be screened from ground level off-site view from adjacent streets or properties. See A103 building and sidewalk section that illustrates the slope of the roof and the placement of new HVAC units on the lower end, which has additional screening through the use of the building parapets.

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.

Response (Revision 10/31/12): Required service parking shall be screened with high screen landscaping. Note that there's conflict with screening and crime prevention as noted in 4.175 & 4.176. See A101 Site Plan for notation and Landscape Documents for design.

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.

Response (Revision 10/31/12): The required loading parking space has designed high landscaping screening on two sides, providing sufficient screening from street view. Please see A101 Site Plan for notations and Landscape Documents for design.

(.05) Sight-Obscuring Fence or Planting

Response (Revision 10/31/12): Landscape screening shall be operational by building occupancy, or a bond or security equal to 110% of the cost for installation shall be submit for temporary occupancy.

(.06) Plant Materials.

Response: All plant material used in the project will meet the requirements of the Development code. See Sheet L1 for plant locations and materials.

(.07) Installation and Maintenance.

Response: All plant materials will be installed per current industry standards and will be properly maintained. An existing irrigation system will be retrofitted to assure that adequate water is provided to all new plant materials. Plants that die will be replaced within one growing season. A Landscape Plan, Sheet L.1, is included with this application and contains a plant list and irrigation information.

(.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: Landscape Plan illustrates existing and proposed landscape areas (existing also shown on ALTA Survey and A101D Existing Demo Site Plan). Drawings show type, installation size, number and placement of materials along with material list of scientific and common names. Water usage areas will be included on Landscape Drawings, and indicated in the Symbols Legend, for Building Permit application.

Section 4.177. Street Improvement Standards.

Response: No street improvements are required with this development.

Section 4.178. Sidewalk and Pathway Standards.

(.01) Sidewalks. All sidewalks shall be concrete and a minimum of five (5) feet in width, except where the walk is adjacent to commercial storefronts. In such cases, they shall be increased to a minimum of ten (10) feet in width.

Response: Sidewalks on the site are all a minimum of five feet expanding to approximately 22' at the main entry of the building.

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

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

Response (Revised 12/13/12): The storage area is calculated on four (4) uses in the building. This includes commercial service (other), automotive sales (other), offices and industrial storage (other). Refer to exhibit D in the attached appendix for mixed solid waste & recycling storage tabulation.

(.05) The specific requirements are based on an assumed storage height of four feet for solid waste/recyclables. Vertical storage higher than four feet but no higher than seven feet may be used to accommodate the same volume of storage in a reduced floor space. Where vertical or stacked storage is proposed, the site plan shall include drawings to illustrate the layout of the storage area and dimensions for the containers.

Response: Storage wall height will be 6'-0", higher than the 4'-0" minimum requirements and less than 7'-0" maximum

(.06) The specific requirements for storage area are as follows:

- B. Non-residential buildings shall provide a minimum storage area of ten square feet, plus:
 1. Office: Four square feet per 1,000 square feet gross floor area (GFA);
 2. Retail: Ten square feet per 1,000 square feet GFA;
 4. Other: Four square feet per 1,000 square feet GFA.

Response(Revised 12/13/12): The storage area will be 204 square feet which exceeds the required 187 square foot. Refer to exhibit D in the attached appendix for mixed solid waste & recycling storage tabulation.

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

Response (Revised 12/13/12): The applicant shall work with Allied Waste, (503) 682-0336, to ensure that there is adequate access for the hauler's equipment and that the storage area is adequate for the anticipated volumes, level of service and any other special circumstances. Refer to attached Allied Waist service letter dated 09.14.12

Section 4.430. Location, Design and Access Standards for mixed Solid Waste and Recycling Areas

(.02) Location Standards:

- A. To encourage its use, the storage area for source separated recyclables shall be collocated with the storage area for residual mixed solid waste.

Response: A new trash enclosure located at the east side of the site, directly across from the loading space will house both recyclables as well as solid waste.

B. Indoor and outdoor storage areas shall comply with Uniform Building and Fire Code requirements.

Response: Storage areas proposed are in compliance with current applicable building and fire codes.

C. Storage area space requirements can be satisfied with a single location or multiple locations and can combine with both interior and exterior locations.

Response: The primary storage area for waste and recycling is the new trash enclosure located at the SE corner of the building.

D. Exterior storage areas can be located within interior side yard or rear yard areas. Minimum setback shall be three (3) feet. Exterior storage areas shall not be located within a required front yard setback, including double frontage lots.

Response: The trash enclosure is located at the back of the site and is aligned with the existing back building wall, 10' from the eastern property line. See Sheet A101 included in this application for location.

E. Exterior storage areas shall be located in central and visible locations on a site to enhance security for users.

Response: The trash enclosure is centrally located and easily visible, not hidden from direct view. No security concerns exist due to the location. See Sheet A101 included in this application for location.

F. Exterior storage areas can be located in a parking area if the proposed use provides at least the minimum number of parking spaces required for the use after deducting the area used for storage. Storage areas shall be appropriately screened according to the provisions of Section 4.430 (.03), below.

Response: The trash enclosure is located between 2 separate parking lot zones so as to not impact parking or maneuvering around the site. It's location provides screening from the street. See Sheet A101 included in this application for location.

G. The storage area shall be accessible for collection vehicles and located so that the storage area will not obstruct pedestrian or vehicle traffic movement on the site or on public streets adjacent to the site.

Response: The trash enclosure is located so the hauler can easily access and exit the site with a forward motion. As it sits deep into the site, SW Parkway Ave will not be affected. Located between two parking zones, it is out of the way of parking and maneuvering as well as pedestrian traffic.

(.03) Design Standards.

A. The dimensions of the storage area shall accommodate containers consistent with current methods of local collection.

Response: Dimensions are as indicated on A101. Inside walls include wooded bumpers.

B. Storage containers shall meet Uniform Fire Code standards and be made of or covered with waterproof materials or situated in a covered area.

Response: Allied Waste will provide covered storage containers.

C. Exterior storage areas shall be enclosed by a sight obscuring fence, wall or hedge at least six (6) feet in height. Gate openings for haulers shall be a minimum of ten (10) feet wide and shall be capable of being secured in a closed or open position. In no case shall exterior storage areas be located in conflict with the vision clearance requirements of Section 4.177.

Response: Exterior Storage area has 10'-0" site obscuring plaster wall to match the building and a gate. Gate is 20'-0" wide. Bolts will be designed to hold the gates in both the open and closed positions

D. Storage area(s) and containers shall be clearly labeled to indicate the type of materials accepted.

Response: Allied Waste will provide labels on storage containers.

(.04) Access Standards.

A. Access to storage areas can be limited for security reasons. However, the storage area shall be accessible to users at convenient times of the day and to collect service personnel on the day and approximate time they are scheduled to provide collection service.

Response: Storage area is located adjacent to the service area of the building and is limited to the dealership's use yet provides access to collection vehicles.

B. Storage areas shall be designed to be easily accessible to collection trucks and equipment, considering paving, grade and vehicle access. A minimum of ten (10) feet horizontal clearance and eight feet of vertical clearance is required if the storage area is covered.

Response: Storage area is design for easy access for the collection vehicles with 10'-0" horizontal clearance and 8'-0" vertical clearance.

C. Storage areas shall be accessible to collection vehicles without requiring backing out of a driveway onto a public street. If only a single access point is available to the storage area, adequate turning radius shall be provided to allow collection vehicles to safely exit the site in a forward motion.

Response: Storage areas are accessible to collection vehicles without requiring backing out of driveway onto a public street.

Section 4.199 Outdoor Lighting.

Section 4.199.30. Lighting Overlay Zones.

(.02) The Lighting Zones shall be:

B. LZ 2. Low-density suburban neighborhoods and suburban commercial districts, industrial parks and districts. This zone is intended to be the default condition for the majority of the City.

Response (Revision 10/31/12): The project site is located within the LZ 2. Note that the South lot line is in the LZ 3 zone. Though most of the property complies with the LZ 2, the SE corner lot light will comply with the LZ 3.

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.

Response: Performance Option selected and as indicated on the Lighting documents.

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.

Response (Revision 10/31/12): Not applicable. Performance Option selected.

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 (Revision 10/31/12): Performance Option selected. Please see the Lighting Documents for compliance.

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: Curfew selection is option 2 with reduced lighting intensity.

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.

Response (Revision 10/31/12): The applicant is using the performance method for determining lighting. Please see the Lighting Documents that include the performance method and a photometric plan.

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.

Response (Revision 10/31/12): Please see the Lighting Documents that include the lighting plan & photometric plan.

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.

Response (Revision 12/13/12): Please see exhibit E in attached appendix for the luminaire cut sheets with images and specifications for each exterior fixture.

D. Calculations demonstrating compliance with *Oregon Energy Efficiency Specialty Code, Exterior Lighting*, as modified by Section 4.199.40(.01)(B.)(2.)

Response (Revision 12/13/12): Please see exhibit F in attached appendix for exterior lighting compliance certificate. Lighting submittal is designed to comply with the OEESC sections as listed.

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.

Response (Revision 12/13/12): Lighting and Landscape plans have been coordinated to assure no conflicts between pole lights and trees.

F. Applicants shall identify the hours of lighting curfew.

Response (Revision 10/31/12): Lighting meets the curfew requirements addressed earlier in this narrative.

(.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 (Revision 10/31/12): Not applicable. Performance submitted.

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

A. Site plan showing horizontal isocandle lines, or the output of a point-by-point computer calculation of the horizontal illumination of the site, showing property lines and light levels immediately off of the subject property.

Response (Revision 10/31/12): See attached Lighting photometric calculations and plan. Note that the property is divided into two lighting zones with the South lot line being LZ-3, though most of the property complies with LZ-2, with the exception of the SE corner.

B. For each side of the property, the output of a point-by-point vertical footcandle calculation showing illumination in the vertical plane at the property line from grade to at least 10 feet higher than the height of the tallest pole.

Response (Revision 10/31/12): See attached Lighting photometric calculations and plan. Note that the property is divided into two lighting zones with the South lot line being LZ-3, though most of the property complies with LZ-2, with the exception of the SE corner.

C. Lighting plans shall be prepared by a qualified licensed engineer.

Response (Revision 10/31/12): Lighting plans have been prepared by MFIA, an Oregon licensed electrical engineer.

Section 4.199.60. Major Additions or Modifications to Pre-Existing Sites.

(01.) Major Additions. If a major addition occurs on a property, all of the luminaires on the site shall comply with the requirements of this Section. For purposes of this subsection, the following are considered to be major additions:

A. Additions of 50 percent or more in terms of additional dwelling units, gross floor area, seating capacity, or parking spaces, either with a single addition or with cumulative additions after July 2, 2008.

B. Modification or replacement of 50 percent or more of the outdoor lighting luminaries' within a 5-year timeframe existing as of July 2, 2008.

Response (Revision 10/31/12): Renovation will affect more than 50% of the outdoor luminaries so lighting will be upgraded as mentioned above.

Section 4.300. Underground Utilities General.

Section 4.320. Requirements.

(.01) The developer or subdivider shall be responsible for and make all necessary arrangements with the serving utility to provide the underground services (including cost of rearranging any existing overhead facilities). All such underground facilities as described shall be constructed in compliance with the rules and regulations of the Public Utility Commission of the State of Oregon relating to the installation and safety of underground lines, plant, system, equipment and apparatus.

(.02) The location of the buried facilities shall conform to standards supplied to the subdivider by the City. The City also reserves the right to approve location of all surface-mounted transformers.

(.03) Interior easements (back lot lines) will only be used for storm or sanitary sewers, and front easements will be used for other utilities unless different locations are approved by the City Engineer. Easements satisfactory to the serving utilities shall be provided by the developer and shall be set forth on the plat.

Response: All utilities are underground. See ALTA Survey, C100 Existing Conditions and C300 Composite Utility Plan. Civil drawings are designed to the City's Public Work Standards and are submitted for review.

Section 4.421. Criteria and Application of Design Standards.

A. Preservation of Landscape. The landscape shall be preserved in its natural state, in so far as practicable, by minimizing tree and soils removal, and any grade changes shall be in keeping with the general appearance of neighboring developed areas.

Response: The project site was heavily landscaped with the original development. New landscaping is supplementing what is already there and providing screening requirements for some additional parking areas. With the exception of a few trees that need to be removed to allow for additional parking, existing landscaping will be maintained. See Sheet L.1 for landscaping layout.

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: The additions to the existing building are relatively minor. Parking and drive alterations improve circulation and parking for the existing facility and are screened with enhanced landscape buffer areas. Street access as well as relationships to neighboring facilities are unchanged with the new renovation.

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: As previously mentioned, access drives for the project are not being altered from what currently exists. Drive aisle widths have been increased and parking added to allow for separate customer, service, and employee parking. Reconfiguration of the parking also allows for a loading space with easy access to the new trash enclosure. See Sheets A101D for existing conditions and A101 for the new layout.

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: Per the Engineering Department the public storm drainage system is at capacity. Added hard surfaces will utilize pervious paving or pavers to infiltrate and slow surface water in order to not impact the public system and indicated on the Civil plans.

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: Existing utility services will be retained. A sewer drain at the front of the building will be relocated for the showroom. Any new utilities are also underground and as indicated on the Civil plans.

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: The building has an approved Master Sign Plan DB-2005-01-00006B for allowable area. The Owner is currently working with both Ferrari and Maserati manufactures to determine final sign layout. Options A, B and C are being submitted for review and may have final determination prior to completeness review. As previously discuss with City staff, the pylon signage will be one base with both the Ferrari and Maserati signs. These include information on size, location design, color, texture, lighting, and materials. Signage is consistent with typical signage for this type of use and enhances the overall aesthetic of the building while not detracting from surrounding properties.

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: As previously discussed in this narrative, the loading zone and trash enclosure are located toward the back of the property and are properly screened so that they do not have a negative impact on the surrounding properties.

LRS hopes that this narrative helps in defining the burden of proof of finding the facts to the requested applicable criteria from The City of Wilsonville's Planning and Land Development Ordinance.

Sincerely,
LRS Architects, Inc.

Daniel Drake
Associate

Ron Tonkin Gran Turismo
Burden of Proof and Findings Narrative Rev 2 – DB12-0060 to 0063

Appendix

Contents

Exhibit A:

Parking Calculation Tables

Exhibit B:

Site Coverage and Landscape Calculations and Tables

Exhibit C:

Signage Area Tabulation and Existing and Proposed Signage Types

Exhibit D:

Mixed Solid Waste and Recyclable Storage Tabulation

Exhibit E:

Exterior Lighting Cut Sheets

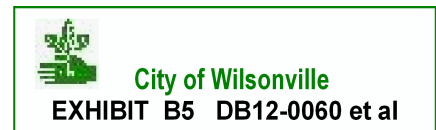
Exhibit F:

Exterior Lighting Compliance Certificate

DB-2005-01-00006B
Master Sign Plan

~~RECOMMENDED~~ ADOPTED CONDITIONS OF APPROVAL:

- ~~1. This approves the Master Sign Plan date stamped by the Planning Division (Exhibit 2). The waiver to allow up to 600 sq. ft. of tenant signs is approved, which includes the Gran Prix Import signs.~~
1. *The Gran Prix Import signage shall be limited to 203 square feet with the four logo signs, each being cabinet style or back lit and 4' X 4' maximum in size.*
2. *For future occupancy or division of the building, the total signage will be limited to 551 square feet with no more than 52 square feet of signage per tenant. That signage shall be backlit or channel lit and letters are not to exceed 3 feet high. If Gran Prix Imports reduces the size of their occupancy and/or another tenant comes in, then the 203 square feet of signage for Gran Prix is included in the 551 square foot maximum.*
3. The Applicant/Owner shall obtain all necessary building and electrical permits for signs allowed by these modifications. The Applicant/Owner shall perform all needed and routine maintenance for the approved signs.
4. Prior to installing sign(s) the Applicant/Owner/Tenant shall apply for a sign permit on a form entitled Planning Department Site Development Application and Permit and pay the appropriate sign review fee to the Planning Division to ensure compliance with the Master Sign Plan.



City of Wilsonville
Planning Commission

Case #: DB05-0006

Unique Serial Number: (assigned by dbase)

5861

Department: Planning

Case No: **DB05-0006**

File Creation Date: 1/31/05

Request: Master Sign Plan

Action: Approved with conditions

Project Expiration Date: 4/11/07

Property Description: TL 300

Sec. 2DA

County: W

Location:

Street Address: 25300 SW Parkway Avenue

Project Name(s): **Gran Prix Imports Signage**

Applicant: Luminite Signs for Gran Prix Imports

Retention Schedule: Permanent

Location of Microfilm: City Hall Vault

Hard Copies of drawings/plans available? Yes

Physical copy of file retained? No

See also Case Files: 85SR06 (Kershaw Knives - same address)

Other name(s) on file:

sw 11/13/08 Initial/Date

MAPS
SEE 35MM

Case #
DB05-0006

April 15, 2005



30000 SW Town Center Loop E
Wilsonville, Oregon 97070
(503) 682-1011
(503) 682-1015 Fax
(503) 682-0843 TDD

DEVELOPMENT REVIEW BOARD PANEL A

NOTICE OF DECISION

Project Name: Gran Prix Imports Signage
Case File No.: DB-2005-01-00006 (2)
Applicant: Luminite Signs
Owner: Gran Prix Imports
Proposed Action: Approval of Master Sign Plan
Property Description: Tax Lot 300, Section 2DA, T3S-R1W, Clackamas, County, Wilsonville, Oregon
Location: 25300 SW Parkway Avenue, Wilsonville, Oregon, 97070

On April 11, 2005, at the meeting of the Development Review Board the following action was granted on the above-referenced proposed development application:

Approved a Master Sign Plan for Gran Prix Imports with conditions of approval

Any appeals by anyone who has participated in this hearing, orally or in writing, must be filed with the City Recorder within fourteen (14) calendar days of the mailing of the Notice of Decision. *WC Sec. 4.022(.02)*.

This decision has been finalized in written form and placed on file in the City records at the Wilsonville City Annex this 18th day of March 2005 and is available for public inspection. This decision shall become effective on the fifteenth (15th) calendar day after the postmarked date of the written Notice of Decision, unless appealed or called up for review by the Council in accordance with this Section. *WC Sec. 4.022(.09)*

Written decision is attached

This approval will expire on **April 11, 2007** See *WC Section 4.163 for renewal*.

For further information, please contact the Wilsonville Planning Division at the Community Development Building, 8445 SW Elligsen Road, Wilsonville Oregon 97070 or phone 503-682-496

Attachments: DRB Resolution No. 7, including the adopted staff report (exhibit A)

**DEVELOPMENT REVIEW BOARD
RESOLUTION NO. 7**

A RESOLUTION ADOPTING FINDINGS AND CONDITIONS APPROVING A MASTER SIGN PLAN FOR GRAN PRIX IMPORTS. THE SITE IS LOCATED AT 25300 SW PARKWAY AVENUE ON TAX LOTS 200 AND 300, SECTION 2DA T3S-R1W, WASHINGTON COUNTY, OREGON. LUMINITE SIGNS FOR MANAGEMENT WEST, APPLICANT.

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

WHEREAS, the Planning Staff has prepared report on the above-captioned subject dated April , 2005, and

WHEREAS, said planning exhibits and staff reports were duly considered by the Development Review Board at regularly scheduled meeting conducted on April 11, 2005, at which time exhibits, together with findings and public testimony were entered into the public record, and

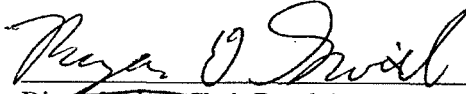
WHEREAS, the Development Review Board considered the subject and the recommendations contained in the staff report, and

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

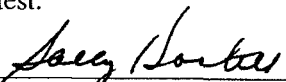
NOW, THEREFORE, BE IT RESOLVED that the Development Review Board of the City of Wilsonville does hereby adopt the staff report dated March 30, 2005, as amended, attached hereto as Exhibit A with findings and recommendations contained therein and authorizes the Planning Director to APPROVE, consistent with said recommendations

DB-2005-01-00006: A Master Sign Plan for Gran Prix Imports,

ADOPTED by the Development Review Board of the City of Wilsonville at a regular meeting thereof this 11th day of April 2005 and filed with the Planning Administrative Assistant on April 15, 2005. 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).


Bryan Smith, ~~District~~ ^{District} Secretary, Chair Panel A
Wilsonville Development Review Board

Attest:


Sally Hartill, Planning Administrative Assistant II

**STAFF REPORT
WILSONVILLE PLANNING DIVISION
DEVELOPMENT REVIEW BOARD PANEL 'A'
(AMENDED AND ADOPTED APRIL 11, 2005)**

Application: DB-2005-01-00006B

Public Hearing Date: March 14, 2005

Date of Report: March 4, 2005

Revised: March 14, 2005

Revised: April 11, 2005

Revised April 14, 2005

Description of Proposal/Request: The Applicant is seeking approval of a Master Sign Plan (MSP) for Gran Prix Imports.

Location: Gran Prix Imports is located at 25300 SW Parkway Ave. The subject property is more specifically described as Tax Lots 200 and 300 of Section 2DA; Washington County, Oregon.

Applicant: Luminite Signs

Property Owner: Management West

Comprehensive Plan Map Designation: Commercial

Zone Map Classification: Planned Development Commercial

Vicinity Map: Exhibit 1

Criteria: Planning and Land Development Ordinance Sections: 4.008; 4.009; 4.012; 4.013; 4.014; 4.031; 4.116; 4.118; 4.131; 4.156 and sections 4.400 through 4.450 where applicable.

Staff Reviewer: Blaise Edmonds, Manager of Current Planning

Note: The statutory 120-day time limit applies to this application. The application was received on January 31, 2005. The date by which the City must render a final decision, including any appeals is May 31, 2005.

Bold/italic = Revised words
~~Strikethrough~~ = Deleted words

OVERALL SUMMARY OF ISSUES

The Applicant proposes a Master Sign Plan to advertise Gran Prix Imports (indoor exotic car dealership). The prior tenant that occupied the subject building was Kershaw Knives. Planning records (Resolution 85SR06) indicate that only one monument sign at 31 sq. ft. was approved for the subject site. The Applicant is seeking more signage as proposed is commercial not manufacturing tenants. The following is the Applicant' narrative:

This application is for a master sign program meeting the requirements of section 4.156 thru table 6 of the code. At this time this is for one business ownership. Due to the size of the lot (Approximately 1 1/3 Acres) and the building is 263' long, additional signage will be added at a later date if the business changes. The building could be divided into 25' front parcels that could house ten tenants and each tenant would require a sign. A large freestanding sign may be needed for identifying the complex and allowing each tenant to be displayed on the display. The complex may want to have some identification high on the wall of the building. With the possibility of the future and allowing a minimum amount of signage for each possible tenant there should be 600 sq. ft. allowed for total signage. The breakdown would be 80 sq. ft. for building identification and allowing 52 sq. ft. for each tenant of the building and freestanding signage. The landlord would break this up to his discretion. The code allows for 300 sq. ft. of building signs due to length and entrances to the building. This parcel is large enough to allow for two freestanding displays along SW Parkway for the lot is over 200' wide.

At the present time there is no signage on this property location. The building is being remodeled into a car dealership company. The surrounding area has large freestanding signs approximately up to 40' High. One business has a roof sign on the peak of the roof. There are smaller freestanding signs in the area as well as building signs on the buildings.

We're proposing an individual letter display on the south elevation of the building identifying the business, and a sign on the building showing where the service department is located, and a monument display will be added later at the entrance of the property.

The signage proposal is in scale to the building size and the distance of readability. The building is set back from the main traveled road where the potential customer will be viewing from to find the business.

The next-door building is a large four-story motel building that diminishes the view to this business.

This proposal meets the planning and land development code meeting all the requirements of section 4.156 thru table 6. This request is compatible with other signs in the area relating to scale, type, design, materials, colors and location with other businesses in the area.

All application-filing requirements have been met. The amount of signage that can be placed on the building as per section 4.156 thru table 6 is over 200 sq. ft. plus a ground sign of 32 sq. ft. plus bonuses the code allows. This application is for approximately 128 sq. ft.

Since this application is meeting all the criteria set out in the code section 4.156 thru table 6, we would appreciate expediting this request so this business can be identified by their customers.

FINDINGS OF FACT

1. Site Analysis Data (existing, from Applicant's information):

Existing Site Conditions: The Applicant provides a site description in the narrative (Exhibit 2). Additionally, photos and drawings illustrate the appearance of some of the existing structures within the project.

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

Compass Direction	Use
North	Stafford Park (commercial)
East	City Hall Annex, Public Works
South	Super '8' Motel
West	Stafford Park (commercial)

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.

CONCLUSIONARY FINDINGS

Sections 4.009(.01): Ownership: Who may initiate application.

Finding 1: The Applicant (Luminite Signs) has obtained the consent of the owner of the property (Management West) for the proposed amendments to the Master Sign Plan. This code criterion has been met.

Comprehensive Plan and Zoning

Finding 2: The Comprehensive Plan designation for the subject property is Commercial, and is zoned Planned Development Commercial (PDC).

Prior Development

Finding 3: The subject site is in the Stafford Park Master Plan, which is a commercial/business park.

Finding 4: The applicant is seeking approval of a Master Sign Plan, which is reviewed under Section 4.156(.03)(D)(1),(2) and (3): *Master Sign Plans*. The MSP proposal is reviewed in Findings 5 through 20.

Subsection 4.156(.02)(B)(2)(a): *Complies with specific objectives in Subsection 4.156(.01).*

Subsection 4.156(.01)(A): *Public and traffic safety.*

Finding 5: The evidence indicates that the proposed Master Sign Plan would not affect traffic safety.

Subsection 4.156(.01)(B): *Avoiding nuisances.*

Finding 6: The proposed signs will increase the building visibility. This code criterion is met.

Subsection 4.146(.01)(C): *Support desired character of development.*

Finding 7: The proposed Master Sign Plan would enable two or more tenant spaces to provide signs.

Subsection 4.156(.01)(D): *Variety of signs; prevent visual domination of sign.*

Finding 8: The proposed ~~Master Sign Plan~~ **signs** will provide for a variety of signs to both advertise Gran Prix Imports and to provide direction and service information to customers. This code criterion is met.

Subsection 4.156(.01)(E): *Prevent detracting from the design of adjacent buildings.*

Finding 9: The surrounding commercial development is of a size and nature that will not be affected by the signs proposed. This code criterion is met.

Subsection 4.156(.01)(F): *Provide adequate opportunity for signage.*

Finding 10: The proposed Master Sign Plan will provide the Applicant greater opportunities for signs. This code criterion is met.

Subsection 4.156(.01)(G): *Improve property values; prevent blight.*

Finding 11: The proposed ~~Master Sign Plan~~ **signs** will promote an exotic automobile dealership and help prevent blight. This code criterion is met.

Subsection 5.156(.01)(H): *Clear identification of structures.*

Finding 12: The proposed Master Sign Plan would enable clear identification of Gran Prix Imports. This code criterion is met.

Subsection 4.156(.01)(I): *Protect constitutionally guaranteed speech.*

Finding 13: The proposed Master Sign Plan is consistent with the constitutionally guaranteed right of free speech and the Wilsonville Code. This right would not be altered by the Applicant's proposal. This code criterion is met.

Subsection 4.156(.02)(B)(2)(b): *Compatibility of signage with uses permitted in zone.*

Finding 14: The Planned Development Commercial Zone supports a wide variety of sign styles and sizes. The proposed Master Sign Plan would allow future tenants more advertising options. The Applicant's Exhibit 2 is photographs of sign advertising Gran Prix Imports and the compatibility of the proposed signs.

The Applicant's proposal: *With the possibility of the future and allowing a minimum amount of signage for each possible tenant there should be 600 sq. ft. allowed for total signage. The breakdown would be 80 sq. ft. for building identification and allowing 52 sq. ft. for each tenant of the building and freestanding signage. The landlord would break this up to his discretion. The code allows for 300 sq. ft. of building signs due to length and entrances to the building. This parcel is large enough to allow for two freestanding displays along SW Parkway for the lot is over 200' wide.*

Finding 15: Table #6 of Section 4.156 allows 200 sq. ft. of sign area per lot. The subject property comprises tax Lots 200 and 300, which would allow 400 sq. ft. of signs. The Applicant is seeking 600 sq. ft. through approval of a Master Sign Plan. Approved under 85SR06 is a 31 sq. ft. brick monument sign and matches the brick building.

At this time proposed is one "GRAN PRIX IMPORTS" (2'-8" x 35') wall sign @ 93 sq. ft. and one "SERVICE" (2' x 7'-5") wall sign @ 15 sq. ft. for total 108 sq. ft. Those two signs plus the approved 31 sq. ft. sign = 139 sq. ft. total signs. The Applicant states that the application is for approximately 128 sq. ft., which is 11 sq. ft. less than sign what staff calculated. Nonetheless, the proposal for 600 sq. ft. of sign area in the Master Sign Plan would be needed for potentially ten tenants including Gran prix Imports.

Subsection 4.156(.02)(B)(2)(c): *Avoid nuisance and property values reduction.*

Finding 16: This code criterion is met by the proposal.

Subsection 4.156(.02)(B)(2)(d): *Temporary signs.*

Finding 17: Temporary signs are not proposed.

Subsection 4.156(.02)(B)(2)(e): *Variance.*

Finding 18: A variance is not being sought as part of the subject application.

Subsection 4.156(.02)(B)(2)(f): *Relevant application filing requirements.*

Finding 19: The Applicant has met all of the relevant filing requirements for DRB review of this application.

Subsection 4.156(.03)(D)(1)&(2): *Master Sign Plans.*

Finding 20: The sign code allows the DRB to grant waivers from the requirements of the sign code where the overall design of the master sign plan is found by the Board to assure attractive and functional signage. In so doing, the Board shall give consideration to the size and scale of the proposed development, as well as the number of separate entrances, when acting on a master sign plan for a large development. Staff supports the waiver to allow up to 600 sq. ft. of tenant signs (including the proposed Gran Prix Imports signs) but the Gran Prix Import signs must be limited to 139 sq. ft. With Condition of Approval #1 this can be accomplished.

Subsection 4.156(.06): *Sign Area.*

Finding 21: Also see Finding 15. Staff believes that the proposed sign area at 600 sq. ft. provides an adequate amount of building and street signs. The proposed MSP is reasonable. This code criterion is met.

STAFF RECOMMENDATION

ACTION

Based on findings of fact 1, 2 and 3, analysis and conclusionary findings 1 through 21, staff ~~recommends that the~~ Development Review Board **approved** the Applicant's proposed Master Sign Plan along with the recommended conditions necessary to fully comply with the requirements of the Code.

EXHIBITS:

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

Exhibit No.	Description
A.	Staff Report (this document)
1.	Vicinity Map
2.	Applicant's narrative, Master Sign Plan
3.	Monument sign approved in 85SR06

DB-2005-01-00006B
Master Sign Plan

~~RECOMMENDED~~ ADOPTED CONDITIONS OF APPROVAL:

- ~~1. This approves the Master Sign Plan date stamped by the Planning Division (Exhibit 2). The waiver to allow up to 600 sq. ft. of tenant signs is approved, which includes the Gran Prix Import signs.~~
1. *The Gran Prix Import signage shall be limited to 203 square feet with the four logo signs, each being cabinet style or back lit and 4' X 4' maximum in size.*
2. *For future occupancy or division of the building, the total signage will be limited to 551 square feet with no more than 52 square feet of signage per tenant. That signage shall be backlit or channel lit and letters are not to exceed 3 feet high. If Gran Prix Imports reduces the size of their occupancy and/or another tenant comes in, then the 203 square feet of signage for Gran Prix is included in the 551 square foot maximum.*
3. The Applicant/Owner shall obtain all necessary building and electrical permits for signs allowed by these modifications. The Applicant/Owner shall perform all needed and routine maintenance for the approved signs.
4. Prior to installing sign(s) the Applicant/Owner/Tenant shall apply for a sign permit on a form entitled Planning Department Site Development Application and Permit and pay the appropriate sign review fee to the Planning Division to ensure compliance with the Master Sign Plan.

File



30000 SW Town Center Loop E
Wilsonville, Oregon 97070
(503) 682-1011
(503) 682-1015 Fax
(503) 682-0843 TDD

VIA: Certified Mail, Return Receipt Requested

April 15, 2005

Gran Prix Imports
25300 SW Parkway Av
Wilsonville OR 97070

Re: Case File DB-2005-01-00006

Two copies of the Development Review Board's Decision and Resolution No.7 including adopted conditions of approval rendered on the above application are attached. **Please note that your signature acknowledging receipt and acceptance of the Conditions of Approval is required to be returned to the Planning Division before the decision is effective.** One copy is provided for this purpose. Please sign and return to the undersigned. Thank you.

Sally Hartill
Planning Administrative Assistant II
City of Wilsonville
30000 SW Town Center Loop E
Wilsonville OR 97070

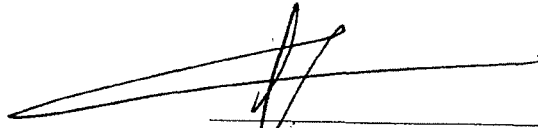
Cc: Luminite Signs
9126 SW Ridder Rd
Wilsonville OR 97070

Sign off accepting Conditions of Approval

Case File # DB-2005-01-00006

Project Name: Master Sign Plan for Gran Prix Imports

The Development Review Board's Decision and Conditions of Approval have been received and accepted by:



Signature

GM

Title

4/20/05

Date

Signature

Title

Date

This decision is not effective unless this form is signed and returned to the planning office as required by WC Section 4.140(.09)(L).

Adherence to Approved Plan and Modification Thereof: The applicant shall agree in writing to be bound, for her/himself and her/his successors in interest, by the conditions prescribed for approval of a development.

Please sign and return to:

Sally Hartill
Planning Administrative Assistant II
City of Wilsonville
30000 SW Town Center Loop E
Wilsonville OR 97070

STAFF REPORT
WILSONVILLE PLANNING DIVISION
DEVELOPMENT REVIEW BOARD PANEL 'A'

Application: DB-2005-01-00006

Public Hearing Date: April 11, 2005

Date of Report: March 30, 2005

Revised: April 11, 2005

Description of Proposal/Request: The Applicant is seeking approval of a Master Sign Plan (MSP) for Gran Prix Imports.

Location: Gran Prix Imports is located at 25300 SW Parkway Ave. The subject property is more specifically described as Tax Lots 200 and 300 of Section 2DA; Washington County, Oregon.

Applicant: Luminite Signs

Property Owner: Management West

Comprehensive Plan Map Designation: Commercial

Zone Map Classification: Planned Development Commercial

Vicinity Map: Exhibit 1

Criteria: Planning and Land Development Ordinance Sections: 4.008; 4.009; 4.012; 4.013; 4.014; 4.031; 4.116; 4.118; 4.131 and 4.156.

Staff Reviewer: Blaise Edmonds, Manager of Current Planning

Note: The statutory 120-day time limit applies to this application. The application was received on January 31, 2005. The date by which the City must render a final decision, including any appeals is May 31, 2005.

SUMMARY OF ISSUES

The Applicant proposes a Master Sign Plan and to advertise Gran Prix Imports (indoor exotic car dealership). Last month the Board approved the signs specific to Gran Prix Imports were approved but set-over the review of the Master Sign Plan. Those signs were installed.

The prior tenant that occupied the subject building was Kershaw Knives. Planning records (Resolution 85SR06) indicate that only one monument sign at 31 sq. ft. was approved for the subject site. The Applicant is seeking more signage as proposed is commercial not

10/12

manufacturing tenants. The following is the Applicant' Master Sign Plan. The following is an addendum to original request prepared by the Applicant's sign company representative:

Gran Prix Imports master sign plan and current needs as per the Wilsonville City sign code section 4.156 thru table 6 allows for 300 square feet of signage. We are amending the original request of one name sign 93 square feet, one service sign, 15 square feet, four logo displays approximately 4 square feet each, equals 64 square feet, and a monument display of 31 square feet for a total of 203 square feet. The logo Displays will be figured in a way to fit each logo into a 4'x4' area. We do not have this information at this point, for it is not available. The logos will be generally backlight decorated plastic faces in a cabinet. They possibly could be of neon illumination.

This Building is allowed by code for one tenant to have 300 Square feet of signage plus two freestanding displays.

If this building were broken up into 25' store fronts, which would allow for 10 tenants (like Argyle Square), there would be a mix of signage of illuminated letters on the building as well as module cabinet displays allowing flexibility for the tenants displaying long names, and short names, through creative ways creating visual excitement for the complex, controlled by the landlords sign requirements. Each tenant space would be allowed approximately 50 square feet of signage. See the example of American Family Insurance Display having a Over all size of 4T'x13' utilizing a combination of illuminated letters and a module cabinet for the word "insurance" this is a good example of a national logo working on a building front.

With the allowance of adequate building front display and having a freestanding display showing all the tenants, its possible that 600 square feet of total signage would be needed.

We are requesting the master sign program to allow for the additional displays for future requirements of this building be it one tenant, or ten tenants, working with in the code guidelines up to the 600 square feet.

FINDINGS OF FACT

1. Site Analysis Data (existing, from Applicant's information):

Existing Site Conditions: The applicant provides a site description in the narrative (Exhibit 2). Additionally, photos and drawings illustrate the appearance of some of the existing structures within the project.

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

Compass Direction	Use
North	Stafford Park (commercial)
East	City Hall Annex, Public Works

Compass Direction	Use
South	Super '8' Motel
West	Stafford Park (commercial)

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 Board approved the Gran Prix Imports signs in Resolution No. 3.

CONCLUSIONARY FINDINGS

Sections 4.009(.01): Ownership: Who may initiate application.

Finding 1: The sign company has obtained the consent of the owner of the property for the proposed Master Sign Plan. This code criterion has been met.

Comprehensive Plan and Zoning

Finding 2: The Comprehensive Plan designation for the subject property is Commercial, and is zoned Planned Development Commercial (PDC).

Prior Development

Finding 3: The subject site is in the Stafford Park Master Plan, which is a commercial/business park.

Finding 4: The Applicant is seeking approval of a Master Sign Plan, which is reviewed under Section 4.156(.03)(D)(1),(2) and (3): *Master Sign Plans*. The proposal is reviewed in Findings 5 through 20.

Subsection 4.156(.02)(B)(2)(a): *Complies with specific objectives in Subsection 4.156(.01).*

Subsection 4.156(.01)(A): *Public and traffic safety.*

Finding 5: The evidence indicates that the proposed Master Sign Plan would not affect traffic safety.

Subsection 4.156(.01)(B): *Avoiding nuisances.*

Finding 6: The proposed Master sign Plan will increase the building visibility. This code criterion is met.

Subsection 4.146(.01)(C): *Support desired character of development.*

Finding 7: The proposed Master Sign Plan would enable several tenant signs.

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Subsection 4.156(.01)(D): *Variety of signs; prevent visual domination of sign.*

Finding 8: The proposed Master Sign Plan will provide for a variety of signs and provide direction and service information to customers. This code criterion is met.

Subsection 4.156(.01)(E): *Prevent detracting from the design of adjacent buildings.*

Finding 9: The surrounding commercial development is of a size and nature that will not be affected by the signs proposed. This code criterion is met.

Subsection 4.156(.01)(F): *Provide adequate opportunity for signage.*

Finding 10: The proposed Master Sign Plan will give the Applicant flexibility in signage opportunity. This code criterion is met.

Subsection 4.156(.01)(G): *Improve property values; prevent blight.*

Finding 11: The proposed Master Sign Plan will promote new business and help prevent blight. This code criterion is met.

Subsection 5.156(.01)(H): *Clear identification of structures.*

Finding 12: The proposed Master Sign Plan would immediately enable clear identification of Gran Prix Imports and for future tenants. This code criterion is met.

Subsection 4.156(.01)(I): *Protect constitutionally guaranteed speech.*

Finding 13: The proposed Master Sign Plan is consistent with the constitutionally guaranteed right of free speech and the Wilsonville Code. This right would not be altered by the Applicant's revised proposal. This code criterion is met.

Subsection 4.156(.02)(B)(2)(b): *Compatibility of signage with uses permitted in zone.*

Finding 14: The Planned Development Commercial Zone supports a wide variety of sign styles and sizes. The proposed revised Master Sign Plan would allow future tenants more options in the advertising of their businesses.

The Applicant's revised proposal comprise of the following:

Approved Signs

Gran Prix Imports,
Service signs &
Monument sign: 139 sq. ft.

Proposed Revised Gran Prix Signs

Add four (4) Gran Prix Imports
auto brand logos: 64 sq. ft.

Master Sign Plan

The Applicant is requesting that the master sign program allow for the additional displays for future requirements of the subject building be it one tenant, or ten tenants, working with in the code guidelines up to the 600 square feet.

Finding 15: Table #6 of Section 4.156 allows 200 sq. ft. of sign area per lot. The subject property comprises tax Lots 200 and 300, which would allow 400 sq. ft. of signs. The Applicant is seeking a maximum 600 sq. ft. through approval of a Master Sign Plan. Approved under 85SR06 is a 31 sq. ft. brick monument sign and matches the brick building.

The Board approved one "GRAN PRIX IMPORTS" (2'-8" x 35') wall sign @ 93 sq. ft. and one "SERVICE" (2' x 7'-5") wall sign @ 15 sq. ft. for total 108 sq. ft. Those two signs plus the approved 31 sq. ft. sign = 139 sq. ft. total signs. Nonetheless, the proposal for 600 sq. ft. of sign area in the Master Sign Plan would be needed for future tenants and including Gran prix Imports signs.

Subsection 4.156(.02)(B)(2)(c): *Avoid nuisance and property values reduction.*

Finding 16: This code criterion is met by the proposal.

Subsection 4.156(.02)(B)(2)(d): *Temporary signs.*

Finding 17: Temporary signs are not proposed.

Subsection 4.156(.02)(B)(2)(e): *Variance.*

Finding 18: A variance is not being sought as part of the subject application.

Subsection 4.156(.02)(B)(2)(f): *Relevant application filing requirements.*

Finding 19: The Applicant has met all of the relevant filing requirements for DRB review of this application.

Subsection 4.156(.03)(D)(1)&(2): Master Sign Plans.

Finding 20: The sign code allows the DRB to grant waivers from the requirements of the sign code where the overall design of the master sign plan is found by the Board to assure attractive and functional signage. In so doing, the Board shall give consideration to the size and scale of the proposed development, as well as the number of separate entrances, when acting on a master sign plan for a large development. Staff supports the waiver to allow up to 600 sq. ft. of tenant signs, which includes the proposed Gran Prix Imports signs. The Board limited the Gran Prix Import signs to 139 sq. ft. The Applicant is now seeking to add four (4) auto brand logos for total 203 sq. ft. With Condition of Approval #1 this can be accomplished.

Subsection 4.156(.06): Sign Area.

Finding 21: Also see Finding 15. Staff believes that the proposed sign area at 600 sq. ft. provides an adequate amount of building and street signs. Thus the proposed Master Sign Plan is a reasonable request. This code criterion is met.

STAFF RECOMMENDATION

Based on findings of fact 1 - 4 and conclusionary findings 1 through 21, staff recommends that the Development Review Board **approve** the Applicant's proposed Master Sign Plan along with the recommended conditions necessary to fully comply with the requirements of the Code.

EXHIBITS:

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

Exhibit No.	Description
A.	Staff Report (this document)
1.	Vicinity Map
2.	Applicant's revised narrative for Master Sign Plan
3.	Proposed additional Gran Prix Import signs on the south building elevation
4.	Proposed Master Sign Plan illustrated on south building elevation

DB-2005-01-00006
Master Sign Plan

RECOMMENDED CONDITIONS OF APPROVAL:

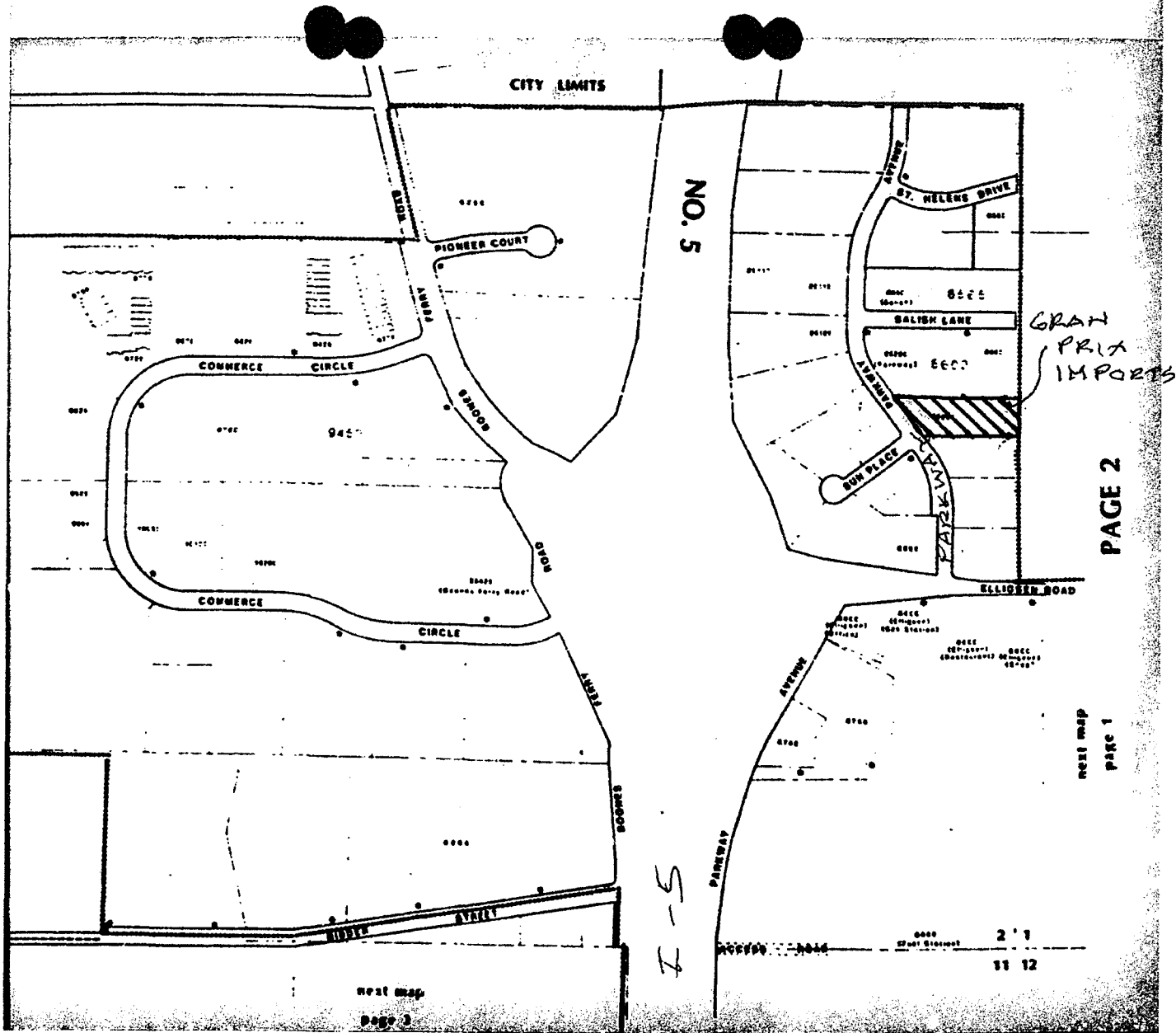
1. This approves the Master Sign Plan in Exhibits 2, 3 and 4. The waiver to allow up to 600 sq. ft. of tenant signs and including the Gran Prix Import signs is approved but the Gran Prix Import signs shall be limited to 203 sq. ft. The master sign program allow for the additional displays for future requirements of the subject building be it one tenant, or ten tenants, working with in the code guidelines up to the 600 square feet. See Findings 14 and 20.
2. The Applicant/Owner shall obtain all necessary building and electrical permits for signs allowed by these modifications. The Applicant/Owner shall perform all needed and routine maintenance for the approved signs.
3. Prior to installing sign(s) the Applicant/Owner/Tenant shall apply for a sign permit on a form entitled Planning Department Site Development Application and Permit and pay the appropriate sign review fee to the Planning Division to ensure compliance with the Master Sign Plan.

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DEFECTS IN

ORIGINAL

DOCUMENT



VICINITY MAP

EXHIBIT I

9 of 12

Application DB-2005-01-00006

Addendum to original request...

Gran Prix Imports master sign plan and current needs as per the Wilsonville City sign code section 4.156 thru table 6 allows for 300 square feet of signage. We are amending the original request of one name sign 93 square feet, one service sign, 15 square feet, four logo displays approximately 4 square feet each, equals 64 square feet, and a monument display of 31 square feet for a total of 203 square feet. The logo Displays will be figured in a way to fit each logo into a 4'x4' area. We do not have this information at this point, for it is not available. The logos will be generally backlight decorated plastic faces in a cabinet. They possibly could be of neon illumination.

This Building is allowed by code for one tenant to have 300 Square feet of signage plus two freestanding displays.

If this building were broken up into 25' store fronts, which would allow for 10 tenants (like Argyle Square), there would be a mix of signage of Illuminated letters on the building as well as module cabinet displays allowing flexibility for the tenants displaying long names, and short names, through creative ways creating visual excitement for the complex, controlled by the landlords sign requirements. Each tenants space would be allowed approximately 50 square feet of signage. See the example of American Family Insurance Display having a Over all size of 47'x13' utilizing a combination of illuminated letters and a module cabinet for the word "Insurance" this is a good example of a national logo working on a building front.

With the allowance of adequate building front display and having a freestanding display showing all the tenants, its possible that 600 square feet of total signage would be needed.

We are requesting the master sign program to allow for the additional displays for future requirements of this building be it one tenant, or ten tenants, working with in the code guidelines up to the 600 square feet.

EXHIBIT 2

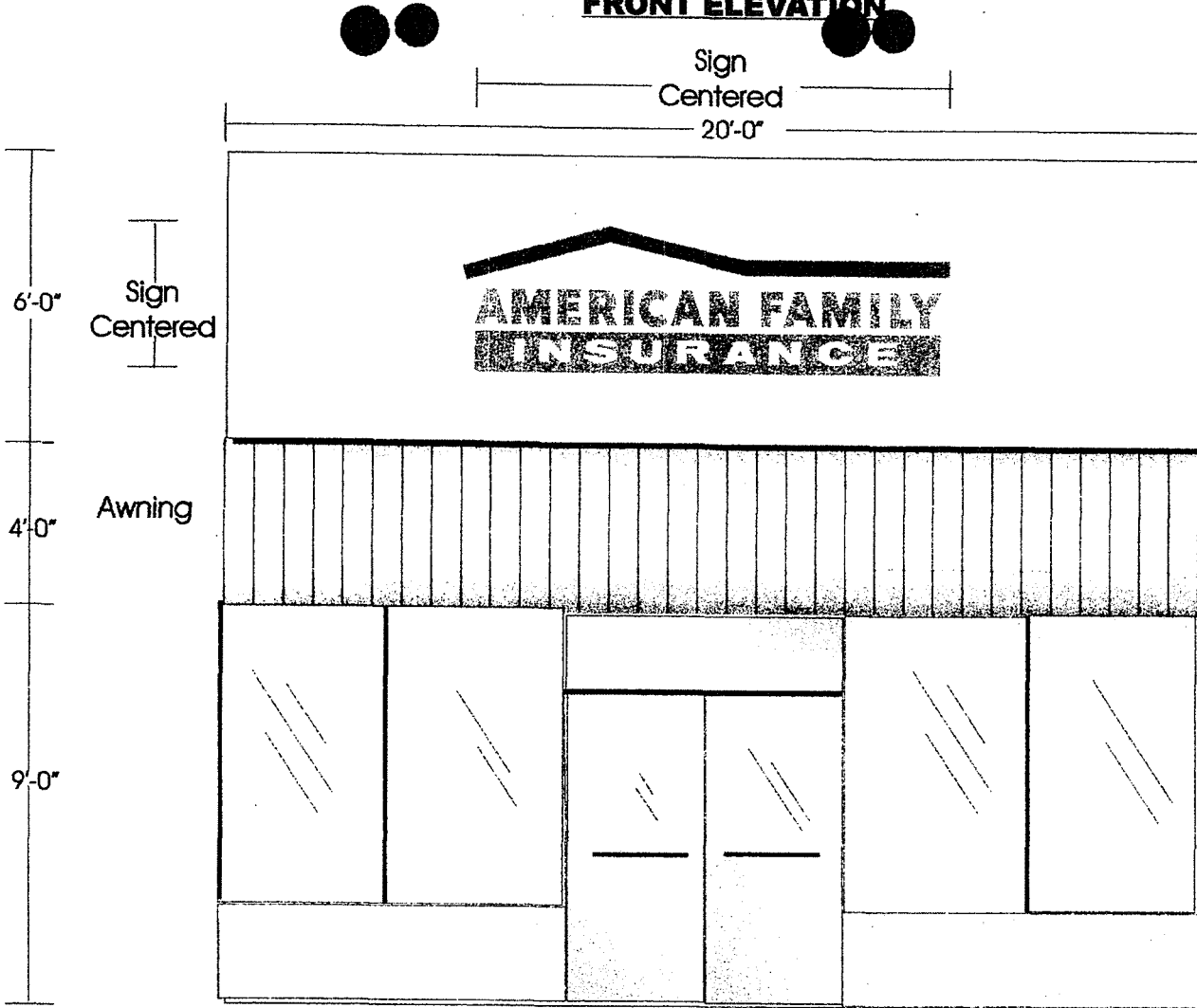
10 of 12

DEFECTS IN

ORIGINAL

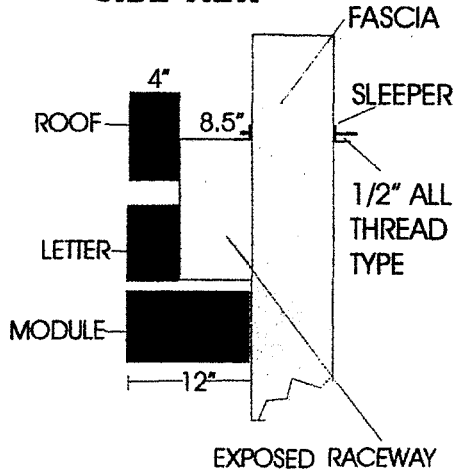
DOCUMENT

FRONT ELEVATION



Scale - 1/8" = 1'-0"

SIDE VIEW



**AMERICAN FAMILY
INSURANCE**

Roof: #2793 plex with 1" black trim cap, black returns and red neon.
 Letters: #2051 plex with 1" black trim cap, black returns, blue neon.
 Module: #230-97 translucent blue on white plex, 3/4" black retainer,
 black returns, fluorescent illumination.
 Exposed Raceway: Steel frame with aluminum exterior.
 All components and fixtures meet UL and electrical code requirements.



(503) 570-6137

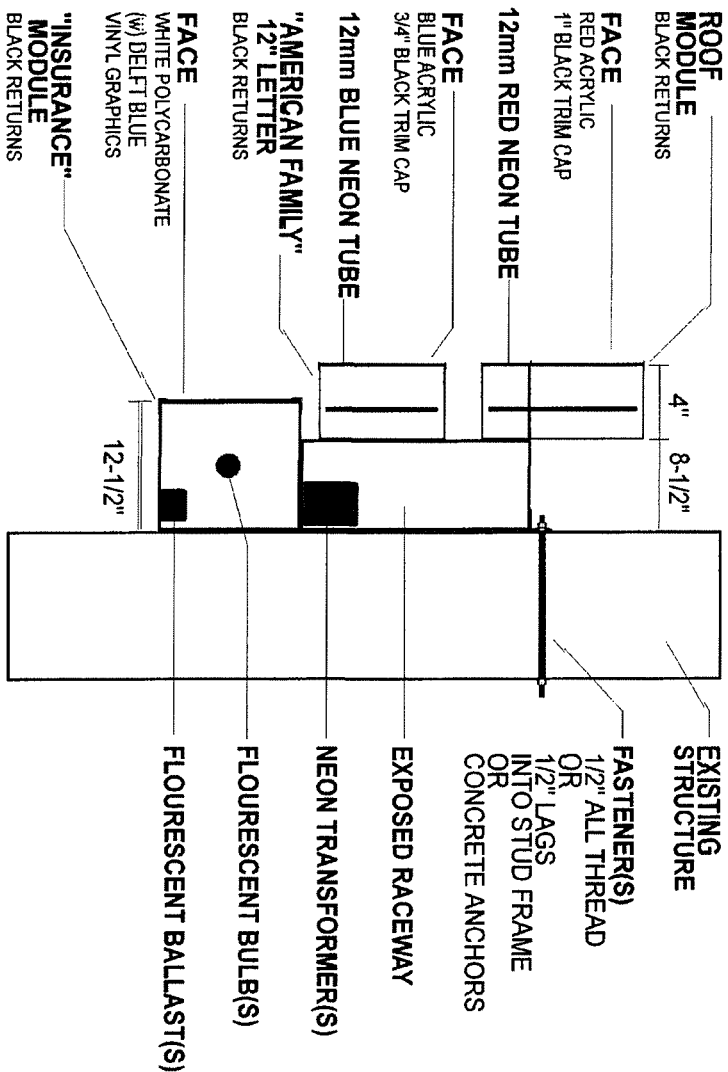
TITLE:	LOCATION:	SALES PERSON:	DATE:
DESIGN: A-103			
REVISION:			

11 of 12

12' 11"

3' 11"

AMERICAN FAMILY INSURANCE



9726 SW REDDER RD WILSONVILLE, OR 97070

JOB LOCATION:
AMFAM

SPECIFICATIONS:
MANUFACTURE AND INSTALL:
(1) ONE SET 12" INDIVIDUALLY ILLUMINATED
CHANNEL LETTERS ON RACEWAY

COLORS:
2793 RED PLEX
2051 or 607-1 BLUE PLEX
3/4" BLACK TRIM CAP
230-97 DELFT BLUE VINYL

RETURN COLORS:
BLACK
WHITE
AS INDICATED IN DRAWING

SALES APPROVAL _____ DATE _____

DRAWN BY: LEIF CLEM
DESIGN # _____

CLIENT APPROVAL _____ DATE _____
LANDLORD APPROVAL _____ DATE _____

THIS DESIGN AND ENGINEERING IS TO REMAIN THE EXCLUSIVE PROPERTY OF LUMINITE SIGNS UNTIL ACCEPTED AND APPROVED BY PURCHASE. THE USE OF THIS DESIGN, FOR ANY PURPOSE WHATSOEVER, WITHOUT WRITTEN APPROVAL OF AN OFFICER OF LUMINITE SIGNS IS PROHIBITED BY LAW.

12 of 12

March 18, 2005



30000 SW Town Center Loop E
Wilsonville, Oregon 97070
(503) 682-1011
(503) 682-1015 Fax
(503) 682-0843 TDD

DEVELOPMENT REVIEW BOARD PANEL A

NOTICE OF DECISION

Project Name: Gran Prix Imports Signage
Case File No.: DB-2005-01-00006
Applicant: Gran Prix Imports
Owner: Luminite Signs
Proposed Action: Approval of Master Sign Plan
Property Description: Tax Lot 300, Section 2DA, T3S-R1W, Clackamas, County, Wilsonville, Oregon
Location: 25300 SW Parkway Avenue, Wilsonville, Oregon, 97070

On March 14, 2005, at the meeting of the Development Review Board the following action was granted on the above-referenced proposed development application:

Approved that part of the Master Sign Plan for Gran Prix Imports and

Continued review of the remainder of the Master Sign Plan to date and time certain of April 11, 2005.

Any appeals by anyone who has participated in this hearing, orally or in writing, must be filed with the City Recorder within fourteen (14) calendar days of the mailing of the Notice of Decision. *WC Sec. 4.022(.02).*

This decision has been finalized in written form and placed on file in the City records at the Wilsonville City Annex this 18th day of March 2005 and is available for public inspection. This decision shall become effective on the fifteenth (15th) calendar day after the postmarked date of the written Notice of Decision, unless appealed or called up for review by the Council in accordance with this Section. *WC Sec. 4.022(.09)*

Written decision is attached

This approval will expire on **March 14, 2007** See *WC Section 4.163 for renewal.*

For further information, please contact the Wilsonville Planning Division at the Community Development Building, 8445 SW Elligsen Road, Wilsonville, Oregon 97070 or phone 503-682-496

Attachments: DRB Resolution No. 3, including the adopted staff report (exhibit A)

DEVELOPMENT REVIEW BOARD
RESOLUTION NO. 3

A RESOLUTION ADOPTING FINDINGS AND CONDITIONS APPROVING THAT PART OF A MASTER SIGN PLAN FOR GRAN PRIX IMPORTS. THE SITE IS LOCATED AT 25300 SW PARKWAY AVENUE ON TAX LOTS 200 AND 300, SECTION 2DA T3S-R1W, CLACKAMAS COUNTY, OREGON. LUMINITE SIGNS FOR MANAGEMENT WEST, APPLICANT.

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

WHEREAS, the Planning Staff has prepared report on the above-captioned subject dated March 4, 2005, and

WHEREAS, said planning exhibits and staff reports were duly considered by the Development Review Board at regularly scheduled meeting conducted on March 14, 2005, at which time exhibits, together with findings and public testimony were entered into the public record, and

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

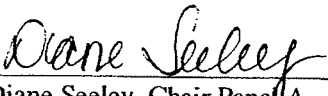
WHEREAS, interested parties, if any, have had an opportunity to be heard on the subject.

NOW, THEREFORE, BE IT RESOLVED that the Development Review Board of the City of Wilsonville does hereby adopt the staff report dated March 4, 2005, as amended, attached hereto as Exhibit A with findings and recommendations contained therein and authorizes the Planning Director to APPROVE, consistent with said recommendations

DB-2005-01-00006: That part of a Master Sign Plan for Gran Prix,

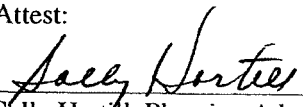
and continues the hearing on the remainder of the Master Sign Plan until date and time certain of April 1, 2004.

ADOPTED by the Development Review Board of the City of Wilsonville at a regular meeting thereof this 14th day of March 2005 and filed with the Planning Administrative Assistant on March 18, 2005. 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).



Diane Seeley, Chair Panel A
Wilsonville Development Review Board

Attest:



Sally Hartill, Planning Administrative Assistant II

STAFF REPORT
WILSONVILLE PLANNING DIVISION
DEVELOPMENT REVIEW BOARD PANEL 'A'
(AMENDED AND ADOPTED MARCH 14, 2005)

Application: DB-2005-01-00006

Public Hearing Date: March 14, 2005

Date of Report: March 4, 2005

Revised: March 17, 2005

Bold/Italic = new Words

~~Strikethrough~~ = Deleted words

Description of Proposal/Request: The Applicant is seeking approval of *sings a Master Sign Plan (MSP)* for Gran Prix Imports ~~and for future tenant signs.~~

Location: Gran Prix Imports is located at 25300 SW Parkway Ave. The subject property is more specifically described as Tax Lots 200 and 300 of Section 2DA; Washington County, Oregon.

Applicant: Luminite Signs

Property Owner: Management West

Comprehensive Plan Map Designation: Commercial

Zone Map Classification: Planned Development Commercial

Vicinity Map: Exhibit 1

Criteria: Planning and Land Development Ordinance Sections: 4.008; 4.009; 4.012; 4.013; 4.014; 4.031; 4.116; 4.118; 4.131; 4.156 and sections 4.400 through 4.450 where applicable.

Staff Reviewer: Blaise Edmonds, Manager of Current Planning

Note: The statutory 120-day time limit applies to this application. The application was received on January 31, 2005. The date by which the City must render a final decision, including any appeals is May 31, 2005.

OVERALL SUMMARY OF ISSUES

The Applicant proposes ~~signs a Master Sign Plan~~ to advertise Gran Prix Imports (indoor exotic car dealership) ~~and for future tenants~~. The prior tenant that occupied the subject building was Kershaw Knives. Planning records (Resolution 85SR06) indicate that only one monument sign at 31 sq. ft. was approved for the subject site. The Applicant is seeking more signage as proposed is commercial not manufacturing tenants. The following is the Applicant' ~~Master Sign Plan~~ narrative:

This application is for a master sign program meeting the requirements of section 4.156 thru table 6 of the code. At this time this is for one business ownership. Due to the size of the lot (Approximately 1 1/3 Acres) and the building is 263' long, additional signage will be added at a later date if the business changes. The building could be divided into 25' front parcels that could house ten tenants and each tenant would require a sign. A large freestanding sign may be needed for identifying the complex and allowing each tenant to be displayed on the display. The complex may want to have some identification high on the wall of the building. With the possibility of the future and allowing a minimum amount of signage for each possible tenant there should be 600 sq. ft. allowed for total signage. The breakdown would be 80 sq. ft. for building identification and allowing 52 sq. ft. for each tenant of the building and freestanding signage. The landlord would break this up to his discretion. The code allows for 300 sq. ft. of building signs due to length and entrances to the building. This parcel is large enough to allow for two freestanding displays along SW Parkway for the lot is over 200' wide.

