

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

**Development Review Board – Panel B
Minutes– October 26, 2020 6:30 PM**

Approved
November 23, 2020

I. Call to Order

Chair **Samy Nada** 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.

Chair Nada apologized for being unable to attend the September Development Review Board (DRB) meeting and thanked **Shawn O’Neil** for filling in as Acting Chair at the last minute.

III. Roll Call

Present for roll call were: **Samy Nada, Richard Martens, Shawn O’Neil, and Nicole Hendrix**

Staff present: **Daniel Pauly, Barbara Jacobson, Cindy Luxhoj, Philip Bradford, Kimberly Rybold, and Shelley White**

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

V. Consent Agenda:

A. Approval of minutes of September 28, 2020 DRB Panel B meeting

Shawn O’Neil moved to approve the **September 28, 2020 DRB Panel B meeting minutes as presented. Nicole Hendrix** seconded the motion, which passed 3 to 0 to 1 with **Samy Nada** abstaining.

VI. Public Hearings:

A. **Resolution No. 384. Nicoli Pacific Yard Expansion: Gavin Russell, CIDA Architects & Engineers – Representative for David Nicoli, Nicoli Pacific LLC – Owner.** The applicant is requesting approval of a Stage I Master Plan Modification, Stage II Final Plan Modification, Site Design Review, and Type C Tree Removal Plan for expansion of the outdoor storage yard in Phase 1 of a new three-phase industrial development. The site is located Tax Lots 300 and 500 of Section 14A, Township 3 South, Range 1 West, Clackamas County, Oregon. Staff: **Cindy Luxhoj**

Case Files:	DB20-0035	Stage I Master Plan Modification
	DB20-0036	Stage II Final Plan Modification
	DB20-0037	Site Design Review

Chair Nada called the public hearing to order at 6:37 pm 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.

Cindy Luxhoj, 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 and on the City's website.

Ms. Luxhoj presented the Staff report via PowerPoint, reviewing the site's location and background, including applications previously approved by the City, and describing the current project and requested applications with these key comments:

- Because the subject property was located in Area of Special Concern E in the Comprehensive Plan, it was subject to the requirements of the Screening and Buffering Overlay Zone along the southern boundary that was shared with the Walnut Mobile Home Park.
- In May of 2019, DRB-Panel B approved with conditions, a Zone Map Amendment and Stage I Master Plan for the subject property, which included Tax Lots 300 and 500. The Stage I Master Plan was for a three-phase industrial project on the property. In April 2020, Panel B approved, with conditions, Phase 1 of the three-phase project, located on Tax Lot 500, fronting on SW Boberg Rd, and including a single-story, 13,200 sq ft metal building and a 52,700 sq ft paved outdoor storage yard.
 - The current application requests were to expand the previously approved Phase I Development Area into the adjacent lot, Tax Lot 300, which would increase the area of the outdoor storage yard to allow for a more efficient outdoor storage layout and improve site safety and maneuverability for workers.
- Proper noticing was followed for the application. The Public Notice hearing included clarifying background information about the project and outlined adaptations for the hearing process and for providing testimony that were adopted by the City in response to COVID-19. The Public Hearing Notice was mailed to all residents of the Walnut Mobile home Park, and no public comments have been received to date.
- Stage I Master Plan Modification. As mentioned, the DRB approved the Zone Map Amendment and Stage I Master Plan in 2019. When the DRB subsequently approved the Stage II Final Plan, Site Design Review, and other requests for the project in April 2020, the application modified the Master Plan to locate Phase I on Tax Lot 500 with frontage on Boberg Rd, rather than Tax Lot 300 as previously approved.
 - The current request included a second Stage I Master Plan Modification to expand the Phase I development area into the adjacent Tax Lot 300 and increase the size of the storage yard. No other changes to development phasing or anticipated building size for Phases I and II were proposed, and no changes were proposed to Phase III of the Master Plan.