At the present time there is no signage on this property location. The building is being remodeled into a car dealership company. The surrounding area has large freestanding signs approximately up to 40' High. One business has a roof sign on the peak of the roof. There are smaller freestanding signs in the area as well as building signs on the buildings.

We're proposing an individual letter display on the south elevation of the building identifying the business, and a sign on the building showing where the service department is located, and a monument display will be added later at the entrance of the property.

The signage proposal is in scale to the building size and the distance of readability. The building is set back from the main traveled road where the potential customer will be viewing from to find the business.

The next-door building is a large four-story motel building that diminishes the view to this business.

This proposal meets the planning and land development code meeting all the requirements of section 4.156 thru table 6. This request is compatible with other signs in the area relating to scale, type, design, materials, colors and location with other businesses in the area.

All application-filing requirements have been met. The amount of signage that can be placed on the building as per section 4.156 thru table 6 is over 200 sq. ft. plus a ground sign of 32 sq. ft. plus bonuses the code allows. This application is for approximately 128 sq. ft.

Since this application is meeting all the criteria set out in the code section 4.156 thru table 6, we would appreciate expediting this request so this business can be identified by their customers.

FINDINGS OF FACT

1. Site Analysis Data (existing, from Applicant's information):

Existing Site Conditions: The applicant provides a site description in the narrative (Exhibit 2). Additionally, photos and drawings illustrate the appearance of some of the existing structures within the project.

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

Compass Direction	Use
North	Stafford Park (commercial)
East	City Hall Annex, Public Works
South	Super '8' Motel
West	Stafford Park (commercial)

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.

CONCLUSIONARY FINDINGS

Sections 4.009(.01): Ownership: *Who may initiate application.*

Finding 1: The Applicant (Luminite Signs) has obtained the consent of the owner of the property (Management West) for the proposed ~~amendments to the Master Sign Plan~~ **signs**. This code criterion has been met.

Comprehensive Plan and Zoning

Finding 2: The Comprehensive Plan designation for the subject property is Commercial, and is zoned Planned Development Commercial (PDC).

Prior Development

Finding 3: The subject site is in the Stafford Park Master Plan, which is a commercial/business park.

~~**Finding 4:** The applicant is seeking approval of a Master Sign Plan, which is reviewed under Section 4.156(.03)(D)(1),(2) and (3): *Master Sign Plans*. The proposal is reviewed in Findings 5 through 20.~~

Subsection 4.156(.02)(B)(2)(a): *Complies with specific objectives in Subsection 4.156(.01).*

Subsection 4.156(.01)(A): *Public and traffic safety.*

Finding 5: The evidence indicates that the proposed ~~Master Sign Plan~~ *signs* would not affect traffic safety.

Subsection 4.156(.01)(B): *Avoiding nuisances.*

Finding 6: The proposed signs will increase the building visibility. This code criterion is met.

Subsection 4.146(.01)(C): *Support desired character of development.*

Finding 7: The proposed ~~Master Sign Plan~~ *signs* would enable ~~two or more~~ *one* tenant spaces to provide signs.

Subsection 4.156(.01)(D): *Variety of signs; prevent visual domination of sign.*

Finding 8: The proposed ~~Master Sign Plan~~ *signs* will provide for a variety of signs to ~~both~~ advertise Gran Prix Imports and to provide direction and service information to customers. This code criterion is met.

Subsection 4.156(.01)(E): *Prevent detracting from the design of adjacent buildings.*

Finding 9: The surrounding commercial development is of a size and nature that will not be affected by the signs proposed. This code criterion is met.

Subsection 4.156(.01)(F): *Provide adequate opportunity for signage.*

Finding 10: The proposed ~~Master Sign Plan~~ *signs* will give ~~existing and future tenants~~ *the Applicant* flexibility in signage opportunity. This code criterion is met.

Subsection 4.156(.01)(G): *Improve property values; prevent blight.*

Finding 11: The proposed ~~Master Sign Plan~~ *signs* will promote an exotic automobile dealership and help prevent blight. This code criterion is met.

Subsection 5.156(.01)(H): *Clear identification of structures.*

Finding 12: The proposed ~~Master Sign Plan~~ signs would immediately enable clear identification of Gran Prix Imports. This code criterion is met.

Subsection 4.156(.01)(I): *Protect constitutionally guaranteed speech.*

Finding 13: The proposed ~~Master Sign Plan~~ signs *are* is consistent with the constitutionally guaranteed right of free speech and the Wilsonville Code. This right would not be altered by the Applicant's proposal. This code criterion is met.

Subsection 4.156(.02)(B)(2)(b): *Compatibility of signage with uses permitted in zone.*

Finding 14: The Planned Development Commercial Zone supports a wide variety of sign styles and sizes. ~~The proposed Master Sign Plan would allow future tenants more options in the advertising of their businesses.~~ The Applicant's Exhibit 2 is photographs of sign advertising Gran Prix Imports and the compatibility of the proposed signs.

The Applicant's proposal: *With the possibility of the future and allowing a minimum amount of signage for each possible tenant there should be 600 sq. ft. allowed for total signage. The breakdown would be 80 sq. ft. for building identification and allowing 52 sq. ft. for each tenant of the building and freestanding signage. The landlord would break this up to his discretion. The code allows for 300 sq. ft. of building signs due to length and entrances to the building. This parcel is large enough to allow for two freestanding displays along SW Parkway for the lot is over 200' wide.*

Finding 15: Table #6 of Section 4.156 allows 200 sq. ft. of sign area per lot. The subject property comprises tax Lots 200 and 300, which would allow 400 sq. ft. of signs. ~~The Applicant is seeking 600 sq. ft. through approval of a Master Sign Plan.~~ Approved under 85SR06 is a 31 sq. ft. brick monument sign and matches the brick building.

At this time proposed is one "GRAN PRIX IMPORTS" (2'-8" x 35') wall sign @ 93 sq. ft. and one "SERVICE" (2' x 7'-5") wall sign @ 15 sq. ft. for total 108 sq. ft. Those two signs plus the approved 31 sq. ft. sign = 139 sq. ft. total signs. The Applicant states that the application is for approximately 128 sq. ft., which is 11 sq. ft. less than sign what staff calculated. ~~Nonetheless, the proposal for 600 sq. ft. of sign area in the Master Sign Plan would be needed for potentially ten tenants including Gran prix Imports.~~

Subsection 4.156(.02)(B)(2)(c): *Avoid nuisance and property values reduction.*

Finding 16: This code criterion is met by the proposal.

Subsection 4.156(.02)(B)(2)(d): *Temporary signs.*

Finding 17: Temporary signs are not proposed.

Subsection 4.156(.02)(B)(2)(e): Variance.

Finding 18: A variance is not being sought as part of the subject application.

Subsection 4.156(.02)(B)(2)(f): Relevant application filing requirements.

Finding 19: The Applicant has met all of the relevant filing requirements for DRB review of this application.

Subsection 4.156(.03)(D)(1)&(2): Master Sign Plans.

Finding 20: ~~The sign code allows the DRB to grant waivers from the requirements of the sign code where the overall design of the master sign plan is found by the Board to assure attractive and functional signage. In so doing, the Board shall give consideration to the size and scale of the proposed development, as well as the number of separate entrances, when acting on a master sign plan for a large development. Staff supports the waiver to allow up to 600 sq. ft. of tenant signs (including the proposed Gran Prix Imports signs) but the Gran Prix Import signs must be limited to 139 sq. ft. With Condition of Approval #1 this can be accomplished.~~

Subsection 4.156(.06): Sign Area.

Finding 21: ~~Also see Finding 15. Staff believes that the proposed sign area at 600 sq. ft. provides an adequate amount of building and street signs. The proposed MSP is reasonable. This code criterion is met.~~

STAFF RECOMMENDATION

ACTION

Based on findings of fact 1, 2 and 3, analysis and conclusionary ~~findings 1 through 21~~, staff recommends that the Development Review Board **approved** the Applicant's proposed **Master Sign Plan signs** along with the recommended conditions necessary to fully comply with the requirements of the Code.

EXHIBITS:

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

Exhibit No.	Description
A.	Staff Report (this document)
1.	Vicinity Map
2.	Applicant's narrative, Master Sign Plan
3.	Monument sign approved in 85SR06

DB-2005-01-00006
Master Sign Plan

RECOMMENDED CONDITIONS OF APPROVAL:

1. This approves the ~~Master Sign Plan~~ *signs advertising Gran Prix Imports* Date stamped by the Planning Division (Exhibit 2). ~~The request for the "Gran Prix Imports" and "Service" signs are approved. The waiver to allow up to 600 sq. ft. of tenant signs is approved including the Gran Prix Import signs but the Gran Prix Import signs shall be limited to 139 sq. ft. See Finding 20.~~
2. The Applicant/Owner shall obtain all necessary building and electrical permits for signs allowed by these modifications. The Applicant/Owner shall perform all needed and routine maintenance for the approved signs.
3. Prior to installing sign(s) the Applicant/Owner/Tenant shall apply for a sign permit on a form entitled Planning Department Site Development Application and Permit and pay the appropriate sign review fee to the Planning Division to ensure compliance with the ~~Master~~ sign plan.

City of

WILSONVILLE
in OREGON



30000 SW Town Center Loop E
Wilsonville, Oregon 97070
(503) 682-1011
(503) 682-1015 Fax
(503) 682-0843 TDD

VIA: Certified Mail, Return Receipt Requested

March 18, 2005

Gran Prix Imports
25300 SW Parkway Av
Wilsonville OR 97070

Re: Case File DB-2005-01-00006

Two copies of the Development Review Board's Decision and Resolution No.3 including adopted conditions of approval rendered on the above application are attached. **Please note that your signature acknowledging receipt and acceptance of the Conditions of Approval is required to be returned to the Planning Division before the decision is effective.** One copy is provided for this purpose. Please sign and return to the undersigned. Thank you.

Sally Hartill
Planning Administrative Assistant II
City of Wilsonville
30000 SW Town Center Loop E
Wilsonville OR 97070

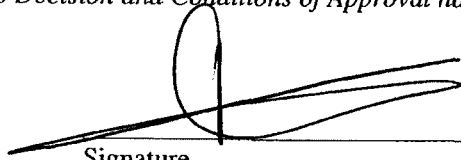
Cc: Luminite Signs
9126 SW Ridder Rd
Wilsonville OR 97070

Sign off accepting Conditions of Approval

Case File # DB-2005-01-00006

Project Name: Master Sign Plan, portion approved for Gran Prix Imports

The Development Review Board's Decision and Conditions of Approval have been received and accepted by:



Signature

Vice President

Title

3/22/05

Date

Signature

Title

Date

This decision is not effective unless this form is signed and returned to the planning office as required by WC Section 4.140(.09)(L).

Adherence to Approved Plan and Modification Thereof: The applicant shall agree in writing to be bound, for her/himself and her/his successors in interest, by the conditions prescribed for approval of a development.

Please sign and return to:

Sally Hartill
Planning Administrative Assistant II
City of Wilsonville
30000 SW Town Center Loop E
Wilsonville OR 97070

Community Development Building
8445 SW Elligsen Road
Wilsonville, Oregon 97070

DEVELOPMENT REVIEW BOARD – PANEL A
MOTIONS-March 14, 2005

V. Consideration of Minutes:

The February 14, 2005 meeting minutes were approved as submitted. 4-0 vote.

VI. Consent Agenda:

- A. **DB-2005-01-00006.** Management West for Gran Prix Imports. Applicant requests approval of a Master Sign Plan for Gran Prix Imports and for future tenant signs. The site is located at 25300 SW Parkway Av., T3S-RIW, Section 2DB, Tax Lots 200 and 300, Clackamas County, Oregon. Staff: Blaise Edmonds

DB-2005-01-00006 was moved from the Consent Agenda to a public hearing.

MOTION:

Mr. Levit moved to adopt Resolution No. 3 with the following changes:

(Italicized text notes additions.)

“A RESOLUTION ADOPTING FINDINGS AND CONDITIONS APPROVING THAT PART OF A MASTER SIGN PLAN FOR GRAN PRIX IMPORTS. ~~AND OTHER FUTURE TENANTS.~~”

“DB-2005-01-00006: That part of the Master Sign Plan for Gran Prix Imports identifying the business and location of the service department. The balance of the Master Sign Plan was continued until April 11, 2005.”

The motion was seconded by Ms. Sienia, which carried 4-0.

**STAFF REPORT
WILSONVILLE PLANNING DIVISION
DEVELOPMENT REVIEW BOARD PANEL 'A'**

Application: DB-2005-01-00006

Public Hearing Date: March 14, 2005

Date of Report: March 4, 2005

Description of Proposal/Request: The Applicant is seeking approval of a Master Sign Plan (MSP) for Gran Prix Imports and for future tenant signs.

Location: Gran Prix Imports is located at 25300 SW Parkway Ave. The subject property is more specifically described as Tax Lots 200 and 300 of Section 2DA; Washington County, Oregon.

Applicant: Luminite Signs

Property Owner: Management West

Comprehensive Plan Map Designation: Commercial

Zone Map Classification: Planned Development Commercial

Vicinity Map: Exhibit 1

Criteria: Planning and Land Development Ordinance Sections: 4.008; 4.009; 4.012; 4.013; 4.014; 4.031; 4.116; 4.118; 4.131; 4.156 and sections 4.400 through 4.450 where applicable.

Staff Reviewer: Blaise Edmonds, Manager of Current Planning

Note: The statutory 120-day time limit applies to this application. The application was received on January 31, 2005. The date by which the City must render a final decision, including any appeals is May 31, 2005.

OVERALL SUMMARY OF ISSUES

The Applicant proposes a Master Sign Plan to advertise Gran Prix Imports (indoor exotic car dealership) and for future tenants. The prior tenant that occupied the subject building was Kershaw Knives. Planning records (Resolution 85SR06) indicate that only one monument sign at 31 sq. ft. was approved for the subject site. The Applicant is seeking more signage as proposed is commercial not manufacturing tenants. The following is the Applicant' Master Sign Plan narrative:

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Since this application is meeting all the criteria set out in the code section 4.156 thru table 6, we would appreciate expediting this request so this business can be identified by their customers.

(2 of 16)

FINDINGS OF FACT

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

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CONCLUSIONARY FINDINGS

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Finding 2: The Comprehensive Plan designation for the subject property is Commercial, and is zoned Planned Development Commercial (PDC).

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Finding 10: The proposed Master Sign Plan will give existing and future tenants flexibility in signage opportunity. This code criterion is met.

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Finding 12: The proposed Master Sign Plan would immediately enable clear identification of Gran Prix Imports. This code criterion is met.

Subsection 4.156(.01)(I): *Protect constitutionally guaranteed speech.*

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Subsection 4.156(.02)(B)(2)(c): *Avoid nuisance and property values reduction.*

Finding 16: This code criterion is met by the proposal.

Subsection 4.156(.02)(B)(2)(d): *Temporary signs.*

Finding 17: Temporary signs are not proposed.

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Finding 18: A variance is not being sought as part of the subject application.

(5 of 16)

Subsection 4.156(.02)(B)(2)(f): *Relevant application filing requirements.*

Finding 19: The Applicant has met all of the relevant filing requirements for DRB review of this application.

Subsection 4.156(.03)(D)(1)&(2): *Master Sign Plans.*

Finding 20: The sign code allows the DRB to grant waivers from the requirements of the sign code where the overall design of the master sign plan is found by the Board to assure attractive and functional signage. In so doing, the Board shall give consideration to the size and scale of the proposed development, as well as the number of separate entrances, when acting on a master sign plan for a large development. Staff supports the waiver to allow up to 600 sq. ft. of tenant signs (including the proposed Gran Prix Imports signs) but the Gran Prix Import signs must be limited to 139 sq. ft. With Condition of Approval #1 this can be accomplished.

Subsection 4.156(.06): *Sign Area.*

Finding 21: Also see Finding 15. Staff believes that the proposed sign area at 600 sq. ft. provides an adequate amount of building and street signs. The proposed MSP is reasonable. This code criterion is met.

STAFF RECOMMENDATION

Based on findings of fact 1, 2 and 3, analysis and conclusionary findings 1 through 21, staff recommends that the Development Review Board **approve** the Applicant's proposed Master Sign Plan along with the recommended conditions necessary to fully comply with the requirements of the Code.

EXHIBITS:

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

Exhibit No.	Description
A.	Staff Report (this document)
1.	Vicinity Map
2.	Applicant's narrative, Master Sign Plan
3.	Monument sign approved in 85SR06

(6 of 18)

**DB-2005-01-00006
Master Sign Plan**

RECOMMENDED CONDITIONS OF APPROVAL:

1. This approves the Master Sign Plan Date stamped by the Planning Division (Exhibit 2). The request for the "Gran Prix Imports" and "Service" signs are approved. The waiver to allow up to 600 sq. ft. of tenant signs is approved including the Gran Prix Import signs but the Gran Prix Import signs shall be limited to 139 sq. ft. See Finding 20.
2. The Applicant/Owner shall obtain all necessary building and electrical permits for signs allowed by these modifications. The Applicant/Owner shall perform all needed and routine maintenance for the approved signs.
3. Prior to installing sign(s) the Applicant/Owner/Tenant shall apply for a sign permit on a form entitled Planning Department Site Development Application and Permit and pay the appropriate sign review fee to the Planning Division to ensure compliance with the Master Sign Plan.

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DOCUMENT**



Gran Prix Imports Master Sign Program
25300 SW Parkway Ave. Wilsonville, OR 97070

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The next-door building is a large four-story motel building that diminishes the view to this business.

EXHIBIT 2



This proposal meets the planning and land development code meeting all the requirements of section 4.156 thru table 6. This request is compatible with other signs in the area relating to scale, type, design, materials, colors and location with other businesses in the area.

All application-filing requirements have been met. The amount of signage that can be placed on the building as per section 4.156 thru table 6 is over 200 sq.ft. plus a ground sign of 32 sq.ft. plus bonuses the code allows. This application is for approximately 128 sq.ft.

Since this application is meeting all the criteria set out in the code section 4.156 thru table 6, we would appreciate expediting this request so this business can be identified by their customers.

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ORIGINAL

DOCUMENT

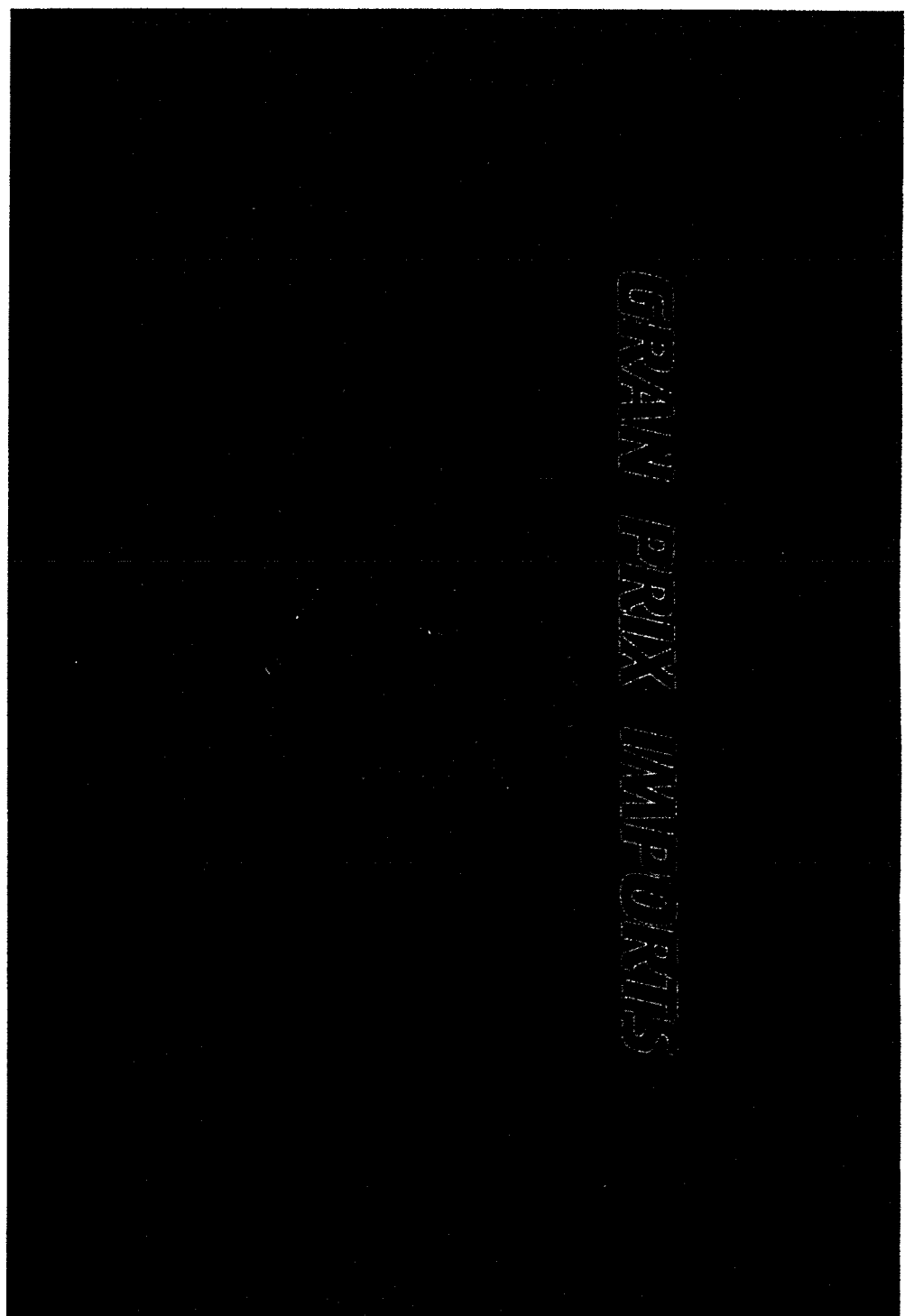
9/28/11



9128 SW RIDGER RD WILSONVILLE OR 97070
TEL 503.570.6137 FAX 503.570.6138

JOB LOCATION:
GRAN PRIX IMPORTS
25300 SW PARKWAY AVE
WILSONVILLE, OREGON 97070

THIS DESIGN AND ENGINEERING IS TO REMAIN THE EXCLUSIVE PROPERTY OF LUMINITE SIGNS UNTIL ACCEPTED AND APPROVED BY PURCHASER. THE USE OF THIS DESIGN FOR ANY PURPOSE WHATSOEVER WITHOUT WRITTEN APPROVAL OF AN OFFICER OF LUMINITE SIGNS IS PROHIBITED BY LAW.



GRAN PRIX IMPORTS

SPECIFICATIONS:

MANUFACTURE AND INSTALL:
(1) ONE SET OF 32" HALO LIT REVERSE PAN CHANNEL LETTERS

COLORS:
BLACK 220-12 (BLACK OUTLINE IN VINYL)
BRUSHED ALUMINUM (FACES)
BLUE NEON HALO ILLUMINATION

APPROVED
PLANNING DIVISION
3/14/05
Beverly Schaefer
CITY OF WILSONVILLE

SALES APPROVAL

DATE

CLIENT APPROVAL

DATE

LANDLORD APPROVAL

DATE

DRAWN BY: LEIF CLEM 17 NOV 04
PROJECT COORDINATOR: JAKE JACOBSEN

2' 8"

GRAN PRIX IMPORTS

35' 0"

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JOB LOCATION:
 GRAN PRIX IMPORTS
 25300 SW PARKWAY AVE
 WILSONVILLE, OREGON 97070

LUMINITE SIGNS
 9128 SW ROODER RD WILSONVILLE, OR 97070
 TEL: 503.570.6137 FAX: 503.570.6138

SPECIFICATIONS:
 MANUFACTURE AND INSTALL
 (1) ONE SET OF 32" HALO LT REVERSE PAN CHANNEL LETTERS

APPROVED
 PLANNING DIVISION
 31141 ds
 B. Davis
 CITY OF WILSONVILLE

SALES APPROVAL _____ DATE _____

CLIENT APPROVAL _____ DATE _____

LANDLORD APPROVAL _____ DATE _____

DRAWN BY: LEIF CLEM 17 NOV 04
 PROJECT COORDINATOR: JAYE JACOBSEN

(12 of 16)

(13 of 14)

LUMINITE SIGNS
 9728 SW HODDER RD WILSONVILLE OR 97070
 TEL: 503.570.8137 FAX: 503.570.8138

JOB LOCATION:
 GRAN PRIX IMPORTS
 26300 SW PARKWAY AVE
 WILSONVILLE, OREGON 97070

SPECIFICATIONS:
 MANUFACTURE AND INSTALL:
 (1) ONE SET OF 24" HALO LIT REVERSE PAN CHANNEL LETTERS

COLORS:
 BLACK 220-12 (BLACK OUTLINE IN VINYL)
 BRUSHED ALUMINUM (FACES AND RETURNS)
 BLUE NEON HALO ILLUMINATION

APPROVED
 PLANNING DIVISION
 3114105
 B. L. [Signature]
 CITY OF WILSONVILLE

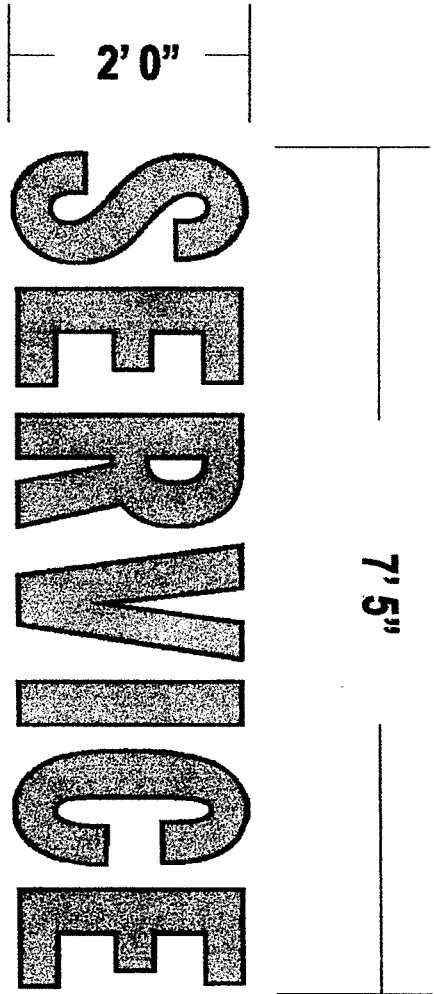
SALES APPROVAL _____ DATE _____

CLIENT APPROVAL _____ DATE _____

LANDLORD APPROVAL _____ DATE _____

DRAWN BY: LEIF CLEM 18 OCT 04
SALESMAN: JAKE JACOBSEN

THIS DESIGN AND ENGINEERING IS TO REMAIN THE EXCLUSIVE PROPERTY OF LUMINITE SIGNS UNLESS ACCEPTED AND APPROVED BY PURCHASER. THE USE OF THIS DESIGN FOR ANY PURPOSE WHATSOEVER, WITHOUT WRITTEN APPROVAL OF AN OFFICER OF LUMINITE SIGNS IS PROHIBITED BY LAW.



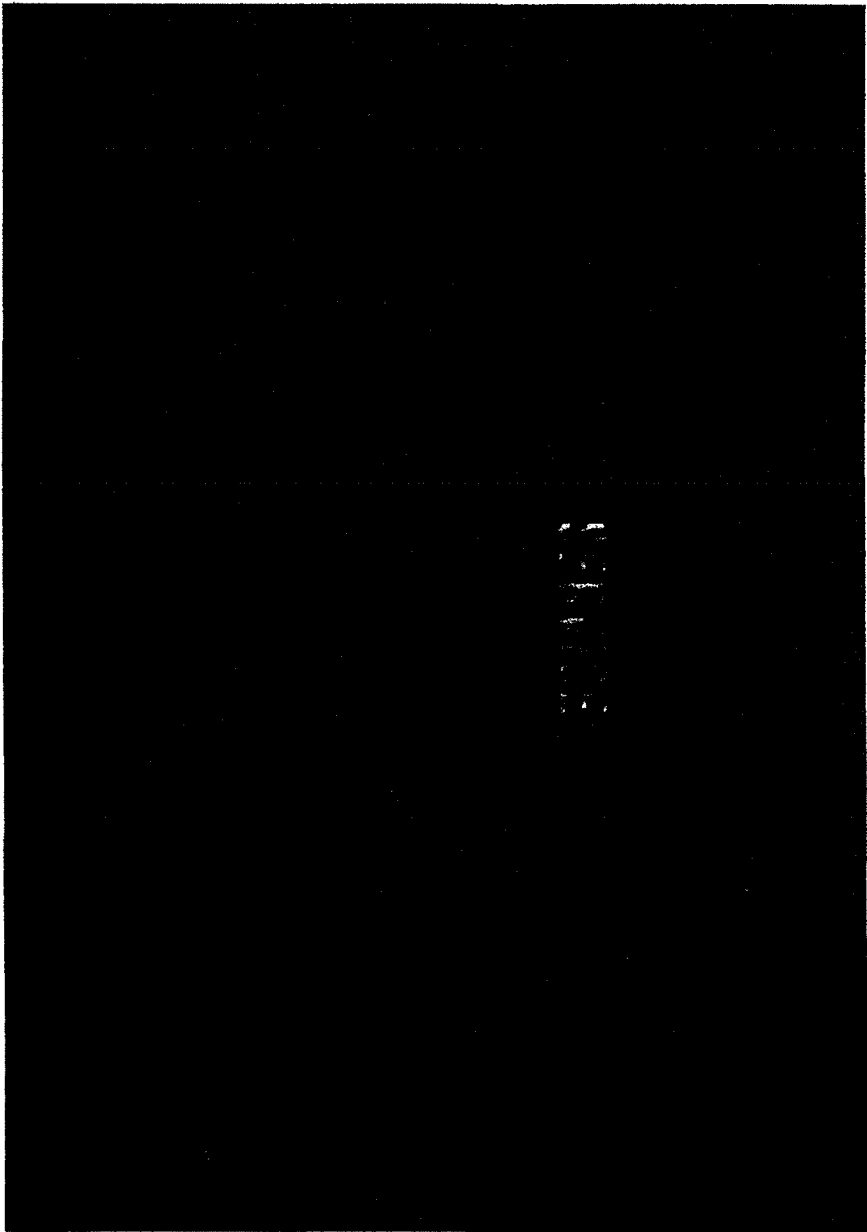
(17 of 16)

9128 SW RIDGER RD WILSONVILLE, OR 97070
TEL 503.570.6137 FAX 503.570.6138



JOB LOCATION:
GRAN PRIX IMPORTS
25300 SW PARKWAY AVE
WILSONVILLE, OREGON 97070

THIS DESIGN AND ENGINEERING IS TO REMAIN THE EXCLUSIVE PROPERTY OF LUMINITE SIGNS UNIL ACCEPTED AND APPROVED BY PURCHASER. THE USE OF THIS DESIGN FOR ANY PURPOSES, INCLUDING WITHOUT WRITTEN APPROVAL OF AN OFFICER OF LUMINITE SIGNS IS PROHIBITED BY LAW.



SPECIFICATIONS:

MANUFACTURE AND INSTALL:
(1) ONE SET OF 24" HALO LIT REVERSE FAN CHANNEL LETTERS:

COLORS:
BLACK 220-12 (BLACK OUTLINE IN VINYL)
BRUSHED ALUMINUM (FACES AND RETURN)
BLUE NEON HALO ILLUMINATION

APPROVED
CITY OF WILSONVILLE
3/17/05
James Edmondson

SALES APPROVAL	DATE
CLIENT APPROVAL	DATE
LUMINITE APPROVAL	DATE
DRAWN BY: LEIF CLEM 18 OCT 04	
SALESMAN: JAKE JACOBSEN	

344.1

GRAN PRIX IMPORTS
553 00 SW PARKWAY AVE
WILSONVILLE OR 97070

BRICK & CONCRETE

188

SIGN READ WALL
OVER DOORS

STACKED
Pallet
ON WOOD
CONSTRUCTION
40
SIGN

LAWN
NTS
9126 SW Ridder Rd Wilsonville, OR 97070
ALUMINITE
SIGNS

DRIVE

SW PARKWAY

(15 of 16)

231.41

(11/20/91)

ID CODE : USAKANBB (Y/N)

K A H U S A O R I O N B O A R D

U S A K A N B B

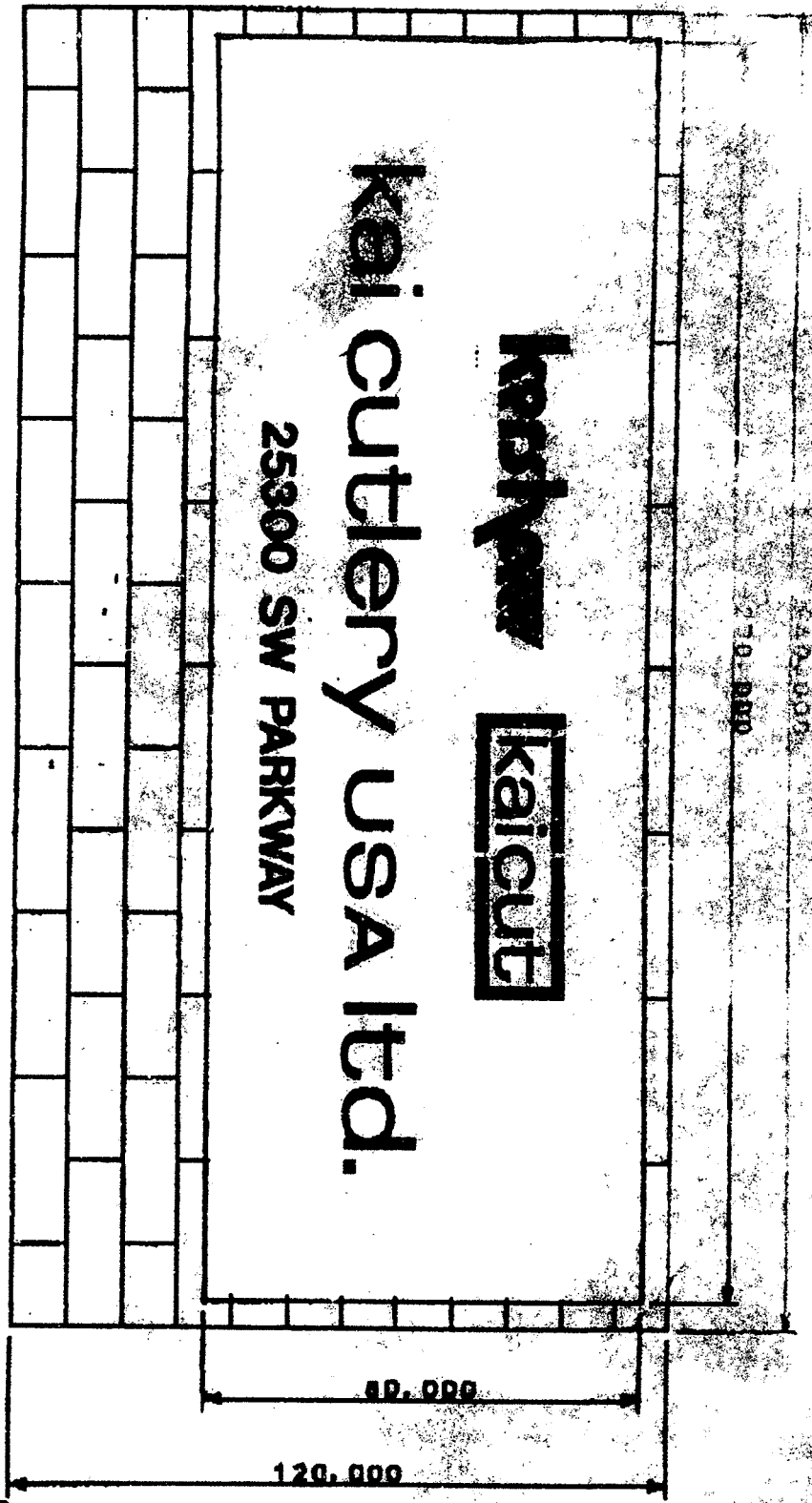


EXHIBIT 3

City of Wilsonville Building Permit Application - Non Single Family
 Complete all information requested below before submittal

Project Address 25300 SW Parkway Ave
 Legal: Lot _____ Block _____ Subdivision _____
 Project Title _____
 Proposed Use _____
 Area of Lot _____ Number of Buildings on Lot _____
 Use of Existing Building(s) _____
 Planning Commission Resolution Number _____
 Owner Management West Phone 503 819 9007 503 678 1090
 Address 25300 SW Parkway Ave
 City Wilsonville State OR Zip Code 97136
 Plans By Luminata Signs Phone 503 570 6137
 Address 9126 SW Ridder Rd
 City Wilsonville State OR Zip Code 97070
 Contractor Luminata Signs Phone 503 570 6137
 Address 9126 SW Ridder Rd
 City Wilsonville State OR Zip Code 97070
 City Business License # 7692 Builders Board # 156703

<p>Land Use Category</p> <p><input type="checkbox"/> Multi Family</p> <p><input checked="" type="checkbox"/> Retail/Commerical</p> <p><input type="checkbox"/> Industrial</p> <p><input type="checkbox"/> Distrib/Warehouse</p> <p><input type="checkbox"/> Plan Development</p> <p><input type="checkbox"/> Hotel/Motel</p> <p><input type="checkbox"/> Office</p> <p><input type="checkbox"/> Utility</p> <p><input type="checkbox"/> Essential/Hazardous</p> <p>Occupancy Group:</p> <p>_____</p> <p>Are there Systems Development Credits To This Project? _____</p> <p>(attach a copy of agreement)</p>	<p><input checked="" type="checkbox"/> New Construction</p> <p><input type="checkbox"/> Addition</p> <p><input type="checkbox"/> Alteration/Repair</p> <p><input type="checkbox"/> Demolition</p> <p>Square Footage <u>1284</u></p> <p>Type of Construction <u>Signs</u></p> <p>Sprinkler System? _____</p> <p>Number of Stories _____</p> <p>Water Meter Sizes _____</p> <p>_____</p> <p>Estimated Number of Employees _____</p> <p>Impervious Drainage Area _____</p> <p># of Residential Dwelling Units _____</p>
---	--

DEFECTS IN
ORIGINAL
DOCUMENT

CITY OF WILSONVILLE

8445 S.W. Ellingsen Road
 Mail: 30000 S.W. Town Center Loop East
 Wilsonville, OR 97070-0220
 Ph: 503/682-4860
 Fax: 503/682-7025
 Web: www.ci.wilsonville.or.us

PLANNING DEPARTMENT SITE DEVELOPMENT APPLICATION AND PERMIT

File No: R0205-~~1111111~~ 14 Sec
01-00006

Final action on application or zone change is required within 180 days in accordance with provisions of ORS 227.175

A pre-application conference normally is required prior to submit of an application. Please contact the Planning Department at (503) 682-4860 for an appointment.

Pre-App: _____
Mo: _____ Day: _____ Yr: _____

APPLICANT - COMPLETE

Owner's Name: GRAN PRIX Imports Management West Authorized Representative: MINUTE SIGNS
 Address: 25300 SW PARKWAY AVE Address: 9126 SW RIDGEM RD
WILSONVILLE OR 97070 WILSONVILLE OR 97070
 Phone: 503-819-9007 Fax: _____ Phone: 503-570-6132 Fax: 503-570-6138
 Owner's Signature: [Signature]
 Property Description: T 312 R 1W Map 20A Tax Lot(s) 300
 Request: INSTALL TWO SIGNS ON THE BLDG

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

Received: 1/31/08

OFFICE USE ONLY

Complete Application Accepted: _____ Public Hearing Date: _____

Staff Signature: _____

Class I

Class II

Class III

PLAN AMENDMENT

MAJOR PARTITION

DESIGN REVIEW

ZONE CHANGE

MINOR PARTITION

TEXT AMENDMENT

PRELIMINARY PLAT

CONDITIONAL USE

SIGN REVIEW

FINAL PLAT

VARIANCE

TEMPORARY USE

PLANNED DEVELOPMENT

OTHER

SITE FINDINGS

1. Zoning: RDC 5. Building Area: _____
 2. Area of Lot: _____ 6. Access to Property: _____
 3. Building or Sign Height: _____ PARKWAY AVE
 (Max) _____ 7. Other: _____
 4. Zone Code Minimum Setbacks:
 Front: _____
 Side: _____
 Rear: _____

Approved Denied Approved with Conditions (see attached)

Conditions of Development

Approval of this development permit, as submitted, is based on information submitted by the applicant as outlined above. Any change of plans or incorrect information submitted may result in revocation of permit. This decision may be appealed in accordance with the provisions of the Wilsonville Code and ORS 227-180.

Fee Amount Paid \$ 600.00 Check No. 1312 Cash

Permit Approval/ Planner's Signature _____ Date: _____

City Council or Development Review Board Approval Yes No

Order/Resolution _____

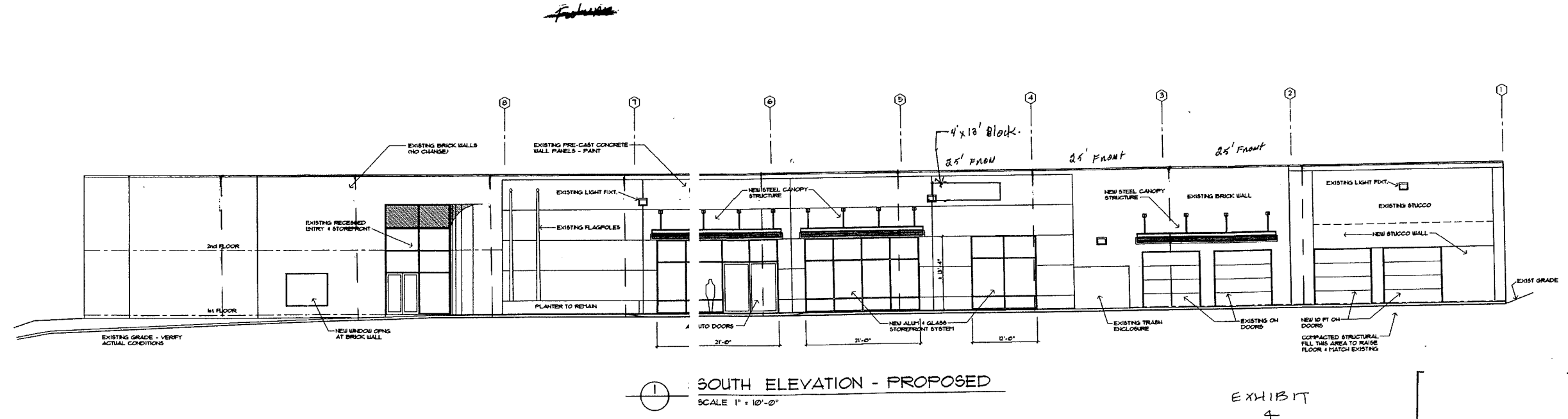
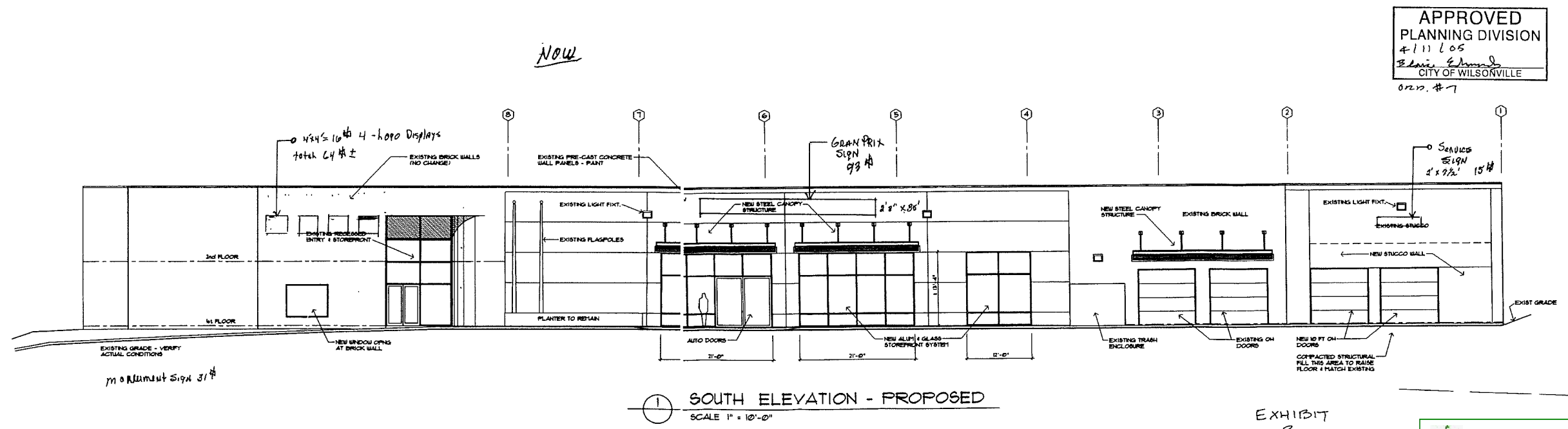


EXHIBIT
4



APPROVED
PLANNING DIVISION
4-11-05
Blaine Edwards
CITY OF WILSONVILLE
0212 #7

EXHIBIT
3

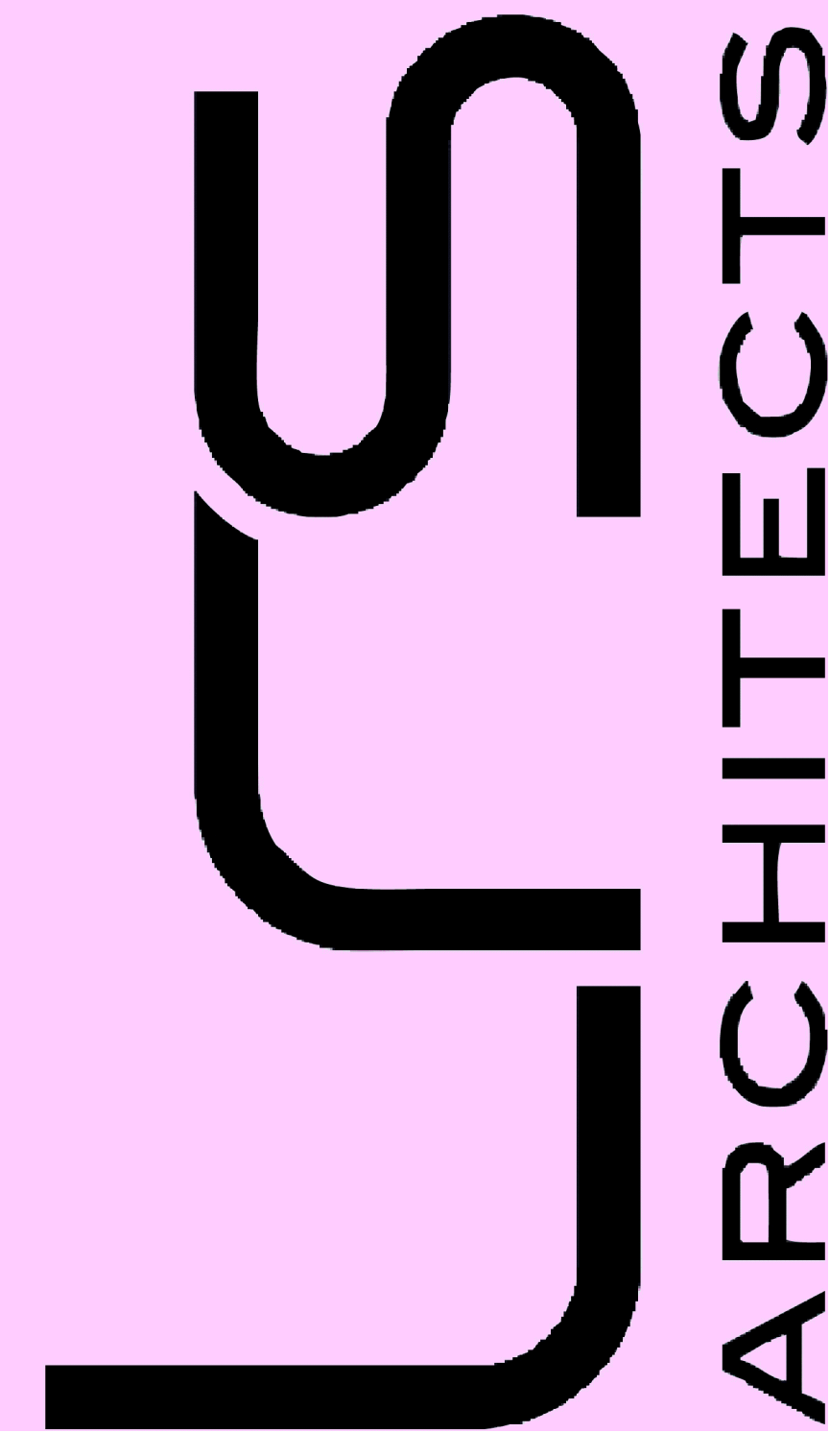
City of Wilsonville
EXHIBIT B6 DB12-0060 et al

RON TONKIN GT WILSONVILLE BUILDING RENOVATION

25300 SW PARKWAY AVENUE
WILSONVILLE, OR 97070

Design Review Set - 11.15.2012

Revised 12.07.12



MATERIALS

	SUBGRADE		GRAVEL		SAND		ASPHALT		CONCRETE		GROUT		BRICK		CONCRETE/MASONRY UNIT		STEEL		BRASS/BRONZE		STONE		ALUMINUM		PLASTICS		RUBBER SEALANT AND JOINT FILLER
	ROUGH WOOD LUMBER (CONTINUOUS)		ROUGH WOOD LUMBER (NON-CONTINUOUS)		WOOD FINISH		PARTICLE BOARD		PLYWOOD		GLASS (SECTION)		GLASS (ELEVATION)		RIGID INSULATION		BATT INSULATION		GYPSUM BOARD		SMOKE DETECTOR		SPRINKLER HEAD		FIRE EXTINGUISHER IN CABINET		FIRE EXTINGUISHER WALL MOUNTED

BUILDING SYSTEM SYMBOLS

	SINGLE DOOR, DOOR NUMBER		DOUBLE DOOR, DOOR NUMBER
PLUMBING ASSEMBLIES			
	GRAB BAR		WATER CLOSET (FLOOR MOUNTED)
	WATER CLOSET (WALL MOUNTED)		URINAL
	WALL MOUNTED LAVATORY		COUNTER LAVATORY
	FLOOR DRAIN		FLOOR CLEANOUT
	DRINKING FOUNTAIN - HI/LO		HOSE BIB
FIRE PROTECTION SYSTEMS			
	SMOKE DETECTOR		SPRINKLER HEAD
	FIRE EXTINGUISHER IN CABINET		FIRE EXTINGUISHER WALL MOUNTED

ANNOTATION SYMBOLS

	GRID LINE		SECTION NUMBER		SHEET REFERENCE
	WALL SECTION		EXTERIOR ELEVATION		INTERIOR ELEVATION
	DETAIL IN DRAWING SET		DETAIL IN PROJECT MANUAL		REVISION NOTE
	KEYED NOTE		WINDOW TYPE		ROOM NAME/ROOM NUMBER
	ELEVATION DATUM		CEILING ELEVATION		FINISH MATERIAL - TYPE
WALL TAG					
	WALL TYPE STUD WIDTH AND INSULATION TYPE		WALL AND WALL FINISH HEIGHT		FIRE RATING (HOURS)

ABBREVIATIONS

EA	EAST	EAH	EXPANSION BOLT	EAM	EXPANDED FINISH SYSTEM	EAN	ANCHOR BOLT	EAE	EXTERIOR INSULATED FINISH SYSTEM	EAF	EXPANSION JOINT	EAG	EXTERIOR JOINT (TOPOGRAPHICAL)	EAA	ELECTRICAL	EAB	ELECTRICAL (DRAWING)	EAC	ELEVATION (DRAWING)	EAD	ENCLOSURE	EAE	ENCLOSURE PANEL	EAF	ENCLOSURE EQUIPMENT	EAG	EYE WASH	EAH	EYE WASH	EAI	EXHAUST	EAJ	EXHAUST REVERSE	EAK	EXHAUST	EAL	EXTERIOR EXPOSED	EAM	EXPOSED AGGREGATE	EAN	EXP AGG		
EB	EXPANSION BOLT	EC	EXTERIOR INSULATED FINISH SYSTEM	ED	ENCLOSURE	EE	ENCLOSURE PANEL	EF	EXPANSION JOINT	EG	ELECTRICAL	EH	EXHAUST	EI	EXTERIOR EXPOSED	EJ	EXP AGG	EK	EXPANSION BOLT	EL	ELEVATION (DRAWING)	EM	ENCLOSURE	EN	ENCLOSURE EQUIPMENT	EO	EYE WASH	EP	EYE WASH	EQ	EXHAUST	ER	EXHAUST REVERSE	ES	EXHAUST	ET	EXTERIOR EXPOSED	EU	EXPOSED AGGREGATE	EV	EXP AGG		
EA	EXPANSION BOLT	EB	EXPANSION BOLT	EC	EXTERIOR INSULATED FINISH SYSTEM	ED	ENCLOSURE	EE	ENCLOSURE PANEL	EF	EXPANSION JOINT	EG	ELECTRICAL	EH	EXHAUST	EI	EXTERIOR EXPOSED	EJ	EXP AGG	EK	EXPANSION BOLT	EL	ELEVATION (DRAWING)	EM	ENCLOSURE	EN	ENCLOSURE EQUIPMENT	EO	EYE WASH	EP	EYE WASH	EQ	EXHAUST	ER	EXHAUST REVERSE	ES	EXHAUST	ET	EXTERIOR EXPOSED	EU	EXPOSED AGGREGATE	EV	EXP AGG

ARCHITECTS

720 NW Davis 503.221.1121
Portland OR 97209 www.isarchitects.com

PRELIMINARY NOT FOR CONSTRUCTION

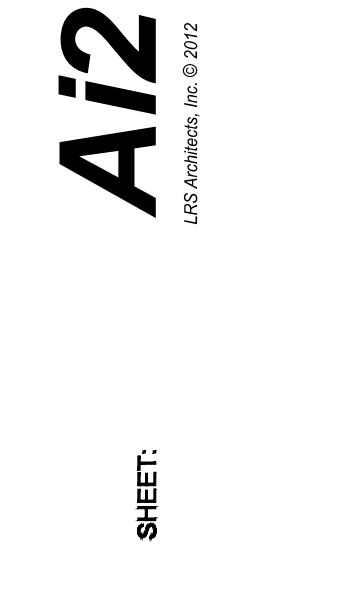
CONSULTANT:

PROJECT NUMBER: 210295
Ron Tonkin
GT Wilsonville, OR
25300 SW Parkway Avenue
Wilsonville, OR 97170

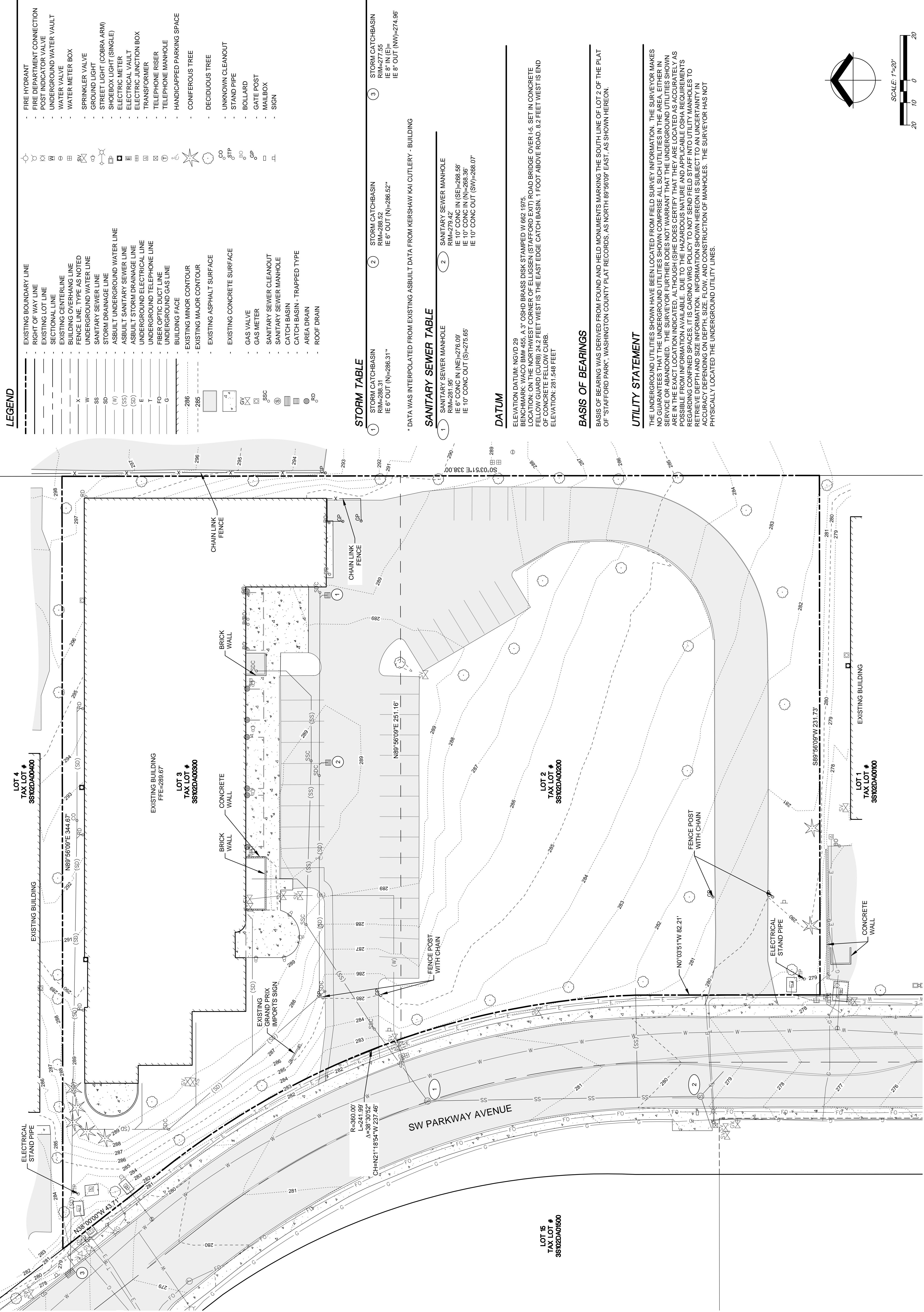
DRAWN BY: CCBA/MKD
DATE ISSUED: 11.15.12



SHEET:



SHEET TITLE
Architectural Information



LEGEND

- EXISTING BOUNDARY LINE
 - RIGHT OF WAY LINE
 - EXISTING LOT LINE
 - SECTIONAL LINE
 - EXISTING CENTERLINE
 - FENCE LINE TYPE AS NOTED
 - UNDERGROUND WATER LINE
 - SANITARY SEWER LINE
 - STORM DRAINAGE LINE
 - ASBUILT UNDERGROUND WATER LINE
 - ASBUILT SANITARY SEWER LINE
 - ASBUILT STORM DRAINAGE LINE
 - ASBUILT GAS LINE
 - UNDERGROUND TELEPHONE LINE
 - FIBER OPTIC DUCT LINE
 - UNDERGROUND GAS LINE
 - BUILDING FACE
 - BUILDING FACE
 - EXISTING MINOR CONTOUR
 - EXISTING MAJOR CONTOUR
 - EXISTING ASPHALT SURFACE
 - EXISTING CONCRETE SURFACE
 - GAS VALVE
 - GAS METER
 - SANITARY SEWER CLEANOUT
 - SANITARY SEWER MANHOLE
 - CATCH BASIN
 - CATCH BASIN - TRAPPED TYPE
 - AREA DRAIN
 - ROOF DRAIN
- FIRE HYDRANT
 - FIRE DEPARTMENT CONNECTION
 - POST INDICATOR VALVE
 - UNDERGROUND WATER VAULT
 - WATER VALVE
 - WATER METER BOX
 - SPRINKLER VALVE
 - GROUND LIGHT
 - STREET LIGHT (COBRA ARM)
 - STREET LIGHT (SINGLE)
 - ELECTRIC METER
 - ELECTRIC VAULT
 - ELECTRIC JUNCTION BOX
 - TRANSFORMER
 - TELEPHONE RISER
 - TELEPHONE MANHOLE
 - HANDICAPPED PARKING SPACE
 - CONIFEROUS TREE
 - DECIDUOUS TREE
 - UNKNOWN CLEANOUT
 - STAND PIPE
 - BOLLARD
 - GATE POST
 - MAILBOX
 - SIGN

STORM TABLE

- 1 STORM CATCHBASIN
 RIM=288.31
 IE 6" OUT (N)=286.31"
- 2 STORM CATCHBASIN
 RIM=288.52
 IE 6" OUT (N)=286.52"
- 3 STORM CATCHBASIN
 RIM=277.55
 IE 6" IN (E)=274.96
 IE 6" OUT (NW)=274.96

* DATA WAS INTERPOLATED FROM EXISTING ASBUILT DATA FROM KERSHAW KAI OUTLETARY - BUILDING

SANITARY SEWER TABLE

- 1 SANITARY SEWER MANHOLE
 RIM=281.95 IN (N)=276.97
 IE 10" CONC OUT (S)=276.66
 IE 10" CONC OUT (S)=276.66
- 2 SANITARY SEWER MANHOLE
 RIM=279.42 IN (S)=268.96
 IE 10" CONC IN (N)=268.96
 IE 10" CONC OUT (S)=268.07

DATUM

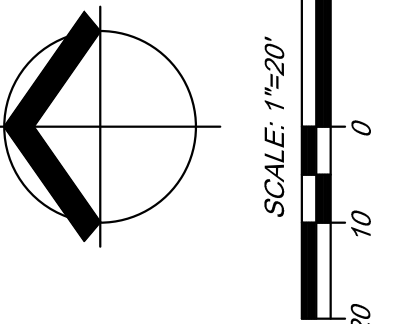
ELEVATION DATUM: NGVD 29
 BENCHMARK: WACO BMM 456. A.3' OSHD BRASS DISK STAMPED W 662 1975.
 LOCATION: ON THE NORTHWEST CORNER OF ELLIGSEN (STAFFORD EXIT) ROAD BRIDGE OVER I-5, SET IN CONCRETE CURB ON THE WEST SIDE OF THE ROAD. THE BENCHMARK IS 1.7 FOOT ABOVE ROAD. 0.2 FEET WEST TO END OF CONCRETE FELLOW CURB.
 ELEVATION: 281.548 FEET

BASIS OF BEARINGS

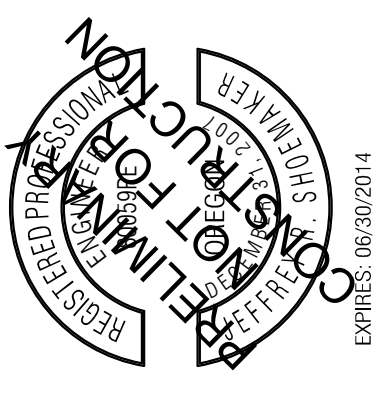
BASES OF BEARINGS WAS DERIVED FROM FOUND AND FIELD MONUMENTS MARKING THE SOUTH LINE OF LOT 2 OF THE PLAT OF "STAFFORD PARK", WASHINGTON COUNTY PLAT RECORDS, AS NORTH 89°50'09" EAST, AS SHOWN HEREON.

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH (S)HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE SURFACE AND HAS OBTAINED ACCESS TO RETRIEVE DEPTH AND SIZE INFORMATION. INFORMATION SHOWN HEREON IS SUBJECT TO AN UNCERTAINTY IN ACCURACY DEPENDING ON DEPTH, SIZE, FLOW, AND CONSTRUCTION OF MANHOLES. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITY LINES.



City of Wilsonville
EXHIBIT B11 DB12-0060 et al



LEGEND

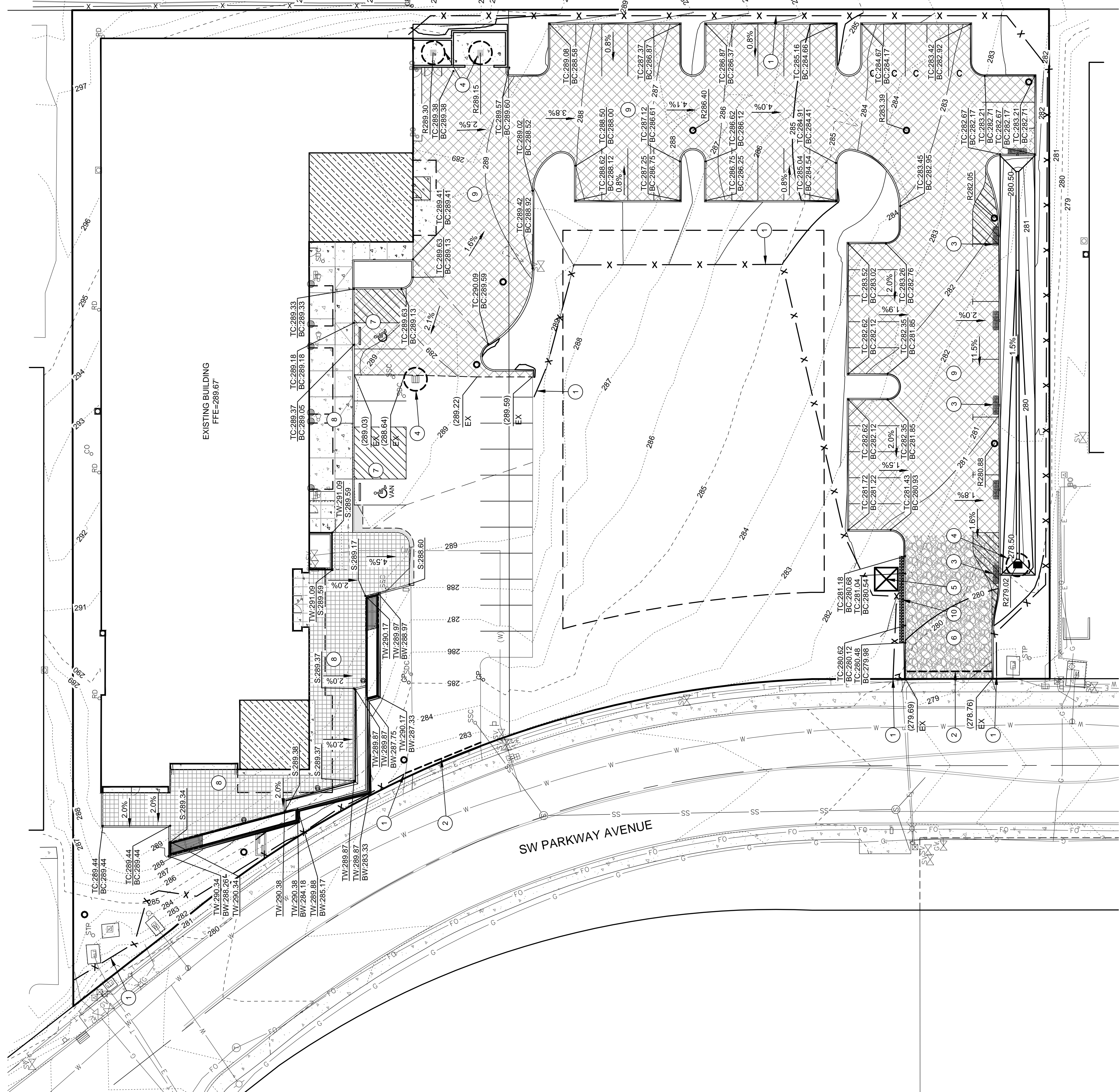
---	EXISTING BOUNDARY LINE	---	PROPOSED BUILDING LINE
---	RIGHT OF WAY LINE	---	PROPOSED STRIPING
---	EXISTING LOT LINE	---	PROPOSED CURB LINE
---	EXISTING CENTERLINE	---	PROPOSED SIDEWALK
---	EXISTING CENTERLINE	---	PROPOSED STORM CLEANOUT
---	BUILDING OVERHANG LINE	---	PROPOSED STORM CLEANOUT
---	FENCE LINE, TYPE AS NOTED	---	PROPOSED BREAK LINE
---	UNDERGROUND WATER LINE	---	PROPOSED MINOR CONTOUR
---	SANITARY SEWER LINE	---	PROPOSED MAJOR CONTOUR
---	STORM DRAINAGE LINE	---	PROPOSED SANITARY CATCHBASIN
---	ASBUILT UNDERGROUND WATER LINE	---	PROPOSED SIDEWALK
---	ASBUILT SANITARY SEWER LINE	---	TOP OF CURB AND BOTTOM OF CURB
---	ASBUILT STORM DRAINAGE LINE	---	SPOT SHOT
---	UNDERGROUND ELECTRICAL LINE	---	EXISTING SPOT SHOT
---	UNDERGROUND TELEPHONE LINE	---	PROPOSED TOP OF WALL
---	UNDERGROUND GAS LINE	---	BOTTOM OF WALL
---	BUILDING FACE	---	SLOPE
---	EXISTING MINOR CONTOUR	---	PROPOSED PERVIOUS AREA
---	EXISTING MAJOR CONTOUR	---	PROPOSED SEDIMENT FENCE
---	SANITARY SEWER CLEANOUT	---	PROPOSED STRAW WADDE
---	CATCH BASIN	---	PROPOSED BIO BAG
---	TRAPPED TYPE	---	PROPOSED CONCRETE WASHOUT
---	45° DRAIN	---	PROPOSED INLET PROTECTION
---	ROOF DRAIN	---	PROPOSED CONSTRUCTION ENTRANCE

PROJECT NUMBER: 210255

Client: Ron Tonkin
 GT Wilsonville, OR
 25300 SW Parkway Avenue
 Wilsonville, OR 97070

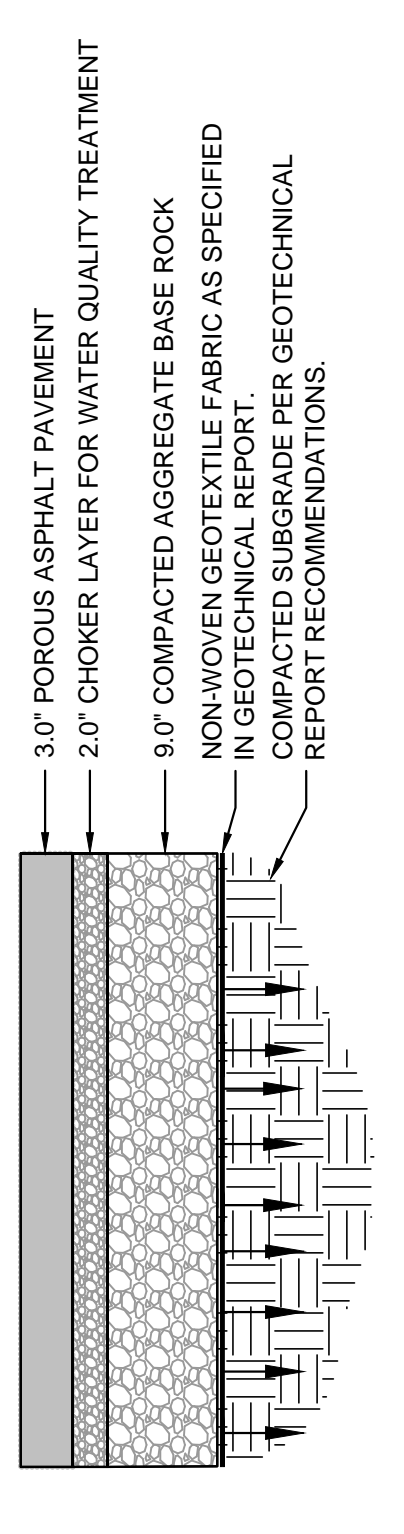
SHEET TITLE:
GRADING AND EROSION CONTROL PLAN

DRAWN BY: RHM/KDO
DATE ISSUED: 11.15.2012



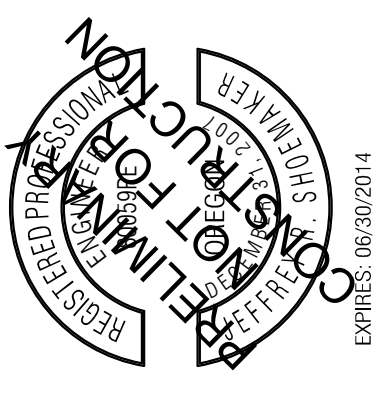
GRADING AND EROSION CONTROL CONSTRUCTION NOTES

- 1 PROPOSED SEDIMENT FENCE (TYPICAL).
- 2 PROPOSED STRAW WADDE.
- 3 PROPOSED BIO BAG CURB CUT PROTECTION (TYPICAL).
- 4 PROPOSED CATCH BASIN INLET PROTECTION (TYPICAL).
- 5 PROPOSED CONCRETE WASHOUT AREA.
- 6 PROPOSED GRAVEL CONSTRUCTION ENTRANCE.
- 7 ALL PARKING SPACES, PEDESTRIAN WALKWAYS, AND PASSENGER LOADING ZONES IN ADA ACCESSIBLE AREAS SHALL BE GRADED AT A MAXIMUM OF 2% IN ALL DIRECTIONS.
- 8 MAINTAIN POSITIVE DRAINAGE AWAY FROM BUILDING AT ALL TIMES.
- 9 PROPOSED PERVIOUS ASPHALT. SEE PERVIOUS ASPHALT PAVEMENT SECTION BELOW FOR MORE INFORMATION.
- 10 PROPOSED DRIVEWAY DROP AND 18" WIDE OF DRAIN ROCK BEHIND CURB.



PERVIOUS ASPHALT PAVEMENT SECTION
 NOT TO SCALE
 *SEE GEOTECHNICAL REPORT FOR PAVEMENT, AGGREGATE BASE, COMPACTION, ETC. REQUIREMENTS.

City of Wilsonville
EXHIBIT B12 DB12-0060 et al



LEGEND

---	EXISTING BOUNDARY LINE
---	RIGHT OF WAY LINE
---	EXISTING CURB LINE
---	PROPOSED CURB LINE
---	PROPOSED SIDEWALK LINE
---	EXISTING CENTERLINE
---	BUILDING OVERHANG LINE
---	FENCE LINE, TYPE AS NOTED
---	UNDERGROUND WATER LINE
---	SANITARY SEWER LINE
---	STORM DRAINAGE LINE
---	ASBUILT UNDERGROUND WATERLINE
---	ASBUILT SANITARY SEWER LINE
---	ASBUILT STORM DRAINAGE LINE
---	UNDERGROUND ELECTRICAL LINE
---	UNDERGROUND TELEPHONE LINE
---	FIBER OPTIC DUCT LINE
---	UNDERGROUND GAS LINE
---	BUILDING FACE
---	EXISTING MINOR CONTOUR
---	EXISTING MAJOR CONTOUR
---	SANITARY SEWER CLEANOUT
---	CATCH BASIN
---	TRAPPED TYPE
---	ROOF DRAIN
---	ROOF DRAIN

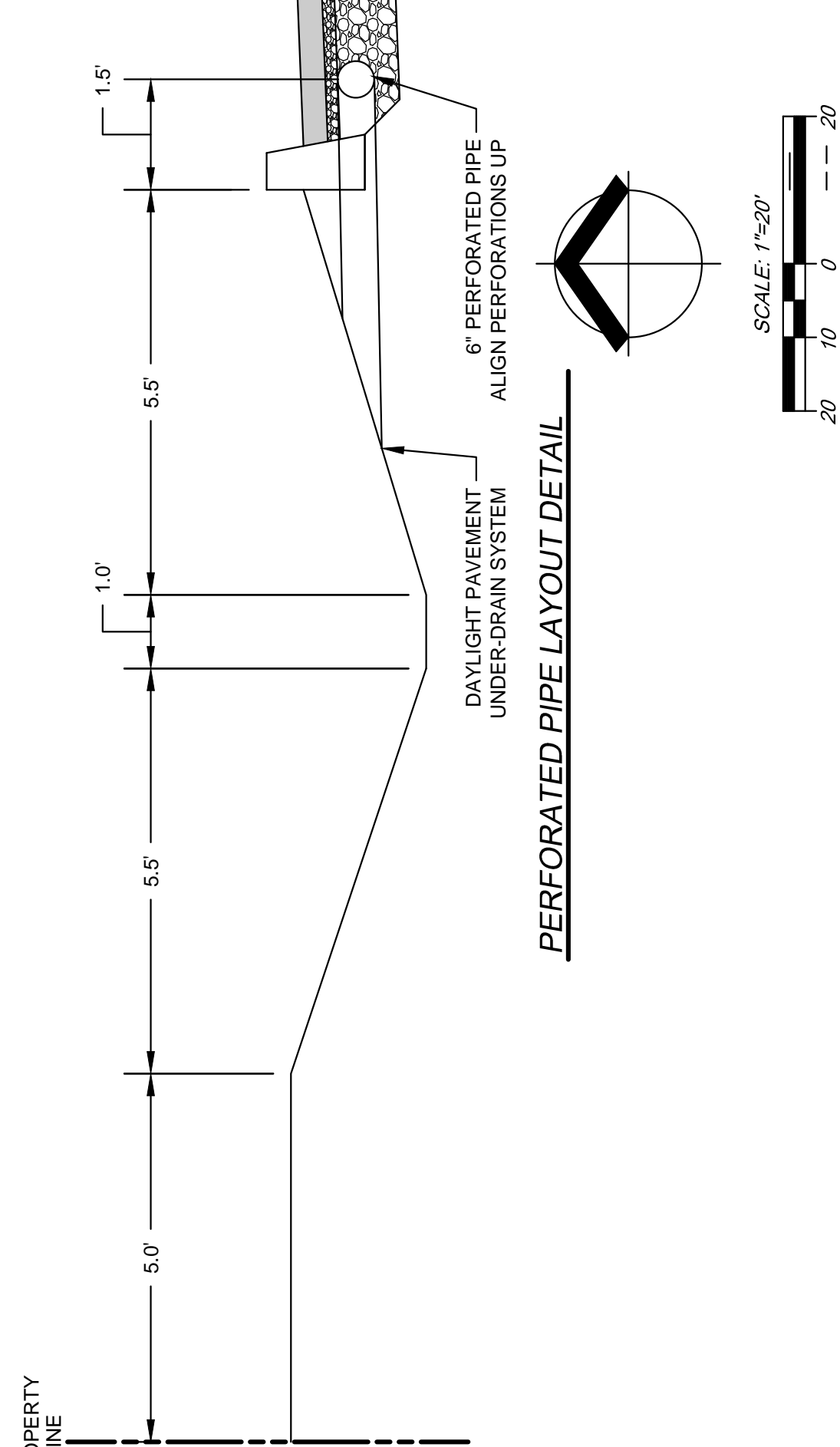
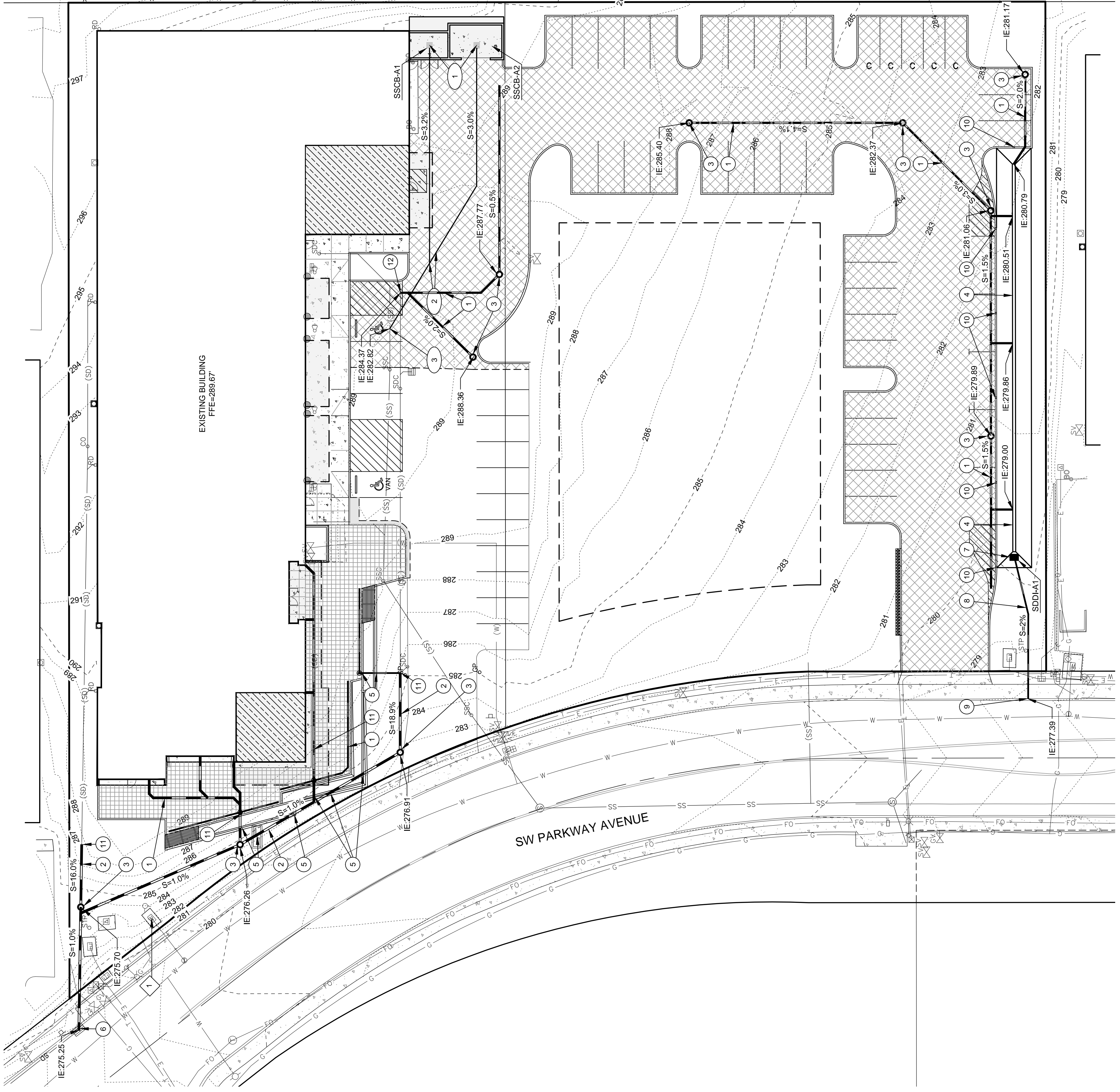
STORM STRUCTURE TABLE

SSCB-A1	DITCH INLET
IE 278.39	IE OUT (SW): 278.39

- STORM CONSTRUCTION NOTES**
- 1 PROPOSED 6" PERFORATED PIPE FOR PEROUS SURFACES
 - 2 PROPOSED 8" PVC PIPE
 - 3 PROPOSED CLEANOUT
 - 4 PROPOSED BIOPFILTRATION SWALE
 - 5 PROPOSED 12" SLEEVE THROUGH RETAINING/TERRACE WALL
 - 6 PROPOSED CONNECTION TO EXISTING PUBLIC STORM CATCHBASIN
 - 7 PROPOSED DITCH INLET
 - 8 PROPOSED 3" CS900 PIPE
 - 9 PROPOSED 3" WEEP-HOLE 1/2" ABOVE FLOW LINE
 - 10 PROPOSED CURB CUT
 - 11 CONNECT PROPOSED 8" STORM LINE INTO EXISTING STORM LINE.
 - 12 CONNECT PROPOSED 6" PERFORATED STORM LINE INTO EXISTING STORM LINE.

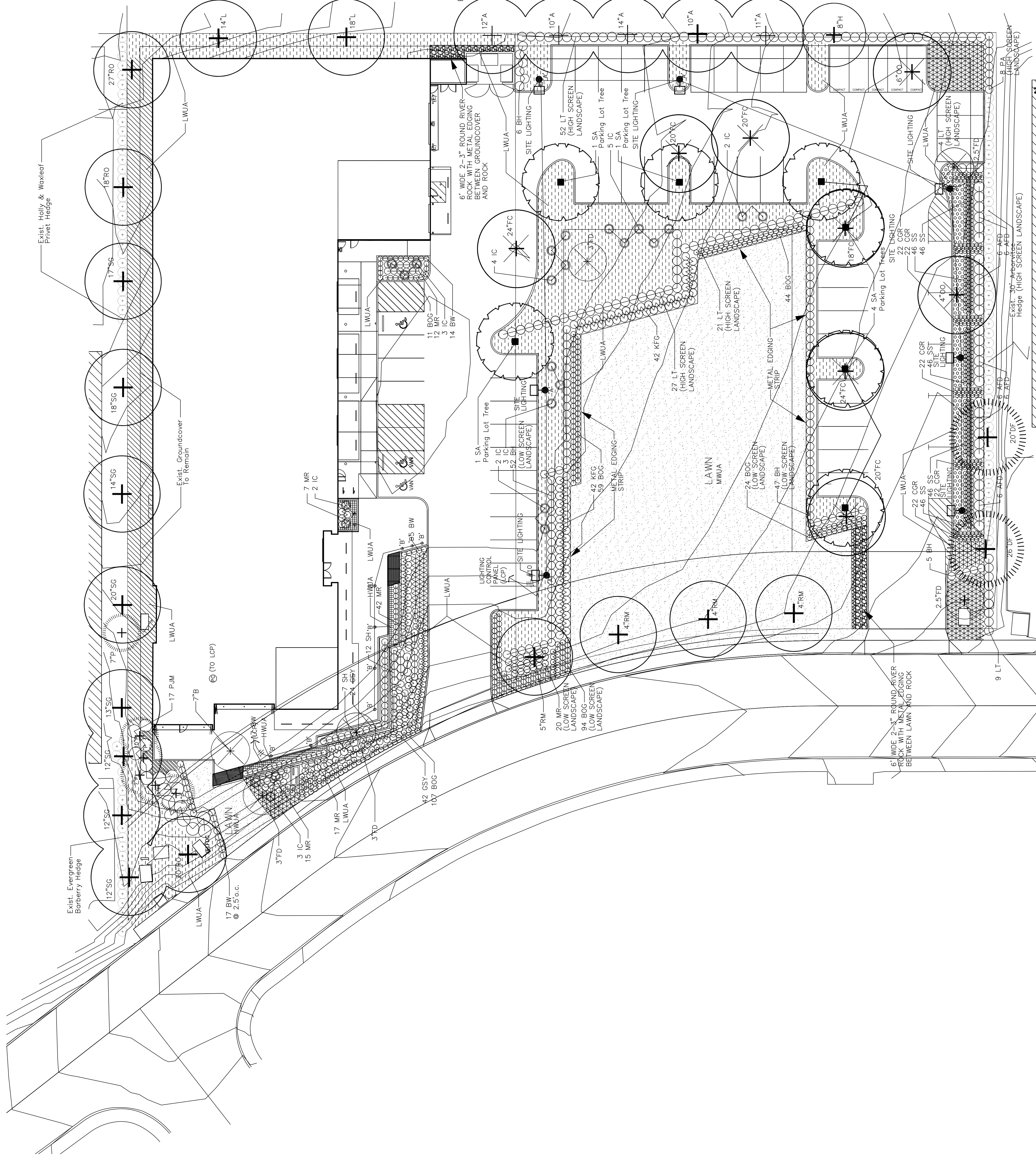
- SANITARY CONSTRUCTION NOTES**
- 1 PROPOSED SANITARY SEWER CATCHBASIN
 - 2 PROPOSED 4" PVC PIPE
 - 3 CONNECT PROPOSED 4" SANITARY SEWER LINE INTO EXISTING SANITARY SEWER LINE.

- WATER CONSTRUCTION NOTES**
- 1 EXISTING DOUBLE CHECK DETECTOR AND FIRE DEPARTMENT CONNECTION TO BE RELOCATED AS NEEDED BASED ON CITY REPLACEMENT OF LATERAL. EXISTING WATER SERVICES TO BE MAINTAINED.



LANDSCAPE LEGEND

SYMBOL	COMMON NAME	SPACING	COMMENTS
TREES			
IC	Italian Cypress	8' o.c.	LWUA
SA	Cupressus sempervirens	as shown	LWUA
SHRUBS			
AFD	Summit Ash	24"-30"	LWUA
BH	Artic Fire Dogwood	24"-30" B&B	LWUA
BW	Blue Holly	24"-30" B&B	LWUA
GSY	illex x meserveae 'Blue Boy'-10%	18"-24"	LWUA
LT	Dwarf Common Boxwood	7 Gal.	LWUA
MR	Buxus sempervirens 'Suffruticosa'	36"-48" B&B	LWUA
PA	Yucca filamentosa 'Gold Sword'	2 Gal.	LWUA
PJM	Viburnum tinus	6'-7' B&B	LWUA
SH	Pink Meidaland Rose	24"-30" B&B	LWUA
	illex x meserveae 'MontNieves'	18"-24"	LWUA
GRASSES/RUSHES/SEDGES			
BOG	Blue Oat Grass	1 Gal.	LWUA
CGR	Helictotrichon sempervirens	1 Gal.	LWUA
KFG	California Grey Rush	1 Gal.	LWUA
SS	Juncus patens	1 Gal.	LWUA
	Karl Foerster Feather Reed Grass	1 Gal.	LWUA
	Calamagrostis acutiflora 'Karl Foerster'	1 Gal.	LWUA
	Slough Sedge	1 Gal.	LWUA
	Carex obnupta	1 Gal.	LWUA
GROUNDCOVER			
AF	Annual Flowers - Type as per owner. To be in bloom at time of grand opening.	4" pot	HWUA
BC	Bearberry Cotoneaster	1 Gal.	LWUA
IDC	Cotoneaster dammeri	4" Pot	LWUA
CM	Ice Dance Carex	2 Gal.	LWUA
BBLT	Carex marrovi 'Ice Dance'	4" Pot	LWUA
	Michigan Repens	2 Gal.	LWUA
	Big Blue Lily Turf	4" Pot	LWUA
	Liriope muscari 'Big Blue'	4" Pot	LWUA
	Lawn		HWUA & MWUA



LANDSCAPE LEGEND

COMMON NAME
BOTANICAL NAME
SPACING
COMMENTS

SYMBOL
TREES
IC
SA
SHRUBS
AFD
BH
BW
GSY
LT
MR
PA
PJM
SH

GRASSES/RUSHES/SEDGES
BOG
CGR
KFG
SS

GROUNDCOVER
AF
BC
IDC
CM
BBLT

PLAN SYMBOLS LEGEND
Existing Tree to be Removed - Due to Construction
See EXISTING TREE SYMBOLS below for tree species, see plan for tree diameter
Existing Tree to Remain - Good Condition
See EXISTING TREE SYMBOLS below for tree species, see plan for tree diameter
Exist. Shrubs To Be Remain - Good Condition
Exist. Groundcover to Remain - Good Condition

EXISTING TREE SYMBOLS
C=Carolina Ash, L=Large Leaf Dogwood, F=Flowering Dogwood, H=Holly, I=Ice Plant, O=Oregon Grape, P=Pink Meidaland Rose, R=Red Maple, S=Sweet Gum. Tree size is indicated at DBH in inches, ie, 18"FC = (18" Flowering Cherry).
WATER USE SYMBOLS LEGEND
HWUA = High Water Use Area, MWUA = Moderate Water Use Area, LWUA = Low Water Use Area

NOTES
1. Installation must fully comply with all landscape code requirements and any City of Wilsonville conditions of approval.
2. Irrigation will be provided by a fully automatic underground system, full plans and details will be provided by the contractor.
3. Install root control barriers whenever edge of rootball is within 5' of curb, sidewalk or other hard surface as detailed.
4. Provide soils test from specified soils testing laboratory as specified, no exceptions.
5. Provide representative sample of all proposed plant material for review/approval by Landscape Architect on site prior to installation.
6. Protect existing trees to remain with 4' orange mesh construction fencing with steel "T" posts at 6' o.c. installed at drip line of tree prior to any site construction.
7. See Architectural Site Plan for general lot coverage information.
8. See Architectural Site Plan for total site area information.

TREE CALCULATIONS
TOTAL NUMBER OF PARKING LOT STALLS 59
TOTAL NUMBER OF REQUIRED PARKING LOT TREES 7
59 / 8 = 7
TOTAL NUMBER OF PARKING LOT TREES PROVIDED 7

SITE LANDSCAPE CALCULATIONS
TOTAL SITE AREA = 88,074 S.F.
TOTAL LANDSCAPE AREA (Includes pervious plaza area = 37,813 S.F. (43% of site)
See Architectural Site Plan for total site area information.

PARKING LANDSCAPE CALCULATIONS
TOTAL PARKING AREA = 26,607 S.F.
EXISTING PARKING LOT LANDSCAPE = 5,274 S.F. (19.8%)
PROPOSED PARKING LOT LANDSCAPE = 1,566 S.F. (5.8%)
TOTAL EXISTING & PROPOSED PARKING LOT LANDSCAPE = 6,840 S.F. (25.6%)

1 LANDSCAPE PLAN
SCALE: 1/320' = 1"

City of Wilsonville
EXHIBIT B14 DB12-0060 et al

LANDSCAPE LEGEND

COMMON NAME
BOTANICAL NAME
SPACING
COMMENTS

SYMBOL
TREES
IC
SA
SHRUBS
AFD
BH
BW
GSY
LT
MR
PA
PJM
SH

GRASSES/RUSHES/SEDGES
BOG
CGR
KFG
SS

GROUNDCOVER
AF
BC
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1 LANDSCAPE PLAN
SCALE: 1/320' = 1"

City of Wilsonville
EXHIBIT B14 DB12-0060 et al

CONSULTANT:

PROJECT NUMBER: 210255

Ron Tonkin
GT Wilsonville, OR
25300 SW Parkway Avenue
Wilsonville, OR 97070

SHEET TITLE:

Existing / Demolition Site Plan

DRAWN BY: BGR
 DATE ISSUED: 12.07.12

GENERAL NOTES

- DRAWINGS BASED ON CONVERSION OF GANERSON, P. DUTZ ARCHITECT, LLC DRAWINGS DATED 08-18-04
- DRAWINGS BASED ON TOPOGRAPHIC SURVEY BY CADSWO Y&S DATED 06-04-12
- REFER TO LANDSCAPE DRAWINGS FOR EXISTING AND PROPOSED PLANTING LOCATIONS AND INFORMATION.
- REFER TO SURVEY & CIVIL DRAWINGS ADDITIONAL EXISTING SITE CONDITIONS.

KEYNOTES

- REMOVE CONCRETE. PREPARE FOR NEW WORK.
- REMOVE CURB & LANDSCAPE AND PREPARE FOR NEW WORK.
- EXISTING STORM SEWER TO BE RELOCATED
- REMOVE EXISTING LANDSCAPE AS REQUIRED FOR INSTALLATION OF WORK.
- REMOVE EXISTING ASPHALT AND CONCRETE CURB AS REQUIRED FOR NEW LANDSCAPED AREA.
- EXISTING ASPHALT TO BE PATCHED AND PREPARED FOR SEAL COAT.
- REMOVE EXISTING CURB AND WALKS AS REQUIRED FOR INSTALLATION OF NEW ADA COMPLIANT RAMP.
- REMOVE RAISED PLANTER AND LANDSCAPING.
- EXISTING PARKING TO BE REMOVED TYP.
- REMOVE EXISTING FENCE, GATE AND ALL ASSOCIATED HARDWARE.
- REMOVE EXISTING MONUMENT SIGN.
- REMOVE EXISTING PARTIAL-HEIGHT WALL.
- SALVAGE EXISTING CANOPY FOR REUSE & PREPARE FOR NEW FINISH.
- REMOVE AS FINISHING & CONCRETE AND PREPARE FOR NEW WORK.
- REMOVE EXISTING ASPHALT AND CONCRETE CURB AS REQUIRED AND PREPARE FOR NEW WORK.

LEGEND

- SITE PROPERTY BOUNDARY
- SETBACK
- EXISTING SEWER LINE
- DEMOLISH EXISTING ITEM AS NOTED
- EXISTING BUILDING FOOTPRINT
- EXISTING CATCH BASIN
- EXISTING BOLLARD
- EXISTING LANDSCAPE TO BE REMOVED
- EXISTING IMPERVIOUS SURFACE TO BE REMOVED

ZONING SUMMARY

PROPERTY INFORMATION:	NORTH LOT	SOUTH LOT
JURISDICTION:	CITY OF WILSONVILLE	CITY OF WILSONVILLE
COUNTY:	WASHINGTON	WASHINGTON
PROPERTY ID:	W235951	W235952
STATE ID:	3S102DA00300	3S102DA00200
ZONE:	PDC (PLANNED DEVELOPMENT COMMERCIAL)	PDC (PLANNED DEVELOPMENT COMMERCIAL)
OVERLAY:	N/A	N/A
NEIGHBORING ZONES:	PF (EAST)	PF (EAST)
PLAN DISTRICT:	N/A	N/A
ZONING MAP:	520	520
SITE AREA:	44,003 SF	44,071 SF
USES (4.131) IN A PDC ZONE		
PROPOSED USE:	AUTOMOTIVE DETAIL SHOP PERMITTED (4.131) NEW CAR DEALERSHIP PROHIBITED (4.131.02)	AUTOMOTIVE DETAIL SHOP PERMITTED (4.131) NEW CAR DEALERSHIP PROHIBITED (4.131.02)

DEVELOPMENT STANDARDS - PDC ZONE

- 4.116 COMMERCIAL ZONE
- 4.116.10 COMMERCIAL DEVELOPMENTS: GENERALLY
- B. MINIMUM FRONT YARD SETBACK
 - C. MINIMUM REAR YARD SETBACK
 - D. MINIMUM SIDE YARD SETBACK
 - E. MINIMUM SIGN HEIGHT
 - F. MINIMUM LOT SIZE
 - G. MINIMUM LOT COVERAGE
 - H. MINIMUM STREET FRONTAGE

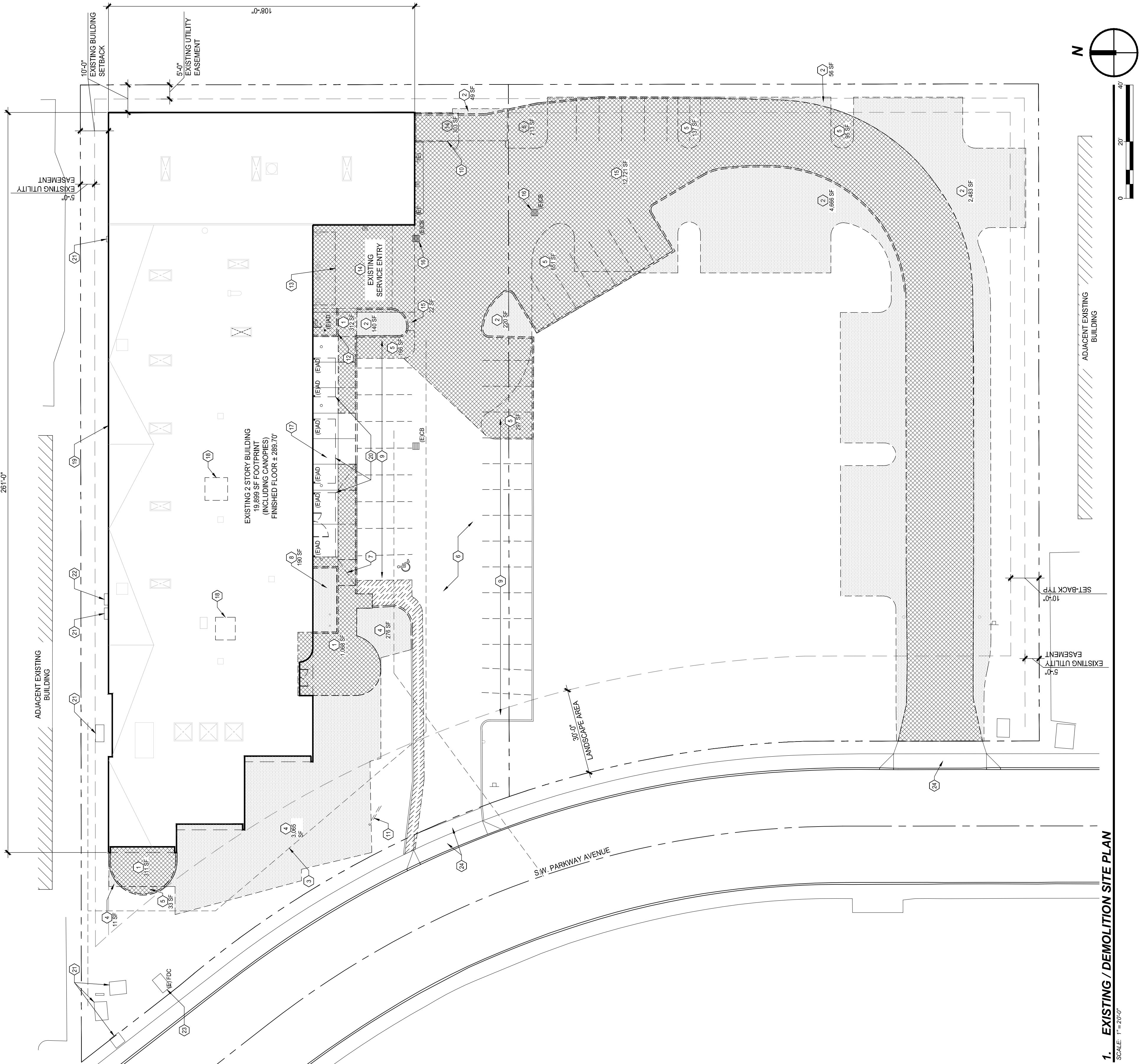
EXISTING NORTH LOT COVERAGE

ITEM	AREA (SQ FT)	% OF LOT COVERAGE
BUILDING AREA (INCLUDING CANOPIES)	19,899	45.2%
PARKING & DRIVES	12,869	29.2%
LANDSCAPING	11,415	25.8%
TOTAL SITE	44,003	100%

EXISTING SOUTH LOT COVERAGE

ITEM	AREA (SQ FT)	% OF LOT COVERAGE
BUILDING AREA (INCLUDING CANOPIES)	0	0%
PARKING & DRIVES	12,010	27.4%
LANDSCAPING	32,061	72.6%
TOTAL SITE	44,003	100%

City of Wilsonville
EXHIBIT B15 DB12-0060 et al



1. EXISTING / DEMOLITION SITE PLAN
 SCALE: 1/4"=1'-0"

CONSULTANT:

City of Wilsonville
EXHIBIT B16 DB12-0060 et al

PROJECT NUMBER: 210295
Ron Tonkin
GT Wilsonville, OR
25300 SW Parkway Avenue
Wilsonville, OR 97070

SHEET TITLE
Site Plan

DRAWN BY: BGR
 DATE ISSUED: 12.07.12

SHEET: **A101**
DATE PLOTTED: 12/12/12 10:58 AM

- GENERAL NOTES**
1. DRAWING BASED ON CONVERSION OF CAMERON P. 5. SEE PLAN FOR EXISTING AND DEMOLITION SITE ELEMENTS
 2. DRAWINGS BASED ON TOPOGRAPHIC SURVEY BY DUTZ ARCHITECT, LLC DRAWINGS DATED 05/04/04
 3. REFER TO LANDSCAPE DRAWINGS FOR TREE & LANDSCAPING LAYOUT AND INFORMATION
 4. REFER TO SITE LIGHTING PLAN FOR LUMINAIRE FEATURES AND SCHEDULES

- KEYNOTES**
1. PLAZA WITH PERVIOUS PAVERS - SEE CIVIL
 2. CONCRETE PLANTER WALL - SEE CIVIL
 3. BUILDING ADDITION
 4. ADA AND VAN PARKING STALLS - SEE CIVIL
 5. NOT USED
 6. RELOCATE EXISTING STORM LINE, SEE CIVIL
 7. CONCRETE FORM W/ FERRIS AND MASONRY TIE BARS - SEE 2A101 & 2A102
 8. HANGING SLAT BENCH W/ CONCRETE BASE - SEE 10A101
 9. CANOPY
 10. BATTERED CONCRETE PLANTER WALL - SEE CIVIL
 11. CONCRETE WALK - SEE CIVIL
 12. BICYCLE PARKING - SEE 4A101
 13. FLUIDS STORAGE ROOM WITH RECESSED SLAB, TANKS AND FLUIDS CHUTE
 14. COVERED TRASH / RECYCLE ENCLOSURE WITH SOLID GATES
 15. ROLL OVER CONCRETE CURB - SEE CIVIL
 16. ADA COMPLIANT RAMP - SEE CIVIL
 17. SERVICE PARKING AND LOADING LANDSCAPE SCREENING - 30% OF TOTAL PARKING AREA FEET OF HEDGE - SEE LANDSCAPE
 18. PERVIOUS PAVED ENTRY DRIVE - SEE CIVIL
 19. EXISTING PARKING STALLS TO RECEIVE 4" WIDE THERMOPLASTIC MARKINGS.
 20. VEHICLE TURNING PATH
 21. CONCRETE CURB - SEE CIVIL
 22. PROVIDE FOUNDATION DRAIN & CONNECT TO STORM DRAIN - SEE CIVIL
 23. LANDSCAPE AREA - SEE LANDSCAPE
 24. EXISTING LANDSCAPE AREA TO REMAIN UNDISTURBED
 25. EXISTING LANDSCAPE AREA TO REMAIN - NO BUILDING OR UTILITY WORK IN THIS AREA
 26. EXISTING FLAG POLES - SEE LIGHTING DOCUMENTS FOR LUMINAIRE REVISIONS
 27. CLEAR VISION AREA
 28. PERVIOUS PAVING TO MATCH EXISTING - SEE CIVIL
 29. STORM WATER FACILITY - SEE CIVIL & LANDSCAPE
 30. RIVER ROCK EDGE STRIP - SEE LANDSCAPE
 31. STEEL BOLLARD - SEE 2A101
 32. ACCESSIBLE PARKING SIGN
 33. EXISTING MECHANICAL UNIT TO BE SERVICED
 34. PROPOSED LOCATION FOR NEW MECHANICAL UNITS IF REQUIRED PER DELEGATED DESIGN MECHANICAL
 35. PROPOSED MECHANICAL UNIT LOCATED WHERE EXISTING UNITS REMOVED, AS REQUIRED PER DELEGATED DESIGN MECHANICAL

PARKING REQUIREMENTS & CALCULATIONS

TYPE OF BUILDING	ACTUAL BUILDING AREA	PARKING MIN.	PARKING MAX.	PARKING BHE	PARKING PROVIDED
COMMERCIAL RETAIL (AUTOMOBILES)	13,426SF (50.4%)	22 (1.67/1000SF)	83 (6.21/1000SF)	1.7 (16.000SF)	22
COMMERCIAL SERVICE/REPAIR SHOP	13,265SF (50.4%)	28 (2.12/1000SF)	39 (2.95/1000SF)	1.8 (14.000SF)	20
INDUSTRIAL STORAGE	2,817SF (10.5%)	1 (0.31/1000SF)	1 (0.31/1000SF)	0.3 (110.000SF)	1
TOTALS	26,645SF (100%)	60	144	4.4 (4 PROVIDED)	60

NOTE: 1. STALL COUNT STANDARDS AND LAYOUT PER DEVELOPMENT CODE SECTION 4.15.03
 2. PROVIDE (1) VAN ACCESSIBLE STALL AND (1) STANDARD ACCESSIBLE STALL PER ORS 47.233
 3. PROVIDE (1) BICYCLE PARKING STALL PER DEVELOPMENT CODE SECTION 4.15.04
 4. REQUIRED STANDARD PARKING STALLS ARE 18'-0" X 30'-0" WITH OVERHANG BEYOND CURB PER DEVELOPMENT CODE
 5. SECTION 4.001.108 & 4.115.01 MAY BE COMBINE STALLS PER DEVELOPMENT CODE SECTION 4.15.04. SEE 1A101 FOR LOCATIONS. MINIMUM COMPACT PARKING STALL SIZE IS 15'-0" X 7'-0" DEVELOPMENT CODE SECTION 4.001.201.

MIXED SOLID WASTE & RECYCLING STORAGE

TYPE OF BUILDING	ACTUAL BUILDING AREA	ENCLOSURE AREA	PERVIOUS AREA
COMMERCIAL RETAIL (AUTOMOBILES)	13,426SF (50.4%)	1345SF (1057/1000SF)	1345SF (1057/1000SF)
OFFICE	4,125SF (15.5%)	265SF (65/1000SF)	265SF (65/1000SF)
SERVICE/REPAIR (OTHER)	6,265SF (23.5%)	165SF (45/1000SF)	165SF (45/1000SF)
INDUSTRIAL STORAGE (OTHER)	2,817SF (10.5%)	115SF (41/1000SF)	115SF (41/1000SF)
TOTALS	26,645SF (100%)	1875SF	1875SF

NOTE: 1. ENCLOSED AREA PER DEVELOPMENT CODE SECTION 4.15.04

TOTAL SITE AREAS

LANDSCAPE (15% OF TOTAL SITE AREA REQUIRED)	37,613SF (43%)
PERVIOUS PAVED PLAZA - 2,268SF	
PARKING (NEW & EXISTING)	26,675SF (30%)
HARDSCAPE (NEW PARKING & PERVIOUS PAVED PLAZA)	1,167SF (1%)
BUILDING FOOTPRINT & TRASH ENCLOSURE	22,897SF (26%)
TOTAL SITE AREA	88,075SF (100%)

PROPOSED NORTH LOT COVERAGE

ITEM	AREA (SQ FT)	% OF LOT COVERAGE
EXISTING BUILDING AREA (INCLUDING CANOPIES)	18,711	44.8%
PROPOSED BUILDING AREA	2,976	6.7%
EXISTING IMPERVIOUS PAVING & SIDEWALKS	5,547	12.6%
PROPOSED IMPERVIOUS PAVING & SIDEWALKS	942	2.1%
PROPOSED PERVIOUS PAVING	3,767	8.6%
LANDSCAPING & PERVIOUS PAVED PLAZA	11,000	25.3%
TOTAL SITE	44,003	100%

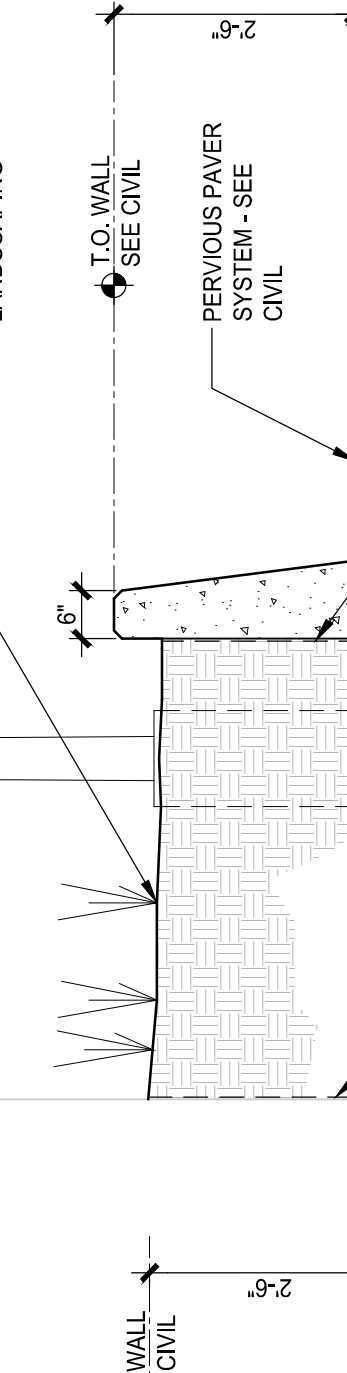
PROPOSED SOUTH LOT COVERAGE

ITEM	AREA (SQ FT)	% OF LOT COVERAGE
EXISTING BUILDING AREA (INCLUDING CANOPIES)	0	0%
PROPOSED BUILDING AREA	863	2.0%
EXISTING IMPERVIOUS PAVING & SIDEWALKS	0	0%
PROPOSED IMPERVIOUS PAVING & SIDEWALKS	16,665	37.8%
LANDSCAPING & PERVIOUS PAVED PLAZA	26,553	60.2%
TOTAL SITE	44,071	100%

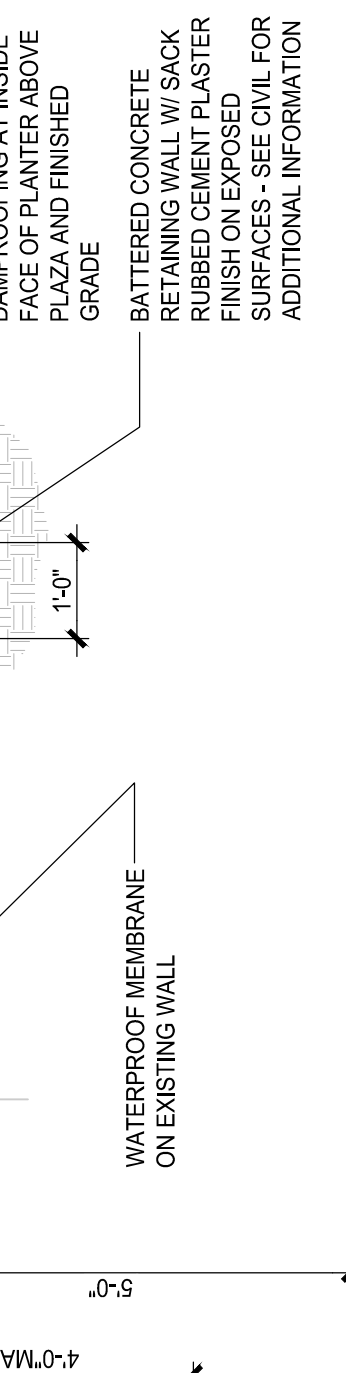
14. CONCRETE WALK
 SCALE: 1/12"=1'-0"



15. PLANTER AT BUILDING
 SCALE: 1/2"=1'-0"



16. RAISED PLAZA PLANTER
 SCALE: 1/2"=1'-0"



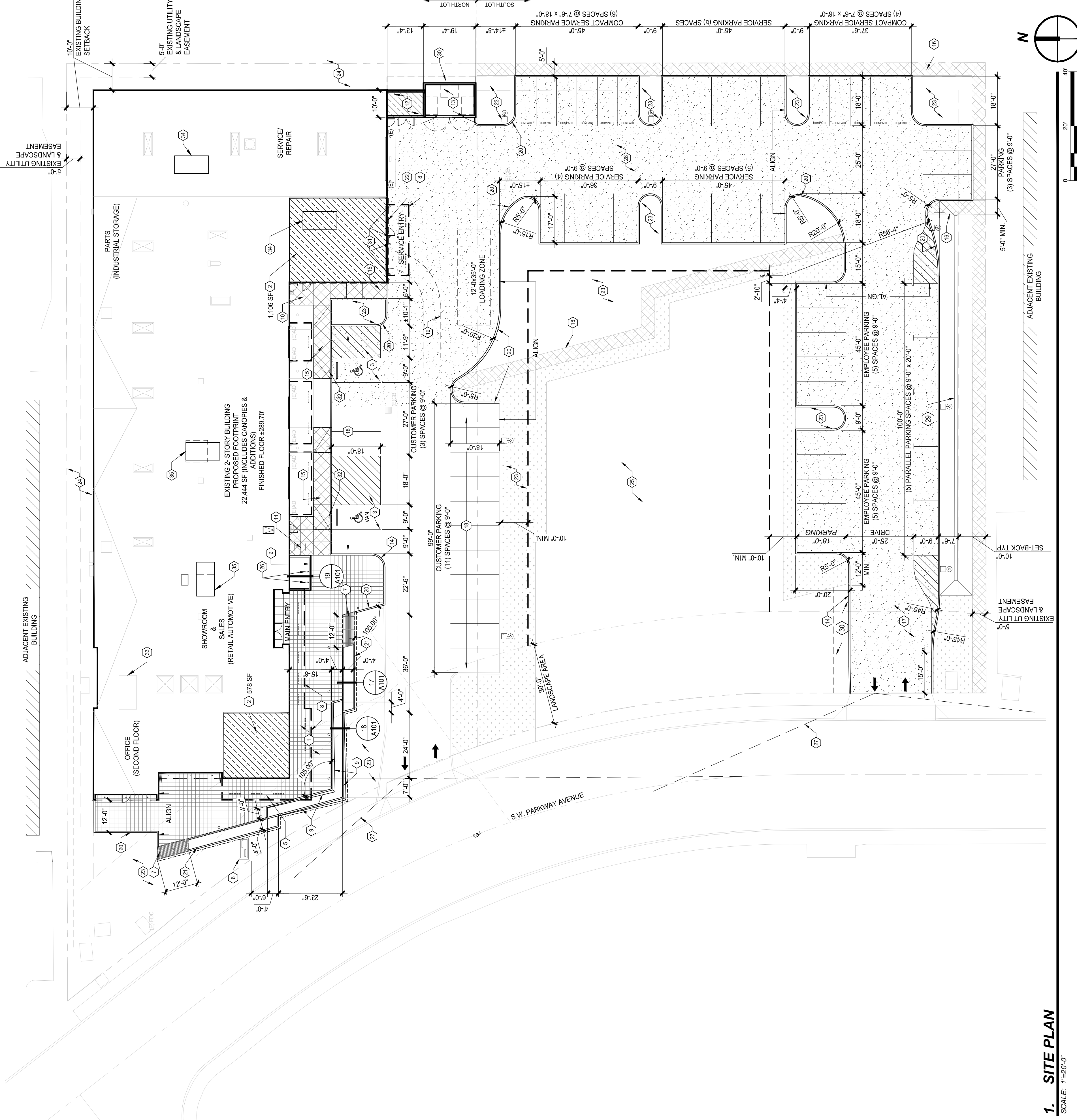
17. RAISED PLAZA PLANTER
 SCALE: 1/2"=1'-0"



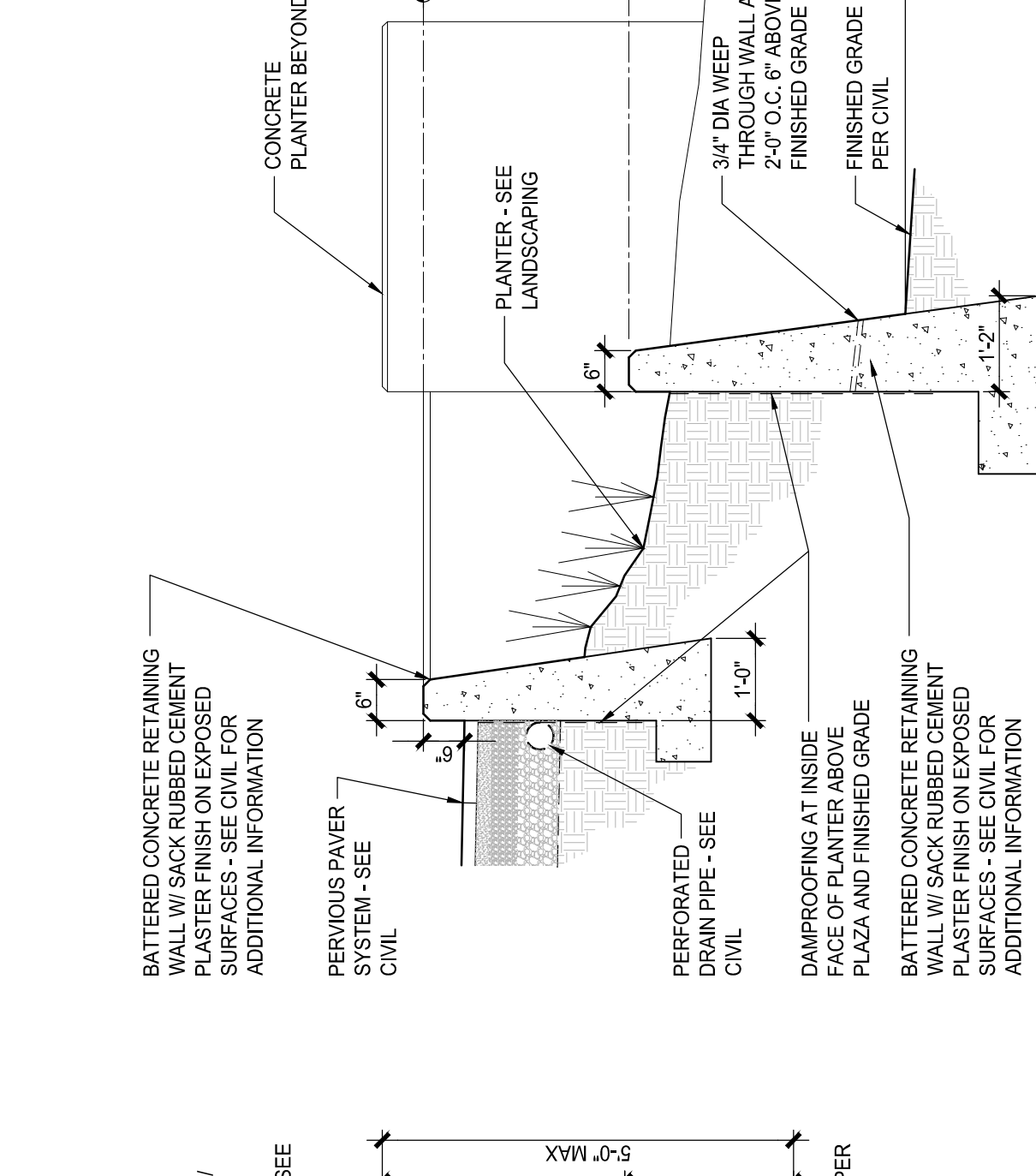
18. BATTERED WALL TERRACED PLANTER
 SCALE: 1/2"=1'-0"



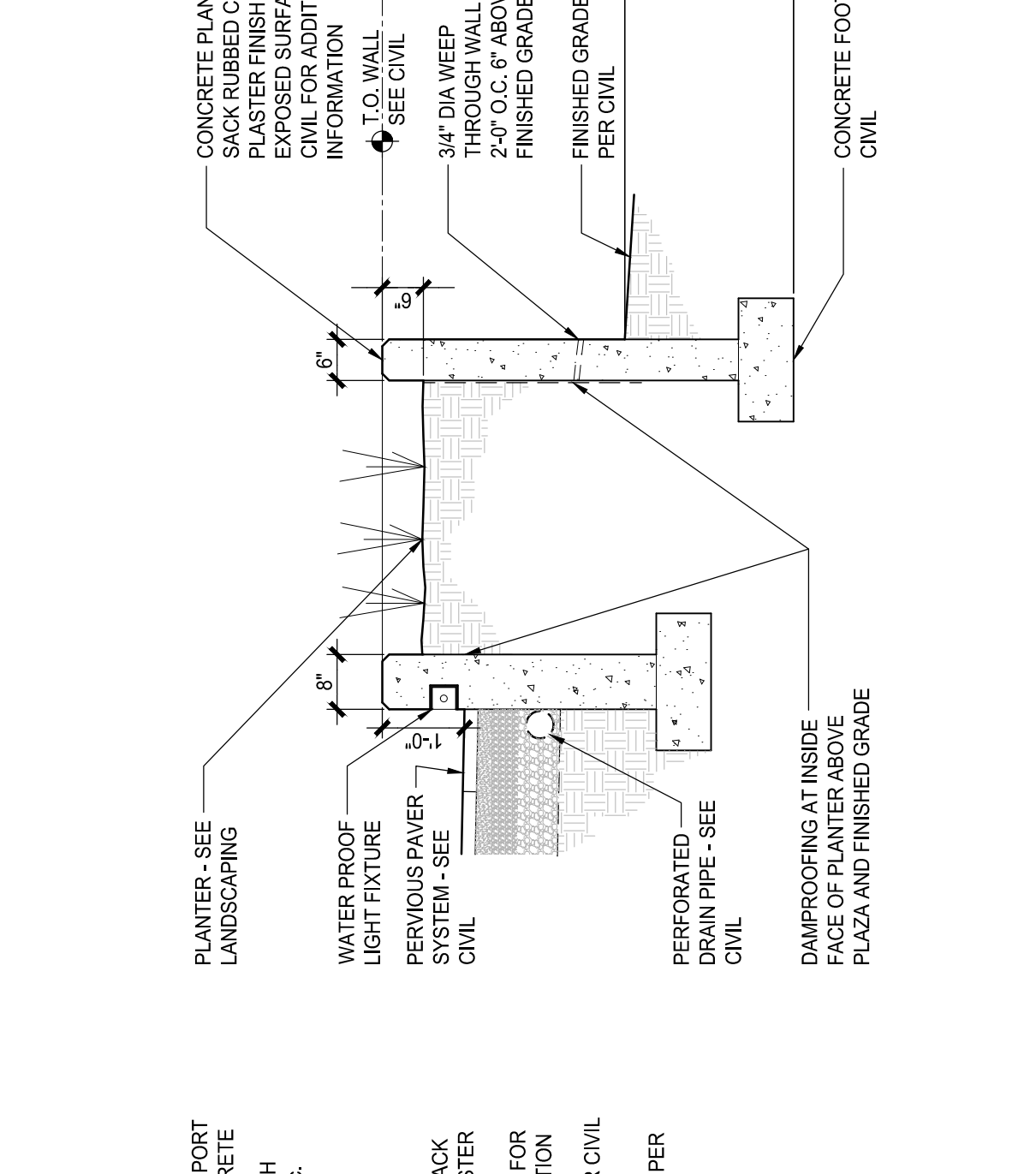
19. PLANTER AT BUILDING
 SCALE: 1/2"=1'-0"



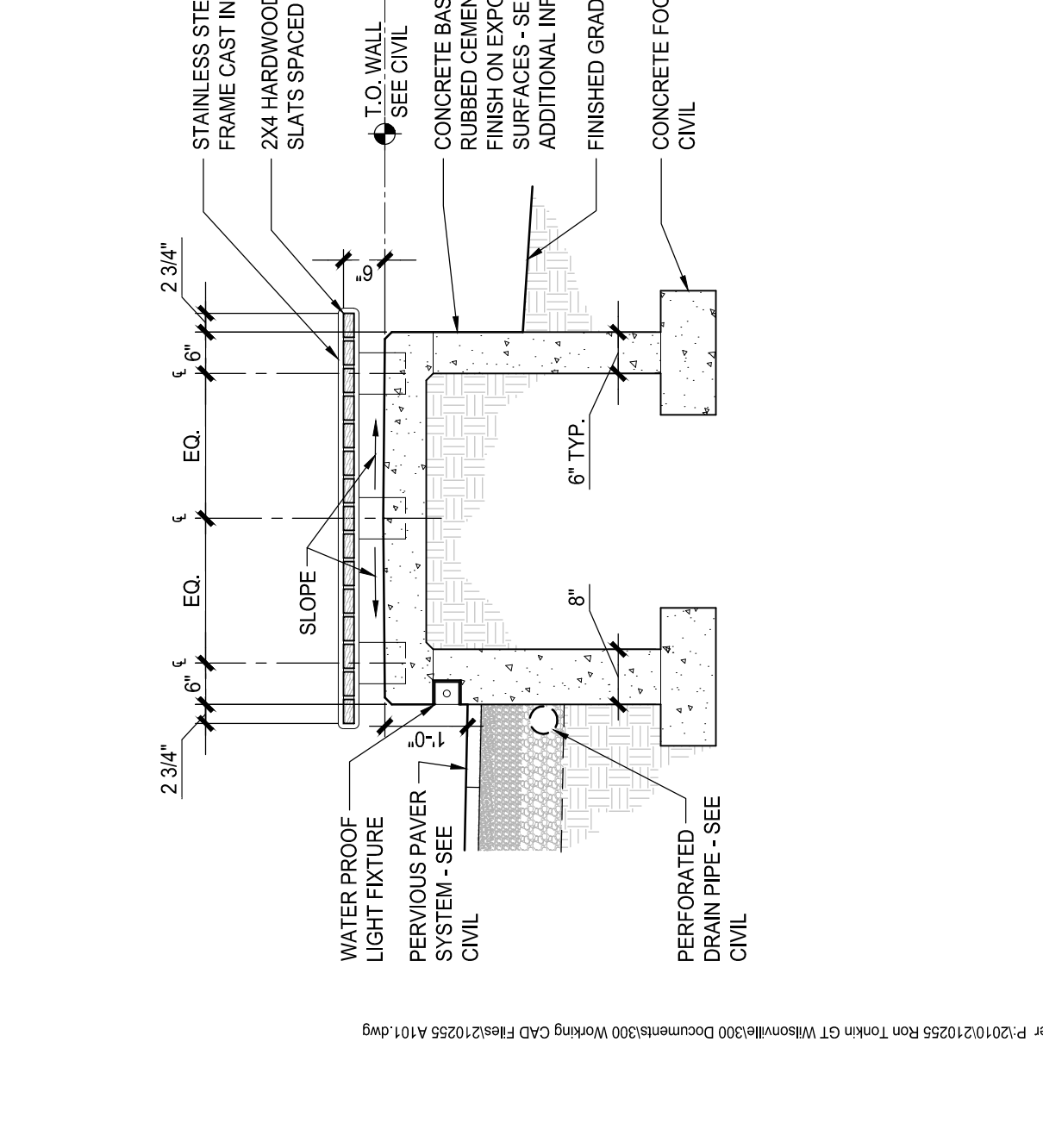
1. SITE PLAN
 SCALE: 1/4"=1'-0"