- She noted the City previously approved a lot line adjustment and partition plat to alter the property line that separated Tax Lots 300 and 500 of the subject site. That approved configuration of lots would not change with the current application.
- The Applicant owned both lots, and the current application did not propose any additional buildings or other permanent structures in the expansion area. Therefore, the proposed outdoor storage yard expansion onto Tax Lot 300 was consistent with the previously approved Stage I Master Plan and Modification.
- The Stage II Final Plan Modification would expand the outdoor storage yard by 33,118 sq ft onto Tax Lot 300, including required landscaping, screening, and buffering, and would result in an 85,818 sq ft yard. This was the only proposed change to the Phase I area of the previously approved Stage II Final Plan. No other changes to the development were proposed. The Stage II Modification reviewed the function and design of the expanded outdoor storage yard, including ensuring the proposal met all the performance standards of the PDI Zone.
 - Traffic and vehicular access would not be affected by the proposed expansion.
 - The proposed development could continue to meet, or would meet with conditions, all the industrial performance standards for factors such as offsite vibrations, screening of outdoor storage, heat and glare, and noise.
 - No changes to pedestrian access to the site or internal circulation would occur as part of the current request.
 - Because the square footage of the building would not change, the parking requirement remained the same, and the proposed parking area with nine spaces along SW Boberg and four bicycle parking spaces continued to meet the requirement.
 - No waivers to development standards had been requested by the Applicant, and a condition of approval would ensure that the outdoor storage area would not begin operation until the required site-obscuring fencing and plantings were installed and improved by the City.
- The Site Design Review applied only to the proposed outdoor storage yard expansion area on Tax Lot 300, which was an extension of the previously approved yard on Tax Lot 500. No changes were proposed to the previously approved building or site design on Tax Lot 500 as part of the current application. Landscaping would remain as previously approved but would be extended to surround the outdoor storage yard on the northeast and south sides.
 - As required by Code, there would be visual separation and sight-obscuring screen of the outdoor storage yard from adjacent properties and the public right-of-way. As proposed, screening of the expanded yard met the required high screen standard, including a 6-ft tall chain link fence with privacy slats on all sides. Landscaping on the north and east sides included emerald green arborvitae on the inside of the fence, and along the east perimeter, a second row of dark green spreader yew, alternated with red knock out rose, provided additional screening west of the arborvitae. Tree Canopy was provided by upright European Hornbeams planted approximately 30 ft on center.
- Screening and Buffering (SB) Overlay Zone. Identified concerns for Area of Special Concern E included continuity and design with other development and protection of the Walnut Mobile Home Park, which was zoned Residential Agricultural Holding and located immediately to the south.

- The previously approved Zone Map Amendment for the property was conditioned to give consideration to those design concerns. Those conditions included that the proposed project should be carefully designed to promote continuity in design with other development in Comprehensive Plan Area of Special Concern E and sufficiently buffered to minimize disturbance of Walnut Mobile Home Park residents. (PDA 1) The proposed project must also be designed to minimize truck traffic conflicts with residential activities, including pedestrians. (PDA 2)
- Additionally, the previously approved Stage I Master Plan included conditions specific to the SB Overlay Zone that required appropriate screening and buffering for areas where residential and nonresidential land uses abut. For industrial properties, either a 10-ft buffer with landscaping to the high wall standard or a 20-ft deep buffer with landscaping to the high screen standard was required. There were also restrictions on motor vehicle access, exterior operations and signs, and an allowance for the DRB to impose additional landscape requirements to minimize visual impacts of any approved vehicle access points.
- Conditions of approval of the previously approved Stage I Master Plan included that the proposed project include appropriate screening and buffering to assure adequate separation of potentially conflicting land uses specifically related to the residentially-zoned residential use to the south, that the SB Overlay Zone be applied along the southern boundary of the property abutting the Walnut Mobile Home Park, and that no motor vehicle access allowed through the landscaped area required in the SB Overlay Zone area.
- The conditions of approval of the Zone Map Amendment and the Stage I Master Plan were applied to the April 2020 development application for the Nicolai Pacific Industrial Development and continue to apply to the current request associated with the Stage I Master Plan Modification to accommodate expansion of the outdoor storage yard onto the adjacent tax lot.
- As previously approved, the area between the south boundary of the development on Tax Lot 500 and the north boundary of the Walnut Mobile Home Park includes a 30-ft-wide buffer with landscaping to the high screen standard, which exceeded the SB Overlay Zone requirements. A 6-ft-tall chain link fence with privacy slats bordered the northern boundary of the buffer area with dense shrub plantings meeting the high screen standard and lining the fence on the south side and providing additional screening of industrial operations to the north. In addition, trees, shrubs, and ground cover in the stormwater swale through the center of the buffer area further screen activities to the north.
- A buffer area matching that previously approved on Tax Lot 500 was proposed to screen the outdoor storage yard expansion area on Tax Lot 300 in the current application. In addition, a tree and dense shrub plantings are proposed at the SE corner of the storage yard to screen and buffer the yard from view for mobile home park residents. The illustration at the top of Slide 9 provided a view of what the buffer area would look like for residents of the mobile home park facing north and looking into the buffer area and the outdoor storage yard expansion area and beyond.