9. STEEL BOLLARD AT CONCRETE SLAB
 SCALE: 1/4"=1'-0"



4. HITTING POST BICYCLE RACK
 SCALE: 1/2"=1'-0"

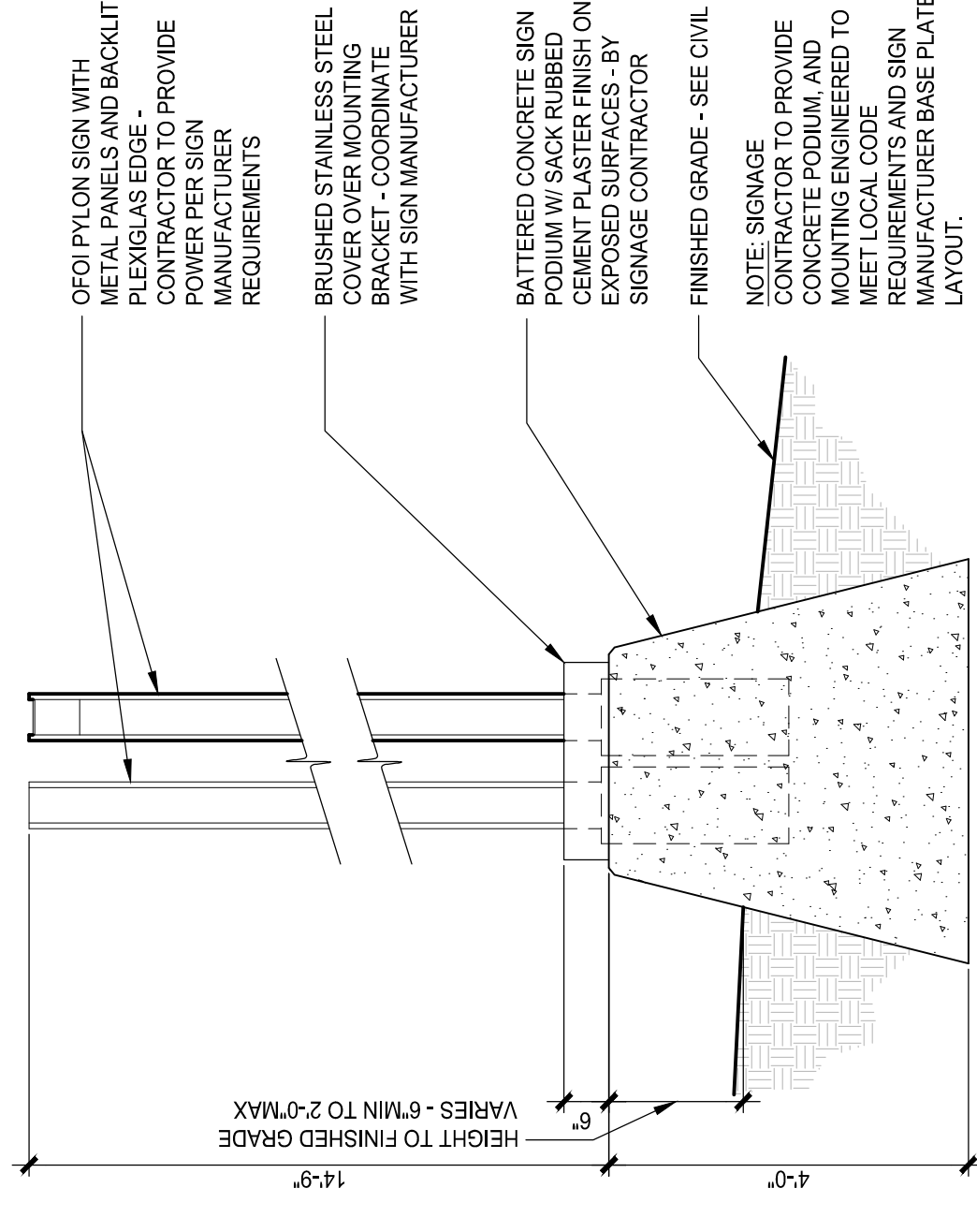


PRELIMINARY
 NOT FOR
 CONSTRUCTION

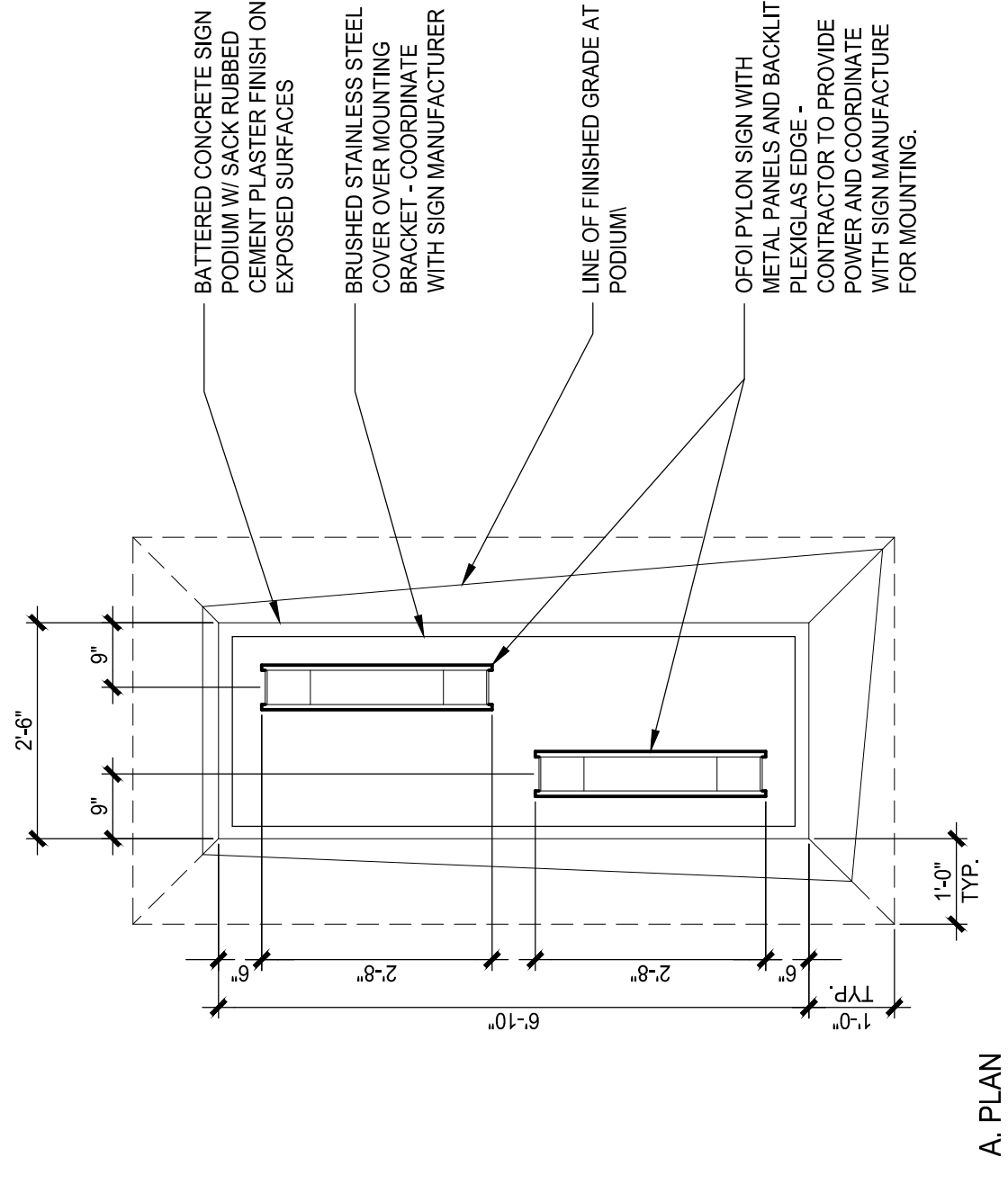
CONSULTANT:

PROJECT NUMBER: 210295

**Ron Tonkin
 GT Wilsonville, OR
 25300 SW Parkway Avenue
 Wilsonville, OR 97070**



B. SECTION



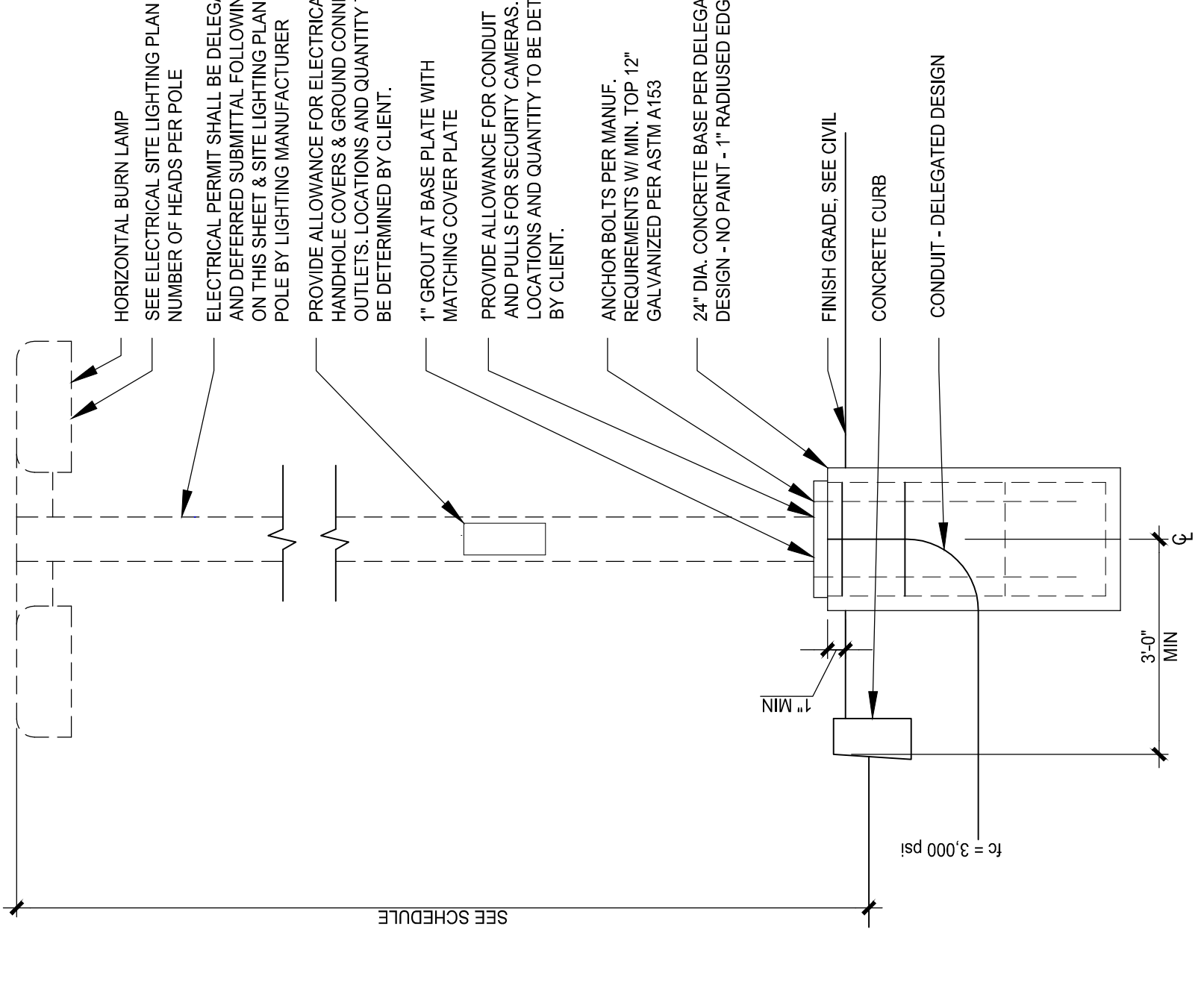
A. PLAN

10. TOTEM SIGN PODIUM
 SCALE: 1/2" = 1'-0"

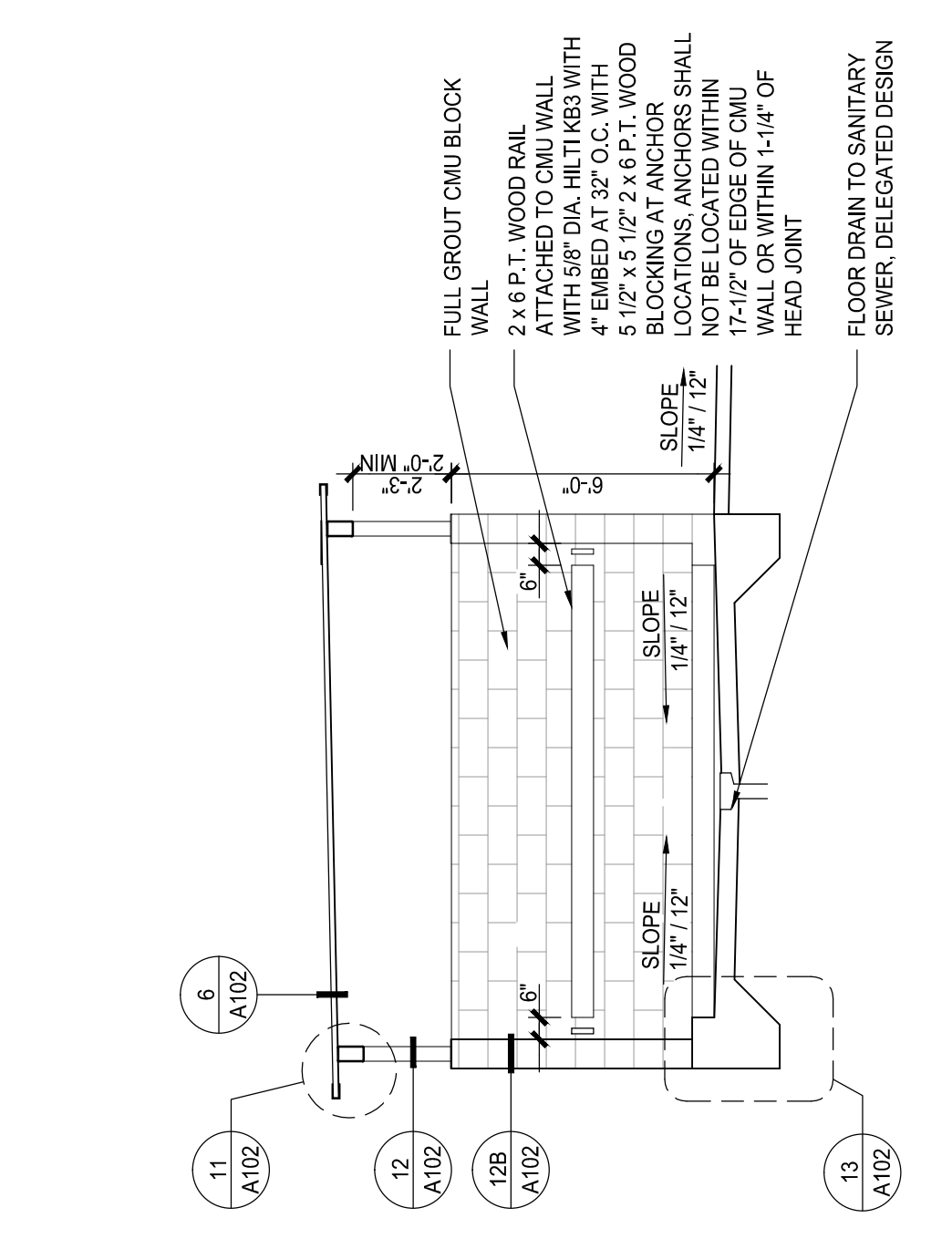
SITE LIGHTING DELEGATED DESIGN CRITERIA
 A. LIGHT POLES LOCATED IN GRASSY AREAS SHALL BE 30' BACK FROM EDGE OF CURB TO CENTER OF BASE. PROFESSIONAL LIGHTING DESIGNER SHALL ACCOMMODATE APPROPRIATE LIGHT LEVELS FOR ALL EXISTING SIGNAGE AND NEW SIGNAGE. LIGHTING SHALL BE MOUNTED ON LIGHT POLES LOCATED WITHIN SIGNAGE AREAS.
 B. CONCRETE LIGHT POLE BASE DESIGN BASED ON 1500 PSI COMPRESSIVE STRENGTH CONCRETE. ALL LIGHT POLES AND HORIZONTAL TIES @ 3" O.C. @ TOP OF CURB. PROVIDE MIN. 2" CONCRETE COVER FOR ALL LIGHT POLES AND BASES SHALL BE DESIGNED TO CARRY THE WEIGHT OF THE FIXTURES AND THEIR ACCESSORIES PLUS WINDLOAD PER THE TOTAL LPA FACTOR MINIMUM PER LOCAL CODES.
 C. SIGNAGE LIGHTING MANUFACTURER, TBD
 D. SIGNAGE LIGHTING MANUFACTURER, UNDER SEPARATE JURISDICTION REQUIREMENT. COORDINATE ELECTRICAL REQUIREMENTS.
 E. SIGNAGE LIGHTING MANUFACTURER SHALL ACCOMMODATE APPROPRIATE LIGHT LEVELS FOR ALL EXISTING SIGNAGE AND NEW SIGNAGE. LIGHTING SHALL BE MOUNTED ON LIGHT POLES LOCATED WITHIN SIGNAGE AREAS.
 F. LIGHTING MUST MEET THE WASHINGTON COUNTY CODE STANDARDS SET FORTH IN SECTION IV SUBSECTION 415.
 G. SITE LIGHTING MANUFACTURER, TBD
 H. REFER TO SITE LIGHTING PLAN FOR FIXTURE LOCATIONS AND LIGHT FIXTURE INFORMATION.

**Waste & Recycle
 Enclosure and
 Site details**

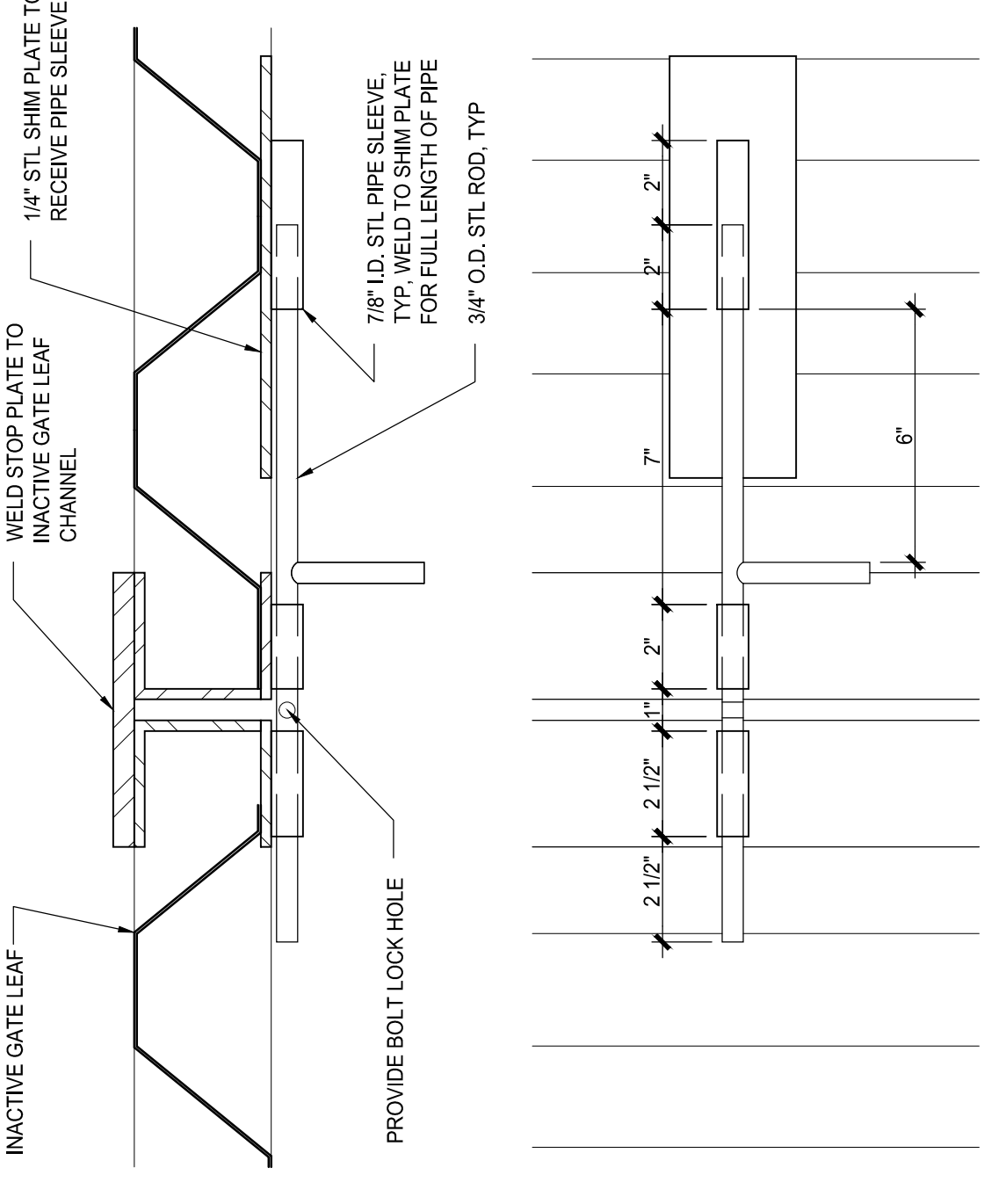
SHEET TITLE



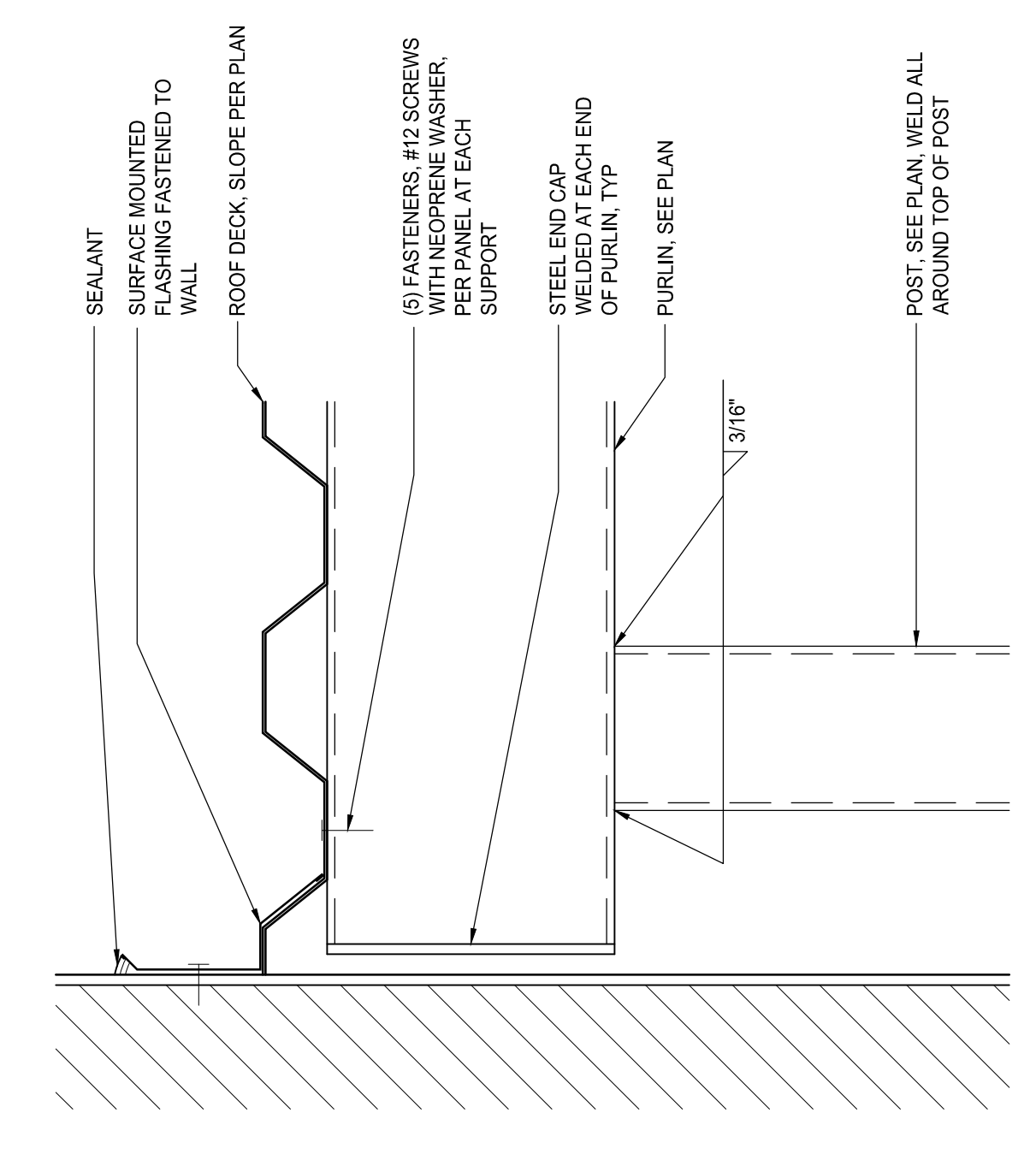
15. LIGHT POLE, BASE AND DESIGN CRITERIA
 SCALE: 1/2" = 1'-0"



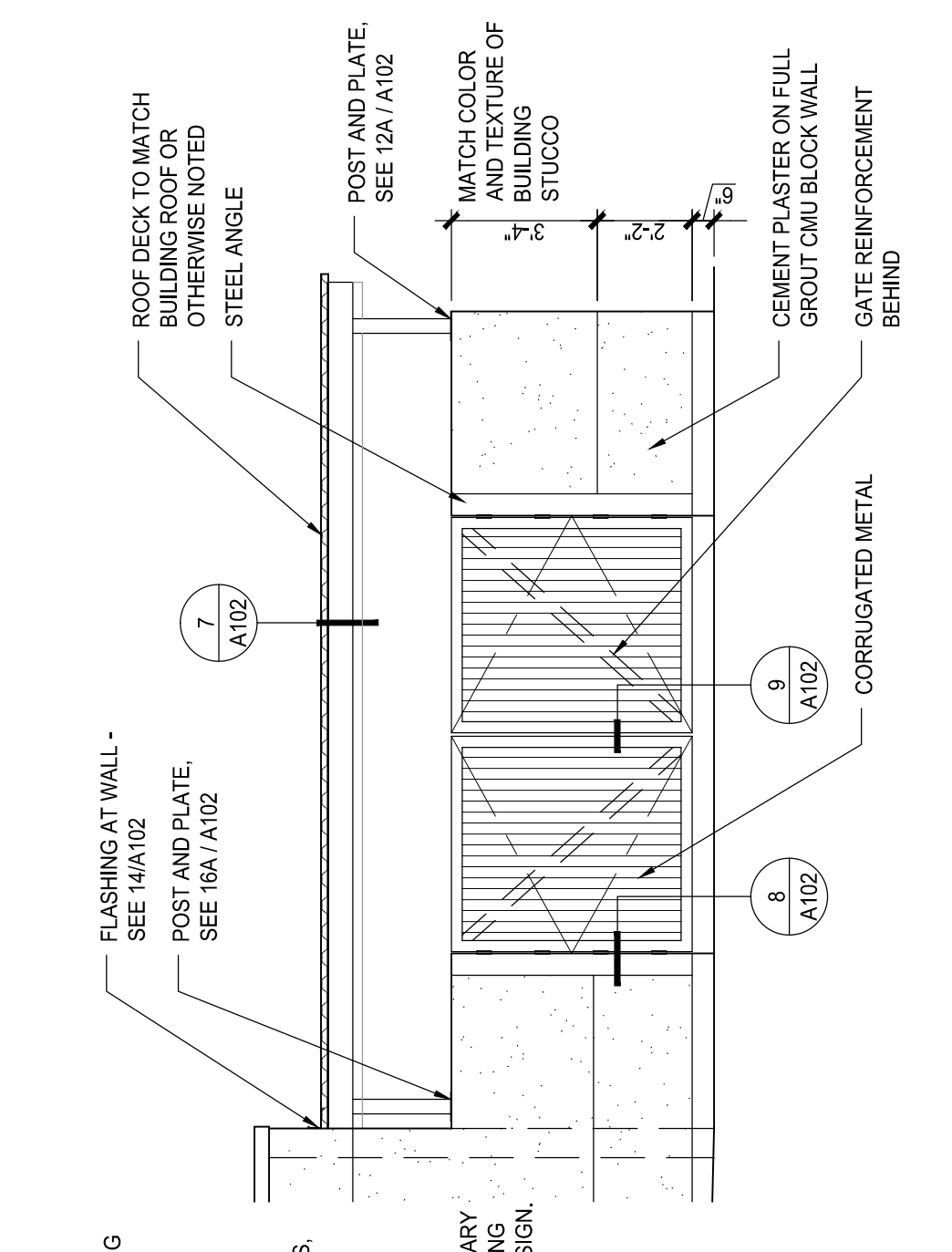
4. TRASH ENCLOSURE SECTION
 SCALE: 1/4" = 1'-0"



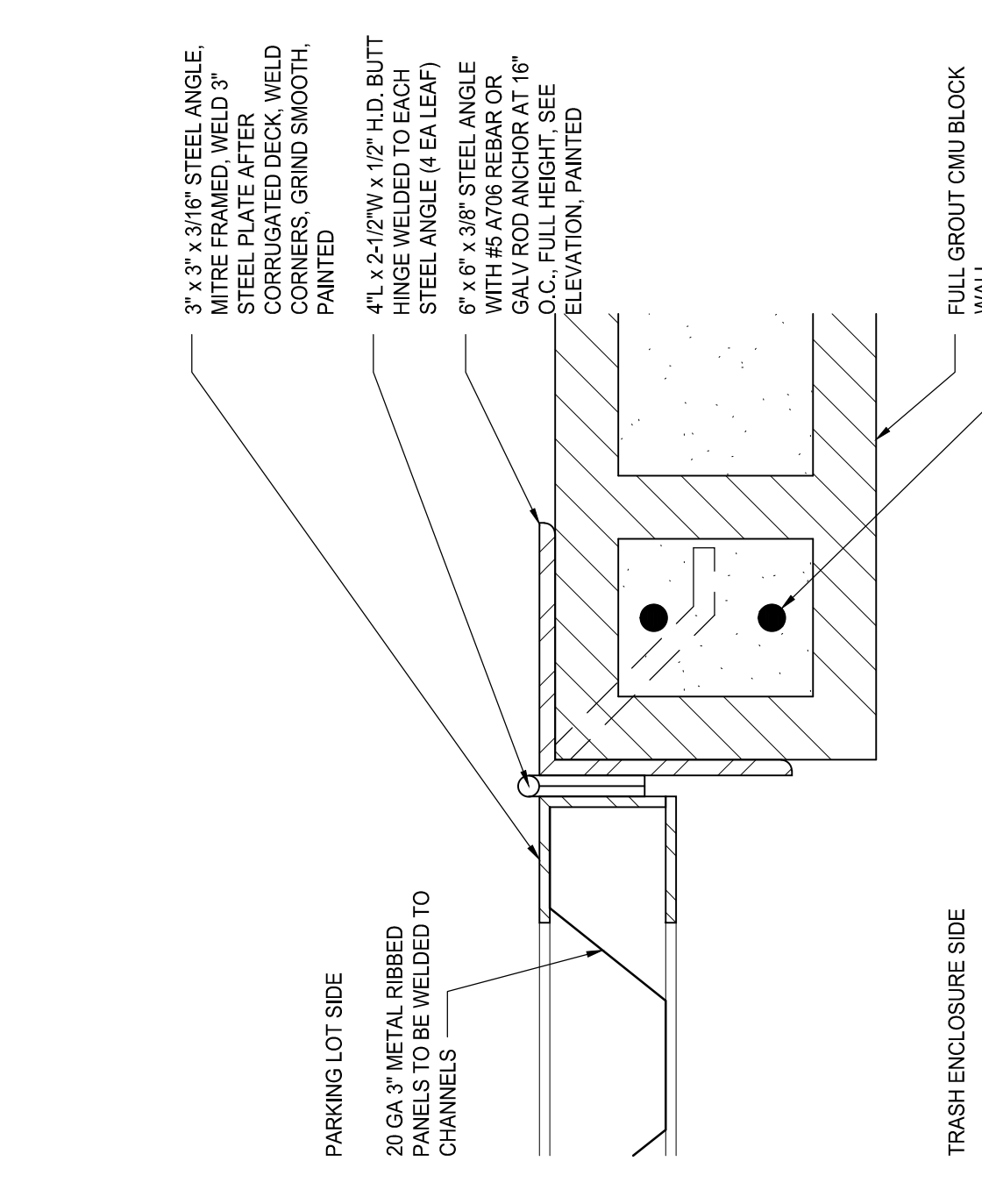
9. GATE CLOSURE
 SCALE: 3/4" = 1'-0"



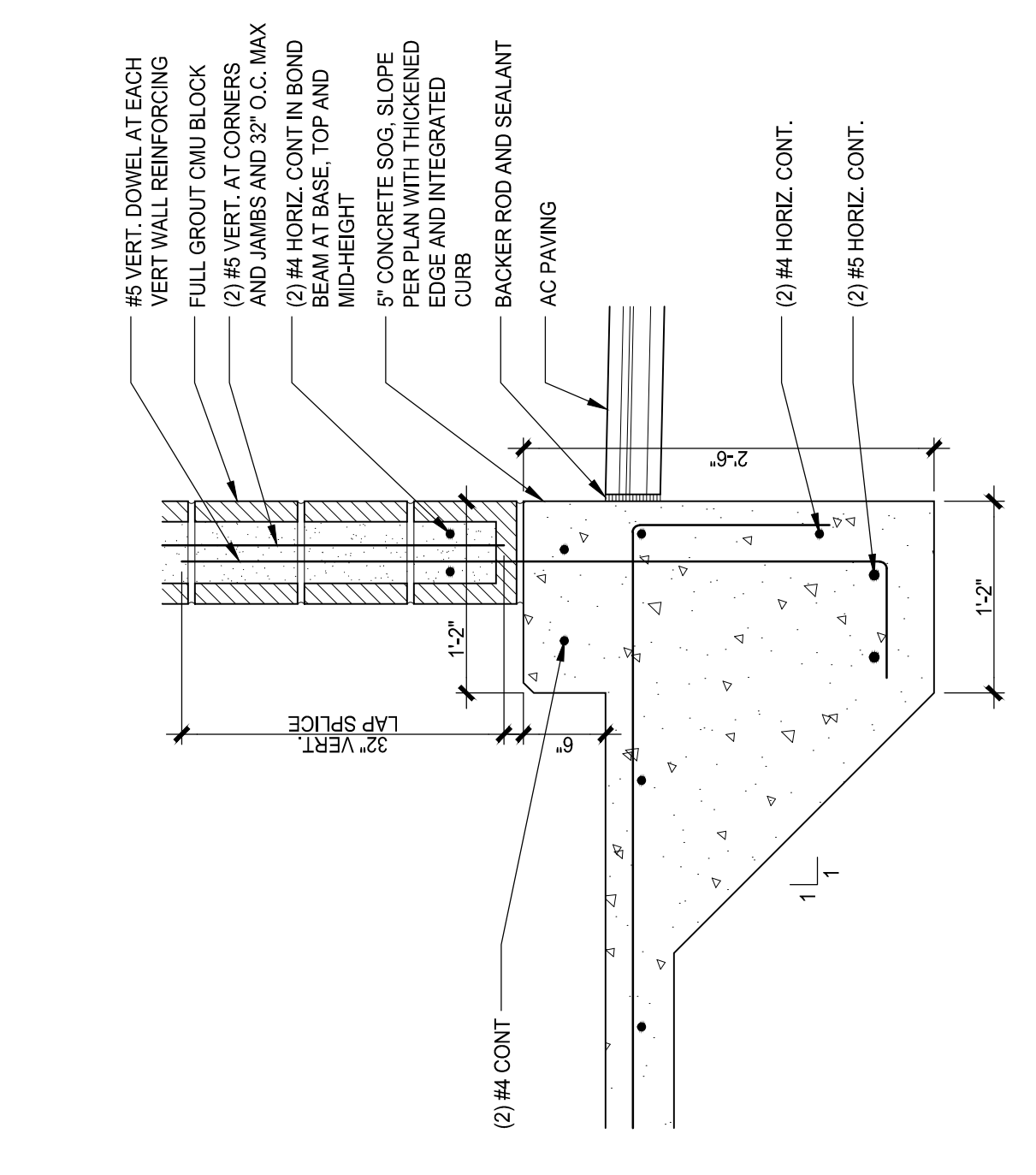
14. DRIP EDGE
 SCALE: 3/4" = 1'-0"



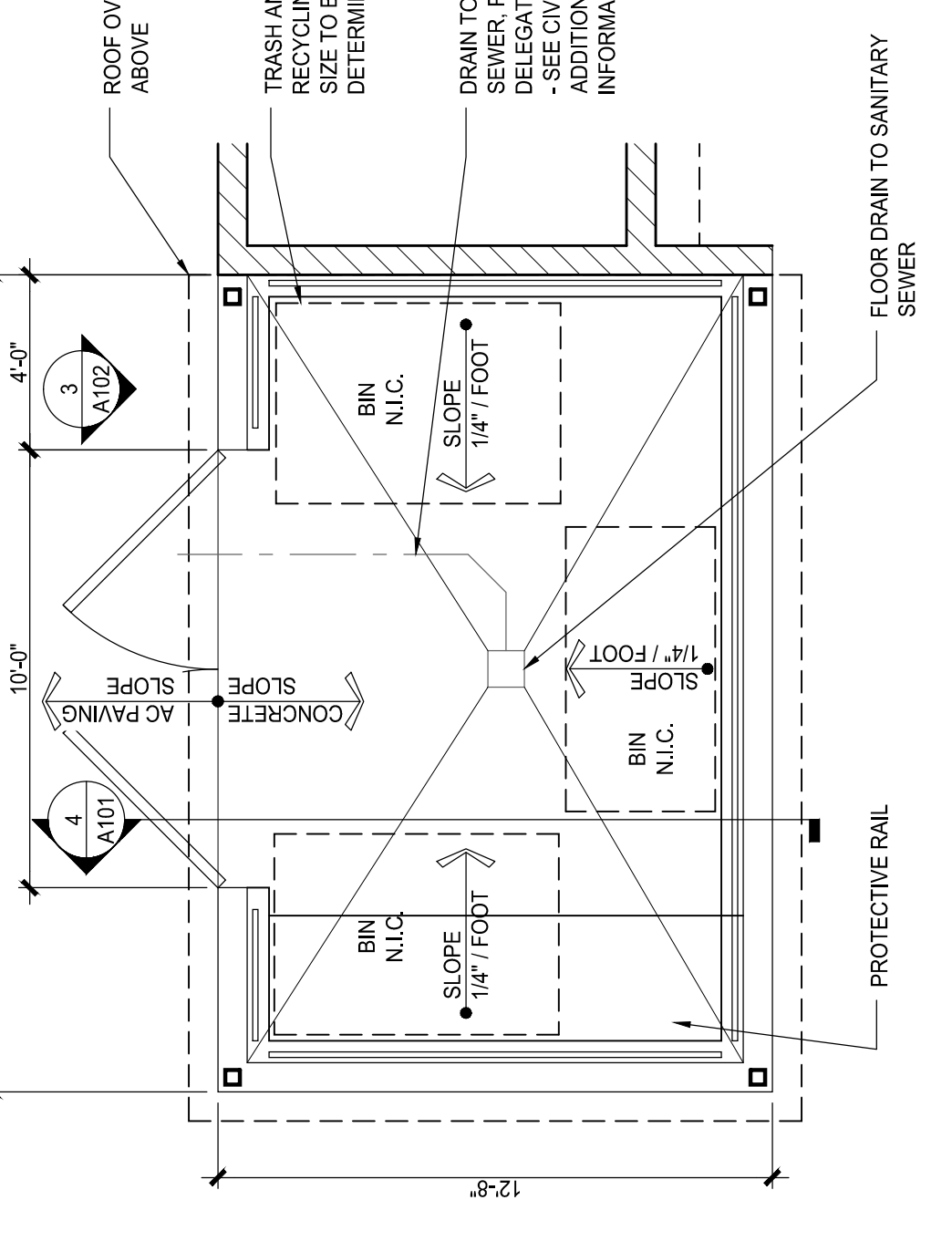
3. TRASH ENCLOSURE ELEVATION
 SCALE: 1/4" = 1'-0"



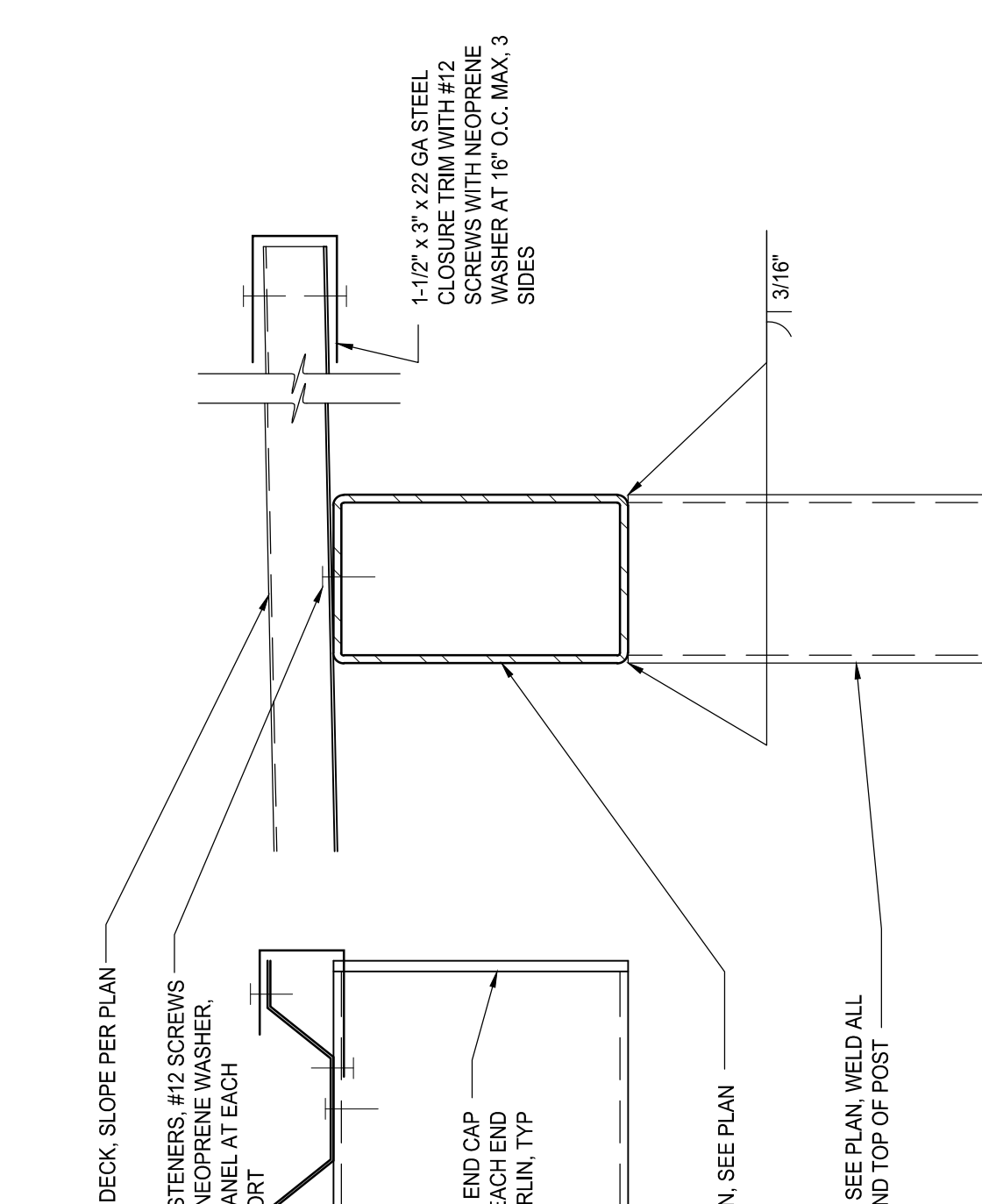
8. GATE JAMB
 SCALE: 3/4" = 1'-0"



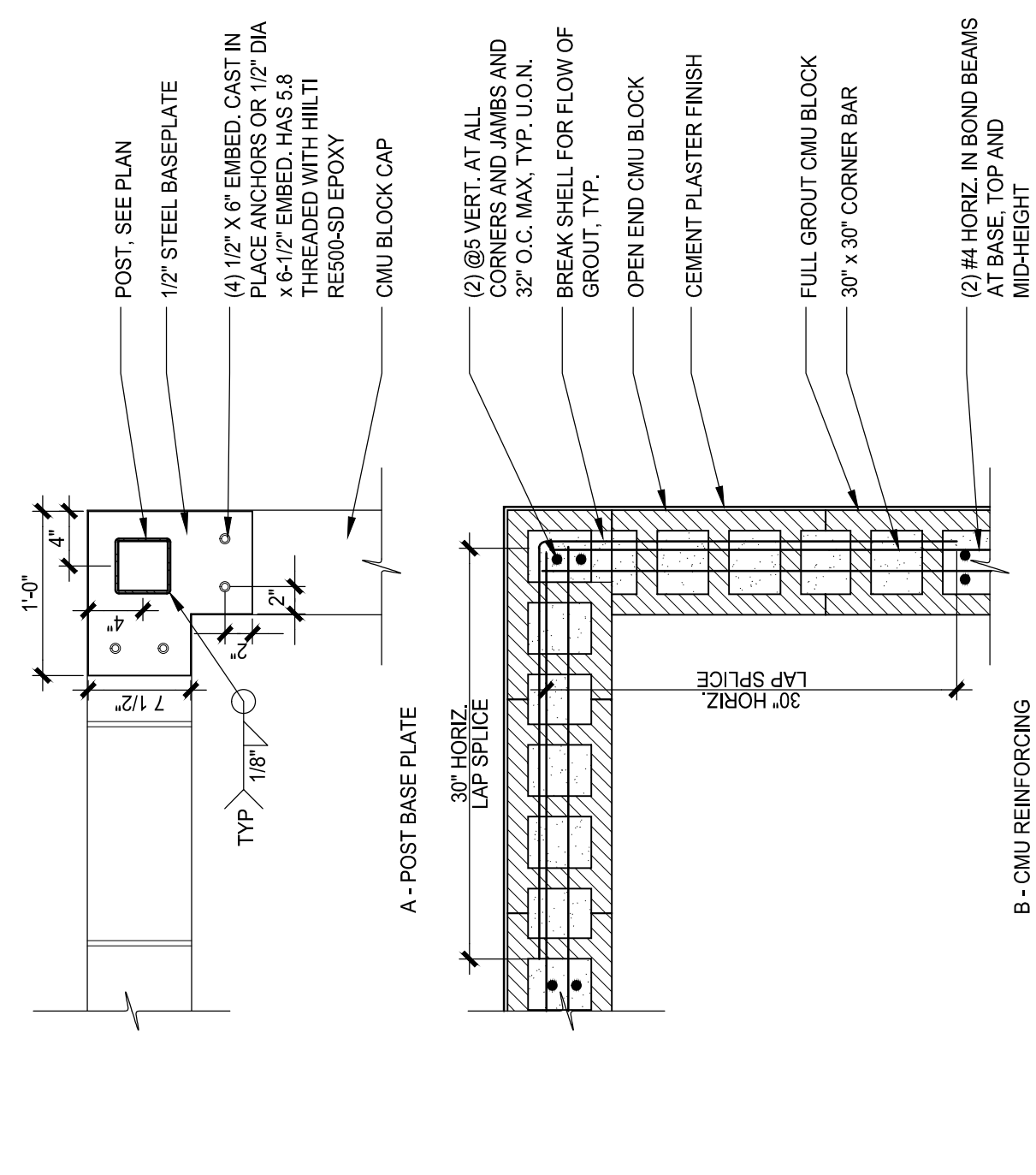
13. CMU WALL FOOTING
 SCALE: 1/4" = 1'-0"



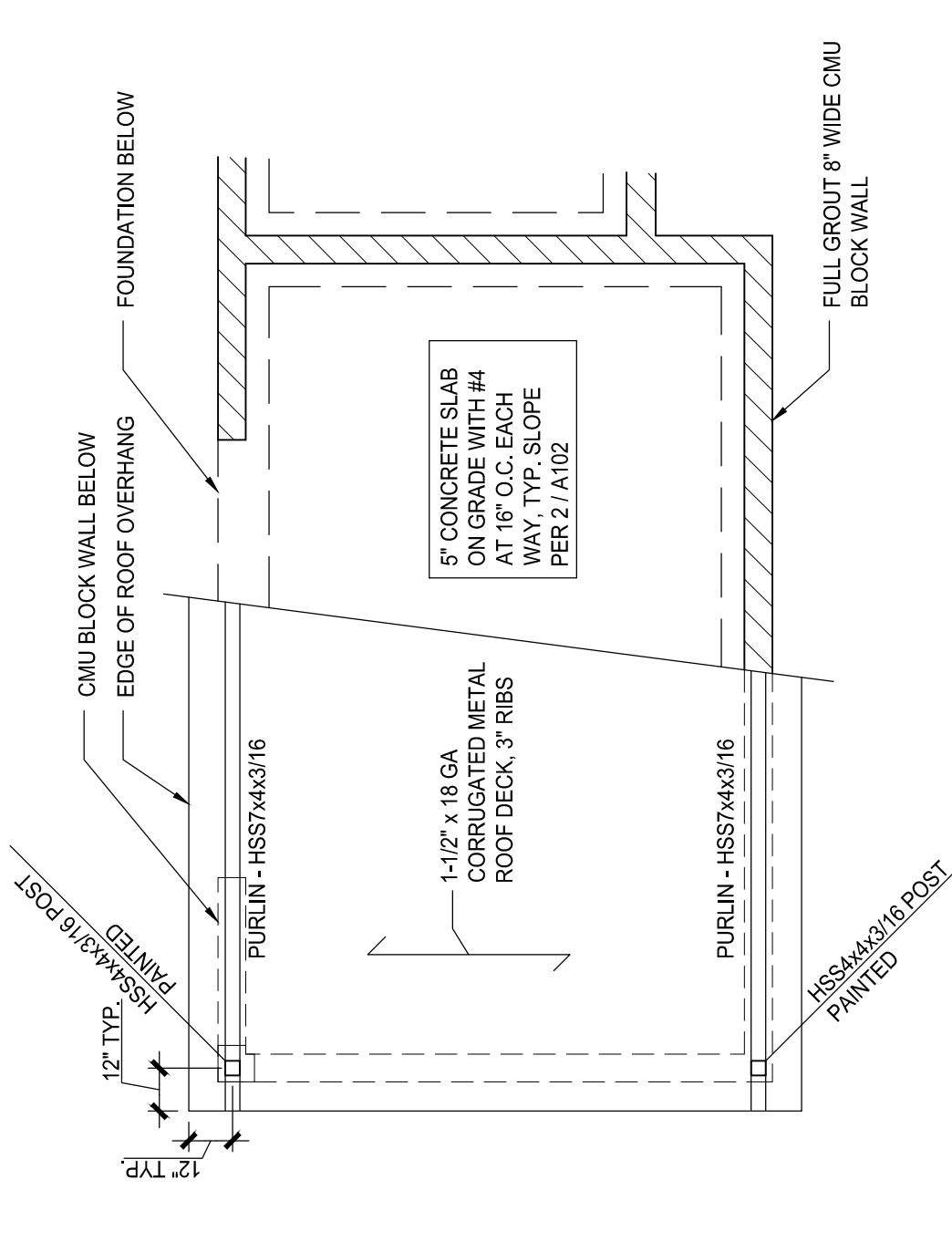
2. ENLARGED TRASH ENCLOSURE PLAN
 SCALE: 1/4" = 1'-0"



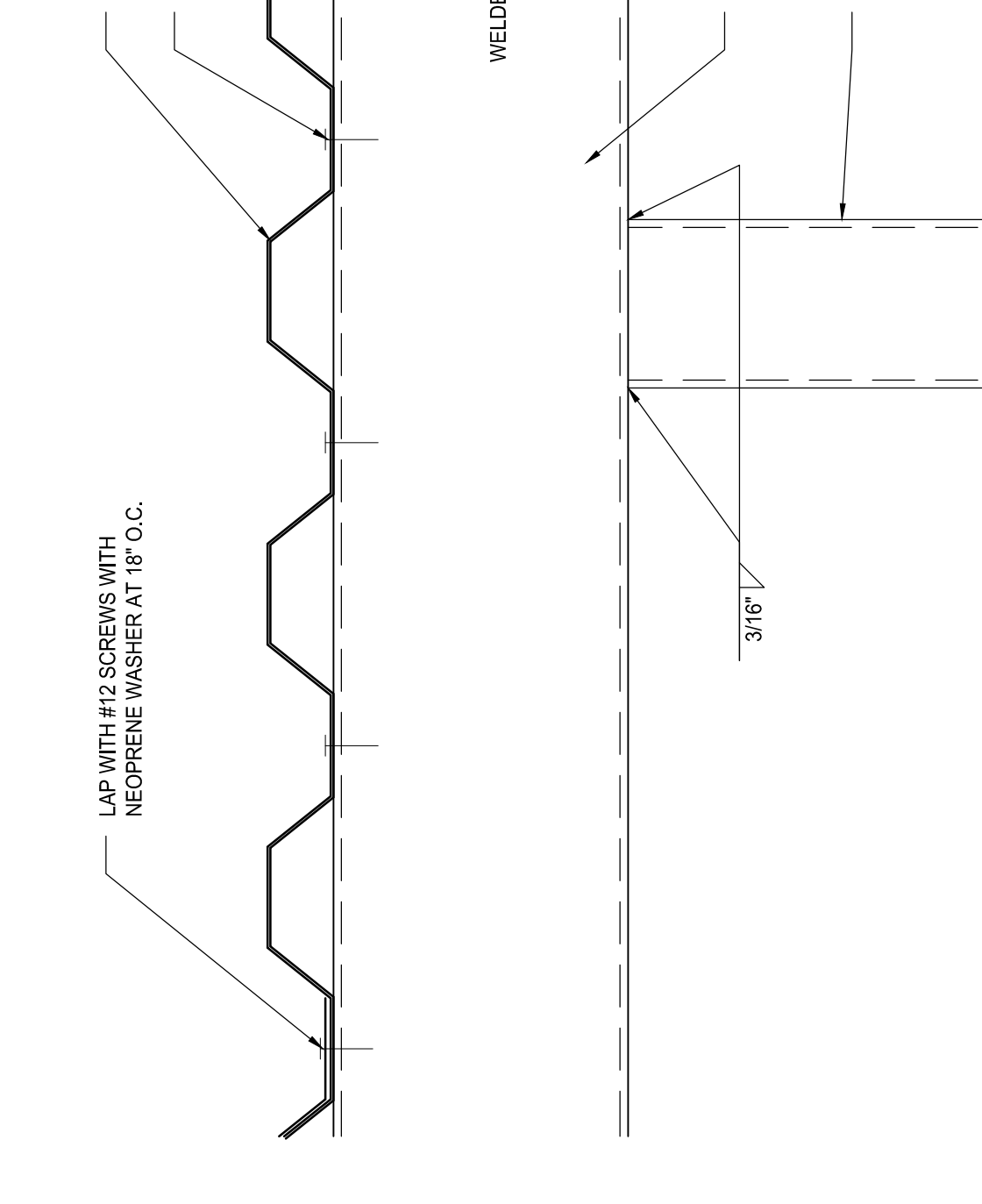
7. PURLIN TO COLUMN CONNECTION
 SCALE: 3/4" = 1'-0"



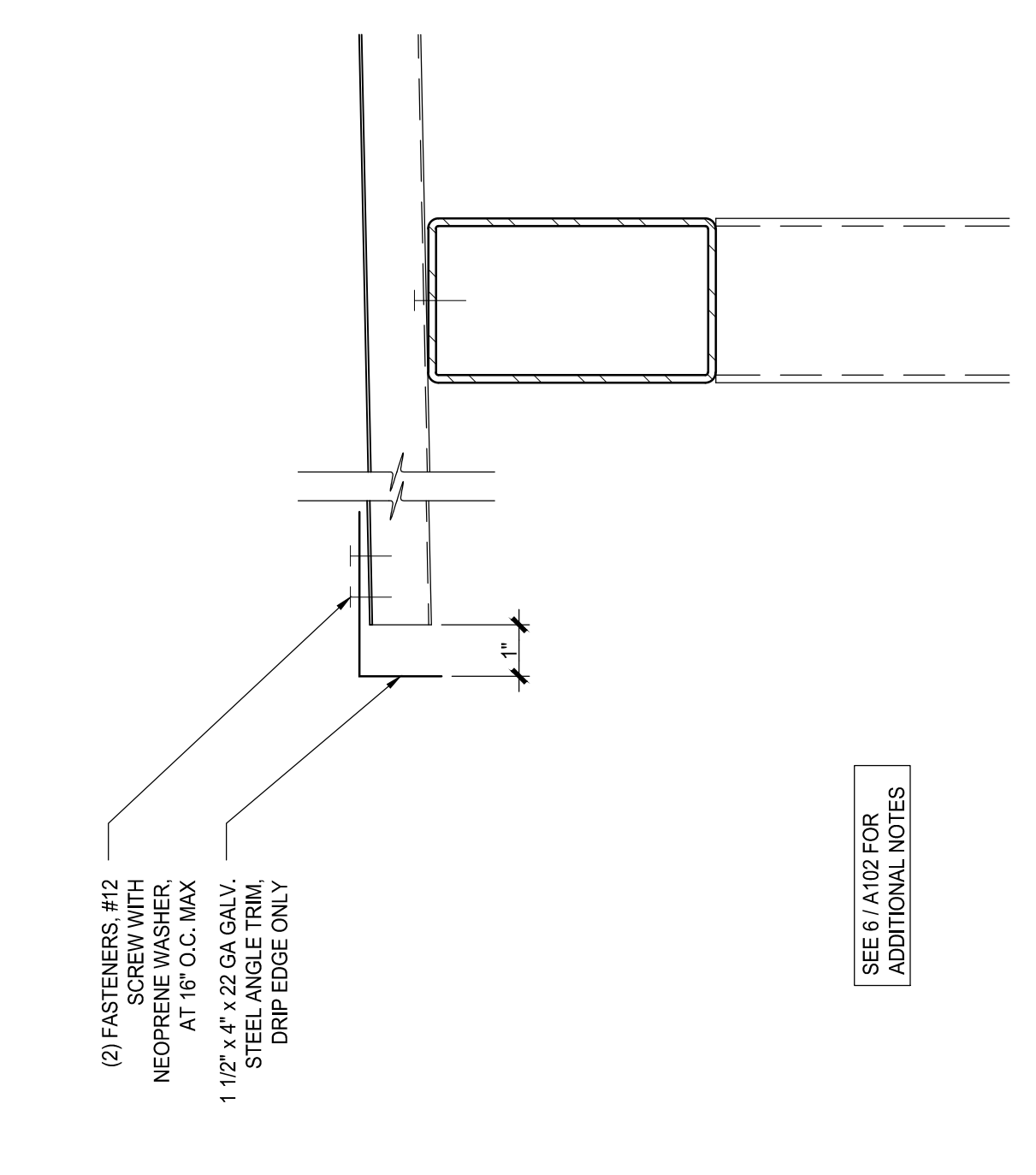
12. CMU REINFORCING & BASEPLATE AT CORNER
 SCALE: 1/4" = 1'-0"



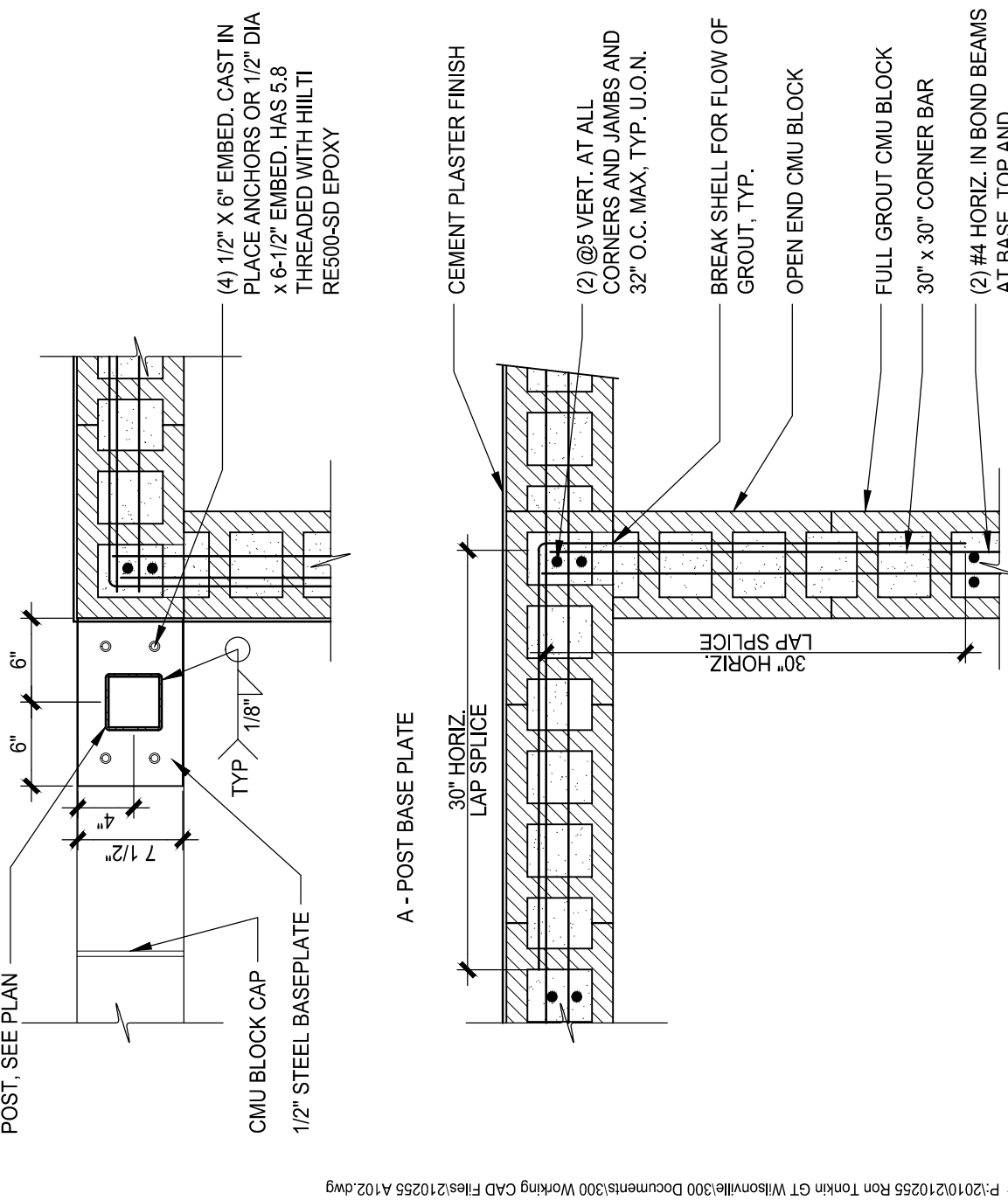
1. ROOF FRAMING AND FOUNDATION PLAN
 SCALE: 1/4" = 1'-0"



6. PURLIN TO COLUMN CONNECTION
 SCALE: 3/4" = 1'-0"



11. DRIP EDGE
 SCALE: 3/4" = 1'-0"



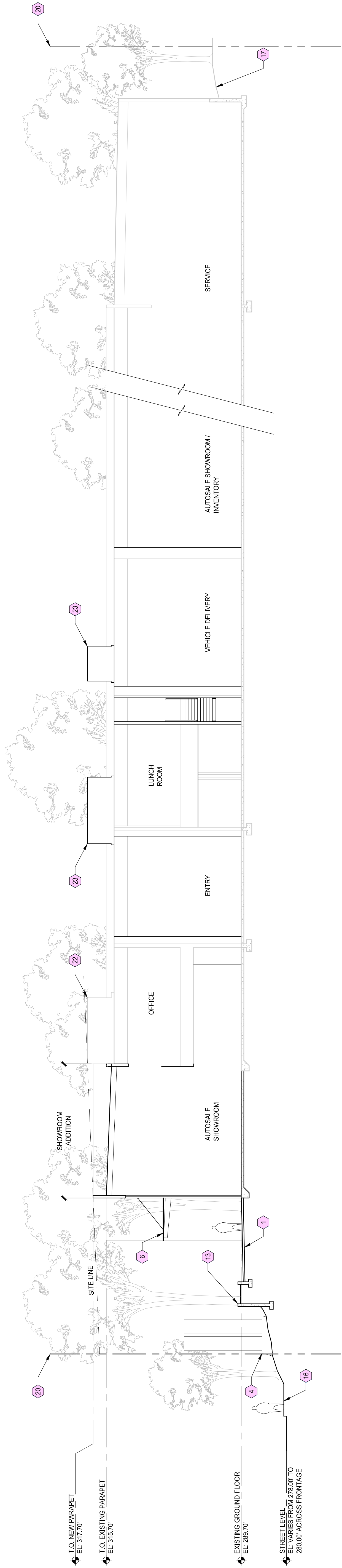
16. CMU REINFORCING & BASEPLATE AT WALL
 SCALE: 1/4" = 1'-0"

GENERAL NOTES

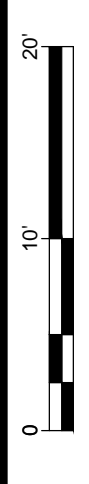
1. DRAWINGS BASED ON CONVEYANCE OF CAMERON P. DUTZ ARCHITECT, LLC DRAWINGS DATED 08/26/2014 AND SURVEY BY CARONO WRG DATED 05/01/2012
2. REFER TO CIVIL DRAWINGS FOR COORDINATION
3. REFER TO LANDSCAPE DRAWINGS FOR EXISTING AND INFORMATION, INCLUDING TREE LOCATIONS AND SCHEDULES
4. REFER TO SITE LIGHTING PLAN FOR LUMINAIRE FIXTURES AND SCHEDULES

KEYNOTES

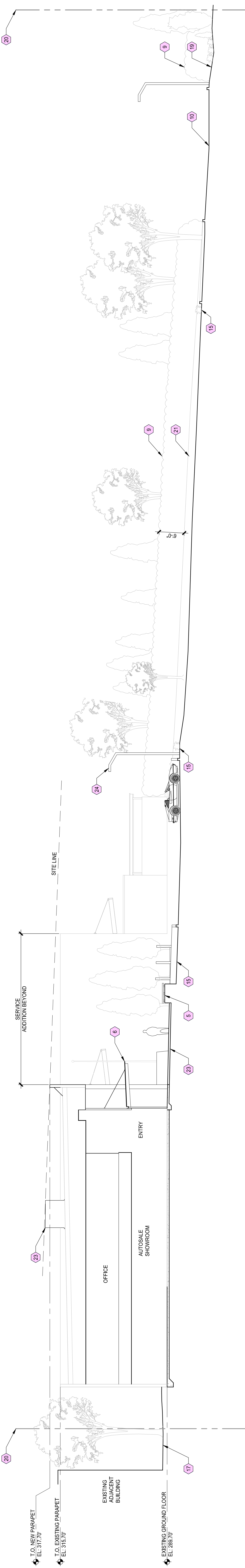
1. PLAZA WITH PERVIOUS PAVERS - SEE CIVIL
2. BUILDING ADDITION.
3. EXISTING SIDEWALK AND CURB
4. CONCRETE PODIUM W/ FERRARI AND MASERATI TOTEM SIGNS - SEE 2/04/17 1/10/17
5. HARDWOOD SLAT BENCH W/ CONCRETE BASE - SEE 10/01/17 CANOPY
6. BATTERED CONCRETE PLANTER WALL - SEE CIVIL
8. CONCRETE WALK - SEE CIVIL
9. PARKING SCREENING - SEE LANDSCAPE
10. PERVIOUS PAVED ENTRY DRIVE - SEE CIVIL
11. EXISTING PARKING STALLS TO RECEIVE 4' WIDE THERMOPLASTIC MARKINGS.
12. CONCRETE CURB - SEE CIVIL
13. CONCRETE PLANTER WALL - SEE CIVIL
14. EXISTING CANOPY
15. LANDSCAPE AREA - SEE LANDSCAPE
16. EXISTING CONCRETE SIDEWALK
17. EXISTING LANDSCAPED AREA
18. PERVIOUS PAVING TO MATCH EXISTING - SEE CIVIL
19. STORM WATER FACILITY - SEE CIVIL & LANDSCAPE
20. PROPERTY LINE
21. EXISTING LAWN AREA
22. EXISTING ROOF TOP MECHANICAL UNIT
23. PROPOSED LOCATION OF NEW ROOF TOP MECHANICAL UNIT AS REQUIRED PER DELEGATED DESIGN MECHANICAL
24. PROPOSED SITE LIGHT POLE FIXTURE - SEE LIGHTING PLAN FOR ADDITIONAL INFORMATION



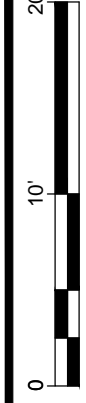
1. WEST-EAST SITE SECTION
 SCALE: 1"=10'-0"



2. NORTH-SOUTH SITE SECTION
 SCALE: 1"=10'-0"



2. NORTH-SOUTH SITE SECTION
 SCALE: 1"=10'-0"



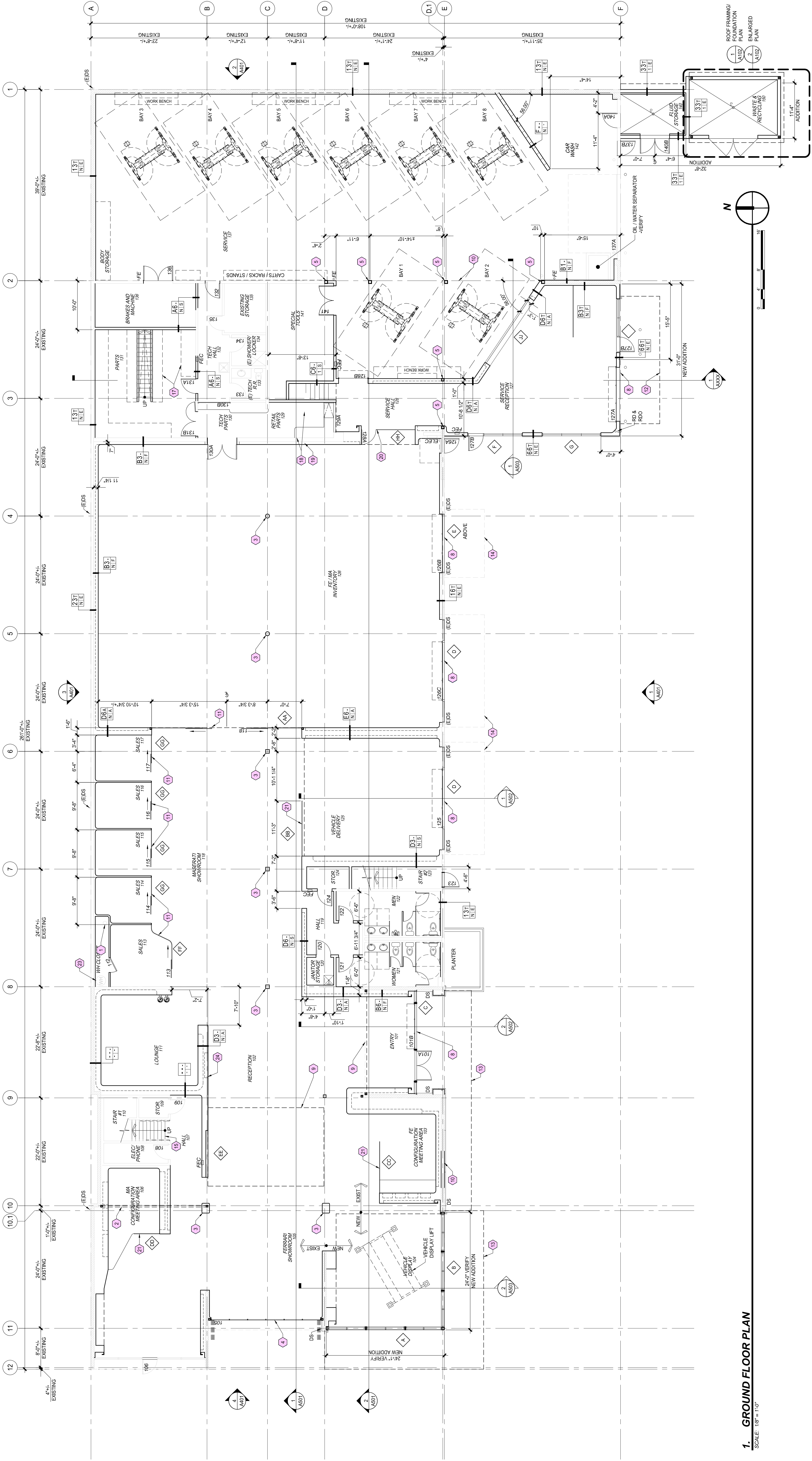
CONSULTANT:

PROJECT NUMBER: 210255
Ron Tonkin
GT Wilsonville, OR
 25300 SW Parkway Avenue
 Wilsonville, OR 97070

SHEET TITLE:
Ground Floor Plan

DRAWN BY: MKD/BSR
 DATE ISSUED: 11.15.12

SHEET: **A201**
JOB NUMBER: 11.15.12



1. GROUND FLOOR PLAN
 SCALE: 1/8" = 1'-0"

GENERAL NOTES

- DRAWING BASED ON CONVERSION OF CAMERON P. DUTZ ARCHITECT, LLC DRAWINGS DATED 08/04/04.
- INTERIOR WALLS ARE TYPE A3 O.U.N.

KEYNOTES

- EXISTING FIRE RISER.
- NEW STEEL MOMENT FRAME TO REPLACE EXISTING WALLS.
- EXISTING COLUMN WITH NEW GYPSUM BOARD FINISH.
- NEW STEEL COLUMN PER STRUCTURAL REQUIREMENTS WHERE EXPOSED.
- REINFORCED CONCRETE ALUMINUM STOREFRONT SYSTEM WITH STRUCTURAL SEALANT MULLIONS AND INSULATED GLASS.
- ALUMINUM STOREFRONT SYSTEM WITH INSULATED GLASS.
- SECTIONAL OH DOOR SYSTEM WITH INSULATED GLASS.
- INFILL EXISTING OPENING.
- FULL HEIGHT GLASS PARTITION WALL WITH GLASS SUBING DOOR SYSTEM.
- RELOCATED STEEL CANOPY SYSTEM ABOVE CANOPY ABOVE.
- EXISTING CANOPY ABOVE.
- INSTALL TILE TREADS AND PAINTED WOOD RISERS AT STAIRING STAIRS.
- WALL MOUNTED STEEL ACCESS LADDER.
- PARTS RACKING SYSTEM WITH INTEGRATED STAIR.
- BUILT-IN CASEWORK.
- OVERHEAD COILING DOOR SYSTEM.
- FULL HEIGHT GLASS PARTITION WALL WITH FULL HEIGHT GLASS PARTITION SYSTEM.
- FULL HEIGHT GLASS PARTITION.
- ALUMINUM STOREFRONT SYSTEM.
- EXISTING WATER HEATER.
- RECESSED TELEVISION.

LEGEND

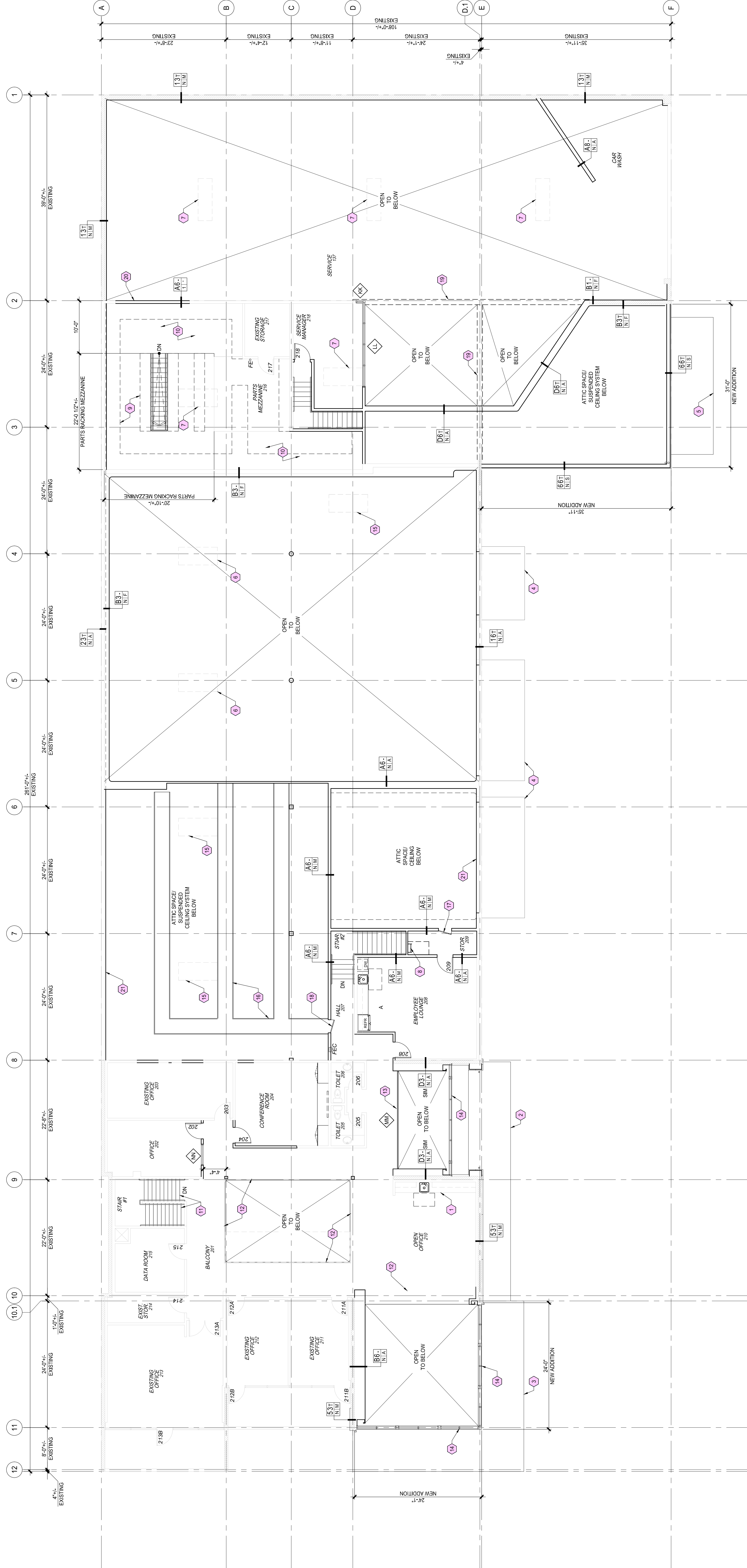
- NEW WALL
- EXISTING WALL
- EXISTING MASONRY WALL



PRELIMINARY
NOT FOR
CONSTRUCTION

PROJECT NUMBER: 210265
Ron Tonkin
GT Wilsonville, OR
 25300 SW Parkway Avenue
 Wilsonville, OR 97070

SHEET TITLE:
Second Floor Plan



1. SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"

GENERAL NOTES

1. DRAWING BASED ON CONSTRUCTION CAMERON 19 2012 ARCHITECT, LLC DRAWINGS DATED 09-29-24.

KEYNOTES

- 1 EXISTING COUNTER AND CASEWORK.
- 2 CANOPY BELOW.
- 3 CANOPY ABOVE.
- 4 EXISTING CANOPY BELOW.
- 5 RELOCATED STEEL CANOPY SYSTEM.
- 6 GYPSUM BOARD LIGHT SHAFT. SEE A701.
- 7 EXISTING SKYLIGHT ABOVE.
- 8 WALL MOUNTED STEEL ACCESS LADDER.
- 9 PARTS RACKING SYSTEM W/ INTEGRATED STAIR - DELEGATED DESIGN.
- 10 FLOOR ON NEW JOISTS FOR EXPANDED PARTS MEZZANINE. SEE STRUCTURAL.
- 11 INSTALL TILE TREADS AND PAINTED WOOD RISERS AT EXISTING STAIRS.
- 12 3'-6" TALL SMOKE GLASS RAILING SYSTEM.
- 13 FULL HEIGHT SMOKE GLASS PANELS.
- 14 THERMALLY BROKEN ALUMINUM STOREFRONT SYSTEM W/ STRUCTURAL SEAMANT MILLIONS AND INSULATED GLASS.
- 15 EXISTING SKYLIGHT ABOVE - ABANDONED.
- 16 2'-6" ASPHALT PLASTER ACCESS DOOR MOUNTED AT 2'-6" AFF TO BOTTOM OF OPENING AND FINISH TO MATCH WALL.
- 17 2'-6" x 3'-0" DRYWALL ACCESS DOOR - MOUNTED AT 2'-6" AFF TO BOTTOM OF OPENING AND FINISH TO MATCH WALL.
- 18 SUSPENDED METAL 3'-0" WIRE ACCESS CAYWALK SYSTEM.
- 19 STEEL BEAM PER STRUCTURAL - PAINT.
- 20 INFILL EXISTING WALL OPENING.
- 21 R-13 BATT INSULATION WITH VAPOR BARRIER STICK PINNED TO EXISTING WALL.

LEGEND

- NEW WALL
- EXISTING WALL
- EXISTING MASONRY WALL



PRELIMINARY
 NOT FOR
 CONSTRUCTION

CONSULTANT:

PROJECT NUMBER:
 210255

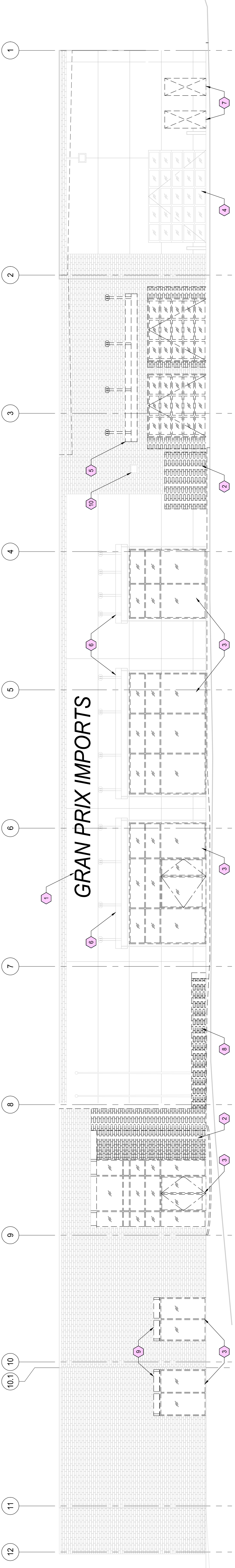
Ron Tonkin
GT Wilsonville, OR
 25300 SW Parkway Avenue
 Wilsonville, OR 97070

SHEET TITLE:

**Existing /
 Demolition
 Exterior Elevations**

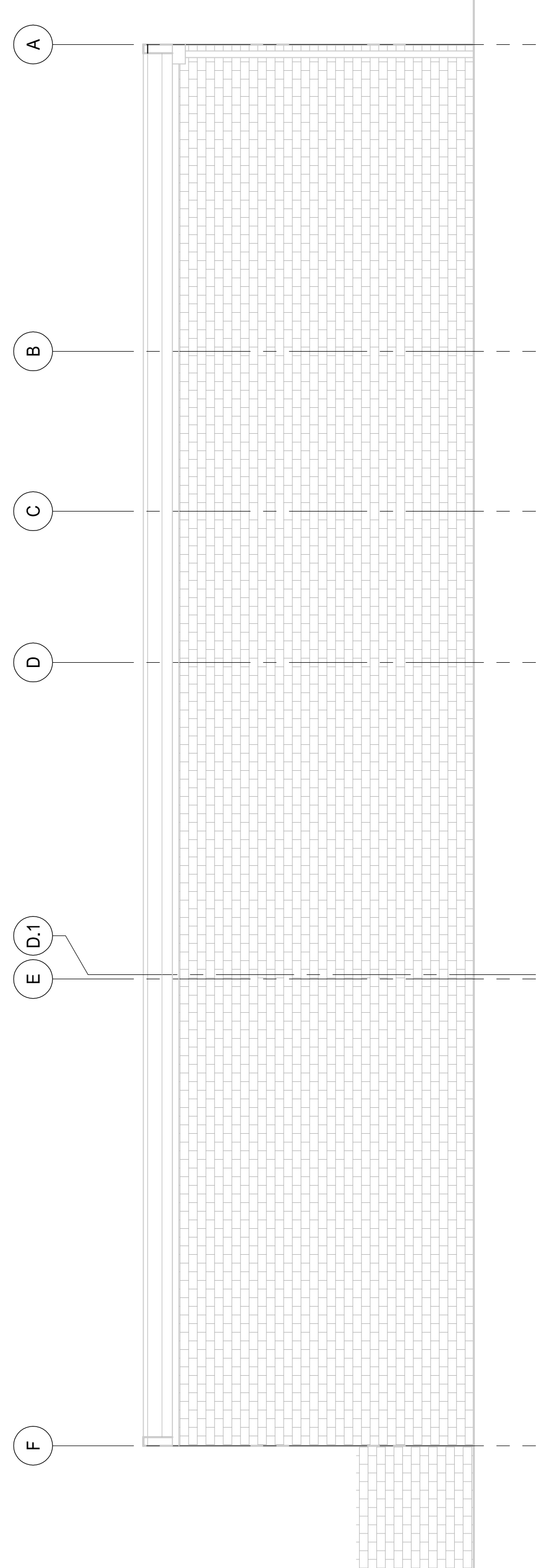
DRAWN BY:
 MKD/BSR

DATE ISSUED:
 11.15.12



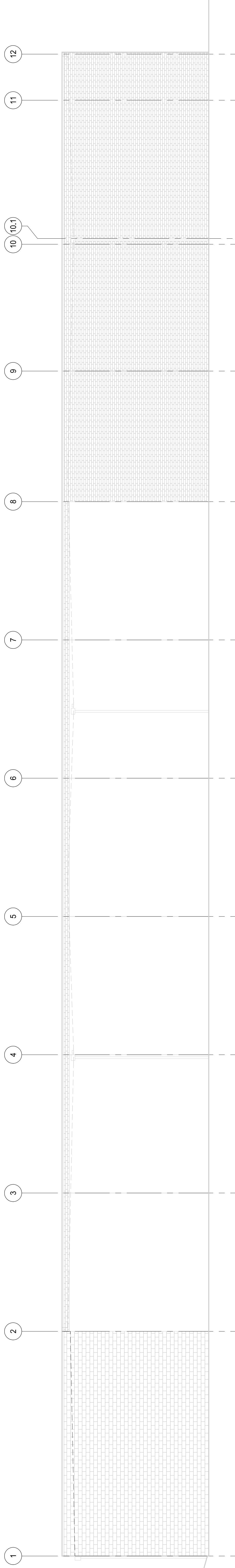
1. EXISTING / DEMOLITION SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



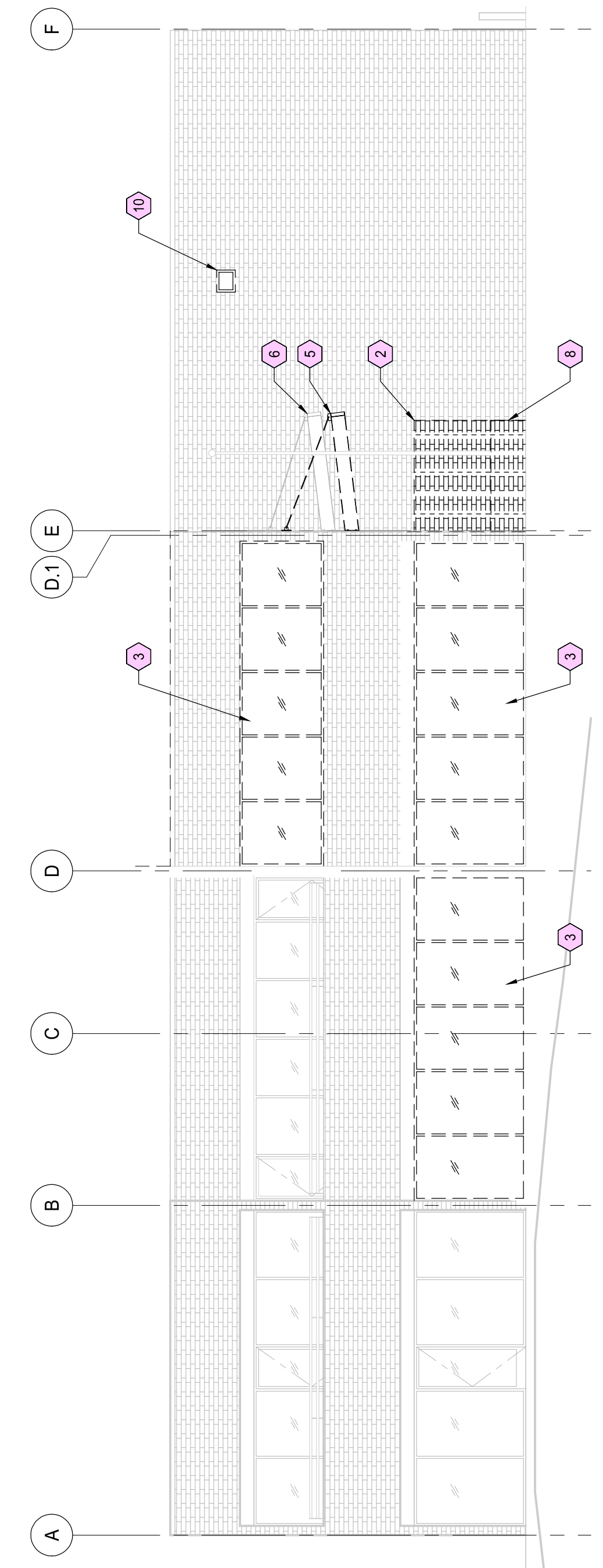
2. EXISTING / DEMOLITION EAST ELEVATION

SCALE: 1/8" = 1'-0"



3. EXISTING / DEMOLITION NORTH ELEVATION

SCALE: 1/8" = 1'-0"



1. EXISTING / DEMOLITION WEST ELEVATION

SCALE: 1/8" = 1'-0"

GENERAL NOTES

1. DRAWINGS BASED ON CONSTRUCTION OF CAMERON P. BUTZ ARCHITECT, LLC DRAWINGS DATED 06-29-04.

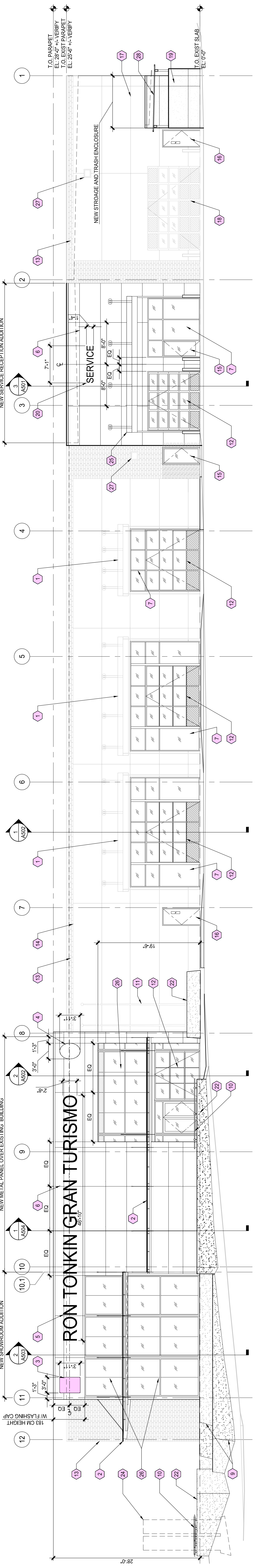
KEYNOTES

1. REMOVE SIGN.
2. REMOVE WALL. SEE DEMO PLAN.
3. REMOVE STOREFRONT.
4. REMOVE ON DOOR SYSTEM.
5. REMOVE CANOPY SYSTEM FOR REUSE.
6. REMOVE EXISTING CANOPY SYSTEM TO REMAIN.
7. CUT OPENING FOR NEW DOOR. SEE DEMO PLAN.
8. REMOVE PLANTER. SEE DEMO PLAN.
9. REMOVE STEEL CHANNEL.
10. REMOVE LIGHT FIXTURE AND PREPARE FOR NEW LIGHT FIXTURE AT SAME LOCATION.

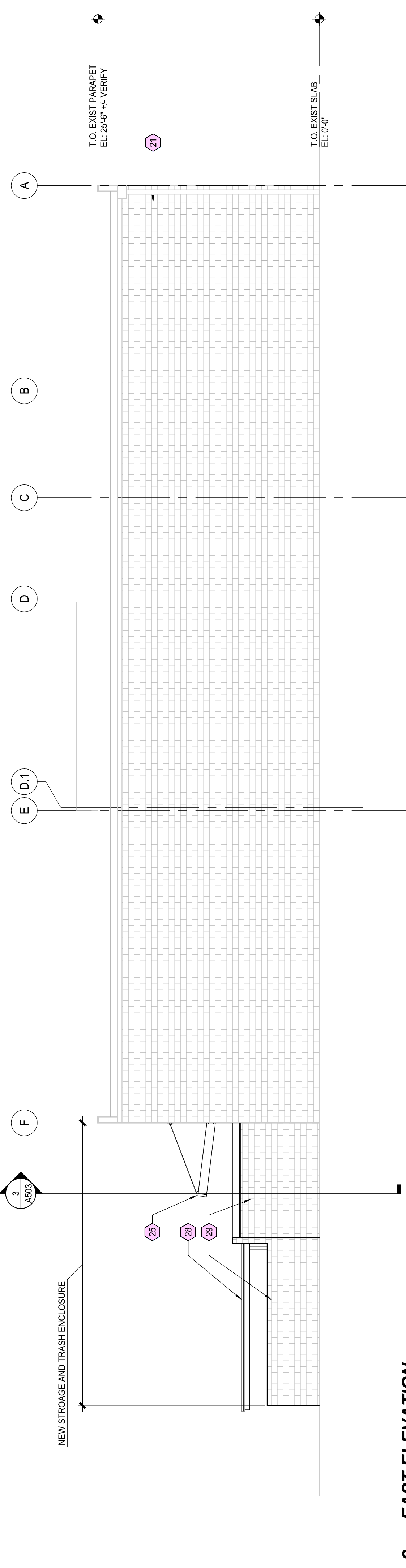
LEGEND

- REMOVE ELEMENT AS NOTED

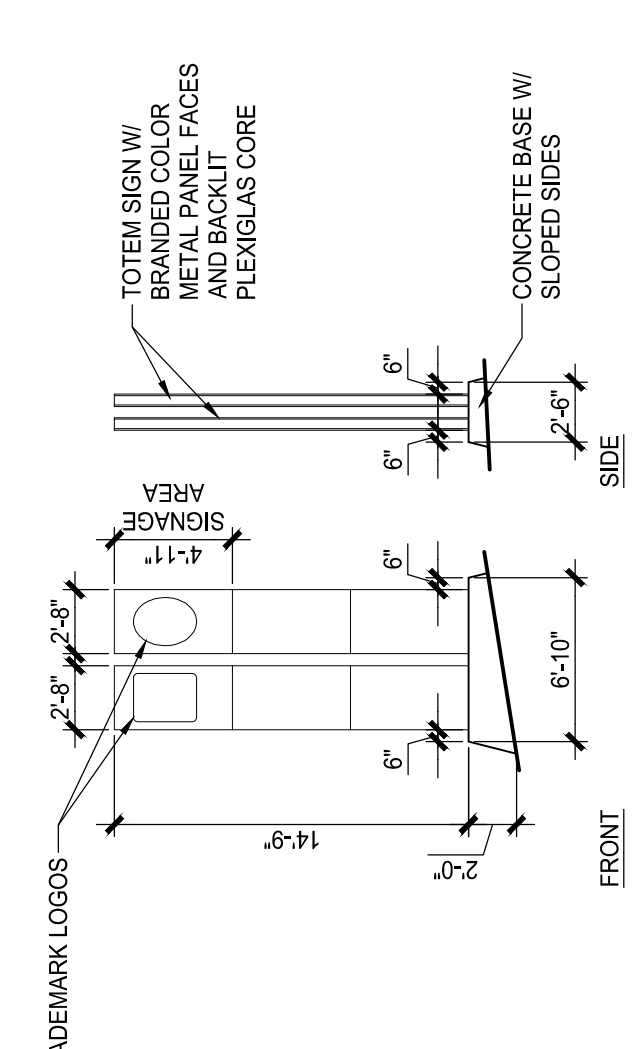




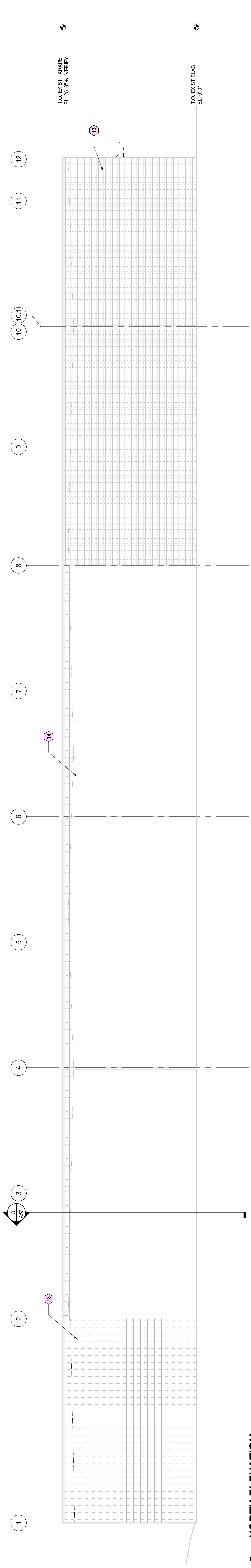
1. SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"



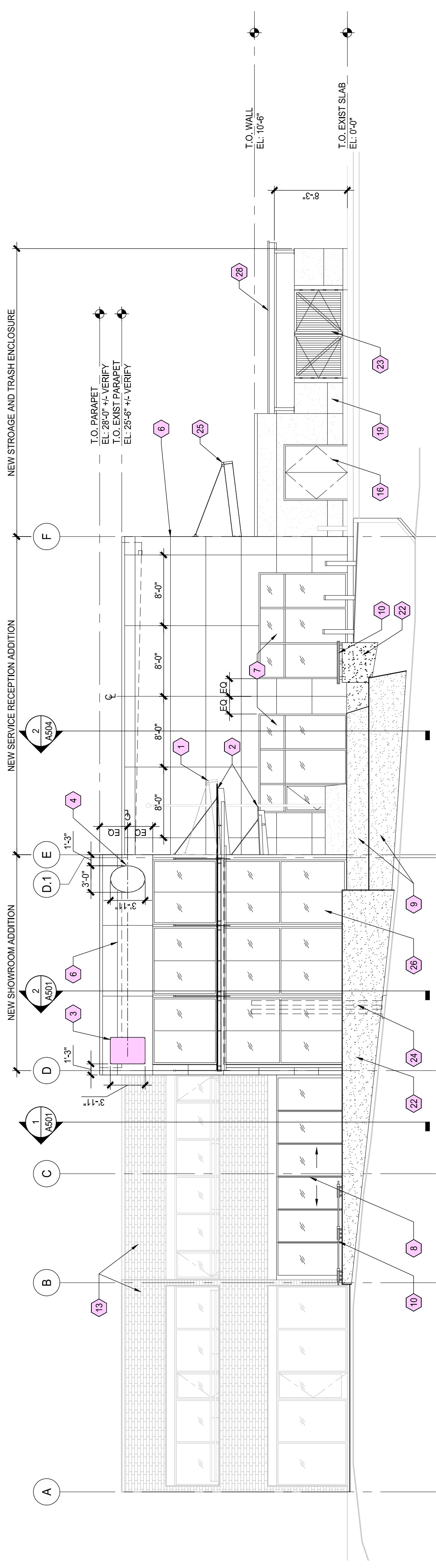
2. EAST ELEVATION
 SCALE: 1/8" = 1'-0"



2. TOTEM SIGN ELEVATIONS
 SCALE: 1/8" = 1'-0"



3. NORTH ELEVATION
 SCALE: 1/8" = 1'-0"



4. WEST ELEVATION
 SCALE: 1/8" = 1'-0"

GENERAL NOTES

- DRAWING BASED ON CONVERSION OF CAMERON P. DUTZ ARCHITECT, LLC DRAWINGS DATED 09/25/04.

SIGNAGE AREA

LOGOS	EXISTING	ALLOWABLE	PROPOSED
CHANNEL LETTER	18SF	18SF	9.25SF
SONS	18SF	18SF	11.80SF
FREE STANDING	18SF	18SF	11.80SF
SONS	18SF	18SF	13.14SF
SONS	18SF	18SF	9.43SF
FREE STANDING	31SF	31SF	26.22SF
TOTAL	188SF	203SF	203SF

NOTES: ALL SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE SIGNAGE REGULATIONS BASED ON THE CITY OF WILSONVILLE. ALL SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE SIGNAGE REGULATIONS PER 09-205-01-0008 MASTER SIGN PLAN.

KEYNOTES

- EXISTING CANOPY - REPAINT.
- GLASS CANOPY W/ PAINTED STEEL FRAMING SYSTEM.
- FERRARI LOGO SIGN - 11.80SF SIGN AREA.
- MASERATI LOGO SIGN - 12.88SF SIGN AREA.
- 80CM HIGH STAINLESS STEEL CHANNEL LETTERS - 12.88SF SIGN AREA.
- ACM PANEL SYSTEM.
- THERMALLY BROKEN ALUMINUM STOREFRONT SYSTEM W/ INSULATED GLASS.
- NANA WALL ALUMINUM SLIDING DOOR PANEL SYSTEM.
- BUTTRESSED CONCRETE TERRACE WALL WITH SACK RUBBED CEMENT PLASTER FINISH.
- HARDWOOD SLAT BENCH W/ CONCRETE BASE.
- EXISTING FLAG POLES.
- ALUMINUM SECTIONAL GARAGE DOOR SYSTEM.
- EXISTING BRICK WALL - CLEAN AND RESEAL.
- EXISTING PAINTED CONCRETE PANEL - REPAINT.
- ALUMINUM STOREFRONT ENTRANCE DOOR.
- PAINTED METAL PANEL DOOR AND FRAME.
- EXISTING WALL W/ CEMENT PLASTER FINISH - REPAINT.
- EXISTING SECTIONAL GARAGE DOOR.
- CEMENT PLASTER FINISH ON CMU WALL - FINISH TO MATCH EXISTING AND PAINT.
- 30CM HIGH STAINLESS STEEL CHANNEL LETTERS - 3.45SF SIGN AREA.
- EXISTING CMU WALL.
- CONCRETE PLASTER WALL SACK RUBBED CEMENT PLASTER FINISH.
- CORRUGATED METAL GATE.
- TOTEM SIGN - SEE 2/4/01.
- RELOCATED STEEL CANOPY SYSTEM - REPAINT.
- THERMALLY BROKEN ALUMINUM STOREFRONT SYSTEM W/ STRUCTURAL SEALANT MULLIONS & INSULATED GLASS.
- NEW LIGHT WALL MOUNTED DOWN LIGHT FIXTURE.
- WASTE & RECYCLING ENCLOSURE - SEE 3/4/12 FOR ADDITIONAL INFORMATION.
- CMU WALL.



PRELIMINARY
 NOT FOR
 CONSTRUCTION

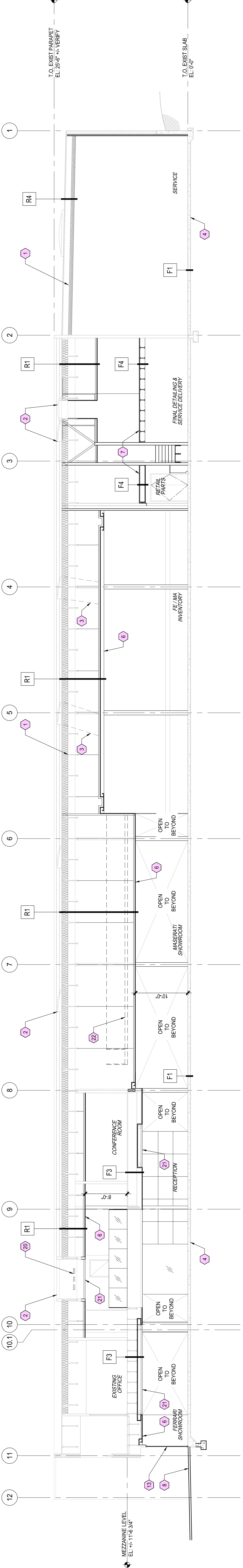
CONSULTANT:

PROJECT NUMBER: 210295
Ron Tonkin
GT Wilsonville, OR
 25300 SW Parkway Avenue
 Wilsonville, OR 97070

SHEET TITLE:
Building Sections

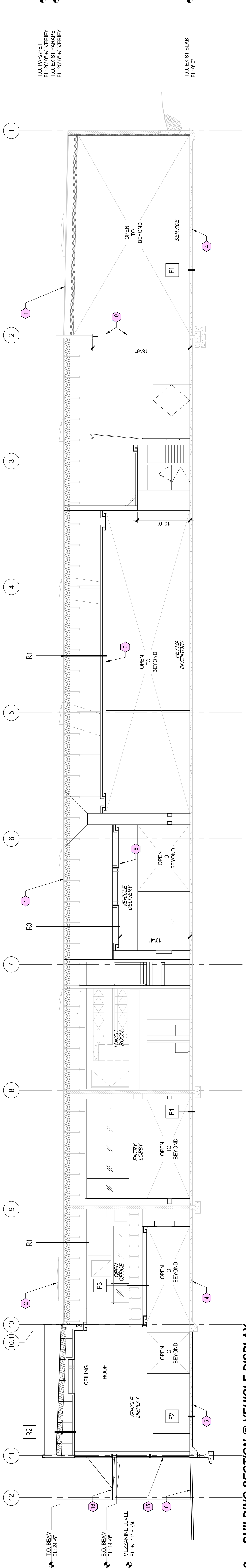
DRAWN BY: CCE/BSR
 DATE ISSUED: 11.16.12

SHEET:
A501



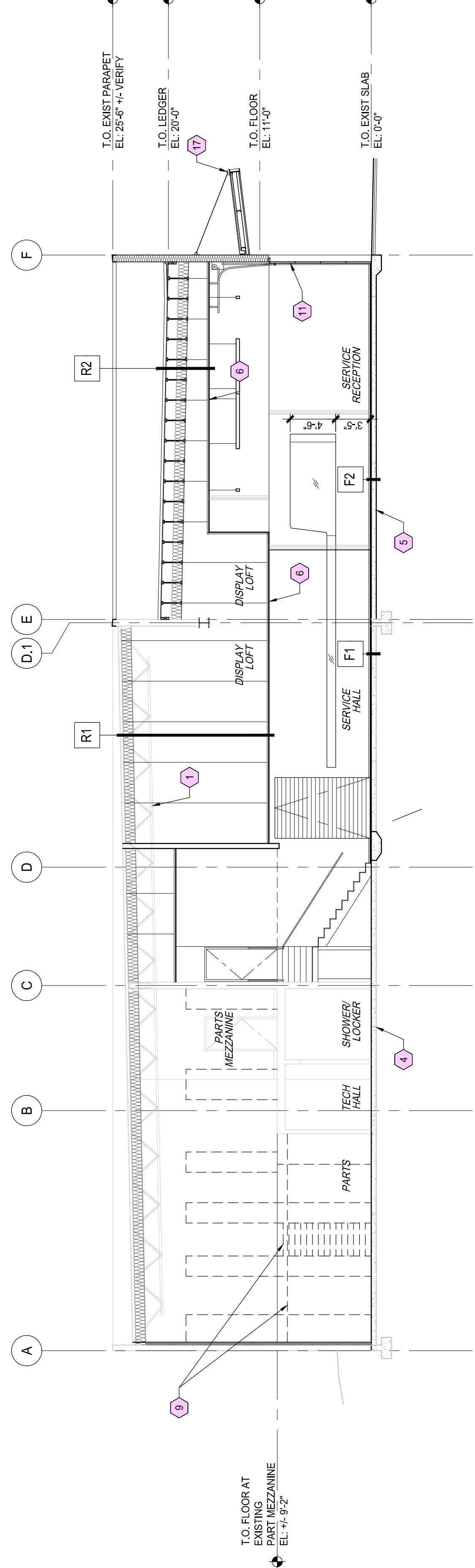
1. BUILDING SECTION @ RECEPTION

SCALE: 1/8" = 1'-0"



2. BUILDING SECTION @ VEHICLE DISPLAY

SCALE: 1/8" = 1'-0"



3. BUILDING SECTION @ SERVICE RECEPTION

SCALE: 1/8" = 1'-0"

GENERAL NOTES

- DRAWING BASED ON CONVERSION OF CAMERON P. DUTZ ARCHITECT, LLC DRAWINGS DATED 08-08-04.

KEYNOTES

- EXISTING ROOF ASSEMBLY, TYP.
- EXISTING SKYLIGHT, TYP.
- SKYLIGHT LIGHT SHAFT CONNECTED TO LOCATION. SEE R10 FOR LIGHT WELL LOCATION.
- EXISTING CONCRETE SLAB.
- CONCRETE SLAB ON GRADE.
- SUSPENDED GYPSUM BOARD CEILING SYSTEM.
- FLOOR ASSEMBLY
- PLAZA. SEE SITE PLAN.
- PARTS BACKING SYSTEM W/ INTEGRATED STAIR.
- NOT USED.
- SECTIONAL DOOR ASSEMBLY.
- NOT USED.
- THERMALLY BROKEN ALUMINUM FOLDING DOOR SYSTEM W/ INSULATED GLASS. DELEGATED DESIGN.
- SUSPENDED METAL CAT WALK SYSTEM.

LEGEND

- FINISH MATERIAL
- (R1) HORIZONTAL ASSEMBLY, SEE A003
 - (R2) FINISH MATERIAL

- THERMALLY BROKEN ALUMINUM STOREFRONT SYSTEM W/ STRUCTURAL SEALANT MULLIONS & INSULATED GLASS.
- GLASS CANOPY SYSTEM W/ PAINTED STEEL FRAMING.
- RELOCATED STEEL CANOPY SYSTEM.
- NOT USED.
- STEEL BEAM AND COLUMNS AT OPENING IN EXISTING WALL, SEE STRUCTURAL.
- LIGHT FIXTURE, TYP.
- BARRISCOL, TYP.
- SUSPENDED METAL 3'-0" WIDE CATWALK SYSTEM.



PRELIMINARY
 NOT FOR
 CONSTRUCTION

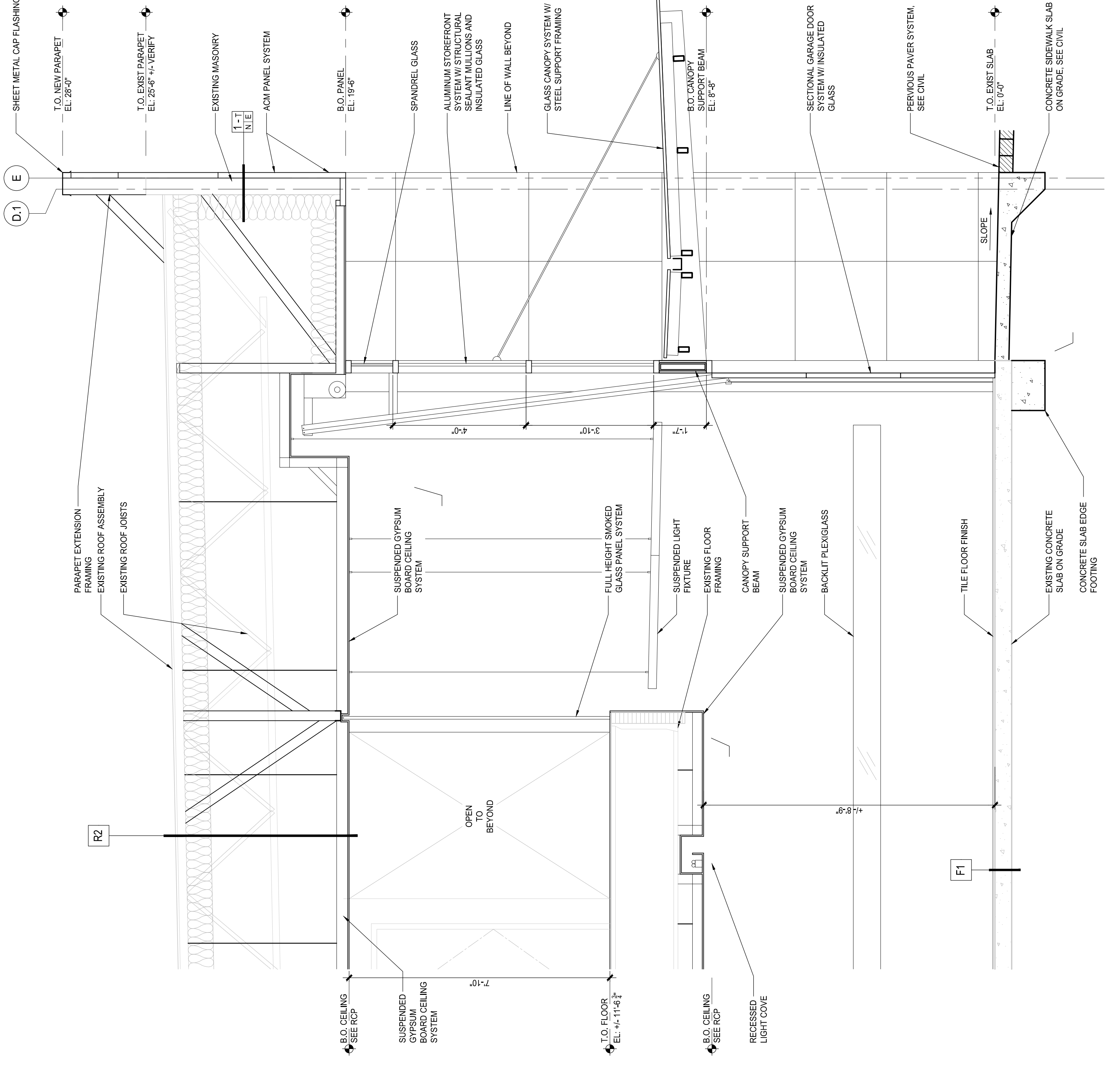
CONSULTANT:

PROJECT NUMBER:
 210255

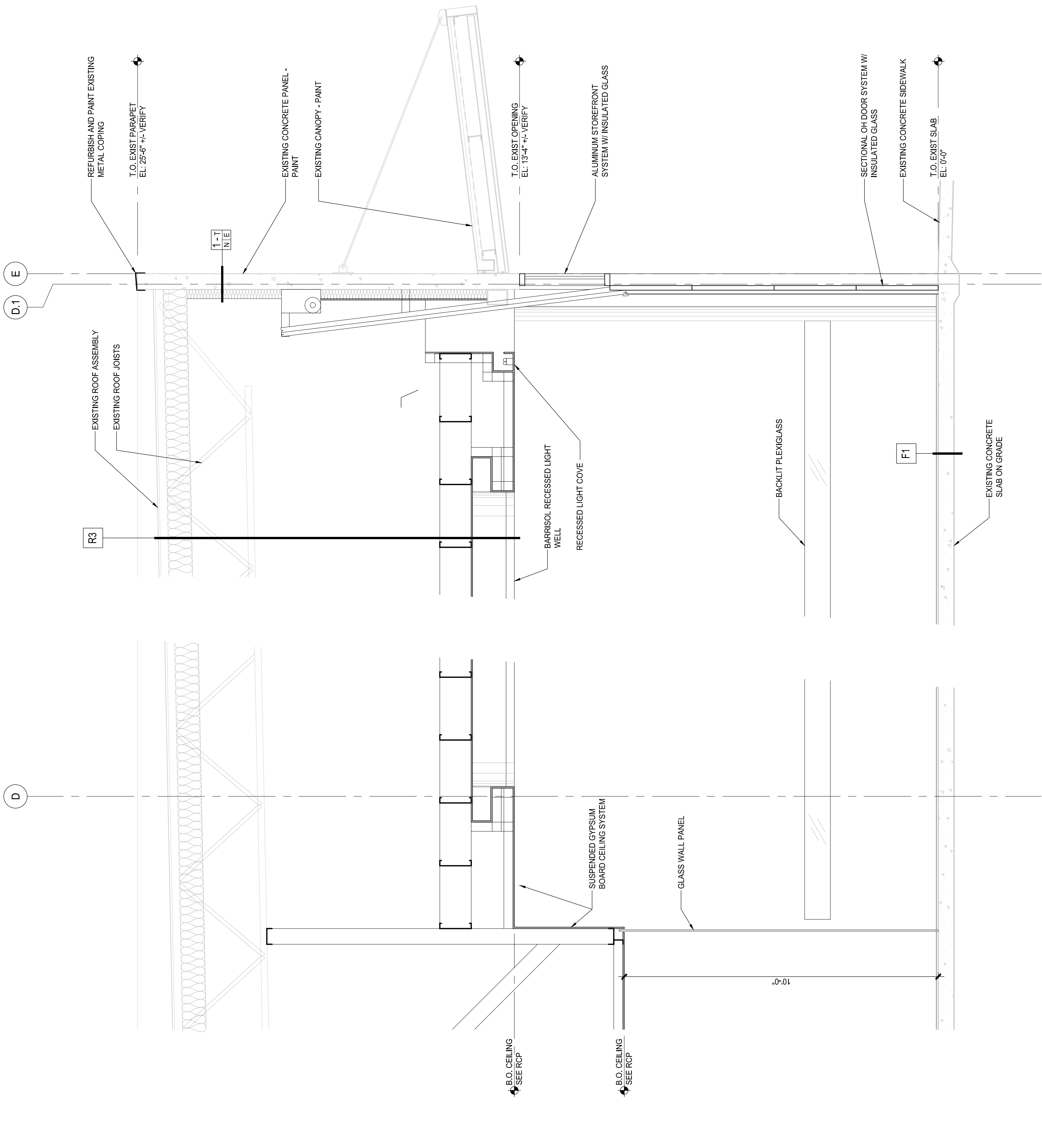
**Ron Tonkin
 GT Wilsonville, OR
 25300 SW Parkway Avenue
 Wilsonville, OR 97070**

SHEET TITLE:
**Wall Sections &
 Details**

DRAWN BY:
 MKD/BGR
 DATE ISSUED:
 11.15.12



2. WALL SECTION @ ENTRY
 SCALE: 1/2" = 1'-0"



1. WALL SECTION @ VEHICLE DELIVERY
 SCALE: 1/2" = 1'-0"



PRELIMINARY
 NOT FOR
 CONSTRUCTION

CONSULTANT:

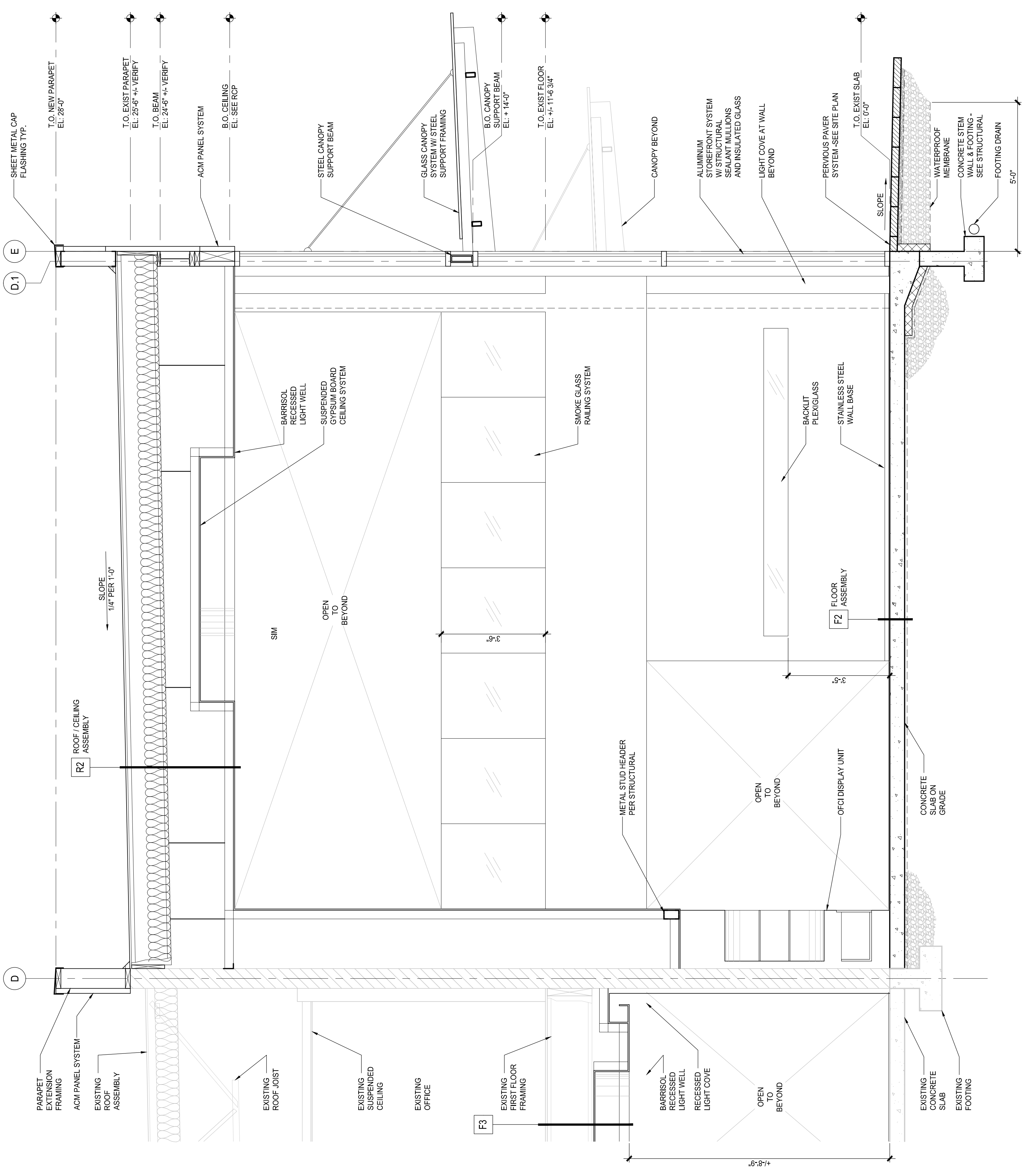
PROJECT NUMBER: 210255

Ron Tonkin
GT Wilsonville, OR
25300 SW Parkway Avenue
Wilsonville, OR 97070

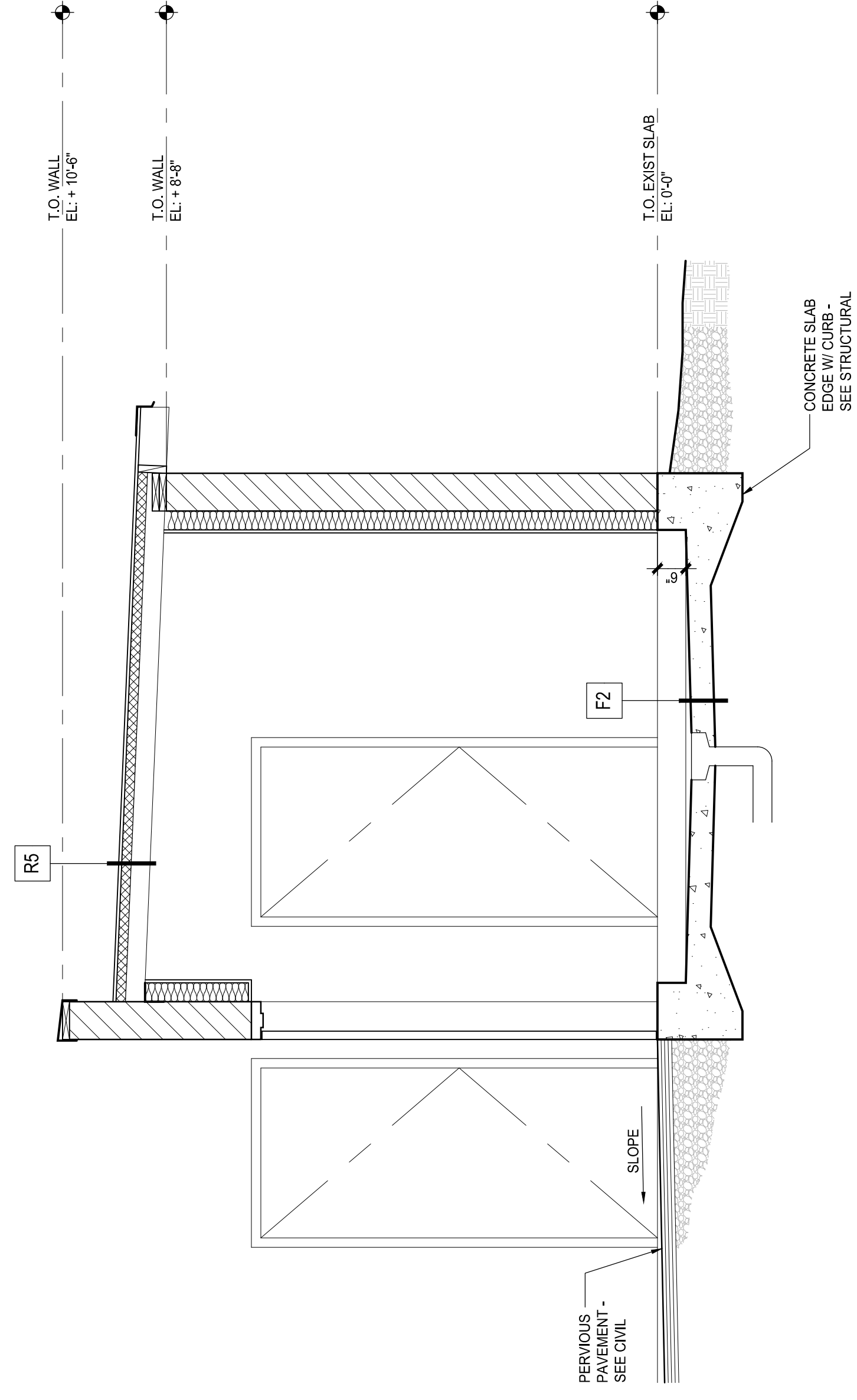
SHEET TITLE:
Wall Sections & Details

DRAWN BY: MKD/BSR
 DATE ISSUED: 11.15.12

SHEET:
A503
JOB NUMBER: 12-0060



2. PARTIAL SECTION @ VEHICLE DISPLAY
 SCALE: 1/2" = 1'-0"



3. SECTION @ FLUID STORAGE
 SCALE: 1/2" = 1'-0"

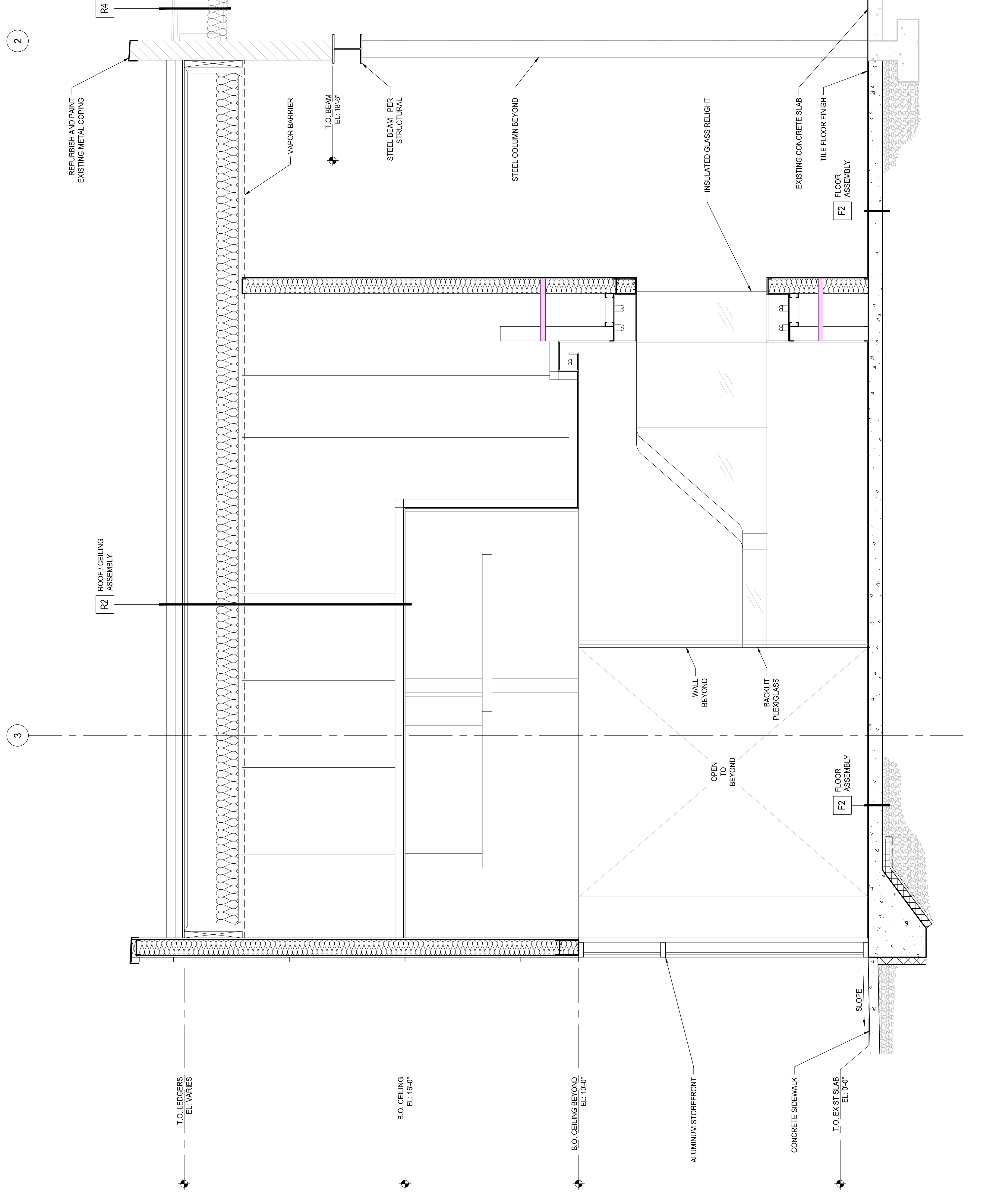


PRELIMINARY
 NOT FOR
 CONSTRUCTION

PROJECT NUMBER: 210255
Ron Tonkin
GT Wilsonville, OR
 25300 SW Parkway Avenue
 Wilsonville, OR 97070