- The Industrial Performance Standards required limitations on noise that might be generated by truck circulation and loading or unloading activities within 100 ft of residential areas, particularly related to night operations. Because the Walnut Mobile Home Park shared the project's southern boundary and the south driveway and drive aisle of the project were located within 100 ft of the property line, the previous approval included a condition that prohibited truck circulation and maneuvering in the area between the hours of 10:00 pm and 7:00 am as long as the property to the south was used for residential purposes. In addition, the condition required that the area be clearly marked with signs or by other means indicating the limitation. A similar condition was included in the current application for the portion of the yard on Tax Lot 300 that was within that noise abatement area.
- Type C Tree Removal Plan. Two trees along the south property boundary of Tax Lot 300 would be affected by expansion of the outdoor storage yard. Both were multi-stemmed big leaf maple trees that measured 7 to 11 inches in diameter at breast height. The trees were in fair-to-poor condition and had poor structure due to pruning for power line clearance.
 - The Applicant proposed removing both trees and mitigating their removal by planting 14 trees along the perimeter of the yard expansion area and additional trees in the stormwater facility in the buffer at the south end of the yard, which substantially exceeded the mitigation requirements.
 - There were no onsite or offsite trees in the expansion area on Tax Lot 300 that required protection during construction.
- Staff recommended approval of all the requested applications with conditions.

Chair Nada confirmed there were no questions of Staff and called for the Applicant's presentation.

Dave Nicoli, Nicoli Pacific, LLC, 17888 McEwan Rd., Lake Oswego, OR 97035 stated he did not have a presentation, but was happy to answer any questions.

Chair Nada asked if Mr. Nicolai knew when the letter regarding the public hearing was sent to the Walnut Mobile Home Park residents.

Mr. Nicoli responded he did not know the exact date, but it was approximately three weeks to one month ago.

Ms. Luxhoj stated that the letter was sent on October 6th.

Barbara Jacobson, City Attorney, suggested that since the Applicant had no presentation, Mr. Nicoli should state that he concurred with the Staff report.

Mr. Nicoli stated he concurred with Staff's recommendation.

Chair Nada confirmed there was no one in Council Chambers or attending via Zoom who wished to provide public testimony in favor of, opposed or neutral to the application. He

confirmed there were no other questions or discussion from the Board and closed the public hearing at 7:03 pm.

Nicole Hendrix moved to adopt Resolution No. 384. Richard Martens seconded the motion.

Shawn O’Neil commented that if it was not for the City Attorney, he would have said that the Applicant failed as he offered no application testimony at all. City Staff had done all the work. He believed it was important that the Applicant have their own presentation, even if just a summary, to present their application and not rely on City Staff.

The motion passed unanimously.

Chair Nada read the rules of appeal into the record.

B. Resolution No. 385. Parkway Woods Business Park Remodel: Keving Apperson, Atwell Group – Representative for PWII Owner, LLC – Applicant/Owner. The applicant is requesting approval of a Stage II Final Plan Modification, Site Design Review, Type C Tree Removal Plan, Master Sign Plan and SROZ Review for a parking lot reconfiguration and exterior remodel for Parkway Woods Business Park. The subject site is located at 26600 SW Parkway Avenue on Tax Lots 511 and 581 Of Section 12, Township 3 South, Range 1 West, Clackamas County, Oregon. Staff: Philip Bradford

Case Files:	DB20-0028	Stage II Final Plan Modification
	DB20-0029	Site Design Review
	DB20-0030	Type C Tree Plan
	DB20-0031	Master Sign Plan
	SI20-0002	SROZ Review

Chair Nada called the public hearing to order at 7:08 pm 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.