SHEET TITLE:
Wall Sections & Details

DRAWN BY: MKD/BGR
 DATE ISSUED: 11.15.12



2. PARTIAL SECTION @ SERVICE RECEPTION & SERVICE
 SCALE: 1/2" = 1'-0"





CONSULTANT

MRI Consulting Engineers
 Portland, OR 97214
 P.O. BOX 254-0849
 PORTLAND, OR 97208-0849
 WWW.MRI-ENG.COM
 CONTACT: ADAM RITENOUR

PROJECT NUMBER: 210255

**Ron Tonkin
 GT Wilsonville, OR
 25300 SW Parkway Avenue
 Wilsonville, OR 97070**

SHEET TITLE:
**Electrical
 Site Lighting
 Plan**

DRAWN BY: AER
 DATE ISSUED: 12.07.2012



City of Wilsonville
EXHIBIT B27 DB12-0060 et al

SHEET:
E101
URS ARCHITECTS, INC. © 2012

TYPE	LAMP	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	OPTIONS
'A'	18K LUMEN LED (210W)	UTRONA	DS32 LED-1 120REV/40W FT MOUNT SPA HS DS DORBO	TYPE : PARKING LOT MOUNTING :25' ALUMINUM POLE HOUSING :DIE CAST ALUMINUM LENS/REFL :N/A BALLAST :ELECTRONIC TYPE :LED DRIVER	PROVIDE 25' ALUMINUM SQUARE POLE
'B'	32W TRT CFL (210W)	UTRONA	MBSX 32TRT 51W MWLT LP1	TYPE :BOLLARD HOUSING :EXTRUDED ALUMINUM LENS/REFL :ACRYLIC LENS VOLTAGE :MWLT BALLAST :ELECTRONIC	
'B1'	1325 LUMEN LED BECA-US (22W)	BECA-US	8640 LED	TYPE :IN-GRADE LINEAR FLOODLIGHT MOUNTING :RECESSED HOUSING :DIE-CAST ALUMINUM LENS/REFL :N/A VOLTAGE :MWLT BALLAST :LED DRIVER	

**COMcheck Software Version 3.9.1
 Exterior Lighting Compliance
 Certificate**

Section 1: Project Information
 Project Name: Ron Tonkin GT Wilsonville
 Exterior Lighting Zone: 4 (High activity metropolitan commercial district)
 Construction Site:
 Designer/Contractor: MRL Inc.
 2077 SE Ash St.
 Portland, OR 97214
 503.720.0548
 adam.ritenour@mrli.com

Section 2: Exterior Lighting Area/ Surface Power Calculation

Exterior Area/ Surface	Quantity	B Allowable Wattage (W)	C Total Allowable Wattage (W)	D Total Proposed Wattage (W)	E Total Proposed Wattage (W)	F Total Proposed Wattage (W)
6' x 24' door width	1	30	30	30	30	30
6' x 24' door height	1	30	30	30	30	30
20' x 14' door width	1	60	60	60	60	60
20' x 14' door height	1	60	60	60	60	60
Total Allowable Wattage			180			
Total Proposed Wattage				180		

Section 3: Exterior Lighting Fixture Schedule

Fixture ID	Description / Luminaire / Wattage Per Lamp / Fixture	A Luminaire	B Quantity	C Total Allowable Wattage (W)	D Total Proposed Wattage (W)	E Total Proposed Wattage (W)
1	DS32 LED-1 120REV/40W FT	1	1	30	30	30
2	MBSX 32TRT 51W MWLT LP1	2	2	60	60	60
3	8640 LED	3	3	90	90	90
4	8640 LED	4	4	120	120	120
5	8640 LED	5	5	150	150	150
6	8640 LED	6	6	180	180	180
7	8640 LED	7	7	210	210	210
8	8640 LED	8	8	240	240	240
9	8640 LED	9	9	270	270	270
10	8640 LED	10	10	300	300	300
11	8640 LED	11	11	330	330	330
12	8640 LED	12	12	360	360	360
13	8640 LED	13	13	390	390	390
14	8640 LED	14	14	420	420	420
15	8640 LED	15	15	450	450	450
16	8640 LED	16	16	480	480	480
17	8640 LED	17	17	510	510	510
18	8640 LED	18	18	540	540	540
19	8640 LED	19	19	570	570	570
20	8640 LED	20	20	600	600	600
21	8640 LED	21	21	630	630	630
22	8640 LED	22	22	660	660	660
23	8640 LED	23	23	690	690	690
24	8640 LED	24	24	720	720	720
25	8640 LED	25	25	750	750	750
26	8640 LED	26	26	780	780	780
27	8640 LED	27	27	810	810	810
28	8640 LED	28	28	840	840	840
29	8640 LED	29	29	870	870	870
30	8640 LED	30	30	900	900	900
31	8640 LED	31	31	930	930	930
32	8640 LED	32	32	960	960	960
33	8640 LED	33	33	990	990	990
34	8640 LED	34	34	1020	1020	1020
35	8640 LED	35	35	1050	1050	1050
36	8640 LED	36	36	1080	1080	1080
37	8640 LED	37	37	1110	1110	1110
38	8640 LED	38	38	1140	1140	1140
39	8640 LED	39	39	1170	1170	1170
40	8640 LED	40	40	1200	1200	1200
41	8640 LED	41	41	1230	1230	1230
42	8640 LED	42	42	1260	1260	1260
43	8640 LED	43	43	1290	1290	1290
44	8640 LED	44	44	1320	1320	1320
45	8640 LED	45	45	1350	1350	1350
46	8640 LED	46	46	1380	1380	1380
47	8640 LED	47	47	1410	1410	1410
48	8640 LED	48	48	1440	1440	1440
49	8640 LED	49	49	1470	1470	1470
50	8640 LED	50	50	1500	1500	1500
51	8640 LED	51	51	1530	1530	1530
52	8640 LED	52	52	1560	1560	1560
53	8640 LED	53	53	1590	1590	1590
54	8640 LED	54	54	1620	1620	1620
55	8640 LED	55	55	1650	1650	1650
56	8640 LED	56	56	1680	1680	1680
57	8640 LED	57	57	1710	1710	1710
58	8640 LED	58	58	1740	1740	1740
59	8640 LED	59	59	1770	1770	1770
60	8640 LED	60	60	1800	1800	1800

Total Allowed Wattage = 1800
Total Proposed Wattage = 1800

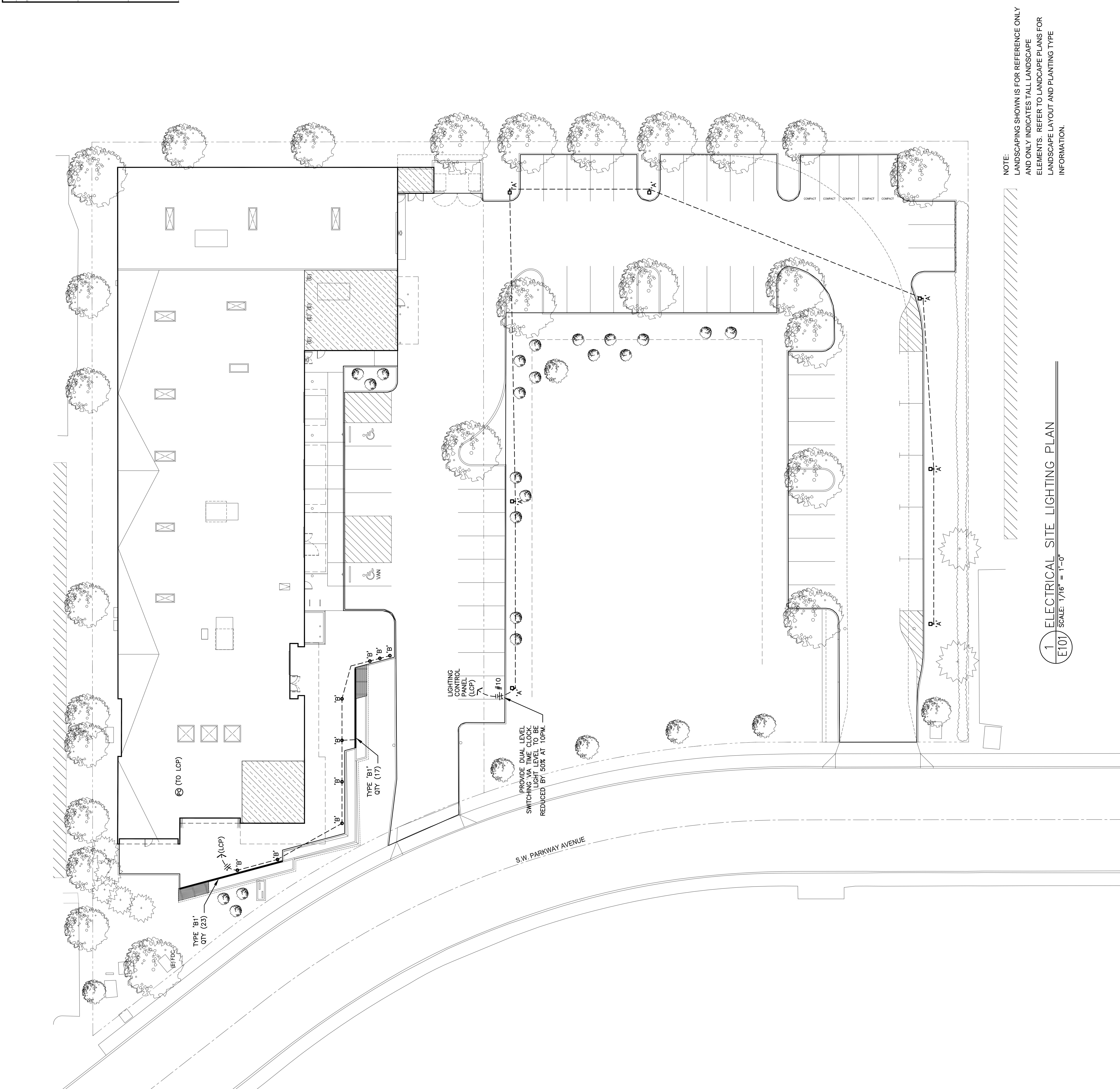
Section 4: Requirements Checklist

1. The proposed lighting design shall be reviewed and approved by the relevant authority.
 2. The proposed lighting design shall be in accordance with the applicable code.
 3. The proposed lighting design shall be in accordance with the applicable code.
 4. The proposed lighting design shall be in accordance with the applicable code.

Section 5: Compliance Statement

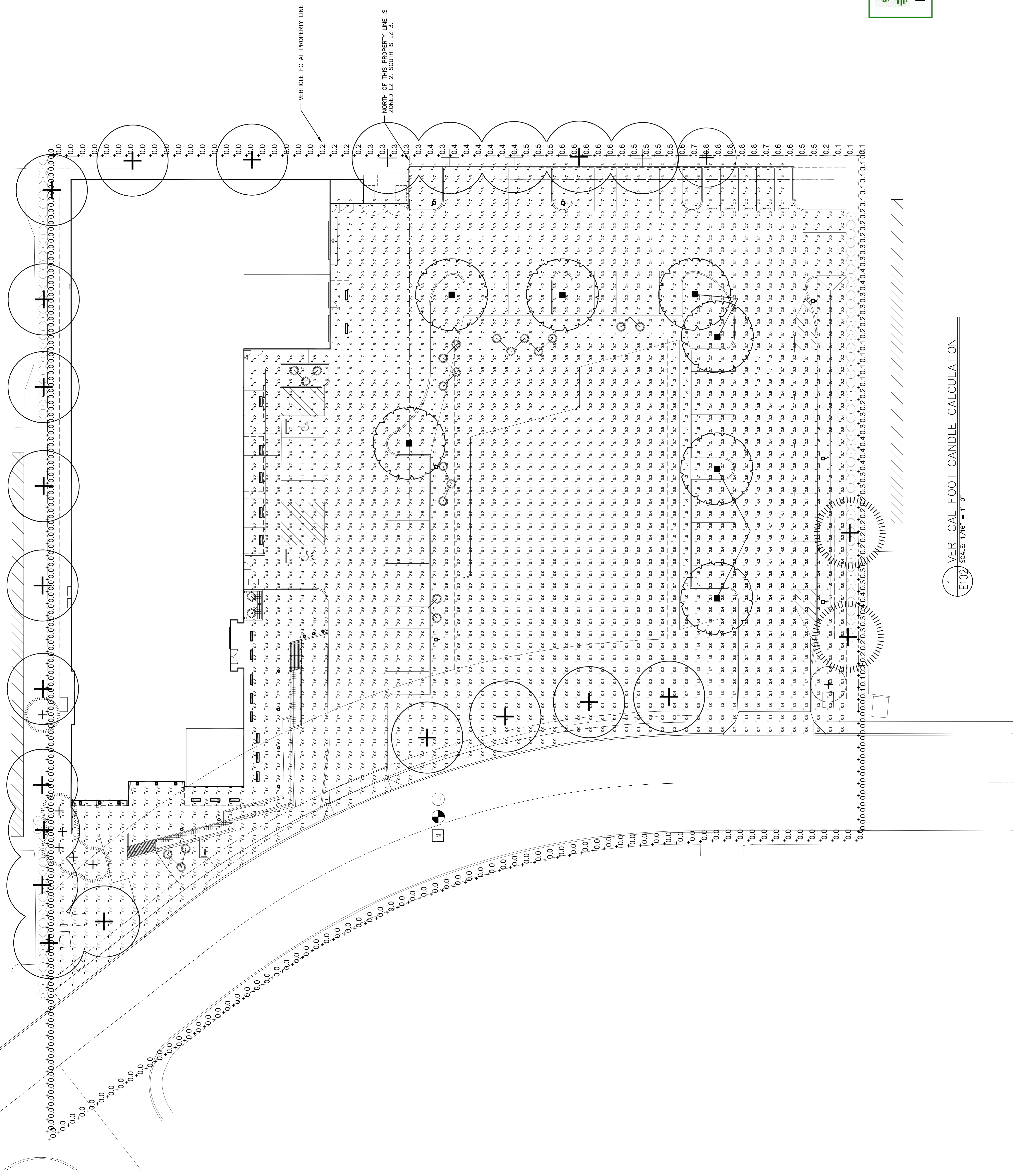
The proposed lighting design complies with the applicable code and the requirements of the project. The proposed lighting design is in accordance with the applicable code and the requirements of the project.

Project Title: Ron Tonkin GT Wilsonville
 Date Issued: 12-07-2012
 Design: Adam Ritenour - E. Engineer
 Signature: 12-17-2012
 Name: Adam Ritenour






City of Wilsonville
EXHIBIT B28 DB12-0060 et al





CONSULTANT:

MRI
Consulting Engineers
INC.
1800
Portland, OR 97214
PRN: (503) 254-0549
FAX: (503) 254-0577
WWW.MRI-ENG.COM
CONTACT: ADAM RITENCOUR

PROJECT NUMBER: 210255

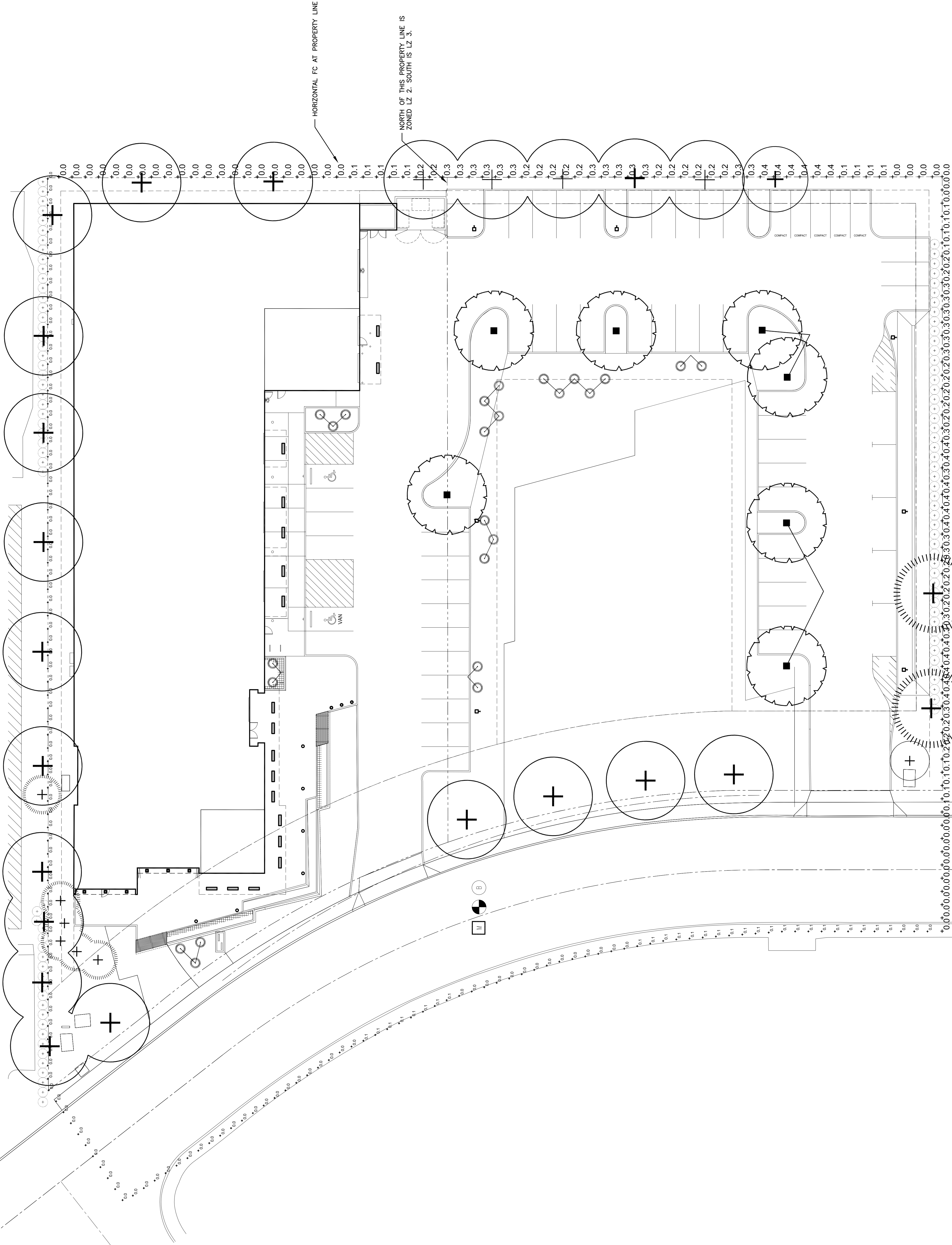
Ron Tonkin
GT Wilsonville, OR
25300 SW Parkway Avenue
Wilsonville, OR 97070

SHEET TITLE:

**HORIZONTAL
FOOT CANDLE
CALCULATION**

DRAWN BY: AER
DATE ISSUED: 11.15.2012

SHEET: **E103**
LRF/AMMWS, INC. © 2012



1 HORIZONTAL FOOT CANDLE CALCULATION
SCALE: 1/16" = 1'-0"

Exhibit A Parking Calculation Tables

From Drawing sheet A101 Site Plan

PARKING REQUIREMENTS & CALCULATIONS

TYPE OF BUILDING USE	ACTUAL BUILDING AREA	PARKING MIN.	PARKING MAX.	PARKING BIKE	PARKING PROVIDED
COMMERCIAL					
RETAIL (AUTOMOBILES)	13,426SF (50.4%)	22 (1.67/1000SF)	83 (6.2/1000SF)	1.7 (1/8,000SF)	22
OFFICE	4,122SF (15.5%)	11 (2.70/1000SF)	20 (4.1/1000SF)	0.8 (1/5,000SF)	11
SERVICE/REPAIR SHOP	6,269SF (23.5%)	26 (4.1/1000SF)	39 (6.2/1000SF)	1.6 (1/4,000SF)	26
INDUSTRIAL					
STORAGE	2,817SF (10.5%)	1 (0.3/1000SF)	2 (0.5/1000SF)	0.3 (1/10,000SF)	1
TOTALS	26,634SF (100%)	60	144	4.4 (4 PROVIDED)	60

- NOTE: 1. STALL COUNT STANDARDS AND LAYOUT PER DEVELOPMENT CODE SECTION 4.155.03
 2. PROVIDE (1) VAN ACCESSIBLE STALL AND (1) STANDARD ACCESSIBLE STALL PER ORS 447.233
 3. PROVIDE (1) OFF-STREET LOADING AREA (12'-0"x35'-0") PER DEVELOPMENT CODE SECTION 4.155.04
 4. REQUIRED STANDARD PARKING STALLS ARE 18'-0"x9'-0" WITH OVERHANG BEYOND CURB PER DEVELOPMENT CODE SECTION 4.001.198 & 4.155.0
 5. 40% OF REQUIRED PARKING MAY BE COMPACT STALLS PER DEVELOPMENT CODE SECTION 4.155.N. SEE 1/A101 FOR LOCATIONS. MINIMUM COMPACT PARKING STALL SIZE IS 15'-0"x7'-6" DEVELOPMENT CODE SECTION 4.001.200.

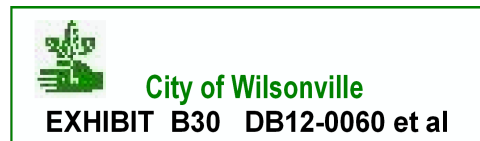
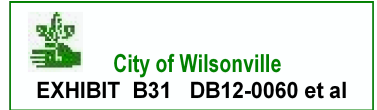


Exhibit B

Site Coverage and Landscape Calculations and Tables

From Drawing sheet A101 Site Plan



TOTAL SITE AREAS

LANDSCAPE (15% OF TOTAL SITE AREA REQUIRED) (INCLUDES PERVIOUS PAVED PLAZA = 2,208SF)	37,613SF (43%)
PARKING (NEW & EXISTING)	26,607SF (30%)
HARDSCAPE (EXCLUDES PARKING & PERVIOUS PAVED PLAZA)	1,167SF (1%)
BUILDING FOOTPRINT (INCLUDES CANOPIES & TRASH ENCLOSURE)	22,687SF (26%)
TOTAL SITE AREA	88,074SF (100%)

IMPERVIOUS AREA

MAXIMUM ALLOWABLE NEW AND RENOVATED IMPERVIOUS AREA	5,000 SF
PROPOSED NEW AND RENOVATED IMPERVIOUS AREA FOR:	
NORTH LOT	3,898 SF
SOUTH LOT	94 SF
TOTAL	3,992 SF

From Drawing sheet L1 Landscape Plan

TREE CALCULATIONS

TOTAL NUMBER OF PARKING LOT STALLS	60
TOTAL NUMBER OF REQUIRED PARKING LOT TREES	7
$59 / 8 = 7$	
TOTAL NUMBER OF PARKING LOT TREES PROVIDED	7

SITE LANDSCAPE CALCULATIONS

TOTAL SITE AREA = 88,074 S.F.
 TOTAL LANDSCAPE AREA (Includes pervious plaza area = 37,613 S.F (43% of site)
 See Architectural Site Plan for total site area information.

PARKING LANDSCAPE CALCULATIONS

TOTAL PARKING AREA = 26,607 S.F.
 EXISTING PARKING LOT LANDSCAPE = 5,274 S.F. (19.8%)
 PROPOSED PARKING LOT LANDSCAPE = 1,566 S.F. (5.8%)
 TOTAL EXISTING & PROPOSED PARKING LOT LANDSCAPE = 6,840 S.F. (25.6%)

Exhibit C.1
Signage Areas

From Drawing Sheet A401 Exterior Elevations

SIGNAGE AREA

SIGN TYPE	EXISTING	EXISTING ALLOWABLE	PROPOSED
LOGOS		16SF 16SF 16SF 16SF	9.25SF 11.75SF 9.25SF 11.75SF
CHANNEL LETTER SIGNS	93SF 15SF	93SF 15SF	124.89SF 9.45SF
FREE STANDING SIGNS	31SF	31SF	26.22SF
TOTAL	139SF	203SF	203SF
ALLOWABLE		203SF	202.9SF

NOTE: EXISTING ALLOWABLE SIGNAGE AREAS BASED ON 203SF OF APPROVED SIGNAGE AREA FOR PREVIOUS OWNER PER DB-205-01-0006B MASTER SIGN PLAN

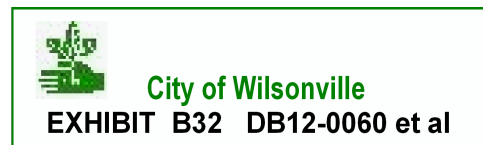
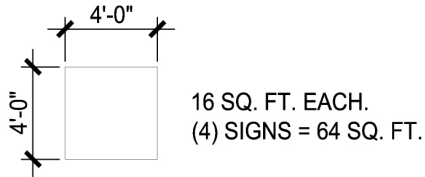
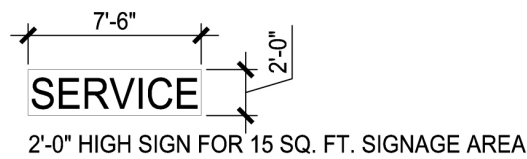


Exhibit C.2 Existing & Approved Signage

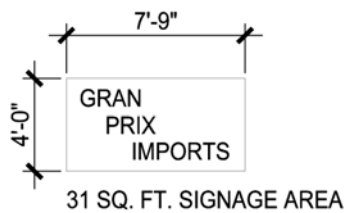
ALLOWABLE LOGO SIGNAGE NOT INSTALLED



EXISTING CHANNEL LETTER SIGNAGE



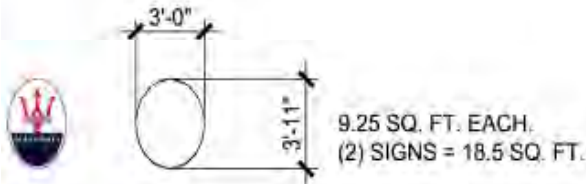
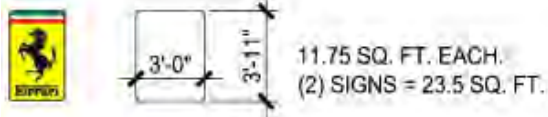
EXISTING PLYLON SIGNAGE



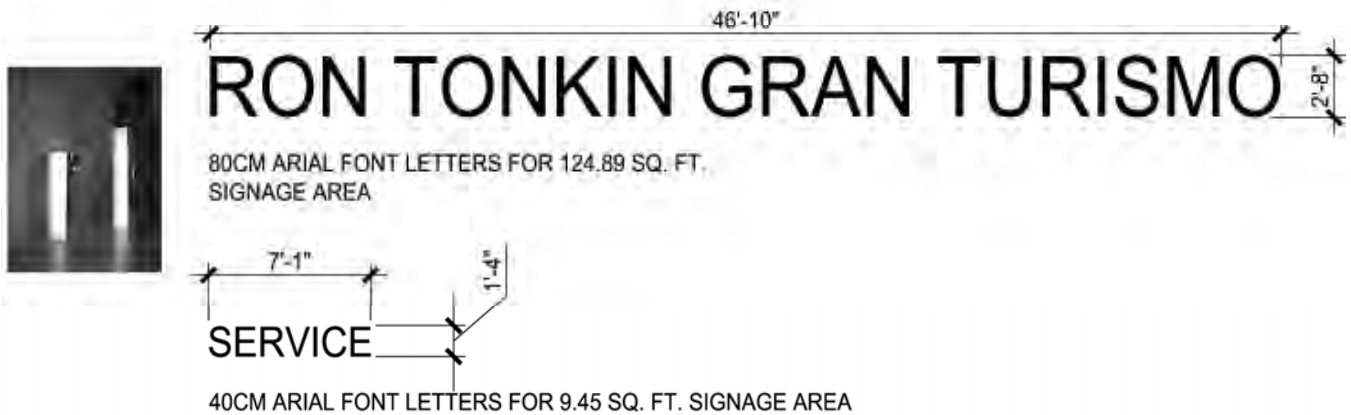
EXISTING ALLOWABLE SIGNAGE APPROVED FOR THE EXISTING BUILDING PER MASTER SIGN PLAN DB-2005-01-0006B ALLOWS FOR A TOTAL OF 203 SQUARE FEET OF SIGNAGE FOR GRAN PRIX IMPORTS.

Exhibit C.3 Proposed Signage

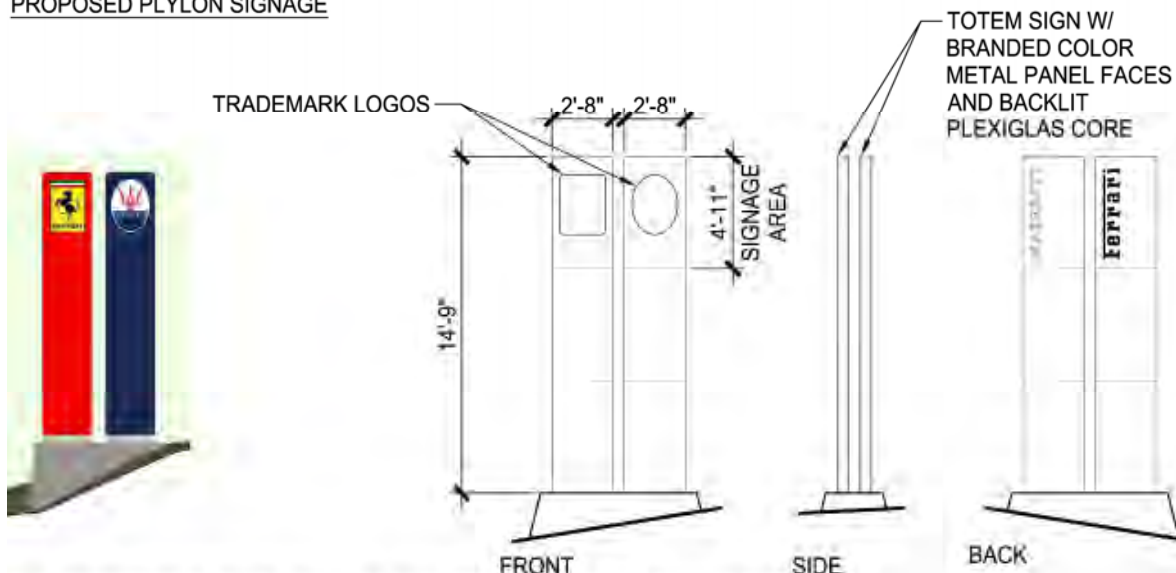
PROPOSED LOGO SIGNAGE



PROPOSED CHANNEL LETTER SIGNAGE



PROPOSED PLYLON SIGNAGE



THE PROPOSED SIGNAGE AREA OF 202.9 SQUARE FEET IS APPROXIMATELY EQUAL TO THE EXISTING ALLOWABLE SIGNAGE APPROVED FOR THE EXISTING BUILDING PER MASTER SIGN PLAN DB-2005-01-0006B

Exhibit D
Mixed Solid Waste and Recyclable Storage Tabulation

From Drawing sheet A101 Site Plan

**MIXED SOLID WASTE &
RECYCLING STORAGE**

TYPE OF BUILDING USE	ACTUAL BUILDING AREA	REQUIRED ENCLOSURE AREA
<u>COMMERCIAL</u> RETAIL (AUTOMOBILES)	13,426SF (50.4%)	134SF (10SF/1000SF)
OFFICE	4,122SF (15.5%)	26SF (4SF/1000SF)
SERVICE/REPAIR (OTHER)	6,269SF (23.5%)	16SF (4SF/1000SF)
<u>INDUSTRIAL</u> STORAGE (OTHER)	2,817SF (10.5%)	11SF (4SF/1000SF)
TOTALS	26,634SF (100%)	187SF
AREA PROVIDED		204SF

NOTE:1. ENCLOSURE AREA PER DEVELOPMENT CODE
SECTION 4.179.06

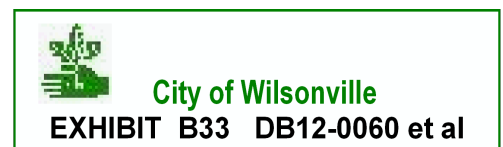
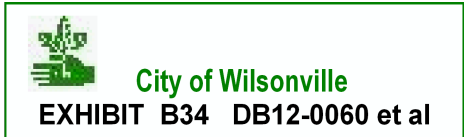


Exhibit E
Exterior Lighting Cut Sheets





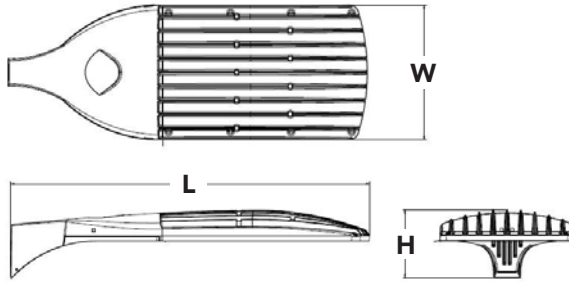
D-Series Size 2 LED Area Luminaire



d²series

Specifications

EPA:	2.0 ft ² (0.19 m ²)
Length:	40" (101.6 cm)
Width:	15" (38.1 cm)
Height:	7-1/2" (19.0 cm)
Weight (max):	39 lbs (17.7 kg)



Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment.

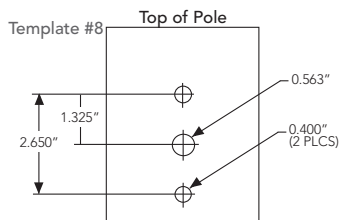
The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. The Size 2 is ideal for replacing 400-1000W metal halide in area lighting applications with typical energy savings of 73% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX2 LED 1 120B70040K SR3 MVOLT SPA DDBXD

Series	Light Engines	Performance Package ¹	Distribution	Voltage	Mounting	Options	Finish <i>(required)</i>
DSX2 LED	1 One engine (120 LEDs)	530 mA options: 120B53030K 3000K 120B53040K 4000K 120B53050K 5000K 700 mA options: 120B70030K 3000K 120B70040K 4000K 120B70050K 5000K	SR2 Type II SR3 Type III SR4 Type IV SR5 Type V FT Forward throw	MVOLT ² 120 ² 208 ² 240 ² 277 ² 347 480	Shipped included SPA Square pole mounting RPA Round pole mounting WBA Wall bracket	Shipped installed PER NEMA twist-lock receptacle only (no controls) DMG 0-10V dimming driver (no controls) ³ DCR Dimmable and controllable via ROAM [®] (no controls) ⁴ HS House-side shield ⁵ SF Single fuse (120, 277, 347V) ⁶ DF Double fuse (208, 240, 480V) ⁶ WTB Utility terminal block TLS Tool-less entry trigger latch DS Dual switching ^{7,8} PIRH Motion sensor, 15-30' mounting height ⁹	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

Drilling



DSX2 shares a unique drilling pattern with the AERIS™ family. Specify this drilling pattern when specifying poles, per the table below.

DM19AS	Single unit	DM29AS	2 at 90°
DM28AS	2 at 180°	DM39AS	3 at 90°
DM49AS	4 at 90°	DM32AS	3 at 120°*

Example: SSA 20 4C DM19AS DDBXD

Visit Lithonia Lighting's [POLES CENTRAL](#) to see our wide selection of poles, accessories and educational tools.

Accessories

Controls & Shields

DSS124N 1.5 TJJE U	Photocell - SSL twist-lock (120-277V) ¹⁰
REN277-NM1 U	ROAM [®] node (277V) ¹⁰
SC U	Shorting cap ¹⁰
DSX2HS U	House-side shield
SPA19/MR2 DDBXD U	Square pole DM19 to DM19AS adapter (specify finish)
RPA19/MR2 DDBXD U	Round pole DM19 to DM19AS adapter (specify finish)

For more control options, visit [DTL](#) and [ROAM](#) online.

Tenon Mounting Slipfitter*

Tenon O.D.	Single Unit	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 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

* For round pole mounting (RPA) only.

NOTES

- Configured with 4000K (40K) provides the shortest lead times. Consult factory for 3000K (30K) and 5000K (50K) lead times.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options).
- Not available with 347 or 480V.
- Specifies a ROAM[®] enabled luminaire with 0-10V dimming capability; PER option required. Not available with 347 or 480V. Additional hardware and services required for ROAM[®] deployment; must be purchased separately. Call 1-800-442-6745 or email: sales@roamservices.net.
- Also available as a separate accessory; see Accessories information at left.
- Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
- Provides 50% dimming capability via two independent drivers, switched to operate the luminaire at half power. N/A with PER, DCR, DMG or WTB.
- Requires an additional switched line.
- Dimming driver standard. 120 or 277V only. Not available with DCR or WTB.
- Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item.



Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Actual performance may differ as a result of end-user environment and application. Contact factory for performance data on any configurations not shown here.

Light Engines	Drive Current (mA)	Performance Package	System Watts	Dist. Type	40K (4000K, 67 CRI)					50K (5000K, 67 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
					1 (120 LEDs)	530	120B530-K	210W	SR2	17,757	3	0	3	85
SR3	17,881	3	0	3					85	19,386	3	0	3	92
SR3 HS	13,353	1	0	3					64	14,337	1	0	3	68
SR4	18,824	3	0	3					90	19,294	3	0	3	92
SR4 HS	13,412	1	0	3					64	14,220	1	0	3	68
SR5	19,788	5	0	3					93	20,575	5	0	3	98
FT	18,643	3	0	3					89	18,758	3	0	3	89
700	120B700-K	288W	SR2	21,617		3	0	3	75	22,692	3	0	4	79
			SR3	22,099		3	0	4	76	23,799	3	0	4	82
			SR3 HS	16,425		1	0	3	58	17,601	1	0	3	61
			SR4	23,077		3	0	4	80	23,686	3	0	4	82
			SR4 HS	16,465		1	0	3	58	17,457	1	0	3	61
			SR5	24,437		5	0	3	84	25,258	5	0	3	87
			FT	22,809		3	0	4	79	23,028	1	0	3	80

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-50°C (32-122°F).

Ambient		Lumen Multiplier
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	77°F	1.00
30°C	86°F	1.00
40°C	104°F	0.99
50°C	122°F	0.98

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **DSX2 LED 1 120B700** platform in a **40°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.95	0.92	0.87

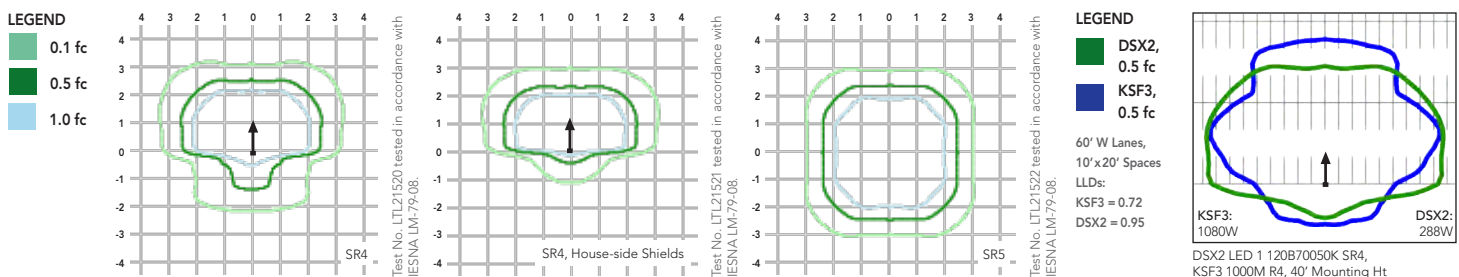
Electrical Load

Light Engines	Drive Current (mA)	System Watts	Current (A)					
			120	208	240	277	347	480
1	530	210W	1.94	1.12	0.97	0.84	0.67	0.49
	700	288W	2.67	1.54	1.33	1.16	0.92	0.67

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [D-Series Area Size 2 homepage](#).

Isofootcandle plots for the DSX2 LED 1 120B70050K SR4 and SR5. Distances are in units of mounting height (30').



FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Area Size 2 reflects the embedded high performance LED technology. It is ideal for applications like car dealerships and large parking lots adjacent to malls, transit stations, grocery stores, home centers, and other big-box retailers.

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (2.0 ft²) for optimized pole wind loading.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS

Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engine is available in standard 4000K (67 CRI) or optional 3000K (80 CRI) or 5000K (67 CRI) configurations. The D-Series Size 2 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine consists of 120 high-efficacy LEDs mounted to a metal-core circuit board to maximize heat dissipation and promote long life (L87/100,000 hrs at 40°C). Class 1 electronic drivers have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily-serviceable surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

INSTALLATION

Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 2 to withstand up to a 2.0 G vibration load rating per ANSI C136.31. The D-Series Size 2 utilizes the AERIS™ series pole drilling pattern. Optional terminal block, tool-less entry, and NEMA photocontrol receptacle are also available.

LISTINGS

CSA certified to U.S. and Canadian standards. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. and international patents pending.

WARRANTY

Five year limited warranty. Full warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Specifications subject to change without notice.



FEATURES & SPECIFICATIONS

INTENDED USE — For walkways, plazas or pedestrian areas. Certain airborne contaminants can diminish integrity of acrylic. [Click here for Acrylic Environmental Compatibility table for suitable uses.](#)

CONSTRUCTION — Extruded one-piece aluminum, 0.156" wall thickness. Molded top cover, 0.156" wall thickness. 42" overall height standard. 8" nominal diameter tube standard. Three 1/2" x 11" anchor bolts with double nuts and washers (shipped separately). 3-3/4" bolt circle template included.

Finish: Standard finish is textured dark bronze (DBT) polyester powder, electrostatically applied and oven-cured. Other colors and flat powder paint available as options.

OPTICS — Two reflector options are available: Type V symmetric and asymmetric distribution. Asymmetric reflector is adjustable independent of bollard orientation and can be adjusted without removing top cover. Lens is clear, seamless 100% virgin acrylic, 1/4" wall, flush fitting. Coated lamp is standard.

ELECTRICAL — High pressure sodium and metal halide are high-power-factor ballasts. Ballast is 100% factory-tested for reliable operation. Electrical components are tray-mounted with quick-disconnect plug and are accessible through top of bollard. Vertically oriented, medium-base pulse-rated porcelain socket with copper alloy, nickel-plated shell and center contact. Compact fluorescent 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 for wet locations (see Options.) NOM Certified (see Options).

Note: Specifications subject to change without notice.

Catalog Number
Notes
Type



Architectural Bollard

MRBX

HIGH PRESSURE SODIUM
METAL HALIDE
COMPACT FLUORESCENT
INCANDESCENT



Specifications

Nominal Diameter: 8 (20.3)

Height: 42 (106.7)

*Max. Weight: 45 lbs (20.4 kg)

*Weight as configured in example below.

All dimensions are inches (centimeters) unless otherwise specified.

ORDERING INFORMATION

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

Example: MRBX 70M ASY 120 LPI

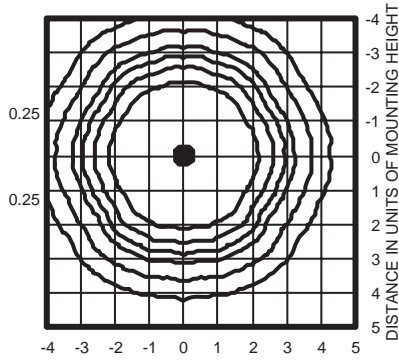
MRBX	Wattage		Distribution		Voltage	Ballast	Options	Finish ¹²	Lamp ¹³		
MRBX	<u>High pressure sodium</u>	<u>Compact fluorescent</u>	SYM	Type V symmetric	120	HID	<u>Shipped installed in fixture</u>	(blank)	Dark bronze, textured	LPI	Lamp included
	35S ¹	13DTT	ASY	Asymmetric	208 ³	(blank)	SF	DSST	Sandstone, textured	L/LP	Less lamp
	50S	26TRT			240 ³	CWI	DF	DNAT	Natural aluminum, textured		
	70S	32TRT			277		GLR	DWHG	White, textured		
	100S	<u>Incandescent²</u>			347⁴	<u>Compact fluorescent</u>	GMF	DBLB	Black, textured		
	<u>Metal halide</u>	I			TB^{5,6}	(blank)	ELDWC	CR	Enhanced corrosion resistance		
	50M				MVOLT^{7,8}	Electronic, 0°F	H24				
	70M					Incandescent	H30				
	100M					(blank) None	H36				
							CSA				
							NOM				
							<u>Shipped separately</u>				
							HS				

Notes:

- 120V only.
- 120V only. 100W max. A19 lamps only. Not available with LPI.
- Must specify CWI for use in Canada.
- 347V not available in 50S.
- Optional multi-tap ballast (120V, 208V, 240V, 277V). In Canada 120V, 277V, 347V; ships as 120V/347V.
- Available for HID units only.
- Optional multi-volt electronic ballast capable of operating any line voltage from 120-277V.
- Compact fluorescent only.
- Must specify voltage.
- ELDWC does not satisfy North Carolina code criteria.
- Consult factory for availability.
- See www.lithonia.com/archcolors for additional color options.
- Must be specified. Coated lamps required (35K lamp for CFL LPI).

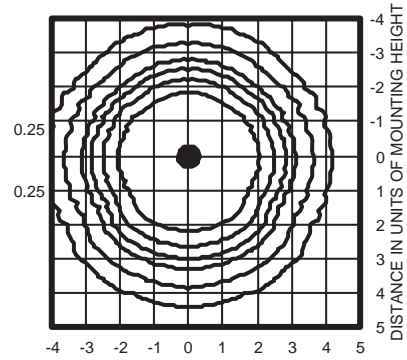
MRBX Architectural Bollard

MRBX 100S SYM (COATED LAMP) TEST NO: LTL15506



100W lamp, rated 8400 lumens.
Footcandle values based on 3' mounting height.
Classification: Type V, Cutoff

MRBX 100S ASY (COATED LAMP) TEST NO: LTL15507



100W lamp, rated 8400 lumens.
Footcandle values based on 3' mounting height.
Classification: Unclassified (Type IV, Very Short), Cutoff

Drive-over in-grade linear floodlights with LEDs - Asymmetrical

Enclosure: Outer housing: Constructed of high tensile strength, copper free die-cast aluminum alloy.

Inner housing: Constructed of extruded stainless steel. Trim /Faceplate is heavy gauge, machined stainless steel secured to the inner housing by stainless steel threaded welded studs. Maintenance requires removal of inner housing /trim /faceplate assembly from outer housing by means of two flush, socket head stainless steel screws. 1/4" thick tempered matte safety glass machined flush to faceplate. One piece molded U-channel, high temperature silicone gasket. Reflector is aluminum with high gloss coating.

Electrical: 22 W LED luminaire, 27 total system watts, -30° C start temperature. Integral 120 V through 277 V electronic LED driver, 0-10 V dimming. Standard LED color temperature is 5000K with a 70 CRI. Available in 4000K (85 CRI); add suffix K4 to order. Inner housing pre-wired with nine (9) feet of 18/3 water stopper cable, cable clamp, and waterproof cable gland entry into housing. A separate weatherproof single gang wiring box for power supply must be provided (by contractor).

Note: Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

Finish: #4 brushed stainless steel. Custom colors are not available.

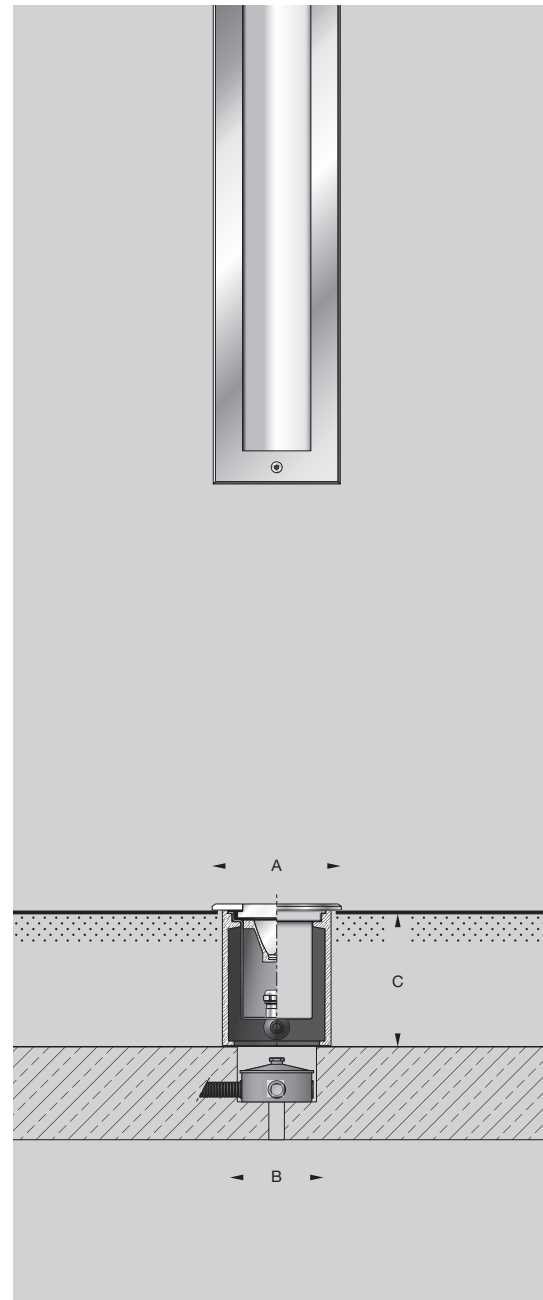
UL Listed, suitable for wet locations and vehicle drive over. Protection class: IP67.

Note: A foundation and proper drainage must be supplied by the contractor. These luminaires are designed to bear pressure loads up to 2,200lbs. from vehicles with pneumatic tires. The luminaires must not be used for traffic lanes where they are subject to horizontal pressure from vehicles braking, accelerating and changing direction.

Luminaire Lumens: 1325

Tested in accordance with LM-79-08

Type:
 BEGA Product:
 Project:
 Voltage:
 Color:
 Options:
 Modified:



Floodlights - Asymmetrical

Lamp	A	B	C
8840 LED 20W LED	20 7/8 x 3 5/8	3 1/2	5

DESCRIPTION

A return to simplicity, elegance and minimalism ... Slender lines of LED light set in an architectural environment are the essence of Straight and Narrow. This series accommodates most architectural lighting design applications. Generation II enhancements and new features:

- Extruded housing offers precise in-line appearance and enhanced rigidity
- LED offers a continuous uninterrupted line of light with no shadows
- Flush high transmission lay in lens provides clean look and easy maintenance

Catalog #		Type
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Construction

Extruded aluminum housing. Nominal 2', 3', 4', 6' or 8' illuminated sections. Used in run configuration and/or individual fixtures

Shielding

Trimless, lay-in, high transmission diffuser.

Electrical

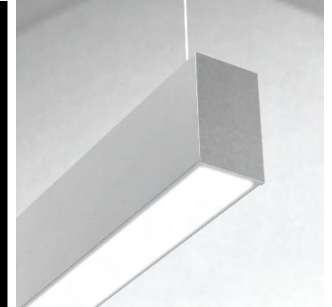
(120-277) Voltage electronic driver. Fixtures and electrical components certified to UL and CUL standards. Damp location rated.

Finish

Durable, low gloss, white, powder coated acrylic. Optional custom finish.

Mounting

Pendant with adjustable single cable and circular canopy. Standard length of cable provided is 48"
 SCETG = SC on ETG
 SCSTG = SC on STG
 SCFTG = SC on FTG
 SCSR = SC on SR



22DP LED Straight & Narrow

Individual

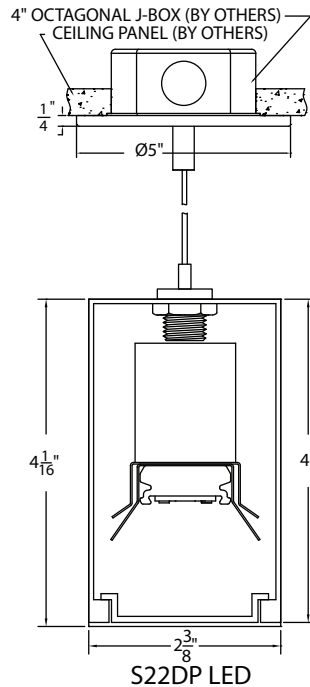
Suspended

Direct

Light Distribution:

Indirect = 0%

Direct = 100%



ORDERING INFORMATION

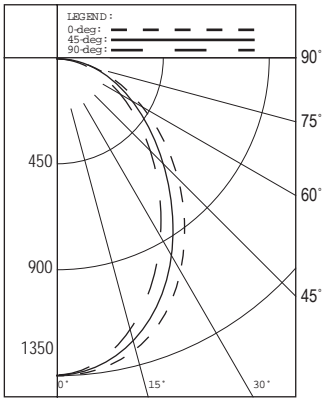
Sample Number: S22DP-1-L35-SCETG-6-U-DD-S92HT

Series 22: Straight & Narrow	Light Level (Value Reflect 3500K, 4' Fixture) 1- Level 1, 2100 Lumens, 33 Watts 2- Level 2, 2700 Lumens, 45 Watts	Lamp Type L30: LED, 3000K L35: LED, 3500K L40: LED, 4000K	Mounting Type SC: Single Cable SCETG: SC on ETG SCSTG: SC on STG SCFTG: SC on FTG SCSR: SC on SR	Length 2: 2 ft 3: 3 ft 4: 4 ft 6: 6 ft 8: 8 ft	Voltage ¹ 1: 120V 2: 277V U: Universal	Driver ¹ ED: Electronic Driver DD: Dimming Driver	Shielding ² S92HT: High Transmission Lens
--	---	---	--	--	---	---	--

- Notes:**
- 1 Required Voltage Information. For dimming, specify driver option. EM Packs and J47V transformers must be remote mounted less than 10'. Feed cable distance not greater than 6'.
 - 2 Acrylic Lenses will be slightly shorter than housing length at ambient temperature in order to compensate for normal thermal expansion during operation.

22DP LED

S22DP-1L35-4D-S92HT



Zonal Lumen Summary

Zone	Lumens	%Lamp	%Fixt
0-30	703.55	N.A.	33.60
0-40	1092.83	N.A.	52.20
0-60	1741.51	N.A.	83.10
0-90	2095.32	N.A.	100.00
0-180	2095.32	N.A.	100.00

Total Luminaire Watts 33
 Ballast Factor 1.00
 CIE Type Direct
 Spacing Criteria (0-180) 1.18
 Spacing Criteria (90-270) 1.04
 Spacing Criteria (Diagonal) 1.20
 Basic Luminous Shape Rectangular

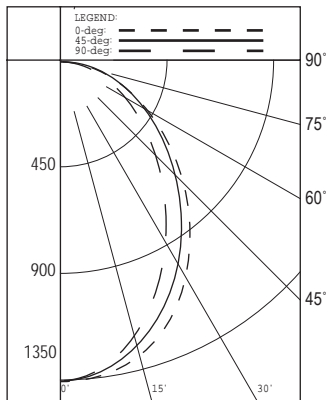
Report#: P21072

Candela

Angle	0	45	90
0	977	977	977
5	984	970	961
10	966	947	934
15	935	907	880
25	836	781	729
35	696	625	559
45	535	463	405
55	377	321	278
65	238	203	177
75	122	107	97
85	35	32	30
90	0	0	0

22DP LED

S22DP-2L35-4D-S92HT



Zonal Lumen Summary

Zone	Lumens	%Lamp	%Fixt
0-30	904.40	N.A.	33.60
0-40	1405.32	N.A.	52.10
0-60	2240.16	N.A.	83.10
0-90	2695.4	N.A.	100.00
0-180	2695.4	N.A.	100.00

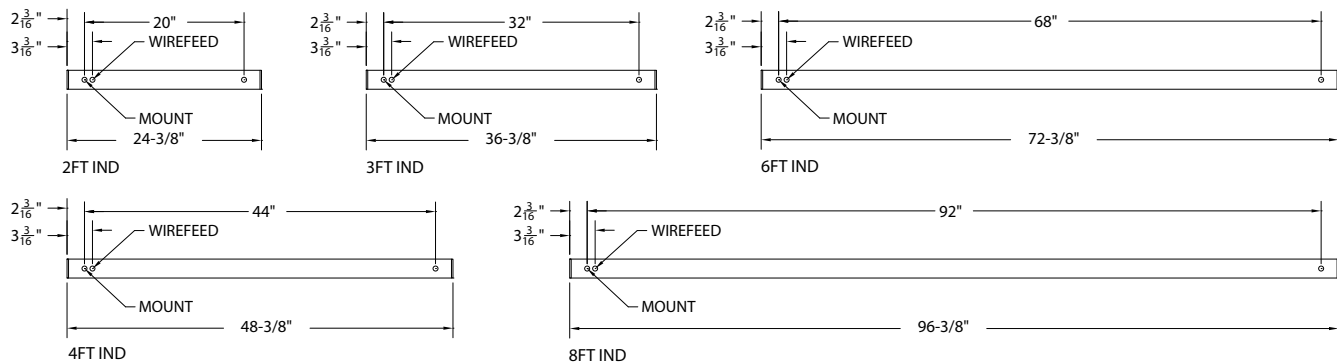
Total Luminaire Watts 45
 Ballast Factor 1.00
 CIE Type Direct
 Spacing Criteria (0-180) 1.18
 Spacing Criteria (90-270) 1.04
 Spacing Criteria (Diagonal) 1.20
 Basic Luminous Shape Rectangular

Report#: P21069

Candela

Angle	0	45	90
0	1255	1255	1255
5	1265	1247	1235
10	1242	1216	1199
15	1202	1165	1131
25	1075	1005	937
35	895	804	720
45	688	597	522
55	485	413	358
65	306	261	228
75	157	138	124
85	45	41	38
90	0	0	0

Mounting Information





Gotham Architectural Downlighting
LED Downlights

4" Evo®
A-Series LED, Open Reflector

Solid-State Lighting

FEATURES

OPTICAL SYSTEM

- Self-flanged semi-specular, matte-diffuse or specular lower reflector
- Patented Bounding Ray™ optical design (U.S. Patent No. 5,800,050)
- 45° cutoff to source and source image
- Top-down flash characteristic

MECHANICAL SYSTEM

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

ELECTRICAL SYSTEM

- Fully serviceable and upgradeable LED light engine
- 70% lumen maintenance at 50,000 hours based on IESNA LM-79-2008
- 120-277VAC, 50/60hz power supply with 0-10V dimming (10-100%); rated for 50,000-hour life
- Overload and short circuit protected

LISTINGS

- Fixtures are CSA certified to meet US and Canadian standards; wet location, covered ceiling

WARRANTY

- 5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

ORDERING INFORMATION

EXAMPLE: ALED 35/10 4AR 120

Series	Color temperature	Nominal lumen values	Aperture/Trim color	Finish	Voltage	Driver
ALED	27/ 2700 K	06 600 lumens	4AR Clear	(blank) Semi-specular	120	(blank) ² 0-10V dimming driver. Minimum dimming level 10% ECOS3³ Lutron Hi-Lume® dimming driver. Minimum dimming level 1%
	30/ 3000 K	10 1000 lumens	4PR Pewter	LD Matte diffuse	277	
	35/ 3500 K	14 1400 lumens	4WTR Wheat	LS Specular	347	
	41/ 4100 K	18 1800 lumens	4GR Gold			
			4WR¹ White			

Options

SF	Single fuse	TRBL	Black painted flange
LRC	Lithonia Reloc® system	ELR⁶	Emergency battery pack with remote test switch
NSD⁴	Sensor Switch nLight™ dimming relay	CP	Chicago plenum
TRW⁵	White painted flange		

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. Refer to TECH-190 .
CTA6 YKLED	Ceiling thickness adapter (extends mounting frame to accommodate ceiling thickness up to 2").
ISD BC	0-10V wallbox dimmer. Refer to ISD-BC .

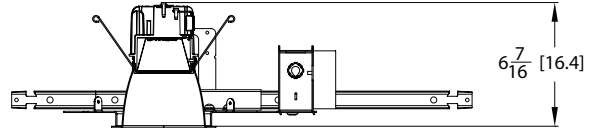
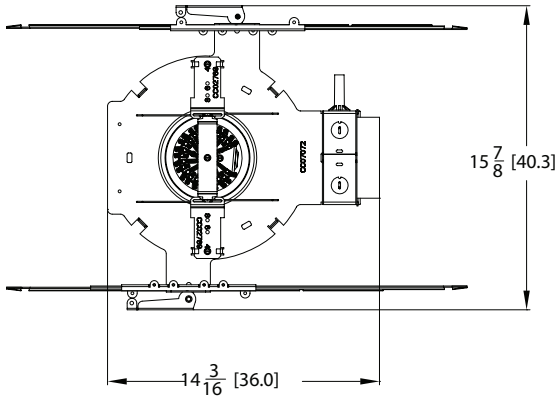
NOTES

ORDERING NOTES

1. Not available with finishes.
2. Refer to [TECH-240](#) for compatible dimmers.
3. CSA certified for US only.
4. One 5A relay with one 0-10 VDC dimming output, shipped installed. Requires additional nLight bus power supply (nPS80).
5. Not available with white reflector.
6. For dimensional changes, refer to [TECH-140](#).

DIMENSIONAL DATA

All dimensions are inches (centimeters) unless otherwise noted.

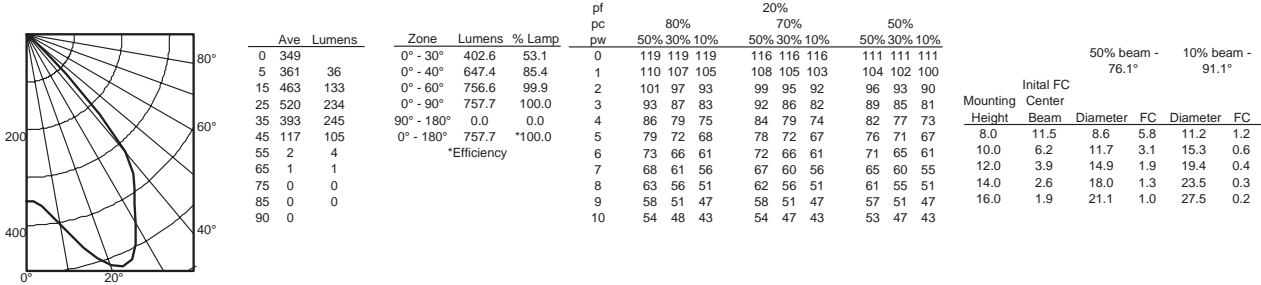


Aperture: $4 \frac{5}{16}$ (11)
Ceiling Opening: $5 \frac{1}{8}$ (13)
Overlap Trim: $5 \frac{7}{16}$ (13.8)

Distribution Curve Distribution Data Output Data Coefficient of Utilization Illuminance: Single Luminaire 30" Above Floor

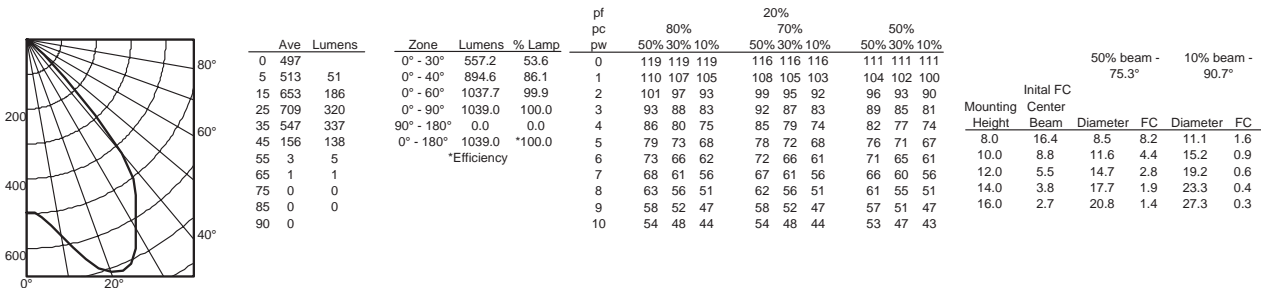
ALED 35/6 4AR LS

INPUT WATTS: 15.6, DELIVERED LUMENS: 757.7, LM/W=48.6, 1.6 S/MH, TEST NO. LTL21260



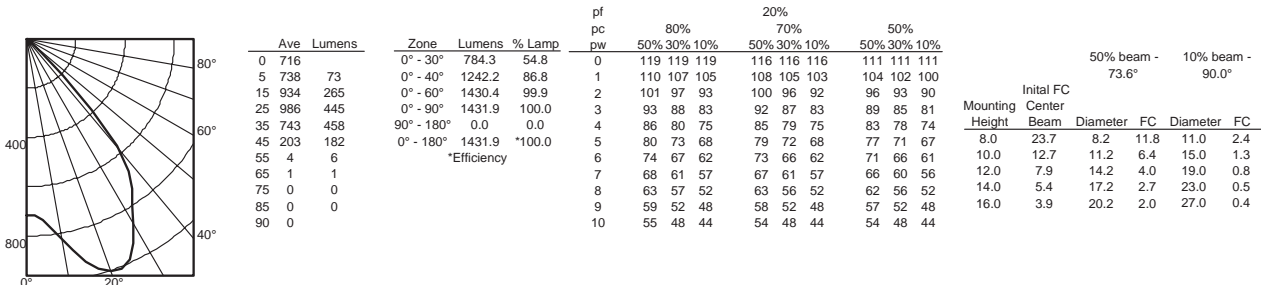
ALED 35/10 4AR LS

INPUT WATTS: 20.6, DELIVERED LUMENS: 1039.0, LM/W=50.4, 1.5 S/MH, TEST NO. LTL21209



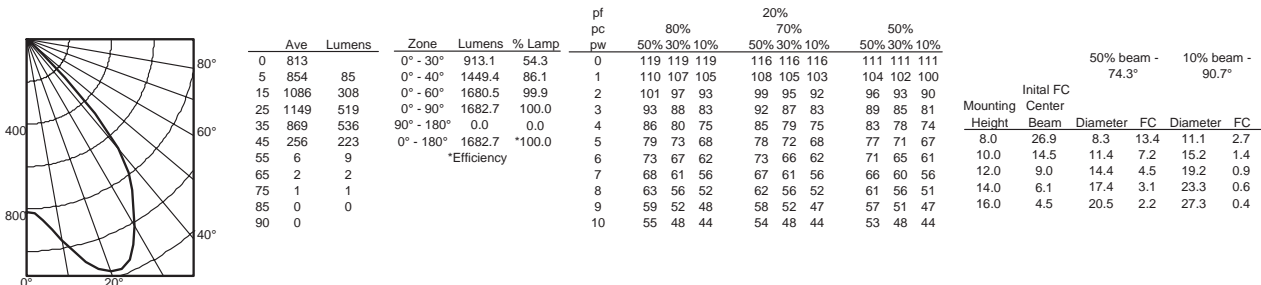
ALED 35/14 4AR LS

INPUT WATTS: 26.2, DELIVERED LUMENS: 1431.9, LM/W=54.7, 1.5 S/MH, TEST NO. LTL21213



ALED 35/18 4AR LS

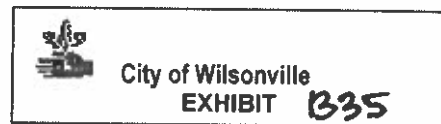
INPUT WATTS: 29.0, DELIVERED LUMENS: 1682.7, LM/W=58.0, 1.5 S/MH, TEST NO. LTL21149



PHOTOMETRY NOTES

- Tested in accordance with IESNA LM-79-08.
- Tested to current IES and NEMA standards under stabilized laboratory conditions.
- Actual performance may differ as a result of end-user environment and application.
- Actual wattage may differ by +/- 10% when operating between 120-277V +/- 10%.
- CRI: 83 typical.
- Consult factory or IES file for microgroove baffle, black cone or other photometric reports.

Exhibit F
Exterior Lighting Compliance Certificate





COMcheck Software Version 3.9.1 Exterior Lighting Compliance Certificate

2010 Oregon Energy Efficiency Specialty Code

Section 1: Project Information

Project Type: **Alteration**

Project Title : Ron Tonkin GT Wilsonville

Exterior Lighting Zone: **4 (High activity metropolitan commercial district)**

Construction Site:

Owner/Agent:

Designer/Contractor:

Adam Ritenour
MFIA, Inc.
2007 SE Ash St.
Portland, OR 97214
503-234-0548
adam.ritenour@mfia-eng.com

Section 2: Exterior Lighting Area/Surface Power Calculation

A Exterior Area/Surface	B Quantity	C Allowed Watts / Unit	D Tradable Wattage	E Allowed Watts (B x C)	F Proposed Watts
Main entry	6 ft of door width	30	Yes	180	66
Parking area	27728 ft2	0.13	Yes	3605	1470
Walkway >= 10 feet wide	4845 ft2	0.2	Yes	969	1981
Other door (not main entry)	26 ft of door width	20	Yes	520	0
Total Tradable Watts* =				5274	3517
Total Allowed Watts =				5274	
Total Allowed Supplemental Watts** =				1300	

* Wattage tradeoffs are only allowed between tradable areas/surfaces.

** A supplemental allowance equal to 1300 watts may be applied toward compliance of both non-tradable and tradable areas/surfaces.

Section 3: Exterior Lighting Fixture Schedule

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	E (C X D)
Main entry (6 ft of door width): Tradable Wattage				
Suspended Canopy LED: C: Suspended Canopy LED / Other / Standard	1	2	33	66
Parking area (27728 ft2): Tradable Wattage				
Parking LED: A: LED Parking / Other / Standard	1	7	210	1470
Walkway >= 10 feet wide (4845 ft2): Tradable Wattage				
Bollard: B: Bollard / Triple 4-pin 32W / Electronic	1	9	35	315
Accent LED: B1: Accent LED / Other / Standard	1	40	22	880
Can LED: D: Can LED / Other / Standard	1	6	21	126
Suspended Canopy LED: C: Suspended Canopy LED / Other / Standard	1	20	33	660
Other door (not main entry) (26 ft of door width): Tradable Wattage				
Total Tradable Proposed Watts =				3517

Section 4: Requirements Checklist

In the following requirements, the relevant code section reference is shown in []. '+' denotes that more details exist in the specified code section. Checkboxes identify requirements that the applicant has not acknowledged as being met. Check marked requirements identify those

the applicant acknowledges are met or excepted from compliance. 'Plans reference page/section' identifies where in the plans/specs the requirement can be verified as being satisfied.

Lighting Wattage:

- 1. [505.6.2 +] Within each non-tradable area/surface, total proposed watts must be less than or equal to total allowed watts. Across all tradable areas/surfaces, total proposed watts must be less than or equal to total allowed watts.

Complies: Passes.

Controls, Switching, and Wiring:

- 2. [505.6.2 +] All exemption claims are associated with fixtures that have a control device independent of the control of the nonexempt lighting.

Plans reference page/section: _____

- 3. [505.2.4 +] Lighting not designated for dusk-to-dawn operation is controlled by either a a photosensor (with time switch), or an astronomical time switch.

Plans reference page/section: _____

- 4. [505.2.4 +] Lighting designated for dusk-to-dawn operation is controlled by an astronomical time switch or photosensor.

Plans reference page/section: _____

- 5. [505.2.4 +] All time switches retain programming and the time setting during loss of power for a period of at least 10 hours.

Plans reference page/section: _____

- 6. [505.2.4 +] Lighting designated to operate more than 2000 hours per year for Uncovered Parking Areas shall be equipped with motion sensors that will reduce the luminaire power by thirty-three percent or turn off one-third the luminaires when no activity is detected.

Plans reference page/section: _____

Exterior Lighting Restrictions and Exceptions:

- 7. [505.6.1 +] Mercury vapor and incandescent lighting is not permitted for use as exterior lighting.
Exception(s):

- Incandescent lighting controlled by motion sensors and having total power less than 150 watts.
- Incandescent lighting used in or around swimming pools, water features, or other locations subject to the requirements of Article 680 of the National Electric Code.

- 8. [505.6.1 +] Exempt lighting fixtures are equipped with a control device independent of the control of the nonexempt lighting and are identified in Section 3 table above.

Plans reference page/section: _____

Section 5: Compliance Statement

Compliance Statement: The proposed exterior lighting design represented in this document is consistent with the building plans, specifications and other calculations submitted with this permit application. The proposed lighting system has been designed to meet the 2010 Oregon Energy Efficiency Specialty Code requirements in COMcheck Version 3.9.1 and to comply with the mandatory requirements in the Requirements Checklist.

Adam Ritenour - E. Engineer
Name - Title


Signature

12-13-2012
Date

Ron Tonkin GT Wilsonville Building Renovation

25300 SW Parkway Ave
Wilsonville, Or 97070

Landscape Plant Material Cut Sheets



City of Wilsonville

EXHIBIT B36 DB12-0060 et al



Helictotrichon sempervirens - Blue Oat Grass



More pics under Grass Scapes

Helictotrichon sempervirens - Blue Oat Grass

More enduring than blue fescues, blue oat grass is the best choice for accents. The clear blue summer foliage echoes with dwarf blue spruce and blue junipers. For a dramatic effect, try Helictotrichon with deep maroon leaved canna lilies.

Blue oat grass is such an imposing sight that it has the ability to stop anyone dead in their tracks.

Note: We previously listing Helictotrichon sempervirens 'Saphirsprudel' as a separate plant, but we now list it under Helictotrichon sempervirens as we find no difference between the two in colour or in form.

Description: cool season; clump forming
Foliage is blue; 6 mm (1/4") wide; 50-60 cm (20-24") in height
Flowers in June through August; 50-100 cm(20-40") tall

Ideal conditions: full sun or light shade; fertile, moist soil; grows in a wide range of soil; good drainage is essential

Coldest zone: 3 (customers have reported growing this successfully in Winnipeg and Saskatoon, two very cold cities in Canada) (find your zone; further info on plant hardiness)

Partner with: Artemisia, Nepeta, Stachys, Rudbeckia, Penstemon, Cotinus coggygria (purple smoke bush), Rosa glauca, Allium sphaerocephalum

Season of interest: year-round in milder climates

Native to: meadows and dry hillsides Eurasia, western Mediterranean

Recommended plant spacing: 45-90 cm (18-36") why such a difference?

Drought tolerance rating: 2 (water to root depth once every 2 weeks); further info

Pronunciation: Helictotrichon (hel-ik-toh-TREE-kon) sempervirens (sem-per-VEYE-renz)

Sizes available: gallon-size field clumps [Canadian price list](#) || [US price list](#)

More ornamental grasses

Compare *Helictotrichon sempervirens* to our other grasses in this handy chart.



San Marcos GROWERS

NEW USER?

wholesale login

password

home || products || purchase || gardens || about us || resources || contact

Web Site Search

Plant Database

Search by Plant Name



General Plant Info

Search for any word



Advanced Search >>

Search by size, origins, color, cultural needs, etc.

Site Map

Retail Locator

Plant Listings

PLANT TYPE
 PLANT GEOGRAPHY
 PLANT INDEX
 ALL PLANT LIST
 PLANT IMAGE INDEX
 PLANT INTROS
 SPECIALTY CROPS
 NEW 2012 PLANTS
 PRIME LIST>
 for SEPTEMBER



Weather Station

Products > Plants - Browse Alphabetically > Cupressus sempervirens 'Glauca'

Cupressus sempervirens 'Glauca' - Italian Cypress



[2nd Image]

Habit and Cultural Information

Category: Tree
 Family: Cupressaceae (incl. Taxodiaceae) (Cypresses)
 Origin: Europe, Southern (Europe)
 Evergreen: Yes
 Flower Color: Insignificant
 Bloomtime: Not Significant
 Height: 40-60 feet
 Width: 8-12 feet
 Exposure: Full Sun
 Seaside: Yes
 Drought Tolerant: Yes
 Deer Tolerant: Yes
 Irrigation ([H2O Info](#)): Low Water Needs
 Winter Hardiness: 0-10° F

Cupressus sempervirens 'Glauca' (Italian Cypress) - This is a columnar evergreen tree that grows to 40 to 60 feet tall and up to about 8 to 12 foot spread with age with scale-like leaves that are a blue-green color and 1 inch wide round cones. Plant in full sun. Drought tolerant and considered hardy to around 5 degrees F. This species is native to a large area of the eastern Mediterranean region from northeast Libya in north Africa east through northern Egypt, western Syria, western Jordan, Israel and Lebanon and then north into southern Turkey and back to the west through southeast Greece (Crete, Rhodes) and Cyprus and with a disjunct population in the mountains of northern Iran. Though this plant has been widely cultivated as an ornamental tree for millennia and arrived in Italy in ancient times, the names "Italian cypress" or "Tuscan Cypress" commonly used are technically incorrect. This narrow form is also considered to a selection of the form called sempervirens (as opposed to horizontalis) and is synonymous with Cupressus sempervirens ssp. fastigata. This description is based on our research of Cupressus sempervirens 'Glauca' and our observations of this plant growing in the nursery, in our own garden and in other gardens. We would appreciate getting feedback from anyone who has any additional information about this plant, particularly if they disagree with what we have written.

[[MORE INFO](#)]

Call 800-803-TREE

B&B Trees

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Fraxinus pennsylvanica 'Summit'

Summit Green Ash

[Features](#) [Best Uses](#) [Substitutions](#) [Care](#)



Zone: 3

Height: 45 ft

Width: 25 ft

Foliage: Dark green

Fall Foliage: Golden yellow

Tolerances:

Salt Tolerant

Description: 'Summit' keeps a central leader well and is uniform in habit. Bark is rougher than 'Patmore' and exfoliates with age.

Currently best uses information not available.

Currently substitutions information not available.

Sun: Full Sun

Water: Moist soil



Recent blog posts



Arctic Fire™ Red Twig Dogwood

Cornus stolonifera 'Farrow' P.P. #18523



This compact selection of Red Twig Dogwood has dark red winter stems that provide a spectacular show in the winter sunlight. Unlike most *Cornus* that reach 8 to 10 feet tall, Arctic Fire remains only 3 to 4 feet tall. Great in perennial or shrub borders, or used in flower arrangements.

Care Information

Prefers well-drained, moist soil. Prune a third of the branches to the ground in winter/early spring. Fertilize in early spring with a controlled release fertilizer.

Key feature:	Winter Interest
Plant type:	Shrub
Garden styles:	Asian/Zen, Contemporary, Rustic
Deciduous/evergreen:	Deciduous
Cold hardiness zones:	3 - 7
Light needs:	Partial to full sun
Water Needs:	Requires regular watering.
Average landscape size:	Reaches 3 to 4 feet tall and wide.
Growth habit:	Round
Special features:	Deer Resistant, Dwarf Plant, Fall Color, North American Native
Landscape uses:	Border, Mass Planting, Specimen, Woodland Garden
Flower color:	White
Blooms:	Summer
Foliage color:	Dark Green
Item no.:	7480

This page located at <http://www.monrovia.com/plant-catalog/plants/3009/artic-fire-red-twig-dogwood.php>



Blue Girl Holly

Ilex x meserveae 'Blue Girl'



Hardest of the hollies! Handsome hedge or specimen displays a profusion of bright red berries fall through winter. Use Blue Boy Holly as a pollinizer for berry set. Displays dense, blue green foliage throughout the year.

Care Information

Follow a regular watering schedule during the first growing season to establish a deep, extensive root system. Feed with a general purpose fertilizer before new growth begins in spring. For a tidy, neat appearance, shear annually to shape. Pruning time: winter.

Design Ideas

A pollinizer, such as Blue Boy Holly, is needed to enjoy the spectacular berries of Blue Girl. Makes a perfect foundation plant, backdrop, hedge or screen. Bright red berries look gorgeous under snowfall. Use to soften unsightly corners of fences or buildings, or plant at the back of shrub and perennial borders for reliable year round foliage. Perfect for holiday crafts.

Companion Plants

Blue Boy Holly is a must companion plant in order for Blue Girl to set her lovely, bright red berries. The European and Japanese parentage of Blue Girl lends itself to a variety of design styles. Plant with the red, silver and white colors of Flowering Quince, Peony, Japanese Maple and Flowering Cherry for an Asian look, or the blue and yellow colors of Lavender, Lilac, and Yarrow for a Continental style.

History

I. x meserveae were originally bred by Mrs. Leighton Meserve of New York by using two species, *I. rugosa*, a cold hardy, Japanese spreading Holly, and *I. aquifolium*, a European tree holly that produces an abundance of berries. Holly berries are mildly toxic and will cause vomiting and diarrhea if eaten by humans. They are an extremely

valuable food source to birds and other animals.

Botanical Pronunciation:	I-leks MESS-erv-ay
Key feature:	Ornamental Berries
Plant type:	Shrub
Patent Act:	Asexual reproduction of plants protected by the Plant Patent Act is prohibited during the life of the patent.
Garden style:	Asian/Zen
Deciduous/evergreen:	Evergreen
Cold hardiness zones:	5 - 9
Light needs:	Partial to full sun
Sunset climate zones:	3 - 9, 14 - 17
Water Needs:	Needs regular watering - weekly, or more often in extreme heat.
Average landscape size:	Moderate growing 6 to 8 ft. tall, 3 to 6 ft. wide.
Growth rate:	Moderate
Special features:	Attracts Birds, Deer Resistant, Easy Care, Ornamental Berries, Year-round Interest
Landscape uses:	Barrier, Border, Mass Planting, Privacy Screen, Specimen, Woodland Garden
Flower color:	White
Blooms:	Spring
Foliage color:	Blue-green
Item no.:	4510

This page located at <http://www.monrovia.com/plant-catalog/plants/1536/blue-girl-holly.php>

Viburnum tinus

From Wikipedia, the free encyclopedia
(Redirected from Laurestinus)

Viburnum tinus (**Laurustinus**, **Laurustinus Viburnum**, or **Laurestine**) is a species of flowering plant in the genus *Viburnum*, belonging to the family Adoxaceae. *Laurus* signifies the leaves' similarities to bay laurel; *tinus* means "tenth born".

Contents

- 1 Description
- 2 Distribution
- 3 Habitat
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Description



Flower and leaves

It is a shrub (rarely a small tree) reaching up to 2-7 m tall, with a dense, rounded crown. The leaves are evergreen, persisting 2-3 years, ovate to elliptic, borne in opposite pairs, 4-10 cm long and 2-4 cm broad, with an entire margin. The flowers are small, white or light pink, produced from reddish-

pink buds in dense cymes 5-10 cm diameter in the winter. The fragrant flowers are bisexual and pentamerous. The flowering period is from October to June. Pollination is by insects. The fruit is a dark blue-black drupe 5-7 mm long.

There are three subspecies:

- *Viburnum tinus* subsp. *tinus*. Mediterranean region.
- *Viburnum tinus* subsp. *rigidum* (syn. *V. rigidum*). Canary Islands.
- *Viburnum tinus* subsp. *subcordatum*. Azores.



Viburnum tinus by L. By Jacob van Huysum

Scientific classification

Kingdom:	Plantae
(unranked):	Angiosperms
(unranked):	Eudicots
(unranked):	Asterids
Order:	Dipsacales
Family:	Adoxaceae
Genus:	<i>Viburnum</i>
Species:	<i>V. tinus</i>

Binomial name

Viburnum tinus

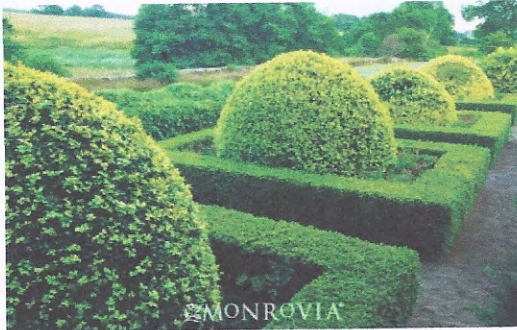
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Synonyms



Dwarf English Boxwood

Buxus sempervirens 'Suffruticosa'



A small rounded shrub that forms tufts of growth resembling a cloud if unsheared. Slow growing, dwarf habit makes this ideal for edging and borders along pathways or around flower beds. Well suited to topiaries and containers. Considered to be the most resistant Boxwood to leaf miner.

Care Information

Follow a regular watering schedule during the first growing season to establish a deep, extensive root system. Feed with a general purpose fertilizer before new growth begins in spring. For a tidy, neat appearance, shear annually to shape. Pruning time: summer.

Lore

A Latin translation for Buxus is 'box' and the name may have been derived from its use to make small, finely carved boxes known in Greek as pyxos. Buxus is also Latin for flute; it is said that Roman gardener Pliny grew Buxus for making musical instruments. Dating back to 4,000 BC, Egyptians used clipped box hedges in their gardens. In Britain, three burial sites of the Roman era featured coffins lined with sprays of evergreen box. During the reign of Emperor Augustus, villas were planted with boxwood hedging and topiary, and during the reign of Henry V11, it has been written that Tudor gardens featured clipped boxwood knot gardens with thrift or cotton lavender bordering them.

Botanical Pronunciation:	BUK-sus sem-per-VY-renz
Key feature:	Hedge Plant
Plant type:	Shrub
Deciduous/evergreen:	Evergreen
Cold hardiness zones:	5 - 8
Light needs:	Partial to full sun
Water Needs:	Needs regular watering - weekly, or more often in extreme heat.
Average landscape size:	Slow growing 1 to 2 ft. tall and wide.
Growth rate:	Slow
Growth habit:	Compact, Round
Special features:	Deer Resistant, Dwarf Plant
Landscape uses:	Border, Hedge
Blooms:	Inconspicuous
Foliage color:	Green
Item no.:	1398

This page located at <http://www.monrovia.com/plant-catalog/plants/410/dwarf-english-boxwood.php>



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Products > Plants - Browse Alphabetically > Juncus patens

Juncus patens - California Gray Rush



Habit and Cultural Information

- Category: Grass-like
- Family: Juncaceae (Rushes)
- Origin: California (U.S.A.)
- Evergreen: Yes
- Flower Color: Brown
- Bloomtime: Spring/Fall
- Height: 1-2 feet
- Width: 1-2 feet
- Exposure: Sun or Shade
- Irrigation ([H2O Info](#)): Medium Water Needs
- Winter Hardiness: <15° F



Weather Station

Juncus patens (California Gray Rush) - It is one of the more versatile rushes in that it has adapted to our dry summers and wet winters. It can be used in different garden situations - from a dry garden in shade to 4" deep in a pond. Forming a dense clump and flowering in Feb-Oct. it grows to a height of 18". Our thanks to the Santa Barbara Botanic Garden for this plant. This description is based on our research of Juncus patens and our observations of this plant growing in the nursery, in our own garden and in other gardens. We would appreciate getting feedback from anyone who has any additional information about this plant, particularly if they disagree with what we have written.

[\[MORE INFO\]](#)



Golden Sword Yucca

Yucca filamentosa 'Golden Sword'



Boldly striped sword-like leaves topped by tall spikes of fragrant, ivory white blooms. Forms dramatic clumps with age. Use to create contrasting textures as a garden accent or container plant.

Care Information

Follow a regular watering schedule during the first growing season to establish a deep, extensive root system. Watering can be reduced after establishment. Feed with a general purpose fertilizer before new growth begins in spring.

Botanical Pronunciation:	YUK-a fil-a-men-TOH-sa
Key feature:	Deer Resistant
Plant type:	Cactus/Succulent
Garden style:	Tropical
Deciduous/evergreen:	Evergreen
Cold hardiness zones:	4 - 9
Light needs:	Full sun
Water Needs:	Once established, needs only occasional watering.
Average landscape size:	Forms clumps to 3 to 4 ft. tall, to 5 ft. wide, flower spikes 4 to 6 ft. tall.
Growth rate:	Moderate
Flower attribute:	Fragrant
Special features:	Attracts Birds, Deer Resistant, North American Native, Waterwise
Landscape uses:	Border, Container, Firescaping/Fire Wise, Poolside, Seacoast Exposure
Flower color:	White
Blooms:	Spring
Foliage color:	Variegated
Item no.:	7723

This page located at <http://www.monrovia.com/plant-catalog/plants/2247/golden-sword-yucca.php>

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Weather Station

Products > Plants - Browse Alphabetically > Calamagrostis x acutiflora 'Karl Foerster'

Calamagrostis x acutiflora 'Karl Foerster' - Feather Reed Grass



[2nd Image]

Habit and Cultural Information

Category: Grass
 Family: Poaceae (Gramineae) (Grasses)
 Origin: Garden Origin
 Evergreen: Yes
 Flower Color: Purple
 Bloomtime: Summer
 Synonyms: [Calamagrostis x acutiflora 'Stricta']
 Parentage: (C. epigejos x C. arundinacea)
 Height: 2-3 feet
 Width: 2-3 feet
 Exposure: Cool Sun/Light Shade
 Irrigation ([H2O Info](#)): Medium Water Needs
 Winter Hardiness: <15° F

Calamagrostis x acutiflora 'Karl Foerster' (Feather Reed Grass) - An evergreen grass in mild climates, this grass is distinguished by its feathery loose purple tinged flowers on stalks to 6 feet tall in summer that age to a buff color by late summer. Flowers move gracefully in the wind. Foliage mounds are usually around 3 feet tall and 3 feet wide. Plant in full sun to light shade and give regular irrigation. Cut back in late winter to maintain clean fresh foliage. It can be used as a specimen plant or in borders. Calamagrostis x acutiflora cultivars are the result of crossing Calamagrostis epigejos with Calamagrostis arundinacea. Flowers are good for fresh or dry arrangements. Perennial Plant of the Year 2001. This description is based on our research of Calamagrostis 'Karl Foerster' and our observations of this plant growing in the nursery, in our own garden and in other gardens. We would appreciate getting feedback from anyone who has any additional information about this plant, particularly if they disagree with what we have written.

[[MORE INFO](#)]

Carex obnupta

From Wikipedia, the free encyclopedia

Carex obnupta is a species of sedge known by the common name **slough sedge**. It is native to western North America from British Columbia to California where it grows abundantly in wet, often saline habitat such as wetlands. The plant produces upright, angled stems approaching 1.2 meters in maximum height, growing in beds or colonies from rhizome networks. The inflorescence is a cluster of flower spikes accompanied by a long leaflike bract. The pistillate spikes and sometimes the staminate spikes dangle on peduncles. The fruit is coated by a hard, tough, shiny perigynium which is generally dark in color.

References

- C.Michael Hogan ed. 2010. *Carex obnupta*. Encyclopedia of Life (<http://www.eol.org/pages/1123796>)
- Jepson Manual Treatment (http://ucjeps.berkeley.edu/cgi-bin/get_JM_treatment.pl?7928,7931,8032)

External links

- USDA Plants Profile (<http://plants.usda.gov/java/profile?symbol=CAOB3>)
- Flora of North America (http://www.efloras.org/florataxon.aspx?flora_id=1&taxon_id=242357366)

Carex obnupta



Scientific classification

Kingdom:	Plantae
(unranked):	Angiosperms
(unranked):	Monocots
(unranked):	Commelinids
Order:	Poales
Family:	Cyperaceae
Genus:	<i>Carex</i>
Species:	<i>C. obnupta</i>

Binomial name

Carex obnupta

L.H.Bailey

Synonyms

Carex magnifica



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Rosa Pink Meidiland®

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**Rose, Pink Meidiland
Synonym: 'Meipoque'**

Single clear pink blooms with white centers, spring to frost. Orange-red hips. Medium green, slightly glossy foliage. We recommend pruning to shape in early spring. Meidiland cultivars are French hybrids that are disease resistant and require only periodic maintenance. They are all grown on their own roots. Useful for hedging and groundcover applications.



Photo by Gene Sasse, 2006
Courtesy of [Weeks Roses](#)

Additional Images:



- | | |
|---|---|
| <p>Typical 10-15 Yr. Height</p> <ul style="list-style-type: none"> • 4 Feet | <p>Hardiness Zone</p> <ul style="list-style-type: none"> • 5 |
| <p>Typical Mature Height</p> <ul style="list-style-type: none"> • 4 Feet | <p>Bloom Color</p> <ul style="list-style-type: none"> • Pink |
| <p>Appropriate Setting</p> <ul style="list-style-type: none"> • Border or Bed | <p>Flowering Season</p> <ul style="list-style-type: none"> • Summer • Early Fall |
| <p>Attributes</p> <ul style="list-style-type: none"> • Groundcover • Deciduous • Fragrant • Cut Flower | <p>Special Feature</p> <ul style="list-style-type: none"> • Fruit • Flowering |
| | <p>Sun Exposure</p> <ul style="list-style-type: none"> • Full Sun |

Patent No: PP05956

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Thuja occidentalis 'Smaragd'

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★★★★☆, See Comments

Tried and True Recommended by 5 Professionals

Common Name: American arborvitae
Type: Needled evergreen
Family: Cupressaceae
Zone: 2 to 7
Height: 12 to 14 feet
Spread: 3 to 4 feet
Bloom Time: Non-flowering
Bloom Color:
Bloom Description: Non-flowering
Sun: Full sun to part shade
Water: Medium
Maintenance: Low
Leaves: Evergreen
Other: Winter Interest
Tolerates: Clay Soil, Air Pollution, Black Walnuts
Uses: Hedge
Invasive: [Where is this species invasive in the US?](#)

Culture

Easily grown in average, medium, well-drained soil in full sun to part shade. Foliage density loosens up in too much shade. Tolerates wide range of soils. Likes humid weather with regular rains. In hot and dry weather, periodic, deep waterings are advisable, especially when shrubs are grown as foundation plants. Appreciates a good root zone mulch. Prune in early spring before onset of new growth.

Noteworthy Characteristics

This American arborvitae cultivar is a semi-dwarf, evergreen shrub with a compact, narrowly pyramidal habit. Glossy bright green, scale-like foliage in flat sprays. Urn-shaped cones to 1/2" long mature in autumn to reddish brown. Most often seen as a 7-15' (infrequently to 20') tall shrub with a spread of 3-4'. Cultivar is synonymous with and sometimes also called 'Emerald' or 'Emerald Green'.

Problems

No serious insect or disease problems. Bagworms and spider mites are occasional insect pests. Susceptible to damage in winter from ice and snow. Reportedly a non-burning cultivar which remains emerald green in winter.

Garden Uses

Good specimen or accent. Hedge, background plant or foundation plant.

Similar Plants





P.J.M. Rhododendron

Rhododendron x 'P.J.M.' (H-1)



Durable variety with small trusses of bright lavender-pink blooms contrasting with mahogany-brown winter foliage color. Stands up to heat as well as cold.

Care Information

Follow a regular watering schedule during the first growing season to establish a deep, extensive root system. Provide well drained soil, rich in organic matter. Feed with an acid fertilizer after bloom. Keep roots cool with a thick layer of mulch. Pruning time: spring after flowering.

Design Ideas

This rugged little fellow promises to perform even where the climate is on the warm side for most Rhododendron. An excellent foundation shrub that won't exceed five feet tall; a natural for covering up unsightly stemwalls, footings and utilities. Ideal as a natural barrier hedge in front yards. Good choice for fence lines. Also works well planted singly or in groups in larger planters. Adds life to otherwise dull evergreen plantings and thrives in the acid soils under high-canopied conifers.

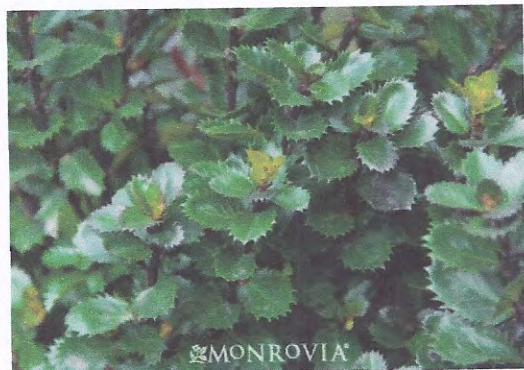
Botanical Pronunciation:	roh-doh-DEN-dron HIB-rid
Key feature:	Spring Flowering
Plant types:	Shrub, Rhododendron
Deciduous/evergreen:	Evergreen
Cold hardiness zones:	4 - 8
Light needs:	Partial sun
Sunset climate zones:	4 - 6, 15 - 17
Water Needs:	Needs regular watering - weekly, or more often in extreme heat.
Average landscape size:	Slow grower to 3 to 5 ft. tall, spreading wider.
Growth rate:	Slow
Flower attribute:	Showy Flowers
Special features:	Attracts Birds, Attracts Butterflies, Deer Resistant, Dwarf Plant, North American Native
Landscape uses:	Border, Container, Hedge, Woodland Garden
Flower color:	Pink
Blooms:	Early spring
Foliage color:	Green
Item no.:	0980

This page located at <http://www.monrovia.com/plant-catalog/plants/280/pjm-rhododendron.php>



Scallywag™ Holly

Ilex x meservae 'MonNieves' PP# 21941



An exciting discovery, this attractive sport of Little Rascal® Holly is a more upright grower, still having a dense, rounded form. Shiny dark green foliage takes on attractive purple-burgundy tone in fall and winter. A wonderful foundation shrub with improved disease resistance. This male holly will not produce berries; use as a pollinator. Evergreen.

Care Information

Follow a regular watering schedule during the first growing season to establish a deep, extensive root system. Feed with a general purpose fertilizer before new growth begins in spring. For a tidy, neat appearance, shear annually to shape.

Design Ideas

This beautiful little holly provides outstanding low growing bright green foliage to gardens. Size makes it a problem solver for small gardens needing a solid evergreen structural shrub. Excellent for neatening up the front of shrub borders and foundation planting. Use in irregular groups for naturalistic planting schemes or line up as an informal edging. Ideal for pots and troughs and raised planters.

History

The meservae hybrids were recently developed in New York during the 1960s. Breeders sought to increase cold hardiness and improve visual appeal by crossing various holly species, with

emphasis on those from norther Japan. The most well known parent is English holly, *Ilex aquifolium*, native from Europe to Asia. The Asian species includes Japanese *Ilex integra* and *I. crenata*. Genus *Ilex* contains over 300 species from around the world and on every continent. A sport of Monrovia's Little Rascal® Holly, Scallywag™ was discovered by a Monrovia craftsman, introduced in 2011 and awarded "Best Shrub" at the 2011 Farwest New Varieties Showcase.

Lore

Holly was named *Ilex* after a prickly leaf European oak, *Quercus ilex*. Holly and oaks were both sacred plants to the ancient Celts who honored holly for retaining its foliage through winter. It was believed that the spirits of vegetation were strongest in evergreen plants and therefore brought into homes for winter blessings from nature.

Key feature:	Easy Care Plant
Plant type:	Shrub
Garden styles:	Asian/Zen, Cottage, Rustic
Deciduous/evergreen:	Evergreen
Cold hardiness zones:	5 - 9
Light needs:	Full sun
Water Needs:	Needs regular watering - weekly, or more often in extreme heat.
Average landscape size:	Slow growing, reaching 4 ft. tall and 3 ft. wide.
Growth rate:	Slow
Growth habit:	Compact
Special features:	Deer Resistant, Easy Care, Improved Pest and Disease Resistance
Landscape uses:	Border, Hedge, Woodland Garden
Flower color:	White
Blooms:	Spring
Foliage color:	Dark Green
Item no.:	2109

This page located at <http://www.monrovia.com/plant-catalog/plants/3081/scallywag-holly.php>



Big Blue Lilyturf

Liriope muscari 'Big Blue'



Abundant blue flower spikes rise above the attractive, tufted arching, grasslike foliage followed by clusters of black berries. Superior edging, border or groundcover. Tolerates drier conditions when established. Evergreen.

Care Information

Follow a regular watering schedule during the first growing season to establish a deep, extensive root system. For a neat appearance, remove old foliage before new leaves emerge. Divide clumps every 2 to 3 years in early spring.

Botanical Pronunciation:	lir-EYE-oh-pee mus-KAR-ee
Key feature:	Summer Flowering
Plant types:	Groundcover, Perennial
Deciduous/evergreen:	Evergreen
Cold hardiness zones:	5 - 11
Light needs:	Partial sun
Sunset climate zones:	2 - 10, 14 - 24
Water Needs:	Needs regular watering - weekly, or more often in extreme heat.
Average landscape size:	Grows 12 to 15 in. tall and wide.
Growth rate:	Moderate
Special features:	Easy Care, Ornamental Berries, Waterwise
Landscape uses:	Firescaping/Fire Wise, Seacoast Exposure
Flower color:	Blue
Blooms:	Summer
Foliage color:	Green
Item no.:	0967

This page located at <http://www.monrovia.com/plant-catalog/plants/2468/big-blue-lilyturf.php>



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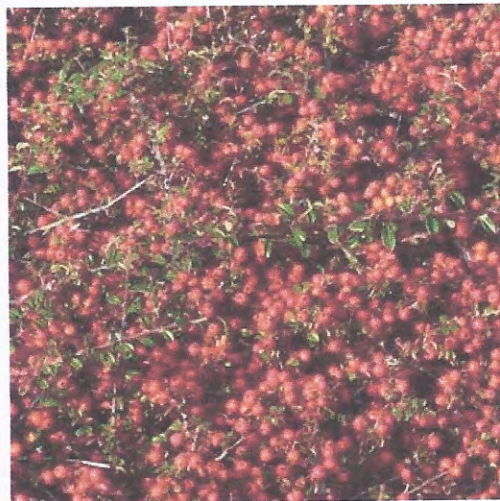
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Weather Station

Products > Plants - Browse Alphabetically > Cotoneaster dammeri 'Lowfast'

Cotoneaster dammeri 'Lowfast' - Bearberry Cotoneaster



[2nd Image]

Habit and Cultural Information

- Category: Shrub
- Family: Rosaceae (Roses)
- Origin: China (Asia)
- Evergreen: Yes
- Flower Color: White
- Bloomtime: Spring
- Height: 1 foot
- Width: 8-12 feet
- Exposure: Full Sun
- Drought Tolerant: Yes
- Deer Tolerant: Yes
- Irrigation [\(H2O Info\)](#): Low Water Needs
- Winter Hardiness: < 0 °F

Cotoneaster dammeri 'Lowfast' (Bearberry Cotoneaster) - This is an evergreen groundcover that grows only 1 foot tall and spreads to about 12 feet by trailing stems, which root as they touch the ground. White flowers in the spring are followed by bright red berries. Grows in full sun or part shade. Drought tolerant. It is hardy to -10 to -20 degrees F (USDA Zone 5). It is very similar in appearance to C. dammeri 'Coral Beauty', however this selection grows a little taller and spreads wider with redder berries. We have heard from some gardeners in the Pacific Northwest that claim that for them this plant gets over 3 feet tall but we have not observed this in southern California, in fact most plantings we see have been sheared young and are completely prostrate - no taller than 1 to 2 inches. This description is based on our research of Cotoneaster dammeri 'Lowfast' and our observations of this plant growing in the nursery, in our own garden and in other gardens. We would appreciate getting feedback from anyone who has any additional information about this plant, particularly if they disagree with what we have written.



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GO NATIVE



GO SUCCULENT

Weather Station

Products > Plants - Browse Alphabetically > Carex 'Ice Dance'

Carex 'Ice Dance' - Ice Dance Sedge



Habit and Cultural Information

- Category: Grass-like
- Family: Cyperaceae (Sedges)
- Origin: Japan (Asia)
- Evergreen: Yes
- Variegated Foliage: Yes
- Flower Color: NA
- Bloomtime: Not Significant
- Synonyms: [C. morrowii 'Ice Dance']
- Height: 1-2 feet
- Width: Spreading
- Exposure: Sun or Shade
- Irrigation ([H2O Info](#)): Medium Water Needs
- Winter Hardiness: < 0 °F

Carex 'Ice Dance' (Ice Dance Sedge) - This is a 12 to 15 inch mound forming sedge that slowly spreads by rhizomes. Its ½ wide dark green leaves are distinctly variegated with creamy-white margins. Plant in full sun (coastal) to part sun or shade and water regularly. A good edging plant or use as a groundcover or container plant. Hardy into USDA zone 4 where foliage can be damaged but rebounds. This plant was selected by horticulturist Barry Yinger during a collection trip to Japan and was introduced in the US by Hines Nursery in 1996. It has previously been marketed as Carex morrowii 'Ice Dance'. Carex morrowii is a clump forming plant with narrower leaves. This description is based on our research of Carex 'Ice Dance' and our observations of this plant growing in the nursery, in our own garden and in other gardens. We would appreciate getting feedback from anyone who has any additional information about this plant, particularly if they disagree with what we have written.

[[MORE INFO](#)]



Creeping Mahonia

Mahonia repens



Low, spreading form displays bright yellow flowers followed by blue-black fruit clusters. Suitable large scale groundcover, small shrub grouping. Will control erosion. Evergreen.

Care Information

Follow a regular watering schedule during the first growing season to establish a deep, extensive root system. As a groundcover, space plants 5 ft. apart, (closer for faster coverage). Control weeds with mulch until the plants cover the area. Pruning time: summer after flowering.

Design Ideas

Here is one of the best native groundcovers for gardens with lots of oak trees and deer. Dense prickly growth can be used as an edging material to ease the transition from paving to a shade garden. A natural drought-resistant component of wild and woodland gardens for weed control and around the edges of landscape boulders. Looks lovely spreading out in Asian-style gardens beneath shrubs that have lost their lower leaves.

Botanical Pronunciation:	ma-HOH-nee-a REE-penz
Key feature:	Erosion Control
Plant types:	Shrub, Groundcover
Deciduous/evergreen:	Evergreen
Cold hardiness zones:	5 - 8
Light needs:	Partial sun
Sunset climate zones:	2 - 9, 14 - 24
Water Needs:	Once established, needs only occasional watering.
Average landscape size:	Moderate grower to 18 to 24 in. tall, spreading to 3 to 4 ft.
Growth rate:	Moderate
Growth habit:	Spreading
Flower attribute:	Fragrant
Special features:	Deer Resistant, Improved Pest and Disease Resistance, North American Native, Ornamental Berries, Year-round Interest
Landscape uses:	Border, Container, Erosion Control, Woodland Garden
Flower color:	Yellow
Blooms:	Spring
Foliage color:	Green
Item no.:	6095

This page located at <http://www.monrovia.com/plant-catalog/plants/2479/creeping-mahonia.php>

Ron Tonkin GT Wilsonville Building Renovation

25300 SW Parkway Ave
Wilsonville, Or 97070

Manufacturers Corporate Identity Exterior Signage
Design Intent Documents



City of Wilsonville

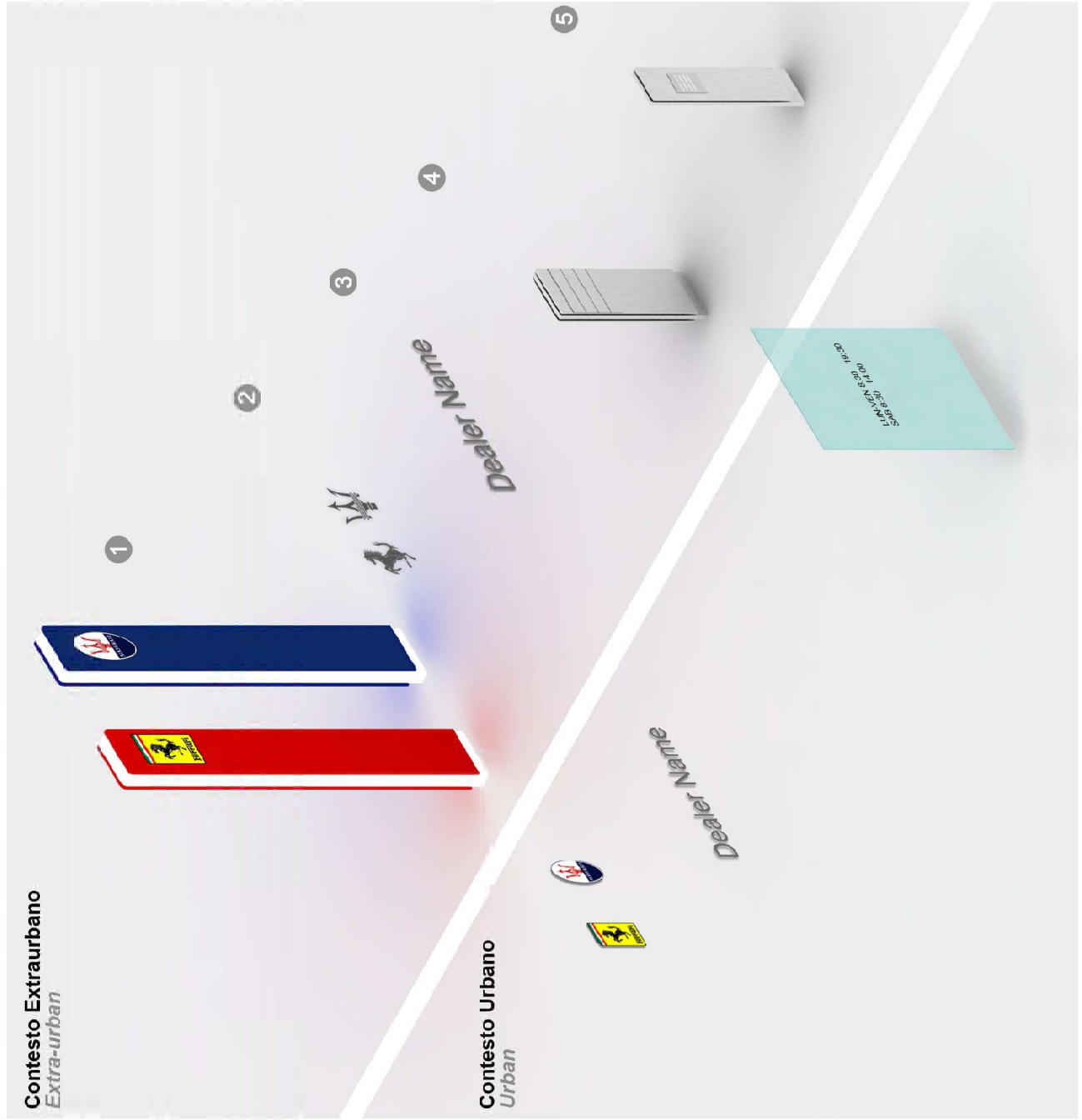
EXHIBIT B37 DB12-0060 et al

Insegne
Abacco degli elementi

- 1 - Totem
- 2 - Loghi
- 3 - Nome del Concessionario
- 4 - Segnaletica direzionale esterna
- 5 - Orari di apertura e chiusura

Signage
Schedule elements

- 1 - Totem Sign
- 2 - Logos
- 3 - Dealer Name
- 4 - External directional signage
- 5 - Opening hours



Insegne Totem

2.1.3

I totem per esterno devono essere installati secondo progetto e dove i regolamenti comunali lo consentono.

Sono realizzati in due diverse dimensioni: 4,5 m (A) e 6 m (B).

I totem FE e MA devono essere affiancati e posizionati in modo da garantire la massima visibilità.

Sono composti da un'anima in plexiglas retroilluminato racchiusa tra due lame di metallo colorato (Rosso Corsa e Blu Maserati).

Sono elementi bifacciali: da un lato sono intagliati i logotipi FE e MA, dall'altro i rispettivi Trademark.

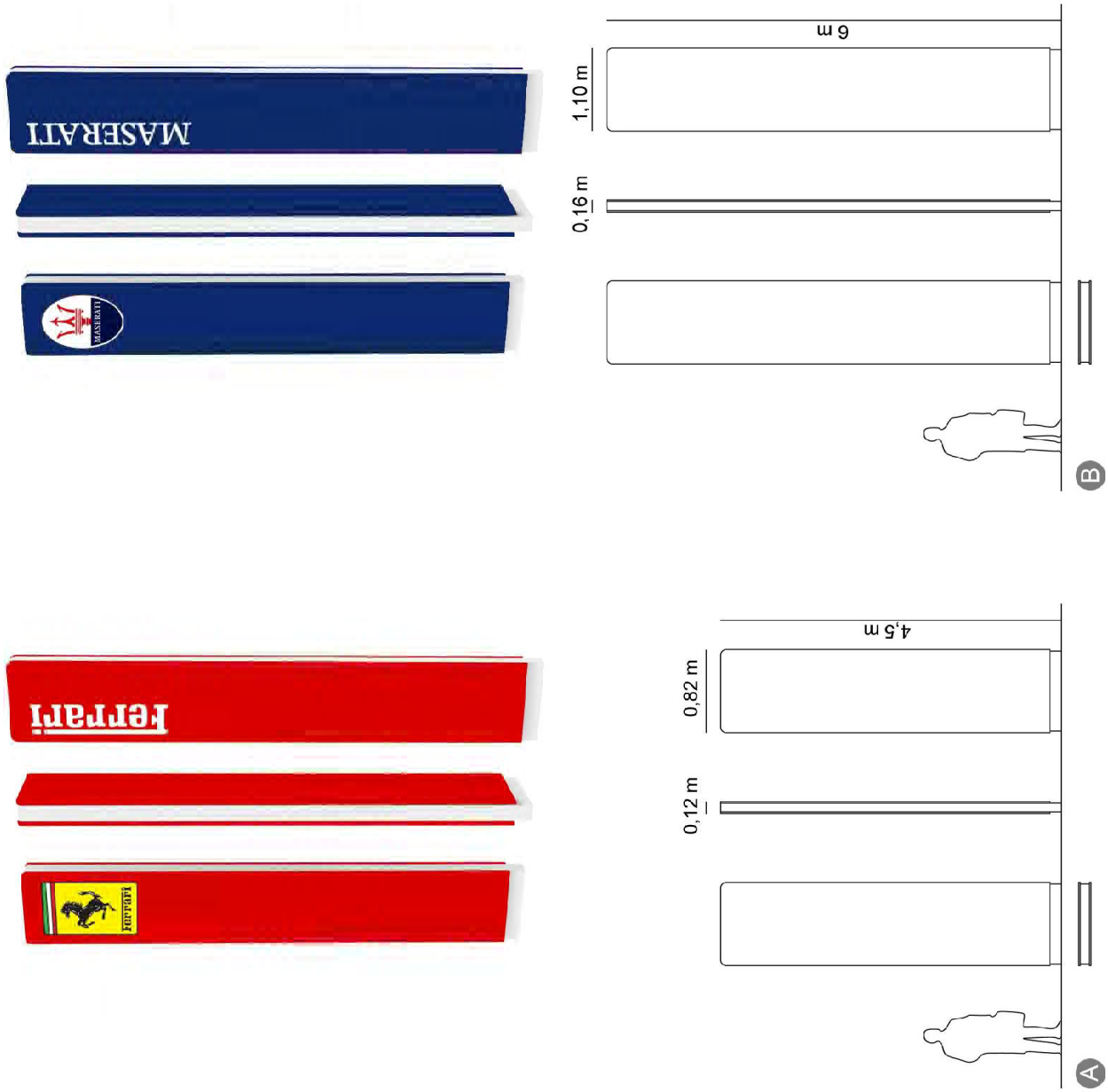
Signage Totem

The external totem signs must be installed as per project specifications and where planning permission is guaranteed.

There are two sizes available.

4.5m (A) and 6m (B). FE and MA totem signs must be placed close to each other and positioned to guarantee maximum visibility.

The signs have a core made of backlit plexiglas enclosed between two strips of colored metal ("Rosso Corsa" Red and Maserati Blue). They are dual branded; on one side the FE and MA logos are engraved, on the other one the respective trademarks.



Insegne

Loghi e Nome Concessionario

Nome del Concessionario:
lettere scatoiate luminose in acciaio inox effetto cromato.

Trademarks:
elementi scatoiatati luminosi con frontale in metacrilato. Il lato del bordo è in grigio antracite.

Cavallino e Tridente:
elementi cromati retroilluminati.

Signage

Logos and Dealer Name

Dealer name:
stainless steel light box with chrome finish with frontage in aluminum.

Trademark:
aluminium light box with methyl methacrylate face and charcoal grey edges.

Prancing horse and trident:
chromed backlit elements

Contesto urbano *Urban*

Tipologia 1 *Example 1*

30 cm
30 cm
5 cm
Dealer Name



45 cm



5 cm

Tipologia 2 *Example 2*

40 cm
40 cm
5 cm
Dealer Name



68 cm



5 cm

Contesto extraurbano *Extra-urban*

Tipologia 3 *Example 3*

60 cm
60 cm
5 cm
Dealer Name



80 cm

5 cm

GEOTECHNICAL INVESTIGATION

FOR THE

**PROPOSED RON TONKIN GT WILSONVILLE
5330 SW PARKWAY AVENUE
WILSONVILLE, OREGON**

PREPARED FOR

**RON TONKIN FAMILY OF DEALERSHIPS
122 NE 122ND AVENUE
PORTLAND, OR 97230**

PREPARED BY

**PROFESSIONAL SERVICE INDUSTRIES, INC.
6032 NORTH CUTTLER CIRCLE SUITE 480
PORTLAND, OREGON 97217**

PSI REPORT NO: 0704520-1

MAY 30, 2012

**TIMOTHY J. NORTH, PE
PROJECT ENGINEER**



**BRITTON W. GENTRY, PE, GE
DEPARTMENT MANAGER
GEOTECHNICAL SERVICES**



**City of Wilsonville
EXHIBIT B38 DB12-0060 et al**

May 30, 2012

Ron Tonkin Family of Dealerships
122 NE 122nd Avenue
Portland, OR 97230

Attention: Ms. Shana A. Redmond
(503) 408-4107
sredmond@tonkin.com

**SUBJECT: Geotechnical Investigation
Proposed Ron Tonkin GT Wilsonville
25330 SW Parkway Avenue
Wilsonville, Oregon
PSI Report No. 0704520-1**

Professional Service Industries, Inc. (PSI) is pleased to submit a report of our preliminary geotechnical investigation for the proposed Ron Tonkin GT Wilsonville at 25330 SW Parkway Avenue in Vancouver, Washington. This report summarizes the work accomplished and provides our preliminary recommendations for design and construction of the proposed project.

Based on the results of our field investigation, infiltration testing, and engineering analysis, the site is suitable for the construction of the proposed building additions from a geotechnical standpoint, provided the recommendations of this report are followed. The primary geotechnical considerations, with respect to the proposed construction, include proper site preparation, moisture sensitive near-surface soils, lateral pressures and surcharge loading for site retaining walls, and the presence of relatively impermeable soils across the site. Recommendations regarding the geotechnical aspects of project design and construction are presented in the attached report.

PSI appreciates the opportunity to contribute our services and looks forward to working with you during design and construction of this project. Please contact the undersigned directly if you have questions pertaining to this project.

Respectfully Submitted,

PROFESSIONAL SERVICE INDUSTRIES, INC.



Timothy J. North, PE
Project Engineer



Britton W. Gentry, PE, GE
Department Manager
Geotechnical Services

INTRODUCTION

This report presents the results of a preliminary geotechnical investigation completed by Professional Service Industries, Inc. (PSI) for the proposed Ron Tonkin GT Wilsonville dealership to be located at 25330 SW Parkway Avenue in Wilsonville, Oregon. The purpose of the investigation was to provide a subsurface characterization of the site and develop geotechnical recommendations to support the design and construction of foundations for the planned new construction. Our services were conducted in general accordance with our proposal dated March 26, 2012.

PROJECT DESCRIPTION

PSI understands that the Ron Tonkin Family of Dealerships is proposing to establish a new dealership at the project site. Specifically, we understand that the proposed new dealership will consist of building two additions and renovating the parking area at an existing building located at 25330 SW Parkway Avenue in Wilsonville, Oregon. The two additions will be 1,057 and 560 square feet and will be located at the southeast portion of the existing building and at the southwest corner, respectively. We understand the addition to the southwest corner will be surrounded by a staging area, which will be contained behind a retaining wall. From historical aerials, it appears that the western third of the building is a 15- to 20-year-old addition built on to the earlier constructed original building. Parking modifications will increase the current number of parking stalls and will potentially be composed of pervious pavement. Additionally, a canopy will be constructed off the southwest corner of the building over a portion of the parking. PSI estimates that the loading of the additions will be on the order of 50 kips and 3 kips/foot for columns and walls, respectively, and the flooring system is planned as a slab-on-grade with loading conditions of 100 pound per square foot or less.

SITE DESCRIPTION

General

The project site is located at 25330 SW Parkway Avenue in Wilsonville, Oregon. It is located on the west side of SW Parkway Avenue, approximately 300 feet north of SW Elligsen Road. The existing 2-story building occupies the northern portion of the site, having a footprint area of approximately 20,000 square feet. The existing parking and access way enters from the southeast of corner of the site and loops around the east side of the site, follows the south side of the existing building and exits the site to the west.

The site is surrounded by commercial developments in an area that appears to have been predominately agriculture land in the past. The undeveloped areas of the site are vegetated with grass and some deciduous trees.

Topography

A review of available topographic maps indicates the existing building is located at about 175 feet above mean sea level (MSL), while the remainder of the site slopes down to the southwest. The steepest slope at the site occurs at the southwest corner of the existing building, where a slope of approximately 3H:1V slopes to the southwest about 10 feet down to Parkway Avenue.

Geology

Based on a review of the available geologic literature, the site is mantled with undivided, nonmarine sediments. This unit is composed of unconsolidated gravel, sand, and silt of fluvial and lacustrine origin. The lacustrine material is underlain at shallow depths by a basalt rock flow. The project site is mapped in an area of low seismic hazard according to IMS-1.

Local Faulting and Seismic Design Values

Portland is subject to seismic events stemming from three possible sources: the Cascadia Subduction Zone (CSZ) at the interface between the Juan de Fuca plate and the North American plate, intraslab faults within the Juan de Fuca plate, and crustal faults in the North American plate. Maximum magnitude for a CSZ event is expected to be in the range of Moment Magnitude (MW) 8.5 to 9.0. Known and suspected crustal faults in the region have been characterized for the United States Geological Survey (USGS) and the Oregon Department of Geology.

The closest Quaternary local fault is the Canby-Molalla which is located approximately 3 miles to the east of the proposed project site.

The Canby-Molalla fault is a north-northwest-striking fault running northwest to southeast. The effective length of the fault is approximately 50 miles and the slip rate is less than 0.2 mm/year. The most recent prehistoric deformation took place in the latest Quaternary (Personius, 2002¹).

The contribution of potential earthquake-induced ground motion from known sources is included in the probabilistic ground motion maps developed by the USGS. Design data seismic site characterization and design recommendations based on USGS mapping and analysis are implemented in the 2009 International Building Code. From the results of our explorations and on an interpretation of the subsurface profile to a depth of 100 feet, it is our opinion that the site conforms to the characteristics of Site Class D. Based on the USGS Java Ground Motion Parameter Calculator, we calculated the seismic design parameters for an earthquake with 2 percent probability of exceedance in 50 years. Seismic design values for the project site are provided in Table 1 below.

Table 1: Seismic Design Parameters (USGS, 2012)

Location	Latitude	Longitude	2% in 50 Years		IBC-2009	F _a	F _v
	(North)	(West)	S _S	S ₁	Site Class		
Ron Tonkin GT Wilsonville	45.3367	122.7649	0.888	0.325	D	1.145	1.750

Notes: S_S = 0.2 sec Mapped Spectral Acceleration
 F_a = Short Period Seismic Design Factors
 S_{MS} = The maximum considered earthquake spectral response for short period = F_a S_S
 S_{M1} = The maximum considered earthquake spectral response for 1-second period = F_v S₁
 S_{DS} = Design spectral response acceleration for short period = 2/3 S_{MS}
 S_{D1} = Design spectral response acceleration for 1-second period = 2/3 S_{M1}

S₁ = 1.0 sec Mapped Spectral Acceleration
 F_v = Long Period Seismic Design Factors

SUBSURFACE CONDITIONS

General

At the existing ground surface, the site is underlain by silt and clayey sand to depths of approximately 18 to 20 feet bgs, which is in turn underlain by a dense layer of weathered basalt bedrock. In some places, up to 5 feet of fill has been placed for the site grading for the construction of the existing building.

Soils

For the purpose of discussion, the materials encountered in the explorations below the paving materials have been grouped into the following major units based on their physical characteristics and engineering properties. Listed as they were encountered from the ground surface downward, the units are:

1. **Surface Materials (Paving and Topsoil)**
2. **FILL (Sandy SILT and Silty SAND)**
3. **SILT**
4. **Clayey SAND (Weathered Basalt)**
5. **BASALT (Bedrock)**

1. Surface Materials. Topsoil was encountered in the top four inches of boring B-1. In borings B-2, I-1 and I-2, two to three inches of asphaltic concrete over about 3 to 6 inches of crushed rock fill were encountered at below the ground-surface.

2. FILL (Sandy SILT and Silty SAND). Below the approximately four-inch thick topsoil and root zone encountered at the ground surface at boring B-1, fill consisting of sandy silt and clayey silt was encountered to a depth of about 5 feet below ground surface (bgs). In the general the fill is brown and has low plasticity. This soil is generally soft to medium stiff with Standard Penetration

Test (SPT) N-values ranging of 4 blows per foot. The moisture content of the fill is approximately 26 percent.

3. SILT. Below the fill in boring B-1, native silt materials were encountered to a depth of about 7½ feet below ground surface (bgs). In the general the silt is brown and has low plasticity. This soil is generally medium stiff with Standard Penetration Test (SPT) N-values of 5 blows per foot. The moisture content of the silt is approximately 24 percent.