Philip Bradford, Associate Planner, announced that the criteria applicable to the application were stated on page 1 of the Staff report, which was entered into the record. Copies of the report were made available to the side of the room and on the City’s website.

Mr. Bradford presented the Staff report via PowerPoint, reviewing the site’s location and surrounding land uses, as well as its background, including the applications previously approved by the City, and describing the current project and requested applications with these key comments:

- Background. The site was originally developed in the 1970s for Tektronix and the elevations had not significantly changed since. Xerox eventually acquired the property and had

maintained the property as a primarily single tenant configuration until it was purchased by SKB. (Slide 4)

- The site had a predominantly wooded characteristic. The buildings were large and surrounded by large tree species, such as Willamette Valley Ponderosa Pine and Oregon White Oaks which were viewed by the City as significant.
- Proper noticing was followed for the application. Notice of the Public Hearing was mailed to all property owners within 250 ft of the site and published in the newspaper. Additional posting was done on site and on the City's website. The notice included clarifying background information about the project and outlined adaptations for the hearing process and providing of testimony that were adopted in response to COVID-19. No public comments were received by Staff as a part of the public noticing.
- Stage II Modification. The Applicant proposed a modification to the existing Stage II Master Plan that would change the parking circulation, loading docks, and reconfigure the existing structure to be a multi-tenant industrial flex development that could house a variety of permitted uses in the PDI Zone, such as medical and bio research, corporate headquarters, and technology offices.
 - The Applicant would remove 458 trees and plant more than 700 new trees. The minimum number of parking spaces for this use was 938, and the maximum was 1,616 spaces. The Applicant proposed 1,221 parking spaces, seven of which were compact.
 - A new loading area was also proposed at the southwestern corner of the site which triggered the Significant Resource Impact Report (SRIR) review. No waivers were requested by the Applicant.
- Site Design Review. As part of the site redevelopment, the Applicant proposed a variety of new entrances to the building that would provide new architectural elements and give a refresh to the building, while still honoring the overall architecture of the site. The materials would be a mix of black metal with cedar soffit for the entry canopies, and the other entry would have a dark gray mesh panel with black metal and cedar canopy above the doorway. A large public plaza was proposed for the southern main entry to the building.
 - The public plaza component contained stormwater facilities, enhanced pavement, a pergola, and a variety of seating areas in the form of seating walls and nooks, as well as a basketball court. The plaza would serve as an attractive entrance to the building while incorporating the heavily wooded look of the site, given the existing trees, as it currently existed. (Slide 10)
- Master Sign Plan. The Applicant proposed a new Master Sign Plan that incorporated elements similar to that seen on the new entry, such as the black color and the use of metal that looked like cedar. The Master Sign Plan contained two new monument signs along SW Parkway, which was allowed by the Code as the property had adequate frontage. There would be directional signs, new loading dock numbers, and a design scheme for tenant building signs. The signs were proposed at 32 sq ft below the Code allowance for tenant spaces of that size. The building signs would allow two lines of text with a maximum of ten words, follow the same pantone color scheme of other signs on the site, and allow for internal illumination. The locations of the proposed signs were shown on Slide 12.
- Class C Tree Permit. Per the arborist report, 605 trees were inventoried for the project with 302 trees proposed for removal with the reconfiguration of the parking lot; 137 trees of

which were in Good condition, 79 in Fair condition, 86 in Poor condition, and ten in Very Poor condition. The trees proposed for removal included 71 Ponderosa Pines and 27 Oregon White Oaks. The Applicant proposed planting 462 trees as part of the mitigation, as well as 250 vine maples in the bioswales within the parking lot; however, those trees would not count towards the overall total because as the medium within the swales were replaced, the trees were replaced and would therefore not reach maturity. Ten new dogwood trees would be planted within the plaza area, bringing the overall total trees to be planted to 722 as part of the redevelopment.

- Since the pre-application conference, Staff had made known that with the number of trees on the site, it was important to make a good effort to preserve as many trees on the site as possible, in particular because of the species located there, and the Applicant had continually made a strong effort to preserve the Ponderosa Pine and Oregon White Oak. The Applicant did provide an additional exhibit detailing how that had been achieved through each iteration of the project.
- The Applicant's narrative stated that 115 Ponderosa Pines and 46 Oregon White Oak would be planted onsite as part of the mitigation, even though the Landscaping Plan showed 5 Ponderosa Pine and 6 Oregon White Oak being planted. The Code gave special consideration to Oregon White Oak and other significant native tree species and allowed additional mitigation requirements on a per caliper inch basis. Based on the discrepancy between the narrative and the Landscaping Plan, Staff made note of all the Ponderosa Pine and Oregon White Oak in Good and Fair condition and calculated the total diameter at breast height to add a condition to require additional mitigation based on the removal of these significant and mature tree species. The condition required an additional 278, 2-in caliper trees based on Staff's analysis of the trees proposed for removal. He displayed the proposed Planting Plan that showed the existing trees being preserved as well as the newly-planted trees. (Slide 16)
- The Applicant's SRIR addressed a refinement to the SROZ map as both a lawn area within a larger, locally significant wetland and a section of the drainage swale north of Xerox Dr were deemed non-significant. Although not required, the Applicant provided mitigation within the SROZ, and Staff concurred with the Applicant's finding and Map Refinement request. The Planting Plan detailed the additional mitigation the Applicant agreed to do in the SROZ Area, which contained native seed mix and vine maples.
- Staff recommended approval of all requested applications with conditions.

Nicole Hendrix noted that two SMART transit routes went through and connected into Parkway Dr with bus stops, and asked if the Applicant had coordinated with SMART staff to ensure the public transit option would remain throughout the construction process, as well as after completion of the project.

Mr. Bradford replied that he was unsure if any of those discussions had taken place, but clarified that no changes would take place to the Parkway Dr frontage.

Daniel Pauly, Planning Manager, noted that although the SMART route went through the site, there was nothing in the application that would change that. He deferred to the Applicant for further clarification.

Richard Martens understood the Applicant had not proposed any additions to the buildings currently onsite; however, when he visited the site, it appeared to be excess land. He asked if further development might be expected on the site in the future.

Mr. Bradford confirmed there was additional developable land but deferred to the Applicant as to any future plans for the property.

Chair Nada understood property owners within 250 ft were notified and asked what determined the 250 ft standard, as it did not seem far enough to him. He asked how many actual people were notified about tonight's hearing.

Mr. Pauly replied he believed the State Code requirement was 100 ft, and Wilsonville was well above that. For legal reasons, the City needed to be consistent. If the City expanded the range for one applicant, it could set a precedent in which every subsequent applicant would want to push it out even farther. He reminded that the mailed notice was not the only notification. Notice was also included on the City website, in the newspaper, and posted on the site itself. He stated approximately 50 property owners received notice.

Chair Nada asked if the disc golf would remain.

Mr. Pauly deferred the question to the Applicant.

Shawn O'Neil understood there was a discrepancy in so far as the number of trees that were to be mitigated was inaccurate. He requested clarification as to the current position of both the Applicant and the City regarding the replacement of what he considered to be a huge amount of trees being removed.

Mr. Bradford confirmed there was a discrepancy between the narrative and the Landscaping Plan. The narrative stated 71 Ponderosa Pine and 27 Oregon White Oaks were proposed for removal and 115 Ponderosa Pine and 46 Oregon White Oak would be planted as part of mitigation, which would have satisfied concerns about the removal of the significant tree species. However, the Landscaping Plan only had 5 Ponderosa Pine and 6 Oregon White Oak shown as being planted, which he indicated on the Applicant's Tree Planting Plan. Because the Plan was substantially off from what the narrative stated, he had tried to address that with a condition that required additional mitigation to satisfy the City requirements to maintain the site as wooded and to preserve those significant native tree species.

Mr. O'Neil asked what the Applicant's response was to Staff with regard to the discrepancy.

Mr. Pauly believed it had resulted from different professionals working on the same paperwork, adding that such discrepancies do occur. He did not believe Staff received a direct answer, but such discrepancies were often the case on large applications with many different consultants working on different iterations of the paperwork. He agreed, the Applicant should have paid closer attention.

Chair Nada asked if both Xerox Dr and Printer Pkwy would remain private roads.

Mr. Pauly explained that there had been a change to the Transportation System Plan (TSP) that designated Printer Pkwy as a public street. Currently it was private, but would become a public road at some point in the future when triggered by development on the site.

Chair Nada called for the Applicant's presentation.

Brady Berry, Atwell Group, 9755 SW Barnes RD, Suite 150, Portland, OR, 97225, representing the Applicant, presented the Applicant's proposal with the following key comments:

- The site had a single tenant user with parking and amenities structured towards a single user. When SKB acquired the property, they had considered multiple tenants, but had difficulty leasing the property fully due to circulation issues as the entrance on the west side did not tie directly to the parking field on the north side, and there was no parking on the other side. The current proposal offered better circulation to the SMART transit stop and around the property.
- Multiple loading docks had been added, several on the north side and one on the south to allow better demising of the building and provided parking direct to the various users, which would give individual tenants close proximity to parking, as well as a better look and feel for the property.
- Remodeling the parking and installing low impact development stormwater features within the parking areas would better provide for the large amount of parking. The Applicant had provided low impact development that exceeded the impacted area and was also treating some areas where only additional landscape islands were being installed.
- The disc golf would be eliminated, as it was difficult to maintain given the different users. A smaller version might come back in another area, but that was unclear and had not been fully developed.
- The proposed new parking area would increase safety for the building, as the fire department would be able to get completely around the building. A basketball court was proposed for the large plaza that would activate the cafeteria and common space inside the building.
- There were also walkways with enhanced paving, crosswalks that were metal grates and would activate the storm water facilities within the plaza area itself.
- The Applicant had gone through several iterations to preserve as many significant Oregon White Oaks as possible, while maintaining the objective of making the property leasable, attractive, and desirable for the light industrial tenants being courted to lease space.
- He believed Staff was accurate regarding the trees. Initially, the Landscape Plan, included a large number of trees around the periphery of the southwest parking, which was where he

believed the tree numbers listed in the narrative had come from. When working to address the comments on the SROZ within the sensitive area, the trees planted in that zone were more vine maples, which had not been added to plans. The Applicant would revisit those numbers when submitting for the permit. He assured it was not an attempt to skirt the issue, but as Staff mentioned, when in a hurry addressing one thing, some things slip through the cracks. Part of the arborist report indicated that planting too many trees was not always the best objective, so there was a point of diminishing return if there were too many trees.

- The development team would work with Staff to finish the Final Site Plan and would look at adding trees along the creek corridor to enhance that area, as well as contributing to the City Tree Fund to determine what made the most sense for the property. He also indicated a large forest area that might be donated to the City that would provide an overall benefit to the community in terms of trees.

Todd Gooding, President, Scanlan Kemper Bard (SKB), 222 SW Columbia St., Portland, OR 97201, thanked Staff for their hard work, adding he appreciated how cooperative they were in assisting with the processing of the application.

- SKB had been involved with the property since 2015, and at the time of purchase, Xerox was going to lease back approximately 186,000 ft of space. They had signed a 5-yr lease with the Applicant with the intention of occupying that space in conjunction with their neighboring ink plant. However, within 12 to 18 months of closing, Xerox informed the Applicant that they would be vacating the property and their lease would expire end of November 2020.
- The site had been largely vacant for the past 3.5 years with 3D Systems being the only real occupying tenant. Dealer Spike of Lake Oswego had relocated its headquarters to the site and had leased approximately 65,000 sq ft of office space. At present, the site was primarily designed as office space, and the Applicant had spent 3.5 years trying to find an office tenant. Despite improvements to amenities and common areas, they could not attract office-based tenants, regardless of rental amount due to the nature of the site's back office uses and large blocks of space.
- As their loan was due, they began to look into more manufacturing-oriented uses, such as their tenant 3D Systems. Because that lease had been successful, the Applicant decided to redesign the property to accommodate manufacturing in addition to office use. To that end, the Applicant obtained a new loan with a new capital partner in April 2020 and began the process with the City. Since then, the interest from manufacturing businesses had been extremely well received. The Applicant already had a signed letter of intent with a life sciences company that would be moving from the Bay Area, as well as strong interest from another tenant that would be consolidating and relocating from Hillsboro. He believed it was clear that catering to manufacturing businesses had been the right decision.
- Manufacturing had higher density uses, typically, two people per 1,000 sq ft versus a half a person per 1,000 sq ft in a distribution facility. The tenant the Applicant had the letter of intent with would bring in 150 to 200 jobs with a median income of \$70,000, and the Applicant was very excited about the investment. The buildout would be approximately \$220 per ft after the space was delivered to the tenant, and the tenant would be paying for half of that cost. As such, they were showing a major commitment to the property.

- These items were the rationale for the application currently before the Board. The Applicant had put a lot of thought into the site redesign and would appreciate the Board's approval.

Mr. Martens asked if the Applicant anticipated adding additional square footage on the property in the future.

Mr. Berry responded that they had discussed potential future expansion along Parkway Ave and possibly in an unused parking field as well.

Mr. Gooding added that they intended to lease existing improvements first before entertaining any new development.

Mr. Martens asked how many existing divisible units were potentially.

Mr. Gooding replied that 3D Systems was 115,000 sq ft. They could have as many as 7 to 8 tenants with the smallest suite being 35,000 sq ft and the largest 115,000 sq ft.

Chair Nada noted he worked at Mentor Graphics and had noticed many pedestrians in the area after dark. He asked what the traffic expectations were and if there were plans for improvements to make the area safer.

Mr. Berry stated Xerox Dr would primarily have passenger vehicles with a few trucks entering where the loading dock was located. The site was not a distribution center, so there would not be a high use from large trucks. The primary loading areas were located on the north end of the site and where most of the traffic from Printer Pkwy had entered in the past. There would be improved lighting at the loading docks, but no current plans to add additional streetlights on Printer Pkwy or Xerox Dr.

Mr. Gooding added that he believed when Xerox was in full occupancy at the site, the number of trips were significantly higher on both Printer Pkwy and Xerox Dr than was expected for the Applicant's current proposed use.

Mr. O'Neil appreciated the Applicant responding and asked if any charging stations would be installed in the parking lot.

Mr. Berry responded they had not investigated that. The site currently had zero, but the Applicant would discuss it.

Mr. O'Neil explained that a prior member of the Board had a strong desire for the addition of charging stations and he had come to appreciate that stance. He asked the Applicant to consider adding some.

Chair Nada confirmed there was no one in Council Chambers or attending via Zoom who wished to provide public testimony in favor of, opposed or neutral to the application.

Ms. Hendrix said she appreciated Mr. O'Neil's question about the tree removal, adding it was good they were being replaced.

Chair Nada confirmed there was no other questions or discussion from the Board and closed the public hearing at 7:58 pm.

Nicole Hendrix moved to adopt Resolution No. 385. The motion was seconded by Shawn O'Neil.

Mr. O'Neil stated he was inclined to vote in favor of the application, as long as the trees were addressed, and he was satisfied with what he had heard about the trees tonight. It was a great opportunity for Wilsonville, especially the potential jobs.

Mr. Martens stated that despite driving by the property for years, he had never driven into it to look around, but it appeared to be a very attractive property and underutilized. He was happy to see the owner taking steps to use the property in a way that would benefit the community.

Chair Nada agreed. He had worked next to the property for many years and it was nice to see the development, although he was sad to see the Frisbee golf go. He thanked Staff for their detailed explanation regarding the economic benefit the project would bring to the community, as well as the decision process behind the project.

The motion passed unanimously.

Chair Nada read the rules of appeal into the record.

VII. Board Member Communications:

A. Results of the October 12, 2020 DRB Panel A meeting

There were no comments.

B. Recent City Council Action Minutes

Nicole Hendrix inquired about the ongoing Magnolia Development appeal.

Daniel Pauly, Planning Manager responded that City Council would be considering the appeal on November 2, 2020.

Barbara Jacobson, City Attorney, confirmed the Board members did not need to be present, noting Council would be reviewing the record of the DRB meeting and no new testimony would be taken.

Mr. Pauly added that City Council had expressed appreciation and respect for everything the DRB had done, but there had been pressure from the neighborhood to consider the proposed project.

VIII. Staff Communications

Daniel Pauly, Planning Manager, noted an item was scheduled to go before the Board in November, the week of Thanksgiving.

IX. Adjournment

The meeting adjourned at 8:07 p.m.

Respectfully submitted,

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