4. Clayey SAND. Underlying the fill at boring B-1 and the paving at borings B-2, I-1 and I-2 is a layer of clay sand that extended to depths of 18 to 19½ feet in Borings B-1 and B-2, and to the termination depth in borings I-1 and I-2. This likely origin of this material is weathering in place (colluvium) of the underlying basalt bedrock unit. The sand, in general, is loose to dense and contained some gravel. The SPT N-values for this unit range from 6 to 49 blows per foot. In boring B-2, the gravel content of the soil increased noticeably near the bottom of the boring. The moisture content for this soil unit ranges from 20 to 53 percent.

5. BASALT. Underlying the clayey sand unit in Borings B-1 and B-2 18 and 19½ feet is a layer of weathered basalt that extended to the termination depth of the borings. In general, the basalt is gray-green and hard, with SPT N-values greater than 100 blows per foot. The moisture content of the basalt ranges from 6 to 24 percent.

Drainage Conditions

PSI performed infiltration tests in Borings I-1 and I-2 at the time of the exploration in order to determine an infiltration rate of the underlying soils. The tests were both performed at a depth of about 4 feet bgs. The infiltration test locations were saturated for 24 hours prior to the commencement of the test. The infiltration tests were performed beginning with a head of 2 feet. The tests were monitored over a time period of approximately 60 hours. Where the head was six to twelve inches during the test, the average infiltration rate for I-1 and I-2 were 0.10 inches/hour and 0.07 inches/hour, respectively. Where the head was less than six inches during the test, I-1 and I-2 experienced infiltration rates of 0.10 inches/hour and 0.09 inches/hour, respectively. These rates apply only as the average of the applied head at the time of the test. It is anticipated that given smaller head in the test, the infiltration rates could be substantially lower. Based on this information and the relatively uniform soil profile observed across the site, we recommend a design infiltration rate of 0 inches per hour for the entire site.

Groundwater

Groundwater was not encountered in any of the borings at the time of the investigation. Generally, the highest groundwater levels occur in late winter and early spring; the lowest levels occur in late summer and early fall. Water may be encountered during construction at depths not indicated during this study. Our experience with nearby projects, hydrogeologic data and available well logs indicate the static groundwater level at the site occurs at depths greater than 100 feet below the

ground surface. We recommend that the contractor determine the actual groundwater levels at the time of construction to determine potential groundwater impact on the construction procedures.

CONCLUSIONS AND RECOMMENDATIONS

General

The following geotechnical recommendations have been developed based on the subsurface conditions encountered in the borings and PSI's understanding of the proposed construction for the proposed development. The subsurface explorations indicate that the site is mantled with medium stiff to very stiff fine-grained silty materials which are underlain with weathered basalt bedrock at a depth of approximately 18 to 20 feet bgs. At the location of the southwest additions, medium stiff silt fill overlies the native silty materials to a depth of up to 5 feet. Groundwater was not encountered at the time of our investigation, and is expected be located over 100 feet below the existing ground surface.

In PSI's opinion, based on an evaluation of soils obtained from the borings, the site is suitable for the proposed building provided the geotechnical engineering recommendations in this report are followed. The primary geotechnical considerations, with respect to the proposed new construction, include proper site preparation, the presence of undocumented, moisture sensitive soils and the presence of relatively impermeable soils across the site.

Detailed recommendations for the design and construction of the proposed addition are provided in the following sections of this report.

Site Preparation

The planned construction area should be stripped of all organics, existing structures and any other unsuitable or deleterious material, if encountered. We anticipate that excavations to depths of 24 inches may be required within the proposed structure area to remove the organics and disturbed soils on site; however deeper or shallower excavations may be required locally, especially at the location of the large, older trees located in several locations. Excavations into the soil should be made with a smooth-lipped bucket to limit disturbance of the on-site silt soils.

Stripped material should be transported off site for disposal or stockpiled on site for landscaping purposes. A member of our geotechnical staff should be allowed to evaluate the exposed subgrade after stripping and site excavations have been completed to determine if there are areas of unsuitable soil. We anticipate any areas requiring soil removal will be replaced with imported granular fill or structural fill as discussed herein.

The near-surface site soils may be extremely moisture sensitive when exposed for construction. Generally, 18 to 24 inches of relatively clean, fragmental rock placed on a geotextile fabric is require to support heavy construction traffic and protect the subgrade. The thickness of the rock section may be decreased to 12 inches for light truck traffic. The use of a geotextile fabric, such as Geotex 315ST, or similar product, between the granular work pad materials and the underlying fine-grained subgrade soils serves as a separation filter to limit the movement of fines into the crushed rock. The use of a fabric tends to reduce maintenance of the gravel haul road section during

construction.

Excavations

The method of excavation and the design of the excavation support is the responsibility of the contractor and subject to applicable local, state, and federal safety regulations, including the current OSHA excavation and trench safety standards. The means, methods, and sequencing of construction operations and site safety are also the responsibility of the contractor. The information provided below is for use by the owner and engineer and should not be interpreted to mean that PSI is assuming responsibility for the contractor's actions or site safety.

If groundwater is encountered at the time of excavation, the soils encountered in our subsurface explorations should be classified as Type C soil according to the most recent OSHA regulations. If groundwater is not encountered or dewatering is accomplished in advance of excavation, the soils may be classified as Type B soil. In our opinion, excavations should be safely sloped or shored. The contractor should be aware that excavation and shoring should conform to the requirements specified in the applicable local, state, and federal safety regulations, such as OSHA Health and Safety Standards for Excavations, 29 CFR Part 1926, or successor regulations. We understand that such regulations are being strictly enforced, and if not followed, the contractor may be liable for substantial penalties.

Structural Fill

General. All fill within structural areas should be placed as compacted structural fill. All structural fill materials should be compacted to at least 95 percent of the maximum dry density, at a moisture content within about 3 percent of optimum, as determined by ASTM D 698. Coarse granular fill should be compacted until well keyed. No brush, roots, construction debris, or other deleterious material should be placed within the structural fills. The earthwork contractor's compactive effort should be evaluated by a PSI representative at the time of the site grading on the basis of field observations and compaction test results, and lift thicknesses should be adjusted accordingly to meet compaction requirements. Additional information regarding specific types of fill is provided below.

The on-site soils are sensitive to small changes in moisture content and may be difficult, if not impossible, to compact adequately due to the soft on-site soils and during wet weather or when their moisture content is in excess of the optimum moisture content. We recommend using imported granular material for structural fill when soil is excavated on site.

Granular Fill. Imported granular fill materials should consist of sand, gravel, or fragmental rock with maximum size on the order of four inches and with not more than about 5 percent passing the No. 200 sieve (washed analysis). Material satisfying these requirements can usually be placed during periods of wet weather. The first lift of granular fill placed over a fine-grained subgrade should be about 18 inches thick and subsequent lifts about 12 inches thick when using medium- to heavy-weight vibratory rollers. Granular structural fill should be limited to a maximum size of about 1½ inches when compacted with hand-operated equipment. We also recommend that lift thicknesses be limited to less than 8 inches when using hand-operated vibratory plate compactors.

Utility Trench Backfill. Utility trench backfill should consist of granular fill limited to a maximum size of about 1½ inches. The granular trench backfill should be compacted to at least 95 percent of the maximum dry density as determined by ASTM D 698 in the upper 4 feet of the trench and to at least 90 percent of this density below this depth. The used of hoe-mounted vibratory plate compactors is usually most efficient for compaction of trench backfill. Lift thicknesses should be evaluated on the basis of field density test; however, particular care should be taken when operating hoe-mounted compactors to prevent damage to the newly-placed conduits. Flooding or jetting to compact the trench backfill should not be permitted. Native materials can be used for trench backfill in unimproved areas where a soft trench and future settlement of backfill can be tolerated.

Site Retaining Walls

Design lateral earth pressures against a retaining wall or other embedded structure depend on the drainage condition provided behind the wall, the geometry of the backfill slope, and the type of construction, i.e., the ability of the wall to yield. We recommend that permanent drainage be provided behind retaining walls.

The two possible conditions regarding the ability of the wall to yield include the active and at-rest earth pressure cases. The active earth pressure case is applicable to a wall that is capable of yielding slightly away from the backfill by either sliding or rotating about its base. A conventional cantilevered retaining wall is an example of a wall that can develop the active earth pressure case by yielding. The at-rest earth pressure case is applicable to a wall that is considered to be relatively rigid and laterally supported at the top and bottom and therefore is unable to yield.

Assuming that the backfill area is horizontal and will be completely drained, yielding walls can be designed for an active earth pressure on the basis of a hydrostatic pressure distribution and an equivalent fluid unit weight of 30 pcf. Correspondingly, non-yielding walls can be designed for an at-rest earth pressure on the basis of a hydrostatic pressure distribution and an equivalent fluid unit weight of 45 pcf. Typical retaining wall pressures are shown on Figure 3. Typical drainage details are shown on Figure 4.

To account for the surcharge loading due to a uniformly distributed floor live load, an additional lateral pressure of half the floor live load should be added to the above-mentioned lateral earth pressures. To account for seismic loading, the earth pressures should be increased by at least 40%. The resultant of the additional seismic force can be assumed to act at a distance of 0.6H measured up from the base of the wall, where H equals the overall height of the wall. Additional lateral pressures due to other surcharge loadings in the backfill area can be estimated using the guidelines provided on Figure 5.

Drainage behind walls may be provided by weep holes through the wall or perforated drain pipe located at the base of the wall. It may be appropriate to use a filter fabric to prevent backfill material from passing through the weep holes or pipe perforations. Wall backfill should consist of clean structural fill material. Overcompaction of the backfill behind walls should be avoided. In this regard, we recommend compacting the backfill to about 93% of the maximum dry density (ASTM D 698). Heavy

compactors and large pieces of construction equipment should not operate within 5 ft of any embedded wall to avoid the buildup of excessive lateral pressures. Compaction close to the walls should be accomplished using hand-operated vibratory plate compactors.

Shallow Foundations

In our opinion, conventional spread footings founded on the underlying native silt or clayey sand material or structural fill placed in excavations located in the silt material will provide adequate support for the proposed structures. PSI should be allowed to observe footing subgrade prior to concrete placement. Localized over-excavation of unsuitable soil may be required. We offer the following comments and recommendations for purposes of footing design and construction.

Footings should not be cast on loose, soft, or frozen soil; slough; debris; or surfaces covered by standing water. Should unsuitable soil be encountered during footing excavations, those soils should be removed and replaced with granular structural fill.

Conventional spread footings supported by the native silt or clayey sand soils, or structural fill placed in excavations to the native soils, should be proportioned for an allowable bearing pressure of 2,500 psf. In the event that a higher allowable bearing pressure is required for the structural design, PSI should be contacted for additional recommendations. The bottom of the footings should be at least 18 inches below the lowest adjacent final grade to prevent frost heave. Overexcavation and placement of structural fill should be performed according to the detail provided in Figure 6.

The recommended allowable bearing pressure applies to the total of dead plus long-term live loads. The allowable bearing pressure may be increased by a factor of 1/3 for short-term loads, such as those resulting from wind or seismic forces.

Although the silt unit is compressible, estimates of static settlement under the allowable bearing capacity are on the order of less than one inch total for the designated bearing pressure. Static differential settlement should generally be less than one half of total static settlement.

Lateral Resistance for Footings

Horizontal forces can be resisted partially or completely by frictional forces developed between the base of the foundation and the underlying granular material. The total shearing resistance between the foundation footprint and the soil should be taken as the normal force, i.e., the sum of all vertical forces (dead load plus real live load) times the coefficient of friction between the soil and the base of the foundation. We recommend assuming an allowable coefficient of friction value of 0.25 for design. If additional lateral resistance is required, passive earth pressures against embedded footings can be computed using a pressure based on an equivalent fluid with a unit weight of 100 pcf. This value assumes that backfill around the foundation be placed as granular structural fill or the footings were cast in neat-formed excavations in the silt soils and the surface of the area in front of the footings will be horizontal in either case. The upper one foot of the soil may be ignored when determining horizontal earth pressures.

Slab-on-grade Floors

Satisfactory subgrade support for lightly loaded building floor slabs can be obtained on engineered structural fill. An eight-inch-thick layer of imported, free draining, angular crushed rock should be placed and compacted over the prepared subgrade to assist as a capillary break. A subgrade modulus of 150 pounds per cubic inch may be used to design the floor slab.

Imported, free draining, angular crushed rock should be crushed rock that is fairly well-graded between coarse and fine, contain no deleterious materials, have a maximum particle size of 1½ inches and have less than five percent by weight passing the U.S. Standard No. 200 Sieve. The imported granular material should be placed in one lift and compacted to not less than 95 percent of the maximum dry density as determined by ASTM D698.

Vapor retarding membranes are often required by flooring manufacturers to protect flooring and flooring adhesives. Many flooring manufacturers will warrant their product only if a vapor retarder is installed according to their recommendations. However, vapor retarders can trap and hold excess moisture when installed in rainy weather. Selection and design of an appropriate vapor retarder, if needed, should be based on discussions among members of the design team.

Drainage

We recommend footing drains be placed around the exterior of the building foundation to reduce the potential for lateral migration of moisture into the building envelope. We recommend that all roof drains be connected to a tightline leading to storm drain facilities. Pavement surfaces and open space areas should be sloped such that surface water runoff is collected and routed to suitable discharge points. We also recommend that ground surfaces adjacent to buildings be sloped to facilitate positive drainage away from the buildings.

Pavement

In lieu of project-specific traffic estimates, the following pavement design recommendations are based on our experience with similar facilities and subgrade conditions.

For automobile parking areas, we recommend a pavement section consisting of 3 inches of asphaltic concrete (AC) over 8 inches of crushed rock base (CRB) or 5 inches of Portland Cement concrete (PCC) over 5 inches of crushed rock base (CRB). For truck traffic areas, the pavement section should consist of 4 inches of AC over 12 inches of CRB or 6 inches of PCC over 8 inches of CRB. These recommended pavement sections are based on the assumption that the subgrade consists of firm structural fill and that the pavement will be constructed during the dry summer months. Proofrolling should be used to evaluate pavement subgrade. Any soft areas disclosed by proofrolling will likely need to be reworked. Some contingency should be provided for the repair of any soft areas. If pavement construction is scheduled for the wet season, it will be necessary to increase the above-recommended base course sections.

Permanent, properly installed drainage is also an essential aspect of pavement design and construction. All paved areas should have positive drainage to prevent ponding of surface water and saturation of the base course. This is particularly important in cut sections or at low points

within the paved areas, such as in sunken loading dock areas or around stormwater catch basins. Effective means to prevent saturation of the base course including installing subdrain systems below sunken loading docks and weep holes in the sidewalls to catch basins.

DESIGN REVIEW AND CONSTRUCTION SERVICES

We welcome the opportunity to review and discuss construction plans and specifications for this project as they are being developed. In addition, PSI should be retained to review all geotechnical-related portions of the plans and specifications to evaluate whether they are in conformance with the recommendations provided in our report. Additionally, to observe compliance with the intent of our recommendations, design concepts, and the plans and specifications, we are of the opinion that all construction operations dealing with earthwork should be observed by PSI representative. Our construction phase services will allow for timely design changes if site conditions are encountered that are different from those described in this report. If we don not have the opportunity to confirm our interpretations, assumptions, and analyses during construction, we cannot be responsible for the application of our recommendations to subsurface conditions that are different from those described in this report.

LIMITATIONS

This report has been prepared to aid in the design of this project. The scope is limited to the specific project and location described herein, and our description of the project represents our understanding of the significant aspects of the project relevant to the design and construction of utilities and embedded structures. In the event that any changes to the design loadings be made, PSI should be given the opportunity to review the changes and to modify or reaffirm the conclusions and recommendations of this report in writing.

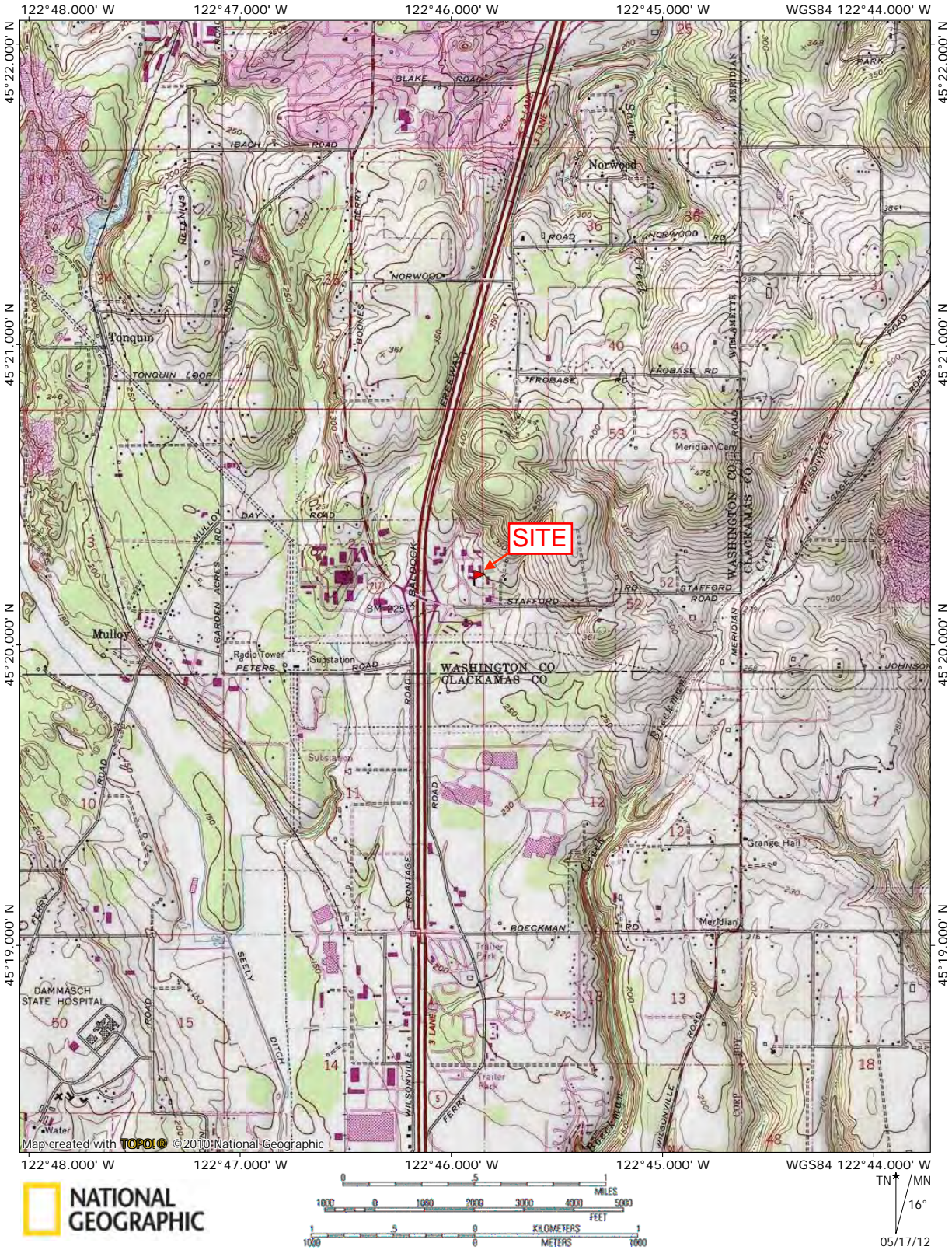
The conclusions and recommendations submitted in this report are based on the data obtained from the field explorations made at the locations indicated on the Site Plan, Figure 2, and the other information provided by the Ron Tonkin Family of Dealerships. In the performance of subsurface investigations, specific information is obtained at specific locations at specific times. However, it is acknowledged that variations in soil conditions may exist between exploration locations. This report does not reflect any variations which may occur between these locations. The nature and extent of variation may not become evident until construction. If, during construction, subsurface conditions different from those encountered in the explorations are observed or encountered, we should be advised at once so that we can observe and review these conditions and reconsider our recommendations where necessary.

REFERENCES

- Mabey, M.A., & Others 1997, *Relative Earthquake Hazard Map of the Portland Metro Region, Clackamas, Multnomah and Washington Counties, Oregon*: Oregon Department of Geology and Mineral Industries Interpretive Map Series IMS-1.
- Personius, S.F., compiler, 2002, Fault number 716, Canby-Molalla fault, in Quaternary fault and fold database of the United States: U.S. Geological Survey website, <http://earthquakes.usgs.gov/regional/qfaults>, accessed 05/29/2012 06:01 PM.
- Schlicker, H.G., Deacon, R.J. 1967, *Engineering Geology of the Tualatin Valley Region, Oregon*: Oregon Department of Geology and Mineral Industries Bulletin B-60.

FIGURES

TOPO! map printed on 05/17/12 from "TOPO Portland.tpo"



psi Information
To Build On
Engineering • Consulting • Testing

PSI, INC.
6032 N. CUTTER CIRCLE, SUITE 480
PORTLAND, OREGON 97217
(503) 289-1778

DATE:
MAY,
2012

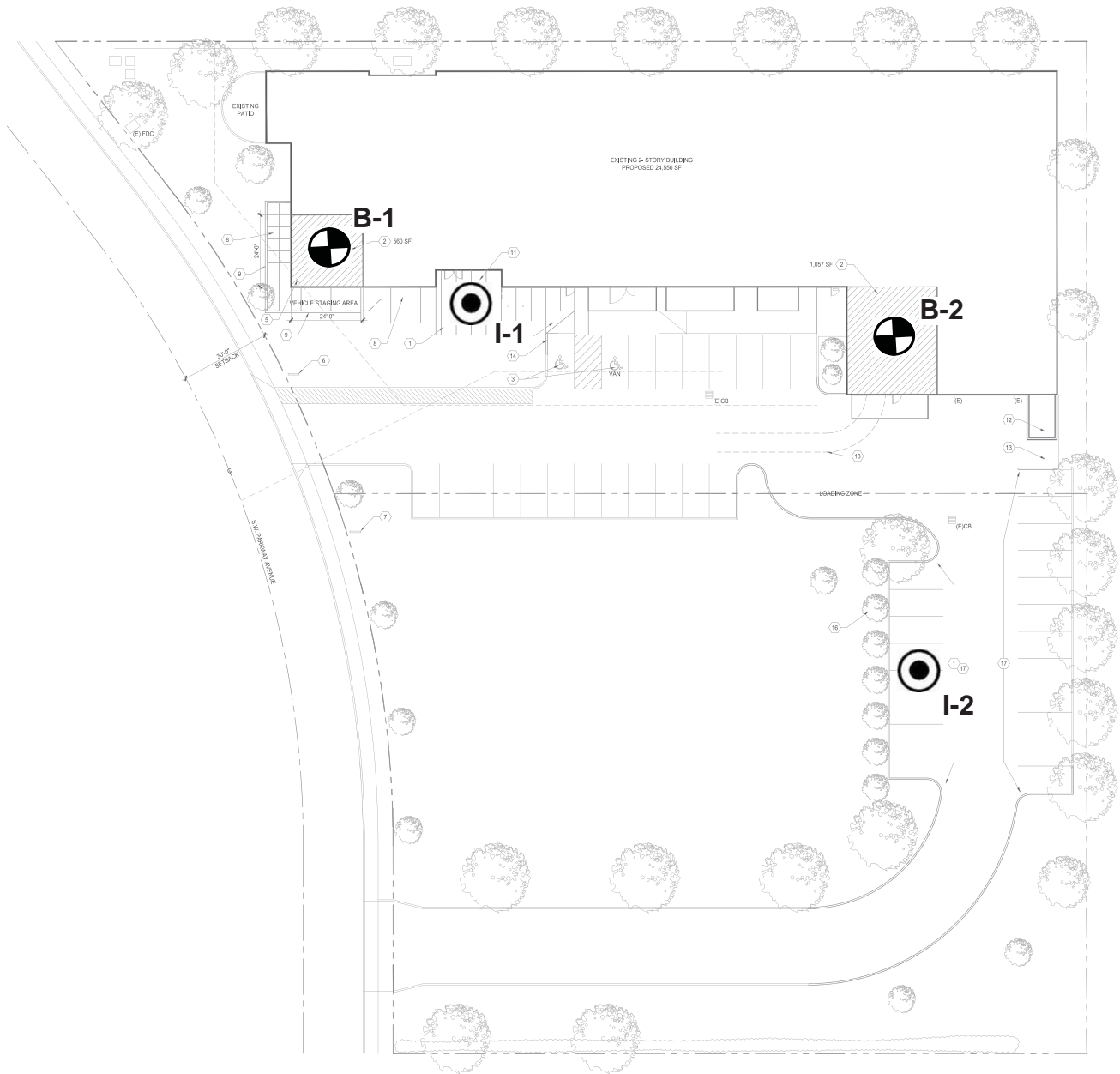
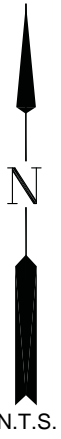
DRAWN BY:
TJN

RON TONKIN GT WILSONVILLE
25330 SW PARKWAY AVENUE
WILSONVILLE, OREGON

SITE VICINITY MAP

PSI PROJECT NUMBER
07044520


FIGURE 1



SOURCE: "SHEET A101 - SITE PLAN" BY LRS ARCHITECTS, DATED MARCH 1, 2012

LEGEND

-  APPROXIMATE BORING LOCATION
-  APPROXIMATE INFILTRATION TEST LOCATION
- B-1**
- I-2**

	<p>DATE: MAY, 2012</p>	<p>PROPOSED RON TONKIN GT 25330 SW PARKWAY AVENUE WILSONVILLE, OREGON</p>	<p>PSI PROJECT NUMBER 0704520</p>
<p>PSI, INC. 6032 N. CUTTER CIRCLE, SUITE 480 PORTLAND, OREGON 97217 (503) 289-1778</p>	<p>DRAWN BY: TJN</p>	<p>SITE INVESTIGATION PLAN</p>	<p>FIGURE 2</p>

MEMORANDUM



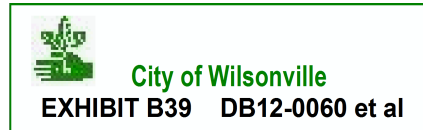
Shaping the Future

5415 SW Westgate Drive
Suite 100
Portland, Oregon 97221
USA

Phone (503) 419-2500
Fax (503) 419-2600

www.cardnowrg.com

To: City of Wilsonville
From: Jeff Shoemaker, PE
Project Manager
Date: September 18, 2012
Project: GT Wilsonville
CardnoWRG#: 21299750
Re: Stormwater Memorandum



GT Wilsonville

This memorandum will discuss the proposed building and site improvements to Grand Turismo in Wilsonville. The project will redevelop 0.660 acres of the existing site. The overall site consists of 2.022 acres.

Wilsonville Code Requirements

The current stormwater code for Wilsonville requires stormwater quality and quantity if more than 5,000 square feet of impervious area added. Per City Code, stormwater quality is to be met using low impact development (LID) options, unless demonstrated why LID options cannot be used, and stormwater quantity must be detained to open meadow/savannah conditions. However, the installation of pervious pavement (asphalt/concrete/pavers) does not count toward the 5,000 square foot impervious area added allowance for site redevelopment.

GT Wilsonville Existing Conditions

The current land is a vacant dealership consisting of approximately 50% impervious area and 50% pervious area. The site currently disposes 50% of its stormwater into Wilsonville’s public storm system through catch basins, roof drains, or sheet flows that feed into an existing public catch basin. The remaining 50% of stormwater is infiltrated into landscape or during bigger events drains onto the public sidewalk and street before being caught in a public catch basin.

GT Wilsonville Proposed Design

The proposed design will disturb 28,734 square feet onsite. Of this area, 3,992 square feet will be new impervious pavement area. The design will also utilize 22,077 square feet of pervious asphalt to upgrade some of the deteriorating or failing asphalt in the parking lot and drive aisles. Also 2,206 square feet of pervious pavers will be added to the front of the building for a car display area. While the disturbed area is well over 5,000 square feet of area, only 4,150 square feet of impervious is added to the site. Therefore, the site improvements will not trigger stormwater quality and quantity.

With all of the improvements to the site, the proposed design will still greatly exceed the existing conditions onsite. As shown on the impervious and pervious exhibit attached, the existing site shed 50% of stormwater into the public right of way and public storm system. The current design will capture and contain around 23% of stormwater into pervious asphalt and pavers, 44% of the stormwater will infiltrate into landscape areas and only 32% will outfall into the public system.

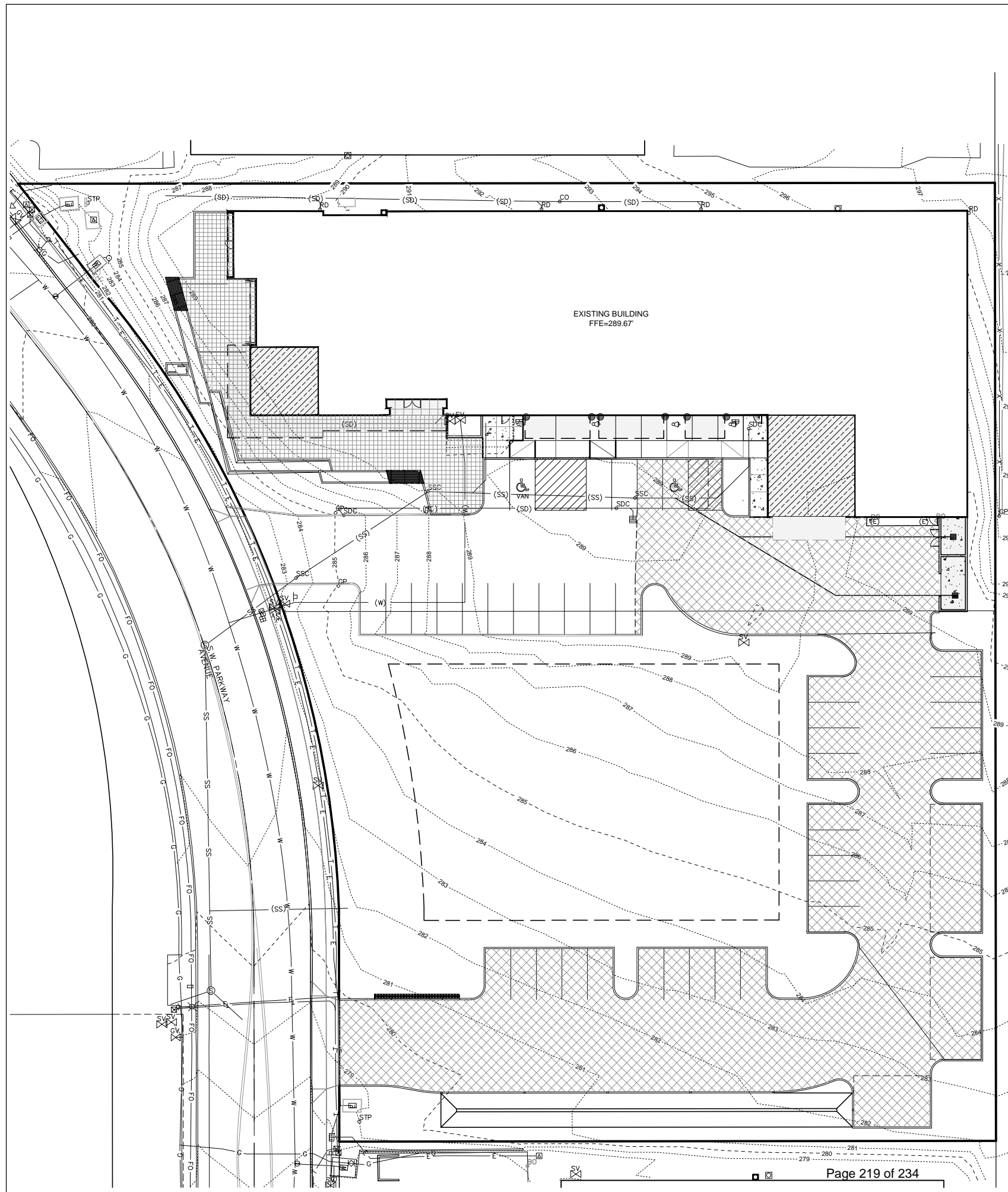
In the event the pervious asphalt fails and does not infiltrate stormwater, a stormwater swale is proposed on the south side (low side) of the site. In this scenario the stormwater would sheet flow down the parking lot and enter the swale through the curb cuts instead of flowing into the street. The swale will contain a ditch inlet that will outfall through a weep hole into the public street if the



swale cannot infiltrate all of the stormwater. This swale will only be used if the pervious asphalt fails, and the ditch inlet and weep hole will only be utilized if the swale cannot infiltrate the whole stormwater event.

Summary

The proposed site improvements onsite will not trigger stormwater quality or quantity because the site will have less than 5,000 square feet of impervious area added. However, the site improvements will benefit the public storm system by reducing the current pervious area shed into the public storm system by 15,850 square feet. Also the total pervious area onsite will be 64.6% instead of the existing 49.8%.

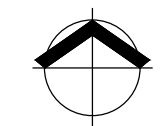


LEGEND

- PROPOSED SIDEWALK
- PROPOSED BUILDING/CANOPY AREA
- PROPOSED PERVIOUS AREA

SITE IMPERVIOUS AREA CHART

TOTAL SITE AREA	88,072 SF
EXISTING	
TOTAL IMPERVIOUS AREA	44,254 SF (50.2%)
TOTAL PERVIOUS AREA	43,818 SF (49.8%)
PROPOSED	
NEW IMPERVIOUS AREA ADDED	3,992 SF
OLD IMPERVIOUS MAINTAINED	27,225 SF
TOTAL IMPERVIOUS AREA	31,217 SF (35.4%)
NEW PERVIOUS PAVEMENT	22,077 SF
OLD PERVIOUS SURFACE	34,778 SF
TOTAL PERVIOUS AREA	56,855 SF (64.6%)



NOT TO SCALE

IMPERVIOUS AND PERVIOUS EXHIBIT

GT WILSONVILLE

RON TONKIN GT PROPERTY LLC
WILSONVILLE, OR

DATE	DESCRIPTION

FOR INFORMATION ONLY

DATE	09/18/12
DRAWN	KDD
DESIGNED	RHH
CHECKED	JRS
PROJECT #	21299730

SHEET TITLE
IMPERVIOUS EXHIBIT
SHEET NUMBER

EX1.0

Cardno WRG
PORTLAND
5415 SW WESTGATE DR. STE 100, PORTLAND, OR 97221
TEL: (503) 419-2500 FAX: (503) 419-2600
www.cardnowrg.com
PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS



September 14, 2012

Ben Riemer
LRS Architects
720 NW Davis St.
Suite 300
Portland, Oregon 97209

Re: Tonkin auto Dealership in Wilsonville



City of Wilsonville
EXHIBIT B40 DB12-0060 et al

Dear Ben;

Thank you, for sending us the site plans for this commercial development in Wilsonville.

My Company: Allied Waste 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 site as you have designed it. I appreciate the straight in approach with minimal backing required. Please make sure the enclosure gates open more than 90 degrees and can be locked in the open position.

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

Sincerely,

A handwritten signature in blue ink that reads 'Frank J. Lonergan'.

Frank J. Lonergan
Operations Manager
Allied Waste Services



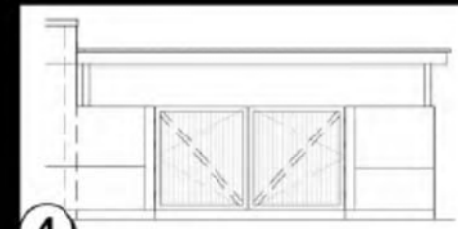
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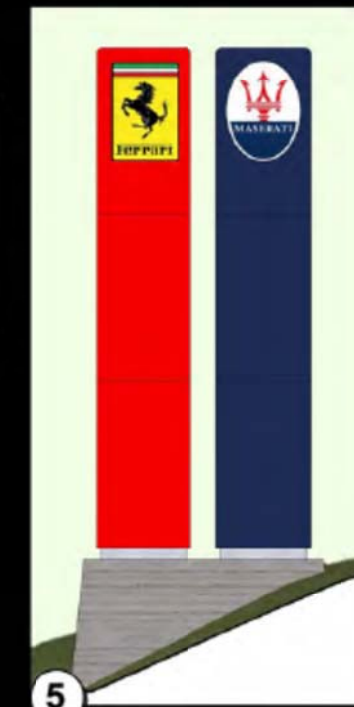
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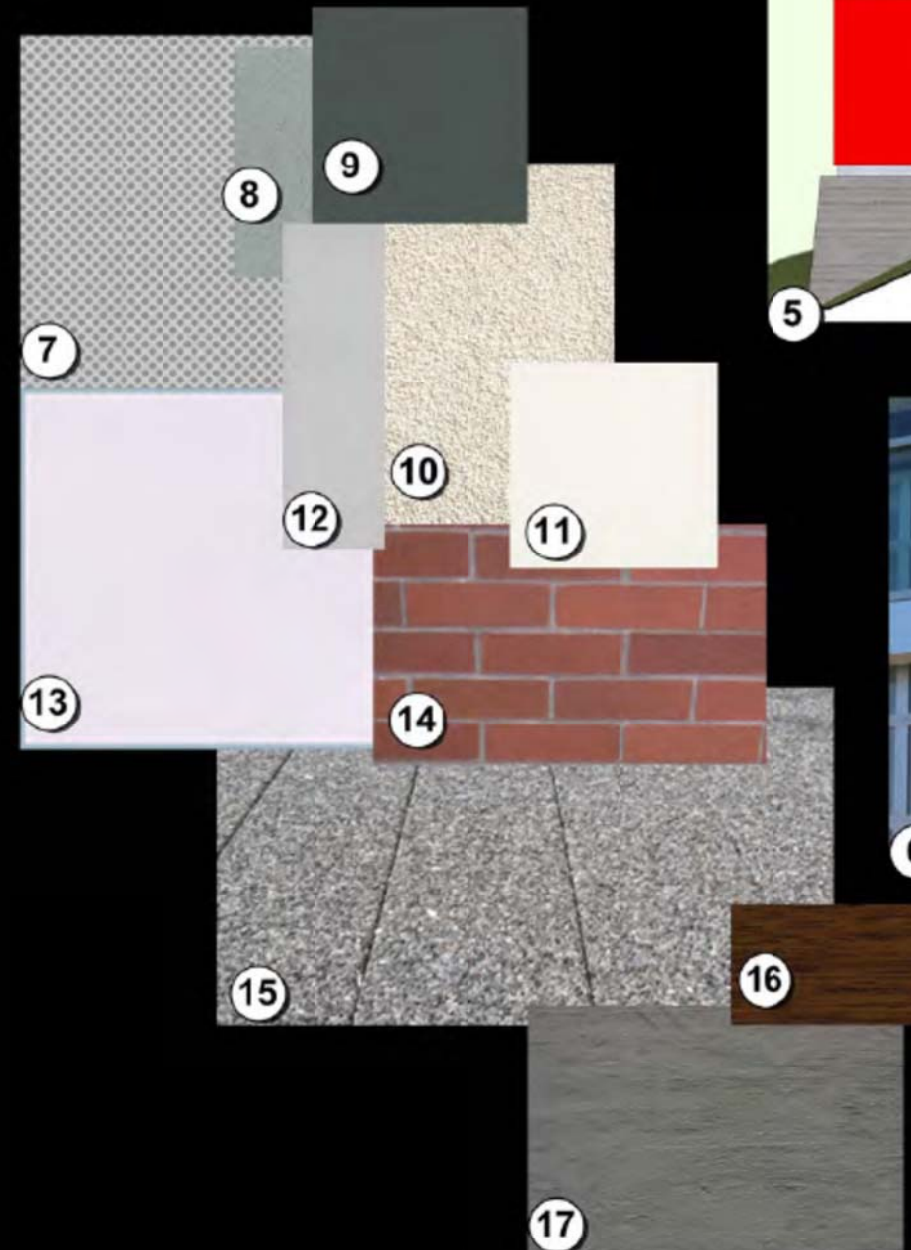
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4



5



MATERIAL FINISH LEGEND

1. Showroom addition rendering
2. South elevation aerial rendering
3. South elevation
4. Waste and recycling enclosure elevation
5. Freestanding totem pylon signs w/ branded metal panels & logos
6. Aluminum storefront system with sectional overhead doors
7. Fritted canopy glass
8. Kynar paint finish for canopy steel
9. ACM panel
10. Plaster cement finish
11. Exterior paint color for existing concrete and CMU walls
12. Anodized aluminum storefront
13. Insulated storefront glass
14. Existing brick
15. Pervious plaza pavers
16. Hardwood plaza bench
17. Concrete planter finish



City of Wilsonville
EXHIBIT B41 DB12-0060 et al



Wheeler, Mike

From: Adams, Steve
Sent: Thursday, January 24, 2013 1:32 PM
To: Wheeler, Mike
Cc: Edmonds, Blaise; Kraushaar, Nancy
Subject: Tonkin Gran Turismo (DB12-0060).doc
Attachments: Tonkin Gran Turismo (DB12-0060).doc

Follow Up Flag: Follow up
Flag Status: Completed

Mike,

Engineering conditions of approval are attached.

Thanks, Steve

Steve R. Adams, P.E.
Deputy City Engineer
City of Wilsonville
29799 SW Town Center Loop E
Wilsonville, OR 97070

ph: 503-682-4960
email: adams@ci.wilsonville.or.us

PUBLIC RECORDS LAW DISCLOSURE: Messages to and from this e-mail address is a public record of the City of Wilsonville and may be subject to public disclosure. This e-mail is subject to the State Retention Schedule.



**EXHIBIT A
PLANNING DIVISION
STAFF REPORT**

TONKIN GRAN TURISMO

**DEVELOPMENT REVIEW BOARD PANEL ' ___ ',
QUASI JUDICIAL HEARING**

Public Hearing Date:

Date of Report:

Application Numbers:

Request A: DB12-0060

Property

Owners/Applicants:

PD = Planning Division conditions

BD = Building Division Conditions

PF = Engineering Conditions.

NR = Natural Resources Conditions

TR = SMART/Transit Conditions

FD = Tualatin Valley Fire and Rescue Conditions

Standard Comments:

PFA 1. All construction or improvements to public works facilities shall be in conformance to the City of Wilsonville Public Works Standards.

PFA 2. Applicant shall submit insurance requirements to the City of Wilsonville in the following amounts:

General Aggregate	\$2,000,000
Products-Completed Operations Aggregate	\$2,000,000
Each Occurrence	\$2,000,000
Automobile Insurance	\$1,000,000
Fire Damage (any one fire)	\$ 50,000
Medical Expense (any one person)	\$ 10,000

PFA 3. No construction of, or connection to, any existing or proposed public utility/improvements will be permitted until all plans are approved by Staff, all fees have been paid, all necessary permits, right-of-way and easements have been obtained and Staff is notified a minimum of 24 hours in advance.

PFA 4. All public utility/improvement plans submitted for review shall be based upon a 22"x 34" format and shall be prepared in accordance with the City of Wilsonville Public Work's Standards.

PFA 5. Plans submitted for review shall meet the following general criteria:

- a. Utility improvements that shall be maintained by the public and are not contained within a public right-of-way shall be provided a maintenance access acceptable to the City. The public utility improvements shall be centered in a minimum 15-ft. wide public easement for single utilities and a minimum 20-ft wide public easement for two parallel utilities and shall be conveyed to the City on its dedication forms.
- b. Design of any public utility improvements shall be approved at the time of the issuance of a Public Works Permit. Private utility improvements are subject to review and approval by the City Building Department.
- c. In the plan set for the PW Permit, existing utilities and features, and proposed new private utilities shall be shown in a lighter, grey print. Proposed public improvements shall be shown in bolder, black print.
- d. All elevations on design plans and record drawings shall be based on NAVD 88 Datum.
- e. All proposed on and off-site public/private utility improvements shall comply with the State of Oregon and the City of Wilsonville requirements and any other applicable codes.
- f. Design plans shall identify locations for street lighting, gas service, power lines, telephone poles, cable television, mailboxes and any other public or private utility within the general construction area.
- g. As per City of Wilsonville Ordinance No. 615, all new gas, telephone, cable, fiber-optic and electric improvements etc. shall be installed underground. Existing overhead utilities shall be undergrounded wherever reasonably possible.
- h. Any final site landscaping and signing shall not impede any proposed or existing driveway or interior maneuvering sight distance.

- i. Erosion Control Plan that conforms to City of Wilsonville Ordinance No. 482.
- j. Existing/proposed right-of-way, easements and adjacent driveways shall be identified.
- k. All engineering plans shall be stamped by a Professional Engineer registered in the State of Oregon.

PFA 6. Submit plans in the following general format and order for all public works construction to be maintained by the City:

- a. Cover sheet
- b. City of Wilsonville construction note sheet
- c. General construction note sheet
- d. Existing conditions plan.
- e. Erosion control and tree protection plan.
- f. Site plan. Include property line boundaries, water quality pond boundaries, sidewalk improvements, right-of-way (existing/proposed), easements (existing/proposed), and sidewalk and road connections to adjoining properties.
- g. Grading plan, with 1-foot contours.
- h. Composite utility plan; identify storm, sanitary, and water lines; identify storm and sanitary manholes.
- i. Detailed plans; show plan view and either profile view or provide i.e.'s at all utility crossings; include laterals in profile view or provide table with i.e.'s at crossings; vertical scale 1"= 5', horizontal scale 1"= 20' or 1"= 30'.
- j. Street plans.
- k. Storm sewer/drainage plans; number all lines, manholes, catch basins, and cleanouts for easier reference
- l. Water and sanitary sewer plans; plan; number all lines, manholes, and cleanouts for easier reference.
- m. Detailed plan for storm water detention facility (both plan and profile views), including water quality orifice diameter and manhole rim elevations. Provide detail of inlet structure and energy dissipation device. Provide details of drain inlets, structures, and piping for outfall structure. Note that although storm water detention facilities are typically privately maintained they will be inspected by engineering, and the plans must be part of the Public Works Permit set.
- n. Detailed plan for water quality facility (both plan and profile views). Note that although storm water quality facilities are typically privately maintained they will be inspected by Natural Resources, and the plans must be part of the Public Works Permit set.
- o. Composite franchise utility plan.
- p. City of Wilsonville detail drawings.
- q. Illumination plan.
- r. Striping and signage plan.
- s. Landscape plan.

PFA 7. The applicant shall install, operate and maintain adequate erosion control measures in conformance with the standards adopted by the City of Wilsonville Ordinance No. 482 during the construction of any public/private utility and building improvements until such time as approved permanent vegetative materials have been installed.

PFA 8. Applicant shall work with City's Natural Resources office before disturbing any soil on the respective site. If 1 to less than 5 acres of the site will be disturbed a 1200-CN permit from the City of Wilsonville is required.

PFA 9. A storm water analysis prepared by a Professional Engineer registered in the

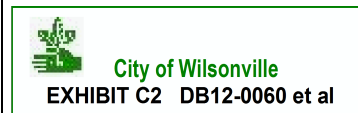
	State of Oregon shall be submitted for review and approval by the City to address appropriate pipe, conveyance and detention facility sizing.
PFA 10.	The applicant shall provide the City with a Stormwater Maintenance and Access Easement (on City approved forms) for City inspection of those portions of the storm system to be privately maintained including all conventional storm water facilities and Low Impact Development stormwater components including, but not limited to pervious services, perforated pipes, cleanouts, and biofiltration swale.
PFA 11.	All survey monuments on the subject site, or that may be subject to disturbance within the construction area, or the construction of any off-site improvements shall be adequately referenced and protected prior to commencement of any construction activity. If the survey monuments are disturbed, moved, relocated or destroyed as a result of any construction, the project shall, at its cost, retain the services of a registered professional land surveyor in the State of Oregon to restore the monument to its original condition and file the necessary surveys as required by Oregon State law. A copy of any recorded survey shall be submitted to Staff.
PFA 12.	Sidewalks, crosswalks and pedestrian linkages in the public right-of-way shall be in compliance with the requirements of the U.S. Access Board.
PFA 13.	The applicant shall provide adequate sight distance at all project driveways by driveway placement or vegetation control. Specific designs to be submitted and approved by the City Engineer. Coordinate and align proposed driveways with driveways on the opposite side of the proposed project site.
PFA 14.	Access requirements, including sight distance, shall conform to the City's Transportation Systems Plan (TSP) or as approved by the City Engineer. Landscaping plantings shall be low enough to provide adequate sight distance at all street intersections and alley/street intersections.
PFA 15.	If one does not already exist, applicant shall provide a minimum 6-foot Public Utility Easement on lot frontages to all public right-of-ways.
PFA 16.	<p>Mylar Record Drawings:</p> <p>At the completion of the installation of any required public improvements, and before a 'punch list' inspection is scheduled, the Engineer shall perform a record survey. Said survey shall be the basis for the preparation of 'record drawings' which will serve as the physical record of those changes made to the plans and/or specifications, originally approved by Staff, that occurred during construction. Using the record survey as a guide, the appropriate changes will be made to the construction plans and/or specifications and a complete revised 'set' shall be submitted. The 'set' shall consist of drawings on 3 mil. Mylar and an electronic copy in AutoCAD, current version, and a digitally signed PDF.</p>
Specific Comments:	
PFA 17.	The City has granted the Applicant's request for waiver of the traffic impact

	study. There is no change of use in the building from the previous occupant and minimal changes to the building square footage.
PFA 18.	Applicant shall submit \$500 to the City for easement recording fees and title insurance for the two tax lots being renovated.
PFA 19.	Public Works has identified the water service lines to this site are in need of replacement/upgrading. Applicant shall remove the two existing galvanized service lines in Parkway Avenue and replace with new service taps and copper lines. All costs of this work done in the right-of-way and up to the meter vaults, including repair of asphalt, shall be reimbursable by the City of Wilsonville.
PFA 20.	It is understood that the Applicant is adding only 4,297 square feet of impervious area to the project. Approximately 13,000 square feet of existing impervious surfaces will be removed, and some 22,440 square feet of pervious pavements will be added. As long as the development does not establish or increase the impervious surface area by more than 5,000 square feet, the project does not trigger stormwater detention requirements.
PFA 21.	It is understood that the Applicant is adding only 4,297 square feet of impervious area to the project. Water quality facilities are required when proposed development establishes or increases the impervious surface area by more than 5,000 square feet.

Public Works Plan Review Comment Form

Plans for Review: **Gran Turismo Ron Tonkin**
 Return All Comments To: **Mike Wheeler**
 Due Date: **January 24, 2013**

Name	Page No.	Comments	Engineering's Response
Randy Watson		<p>In reviewing these plans and specifications I did not see any provisions for washing of the vehicles on site? If Ron Tonkin Gran Turismo washes vehicles on site it shall make provisions by installation of Vehicle wash which is covered in the Wilsonville code 8.116 Standards -Vehicle Wash Installations.</p> <p>Also please refer to Wilsonville Code Section 8.210 (9) which discusses Outside Storage areas which need to be covered and adequately sized to allow all containers to be accessible. The plans submitted did not show a covered storage area.</p> <p>If maintenance shall be performed in the building and there are floor drains the sanitary sewer shall be protected with a grease, oil and or sand interceptor per Wilsonville code 8.210 (7).</p>	
Steve Munsterman		No Comments	
Dan House		No Comments	
Steve Gering			
Matt Baker			
Arnie Gray		No Comments	
Mark Folz			
Paul Havens			

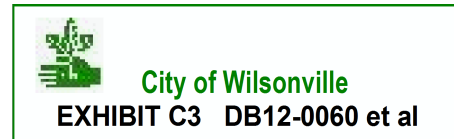




January 4, 2013

Michael Wheeler
Associate Planner
City of Wilsonville
Wilsonville, Oregon
97070

Re: Ron Tonkin Gran Turismo, Case File DB 12-0060



Dear Mr. Wheeler,

Thank you for the opportunity to review the proposed site plan surrounding the above named development project. Tualatin Valley Fire & Rescue endorses this proposal predicated on the following criteria and conditions of approval:

- 1) **FIRE APPARATUS ACCESS ROAD DISTANCE FROM BUILDING AND TURNAROUNDS:** Access roads shall be within 150 feet of all portions of the exterior wall of the first story of the building as measured by an approved route around the exterior of the building. An approved turnaround is required if the remaining distance to an approved intersecting roadway, as measured along the fire apparatus access road, is greater than 150 feet. (OFC 503.1.1) **Structure is existing with no proposed modifications that will impact access.**
- 2) **SURFACE AND LOAD CAPACITIES:** Fire apparatus access roads shall be of an all-weather surface that is easily distinguishable from the surrounding area and is capable of supporting not less than 12,500 pounds point load (wheel load) and 60,000 pounds live load (gross vehicle weight). You may need to provide documentation from a registered engineer that the design will be capable of supporting such loading. (OFC D102.1) **Please provide the City of Wilsonville with documentation supporting the gross vehicle weight rating and point load of the Pervious Paving System used within the private drive aisle.**
- 3) **GATES:** Gates securing fire apparatus roads shall comply with all of the following: Minimum unobstructed width shall be 16 feet, or two 10 foot sections with a center post or island. Gates serving one- or two-family dwellings shall be a minimum of 12 feet in width. Gates shall be set back at minimum of 30 feet from the intersecting roadway. Gates shall be of the swinging or sliding type. Manual operation shall be capable by one person. Electric automatic gates shall be equipped with a means for operation by fire department personnel. Locking devices shall be approved. Electric automatic gates shall comply with ASTM 220-5 and UL 325. (OFC D103.6) **A gate, chain or bollard system is not shown-reflected or otherwise approved.**
- 4) **KNOX BOX:** A Knox Box for building access is required for this building. Please contact the Fire Marshal's Office for an order form and instructions regarding installation and placement. (OFC 506.1) **Update the contents of the existing Knox box near the main entry door to the showroom.**
- 5) **PREMISES IDENTIFICATION:** Buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet numbers. Numbers shall be a minimum of 4 inches high with a ½ inch stroke. (OFC 505.1) **Provide a physical address visible from the main entry point along SW Parkway Avenue.**
Provide an NFPA 704 M placard on the exterior doors leading to the new Fluid Storage Room near the east property line.
- 6) **FIRE DEPARTMENT ACCESS TO EQUIPMENT:** Fire protection equipment shall be identified in an approved manner. Rooms containing controls for HVAC, fire sprinklers risers and valves or other fire detection, suppression or control features shall be identified with approved signs. (OFC 509.1) **Provide signage on the door leading to the fire sprinkler control room (off of room # 113, sales office). Sign to read "Fire Sprinkler Riser".**

7) **FIRE SPRINKLER SYSTEM:**

Verify that the existing fire sprinkler density and area calculations are consistent with the use and occupancy of the building.

Extend fire sprinkler protection to within elements of all new areas including the Fluid Storage Room and waste dumpster enclosure.

The existing fire service main double detector check valve vault is flooded with water and OS & Y valves do not benefit from tamper supervision. Upon relocation the vault (as noted on the plans), restore the gravity-natural drainage system or sump pump and provide valve tamper supervision connected to the building fire alarm system. All weather NEMA 6 tamper switches are recommend over standard service devices.

(OFC 901.1, NFPA 13)

If you have questions or need further clarification, please feel free to contact me at 503-259-1404.

Sincerely,

Drew S. DeBois

Drew DeBois
Deputy Fire Marshal II/CFI

Copy: D. Walters COW, file.



29799 SW Town Center Loop East
Wilsonville, OR 97070
Phone 503-682-0411
Fax 503-682-1015
TDD 503-682-0843
Web www.ci.wilsonville.or.us

December 13, 2012

Danny Drake
LRS Architects
720 NW Davis, Suite 300
Portland, Oregon 97209

RE: ***Ron Tonkin GR Wilsonville
Request for Traffic Impact Study Waiver***

Dear Mr. Drake,

This letter is in response to your request for the City to waive traffic impact study (Study) requirement for the Ron Tonkin Gran Turismo development application.

In your July 17, 2013 application, you have indicated that the business proposes to add 1,684 SF of new showroom and service bay space. The previous occupant was Grand Prix Auto Dealership for which a transportation analysis was completed by DKS Associates on June 30, 2004. Based on driveway counts taken at the Ron Tonkin Gran Turismo dealership and service center in northeast Portland, the project was approved for 5 PM Peak Hour Trips assuming six employees, down from an estimated 30 PM Peak Hour trips and 82 employees from the previous manufacturing occupant. The proposed project anticipates 20 employees, which based on the driveway counts performed in 2004 would generate 15 PM Peak Hour trips.

Presently the City's methodology uses building square footage to determine Street System Development Charges for this type of development. No change in use of the building will occur, however the additional 1,684 SF of new showroom and service bay space may generate additional SDCs.

Based on the above findings, I am forwarding a recommendation to the Development Review Board (DRB) to waive the Study. Please note that irrespective of my recommendation, the DRB may determine that a Study is necessary to make a recommendation or decision concerning the proposed project. A copy of this letter is being forwarded to the Planning Division and will be entered into the land partition application.

Very truly yours,


Nancy J.T. Kraushaar, PE
Community Development Director



c: Chris Neamtzu, Planning Director
Steve Adams, Deputy City Engineer



Subject Property



City of Wilsonville

EXHIBIT C5 DB12-0060 et al

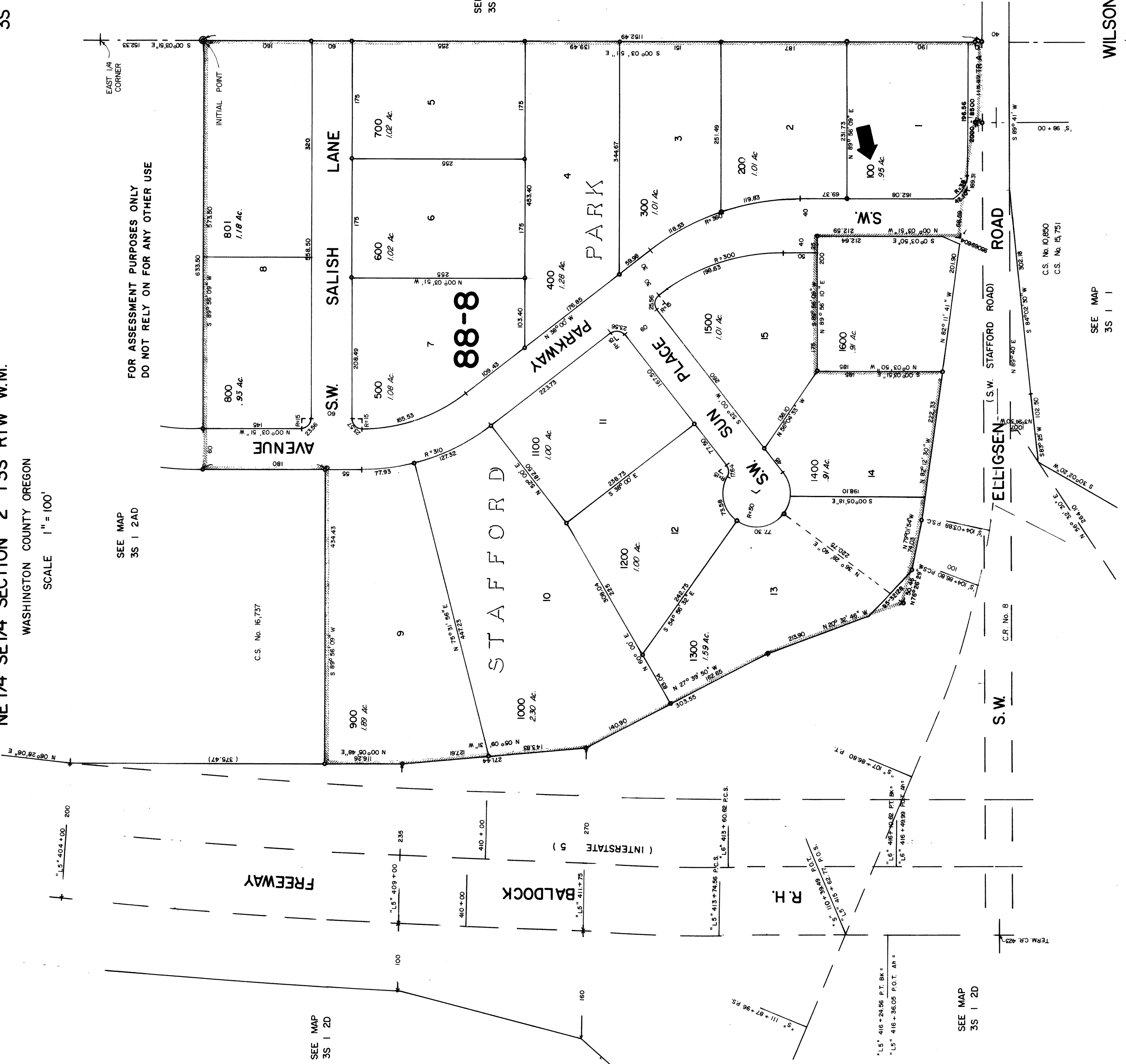
FOR ASSESSMENT PURPOSES ONLY
DO NOT RELY ON FOR ANY OTHER USE


SEE MAP
3S | 2AD

SEE MAP
3S | 2D

SEE MAP
3S | 1

SEE MAP
3S | 1





City of Wilsonville
EXHIBIT C6 DB12-0060 et al

Moore 12-7-77

VIII. Board Member Communications:

**A. Agenda Results from the January 28, 2013 DRB
Panel B meeting**

City of Wilsonville

Development Review Board Panel B Meeting Meeting Results

DATE:	JANUARY 28, 2013	
LOCATION:	29799 SW TOWN CENTER LOOP EAST, WILSONVILLE, OR	
TIME START:	6:30 P.M.	TIME END: 7:34 P.M.

ATTENDANCE LOG

BOARD MEMBERS	STAFF
Andrew Karr, Acting Chair	Blaise Edmonds
Cheryl Dorman	Barbara Jacobson
Dianne Knight	Amanda Hoffman
Jhuma Chaudhuri	
Aaron Woods	

AGENDA RESULTS

AGENDA	ACTIONS
CITIZENS' INPUT	None
ELECTION of 2013 CHAIR and VICE-CHAIR	
A. Chair B. Vice-Chair	A. Andrew Karr unanimously elected 2013 DRB B Chair B. Cheryl Dorman unanimously elected 2013 DRB B Vice-Chair
CONSENT AGENDA	
A. Approval of October 22, 2012 Minutes B. Resolution No. 240. Brenchley Estates Five (5) Year TUP - Jerry Offer, Otak – representative for John Hendry, SF 30 Investors LP – owner/applicant. The applicant is requesting approval of a Five (5) Year Temporary Use Permit for the use of a modular structure as a real estate sales office, associated parking and three (3) model homes in the Brenchley Estates Subdivision. The subject property is located on Tax Lot 104 of Section 14A, T3S, R1W, Clackamas County, Oregon. Staff: Amanda Hoffman. Case Files: DB12-0069 – Five Year Temporary Use Permit	Consent Agenda unanimously adopted
PUBLIC HEARING	
A. Resolution 241. Tonquin Woods at Villebois No. 1 – Polygon Northwest Company – applicant. The applicant is requesting approval of a modification to the Preliminary Development Plan - 5 South and an amendment to the architectural pattern book of Specific Area Plan – South. The property is located on subdivision lots 19 – 27, Tax Lots 19900 - 20700, Section 15CB, T3S, R1W, Clackamas County, Oregon. Staff: Blaise Edmonds Case Files: DB12-0064 – Modify PDP-5 South	A. Unanimously approved with one two corrections and additional Exhibits A3, B3 and C4, which were entered into the record.

<p style="text-align: center;">DB12-0065 – Amend Architectural Pattern Book – SAP South</p> <p>B. Resolution 242. Tonquin Woods at Villebois No. 2– Polygon Northwest Company – applicant. The applicant is requesting approval of a modification to the Preliminary Development Plan - 1 North and an amendment to the architectural pattern book of Specific Area Plan – North. The property is located on subdivision lots 28-39, Tax Lot 2921, Section 15, T3S, R1W, Clackamas County, Oregon. Staff: Blaise Edmonds</p> <p>Case Files: DB12-0066 – Modify PDP-1 North DB12-0067 – Amend Architectural Pattern Book – SAP North</p>	<p>B. Unanimously approved with one two corrections and additional Exhibits A3, B3 and C4, which were entered into the record.</p>
BOARD MEMBER COMUNICATIONS	
A. Results of the November 15, 2012 DRB Panel A meeting	None
STAFF COMMUNICATIONS	
	None

RECORDED BY: