

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

**MONDAY, AUGUST 24, 2015 - 6:30 P.M.**

I. **Call To Order:**

II. **Chairman's Remarks:**

III. **Roll Call:**

Cheryl Dorman Richard Martens  
Aaron Woods Shawn O'Neil  
Dianne Knight Council Liaison Julie Fitzgerald

IV. **Citizen's Input:**

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

VI. **Consent Agenda:**

**A. Approval of minutes of July 27, 2015 meeting**

Documents: [DRB-B July 27 2015 Minutes.pdf](#)

VII. **Public Hearing:**

**A. Resolution No. 311.**

**Trocadero Park - Villebois Regional Park-5: Stacy Connery, AICP, Pacific Community Design - representative for Polygon at Villebois III, LLC, City of Wilsonville and Chang Family - owners.** The applicant is requesting approval of a SAP Modification, a Preliminary Development Plan Modification and Final Development Plan for development of Trocadero Park - Villebois Regional Park 5 (RP-5). Properties involved are Tax Lots 800, 900, 1100, Section 15 and Tax Lot 542, Section 15AB, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon.  
Staff: Daniel Pauly.

Case Files: DB15-0054 - Specific Area Plan Modification  
DB15-0055 - Preliminary Development Plan Modification  
DB15-0056 - Final Development Plan

Documents: [Trocadero Park SR.Exhibits.pdf](#), [Exhibit B1.pdf](#), [Exhibit B2.pdf](#)

VIII. **Board Member Communications:**

IX. **Staff Communications:**

X. **Adjournment**

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

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



**DEVELOPMENT REVIEW BOARD MEETING**

**MONDAY, AUGUST 24, 2015**

**6:30 PM**

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**VI. Consent Agenda:**

- A. Approval of minutes from the July 27, 2015 DRB Panel B meeting**

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

**Development Review Board – Panel B  
Minutes–July 27, 2015 6:30 PM**

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**I. Call to Order**

Chair Aaron Woods called the meeting to order at 6:31 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: Aaron Woods, Cheryl Dorman, Richard Martens, and Shawn O’Neil. Council Liaison Julie Fitzgerald arrived after Roll Call. Dianne Knight was absent.

Staff present: Blaise Edmonds, Barbara Jacobson, Chris Neamtzu, Nancy Kraushaar, Eric Mende, Daniel Pauly, Mike Ward, and Jennifer Scola

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

**V. City Council Liaison Report**

Councilor Fitzgerald briefly highlighted the July 20, 2015 City Council meeting, noting that more detailed information was available in the Boones Ferry Messenger. She noted City Council:

- Continued to consider whether to put a possible urban renewal district on the ballot for developing the Coffee Creek Industrial Area on the west side.
- Continued discussions about the Tualatin Valley Water District pipeline and the placement of the water transmission pipeline in Kinsman Road, because that area was already under construction. Agreements between the City and Tualatin Valley Water District were being developed regarding how that construction would take place. She encouraged people to review further details on the City’s website.
- Approved the collective bargaining agreement between the City of Wilsonville and SEIU Local 503, the employees union representing the City’s Transportation Department. She noted the negotiations had gone very well.

**VI. Consent Agenda:**

- A.** Approval of minutes of the June 22, 2015 meeting

**Shawn O’Neil moved to approve the June 22, 2015 DRB-Panel B meeting minutes as presented.**

**Richard Martens seconded the motion, which passed 3 to 0 to 1 with Cheryl Dorman abstaining.**

- B. Resolution No. 308. Tonquin Meadows No. 2 Five (5) Year Temporary Use Permit: Stacy Connery, Pacific Community Design, Inc. – Representative for Polygon at Villebois III, LLC (Polygon Northwest) – Owner/Applicant.** The applicant is requesting approval of a five-year Temporary Use Permit for a sales office and model homes in the Tonquin Meadows No. 2 at Villebois subdivision, along with associated parking, landscaping and other improvements. The site is located on Tax Lot 2919, Section 15, T3S-R1W, Clackamas County; Wilsonville, Oregon. Staff: Jennifer Scola.

Case File: DB15-0050 – Five (5) Year Temporary Use Permit

**Richard Martens moved to approve Resolution No. 308. The motion was seconded by Shawn O’Neil and passed unanimously.**

**VII. Public Hearing:**

**A. Resolution 309. West Linn-Wilsonville School District (Advance Road School): Mr. Keith Liden, AICP, Bainbridge – Representative for West Linn-Wilsonville School District – Applicant/Owner.** The applicant is requesting approval of an Annexation, Zone Map Amendment from Clackamas County - Exclusive Farm Use (EFU) to City - Public Facility (PF) Zone and Significant Resource Overlay Zone (SROZ), Comprehensive Plan Map Amendment from Clackamas County – Agriculture Designation to City – Public Designation, and Stage I Preliminary Development Plan for a 30 acre site including two schools and a 10 acre site for a future City park. The subject site is located on Tax Lots 2000, 2300, 2400 and 2500 of Section 18, Township 3 South, Range 1 East, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon. Staff: Blaise Edmonds.

Case Files: DB15-0046 – Annexation  
DB15-0047 – Comprehensive Plan Map Amendment  
DB15-0048 – Zone Map Amendment  
DB15-0049 – Stage I Preliminary Plan

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

**Chair Woods** called the public hearing to order at 6:40 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.

**Blaise Edmonds, Manager of Current Planning**, announced that the criteria applicable to the application were stated on page 2 and 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. Edmonds** noted the following two exhibits that were distributed to the Board and had been entered into the record:

- Exhibit D2: Email from Blaise Edmonds dated July 24, 2015 noting his and Steve Adams’ responses to an email from William Ciz dated July 24, 2015.
- Exhibit D3: Written testimony read into the record and submitted by Stan Satter, Treasurer/Director, Landover Homeowners Association.
- Exhibit B5: Email from Keith Liden dated July 27, 2015 on behalf of the West Linn-Wilsonville School District responding to questions from William Ciz included in Exhibit D2.

**Mr. Edmonds** presented the Staff report via PowerPoint, briefly reviewing the site’s history and noting the project’s location and surrounding features, with these key comments:

- He briefly overviewed the Applicant’s subject requests, noting the Zone Map Amendments would establish a new City Base Zone and also a Significant Resource Overlay Zone (SROZ) on the west side of the property.
  - Future applications, including the Stage II Final Plan, would provide more detailed information and primarily focus on the middle school; however, nothing related to site development on the property (Slide 3) was being considered in tonight’s hearing. When submitted, those future applications would require a new round of public hearings before this body, or possibly DRB -

- Panel A, and would involve the review of parking, landscaping, architecture, site lighting, tree preservation, pathways on the property, access from Advance Road, associated sports fields, etc.
- Metro Case No. 13-01 Urban Growth Boundary Major Amendment was shown on map (Slide 4) as area crosshatched and that urban growth boundary (UGB) was also comprised of the public right-of-way along Advance Rd and 60th Ave fronting the property, but did not include areas beyond the frontage of the Applicant's property.
    - The portion of survey map on Slide 5 showed the combination of the various tax lots that totaled the 40 gross acres of the subject property, but the map did not include the right-of-way of Advance Rd and 60th Ave on the east and north sides of the site.
    - Even though it was now within the City's UGB, the property was located in Clackamas County, so the first application is to annex the property into the City of Wilsonville. He noted the dotted line on Slide 6 extended too far beyond the north and east boundaries of the property.
  - The current Clackamas County Comprehensive Plan designation was agriculture and the proposed City of Wilsonville Comprehensive Plan Designation was public, which allowed for public schools. The current County zoning designation was EFU and Public Facility (PF) Zone was the proposed zoning designation, which again, allowed for public schools.
  - He explained that the Board's decision for the first three applications would be a recommendation to City Council, who would vote to approve the Annexation, Comprehensive Plan, and Zone Map Amendment, which included the SROZ overlay on the property. The Board's decision on the Stage I Preliminary Plan would be contingent upon City Council approval of the Annexation, Comprehensive Plan, and Zone Change.
  - A generalized representation of the highly detailed survey drawing included in the packet was displayed that showed a portion of Meridian Creek slightly on the property. (Slide 11)
  - The Master Plan (Slide 12) was a very conceptual plan that lacked a high level of detail, but showed a better analysis of the proposed SROZ boundary. The Master Plan was still very fluid as the school district was working to determine how to bring in buses, separate drop-offs from parents, and how many parking spaces would be needed.
    - The Parks and Recreation Department would be responsible for master planning the future city park, which would be partitioned in a future Phase II application and could be several years out because no funding was available to build a city park.
    - Funding was needed to provide the access and roadway improvements along Advance Rd. A condition of approval from the City Engineering Division required that all access should come off Advance Rd, and the school district indicated there were no plans to take access off 60th Ave in Exhibit B5.
  - The detailed information that the Board could discuss involved the Public Facility (PF) conditions proposed by the Engineering Division; for example, proposed street alignments, what kind of road section would be involved, what will be road widths, where would sidewalks be located, and how would a safe route to school be achieved. There were no plans for Safe Routes to School submitted with this application, but the Engineering Division has a concept of a multi-modal pedestrian bicycle path on the south side of Advance Rd to access the school property.
  - The Master Plan also showed a very conceptual pathway system along Meridian Creek, which was indicated by blue arrows at the bottom left corner. Future applications would indicate how the pathway would connect into the various facilities of the school once it reached the school property. One earlier concept east to have the pathway go all the way up Meridian Creek on the east side of the properties of Landover Subdivision, which is not possible. A new idea is to extend the pathway to the southwest corner of the school property. He emphasized that the Master Plan was very conceptual at this point.
  - The Board could also ask the school district about why the middle school and future primary school were proposed at this site, as well as the reasons for the proposed locations of the parking and future track and soccer field. It was important to understand the thought process of locating those various

areas on the Stage I Master Plan and further discussion would give everyone a better understanding before voting.

- The Annexation, Zone Map Amendment, and Comprehensive Plan Map Amendment applications were all considered routine, but the Stage I Preliminary or Master Plan started to open up the issues of the location of public facilities improvements, how Advance Rd would be built, and the basic site planning as far as how the site was going to work.
  - He noted that there were ways to mitigate uses that conflicted with an adjacent neighborhood. For example, parking lot or sports field lighting could be mitigated by shielding, buffering, or planting more trees for screening, and all those details could come out in future Phase II applications.
  - He concluded his presentation by stating that he was available for any questions.

**Richard Martens** asked if the Stage I was approved as presented, would it lock in the placement of the sports field, middle school, and various facilities or could they be moved around in a Stage II application.

**Mr. Edmonds** replied approval would set the placement of those facilities, unless the Applicant returned to revise Stage I. If the Applicant discovered that something was not working or found major flaws in the current site planning, then modifications to the Stage I would be required as part of the Stage II application.

**Mr. Martens** added that perhaps the Applicant could speak to that as well; that they had done enough studying of the site that they were comfortable with the overall design as presented.

**Shawn O'Neil** asked if any modification would return before the DRB.

**Mr. Edmonds** answered yes, adding if there was a minor change, the Planning Director would probably not review it administratively because there was high public interest and the City would want to include the public. Any modification would be brought back with the Stage II round of applications. If the modification involved moving the soccer field to where the primary school was or changing where the school drop off area was, he believed that would come back for a full public hearing, and he would suggest that it come back to this same DRB panel.

**Cheryl Dorman** asked if the location of the bus roundabout was imprinted as shown or part of Stage II?

**Mr. Edmonds** replied the bus loop's location on the east side of the middle school was imprinted. Since the application's submission two weeks ago, some changes may have occurred by school district's design team. The site is very complicated and the Applicant's primary concern was public safety, such as separating buses from children and parents and drop-off by parents, and public safety dictated the proposed layout on the site.

**Mr. Martens** recalled the improvements on Advance Rd would go to the access road only and not beyond that.

**Mike Ward, City Civil Engineer**, noted that was the intention at this point in time as indicated in Steve Adams' comments at the bottom of Exhibit D2 and B5. Advance Rd improvements would go through the school access and then the improvements would taper off, but that would essentially be the end of the improvements at this time.

**Mr. Martens** noted the possible pathway at the southwest corner and asked if the subject site abutted the existing school property.

**Mr. Ward** clarified it did not. The pathway would go over other parcels but the path was shown in the 2006 Bike and Pedestrian Master Plan. The proposed conceptual alignment was a tweaking of that Master Plan, which showed the pathway going all the way up to Advance Rd. Staff was indicating that pathway could stop at the south end of the school property and then go across the school property. Looking at the improvement at this point in time, that seemed to make more sense. He confirmed that to complete the pathway, access would have to be gained over existing property and would involve an acquisition of easements.

**Chair Woods** asked if the school access would go all the way through to 60<sup>th</sup> Ave.

**Mr. Ward** replied that was not being proposed at this time, which was documented in Exhibit B5 under Comment 1. Neither the City nor the school district intended to make a connection between the access road and 60th Ave at that time. That connection would come back and either be triggered by the development of the park or the primary school.

- He confirmed that 60<sup>th</sup> Ave was and would remain a County road. The City intended to acquire Advance Rd through the stop sign east of 60<sup>th</sup> Ave for tapering purposes, which was not necessarily irregular. For example, heading west out of the city, Boeckman Rd turned into Tooze Rd up to Grahams Ferry Rd, and the City was the road authority for that road all the way to the corner of Westfall Rd when Villebois started development. It obviously had ditches on both sides and was not improved to an urban area, but plans were being developed to improve Tooze Rd for the stretch through the stop sign that would taper down towards Westfall Rd when the adjacent area was developing.
- Likewise, the City would become the road authority for Advance Rd, but there was no rush to develop the road when no development was occurring adjacent to it. It was more of a paperwork issue with the City becoming the road authority because development was predicted to occur in the future.
- The annexation would result in Advance Rd being brought into the city as a city street.

**Mr. Edmonds** clarified that would require a separate annexation process, no streets were part of the subject annexation.

**Chair Woods** called for the Applicant's presentation.

**Tim Woodley, Operations Director, West Linn-Wilsonville School District**, introduced Keith Liden, Planner, West Linn-Wilsonville School District. He expressed his appreciation to the City of Wilsonville and the DRB for hearing the application tonight.

- He explained this was a very important step for the school district. For some time, the district's longstanding, long-range planning committee has contemplated the need for another middle school in Wilsonville which historically, has been on the district's long-range plan. Inza R Wood Middle School was currently over capacity, as most people probably knew, and this was a step toward resolving that over-crowding within Wilsonville. The school district recognized that Wilsonville was growing quite a few years ago when the school board bought this particular site. As mentioned by Mr. Edmonds, the UGB was moved around the site and in November 2014 the ballot measure to provide funding for the construction of this new school passed, so the District was now fully prepared to move forward with its construction.
- With regard to the displayed site plan (Slide 12), he explained that in 2009 and 2010 the school district went through a fairly extensive public process to do preliminary master planning for the site which included City Staff, various public hearings regarding different topics because part of the site was a city park and the district preferred a double school site. Boeckman Creek Primary and Wilsonville High School were on a double site, Wood Middle School and Boones Ferry Primary were on a double site and both sites were very efficient and very effective.



- The primary school was not needed right now, but would be in the near future, likely in about five years. The middle school was needed, and the subject site plan was very consistent with the master planning work done for this particular site in 2010.
- The design team had thought quite a lot about the placement of the middle school, the location of the future primary school, as well as the track and parking in relation to the site, and how the particular elements of the site would support a middle school.
- The district currently operated three middle schools and has learned quite a lot from how they function from a site point of view as related to buses, cars, and certainly student safety, which was the school district's primary concern on those sites.
- The school district supported the Staff report, including its recommendations and the conditions of approval as presented.
- He added that the school district held two public meetings last week, one with the site's County neighbors on 60th Ave and the other was targeted primarily at the Landover neighborhood. There was good turnout and very good conversation, and a lot of questions. Of course this project involved two stages. This Stage I was primarily about the annexation, Comprehensive Plan, SROZ, etc. In the fall, the school district was fully prepared to provide the minute details about how the building would look and function, and where the lights, sidewalks, paths, landscaping, etc. would occur, and the district went through that effort with the neighbors.

**Mr. Martens** asked if the addition of the future primary school would affect the access road at all or would access still remain on Advance Rd?

**Mr. Woodley** responded the new primary school would take its access from 60th Ave at that time.

There were no further questions for the Applicant.

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

**Stan Satter, Treasurer-Director, Landover Homeowners Association (HOA), 28476 SW Wagner St, Wilsonville, OR,** stated there were five directors on the HOA Board and two others were present at the meeting. He noted that his property bordered what the neighborhood called the conservation easement or SROZ. He presented his statement, which was entered into the record as Exhibit D3, with these additional comments:

- Though HOA had not been polled, it was generally thought that the members would support the school as having a school of this nature for children to go would generally enhance the value of a neighborhood.
- He was concerned about maintaining the legacy of the conservation easement area (CEA) from environmental impact and any unnecessary encroachments for human activities. Personally, he enjoyed looking out of his back window into the conservation easement area (CEA) with birds and deer and the natural environment enhanced his home and the homes that adjoined the SROZ.
- He clarified that the school district stated at a previous meeting that they would be willing to install a 6-ft fence down the entire western property line between the Landover Conservation Easement Area (CEA) or SROZ and the school property, but he wanted it in the record. The fence would not only keep children from trespassing into the CEA, but would also prevent injury through the mess of vines, blackberry bushes, nettles, and steep drop-offs that would be hazardous for school children.
- The homeowners were not real happy about the idea that someone could forcibly cram a path or sewer line in between homes in the subdivision. The homes affected by that could certainly see a great diminishment in their value and enjoyment of this area. All parties should work together; perhaps owners of the rental units on that side would be willing to sell. There would be ways to reach an arrangement where everyone came to a happy conclusion on that. It would not be appropriate to force condemnation on any owner of property along the pathway or utility line.

- On the displayed Advance Road School/Park Site Stage I Master Plan, he indicated that his property was at the little blue arrow pointing straight up. There was a small corridor between his and the adjacent house, both of which would be impacted by that path. He would not be pleased to have the path there.
- He clarified the HOA wanted the sentence, which started at the bottom of Page 35 of the Staff report under “Pedestrian and Bicycle Access” in B29. Review Criterion: Implementation Measures 3.1.11.s, to state, “The site plan would approve appropriate pedestrian and bicycle connections to the recommended frontage improvements on SW Advance Rd (see above), as well as a connection to SW Wilsonville Rd and the existing transit stops along it, ~~through the subdivision west of the site.~~” He objected to that phrase in the sentence because it implied that the only place to have connectivity would be through the area indicated by the arrow on the Master Plan.
  - He noted how Meridian Creek flowed down and joined another creek in that area, where there was a very steep hillside that was not really an appropriate spot for a path. It would take a mountain goat to get up the path, or harsh zig zagging would be required to get through there and that would really impact the environment. He proposed deciding as a team whether the path would be appropriate and if so, then determine where it would actually be located. He suggested that further up the SROZ would be more appropriate. Retaining the phrase as a part of that sentence limited the focus to that point being the only place to make the connection through the Landover Subdivision.
  - The concern was that the language limited the ability of the City, school district, and DRB to make a decision on an appropriate location for a path, if any, to connect the Landover Subdivision to the new school.

**Cheryl Dorman** asked if this issue would be a Phase II conversation or was it part of Phase I.

**Mr. Edmonds** replied that what was represented was not even on the Stage I Master Plan, but was a future reference or idea of where a pathway could be aligned. He confirmed it was not a decision for the Board to make tonight.

**Mr. O’Neil** asked if any of Mr. Satter’s concerns fell within something the Board would consider tonight.

**Mr. Edmonds** responded there was an issue about eminent domain, the taking over property. He understood from Ms. Jacobson that a city could not be conditioned to not have eminent domain.

**Barbara Jacobson, Assistant City Attorney**, explained that most of the issues being raised now were for the Stage II application, but his submitted written testimony was already a part of the record for the Stage I. She explained that Mr. Satter would want to talk in detail about his concerns at the next phase.

**Mr. Satter** said that he understood, but hoped the City was willing to work with the HOA and not try to run over the neighborhood as far as where the pathway was sited.

**Ms. Jacobson** replied the City’s position was to always work with the neighborhoods.

**Mr. Satter** confirmed that was his point. He wanted to make sure the homeowners were not unhappy because they worked hard for these homes, and were hardworking people who paid mortgages, and did not want to see their home values diminish, and he did not want to see his diminish either. If a trail or path had to put there, he believed everyone could agree on an acceptable location for all parties concerned.

**Mr. Edmonds** entered Mr. Satter’s written comment into the record as Exhibit D3.

**Dorothy Von Eggers, 6567 SW Stratford Ct, Wilsonville, OR**, stated that she would keep her comments brief because they would probably apply to the Stage II planning. The West Linn - Wilsonville School District either had considered or still was considering placing walking paths from the school into the Landover Subdivision terminating on Wagner St, which paralleled the proposed school site to the west. As a Landover resident, she asked that any approved paths leading to Wagner St be accompanied by a “no-stopping” sign or ordinance because residents were concerned about additional traffic from parents coming in on Wagner St to pick up their children, rather than fighting traffic on Wilsonville Rd, Advance Rd, and 60th Ave. Parents might wait for their kids to come out on a path that terminated on Wagner St to pick them up and avoid that cluster. The major concern was that these additional vehicles would bring unwanted traffic that Wagner St could not support. The residents also had safety concerns for the small children who play in their front yards, including stranger danger of lurkers waiting in their stopped vehicles along Wagner St, and also the traffic hazards for Landover children and residents. The request for “no-stopping” signs was so that no one would just stop to wait for their kids. The residents did not want Wagner St to be used as a place for parents to pick up their children.

**Julia Satter** agreed with the requests read by Mr. Satter and particularly, the statement regarding the City working out equitable arrangements with willing homeowners. Earlier in the evening, it was referenced that appeals would be made to City Council, but she was curious to know that if no equitable arrangement was reached, would appeals go to the DRB, City Council, the Land Use Board of Appeals (LUBA), or to all of the above.

**Mr. Edmonds** reiterated that statements made by Stan Satter were potentially conditions for a Stage II Site Design Review. He noted that if the exhibits were carried forward to Stage II, which would be appropriate, they would be reintroduced at the public hearing and those testifying would have standing to appeal to City Council

**Ms. Satter** added that widening Advance Rd to the south would also severely affect Landover homeowners because there was no space to expand the road to the south with the bike lane without affecting the homeowners. She did not know where that would be in the wording of the document, but that was a critical area that also needed willing homeowner arrangements.

**William Ciz, 28300 SW 60<sup>th</sup> Ave, Wilsonville, OR** stated he had submitted written testimony that he would not read tonight. He lived on the east side of 60<sup>th</sup> Ave opposite the school. He believed the City had adequately answered his first written comment about access from 60th Ave with regard to this application, (Exhibit B5) and he and his neighbors were happy about that.

- The second point he had regarded relocating the bus turnaround area to stay away from the rural edge as much as possible until some sort of decision was made about whether neighboring properties would come into the City’s UGB or remain in Clackamas County, which still seemed to be up in the air.
  - He had requested adding a condition of approval to relocate the bus stop over there and if that was unreasonable, to provide some type of screening so the area could be screened and/or bermed to give him and his neighbors a bit more privacy, similar to what the Landover HOA suggested.
- His third point regarded lighting and was similar to Mr. Satter’s comments about the screening of lighting. Currently, his property was in a much darker area than Landover, so maintaining that to whatever degree possible would be very helpful.

**Chair Woods** confirmed Mr. Ciz’s comments and requests had been entered into the record as Exhibit B5, and that there was no further public testimony.

**Ms. Dorman** asked Staff for clarification about the road improvements on Advance Rd to Wilsonville Rd mentioned by Ms. Satter.

**Mr. Ward** clarified that it would be for Condition PFD 36, regarding the road and the effects of property acquisition along Landover and the five-acre parcel.

**Mr. Ward** explained that Condition PFD 36 discussed how the 2013 Transportation System Plan (TSP) identified Advance Rd as being a collector level road. The TSP, one of the City master plans approved by the City Council, predetermined the required improvements, such as lane width, to Advance Rd. Funding those improvements, and aspects of that nature, were subject to the development agreement discussed in Public Facility Condition PFD 34, which indicated that a development agreement still needed to be confirmed between the City and school district. However, land widths and bicycle lanes would not be determined by the school district, but by the TSP and city engineer.

**Mr. Martens** asked if the requirements for the road would include having to acquire additional property.

**Mr. Ward** confirmed additional right-of-way would need to be acquired to make Advance Rd into an urban collector. To some degree, some portions of that additional right-of-way would be reimbursed to the City by the developer, but those acts were done by the City, and that reimbursement would be determined in the development agreement referenced in Condition PFD 34.

**Ms. Dorman** understood eminent domain was not a part of the conversation because it was outside of the Board's scope, but noted Mr. Satter had asked that all other options be exhausted. She asked if that was being considered.

**Mr. Ward** confirmed the City's intent was to always try to negotiate with willing sellers. Given that road, the only sellers the City could work with were those abutting Advance Rd. The City would work with those willing sellers, but the City had a history of endeavoring to negotiate in fair and good faith terms.

**Ms. Jacobson** clarified that Advance Rd was separate from this application and already in a different transportation plan, so the subject application would not change those improvements.

**Mr. Ward** added it would only at the reimbursement level as worked out through the development agreement.

**Chair Woods** called for the Applicant's rebuttal.

**Mr. Woodley** stated that with regard to lighting impacts to surrounding neighbors, new engineering related to photometrics was pretty accurate in terms of preventing light from leaving a site and illuminating only the surface at which it was aimed. The school district paid close attention to lighting at all its school sites and intended to be good neighbors, especially when it came to the lighting.

- Everyone recognized this was a school site and during the daytime, there would be kids playing and the noise that went with that. Middle schools were not overly used in the evening, but soccer could happen, for example, and there would be the City park as well. He did not expect the school to be a high noise producing site, but there were ways to mitigate and buffer. The school district had a long history of wanting to create buffers, even down to the specific vegetation or land berms that could affect very specific neighbors in unique situations around the site. That work would come in Phase II as part of the discussions that would occur at that time.
- He noted the Safe Routes to School Plan had to do with student transportation, where buses go, the limits of walking boundaries, etc., much of which was prescribed in the Department of Education Policy and the school district's relationship with the Department of Transportation for how kids would get to school. DKS Associates, an expert in Safe Routes to School, would be the consultant working with the school district.

- Prior to the opening of Lowrie Primary School, a Safe Routes to School Map and Plan was developed and the same would be done at this site. That Plan would address safety in all ways, including crossings, sidewalks, lights, and the ability to observe, protect, and provide security for kids.
- The district would probably not consider a nature pathway through the Meridian Park area as being an appropriate safe route to school, but it would certainly be an amenity for the City as it had been on the Pedestrian Plan for quite a long time. There would be value in connecting Wilsonville High School and Boeckmen Creek to this site through a trail that might go through there, and the district was willing to cooperate with the City and the neighborhoods toward that end.
- Traditionally, good fences make good neighbors, so the school site would be fenced both to keep kids out of trouble, but to also provide security for the site itself.
- As the site was developed, a national security consultant would be consulting the district's engineers and architects about today's best school design in terms of where pathways are located, sight distances, observation points, building frontage, the front door and all kinds of things that would come to play as Phase II was developed.
- Placing the middle school right in the center of the site was the best place for it because it provided a significant buffer from the school's property line all the way around the building.
- Parking was necessary for the site and while parking for the middle school was located in an area that was out of the way, it supported the middle school. In the interest of being good partners with the Parks Department, the district had conversations about the amenities the site would provide and parking was one of them. While it did not satisfy the Park's requirements for weekends when the school was not using it, its location was very helpful for the park.
- With regard to the bus turnout, he explained that the district has found that buses and cars must be separated; it did not work when they were together. The cars would be on the left side moving through each day to drop off kids, which would allow the buses on the other side. The buses would come in and queue, let the kids out, then leave, pick them up in the evening, and then leave again. Buses would take their access on the interior streets, currently referred to as Park South and Park West, and then take access off Advance Rd. No access was contemplated for 60th Ave. He reiterated that for safety and site circulation, separating buses and cars was really, really important, which was why the buses would be on the east side of the building. He confirmed that all access to the site would be from Advance Rd and not from 60th Ave.

**Keith Liden, Senior Planner, Bainbridge Design, 319 SW Washington, Suite 914, Portland, OR,** added for the benefit of some people who testified that when the Applicant came in for the Stage II review, a long list of City criteria would have to be addressed that would address many of the concerns raised about lighting, buffering, and so forth. The school district did not have to address those issues so far because the project was at this schematic level. As this process ran its course, a lot of the concerns would have to be addressed to meet the City's Code requirements during the second round of this review.

**Ms. Dorman** noted that Landover residents and the residents on 60th Ave had done an excellent job of communicating and it seemed that the Applicant had been very responsive, which should make round two a little easier.

**Mr. Woodley** confirmed that would continue with the school district's public outreach meetings as the project moved through that phase.

**Mr. Martens** noted that a substantial amount of the public testimony appeared to be relevant to Stage II, which would not be considered tonight. He asked Staff if the Board needed to take any action, propose an amendment, or whatever might be appropriate, to ensure that the testimony submitted would be carried over as part of the record for Phase 1 middle school

**Mr. Edmonds** replied that exhibit numbers were assigned to all the testimony heard tonight, so it was part of the public record. To be clear and safe, those same exhibits should be reintroduced during the Stage II site design review applications were submitted. Staff would carry over those exhibits and put them into that record once those applications were submitted.

**Chair Woods** closed the public hearing at 7:50 pm.

**Shawn O’Neil moved to accept the Staff report with the addition of Exhibits B5, D2, and D3 and adopt Resolution No. 309 as presented. Cheryl Dorman seconded the motion, which passed unanimously.**

**Chair Woods** read the rules of appeal into the record.

**B. Resolution No. 310. Wilsonville Subaru Dealership: Robert Lanphere Jr., BL & DJ LLC – Owner.** The applicant is requesting approval of a Stage I Preliminary Plan, Stage II Final Plan, Site Design Review, Class 3 Sign Permit and Sign Area Waiver, Type ‘C’ Tree Plan and Waivers for a Subaru Dealership. The site is located on Tax Lot 100, Section 23AC; T3S-R1W, Clackamas County; Wilsonville, Oregon. Staff: Daniel Pauly.

Case Files:           DB15-0024 – Stage I Preliminary Plan  
                          DB15-0025 – Stage II Final Plan  
                          DB15-0026 – Site Design Review  
                          DB15-0027 – Class 3 Sign Permit and Sign Area Waiver  
                          DB15-0028 – Type C Tree Removal Plan  
                          DB15-0045 – Class 3 Waivers

**Chair Woods** called the public hearing to order at 7:53 p.m. and read the conduct of hearing format into the record. All Board members declared for the record that they had visited the site. No board member, however, declared a conflict of interest, bias, or conclusion from a site visit. No board member participation was challenged by any member of the audience.

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

**Mr. Pauly** presented the Staff report via PowerPoint, noting the project site’s location and surrounding land uses with these key comments:

- The Stage I Preliminary Plan included a revision to the 1976 Wilsonville Square 76 Master Plan which covered the 30 acres of Old Town and included a mix of Travelers Retail, General Commercial, Retail Equipment, such as heavy equipment and farm implements, as well as Service Shops and Multi-Family. In this case, the subject site was originally shown as retail equipment. The Use Diagram of the Wilsonville Square 76 Plan was displayed. (Slide 4)
- Over the years, the southern portion of the Square 76 Master Plan was developed as multi-family, some single family, as well as the church property. The entire area had the zoning designation of Planned Development Commercial, so the retail uses were an allowed use, but the 76 Master Plan did need more specific types of commercial development. In 2008, the City approved changes to the 76 Master Plan to allow the development of the Fred Meyer in Old Town Square, including a street vacation and changing the designation of the commercial uses. However, the City was uncertain what was going to happen to the remnant, undeveloped portion of the Square 76 Master Plan, so the 2008 approval specifically stated, “Portions of the Square 76 Plan south of Bailey St,

which are not included in this application, could be modified in the future in compliance with the West Side Master Plan.”

- Consistent with the process followed by Fred Meyer, the Applicant was requesting and Staff recommended approving the Stage 1 Preliminary Plan to change to Automobile Sales and Service.
  - In addition, because the street to the north had been vacated, the City believed constructing a 15-ft wide pathway for everyday use by pedestrians and bicycles was a better option than the full street connection called for between Bailey St and 5<sup>th</sup> St in the 76 Master Plan given past sensitivity towards traffic for the single-family homeowners in Old Town and because no vehicle connectivity was needed in that location. The 15-ft pathway would have bollards at the southern end to provide a second emergency response access to the site as well as an alternative escape route for everyone in Old Town if for some reason Old Town had to be evacuated and Boones Ferry Rd was closed off.
  - He confirmed the 15-ft path along entire west side of the dealership would be the emergency access/escape route and would divide the dealership from the apartments and church property. The southern end of the path tied into 5<sup>th</sup> St and no impact was expected to the homeowners as there would be no test drives or traffic through there. As displayed in the site plan, the commercial entrance was at the entire north end of the site and there was on-street parking on Bailey St, so parking on 5<sup>th</sup> St and walking to the north edge of the building did not seem practicable. A cul de sac at the end of Bailey St was proposed as a turnaround and the primary vehicle access to the dealership site.
  - He confirmed only emergency vehicles would use the 15-ft path, unless an emergency occurred where Boones Ferry Rd was blocked and Old Town residents had to be evacuated using that path.
- The Stage II Final Plan considered the function of the development, including traffic, parking, circulation, and overall aesthetics. He reviewed Slide 6 which showed an aerial view of the site’s current conditions and the proposed project with these key comments:
  - The southern end of the site had the majority of the trees which the Applicant proposed to preserve as a buffer.
  - The Planned Development Commercial Zone required that all business operations be fully enclosed, unless a specific list of exceptions applied. The proposed project would include storage of vehicle for sales, which in a typical dealership would be outside, so a large portion of the building, approximately 42,000 sq ft, was inventory storage.
  - The building was about 600-ft long and a lot of different massing and architectural elements were used, even beyond the Old Town Overlay, in order to break up the large expanse.
  - A height waiver was requested to allow flexibility for more articulation. While the general portion of the building was below the 35-ft height maximum for the zone, two proposed towers exceeded 3-ft beyond that maximum to 38 ft. Staff supported the intent of allowing waivers to allow flexibility and better design.
  - The required amount of parking was provided in accessible locations and a specific condition of approval required that parking necessary for automotive sales and offices be marked as customer parking so as not to be used by vehicles in for service or such, but to ensure the spaces remained available for the intended use.
    - Bicycle parking required by the Development Code had been provided with half the spaces being interior for long-term for employees and half exterior located near the service entrance where people would likely use a bicycle.
    - The Development Code also required two loading berths for a building this size and one was provided for vehicle delivery on the south side near several overhead doors and the other was provided for parts delivery.
  - He described the vehicle circulation on the site (Slide 13), noting that general public vehicle circulation areas were indicated in yellow along the north and east entrances to the site and the northwest part of the site where vehicles would enter for service.

- The orange area indicated the parts of the dealership behind gates where delivery circulation would occur, as well as parked vehicles that have been serviced and were waiting for customer pickup.
- The area in red at the very southwest corner of the site was the second fire truck access through the mixed use path.
- Pedestrian circulation (Slide 14) would occur on the mixed use path as mentioned, as well as around and along the north and east sides of the building to connect the parking and service areas and provide a pedestrian network for people to get around the site as required by the Code.
- Landscaping. The Staff report identified 13 different landscaping areas that met the various landscape standards of the Code. He highlighted where the different types of screening standards were applied as follows:
  - Areas 1, 6, and 8 were Low Screen standard areas with a 3-ft hedge and trees spaced 30-ft apart to screen parking from the right-of-way or off-site views. These areas were next to customer parking, and a portion on the north side included a couple of layers in addition to existing vegetation to provide multiple layers of buffering from the apartments.
  - Areas 2, 3, 4, and 5 were High Screen standard areas with a 6-ft hedge and trees spaced 30-ft apart. This standard was applied around the area where vehicles that had been serviced were parked and included the existing vegetation on the south side with some additional plantings.
  - The remaining areas were general landscaping areas along the building, display area, and around the site's entrance where no screening was required.
- One waiver regarded a specific area of the City's Code concerning the exterior sales area for commercial development. The general allowance was that 5 percent of the retail area was allowed to be exterior sales or an area equal to 5 percent of the interior area. The Code allowed a waiver request for up to 10 percent, which the Applicant had requested. The criterion for granting that waiver was that it did not detract from the overall character of the development or surrounding neighborhood.
  - Essentially, the display areas were in three parts: two areas were under the canopies of the existing building and were well integrated, and the area under the display canopy in the northeast corner along I-5. This covered area had architecture and roofing that complemented the design of the overall building and site.
  - Another Code requirement stated that partial walls were required for screening of large or bulky items. It was clear in reading through the legislative history and the case on Gran Turismo, the only car dealership where the requirement had been applied previously, that the intention of the Code was that large bulky items included pallets or yard bark that might be stored in out front of a store, for example. There was no evidence that the requirement was intended to have walls around the outdoor sales of cars, and so the Code was being applied consistently with the Ferrari-Maserati dealership.
- Traffic was being directed towards Bailey St, which was already an improved commercial street adjacent to the Fred Meyer development. The studied intersections all continued to meet the level of service (LOS) requirements.

**Cheryl Dorman** noted PFB 31 on Page 19 of 99 of the Staff report discussed the traffic impact and asked for clarification on the 107 Estimated New PM Peak Hour Trips and 48 Estimated Weekday PM Peak Hour Trips through the Wilsonville Rd Interchange area.

**Mike Ward, Civil Engineer**, responded the 48 Estimated Weekday PM Peak Trips through the Wilsonville Road Interchange area were based on DKS Associates' belief that about 40 percent of the total PM Peak Trips would get on either northbound or southbound I-5. The remainder of the trips, the difference between the 107 and 48, was anticipated to be traffic traveling on Wilsonville Rd toward Newberg, Stafford Rd and the I-205 Interchange, or about town to Fred Meyer or various other locations. The number of trips mattered quite a bit when the City had the Interchange Use Fee.



**Ms. Dorman** confirmed the increased number of trips was expected to travel on I-5 and the rest would travel to other locations. The anticipated increase did not seem like a high number. She asked how the increased trips would be compared to a McDonalds being located on the proposed site and whether the 48 or 107 trips were a lot to add. Currently, traveling in and out of Fred Meyer was pretty busy.

**Mr. Ward** did not believe 107 trips were a lot of trips for General Commercial use. If the McDonalds were two acres in size, many more trips would be anticipated. The 107 trips would occur for the proposed use on the weekends rather than weekday evenings, since people were likely to shop for cars on the weekends. For the size, the City actually had DKS look at different retail or commercial uses that could occur on the site, and a car dealership was one of the significantly lower per square foot uses compared to McDonalds, which was significantly higher per square foot.

**Shawn O'Neil** asked what other uses or business types were shown to produce less traffic impact.

**Mr. Ward** replied that five different business types were studied and the proposed use had the lowest impact of the five.

**Mr. Martens** responded that a chart on Page 11 of the Applicant's notebook, submitted as Exhibit B, indicated that automobile sales had a rating of 2.62 in the traffic study which scaled up to office supply, shopping center, electronic superstore, and a supermarket being 9.48.

**Chair Woods** noted the traffic and big trailers delivering cars on Bailey St and asked whether the road and cul de sac could withstand that kind of traffic.

**Mr. Ward** confirmed the delivery of the cars would come into the cul-de-sac and circulate around the site according to the site's current design. He recalled that Fred Meyer currently received deliveries off Bailey St.

**Mr. Edmonds** noted Bailey St had to be upgraded to an industrial standard to accommodate the Fred Meyer deliveries so the Transportation System Plan (TSP) had to be changed to show it was an industrial type of linkage road.

**Mr. Martens** asked if sufficient room would exist for delivery trucks to pull off of Bailey St and offload the vehicles.

**Mr. Ward** responded the intent was that the delivery trucks would drive on to the site and off load the vehicles.

**Mr. Pauly** added the delivery trucks would circulate through the site. He continued his presentation of the Staff report with these key additional comments:

- Site Design Review. The architects spent a lot of time and did many iterations of the building's design. He explained that a lot of the commercial development in Old Town has been previously focused on Boones Ferry Rd, the Old Town Main St, versus on I-5. The Old Town Architectural Overlay stated, "The design and materials of proposed buildings shall reflect the architectural styles of the Willamette valley during the period from 1880 to 1930."
  - Some precedent historical architecture examples from various communities in the Willamette Valley were displayed that showed punched windows, parapet treatments, steel cable stayed canopies. (Slide 23)
  - As stated in the Staff report, the proposed design was a modern interpretation of the historic architectural styles, which in Staff's opinion, was an acceptable application. Staff also discussed

that design should not necessarily carry on the same theme of the Fred Meyer, but provide an authentic variety of architecture as discussed in the site design standards.

- Specific features cited by the Applicant as representative of the precedent architecture were the window recesses, punched windows, use of steel cable stayed canopies, cornice treatments, the type of windows used, different stone massing and brick.
- He noted the color and materials board was displayed which showed long lasting materials and finishes as required by the Code.
- He confirmed that based on the precedent, the building's architecture was reflective of Old Town's style and had gridded windows that were set back, massing, a step parapet in a lot of areas, the cornice treatment, and blade structure. At some point, there was discussion about having a more decorative cornice treatment with more architectural detail, because over time it seemed the sharp, blade-style cornice treatment really brought the building together with the more modern northern end and square southern end of the building.
- All the landscaping material, which was a big part of Site Design Review, was typical of commercial development and met City Code.
- Outdoor lighting. The site was in Lighting Zone 2 and the Applicant had shown compliance with the prescriptive method of shielding and the wattage allowed for the different lighting fixtures. The lighting fixtures on site for the parking lot were similar to Fred Meyer and the street lighting continued the Old Town theme.
- Class 3 Sign Permit and Sign Area Waiver. The Applicant requested both building and freestanding signs. The building signs were typical commercial channel letters and logos that were all illuminated. The Code included specific criteria for the building elevation to be sign eligible, including facing a main parking area or street, and of those, the north, east, and west elevations were sign eligible while the south was not. He reviewed the calculations on proposed signage shown on Slides 29 through 32 with these additional comments:
  - The Applicant requested a slight waiver of 17 sq ft on the east elevation to design the sign to accommodate the long building's design, which almost looked like different buildings and different building masses. The waiver would allow the Applicant to have consistent signage at opposite ends of the building, so as to look like there were separate tenants.
  - On the north elevation, a waiver of just less than 20 sq ft was requested, again, to keep the size of signage consistent. Similar waivers had been applied under the newest Sign Code when a really short side of a building was adjacent to a long portion to keep the signs aesthetically consistent around the different sides of the building.
  - The west elevation had signs that were below the allowed amount.
  - The Applicant was allowed two freestanding signs, one on the Bailey St frontage and one on the I-5 frontage. The proposed sign on Bailey St met the maximum height of 8 ft and was smaller than the 64-sq ft allowance. Along I-5, the proposed sign was at the 20-ft maximum height, and although the packet discussed a 98.75 sq ft sign and a potential waiver to allow that larger sign, as discussed in Exhibit B4, the Applicant had agreed to the maximum 64 sq ft sign allowed by the Code.
- Type C Tree Plan. A total of 90 trees were inventoried on site with Douglas fir was a dominant species and a lot of big leaf maple and black cottonwood also existed. A number of trees on the site were being preserved on the southern edge as an intact group. The Applicant was requesting that 51 trees be removed, and overall, Staff supported the request.
- Trees were being removed due to the condition of the tree or because it was necessary for construction. The nicest tree on the site was right in the middle of the building footprint and could removal not be avoided. A couple big leaf maple trees were found to be in Good condition by the arborist, but shown for removal, so Staff added a condition of approval requiring the trees to be preserved. From the preliminary site plans, retaining the trees appeared to be practical and removal was not necessary to develop the site.

**Chair Woods** called for the Applicant's presentation.

**Dave Jachter, Owner, Wilsonville Subaru and Wilsonville Toyota**, thanked the Board for spending the time for the hearing, and especially thanked Mr. Pauly and Mr. Edmonds, noting the Applicant had been working with Staff for more than a year and they had done a great job helping the Applicant put together a package that met the Old Town Overlay, which the Applicant was not familiar with at first. He began the Applicant's presentation via PowerPoint and discussed the following:

- He explained the history leading to building the proposed Subaru dealership in Wilsonville, noting that approximately 10 percent of the vehicles sold and utilized in the Wilsonville area were Subarus and that the closest dealership for sales and service was in Gladstone. He added that Subaru liked dealers who were active in their community and listed the many organizations, events, and community outreach that Wilsonville Toyota has contributed to and been involved in over the years.
- Subaru was unprecedented in its involvement in the communities in which they were located. Part of the agreement with Subaru was that dealerships must donate a substantial amount of money for each car sold back into the community.
- He introduced the Applicant's design team, noting Jerry Jones, President of Lanphere Construction, was designing and building the property.

**Jerry Jones, Lanphere Construction & Development, 13625 SW Farmington Rd, Beaverton, OR** continued with the PowerPoint presentation with these key additional comments:

- He noted the Applicant had been chosen not only as the developer and builder of the project because of their expertise in other dealerships, but also because of their work with the City of Wilsonville, and work in the area throughout many different developments seen today. The Applicant was up to speed with the City's Code and design, and how Wilsonville was developing and was excited to present this project. He thanked Mr. Edmonds, Mr. Pauly and Engineering and Public Works Staff. The Applicant had been developing the project for almost a year and went back and forth with several iterations to make sure that the project brought forward was unique, what the community asked for, and approvable.
- It was not easy to get a Subaru dealership as only two were awarded throughout the area, and then finding the land and determining how to build on it were the next challenges. The Applicant was very excited when this particular piece of property was found; not only was it in proximity to other dealerships, it had great visibility to I-5. The location to the interchange and other retail areas set the property and dealership up for success. Above all, this was one of the only pieces of dirt where the land use actually called for an auto dealership, as discussed in the 1976 Master Plan.
- With the design, the Old Town Design Overlay was a challenge. The Applicant's biggest concern was how would they work with the City, the community, and the Subaru brand architects to come together and find something that's approvable, that Staff is going to approve and that the community would welcome. After going back and forth with Staff to get their first initial take on the design, Subaru said it did not fit within anything they could approve. A few changes were made, but one thing the Applicant decided to do was hold a voluntary, non-required neighborhood meeting. People love the Old Town area and the Applicant wanted to get out in front of that. The meeting was held at the church and they brought in the design boards and asked the community what they thought since they were going to be neighbors. The Applicant got a lot of great reviews and incorporated a couple of things that community members brought up, so that what had been presented before the Board was a culmination of working with Staff, the community and the Subaru brand to really bring a unique dealership to this Wilsonville.

**Jeff Shoemaker, Cardno, 5415 SW Westgate Dr. Suite 100, Portland, OR 97221**, stated Mr. Pauly did a great job describing the site and some of the Code requirements, so he would take more of a big picture approach to make sure everybody understood some of the considerations and site planning that occurred through these multiple iterations. He proceeded with the Applicant's PowerPoint presentation as follows:

- The requirement for covered, enclosed storage of the vehicles and Subaru's requirements for the number of vehicles that need to be on site resulted in a pretty large building, and the longer thinner building on the long thin piece of property that set up the site pretty well in that regard.
- The Applicant took every effort to preserve as many trees as possible on the south end because there were some decent specimen trees on that side and because it was the closest to the neighborhood now. The property directly to the south was ODOT property and not much to look at, but the Applicant also understood that could be an amenity. Essentially, the building was pushed as far north as possible toward Fred Meyer while being able to accommodate the cul de sac required by engineering for the turnaround of vehicles at the end.
- The drive lane surrounding the building would accommodate emergency vehicles per the fire code, as well as truck turning for vehicle carriers traveling to and from Bailey St as mentioned and was the reason for the configuration all the way around the building and the drive lane exiting the same way.
- The Applicant had what they liked to refer to as a linear park because while the 15-ft pathway was a mode of transportation, they were taking some time to put in some amenities like benches and were trying to landscape it pretty well. Landscaping was required as a screening element for the north side, which was kind of restrictive in terms of the 6 ft requirement. On the other side that abutted the residential neighbor and church, the Applicant did their best to infill the area to make it pleasant to look at. The area would also have public lighting, so it should be a nice amenity for the neighborhood to the south. He envisioned that it would be nice to take his kids up through that strip to Fred Meyer or one of the restaurants in that development.
  - From the neighborhood meeting, the Applicant learned St Cyril Church had some amenities in that pathway area, which was technically public right-of-way, but had been used forever. So, the Applicant made some accommodations to relocate the church's trash enclosure and ensure that good access was being provided. The church's kitchen was off of the northeast portion of their site so the Applicant proposed removable bollards to make sure that area was still accessible for the church's events and catering services.
- With regard to the landscaping, after constructing the building and adhering to the landscaping code, there was not a ton of open space, but the Applicant tried to put together what a pallet reflective of the Northwest. Subaru exemplified that Northwest flavor, so the Applicant tried to make the landscaping as outdoorsy as possible. A small water feature that looked like a natural creek bed was proposed in front of the plaza space and then they took advantage of the grade change to provide several different layers to the landscaping where possible as the property abutted Fred Meyer.
  - The entire landscape plan selection included native and adaptive species so that as little water was being used as possible after the establishment period.
  - He displayed an illustration of the dealership's entrance as would be seen from Bailey St, noting the pathway's location had been adjusted as far south as possible at the north end of the site to preserve the large canopy of trees on the residential lot adjacent to the site.
  - With regard to stormwater, the Applicant was using low impact development, which included a series of planters, rain gardens, and infiltration to keep the footprint low impact. They understood there was a lot of roof and paved areas, but they had adhered to all the new Wilsonville Code and again, that was important for Subaru and their brand, and for what the Applicant wanted to exemplify as well.

**Ms. Dorman** noted the Applicant had done a very nice job with the landscaping and the I-5 frontage, which of course, was a big source of advertising as people drove by. She asked if the Applicant had considered extending that treatment because the area to the east might take away from what was planned.

**Mr. Jones** responded in other areas where dealerships have abutted ODOT right-of-way, the Applicant came into agreements with ODOT to have a kind of easement that allowed them to plant and maintain nicer looking plantings. The Applicant had not come to an agreement yet with ODOT, but had contacted

them to see what was possible at the current site and were awaiting their feedback. If at all possible, the Applicant would like to upgrade that area.

**Danny Drake, LRS Architects, 720 NW Davis, Suite 300, Portland OR 97209**, explained that Green Globes were an alternative to LEED, and the Applicant was going to try to get as many Green Globes as possible, so doing extra site work and other environmental initiatives on the building was of high importance. He also thanked Mr. Pauly and Mr. Edmonds for working with the Applicant hand in hand being that the project was in Old Town and the Square 76 District. They had been working closely with Staff to find a happy medium and modern interpretation of the architectural requirements for this district. He continued the Applicant's PowerPoint presentation, reviewing the Architectural Perspectives of the project's facades with these comments:

- Displaying the Land Use Design District he noted key design elements that were critical to the architectural massing of the building, such as incorporating mid valley design including concrete, some horizontal lap siding, sloped roofs with standing seam metal or flat roofs with parapets and cornices. As mentioned, the Applicant considered doing something a bit more ornamental, but it was getting a bit more theatrical than they wanted, so the Applicant wanted to bring a more modern interpretation to the design.
- The punch windows were similar to those seen on a brick building where the windows were setback to provide shades and shadows, and some mullions in the windows fostered that 1880 to 1930 look. The Applicant was trying to go for a bit more of an industrial look, and included some C metal channels going around the building below the cornice to reflect the industrial era in the 1880s to 1830s.
- He reviewed several images to show how the design reflected Old Town Square design elements by including canopies, parapets with cornices, stone and lap siding. The majority of building materials that Subaru prescribes was metal panel and those design elements required a cornice and stone.
  - He clarified that the stone shown on the branding element was bland, but the owner was spending a lot more money to bring a higher quality design into the project according to the design guidelines.
  - The canopy around the front portion of the showroom provided more of a pedestrian scale and some weather protection. While the west side of the building had a more pedestrian scale, the east side toward the freeway was a larger so drivers traveling on I-5 could read it as a pedestrian scale.
  - During the neighborhood meeting, concern was expressed about there being a vast amount of glass, so the massing of the curtain wall was broken up with a kind of colonnade being created on the inside and a metal treatment added at the mid horizontal level to break up the glass a bit, give it more scale, and punch those back into the building to reflect that brick, punched window opening.
  - A canopy was also brought though that main portal entry up front and that theme was continued along the east side of the building providing areas where pedestrians would have weather protection while walking to their vehicles.
- The four bays on the east side would be vehicle delivery and covered in canopies. A formed concrete lap-like siding would be used between the two window masses to give it that horizontal feature required in the design overlay. Variation in the building's height also broke up the length of the building. A lot of glass was used because it was a retail environment, but it was broke up with the metal channels to give it that differentiation.
  - The southwest side was really the inventory garage, but it was also being used as a display feature so vehicle lifts would be included to emphasize the retail environment instead of it just being considered a warehouse.

- On the northeast side, and related to the variance request for exterior sales storage up to 10 percent, an exterior pavilion was proposed to display some vehicles on the corner of the site in addition to that underneath the canopy of the showroom building.
  - He confirmed that LRS had received this exception for the GT store, as well as for Mercedes Benz Wilsonville because LRS designed that building back in 1996. This variance would provide the outdoor storage underneath the canopied area since nothing could be displayed outside of that area.
  - On the front portion of the canopy, a metal channel similar to that at the bottom of the parapet holding back with metal anchors. A metal, standing seam roof was provided on top of the pavilion which could be seen in some of the design elements in the Old Town district with the sloped roofs, such as at Fred Meyer and Oswego Grill.
  - Landscape was added around the pavilion to create some kind of border with some basalt stones and nice landscaping to really soften that edge as well.
- The pedestrian parkway was along the west side of the development. The area on the southwest side, where the exterior storage was located, would have 6-ft high landscaping for screening, as well as a 6-ft high screened gate and fence, which would mitigate any sound coming from the freeway or from the building. The intention was to layer the landscaping to mitigate it for the residents in that area and really soften it and give it a nice look and a comfortable feeling.
- The hard copy of the color and material board displayed before the Board was the most updated and included the aforementioned stone. Number seven on the displayed slide reflected the pattern of the stone being used for the branding element.
  - The board also included a material that reflected what the cast board would look like, though some paint would need to be used to make it look like an ash color.
- As mentioned, the Applicant had removed the sign waiver request and would use the Subaru standards which fit the Wilsonville Code with the minor exceptions for the small signage area increases.
  - Images of the proposed pole and monument signs were displayed and their locations noted. The monument sign would be right in the middle of the drive lane on Bailey St and would be easily seen from Boones Ferry Rd. The sign would also help properly direct Fred Meyer trucks from going down and having to turn around in the cul de sac, as there had been issues with that.

**Ms. Dorman** asked what route would be used for test drives.

**Mr. Jachter** replied the site was in a perfect location for test drives without creating any congestion due to the close location to the freeway. Those doing test drives would get on I-5, travel to the next exit and then return via I-5.

**Ms. Dorman** asked how many test drives were expected per day based on the Applicant's Toyota store.

**Mr. Jachter** replied it varied, noting that on weekdays there might be 12 to 15 test drives with 25 to 30 on weekends.

**Mr. Martens** asked if the pathway on the west side of the building would have a buffer or barrier to separate pedestrians from the parked cars.

**Mr. Shoemaker** answered yes. The majority of the pathway would have a 6-ft high landscape screen hedge that would be established after the first couple of years.

**Mr. Drake** added the landscape screening would also extend from the gate all around the storage area except where the emergency vehicle access was located. There would also be an opaque fence extending into the retained trees and additional landscape would be added. He indicated the landscaped screening

areas on the hard copy of the site plan displayed before the Board, as well as the storage and customer parking areas. The pathway would have landscaping on each side, some of which would have 3-ft screening with the existing trees in the area, providing a couple different layers of landscaping to try to soften the sound. The building would also act as a buffer against the freeway as well.

**Mr. O'Neil** asked how many employees the Applicant anticipated having at the proposed dealership.

**Mr. Jachter** said the Toyota store had 136 employees. The Subaru dealership would start with about 70 employees and build to well over 100 employees over the next two years. The two stores would employ about 250 to 260 people in the Wilsonville area.

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

**Julie Tiedtke, Business Manager, St Cyril Catholic Church, 9205 SW 5<sup>th</sup> Street, Wilsonville, OR,** stated after the neighborhood meeting was held at St Cyril, the church's Administrative Council sent a letter to Cardno regarding the service driveway the church used on east side of the parish hall. She read the letter into the record as follows:

"As a follow up to the neighborhood meeting held at St Cyril Catholic Church in early April and as planning continues for the proposed Subaru dealership, we must reiterate the parish's requirement to preserve the driveway on the east side of the parish hall which abuts the property being considered for development. While the proposed pedestrian walkway is to be funded by the development and appears to have little or no financial impact on the parish, it is paramount to our church operation that the driveway remains a delivery entry. It is used on at least a weekly basis. The security features, landscaping, and adequate lighting along the pedestrian walkway are also concerns of the parish that we request that you address in the development plans."

- She explained that St Cyril's was asking that the walk path adhere to Criteria h and j of Condition PFB 5 on Page 15 of 99 of the Staff report which discussed existing driveways. She read the noted criteria.
- She thanked Cardno for listening to the church's concerns at the neighborhood meeting about the driveway being very important and was used at least a weekly basis for deliveries of supplies, caterers, etc.

**Ms. Dorman** asked if the driveway was now going to be the proposed pedestrian pathway.

**Mr. Edmonds** replied yes, that was what Ms. Tiedtke was indicating. It was a public right-of-way, but no street was ever built there; the church just created their own.

**Ms. Dorman** understood it was not a driveway built with the church, but had manifested that way over time.

**Ms. Tiedtke** stated it was put in when the parish hall was built because the kitchen entrance was at the end of the driveway that went back alongside the parish hall where there was a doorway into the kitchen.

**Ms. Martens** understood the driveway was not on the church property.

**Ms. Tiedtke** said she did not believe so. She confirmed that no response was received from Cardno.

**Christopher Arthur Lundrigan, 4657 SW Homesteader Rd, Wilsonville, OR 97070,** said he contested the Subaru project. As he looked at the city map displayed in the Council Chambers, he recognized some of the landmarks that he saw as a pedestrian.

- Another car dealership in this proposed location would have a great influence on the surrounding businesses and might cause a stimulation of the Fred Meyer income, but existing businesses would likely have diminished customer satisfaction. He believed there was an existing hotel directly across I-5 from the proposed location. As a citizen, he did not like to stare at cars all the time.
- I-5 had been very busy lately and with the stimulating economy in the Northwest, especially, in this growing town, more and more growth would be coming from the south, and spreading out from the Wilsonville Rd/I-5 Interchange. He believed widening I-5 south of the Willamette River entering Charbonneau would be necessary in the future, and having a greater stimulated economy south of Wilsonville would help the city that spent time, money, resources planning for the future widening of I-5.
- If there was not Subaru dealership in Wilsonville, but in Charbonneau or closer to Woodburn, those cities would have more money, because as heard from the majority shareholder of this project, a lot of donations were given to the city of Wilsonville. A donation did not necessarily give a corporation a right to any land in a city, but it did help sway.
- If Charbonneau was to grow more, it would have more money to invest in ODOT's future plans; more beautiful interchanges, like the one at Wilsonville Rd/I-5 Interchange, might be seen.
- He believed if Subaru were to successfully have its project come about, there would be more traffic; the future widening of I-5, or any future development on I-5, such as reparations or maintenance, would be slowed.
- If an underpass were built to extend Bailey St under I-5, there would be a lot of construction and any more underpasses or overpasses going south toward the Willamette River would cause more pollution, environmental struggles and more engineers would be needed to study how those impacts could be limited. It would also cause more traffic. I-5 did not need to shut down for another underpass or overpass project just to meet those two industrial roads.
  - He noted that from his observances, Boones Ferry Rd was not an industrial road, but more of a residential or commercial road.
- If Subaru built its project across I-5 from the retirement home and hotel, those people would have to stare at Subaru. Although he liked the logo, the proposed signage would definitely pollute the visible air space. Of course people traveling on I-5 would see Subaru, but they could see Subaru elsewhere on I-5. There was a lot of land south of Wilsonville that was not as developed as the city was now. Wilsonville was a very fast growing city. He noted he had lived in Wilsonville for about a decade.
- Moving Subaru closer to another car dealership in the north of town made more sense because those shopping for cars would be able to see more options if they were all in the same place, which would also save gas and time.
- He found a few other holes in project's plan, but he could not remember them at this time.
- If the Subaru dealership remained within the Wilsonville city limits, it might be nice to locate it far away from I-5 so people could use dirt roads to test drive the 4x4 traction.
- If the City used land differently, there would be many other more beneficial uses of the property, such as for a great landscaping service, which would stimulate community beautification, though there might be fewer jobs than the proposed Subaru project. Other potential businesses to consider would be entertainment focused, like a bowling alley, for example.

**Chair Woods** asked that testimony be confined to the specific proposal before the Board.

**Mr. Lundrigan** concluded that as a youth of Wilsonville, he did not want the Subaru dealership in the proposed location.

**Chair Woods** confirmed there was no further public testimony and called for the Applicant's rebuttal.

**Mr. Shoemaker** apologized for not responding directly to the church, but noted the Applicant did take their comments into account and make accommodations. On the site plan, he indicated that the Applicant



did extend some pathways from St Cyril's egress doors into the public realm to ensure they were still being serviced. The pathway closest to 5<sup>th</sup> Street was also extended to the church's kitchen to ensure the church could still function. The Applicant recognized it was a right-of-way, but that was how St. Cyril's had been functioning and they did not want to add expense to the church or have them recreate anything. He noted a bend in the path was created so the church would not have to relocate their equipment and so forth.

- In terms of lighting and security, the existing area was lit, but not substantially in the driveway and back area which could be a more dangerous condition than what was proposed. The pathway area would have and be lit to City of Wilsonville public lighting standards similar to that seen on streets or sidewalks.

**Chair Woods** asked if there were any further comments.

**Mr. Lundrigan** suggested that Subaru move its dealership to the open field near Boeckman Rd, which was closer to other dealerships and near I-5, knowing that Subaru was very adamant about its signage. There were other options for Subaru besides the proposed location.

**Chair Woods** closed the public hearing at 9:25 pm.

**Richard Martens moved to approve Resolution No. 310 as presented. Cheryl Dorman seconded the motion.**

**Mr. O'Neil** said he was not convinced that the church's concerns had been addressed, so he was not willing to accept the resolution and Staff report as presented. He added that perhaps the engineer could provide some input. He had visited the area and understood the church's needs, but did not think Subaru had addressed that need.

**Ms. Dorman** responded that was why she had asked questions about the driveway and let it go because the driveway was not [inaudible]. The Applicant tried to address it by creating the pathway, which removed the ability to drive in, but she did not know what the DRB could do because it was a right-of-way and not a street. She was definitely sympathetic but was unsure what could be done.

**Chair Woods** asked who owned the strip of land.

**Mr. Ward** clarified that the strip of land was right-of-way and under the jurisdiction of the Engineering Division and the City Engineer, who would be reviewing the plans when submitted to ensure the City's criteria were met. The City was always happy to work with its citizens to find solutions that worked for everyone, though it was difficult to know what that might look like at this time. The City would ensure that people could still utilize the right-of-way.

**Ms. Dorman** understood that instead of using the right-of-way to access the back of the church to unload, vehicles would have to pull up alongside the church and walk the pathway. She understood Subaru was trying to create an easy way for them to park at the end of the street and then walk up the pathway.

**Mr. Ward** replied that was possible, adding the bollards could also be repositioned; however, he was hesitant to make a commitment about what that would look like exactly as he was not the engineer working on this project and the City would want to explore what implications might occur. He believed other options were available besides having cars park at the end of the pathway, such as being able to pull up for a few minutes to unload, like an unloading area. He confirmed the City had communicated that idea to the church and wanted to consider what impacts might be involved.

**Mr. Martens** understood the issue was being addressed because the area was a right-of-way and access would be available for the dealership's purposes, for pedestrian access, and for the church's access. He was not sure the Board needed to impose a requirement that seemed to be in the process of being worked out between Staff and the citizens.

**Ms. Dorman** asked if the Board could feel comfortable that the City was working with the church, which was what she understood.

**Mr. O'Neil** stated that the church representative was nodding her head that the City was working with the church, which he confirmed satisfied his concern.

**The motion passed unanimously.**

**Chair Woods** read the rules of appeal into the record.

**Mr. Lundrigan** asked how one could appeal the Board's decision to City Council.

**Mr. Edmonds** responded that Staff could provide information about the appeal process.

**IX. Board Member Communications** None

A. Results of the July 13, 2015 DRB Panel A meeting

**X. Staff Communications**

There were none.

**XI. Adjournment**

The meeting adjourned at 9:34 p.m.

Respectfully submitted,

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

**DEVELOPMENT REVIEW BOARD MEETING**

**MONDAY, AUGUST 24, 2015**

**6:30 PM**

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**VII. Public Hearing:**

**A. Resolution No. 311. Trocadero Park – Villebois Regional Park – 5: Stacy Connery, AICP, Pacific Community Design – representative for Polygon at Villebois III, LLC, City of Wilsonville and Chang Family – owners.** The applicant is requesting approval of a SAP Modification, a Preliminary Development Plan Modification and Final Development Plan for development of Trocadero Park – Villebois Regional Park 5 (RP-5). Properties involved are Tax Lots 800, 900, 1100, Section 15 and Tax Lot 542, Section 15AB, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon. Staff: Daniel Pauly.

Case Files: DB15-0054 – Specific Area Plan Modification  
DB15-0055 – Preliminary Development Plan  
Modification  
DB15-0056 – Final Development Plan

**DEVELOPMENT REVIEW BOARD  
RESOLUTION NO. 311**

**A RESOLUTION ADOPTING FINDINGS APPROVING A SAP MODIFICATION, A PRELIMINARY DEVELOPMENT PLAN MODIFICATION AND FINAL DEVELOPMENT PLAN FOR DEVELOPMENT OF TROCADERO PARK – VILLEBOIS REGIONAL PARK 5 (RP-5). PROPERTIES INVOLVED ARE TAX LOTS 800, 900, 1100, SECTION 15 AND TAX LOT 542, SECTION 15AB, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON. STACY CONNERY, AICP, PACIFIC COMMUNITY DESIGN, INC. – REPRESENTATIVE FOR POLYGON AT VILLEBOIS III, LLC, CITY OF WILSONVILLE AND CHANG FAMILY – OWNERS.**

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

WHEREAS, the Planning Staff has prepared staff report on the above-captioned subject dated August 17, 2015, and

WHEREAS, said planning exhibits and staff report were duly considered by the Development Review Board Panel B at a scheduled meeting conducted on August 24, 2015, 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 August 17, 2015, attached hereto as Exhibit A1, with findings and recommendations contained therein, and authorizes the Planning Director to issue permits consistent with said recommendations, for:

DB15-0054 through DB15-0056, Specific Area Plan Modification, Preliminary Development Plan Modification, and Final Development Plan for the development of a public park.

ADOPTED by the Development Review Board of the City of Wilsonville at a regular meeting thereof this 24<sup>th</sup> day of August, 2015 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)*.

\_\_\_\_\_,  
Aaron Woods Chair, Panel B  
Wilsonville Development Review Board

Attest:

\_\_\_\_\_  
**Shelley White, Planning Administrative Assistant**

Exhibit A1  
**STAFF REPORT**  
**WILSONVILLE PLANNING DIVISION**

*Trocadéro Park, Villebois Regional Park 5*

**DEVELOPMENT REVIEW BOARD PANEL ‘B’**  
**QUASI-JUDICIAL PUBLIC HEARING**  
**STAFF REPORT**

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<b>HEARING DATE</b>	August 24, 2015
<b>DATE OF REPORT:</b>	August 17, 2015

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**APPLICATION NOS.:** DB15-0054 Specific Area Plan Modification  
DB15-0055 Preliminary Development Plan Modification  
DB15-0056 Final Development Plan

**REQUEST/SUMMARY:** The Development Review Board is being asked to review a Specific Area Plan Modification, Preliminary Development Plan Modification, Final Development Plan, for development of a public park.

**LOCATION:** North of SW Berlin Avenue between SW Paris Avenue and SW Orleans Avenue. The properties are specifically known as Portions of Tax Lots 800, 900, 1100 Section 15 and Tax Lot 542 Section 15AB, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon.

**OWNERS:** Polygon at Villebois III, LLC (TL 542)  
City of Wilsonville (TL 1100)  
Chang family (TL 800 and 900)

**APPLICANT:** Fred Gast, Polygon Northwest

**APPLICANT’S REP.:** Stacy Connery, AICP  
Pacific Community Design, Inc.

**COMPREHENSIVE PLAN MAP DESIGNATION:** Residential-Village

**ZONE MAP CLASSIFICATION:** V (Village) (TL 542 and TL 1100)  
RRFF-5 (Rural Residential Farm Forest 5-County Zoning)  
(TL 800 and 900)

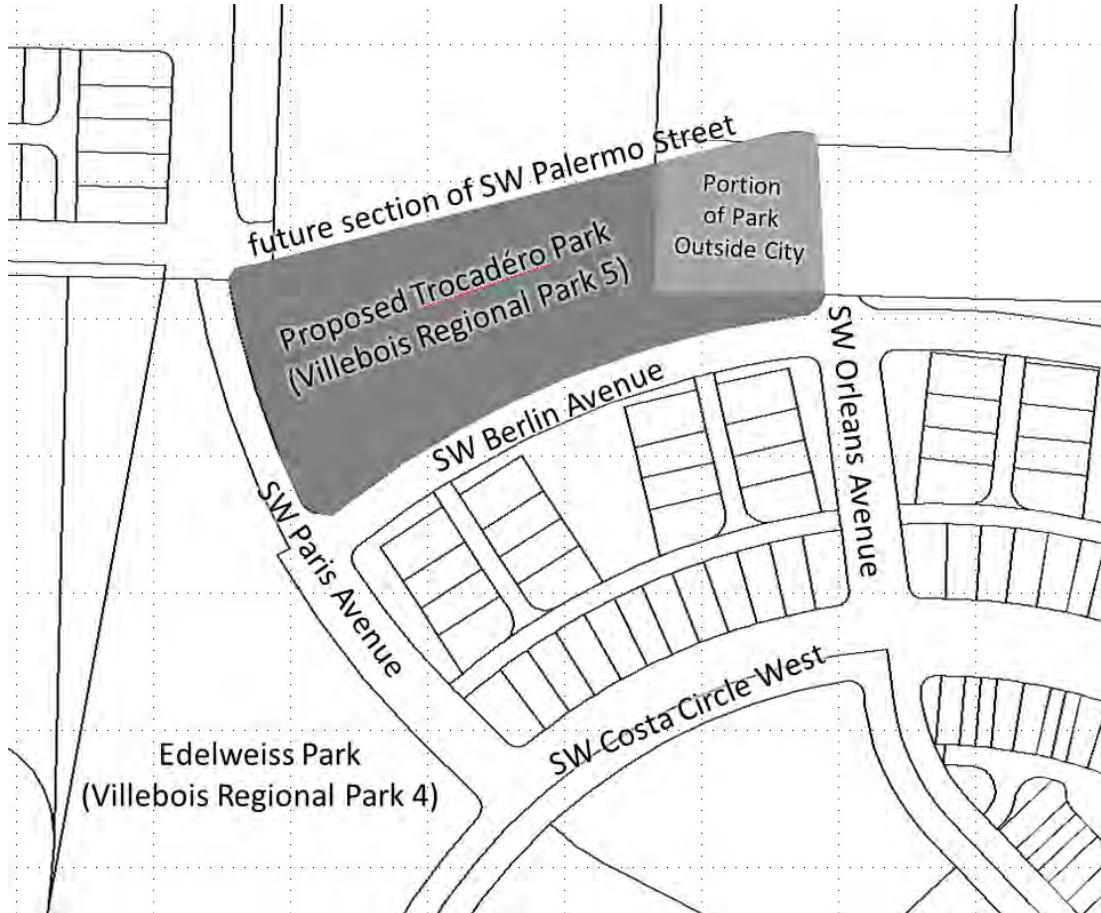
**STAFF REVIEWERS:** Daniel Pauly AICP, Associate Planner  
Steve Adams PE, Development Engineering Manager  
Kerry Rappold, Natural Resource Program Manager

**STAFF RECOMMENDATIONS:** Approve with conditions the requested Specific Area Plan Modification, Preliminary Development Plan Modification, and Final Development Plan

**APPLICABLE REVIEW CRITERIA**

<b><u>DEVELOPMENT CODE</u></b>	
<b>Section 4.008</b>	<b>Application Procedures-In General</b>
<b>Section 4.009</b>	<b>Who May Initiate Application</b>
<b>Section 4.010</b>	<b>How to Apply</b>
<b>Section 4.011</b>	<b>How Applications are Processed</b>
<b>Section 4.014</b>	<b>Burden of Proof</b>
<b>Section 4.031</b>	<b>Authority of the Development Review Board</b>
<b>Subsection 4.035 (.04)</b>	<b>Site Development Permit Application</b>
<b>Subsection 4.035 (.05)</b>	<b>Complete Submittal Requirement</b>
<b>Section 4.110</b>	<b>Zones</b>
<b>Section 4.125</b>	<b>V-Village Zone</b>
<b>Section 4.154</b>	<b>Bicycle, Pedestrian, and Transit Facilities</b>
<b>Section 4.155</b>	<b>Parking, Loading, and Bicycle Parking</b>
<b>Section 4.167</b>	<b>Access, Ingress, and Egress</b>
<b>Section 4.171</b>	<b>Protection of Natural Features and Other Resources</b>
<b>Section 4.175</b>	<b>Public Safety and Crime Prevention</b>
<b>Section 4.176</b>	<b>Landscaping, Screening, and Buffering</b>
<b>Section 4.177</b>	<b>Street Improvement Standards</b>
<b>Sections 4.300 through 4.320</b>	<b>Underground Utilities</b>
<b>Sections 4.400 through 4.440 as applicable</b>	<b>Site Design Review</b>
<b><u>OTHER CITY PLANNING DOCUMENTS</u></b>	
<b>Comprehensive Plan</b>	
<b>Villebois Village Master Plan</b>	
<b>SAP North Approval Documents</b>	

## Vicinity Map



### BACKGROUND/SUMMARY:

Polygon and the City wish to build the next park in the series of public Regional Parks planned for Villebois. The park is shown in the Villebois Village Master Plan with a number of amenities including public restrooms, a skate plaza, child play area, picnic shelter, and a segment of the regional Ice Age Tonquin Trail. All amenities shown in the master plan are proposed.

The applicant requests approval of a Specific Area Plan (SAP) modification to add the entirety of the park to Phase 2 North as well as a Preliminary Development Plan (PDP) modification to place the City owned portion of the park in previously approved PDP 2 North, which already includes the Polygon owned portion of the park. In addition to the SAP and PDP modifications the applicant is requesting the approval of a Final Development Plan, including details of park design and landscaping, for the City and Polygon portions of the park.

The portion of the park on the property owned by the Chang property will be developed outside the current City limits. The City is obtaining an easement to allow for park construction and public access on the Chang portion of the park, however the development of this portion of the park is subject to Clackamas County zoning and land use regulations under the RRFF-5 zoning (Rural Residential Farm Forest 5).

**DISCUSSION TOPICS:**

**Villebois Village Master Plan Description of Regional Park 5**

The Villebois Village Master Plan describes Regional Park 5 as follows:

*Regional Park component 5 is located south of the approximately 10-acre City-owned parcel where a number of active recreation fields are located (staff note: school and sports fields are no longer planned north of the park). Planning for the park includes a neighborhood commons area with a skate plaza, a transit stop, restrooms, picnic tables, benches, a barbeque, shelter, play structure, an overlook view to Mt. Hood, a drinking fountain, water feature, a lawn area (100' x 500'), and may include a stormwater/rainwater feature.*

The applicant proposes all of the Master Plan amenities to be included as follows.

<b><u>RP-5 Amenities in Master Plan</u></b>	<b><u>Explanations</u></b>
Barbeque	Gas grill proposed
Child Play Structure	Combined tot lot and youth lot
Drinking Fountain	Jug filler style proposed in lieu of traditional fountain
General Lawn Play	
Neighborhood Commons	Centered on the shelter
Overlook	Provides Mt. Hood view
Benches	
Tables	
Shelter	
On-street Parking	
Restrooms	
Shelter	
Skate Plaza	
Transit Stop	
Storm/Rainwater Elements	
Minor Water Feature	

**Where did the name Trocadéro come from?**

As described by the applicant, “Since the park is located adjacent to Paris Avenue, Regional Park 5 is proposed to be named Trocadéro Park, after a well-known gathering place in Paris (a hill with a view, a plaza, a garden/park, and a Metro station). RP-5 has similar characteristics because the elevation of the parks provides a view of Mount Hood, it includes a neighborhood commons with a barbeque and shelter, a plaza and gardenlike areas, and a transit stop. Similarly, it is an active space with many different options for activities for all age groups, including skate boarding.”



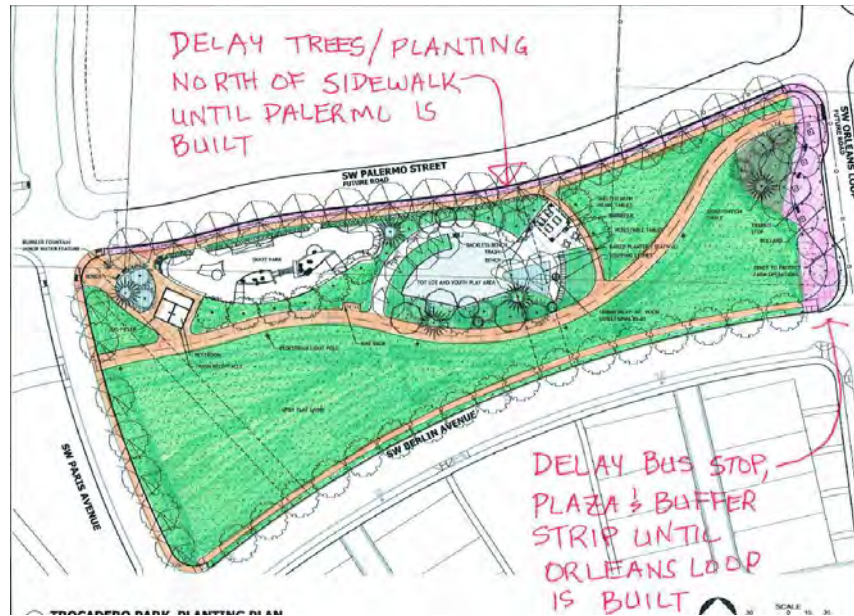
## **Property Ownership and Different Land Use Approvals**

During the Villebois Master Planning process it was purposeful to plan without respect for property lines. Due to this planning the proposed Trocadéro Park (Regional Park 5) lies on properties with 3 different ownerships. The different properties have various levels of previous land use approvals. While the park will be built concurrently on all three properties, different land use approvals are needed based on the previous approvals.

- Tax Lot 542 of Section 15AB is owned by Polygon at Villebois III LLC and has received all necessary land use approvals besides a Final Development Plan as part of the approval of Villebois Preliminary Development Plan 2 North in case files DB13-0020 through DB13-0024.
- The portion of Tax Lot 1100 of Section 15 included as part of the park is owned by the City of Wilsonville. The property was annexed to the City and zoned Village in January of this year (See Ordinances 763 and 764). However, all other land use approvals including a Specific Area Plan Modification, inclusion in a Preliminary Development Plan (PDP), and Final Development Plan are needed prior to development of the park.
- The portions of Tax Lots 800 and 900 of Section 15 included as part of the park is owned by the Chang family. The property is currently not in the City and is subject to the current Clackamas County zoning designation of Residential Farm Forest 5 (RRFF5), which does designate public park uses as permitted. The City is obtaining an easement from the property owner to allow the park to be constructed on the property and allow public access. However, as the property lies outside the City's jurisdiction and thus any necessary land use approvals will be handled through Clackamas County. It is anticipated the area will be brought into the City at a future time with the rest of the Chang property.

## **Construction Phasing of Adjacent Right-of-Way**

The adjacent segments of SW Palermo Street and SW Orleans Avenue will not be initially constructed with the park, but will be constructed with adjacent future development to the north and east. In the interim the sidewalk will be installed but no street trees or curbs along Palermo. Along Orleans the transit stop, plaza and trees will be delayed until the adjacent street is built. In addition a fence will be placed along the edge of the park on the Chang property. Exhibit B3 shows the interim treatment on the Palermo Street and Orleans Avenue edges.



### SAP North Approval History

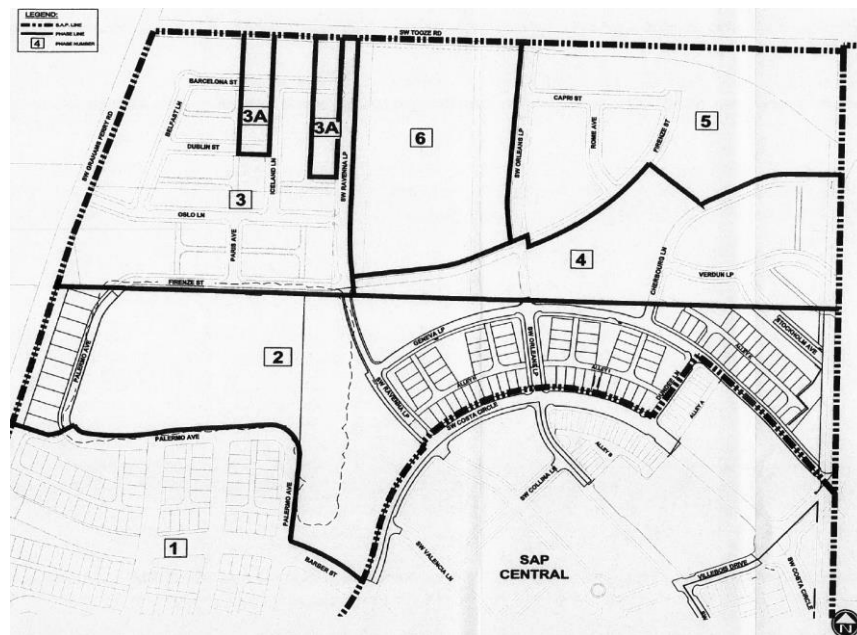
As shown in the table below, Specific Area Plans (SAP’s) in Villebois are made up of many elements. The initial approval of SAP North in 2007 (DB07-0054 et. seq.) was during the review of Phase 1 North when little was known about the timeline in which the remainder of the SAP would develop. To enable development of Phase 1 the approval divided the SAP into two “Areas”. Area 1 being Phase 1 North, and Area 2 being the remaining phases of SAP North. All SAP elements were approved for Area 1, but only certain elements were clearly approved for Area 2 leaving the remainder not approved or with a lack of certainty of whether they were approved.

SAP Elements “Area 2” of SAP North Approval in 2007 (DB07-0054 et. seq.)

Approved	Not Approved or Uncertain
	Site Circulation
	Preliminary Lot Layout
	Parks and Open Space
	Utility Plan
	Proposed Contours
Sequencing/Phasing (later modified)	
	Tree Removal
	Traffic Impact Analysis
Master Signage and Wayfinding Plan	
Rainwater Management Program	
Architectural Pattern Book	
Community Elements Book	



Plan Sheet from 2007 Approval with the Reviewing Planner's Annotations delineating Area 1 and Area 2



SAP North Phasing as Shown in 2013 Approval of Phase 2

After purchasing all of Area 2 within the City limits Polygon sought development approvals for what was labeled Phase 2 of SAP North. In the 2013 approvals of Phase 2 North (DB13-0020 et. seq.) the area was considered Area 1B in relation to the 2007 labeling of Area 1 and Area 2. The rationale being no reason existed, beyond the 2007 focus of the developer, why the areas of SAP





	association maintenance. In addition, the applicant shall enter into an Ownership and Maintenance Agreement with the City to cover the proposed park. See Finding C4.
<b>PDC 2.</b>	All construction, site development, and landscaping of the parks shall be carried out in substantial accord with the Development Review Board approved plans, drawings, sketches, and other documents. Minor alterations may be approved by the Planning Division through the Class I Administrative Review process. See Finding C32.
<b>PDC 3.</b>	All landscaping shall be continually maintained, including necessary watering, weeding, pruning, and replacing, in a substantially similar manner as originally approved by the Development Review Board. See Findings C41 and C42.
<b>PDC 4.</b>	The applicant shall submit final parks, landscaping and irrigation plans to the City prior to construction of parks. The irrigation plan must be consistent with the requirements of Section 4.176(.07)C.

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

**Engineering Division Conditions:**

**REQUEST B: DB15-0055 PRELIMINARY DEVELOPMENT PLAN MODIFICATION**

<b>Standard Comments:</b>																					
<b>PFB 1.</b>	All construction or improvements to public works facilities shall be in conformance to the City of Wilsonville Public Works Standards - 2014.																				
<b>PFB 2.</b>	Applicant shall submit insurance requirements to the City of Wilsonville in the following amounts:																				
	<table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;"><i>Coverage (Aggregate, accept where noted)</i></th> <th style="text-align: right;"><i>Limit</i></th> </tr> </thead> <tbody> <tr> <td>Commercial General Liability</td> <td></td> </tr> <tr> <td style="padding-left: 20px;">General Aggregate (per project)</td> <td style="text-align: right;">\$ 3,000,000</td> </tr> <tr> <td style="padding-left: 20px;">General Aggregate (per occurrence)</td> <td style="text-align: right;">\$ 2,000,000</td> </tr> <tr> <td style="padding-left: 20px;">Fire Damage (any one fire)</td> <td style="text-align: right;">\$ 50,000</td> </tr> <tr> <td style="padding-left: 20px;">Medical Expense (any one person)</td> <td style="text-align: right;">\$ 10,000</td> </tr> <tr> <td>Business Automobile Liability Insurance</td> <td></td> </tr> <tr> <td style="padding-left: 20px;">Each Occurrence</td> <td style="text-align: right;">\$ 1,000,000</td> </tr> <tr> <td style="padding-left: 20px;">Aggregate</td> <td style="text-align: right;">\$ 2,000,000</td> </tr> <tr> <td>Workers Compensation Insurance</td> <td style="text-align: right;">\$ 500,000</td> </tr> </tbody> </table>	<i>Coverage (Aggregate, accept where noted)</i>	<i>Limit</i>	Commercial General Liability		General Aggregate (per project)	\$ 3,000,000	General Aggregate (per occurrence)	\$ 2,000,000	Fire Damage (any one fire)	\$ 50,000	Medical Expense (any one person)	\$ 10,000	Business Automobile Liability Insurance		Each Occurrence	\$ 1,000,000	Aggregate	\$ 2,000,000	Workers Compensation Insurance	\$ 500,000
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Aggregate	\$ 2,000,000																				
Workers Compensation Insurance	\$ 500,000																				

<b>PFB 3.</b>	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.
<b>PFB 4.</b>	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.
<b>PFB 5.</b>	<p>Plans submitted for review shall meet the following general criteria:</p> <ol style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>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.</li> <li>d. All elevations on design plans and record drawings shall be based on NAVD 88 Datum.</li> <li>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.</li> <li>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.</li> <li>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.</li> <li>h. Any final site landscaping and signing shall not impede any proposed or existing driveway or interior maneuvering sight distance.</li> <li>i. Erosion Control Plan that conforms to City of Wilsonville Ordinance No. 482.</li> <li>j. Existing/proposed right-of-way, easements and adjacent driveways shall be identified.</li> <li>k. All engineering plans shall be printed to PDF, combined to a single file, stamped and digitally signed by a Professional Engineer registered in the State of Oregon.</li> <li>l. All plans submitted for review shall be in sets of a digitally signed PDF and three printed sets.</li> </ol>
<b>PFB 6.</b>	<p>Submit plans in the following general format and order for all public works construction to be maintained by the City:</p> <ol style="list-style-type: none"> <li>a. Cover sheet</li> <li>b. City of Wilsonville construction note sheet</li> <li>c. General construction note sheet</li> </ol>

	<ul style="list-style-type: none"> <li>d. Existing conditions plan.</li> <li>e. Erosion control and tree protection plan.</li> <li>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.</li> <li>g. Grading plan, with 1-foot contours.</li> <li>h. Composite utility plan; identify storm, sanitary, and water lines; identify storm and sanitary manholes.</li> <li>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'.</li> <li>j. Street plans.</li> <li>k. Storm sewer/drainage plans; number all lines, manholes, catch basins, and cleanouts for easier reference</li> <li>l. Water and sanitary sewer plans; plan; number all lines, manholes, and cleanouts for easier reference.</li> <li>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.</li> <li>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.</li> <li>o. Composite franchise utility plan.</li> <li>p. City of Wilsonville detail drawings.</li> <li>q. Illumination plan.</li> <li>r. Striping and signage plan.</li> <li>s. Landscape plan.</li> </ul>
<b>PFB 7.</b>	Design engineer shall coordinate with the City in numbering the sanitary and stormwater sewer systems to reflect the City's numbering system. Video testing and sanitary manhole testing will refer to City's numbering system.
<b>PFB 8.</b>	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.
<b>PFB 9.</b>	Applicant shall work with City's Natural Resources office before disturbing any soil on the respective site. If 5 or more acres of the site will be disturbed applicant shall obtain a 1200-C permit from the Oregon Department of Environmental Quality. If 1 to less than 5 acres of the site will be disturbed a 1200-CN permit from the City of Wilsonville is required.
<b>PFB 10.</b>	The applicant shall be in conformance with all stormwater and flow control requirements for the proposed development per the Public Works Standards.
<b>PFB 11.</b>	The applicant shall be in conformance with all water quality requirements for the



	proposed development per the Public Works Standards. If a mechanical water quality system is used, prior to City acceptance of the project the applicant shall provide a letter from the system manufacturer stating that the system was installed per specifications and is functioning as designed.
<b>PFB 12.</b>	Storm water quality facilities shall have approved landscape planted and/or some other erosion control method installed and approved by the City of Wilsonville prior to streets and/or alleys being paved.
<b>PFB 13.</b>	The applicant shall contact the Oregon Water Resources Department and inform them of any existing wells located on the subject site. Any existing well shall be limited to irrigation purposes only. Proper separation, in conformance with applicable State standards, shall be maintained between irrigation systems, public water systems, and public sanitary systems. Should the project abandon any existing wells, they shall be properly abandoned in conformance with State standards.
<b>PFB 14.</b>	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.
<b>PFB 15.</b>	Sidewalks, crosswalks and pedestrian linkages in the public right-of-way shall be in compliance with the requirements of the U.S. Access Board.
<b>PFB 16.</b>	No surcharging of sanitary or storm water manholes is allowed.
<b>PFB 17.</b>	The project shall connect to an existing manhole or install a manhole at each connection point to the public storm system and sanitary sewer system.
<b>PFB 18.</b>	A City approved energy dissipation device shall be installed at all proposed storm system outfalls. Storm outfall facilities shall be designed and constructed in conformance with the Public Works Standards.
<b>PFB 19.</b>	All required pavement markings, in conformance with the Transportation Systems Plan and the Bike and Pedestrian Master Plan, shall be completed in conjunction with any conditioned street improvements.
<b>PFB 20.</b>	Street and traffic signs shall have a hi-intensity prismatic finish meeting ASTM 4956 Spec Type 4 standards.
<b>PFB 21.</b>	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.
<b>PFB 22.</b>	The applicant shall provide the City with a Stormwater Maintenance and Access Easement (on City approved forms) for City inspection of those portions of the storm system to be privately maintained. Stormwater or rainwater LID facilities may be located within the public right-of-way upon approval of the City Engineer. Applicant shall maintain all LID storm water components and private conventional storm water facilities; maintenance shall transfer to the respective homeowners association when it is formed.
<b>PFB 23.</b>	Applicant shall provide a minimum 6-foot Public Utility Easement on lot frontages to

	all public right-of-ways.
<b>PFB 24.</b>	<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>
<b>PFB 25.</b>	<p>Subdivision or Partition Plats:</p> <p>Paper copies of all proposed subdivision/partition plats shall be provided to the City for review. Once the subdivision/partition plat is approved, applicant shall have the documents recorded at the appropriate County office. Once recording is completed by the County, the applicant shall be required to provide the City with a 3 mil Mylar copy of the recorded subdivision/partition plat.</p>
<b>PFB 26.</b>	<p>Subdivision or Partition Plats:</p> <p>All newly created easements shown on a subdivision or partition plat shall also be accompanied by the City's appropriate Easement document (on City approved forms) with accompanying survey exhibits that shall be recorded immediately after the subdivision or partition plat.</p>
	<b>Specific Comments:</b>
<b>PFB 27.</b>	Neither a Traffic Study nor a Request for Waiver of Traffic Study was required for this project, consistent with all of the regional parks in Villebois.
<b>PFB 28.</b>	No street improvements are required with this application. Northeast of the proposed park is land that lies outside of the city limits and while land was acquired from this property for the park, no land was acquired for the ROW outside of the park boundaries. North of the proposed park is land owned by City Urban Renewal; without being able to extend the roadways around the northeast corner of the park, construction of the roadway north of the park is not beneficial at this time.
<b>PFB 29.</b>	While the City is not prepared to move forward with the design and construction of Palermo Street or Orleans Avenue bordering the proposed park, in lieu of design and construction of street improvements on Palermo Street and Orleans Avenue, applicant shall be required to deposit with the City the engineer's estimate (approved by the City's Authorized Representative) for half street improvements on Palermo Street and Orleans Avenue. The City views half street improvements to be 24-ft from face of curb plus landscape and pedestrian improvements from curb to edge of right-of-way. Improvements to be estimated shall include, at a minimum, street improvements, curb & gutter, ADA ramps, water system improvements, sanitary system improvements, storm system including curb inlets, pipe and manholes, striping, signage, street lighting, landscaping and irrigation. Applicant shall submit 130% of the engineers estimate (to include anticipated cost of design and

	engineering) to the City prior to the PW Permit being issued.  City will hold these funds until adjacent lands are developed, then release the funds on a pro-rata basis to the developer(s).
<b>PFB 30.</b>	Development of the land north and northeast of the proposed park will not occur at this time, however the public sidewalks adjacent to these future streets shall be installed at this time.
<b>PFB 31.</b>	Applicant shall be required to install a 6-ft high, black chain link fence near the property line between the proposed park and the private property located northeast of the park (specifically tax lots 31W15 00900, 31W15 00800, and the remnant triangle from tax lot 31W15 00800 generated with creation of the park site).
<b>PFB 32.</b>	Per City Ordinance 608 storm water detention is not required for this project due to its proximity to the Coffee Creek wetlands.
<b>PFB 33.</b>	Without ownership of the Orleans Ave. right-of-way, the storm connection at the east side of the park will need to be redesigned to avoid private land.
<b>PFB 34.</b>	Applicant shall extend the sanitary sewer line across the proposed park and terminate in a manhole located in the future Palermo Street right-of-way.
<b>PFB 35.</b>	All construction traffic shall access the site via Grahams Ferry Road to Oslo Lane to Paris Ave. or via Tooze Road to Villebois Drive N. to Berlin Ave. No construction traffic will be allowed on Brown Road or Barber Street.

**Natural Resources Division Conditions:**

**ALL REQUESTS**

<b>Rainwater Management Plan:</b>	
<b>NR 1.</b>	Pursuant to the City of Wilsonville Public Works Standards, access should be provided for the entire perimeter of the rainwater management components. At a minimum, at least one access shall be provided for maintenance and inspection.
<b>NR 2.</b>	All Rainwater Management Components and associated infrastructure located in public areas shall be designed to the Public Works Standards.
<b>NR 3.</b>	Plantings in Rainwater Management Components located in public areas shall comply with the Public Works Standards.
<b>NR 4.</b>	The rainwater management components shall comply with the requirements of the Oregon DEQ UIC (Underground Injection Control) Program.
<b>Other:</b>	
<b>NR 5.</b>	The applicant shall comply with all applicable state and federal requirements for the proposed construction activities and proposed facilities (e.g. DEQ NPDES #1200-C permit).

## MASTER EXHIBIT LIST:

The following exhibits are hereby entered into the public record by the Development Review Board as confirmation of its consideration of the application as submitted. This is the exhibit list that includes exhibits for Planning Case Files DB15-0054 through DB15-0056.

- A1.** Staff report and findings (this document)
- A2.** Slides and notes for Staff's Public Hearing Presentation (*available at Public Hearing*)
- B1.** Applicant's Notebook: *Under separate cover*
  - Section I: General Information
    - IA) Introductory Narrative
    - IB) Copy of Application Forms and Associated Documents
    - IC) Fee Calculation
    - ID) Mailing List *This information has been revised*
  - Section II: Specific Area Plan and Preliminary Development Plan Modifications
    - IIA) Supporting Compliance Report
    - IIB) Reduced SAP Drawings
      - Sheet 1 Cover Sheet
      - Sheet 2 Phasing Plan
      - Sheet 3 Existing Conditions
      - Sheet 4 Aerial Photograph
      - Sheet 5 Land Use Key
      - Sheet 6 Land Use Plan
      - Sheet 7 Circulation Plan
      - Sheet 8 Street Sections
      - Sheet 9 Park/Open Space/Pathways Plan
      - Sheet 10 SROZ Plan
      - Sheet 11 Street Tree Plan
      - Sheet 12 Tree Preservation Plan
      - Sheet 13 Grading Plan
      - Sheet 14 Utility Plan
    - IIC) Utility and Drainage Report
  - Section III: Final Development Plan
    - IIIA) Supporting Compliance Report
    - IIIB) Reduced Drawings
- B2.** Applicant's PDP/FDP Large Format Plans (Smaller 11x17 plans included in Sections IIIB of the applicant's notebook Exhibit B1.) *Under separate cover.*
  - Sheet 1 Cover Sheet
  - Sheet 2 Existing Conditions
  - Sheet 3 Site/Land Use/Parking/Circulation Plan
  - Sheet 4 Preliminary Grading/Erosion Control Plan
  - Sheet 5 Composite Utility Plan
  - Sheet L1.01 Landscape Layout Plan
  - Sheet L1.02 Skate Park Layout Plan
  - Sheet L1.03 Skate Park Details

Sheet L2.01 Planting Plan  
 Sheet L3.01 Landscape Details  
 Sheet L3.02 Landscape Details

- B3.** Sheet showing phasing of adjacent right-of-way improvements
- C1.** Comments and Conditions from Engineering Division
- C2.** Comments and Conditions from Natural Resources
- D1.** Letter dated August 9, 2015 from Justin Guadagni
- D2.** Email from Huston Ellis dated August 5, 2015

**FINDINGS OF FACT:**

1. The statutory 120-day time limit applies to this application. The application was received on July 15, 2015. On August 14, 2015 the application was deemed complete. The City must render a final decision for the request, including any appeals, by December 12, 2015
2. Surrounding land uses are as follows:

<b>Compass Direction</b>	<b>Zone:</b>	<b>Existing Use:</b>
North:	V (Village)	Vacant residential
Northeast	RRFF-5	Rural Residential
East	RRFF-5	Rural Residential
South:	V (Village)	Residential
West	V (Village)	Edelweiss Park (Regional Park 4)

3. Prior land use actions include: Tentative subdivision plat

Legislative:

- 02PC06 - Villebois Village Concept Plan
- 02PC07A - Villebois Comprehensive Plan Text
- 02PC07C - Villebois Comprehensive Plan Map
- 02PC07B - Villebois Village Master Plan
- 02PC08 - Village Zone Text
- 04PC02 – Adopted Villebois Village Master Plan
- LP-2005-02-00006 – Revised Villebois Village Master Plan
- LP-2005-12-00012 – Revised Villebois Village Master Plan (Parks and Recreation)
- LP10-0001 – Amendment to Villebois Village Master Plan (School Relocation from SAP North to SAP East)
- LP13-0005 – Amendment to Villebois Village Master Plan (Future Study Area)

Quasi Judicial:

- DB07-0054 et seq – SAP-North
- DB07-0087 et seq – PDP-1N, Arbor at Villebois
- DB11-0024 et seq – PDP-1N Modification, SAP North Amendment Polygon NW
- DB12-0066 et seq – PDP-1N Modification, SAP North Amendment Polygon NW
- DB13-0020 et seq – PDP-2N, SAP North Amendment Polygon NW
- DB14-0009 et seq – PDP-3N, SAP North Amendment Polygon NW

DB14-0064 and 0065 – Annexation and Zone Map Amendment for City Properties in SAP North

4. The applicant has complied with Sections 4.013-4.031 of the Wilsonville Code, said sections pertaining to review procedures and submittal requirements. The required public notices have been sent and all proper notification procedures have been satisfied.

## CONCLUSIONARY FINDINGS:

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

<b>GENERAL INFORMATION</b>
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### *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.

**Explanation 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.

**Explanation of Finding:** A signed application form has been submitted signed by an authorized representative the property owners

### *Subsection 4.010 (.02) Pre-Application Conference*

**Review Criteria:** This section lists the pre-application process

**Finding:** These criteria are satisfied.

**Explanation of Finding:** The park has been discussed in previous pre-application meetings.

### *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.

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

### *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.

**Explanation 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 4.150 through 4.199 shall apply to all zones unless the text indicates otherwise.”

**Finding:** These criteria are satisfied.

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

<b>REQUEST A: DB15-0054 SPECIFIC AREA PLAN MODIFICATION</b>
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**The applicant’s findings in Section IIA of their notebook, Exhibit B1, respond to the majority of the applicable criteria.**

**Wilsonville Comprehensive Plan**

***Implementation Measure 4.1.6.a. Development in the “Residential-Village” Map Area***

A1. **Review Criteria:** “Development in the “Residential-Village” Map area shall be directed by the Villebois Village Concept Plan (depicting the general character of proposed land uses, transportation, natural resources, public facilities, and infrastructure strategies), and subject to relevant Policies and Implementation Measures in the Comprehensive Plan; and implemented in accordance with the Villebois Village Master Plan, the “Village” Zone District, and any other provisions of the Wilsonville Planning and Land Development Ordinance that may be applicable.”

**Finding:** These criteria are satisfied.

**Explanation of Finding:** As found in this report, development is being proposed consistent with the Villebois Village Master Plan and the “Village” Zone District. See Findings A3 through A81.

***Implementation Measure 4.1.6.c. Application of the “Village” Zone District***

A2. **Review Criteria:** “The “Village” Zone District shall be applied in all areas that carry the Residential-Village Plan Map Designation.”

**Finding:** These criteria are satisfied.

**Explanation of Finding:** The “Village” Zone has been applied to the areas within the City.



## Villebois Village Master Plan

### General- Land Use Plan

**Goal:** *Villebois Village shall be a complete community that integrates land use, transportation, and natural resource elements to foster a unique sense of place and cohesiveness.*

#### **General-Land Use Plan Policy 1 Range of Choices**

A3. **Review Criteria:** “The Villebois Village shall be a complete community with a wide range of living choices, transportation choices, and working and shopping choices. Housing shall be provided in a mix of types and densities resulting in a minimum of 2,300 dwelling units within the *Villebois Village Master Plan* area.”

**Finding:** These criteria are satisfied.

**Explanation of Finding:** The proposed SAP modification incorporates a park into existing phases, and does not affect density and mix of density.

#### **General-Land Use Plan Policy 2 Compliance with Figure 1 – Land Use Plan**

A4. **Review Criteria:** “Future development applications within the Villebois Village area shall provide land uses and other major components of the Plan such as roadways and parks and open space in general compliance with their configuration as illustrated on *Figure 1 – Land Use Plan* or as refined by Specific Area Plans.”

**Finding:** These criteria are satisfied.

**Explanation of Finding:** The proposed SAP modification is consistent with the location of RP-5 and adjoining streets as shown in Figure 1.

#### **General-Land Use Plan Policy 3 Civic, Recreational, Educational, and Open Space Opportunities**

A5. **Review Criteria:** “The Villebois Village shall provide civic, recreational, educational and open space opportunities.”

**Finding:** These criteria are satisfied.

**Explanation of Finding:** The proposed SAP modification facilitates the development of a regional park providing recreational and open space opportunities.

#### **General-Land Use Plan Policy 4 Full Public Services**

A6. **Review Criteria:** “The Villebois Village shall have full public services including: transportation; rainwater management; water; sanitary sewer; fire and police services; recreation, parks and open spaces; education; and transit.”

**Finding:** These criteria are satisfied.

**Explanation of Finding:** All the listed public services are proposed to be provided consistent with the Master Plan.

### ***General-Land Use Plan Policy 5 Development Guided by Finance Plan and CIP***

A7. **Review Criteria:** “Development of Villebois shall be guided by a Finance Plan and the City’s Capital Improvement Plan, ensuring that the availability of services and development occur in accordance with the City’s concurrency requirements (see Implementation Measure 4, below).”

**Finding:** These criteria are satisfied.

**Explanation of Finding:** All city requirements for concurrency and Development Agreements remain in effect and will be applied, including concurrency requirements with the PDP approval. See Request B.

### ***General-Land Use Plan Implementation Measure 1 Unique Planning and Regulatory Tools***

A8. **Review Criteria:** “Allow for unique planning and regulatory tools that are needed to realize the *Villebois Village Master Plan*. These tools shall include, but are not limited to: Specific Area Plans; Pattern Books; and Community Elements Books.”

**Finding:** These criteria are satisfied.

**Explanation of Finding:** All the listed tools previously approved for SAP North are being utilized for the subject area being added to Phase 2 North.

### ***General-Land Use Plan Implementation Measure 3 Master Plan Refinements***

A9. **Review Criteria:** “Refinements to the *Villebois Village Master Plan* are anticipated as more detailed plans are developed for the Specific Area Plans. Specific Area Plans may propose refinements to the *Villebois Village Master Plan* without requiring an amendment to the *Villebois Village Master Plan* provided the refinement is not significant. Non-significant refinements shall be defined in the Village (“V”) Zone text and may include, but are not limited to: minor alterations to street alignments or minor changes in area or uses. Disagreement about whether a refinement is significant shall be resolved by a process provided in the Village (“V”) Zone text.”

**Finding:** These criteria are satisfied.

**Explanation of Finding:** No master plan refinements are proposed.

### ***General-Land Use Plan Implementation Measure 4 Coordinating Finance Plan and Development Agreements***

A10. **Review Criteria:** “The Master Planner shall coordinate with the City on the development of a Finance Plan for necessary urban services and public infrastructure. Each developer within Villebois Village will sign their own Development Agreement that will address the necessary urban services and public infrastructure as appropriate.”

**Finding:** These criteria are satisfied.

**Explanation of Finding:** All city requirements for concurrency and Development Agreements remain in effect and will be applied, including concurrency requirements with the PDP approval. See Request B.

### **Chapter 3 Parks & Open Space/Off-Street Trails & Pathways**

***Goal The Parks system within Villebois Village shall create a range of experiences for its residents and visitors through an interconnected network of pathways, parks, trails, open space and other public spaces that protect and enhance the site’s natural resources and connect Villebois to the larger regional park/open space system.***

### ***Parks and Open Spaces Policy 1 Incorporating Existing Trees, Planting Shade Trees***

A11. **Review Criteria:** “Parks and open space areas shall incorporate existing trees where feasible and large shade trees shall be planted in appropriate locations in parks and open spaces.”

**Finding:** These criteria are satisfied.

**Explanation of Finding:** No existing trees are located in the area being added to Phase 2 North.

### ***Parks and Open Spaces Policy 2 Interconnected Trail System***

A12. **Review Criteria:** “An interconnected trail system shall be created linking the park and open spaces and key destination points within Villebois and to the surrounding neighborhoods. The trails system shall also provide loops of varying length to accommodate various activities such as walking, running and rollerblading.”

**Finding:** These criteria are satisfied.

**Explanation of Finding:** A trail system continues to be provided consistent with the Villebois Village Master Plan, including the planned additional segment of the Ice Age Tonquin Trail.

### ***Parks and Open Spaces Policy 3 Variety of Facilities and Activities***

A13. **Review Criteria:** “Parks shall encourage the juxtaposition of various age-oriented facilities and activities, while maintaining adequate areas of calm.”

**Finding:** These criteria are satisfied.

**Explanation of Finding:** The proposed area being added to Phase 2 North will enhance the variety of age-oriented facilities and activities with area of calm, including a skate park, a child play area, a trail, and an overlook area which will be an area of calm on the opposite end of the park from the skate park.

### ***Parks and Open Spaces Policy 4 Wildlife Habitat***

A14. **Review Criteria:** “Park designs shall encourage opportunities for wildlife habitat, such as plantings for wildlife foraging and/or habitat, bird and/or bat boxes and other like elements.”

**Finding:** These criteria are satisfied.

**Explanation of Finding:** The proposed park area being added to Phase 2 North will add a number of trees which will provide for additional wildlife habitat in an area that currently has limited wildlife habitat.

### ***Parks and Open Spaces Policy 5 Power of Ten***

A15. **Review Criteria:** “Gathering spaces in parks shall generate social interaction by adding layers of activity (Power of Ten).”

**Finding:** These criteria are satisfied.

**Explanation of Finding:** The proposed park area being added to Phase 2 North includes a variety of activities consistent with the Power of Ten.

### ***Parks and Open Spaces Policy 9 Parks Flexibility Over Time***

A16. **Review Criteria:** “Parks and recreation spaces shall provide for flexibility over time to allow for adaptation to the future community’s park, recreation and open space needs.”

**Finding:** These criteria are satisfied.

**Explanation of Finding:** No park programming is such as to preclude future flexibility.

### ***Parks and Open Spaces Policy 11 Parking along Park Frontages***

A17. **Review Criteria:** “On-street parking will not be allowed along the frontages of parks and open spaces where views into and out of the park spaces should be protected. Parking will be allowed along parks and open spaces in circumstances where it is necessary for the function of the park and will not obstruct the views into and out of the park area.”

**Finding:** These criteria are satisfied.

**Explanation of Finding:** On-street parking along the park is not proposed, consistent with this Policy.

### ***Parks and Open Spaces Implementation Measure 1 Compliance with Parks Figures***

A18. **Review Criteria:** “Future and pending development applications within Villebois (Specific Area Plans, Preliminary Development Plans and Final Development Plans) shall comply with the park, trail, open space system proposed in Figure 5 – Parks and Open Space Plan, Figure 5A – Recreational Experiences Plan, and Table 1: Parks Programming. Refinements may be approved in accordance with Village Zone section 4.125(.18)(F).”

**Finding:** These criteria are satisfied.

**Explanation of Finding:** The proposed park area being added to Phase 2 North is consistent with the parks figures in the Master Plan.

### ***Parks and Open Spaces Implementation Measure 3 Native Vegetation, Landforms, and Hydrology***

A19. **Review Criteria:** “Parks and open spaces shall be designed to incorporate native vegetation, landforms and hydrology to the fullest extent possible.”

**Finding:** These criteria are satisfied.

**Explanation of Finding:** The proposed park area being added to Phase 2 North are open field areas with no significant native vegetation or hydrology that need to be incorporated.

### ***Parks and Open Spaces Implementation Measure 4 Community Elements Book***

A20. **Review Criteria:** “Each Specific Area Plan shall include a Community Elements Book that (1) meets the requirements of Master Plan Chapter 3; (2) specifies the value system and methodology for tree preservation, protection and tree planting; and (3) provides a proposed plant list. The Community Elements Book also includes specifications for site furnishings and play structures. Proposed parks shall closely comply with the specifications of the applicable Community Elements Book.”

**Finding:** These criteria are satisfied.

**Explanation of Finding:** A Community Elements Book has previously been adopted for the entirety of SAP North.

***Parks and Open Spaces Implementation Measure 5 Artwork is Encouraged***

A21. **Review Criteria:** “Artwork is encouraged to be incorporated into parks.”

**Finding:** These criteria are satisfied.

**Explanation of Finding:** Space has been reserved for placement of artwork in parks closer to the Village Center and within neighborhood and community gathering spaces. While no park artwork is currently proposed in SAP North the design of parks would allow appropriate artwork if desired in the future.

***Parks and Open Spaces Implementation Measure 7 Year Round Recreation***

A22. **Review Criteria:** “The ability to recreate year round shall be preserved through measures such as: the provision of some hard surfaces that function in the wet season; areas shaded from the sun; areas protected from the rain; safely lit areas and indoor recreation opportunities.”

**Finding:** These criteria are satisfied.

**Explanation of Finding:** The park are proposed for addition to Phase 2 North includes many hard surface amenities including a skate plaza and trail, as well as a shelter that can be used throughout the year.

***Parks and Open Spaces Implementation Measure 9 Tree Retention***

A23. **Review Criteria:** “The design of Villebois shall retain the maximum number of existing trees practicable that are six inches or more DBH in the “Important” and “Good” tree rating categories, which are defined in the Community Elements Books. Trees rated “Moderate” shall be evaluated on an individual basis as regards retention. Native species of trees and trees with historical importance shall be given special consideration for retention.”

**Finding:** These criteria are satisfied.

**Explanation of Finding:** No trees exist in the park area proposed to be added to Phase 2 North.

***Parks and Open Spaces Implementation Measure 10 Tree Preservation and Planting Plans***

A24. **Review Criteria:** “Each Specific Area Plan, Preliminary Development Plan and Final Development Plan shall include tree preservation plans and planting plans to indicate proposed tree planting within parks and along streets and descriptions of the size of trees when planted and upon maturity.”

**Finding:** These criteria are satisfied.

**Explanation of Finding:** The area proposed to be added to Phase 2 North does not include any existing trees, but a tree planting plan is provided.

***Parks and Open Spaces Implementation Measure 11 Cultural and Historic Resources***

A25. **Review Criteria:** “Provide for review of cultural and historic resources on portions of Villebois that are to be annexed into the City of Wilsonville with the Specific Area Plan.”

**Finding:** These criteria are satisfied.

**Explanation of Finding:** The cultural resource inventory previously completed for SAP North is not impacted by the addition of the subject are to Phase 2 North.

### ***Parks and Open Spaces Implementation Measure 14 Park Lighting***

A26. **Review Criteria:** “A conceptual plan for the lighting of park spaces throughout Villebois is provided on the plan included in Appendix H. Future development applications shall comply with the lighting system proposed in Appendix H. Refinements may be approved in accordance with Village Zone Section 4.125(.18)(F).”

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

**Explanation of Finding:** The conceptual plan for lighting of park spaces addresses major parks and open spaces within SAP North, such as the Tonquin Trail and the Neighborhood Commons. Tonquin Trail has lighting consistent with Appendix H. Condition of Approval PDA 1 will require area lighting around the shelter consistent with Appendix H.

### ***Parks and Open Spaces Implementation Measure 15 Variety of Child Play Areas***

A27. **Review Criteria:** “Each child play area shall include uses suitable for a range of age groups.”

**Finding:** These criteria are satisfied.

**Explanation of Finding:** The play structure proposed in the park being added to Phase 2 North is for younger children adding to the variety of play in the SAP. The skate plaza will also provide additional play for older children.

### ***Parks and Open Spaces Implementation Measure 18 Completion of Parks and Home Occupancy***

A28. **Review Criteria:** “The park spaces included within each phase of development will be completed prior to occupancy of 50% of the housing units in that particular phase unless weather or other special circumstances prohibit completion, in which case bonding for the improvements shall be permitted.”

**Finding:** These criteria are satisfied.

**Explanation of Finding:** The phase is already more than 50% complete, however building permits of future unbuilt construction phases (Phase 2D) in PDP 2 North can be withheld based on incompleteness of the park improvements.

### ***Parks and Open Spaces Implementation Measure 20 ADA Park Access***

A29. **Review Criteria:** “The adequacy, amount and location of the proposed parking (including ADA parking) necessary to serve the proposed park uses shall be evaluated in detail at the SAP and PDP level. Off-street parking may be required to serve the various park users.”

**Finding:** These criteria are satisfied.

**Explanation of Finding:** The area proposed to be added to Phase 2 North will have typical on-street parking opposite the park as well as ADA ramps.

### ***Sanitary Sewer Goal, Policy, and Implementation Measures***

A30. **Review Criteria:** “Goal: The Villebois Village shall include adequate sanitary sewer service.

#### **Policy**

1. The sanitary sewer system for Villebois Village shall meet the necessary requirements for the City of Wilsonville Wastewater Master Plan.

*Various project specific implementation measures*

**Finding:** These criteria are satisfied.

**Explanation of Finding:** The Utility Plan, Sheet 14 of in Section IIB of Exhibit B1, shows the approved sanitary system within Phase 1 and Phase 2 including the area proposed to be added to Phase 2. The sanitary system will comply with Policies 1 through 7 of the City of Wilsonville Wastewater Master Plan, as demonstrated by the Utility Plan and the attached Utility & Drainage Report, applicant’s notebook, Exhibit B1, Section IIC. No refinements to sanitary sewer are proposed.

***Water System Goal, Policy, and Implementation Measures***

A31. **Review Criteria:**

“Goal

The Villebois Village shall include adequate water service.

Policy

The water system for Villebois Village shall meet the necessary requirements of the City of Wilsonville Water System Master Plan.

Implementation Measures

1. Implement the following list of Water System Master Plan policies and projects with development of Villebois Village:

- Policies: 1-7
- Projects:
  - 1) 18-inch main in Barber Street from Kinsman Road to Brown Road
  - 2) 48-inch main in Kinsman Road from Barber Street to Boeckman Road
  - 3) 24-inch main in Boeckman Road from Kinsman Road to Villebois Drive
  - 4) 18-inch main in Villebois Drive from Boeckman Road to Barber Street
  - 5) 18-inch main in Barber Street from Brown Road to Grahams Ferry Road
  - 6) 18-inch main in Grahams Ferry Road from Barber Street to Tooze Road.
  - 7) 12-inch main in Grahams Ferry Road from the Future Study Area to Barber Street
  - 8) 30-inch main in Tooze Road from Villebois Drive to Grahams Ferry Road
  - 9) 12-inch main in extension of Villebois Drive from Barber Street to the Future Study Area
  - 10) 12-inch main connections from Barber Street to Evergreen Road

2. Incorporate the construction of the above referenced projects into the Finance Plan.”

**Finding:** These criteria are satisfied.

**Explanation of Finding:** The Utility Plan, Sheet 14 in Section IIB of Exhibit B1, shows the water system for SAP North, including the portion for the area proposed to be added to Phase 2 North, which will continue to meet the related goals and policies for the SAP.

### ***Storm Water Goal***

*The Villebois Village shall include adequate storm water systems to prevent unacceptable levels of flooding, protect receiving streams and water bodies from pollution and increased runoff rates due to development, and create a connection between people and the environment.*

### ***Storm Water Policy 1 Meeting Stormwater Master Plan and Public Works Standards***

A32. **Review Criteria:** “The onsite storm water system for Villebois shall meet the necessary requirements of the City of Wilsonville Stormwater Master Plan and Public Works Standards.”

**Finding:** These criteria are satisfied.

**Explanation of Finding:** The Utility Plan, Sheet 14 in Section IIB of Exhibit B1, shows the stormwater system for SAP North, which continues to meet the policy as previously reviewed.

### ***Storm Water Policy 2 and 3 Minimizing Development “Footprint” on Hydrological Cycle, Rainwater Management***

A33. **Review Criteria:** “Villebois Village shall strive to minimize the development “footprint” on the hydrological cycle through the combination of stormwater management and rainwater management.”

“Villebois Village shall integrate rainwater management systems into parks and open space areas.”

**Finding:** These criteria are satisfied.

**Explanation of Finding:** Rainwater Management Systems are integrated into park consistent with these policies.

### ***Storm Water Implementation Measure 11 Stormwater Facility Maintenance***

A34. **Review Criteria:** “Pursuant to the City’s Stormwater Master Plan Policies 9.2.4 and 9.2.5, maintenance of stormwater conveyance facilities, including detention/retention facilities, will be planned as part of the Specific Area Plans for the Villebois Village.”

**Finding:** These criteria are satisfied.

**Explanation of Finding:** Ownership and maintenance of stormwater conveyance facilities in the area being proposed to be added to Phase 2 of SAP North will be addressed through a Ownership & Maintenance Agreement.

### ***Circulation System Goal***

*The Villebois Village shall provide for a circulation system that is designed to reflect the principles of smart growth.*

### ***Circulation System Policy 1 Encourage Alternative Modes, Accommodate All Modes***

A35. **Review Criteria:** “The Villebois Village shall encourage alternatives to the automobile, while accommodating all travel modes, including passenger cars, trucks, buses, bicycles and pedestrians.”

**Finding:** These criteria are satisfied.



**Explanation of Finding:** Transportation facilities within the area proposed to be added to Phase 2 North including streets, sidewalks, and trails are proposed consistent with the Master Plan accommodating different travel modes.

### ***Circulation System Implementation Measure 5 Curb Extensions***

A36. **Review Criteria:** “Curb extensions may be utilized within the Villebois Village area under the following basic principles for their placement and design:

- A minimum of 20-foot face-of-curb to face-of-curb street width shall be provided at all Residential street intersections, even where curb extensions are located. In the Village Center (inside the Village Loop), the minimum curb-to-curb public street width should be 22 feet, in order to accommodate delivery and garbage truck movements.
- Fire trucks, buses, and single-unit trucks (i.e., garbage trucks) shall be able to negotiate from Collector/Arterial streets without crossing the Collector/Arterial street centerline. Fire trucks shall be able to negotiate through Residential streets, although it is acceptable for them to cross the street centerline on Residential streets.
- Passenger car turning movements shall be able to stay within the street centerline on all streets.
- Bike lanes shall not be forced into vehicle travel lanes.

Placement of curb extensions shall be reviewed through the City’s minor alteration process with Specific Area Plans.”

**Finding:** These criteria are satisfied.

**Explanation of Finding:** The Circulation Plan, Sheet 7 in Section IIB of Exhibit B1, includes the approved placement of curb extensions within the area proposed to added to Phase 2 North are consistent with the SAP North Community Elements Book.

### ***Circulation System Implementation Measure 7 Connectivity Between Street Termination Points and Adjacent Trails/Pathways***

A37. **Review Criteria:** “Pedestrian and bicycle connectivity shall be provided between public and private street termination points and adjacent trails/pathways at the discretion of the City Engineer.”

**Finding:** These criteria are satisfied.

**Explanation of Finding:** There are no street termination points and adjacent trails/pathways within the area proposed to added to Phase 2 North.

### **Statewide Planning Goals**

#### ***Goal 1 Citizen Involvement***

A38. **Review Criterion:** “To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.”

**Finding:** This criterion is satisfied.

**Explanation of Finding:** The adoption process for the proposed SAP modification includes duly noticed public hearings before the Development Review Board. The current process was preceded by a Master Plan adoption and SAP North review processes found compliant with Goal 1.

## ***Goal 2 Land Use Planning***

A39. **Review Criterion:** “To establish a land use planning process and policy framework as a basis for all decision and actions related to use of land and to assure an adequate factual base for such decisions and actions.”

**Finding:** This criterion is satisfied.

**Explanation of Finding:** The City is currently in compliance with Goal 2 because it has an acknowledged Comprehensive Plan and regulations implementing the plan. The Villebois Village Master Plan was adopted consistent with the planning policies in the Comprehensive Plan. The Villebois Village Master Plan was found to be consistent with Goal 2 because it creates a more specific plan for a portion of the City that provides additional guidance for future regulations. The proposed SAP modification does not alter these circumstances.

## ***Goal 5 Natural Resources, Scenic and Historic Areas, and Open Spaces***

A40. **Review Criterion:** “To protect natural resources and conserve scenic and historic areas and open spaces.”

**Finding:** This criterion is satisfied.

**Explanation of Finding:** The proposed SAP modification complies with local and regional policies and requirements to implement this goal.

## ***Goal 6 Air, Water and Land Resource Quality***

A41. **Review Criteria:** “To maintain and improve the quality of the air, water and land resources of the state.”

**Finding:** These criteria are satisfied.

**Explanation of Finding:** The Villebois Village Master Plan is consistent with the air, water and land resources policies of the Comprehensive Plan. The Villebois Village Master Plan protects water and land resources by providing protection for natural resource areas and limiting development to areas that have less impact on natural resources. The Master Plan does not propose any residential structures within the 100-year floodplain. The Plan also calls for measures to use environmentally sensitive techniques for storm drainage. The Plan provides for a mixed-use, compact, interconnected Village that will provide transportation benefits by reducing the need for lengthy vehicle trips and increase the opportunity for bicycle and pedestrian transportation. The proposed SAP modification does not alter these conditions as it remains consistent with the Master Plan in this regard.

## ***Goal 7 Areas Prone to Natural Disasters and Hazards***

A42. **Review Criteria:** “To protect life and property from natural disasters and hazards.”

**Finding:** These criteria are satisfied.

**Explanation of Finding:** No areas prone to floods, erosion, landslides, wildfire, etc. have been identified in SAP North.

### ***Goal 8 Recreational Needs***

A43. **Review Criteria:** “To satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide for the siting of necessary recreational facilities including destination resorts.”

**Finding:** These criteria are satisfied.

**Explanation of Finding:** Recreational amenities are shown throughout SAP North, including within the area proposed to be added to Phase 2 North. The amenities include a variety of play areas, trails, and gathering spots.

### ***Goal 10 Housing***

A44. **Review Criteria:** “To provide for the housing needs of citizens of the state.”

**Finding:** These criteria are satisfied.

**Explanation of Finding:** The Villebois Village Master Plan complies with local and regional policies and requirements to implement this goal. The housing density and number goals for Villebois continue will not be altered by the proposed SAP Modification.

### ***Goal 11 Public Facilities and Services***

A45. **Review Criteria:** “To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.”

**Finding:** These criteria are satisfied.

**Explanation of Finding:** The Villebois Village Master Plan is consistent with the applicable provisions of the City’s various utility plans (see Chapter 4 – Utilities of the Master Plan). It proposes to coordinate future development with the provision of the public facility infrastructure in the area (Figure 6 – Conceptual Composite Utilities Plan). The proposed SAP modification does not change the planned utilities as shown in the Master Plan.

### ***Goal 12 Transportation***

A46. **Review Criteria:** “To provide and encourage a safe, convenient and economic transportation system.”

**Finding:** These criteria are satisfied.

**Explanation of Finding:** The Villebois Village Master Plan provides plans (Figure 7 – Street Plan and Figure 8 – Proposed Arterial/Collectors Street System) for a transportation system that is integrated with the transportation system existing and proposed for the City and surrounding areas of Clackamas County. Street sections (Figures 9A and 9B – Street and Trail Sections) are designed to slow traffic, encourage walking and bicycling, and create a pleasant environment. The proposed SAP modification remains consistent with the transportation components of the Villebois Village Master Plan, and thus this goal.

### ***Goal 13 Energy Conservation***

A47. **Review Criteria:** “Land and uses developed on the land shall be managed and controlled so as to maximize the conservation of all forms of energy, based upon sound economic principles.”

**Finding:** These criteria are satisfied.

**Explanation of Finding:** The Comprehensive Plan has been acknowledged to be consistent with Goal 13, and the Villebois Village Master Plan is consistent with Comprehensive Plan energy conservation policies. The Villebois Village Master Plan provides for a compact mixed-use development that will conserve energy by reducing the amount of and length of vehicle trips by making bicycle and pedestrian transportation viable alternatives for many trips. The proposed SAP modification remains consistent with the Villebois Village Master Plan in this regard, and thus Goal 13.

### ***Goal 14 Urbanization***

A48. **Review Criteria:** “To provide for an orderly and efficient transition from rural to urban land use.”

**Finding:** These criteria are satisfied.

**Explanation of Finding:** The Villebois Village Master Plan is consistent with Comprehensive Plan urbanization policies and the Residential – Village Land Use designation. The proposed SAP modification for SAP North continues to comply with and further the intent of Goal 14 by providing a coordinated plan for urbanization of the Master Plan area that coordinates development of the area with development of public facilities, including the parks.

### ***Village Zone***

#### ***Subsection 4.125 (.01) Purpose***

***The Village (V) zone is applied to lands within the Residential Village Comprehensive Plan Map designation. The Village zone is the principal implementing tool for the Residential Village Comprehensive Plan designation. It is applied in accordance with the Villebois Village Master Plan and the Residential Village Comprehensive Plan Map designation as described in the Comprehensive Plan.***

#### ***Subsection 4.125 (.02) Permitted Uses in Village Zone***

A49. **Review Criteria:** This subsection lists the uses typically permitted in the Village Zone, including single-family detached dwellings, row houses, and non-commercial parks, playgrounds, and recreational facilities.

**Finding:** These criteria are satisfied.

**Explanation of Finding:** The proposed park use within the area being added to Phase 2 is permitted in the Village Zone.

#### ***Subsection 4.125 (.05) Development Standards Applying to All Development in the Village Zone***

***“All development in this zone shall be subject to the V Zone and the applicable provisions of the Wilsonville Planning and Land Development Ordinance. If there is a conflict, then the standards of this section shall apply. The following standards shall apply to all development in the V zone:”***

***Subsection 4.125 (.05) A. 1.-2 Block, Alley, Pedestrian and Bicycle Standards: Maximum Block Perimeter and Spacing Between Streets for Local Access***

A50. **Review Criteria:** “Maximums Block Perimeter: 1,800 feet, unless the Development Review Board makes a finding that barriers such as existing buildings, topographic variations, or designated Significant Resource Overlay Zone areas will prevent a block perimeter from meeting this standard.”

“If the maximum spacing for streets for local access exceeds 530 feet, intervening pedestrian and bicycle access shall be provided, with a maximum spacing of 330 feet from those local streets, unless the Development Review Board makes a finding that barriers such as existing buildings, topographic variations, or designated Significant Resource Overlay Zone areas will prevent pedestrian and bicycle facility extensions from meeting this standard.”

**Finding:** These criteria are satisfied.

**Explanation of Finding:** The block perimeters are consistent with those previously shown and approved for the Villebois Village Master Plan and SAP North.

***Subsection 4.125 (.05) A. 3. Block, Alley, Pedestrian and Bicycle Standards: Intervening Pedestrian and Bicycle Access***

A51. **Review Criteria:** “If the maximum spacing for streets for local access exceeds 530 feet, intervening pedestrian and bicycle access shall be provided, with a maximum spacing of 330 feet from those local streets, unless the Development Review Board makes a finding that barriers such as existing buildings, topographic variations, or designated Significant Resource Overlay Zone areas will prevent pedestrian and bicycle facility extensions from meeting this standard.”

**Finding:** These criteria are satisfied.

**Explanation of Finding:** No SROZ area, existing buildings, or topographic variations prevent the spacing standard from being met.

***Subsection 4.125 (.05) B. Access***

A52. **Review Criterion:** “All lots with access to a public street, and an alley, shall take vehicular access from the alley to a garage or parking area, except as determined by the City Engineer.”

**Finding:** This criterion is satisfied.

**Explanation of Finding:** No lots needing vehicular access are proposed within the area proposed to be added to Phase 2 North.

***Subsection 4.125 (.08) Parks & Open Space***

A53. **Review Criteria:** This subsection prescribes the open space requirement for development in the Village Zone.

**Finding:** These criteria are satisfied.

**Explanation of Finding:** Figure 5 – Parks & Open Space Plan of the Villebois Village Master Plan indicates that approximately 33% of Villebois is in Parks and Open Space. This SAP modification continues to meet the open space requirements for Villebois and enables the development of additional planned parks and open space.

***Subsection 4.125 (.09) Street Alignment and Access Improvements***

***Subsection 4.125 (.09) A. 1. a. Street Alignment and Access Improvements Conformity with Master Plan, etc.***

A54. **Review Criterion:** “All street alignment and access improvements shall conform to the Villebois Village Master Plan, or as refined in the Specific Area Plan, Preliminary Development Plan, or Final Development Plan . . .”

**Finding:** This criterion will be satisfied.

**Explanation of Finding:** The street alignments within the area proposed to be added to Phase 2 North are consistent with those shown in the Villebois Village Master Plan.

***Subsection 4.125 (.09) A. 1. a. i. Street Improvement: Conformity with Public Works Standards and Continuation of Streets***

A55. **Review Criteria:** “All street improvements shall conform to the Public Works Standards and shall provide for the continuation of streets through proposed developments to adjoining properties or subdivisions, according to the Master Plan.”

**Finding:** These criteria are satisfied.

**Explanation of Finding:** The proposed street network will enable conformance with the Public Work Standards. The street system is designed to provide for the continuation of streets within Villebois and to adjoining properties or subdivisions according to the Master Plan.

***Subsection 4.125 (.09) A. 1. a. ii. Streets Developed According to Master Plan***

A56. **Review Criterion:** “All streets shall be developed according to the Master Plan.”

**Finding:** This criterion is satisfied.

**Explanation of Finding:** All streets are proposed to be developed with cross sections shown in the Master Plan.

***Subsection 4.125 (.09) A. 2. a. & b. Intersections of Streets: Angles and Intersections***

A57. **Review Criteria:**

- “Angles: Streets shall intersect one another at angles not less than 90 degrees, unless existing development or topography makes it impractical.
- Intersections: If the intersection cannot be designed to form a right angle, then the right-of-way and paving within the acute angle shall have a minimum of thirty (30) foot centerline radius and said angle shall not be less than sixty (60) degrees. Any angle less than ninety (90) degrees shall require approval by the City Engineer after consultation with the Fire District.”

**Finding:** These criteria are satisfied.

**Explanation of Finding:** The applicant’s drawings in Section IIB of Exhibit B1 show all proposed streets are developed consistent with these standards.

***Subsection 4.15 (.09) A. 2. c. Intersection of Streets: Offsets***

A58. **Review Criterion:** “Offsets: Opposing intersections shall be designed so that no offset dangerous to the traveling public is created. Intersections shall be separated by at least:

- 1000 ft. for major arterials

- 600 ft. for minor arterials
- 100 ft. for major collector
- 50 ft. for minor collector”

**Finding:** These criteria are satisfied.

**Explanation of Finding:** No intersections violating the defined offsets are proposed.

***Subsection 4.125 (.09) A. 2. d. Curb Extensions***

A59. **Review Criteria:** “Curb extensions at intersections shall be shown on the Specific Area Plans required in subsection 4.125(.18)(C) through (F) below, and shall:

- Not obstruct bicycle lanes on collector streets.
- Provide a minimum 20 foot wide clear distance between curb extensions at all local residential street intersections shall have, shall meet minimum turning radius requirements of the Public Works Standards, and shall facilitate fire truck turning movements as required by the Fire District.”

**Finding:** These criteria are satisfied.

**Explanation of Finding:** Proposed curb extensions are shown on the Circulation Plan (Sheet 7 in Section IIB of Exhibit B1), none of which are located on collector streets. The submitted drawings illustrate that all street intersections will have a minimum 20 foot wide clear distance between curb extensions.

***Subsection 4.125 (.09) A. 3. Street Grades***

A60. **Review Criteria:** “Street grades shall be a maximum of 6% on arterials and 8% for collector and local streets. Where topographic conditions dictate, grades in excess of 8%, but not more than 12%, may be permitted for short distances, as approved by the City Engineer, where topographic conditions or existing improvements warrant modification of these standards.”

**Finding:** These criteria are satisfied.

**Explanation of Finding:** No street grades approaching these maximums are proposed.

***Subsection 4.125 (.09) A. 4. Centerline Radius Street Curves***

A61. **Review Criterion:** “The minimum centerline radius street curves shall be as follows:

- Arterial streets: 600 feet, but may be reduced to 400 feet in commercial areas, as approved by City Engineer.
- Collector streets: 600 feet, but may be reduced to conform with the Public Works Standards, as approved by the City Engineer.
- Local streets: 75 feet”

**Finding:** These criteria are satisfied.

**Explanation of Finding:** The submitted plan sheets, see Section IIB of Exhibit B1, show all street curves meet these standards.

***Subsection 4.125 (.09) A. 5. Rights-of-way***

A62. **Review Criteria:** Pursuant to subsection (.09) A. above, the provisions of 4.177 apply for rights-of-way as no other provisions are noted.

**Finding:** These criteria are satisfied.

**Explanation of Finding:** Proposed rights-of-way are shown on the applicant’s plan sheets, Section IIB of Exhibit B1. Rights-of-way will also be reviewed as part of the Preliminary Development Plan to ensure compliance.

***Subsection 4.125 (.09) A. 7. Clear Vision Areas***

A63. **Review Criteria:** Pursuant to subsection (.09) A. above, the provisions of 4.177 apply for clear vision areas as no other provisions are noted.

**Finding:** These criteria are satisfied.

**Explanation of Finding:** The applicant states that clear vision areas will be provided and maintained in compliance with the Section 4.177.

***Subsection 4.125 (.09) A. 8. Vertical Clearance***

A64. **Review Criteria:** Pursuant to subsection (.09) A. above, the provisions of 4.177 apply for vertical clearance as no other provisions are noted.

**Finding:** These criteria are satisfied.

**Explanation of Finding:** The applicant states that vertical clearance will be provided and maintained in compliance with the Section 4.177.

***Subsection 4.125 (.11) Landscaping, Screening and Buffering***

A65. **Review Criteria:** “Except as noted below, the provisions of Section 4.176 shall apply in the Village zone:

- Streets in the Village Zone shall be developed with street trees as described in the Community Elements Book.”

**Finding:** These criteria are satisfied.

**Explanation of Finding:** The appropriate landscaping is provided. The proposed street trees are among the choices provided in the Community Elements Book.

***Subsection 4.125 (.12) Signage and Wayfinding***

A66. **Review Criteria:** “Except as this subsection may otherwise be amended, or until such time as a Signage and Wayfinding Plan is approved as required by Section 4.125(.18)(D)(2)(f), signs within the Village zone shall be subject to provisions of Section 4.156.”

**Finding:** These criteria are satisfied.

**Explanation of Finding:** A Master Signage and Wayfinding Program has previously been adopted for SAP North.

***Subsection 4.125 (.13) Design Principles Applying to the Village Zone***

A67. **Review Criteria:** “The following design principles reflect the fundamental concepts, and support the objectives of the Villebois Village Master Plan, and guide the fundamental qualities of the built environment within the Village zone.

- The design of landscape, streets, public places and buildings shall create a place of distinct character.
- The landscape, streets, public places and buildings within individual development projects shall be considered related and connected components of the Villebois Village Master Plan.



- The design of streets and public spaces shall provide for and promote pedestrian safety, connectivity and activity.
- The design of exterior lighting shall minimize off-site impacts, yet enable functionality.”

**Finding:** These criteria are satisfied.

**Explanation of Finding:** The SAP Drawings (Section IIB of Exhibit B1) and the Community Elements Book are intended to guide the Preliminary Development Plan and Final Development Plan applications to achieve a built environment that reflects the fundamental concepts and objectives of the Master Plan. The Design Principles of Section (.13) have driven the development of the SAP Drawings and the Community Elements Book, which have previously been approved for SAP North and will work in concert to assure that the vision of Villebois is implemented in the proposed park.

***Subsection 4.125 (.14) A. 2. a. - e. and h. – k. Building and Site Design Requirements***

A68. **Review Criteria:** “Building and site design shall include:

- Proportions and massing of architectural elements consistent with those established in an approved Architectural Pattern Book or Village Center Architectural Standards.
- Materials, colors and architectural details executed in a manner consistent with the methods included in an approved Architectural Pattern Book, Community Elements Book or approved Village Center Architectural Standards.
- Protective overhangs or recesses at windows and doors.
- Raised stoops, terraces or porches at single-family dwellings.
- Exposed gutters, scuppers, and downspouts, or approved equivalent.
- Building elevations of block complexes shall not repeat an elevation found on an adjacent block.
- Building elevations of detached buildings shall not repeat an elevation found on buildings on adjacent lots.
- A porch shall have no more than three walls.
- A garage shall provide enclosure for the storage of no more than three motor vehicles, as described in the definition of Parking Space.”

**Finding:** These criteria are satisfied.

**Explanation of Finding:** The Community Elements Book previously approved for SAP North ensure compliance with these standards and consistency with surrounding development.

***Subsection 4.125 (.14) A. 3. Lighting and Site Furnishings***

A69. **Review Criteria:** “Lighting and site furnishings shall be in compliance with the approved Architectural Pattern Book, Community Elements Book, or approved Village Center Architectural Standards.”

**Finding:** These criteria are satisfied.

**Explanation of Finding:** The SAP North Community Elements Book has previously been approved ensuring compliance with these criteria.

***Subsection 4.125 (.14) A. 4. Building Systems***

A70. **Review Criteria:** “Building systems, as noted in Tables V-3 and V-4 (Permitted Materials and Configurations), below, shall comply with the materials, applications and configurations required

therein. Design creativity is encouraged. The LEED Building Certification Program of the U.S. Green Building Council may be used as a guide in this regard.”

**Finding:** These criteria are satisfied.

**Explanation of Finding:** Subsequent Building Permit applications will review proposed buildings for consistency with the criteria of Table V-3 and the Community Elements Book previously approved for SAP North.

### ***Subsection 4.125 (.18) C. Specific Area Plan (SAP) Approval Process***

#### ***Subsection 4.125 (.18) C. 1. Specific Area Plan Purpose***

A71. **Review Criterion:** “Purpose – A SAP is intended to advance the design of the Villebois Village Master Plan.”

**Finding:** This criterion is satisfied.

**Explanation of Finding:** As shown in Findings A3 through A70 above, the proposed SAP modification is advancing the design of the Villebois Village Master Plan.

#### ***Subsection 4.125 (.18) C. 2.-3. Who Can Initiate a SAP Application***

A72. **Review Criterion:** “If not initiated by the City Council, Planning Commission or Development Review Board, an application for SAP approval shall be submitted by the Master Planner, or by landowners pursuant to subsection C.3 below. The application shall be accompanied by payment of a fee established in accordance with the City’s fee schedule.

The owners of property representing at least 80 percent of a SAP area may request in writing that the Master Planner submit a SAP application. The Master Planner must provide a written response within thirty days. If the Master Planner agrees to submit a request, the Master Planner shall have 180 days to submit the SAP application. If the Master Planner denies the request, fails to respond within 30 days, or fails as determined by the Planning Director to diligently pursue the application after agreeing to submit it, by providing drafts of a pattern book and all other SAP elements within 60 days and thereafter pursuing approval in good faith, the property owners may submit a SAP application for review and approval. A copy of a SAP application submitted by property owners must be provided to the Master Planner. Once the application has been deemed complete by the City, the Master Planner shall have 30 days to review and comment in writing before the proposed SAP is scheduled for public hearing by the DRB.”

**Finding:** This criterion is satisfied.

**Explanation of Finding:** The proposed SAP modification has been authorized by all involved property owners.

#### ***Subsection 4.125 (.18) D 1. SAP Submittal Requirements: Existing Conditions***

A73. **Review Criterion:** “Existing Conditions – An application for SAP approval shall specifically and clearly show the following features and information on maps, drawings, application form or attachments. The SAP shall be drawn at a scale of 1" = 100' (unless otherwise indicated) and may include multiple sheets depicting the entire SAP area, as follows:” Listed a. through h.

**Finding:** These criteria are satisfied.

**Explanation of Finding:** All the required existing condition drawings have been submitted. See Sheet 3 in Section IIB of Exhibit B1.

***Subsection 4.125 (.18) D. 2. SAP Submittal Requirements: Development Information***

A74. **Review Criterion:** “SAP Development Information – The following information shall also be shown at a scale of 1" = 100' and may include multiple sheets depicting the entire SAP area.” Listed a. through n.

**Finding:** These criteria are satisfied.

**Explanation of Finding:** All the required information has been submitted. See Section IIB of Exhibit B1.

***Subsection 4.125 (.18) D. 4. SAP Submittal Requirements: Community Elements Book***

A75. **Review Criterion:** “Community Elements Book – A Community Elements Book shall be submitted, including the following:” Listed a. through n.

**Finding:** These criteria are satisfied.

**Explanation of Finding:** The SAP North Community Elements Book has previously been approved for the entirety of SAP North.

***Subsection 4.125 (.18) D. 5. SAP Submittal Requirements: Rainwater Management Program***

A76. **Review Criterion:** “Rainwater Management Program – A Rainwater Management Program shall be submitted, addressing the following:” Listed a. through c. vii.

**Finding:** These criteria are satisfied.

**Explanation of Finding:** The SAP North Rainwater Management Program has previously been approved for the entirety of SAP North.

***Subsection 4.125 (.18) D. 6. SAP Submittal Requirements: Master Signage and Wayfinding***

A77. **Review Criterion:** “Master Signage and Wayfinding – A Master Signage and Wayfinding Plan shall be submitted with an SAP application and shall address the following:” Listed a. through e.

**Finding:** These criteria are satisfied.

**Explanation of Finding:** The SAP North Master Signage and Wayfinding program has previously been approved for the entirety of SAP North.

***Subsection 4.125 (.18) D. 8. SAP Submittal Requirements: SAP Narrative Statement***

A78. **Review Criterion:** “SAP Narrative Statement – A narrative statement shall be submitted, addressing the following:” Listed a. through f.

**Finding:** These criteria are satisfied.

**Explanation of Finding:** The required narrative has been submitted. See Exhibit B1.

***Subsection 4.125 (.18) E. 1. b. i. SAP Elements Consistent with Villebois Village Master Plan***

A79. **Review Criteria:** “Is consistent with the Villebois Village Master Plan. Those elements of the Village Master Plan with which the SAP must be consistent are the Plan’s Goals, Policies, and Implementation Measures, and, except as the text otherwise provides, Figures 1, 5, 6A, 7, 8, 9A, and 9B.”

**Finding:** These criteria are satisfied.

**Explanation of Finding:** Findings A3 through A70 above demonstrate compliance of proposed SAP modification with the Villebois Village Master Plan.

***Subsection 4.125 (.18) E. 1. b. ii. SAP Phasing Reasonable***

A80. **Review Criteria:** “If the SAP is to be phased, as enabled by Sections 4.125(.18)(D)(2)(g) and (h), that the phasing sequence is reasonable.”

**Finding:** These criteria are satisfied.

**Explanation of Finding:** A portion of the proposed park is already in Phase 2, and it is reasonable to include the entire park in a single phase to enable construction at the same time.

***Subsection 4.125 (.18) E. 1. b. iii. DRB Modification of SAP***

A81. **Review Criteria:** “The Development Review Board may require modifications to the SAP, or otherwise impose such conditions, as it may deem necessary to ensure conformance with the Villebois Village Master Plan, and compliance with applicable requirements and standards of the Planning and Land Development Ordinance, and the standards of this section.”

**Finding:** These criteria are satisfied.

**Explanation of Finding:** No specific findings are recommended pursuant to this subsection.

<b>REQUEST B: DB15-0055 PRELIMINARY DEVELOPMENT PLAN MODIFICATION</b>
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**The applicant’s findings in Section IIA of their notebook, Exhibit B1, respond to the majority of the applicable criteria.**

***Village Zone***

***Subsection 4.125 (.02) Permitted Uses in Village Zone***

B1. **Review Criteria:** This subsection lists the uses typically permitted in the Village Zone, including single-family detached dwellings, row houses, and non-commercial parks, playgrounds, and recreational facilities.

**Finding:** These criteria are satisfied.

**Details of Finding:** The proposal is to add recreational facilities which are a typically permitted use in the Village Zone.

***Subsection 4.125 (.05) Development Standards Applying to All Development in the Village Zone***

***“All development in this zone shall be subject to the V Zone and the applicable provisions of the Wilsonville Planning and Land Development Ordinance. If there is a conflict, then the standards of this section shall apply. The following standards shall apply to all development in the V zone:”***

***Subsection 4.125 (.05) A. Block, Alley, Pedestrian and Bicycle Standards***

B2. **Review Criteria:** This subsection lists a variety of standards regarding access spacing and pedestrian and bicycle access.

**Finding:** These criteria are satisfied.

**Details of Finding:** The spacing shown in the Master Plan and previous SAP approvals is being followed.

**Subsection 4.125 (.05) B. Access**

B3. **Review Criterion:** “All lots with access to a public street, and an alley, shall take vehicular access from the alley to a garage or parking area, except as determined by the City Engineer.”

**Finding:** This criterion is satisfied.

**Details of Finding:** No vehicle access is provided into the proposed park.

**Table V-1, Development Standards**

B4. **Review Criteria:**

Table V-1: Development Standards													
Building Type	Min. Lot Size (sq.ft.)	Min. Lot Width (ft.)	Min. Lot Depth (ft.)	Max. Lot Coverage (note)	Min. Frontage Width <sup>10,11</sup> (%age)	Max. Bldg. Height <sup>8</sup> (ft.)	Front Min. (ft.)	Setbacks <sup>10,13,20</sup>			Alley-Loaded Garage (note)	Street-Loaded Garage (note)	
								Front	Rear	Side			
								Max.	Min.	Min.			
Commercial Buildings - Village Center <sup>14</sup>	NR	NR	NR	1	90	60	NR <sup>3</sup>	5	NR	NR	NR	NA	
Hotels - Village Center <sup>14</sup>	NR	NR	NR	1	80	60	NR <sup>3</sup>	15	NR	NR	NR	NA	
Mixed Use Buildings - Village Center <sup>14</sup>	NR	NR	NR	1	90	60	NR <sup>3</sup>	8	NR	NR	NR	NA	
Multi-Family Dwellings - Village Center <sup>14</sup>	NR	NR	NR	1	80	45	5 <sup>4</sup>	15	NR	NR	NR	NA	
Row Houses <sup>11</sup> - Village Center <sup>14</sup>	NR	NR	NR	1	80	45	5 <sup>4</sup>	10	NR	NR	NR	NA	
Commercial Buildings	NR	NR	NR	1	60	45	NR	15	NR	NR	NR	NA	
Mixed Use Buildings	NR	NR	NR	1	60	45	NR	15	NR	NR	NR	NA	
Multi-Family Dwellings	NR	NR	NR	1	60	45	8 <sup>4</sup>	15	NR	NR	NR	NA	
Row Houses <sup>11</sup>	NR	15	50	1	80	45	8 <sup>3</sup>	15	NR	NR	NR	NA	
Duplexes	4,000	45	70	2	60 <sup>16</sup>	35	12 <sup>5,6</sup>	20 <sup>6</sup>	5	5 <sup>15</sup>	7	8,17,18	
Single-Family Dwellings	2,250	35	50	2	60 <sup>16</sup>	35	12 <sup>5,6</sup>	20 <sup>6</sup>	5	5 <sup>15</sup>	7	8,17	

Notes: NR - No Requirement  
 NA - Not Allowed  
 1 Lot < 8000sf: NR; Lot > 8000sf: 80% (Max. Lot Coverage)  
 2 Small lots: 75%, Medium Lots: 65%, Standard and Large Lots: 55%, Estate Lots: 45% Maximum Lot Coverage  
 On lots where detached accessory buildings are built, maximum lot coverage may be increased by 10%.  
 3 Bay windows, balconies, and other structural building projections above 8 ft. may encroach up to 5 ft. into the Public Way; canopies, awnings, and other non-structural projections may encroach up to 8 ft. into the Public Way.  
 4 Porches, stairs, stoops, decks, canopies, balconies, bay windows, chimneys, awnings, and other building projections may encroach up to the Public Way.  
 5 Porches, stoops, decks, canopies, balconies, bay windows, chimneys, awnings, and other building projections may encroach to within 8 ft. of the Public Way. Stairs may encroach to the Public Way.  
 6 For Standard, or Large Lots on Collector Avenues, front setbacks are 20 ft. min., (13' setback to porch), side street setbacks are 15' (8' setback to porch). Pie-shaped lots or lots with significant trees or grade banks at frontage have no maximum front setback.  
 7 The garage setback from alley shall be between 3 and 5 foot or, when as optional parking space is located between the garage and the alley, shall be 16 ft. minimum. Lots with important trees, as identified in the Master Plan, or grade differences at the alley, affecting garage location shall be exempt from this requirement.  
 8 Street-loaded garages shall be a minimum 20 ft. front setback to face of garage, and located a minimum of 5 ft. behind main façade of the associated dwelling unit.  
 9 Vertical encroachments are allowed up to ten additional feet, for up to 10% of the building footprint; vertical encroachments shall not be habitable space.  
 10 For Village Center buildings with lots fronting two or more streets, at least two facades shall be subject to the minimum frontage width and front setback requirements.  
 11 Row Houses are typically attached, but may be detached within the Village Center Boundary. When attached, no more than ten units shall be contiguous along a street edge. When row houses are detached, the Minimum Frontage Width is 65%. The Minimum Frontage Width for detached row houses may be less than 65% on corner lots or to accommodate the curve radius of street frontage, public utility easements, important trees, grade differences, public open space requirements, or as otherwise approved by the DRB.  
 12 See Definitions, 4.125.01, for measurement of Minimum Frontage Width.  
 13 Front Setback is measured as the offset of the front lot line or a vehicular or pedestrian access easement line. On lots with alleys, Rear Setback shall be measured from the rear lot line abutting the alley.  
 14 See Figure 2A - Village Center Boundary & Land Use Plan in the Villebois Village Master Plan for areas included within the Village Center.  
 15 On Estate Lots and Large Lots with frontage 70 ft. or wider, the minimum combined side yard setbacks shall total 15 ft. with a minimum of 5 ft. On Small and Medium Lots, minimum side setback shall be 0 ft. or as required by Building Code.  
 16 For cluster housing with lots arranged on a courtyard, frontage shall be measured at the front door face of the building adjacent to a public right of way or a public pedestrian access easement linking the courtyard with the Public Way.  
 17 Dwellings on lots without alley access shall be at least 36 feet wide.  
 18 Duplexes with front-loaded garages are limited to one shared standard-sized driveway/apron.  
 19 Maximum setbacks may be increased as necessary to accommodate deeper porches, building code, public utility easements or public open space requirements.  
 20 Lots are categorized as small, medium, standard, large or estate as shown in the Pattern Book.

**Finding:** These criteria are satisfied.

**Details of Finding:** No buildings subject to this table are proposed.

**Subsection 4.125 (.07) Table V-2 Off-Street Parking, Loading & Bicycle Parking**

**B5. Review Criteria:**

Table V-2: Off Street Parking Requirements				
	Min. Vehicle Spaces	Max. Vehicle Spaces	Bicycle Short-term (Spaces)	Bicycle Long-term (Spaces)
<b>Permitted or Conditional Use</b>				
<b>Permitted Uses</b>				
Single-Family Detached Dwellings	1.0/DU	NR	NR	NR
Single-Family Accessory Dwelling Units*	1.0/DU	NR	NR	NR
Duplex	1.0/DU	NR	NR	NR
Row Houses	1.0/DU	NR	NR	NR
Multi-Family Dwellings	1.0/1 Bdr 1.5/2 Bdr 1.75/3 Bdr	NR	1 per 20 units Min. of 2	1 per 4 units Min. of 2
Community Housing	1 per 4 residents	1 per unit	None	1 per 8 residents Min. of 2
<b>Commercial Uses</b>				
Convenience Store	2/1000 sf	5/1000 sf	1 per 5000 sf Min. of 2	1 per 12,000 sf Min. of 2
Restaurant/Pub	2/1000 sf	10/1000 sf	1 per 5000 sf Min. of 2	1 per 12,000 sf Min. of 2
Child Day Care	0.2 per student/staff	0.3 per student/staff	None	1 per 10,000 sf Min. of 2
Medical/Dental	3/1000 sf	4/1000 sf	1 per 40,000 sf Min. of 2	1 per 70,000 sf Min. of 2
All other commercial uses	2/1000 sf	4/1000 sf	1 per 10,000 sf Min. of 2	1 per 40,000 sf Min. of 2
<b>Conditional Uses</b>				
Schools	0.2 per student/staff	0.3 per student/staff	0.3 per student/staff	0.2 per classroom
Recreational Facilities	3/1000 sf <sup>1</sup>	5/1000 sf <sup>1</sup>	1 per 3,000 sf Min. of 4	1 per 3000 sf Min. of 4
Conference Center	0.3 per seat	0.5 per seat	1 per 15 seats Min. of 2	1 per 40 seats Min. of 10
Library/Museum	2/1000 sf	4/1000 sf	1 per 1000 sf Min. of 6	1 per 1000 sf Min. of 6
Religious Institution	.25 per seat	.5 per seat	1 per 2,000 sf Min. of 2	1 per 4,000 sf Min. of 2
Theater	.25 per seat	.5 per seat	1 per 20 seats Min. of 2	1 per 50 seats Min. of 4
Overnight Lodging Facility	1 per room	1.5 per room	1 per 20 rooms Min. of 2	1 per 20 rooms Min. of 2
Light Manufacturing/Research and Development	2/1000 sf	4/1000 sf	1 per 10,000 sf Min. of 2	1 per 40,000 sf Min. of 2
All other Conditional Uses	2/1000 sf	4/1000 sf	1 per 10,000 sf Min. of 2	1 per 40,000 sf Min. of 2

Notes: <sup>1</sup> 1/1000 sf min. for court facilities  
 NR No requirement  
 \* See WC Section 4.113(11) Assessor Dwelling Units

[Table 4-2 amended by Ord. 677, 3/1/10]

**Finding:** These criteria are satisfied.  
**Details of Finding:** No uses are proposed requiring parking pursuant to this subsection.

**Subsection 4.125 (.08) Parks & Open Space**

**B6. Review Criteria:** This subsection prescribes the open space requirement for development in the Village Zone.

**Finding:** These criteria are satisfied.  
**Details of Finding:** The proposed park is a park designated as part of the required open space for SAP North and the Villebois Village Master Plan.

### ***Subsection 4.125 (.09) Street Alignment and Access Improvements***

B7. **Review Criteria:** This subsection lists requirements and standards for streets, intersections, and access improvements.

**Finding:** This criterion is satisfied.

**Details of Finding:** Surrounding streets either exist or are planned consistent with the Villebois Village Master Plan and will be developed in conformity with the Public Works Standards.

### ***Subsection 4.125 (.11) Landscaping, Screening and Buffering***

B8. **Review Criteria:** “Except as noted below, the provisions of Section 4.176 shall apply in the Village zone:

- Streets in the Village Zone shall be developed with street trees as described in the Community Elements Book.”

**Finding:** These criteria are satisfied.

**Details of Finding:** The appropriate landscaping is provided. No changes to approved street trees are proposed.

### ***Subsection 4.125 (.12) Signage and Wayfinding***

B9. **Review Criteria:** “Except as this subsection may otherwise be amended, or until such time as a Signage and Wayfinding Plan is approved as required by Section 4.125(.18)(D)(2)(f), signs within the Village zone shall be subject to provisions of Section 4.156.”

**Finding:** These criteria are satisfied.

**Details of Finding:** No signage in RP-5 is called for or proposed.

### ***Subsection 4.125 (.13) Design Principles Applying to the Village Zone***

B10. **Review Criteria:** “The following design principles reflect the fundamental concepts, and support the objectives of the Villebois Village Master Plan, and guide the fundamental qualities of the built environment within the Village zone.

- The design of landscape, streets, public places and buildings shall create a place of distinct character.
- The landscape, streets, public places and buildings within individual development projects shall be considered related and connected components of the Villebois Village Master Plan.
- The design of streets and public spaces shall provide for and promote pedestrian safety, connectivity and activity.
- The design of exterior lighting shall minimize off-site impacts, yet enable functionality.”

**Finding:** These criteria are satisfied.

**Details of Finding:** The Community Elements Book ensures the design meets the fundamental design concepts and support the objectives of the Villebois Village Master Plan. By complying with an approved Community Elements Book the design of the park will satisfy these criteria. See also Final Development Plan, Request C.

***Subsection 4.125 (.14) A. 1. a. Design Standards: Flag Lots***

B11. **Review Criterion:** “Flag lots are not permitted.”

**Finding:** This criterion is satisfied.

**Details of Finding:** No flag lots are proposed.

***Subsection 4.125 (.14) A. 2. a. - e. and h. – k. Building and Site Design Requirements***

B12. **Review Criteria:** “Building and site design shall include:

- Proportions and massing of architectural elements consistent with those established in an approved Architectural Pattern Book or Village Center Architectural Standards.
- Materials, colors and architectural details executed in a manner consistent with the methods included in an approved Architectural Pattern Book, Community Elements Book or approved Village Center Architectural Standards.
- Protective overhangs or recesses at windows and doors.
- Raised stoops, terraces or porches at single-family dwellings.
- Exposed gutters, scuppers, and downspouts, or approved equivalent.
- Building elevations of block complexes shall not repeat an elevation found on an adjacent block.
- Building elevations of detached buildings shall not repeat an elevation found on buildings on adjacent lots.
- A porch shall have no more than three walls.
- A garage shall provide enclosure for the storage of no more than three motor vehicles, as described in the definition of Parking Space.”

**Finding:** These criteria are satisfied.

**Details of Finding:** Conformance with the Community Elements Book will assure consistency with the applicable Design Standards of subsection (.14) for the design of the park.

***Subsection 4.125 (.14) A. 2. g. Landscape Plans***

B13. **Review Criterion:** “Building and site design shall include:

- A landscape plan in compliance with Sections 4.125(.07) and (.11), above.”

**Finding:** This criterion is satisfied.

**Details of Finding:** The appropriate landscape plans have been provided. See Landscape Plans, Sheets L1.01 through L3.02, Exhibit B2.

***Subsection 4.125 (.14) A. 2. f. Protection of Significant Trees***

B14. **Review Criterion:** “Building and site design shall include:

- The protection of existing significant trees as identified in an approved Community Elements Book.”

**Finding:** This criterion is satisfied.

**Details of Finding:** No important trees are impacted by the proposal.



***Subsection 4.125 (.14) A. 3. Lighting and Site Furnishings***

B15. **Review Criterion:** “Lighting and site furnishings shall be in compliance with the approved Architectural Pattern Book, Community Elements Book, or approved Village Center Architectural Standards.”

**Finding:** These criteria are satisfied.

**Details of Finding:** All applicable site features including tables, trash receptacles, drinking fountains, bike racks, and benches will match the Community Elements Book for SAP North.

***Subsection 4.125 (.18) G. Preliminary Development Plan Approval Process***

***Subsection 4.125 (.18) G. 1. a. Preliminary Development Plan: Submission Timing***

B16. **Review Criterion:** “An application for approval of a Preliminary Development Plan for a development in an approved SAP shall be filed with the City Planning Division for the entire SAP, or when submission of the SAP in phases has been authorized by the Development Review Board, for a phase in the approved sequence.”

**Finding:** This criterion is satisfied.

**Details of Finding:** The proposed parking is proposed to be part of Phase 2 North, a portion of the park is already within Phase 2 North, and the remainder in “future phases”, so it is reasonable to put the entire park in a single phase and it will be constructed together.

***Subsection 4.125 (.18) G. 1. b. Preliminary Development Plan: Owners’ Consent***

B17. **Review Criterion:** “An application for approval of a Preliminary Development Plan for a development in an approved SAP shall be made by the owner of all affected property or the owner’s authorized agent;”

**Finding:** This criterion is satisfied.

**Details of Finding:** This application is made by authorized representatives of all property owners.

***Subsection 4.125 (.18) G. 1. c. Preliminary Development Plan Permit Process: Proper Form & Fees***

B18. **Review Criterion:** “An application for approval of a Preliminary Development Plan for a development in an approved SAP shall be filed on a form prescribed by the City Planning Division and filed with said division and accompanied by such fee as the City Council may prescribe by resolution;”

**Finding:** These criteria are satisfied.

**Details of Finding:** The applicant has used the prescribed form and paid the required application fees.

***Subsection 4.125 (.18) G. 1. d. Preliminary Development Plan Permit Process: Professional Coordinator***

B19. **Review Criterion:** “An application for approval of a Preliminary Development Plan for a development in an approved SAP shall set forth the professional coordinator and professional design team for the project;”

**Finding:** This criterion is satisfied.

**Details of Finding:** A professional design team is working on the project with Stacy Connery AICP from Pacific Community Design as the professional coordinator.

***Subsection 4.125 (.18) G. 1. e. Preliminary Development Plan Permit Process: Mixed Uses***

B20. **Review Criterion:** “An application for approval of a Preliminary Development Plan for a development in an approved SAP shall state whether the development will include mixed land uses, and if so, what uses and in what proportions and locations.”

**Finding:** This criterion is satisfied.

**Details of Finding:** The proposed PDP includes only park and recreation uses.

***Subsection 4.125 (.18) G. 1. f. Preliminary Development Plan Permit Process: Land Division***

B21. **Review Criterion:** “An application for approval of a Preliminary Development Plan for a development in an approved SAP shall include a preliminary land division (concurrently) per Section 4.400, as applicable.”

**Finding:** This criterion is satisfied.

**Details of Finding:** No further land partition is necessary or proposed.

***Subsection 4.125 (.18) G. 1. g. Preliminary Development Plan Permit Process: Zone Map Amendment***

B22. **Review Criterion:** “An application for approval of a Preliminary Development Plan for a development in an approved SAP shall include a concurrent application for a Zone Map Amendment (i.e., Zone Change) for the subject phase.”

**Finding:** This criterion is satisfied.

**Details of Finding:** It is understood a portion of the proposed park is outside of the City and does not hold a City zoning designation and thus the PDP is not being approved for this portion (Chang family ownership). While this portion of the park will be built concurrently with the remainder of the park it will be constructed under Clackamas County zoning and land use regulations. The portion of the park under Polygon ownership has previously been included as part of PDP 2 North and rezoned. The portion of the park owned by the City is being added to PDP 2 North and was rezoned previously by Zoning Order DB14-0065 the same time it was annexed to the City of Wilsonville pursuant to Ordinance 763.

***Subsection 4.125 (.18) G. 2. a. – c. Preliminary Development Plan Permit Process: Information Required***

B23. **Review Criteria:** “The application for Preliminary Development Plan approval shall include conceptual and quantitatively accurate representations of the entire development sufficient to

demonstrate conformance with the approved SAP and to judge the scope, size and impact of the development on the community and shall be accompanied by the following information:

- A boundary survey or a certified boundary description by a surveyor licensed in the State of Oregon.
- Topographic information sufficient to determine direction and percentage of slopes, drainage patterns, and in environmentally sensitive areas, (e.g., flood plain, wetlands, forested areas, steep slopes or adjacent to stream banks). Contour lines shall relate to North American Vertical Datum of 1988 and be at minimum intervals as follows:
  - One (1) foot contours for slopes of up to five percent (5%);
  - Two (2) foot contours for slopes from six percent (6%) to twelve (12%);
  - Five (5) foot contours for slopes from twelve percent (12%) to twenty percent (20%). These slopes shall be clearly identified, and
  - Ten (10) foot contours for slopes exceeding twenty percent (20%).
- The location of areas designated Significant Resource Overlay Zone (SROZ), and associated 25-foot Impact Areas, within the PDP and within 50 feet of the PDP boundary, as required by Section 4.139.

**Finding:** These criteria are satisfied.

**Details of Finding:** Information relevant to the proposed revisions has been provided.

***Subsection 4.125 (.18) G. 2. d. Preliminary Development Plan Permit Process: Land Area Tabulation***

B24. **Review Criteria:** “A tabulation of the land area to be devoted to various uses, and a calculation of the average residential density per net acre.”

**Finding:** These criteria are satisfied.

**Details of Finding:** The area included in the proposed park is provided. No change to residential density is proposed.

***Subsection 4.125 (.18) G. 2. e. Preliminary Development Plan Permit Process: Streets, Alleys, and Trees***

B25. **Review Criteria:** “The location, dimensions and names, as appropriate, of existing and platted streets and alleys on and within 50 feet of the perimeter of the PDP, together with the location of existing and planned easements, sidewalks, bike routes and bikeways, trails, and the location of other important features such as section lines, section corners, and City boundary lines. The plan shall also identify all trees 6 inches and greater d.b.h. on the project site only.”

**Finding:** These criteria are satisfied.

**Details of Finding:** Information relevant to the proposed revisions has been provided.

***Subsection 4.125 (.18) G. 2. f. Preliminary Development Plan Permit Process: Building Drawings***

B26. **Review Criteria:** “Conceptual drawings, illustrations and building elevations for each of the listed housing products and typical non-residential and mixed-use buildings to be constructed within the Preliminary Development Plan boundary, as identified in the approved SAP, and where required, the approved Village Center Design.”

**Finding:** This criterion is satisfied.

**Details of Finding:** Drawings of the proposed restroom building is provided, preliminary drawings for all other buildings in the PDP were submitted as part of the original PDP application.

***Subsection 4.125 (.18) G. 2. g. Preliminary Development Plan Permit Process: Utility Plan***

B27. **Review Criterion:** “A composite utility plan illustrating existing and proposed water, sanitary sewer, and storm drainage facilities necessary to serve the SAP.”

**Finding:** This criterion is satisfied.

**Details of Finding:** A composite utility plan has been provided. See applicant’s sheet 5 in Exhibit B2.

***Subsection 4.125 (.18) G. 2. h. Preliminary Development Plan Permit Process: Phasing Sequence***

B28. **Review Criterion:** “If it is proposed that the Preliminary Development Plan will be executed in Phases, the sequence thereof shall be provided.”

**Finding:** This criterion is satisfied.

**Details of Finding:** The park is proposed as an additional construction phase of the PDP. The park will be constructed in a single phase, except for future street improvements on the north and east. The park construction phasing does not affect the other construction phasing of the PDP.

***Subsection 4.125 (.18) G. 2. i. Preliminary Development Plan Permit Process: Security for Capital Improvements***

B29. **Review Criterion:** “A commitment by the applicant to provide a performance bond or other acceptable security for the capital improvements required by the project.”

**Finding:** This criterion is satisfied.

**Details of Finding:** The Public Works permitting process will ensure the appropriate bonding or other security is provided for any public improvements.

***Subsection 4.125 (.18) G. 2. j. Preliminary Development Plan Permit Process: Traffic Report***

B30. **Review Criterion:** “At the applicant’s expense, the City shall have a Traffic Impact Analysis prepared, as required by Section 4.030(.02)(B), to review the anticipated traffic impacts of the proposed development. This traffic report shall include an analysis of the impact of the SAP on the local street and road network, and shall specify the maximum projected average daily trips and maximum parking demand associated with buildout of the entire SAP, and it shall meet Subsection 4.140(.09)(J)(2).”

**Finding:** This criterion is satisfied.

**Details of Finding:** A traffic report is not required for the park.

***Subsection 4.125 (.18) H. PDP Application Submittal Requirements***

***Subsection 4.125 (.18) H. 1. PDP Application Submittal Requirements: General***

B31. **Review Criteria:** “The Preliminary Development Plan shall conform with the approved Specific Area Plan, and shall include all information required by (.18)(D)(1) and (2), plus the following:

- The location of water, sewerage and drainage facilities;
- Conceptual building and landscape plans and elevations, sufficient to indicate the general character of the development;
- The general type and location of signs;
- Topographic information as set forth in Section 4.035;
- A map indicating the types and locations of all proposed uses; and
- A grading and erosion control plan illustrating existing and proposed contours as prescribed previously in this section.”

**Finding:** These criteria are satisfied.

**Details of Finding:** The use of the subject property as a park is consistent with the proposed modification of SAP North, which is consistent with the Villebois Village Master Plan. All the necessary information has been submitted. See Request A.

***Subsection 4.125 (.18) H. 2. PDP Application Submittal Requirements: Traffic Report***

- B32. **Review Criteria:** “In addition to this information, and unless waived by the City’s Community Development Director as enabled by Section 4.008(.02)(B), at the applicant’s expense, the City shall have a Traffic Impact Analysis prepared, as required by Section 4.030(.02)(B), to review the anticipated traffic impacts of the proposed development. This traffic report shall include an analysis of the impact of the PDP on the local street and road network, and shall specify the maximum projected average daily trips and maximum parking demand associated with buildout of the entire PDP, and it shall meet Subsection 4.140(.09)(J)(2) for the full development of all five SAPs.”

**Finding:** These criteria are satisfied.

**Details of Finding:** A traffic report is not required for the park.

***Subsection 4.125 (.18) H. 3. PDP Application Submittal Requirements: Level of Detail***

- B33. **Review Criterion:** “The Preliminary Development Plan shall be sufficiently detailed to indicate fully the ultimate operation and appearance of the phase of development. However, approval of a Final Development Plan is a separate and more detailed review of proposed design features, subject to the standards of Section 4.125(.18)(L) through (P), and Section 4.400 through Section 4.450.”

**Finding:** This criterion is satisfied.

**Details of Finding:** Sufficient detail, including a narrative description and plans and drawings have been submitted indicating the design and function of the revised park. The FDP application for design of the park has been submitted. See Request C.

***Subsection 4.125 (.18) H. 4. PDP Application Submittal Requirements: Copies of Legal Documents***

- B34. **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:** Required legal documents have previously been recorded and copies given to the City.

***Subsection 4.125 (.18) I. PDP Approval Procedures***

B35. **Review Criteria:** “An application for PDP approval shall be reviewed using the following procedures:

- Notice of a public hearing before the Development Review Board regarding a proposed PDP shall be made in accordance with the procedures contained in Section 4.012.
- A public hearing shall be held on each such application as provided in Section 4.013.
- After such hearing, the Development Review Board shall determine whether the proposal conforms to the permit criteria set forth in this Code, and shall approve, conditionally approve, or disapprove the application.”

**Finding:** These criteria are satisfied.

**Details of Finding:** The request is being reviewed according to this subsection.

***Subsection 4.125 (.18) K. PDP Approval Criteria***

***Subsection 4.125 (.18) K. 1. a. PDP Approval Criteria: Consistent with Standards of Section 4.125***

B36. **Review Criteria:** “Is consistent with the standards identified in this section.”

**Finding:** These criteria are satisfied.

**Details of Finding:** As shown elsewhere in this request, the proposed Preliminary Development Plan is consistent with the standards of Section 4.125.

***Subsection 4.125 (.18) K. 1. b. PDP Approval Criteria: Complies with the Planning and Land Development Ordinance***

B37. **Review Criterion:** “Complies with the applicable standards of the Planning and Land Development Ordinance, including Section 4.140(.09)(J)(1)-(3).”

**Finding:** This criterion is satisfied.

**Details of Finding:** Findings are provided showing compliance with applicable standards of the Planning and Land Development Ordinance. Specifically Findings B42 through B44 address Subsections 4.140 (.09) J. 1. through 3.

***Subsection 4.125 (.18) K. 1. c. PDP Approval Criteria: Consistent with Approved SAP***

B38. **Review Criterion:** “Is consistent with the approved Specific Area Plan in which it is located.”

**Finding:** This criterion is satisfied.

**Details of Finding:** The PDP is consistent with the proposed SAP modification, see Request A.

***Subsection 4.125 (.18) K. 2. PDP Approval Criteria: Reasonable Phasing Schedule***

B39. **Review Criterion:** “If the PDP is to be phased, that the phasing schedule is reasonable and does not exceed two years between commencement of development of the first, and completion of the last phase, unless otherwise authorized by the Development Review Board.”

**Finding:** This criterion is satisfied.

**Details of Finding:** The proposed park is a new phase and doesn’t prevent the PDP from being completed within two years.

***Subsection 4.125 (.18) K. 3. PDP Approval Criteria: Parks Concurrency***

B40. **Review Criterion:** “Parks within each PDP or PDP Phase shall be constructed prior to occupancy of 50% of the dwelling units in the PDP or PDP phase, unless weather or other special circumstances prohibit completion, in which case bonding for such improvements shall be permitted.”

**Finding:** This criterion does not apply.

**Details of Finding:** The parks concurrency requirement described for Phase 2 North continues to apply including the expanded area.

***Subsection 4.125 (.18) K. 5. PDP Approval Criteria: DRB Conditions***

B41. **Review Criterion:** “The Development Review Board may require modifications to the PDP, or otherwise impose such conditions as it may deem necessary to ensure conformance with the approved SAP, the Villebois Village Master Plan, and compliance with applicable requirements and standards of the Planning and Land Development Ordinance, and the standards of this section.”

**Finding:** This criterion is satisfied.

**Details of Finding:** No additional conditions of approval are recommended.

***Subsection 4.140 (.09) J. Planned Development Permit Review Criteria***

***“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. 1. Consistency with Comprehensive Plan and Other Plans, Ordinances***

B42. **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 applicant’s findings demonstrate that the location, design, size, and uses proposed with the modified PDP are both separately and as a whole consistent with the modified SAP North, and thus the Villebois Village Master Plan, the City’s Comprehensive Plan designation of Residential – Village for the area, and any other applicable ordinance of which staff is aware.

***Subsection 4.140 (.09) J. 2. Meeting Traffic Level of Service D***

B43. **Review Criteria:** That the location, design, size and uses are such that traffic generated by the development at the most probable used intersection(s) can be accommodated safely and without congestion in excess of Level of Service D, as defined in the Highway Capacity manual published by the National Highway Research Board, on existing or immediately planned arterial or collector streets and will, in the case of commercial or industrial developments, avoid traversing local streets. Immediately planned arterial and collector streets are those listed in the City’s adopted Capital Improvement Program, for which funding has been approved or committed, and that are scheduled for completion within two years of occupancy of the development or four year if they are an associated crossing, interchange, or approach street improvement to Interstate 5.

**Finding:** These criteria are satisfied.

**Details of Finding:** A traffic report is not required for the proposed park.

***Subsection 4.140 (.09) J. 3. Concurrency for Other Facilities and Services***

B44. **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:** The proposed park will be adequately served by existing facilities and services.

***Section 4.171 Protection of Natural Features & Other Resources***

B45. **Review Criteria:** This section list standards for protection of natural features, hillsides, trees and wooded areas, high voltage power line corridors, historic resources, and prevention of natural and safety hazards.

**Finding:** These criteria are satisfied.

**Details of Finding:** The proposed park design do not change the PDP’s compliance with these standards or the ability to protect the listed features and resources or protect from hazards.

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

B46. **Review Criteria:** This section establishes landscape, screening, and buffering requirements for development within the City.

**Finding:** These criteria are satisfied.

**Details of Finding:** The plan has been developed in conformance with the *Community Elements Book* and the applicable standards of Section 4.176. Landscaping details will be reviewed with Request C, Final Development Plan.

***Subsection 4.177 (.02) Street Design Standards***

B47. **Review Criteria:** This section establishes street design standards for development within the City. Listed A through G,

**Finding:** These criteria are satisfied.

**Details of Finding:** The street designs have been reviewed and approved.

***Subsection 4.177 (.03) Sidewalk Standards***

B48. **Review Criteria:** “Sidewalks shall be provided on the public street frontage of all development. Sidewalks shall generally be constructed within the dedicated public right-of-way, but may be located outside of the right-of-way within a public easement with the approval of the City Engineer.”

**Finding:** These criteria are satisfied.

**Details of Finding:** Sidewalks have been proposed on all street frontages.



***Subsection 4.177 (.03) A. Sidewalk Through Zones***

B49. **Review Criteria:** “Sidewalk widths shall include a minimum through zone of at least five feet. The through zone may be reduced pursuant to variance procedures in Section 4.196, a waiver pursuant to Section 4.118, or by authority of the City Engineer for reasons of traffic operations, efficiency, or safety.”

**Finding:** These criteria are satisfied.

**Details of Finding:** All sidewalks will provide the required through zone.

***Subsection 4.177 (.04) Bicycle Facility***

B50. **Review Criteria:** “Bicycle facilities shall be provided to implement the Transportation System Plan, and may include on-street and off-street bike lanes, shared lanes, bike boulevards, and cycle tracks. The design of on-street bicycle facilities will vary according to the functional classification and the average daily traffic of the facility.”

**Finding:** These criteria are satisfied.

**Details of Finding:** Bike facilities, including the Ice Age Tonquin Trail are planned consistent with the TSP and the Villebois Village Master Plan.

<b>REQUEST C: DB15-0056 FINAL DEVELOPMENT PLAN</b>
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**The applicant’s findings in Section IIIA of their notebook, Exhibit B1, respond to the majority of the applicable criteria.**

***Subsection 4.125 (.02) Permitted Uses in the Village Zone***

C1. **Review Criteria:** This subsection lists the uses typically permitted in the Village Zone including “Non-commercial parks, plazas, playgrounds, recreational facilities, community buildings and grounds, tennis courts, and other similar recreational and community uses owned and operated either publicly or by an owners association.”

**Finding:** These criteria are satisfied.

**Details of Finding:** The proposed park use, including all the planned amenities, are a permitted use in the Village Zone.

***Subsection 4.125 (.08) A. Parks and Open Space in the Village Zone-Amount Required***

C2. **Review Criteria:** “In all residential developments and in mixed-use developments where the majority of the developed square footage is to be in residential use, at least twenty-five percent (25%) of the area shall be open space, excluding street pavement and surface parking. In multi-phased developments, individual phases are not required to meet the 25% standard as long as an approved Specific Area Plan demonstrates that the overall development shall provide a minimum of 25% open space. Required yard areas shall not be counted towards the required open space area.”

**Finding:** These criteria are satisfied.

**Details of Finding:** The proposed park is a park designated as part of the required open space for SAP North and the Villebois Village Master Plan.

***Subsection 4.125 (.08) B. Parks and Open Space in the Village Zone-Ownership***

- C3. **Review Criteria:** “Open space area required by this Section may, at the discretion of the Development Review Board, be protected by a conservation easement or dedicated to the City, either rights in fee or easement, without altering the density or other development standards of the proposed development. Provided that, if the dedication is for public park purposes, the size and amount of the proposed dedication shall meet the criteria of the City of Wilsonville standards. The square footage of any land, whether dedicated or not, which is used for open space shall be deemed a part of the development site for the purpose of computing density or allowable lot coverage.”

**Finding:** These criteria are satisfied.

**Details of Finding:** A portion of the park is already owned by the City, the portion over the Chang family will have an access easement, and the portion owned by Polygon will be deeded to the City.

***Subsection 4.125 (.08) C. Parks and Open Space in the Village Zone-Protection and Maintenance***

- C4. **Review Criteria:** “The Development Review Board may specify the method of assuring the long-term protection and maintenance of open space and/or recreational areas. Where such protection or maintenance are the responsibility of a private party or homeowners’ association, the City Attorney shall review and approve any pertinent bylaws, covenants, or agreements prior to recordation.”

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

**Details of Finding:** Condition of Approval PDC 1 requires the applicant/owner to submit a Declaration of Annexation to an HOA as well as an Ownership and Maintenance Agreement insuring appropriate maintenance of the park.

***Subsection 4.125 (.09) Street and Access Improvement Standards***

- C5. **Review Criteria:** This section lists street and access improvement standards for the Village Zone including vision clearance standards.

**Finding:** These criteria are satisfied.

**Details of Finding:** New streets and portions of streets will meet these standards as required during the review for the Public Works construction permit.

***Subsection 4.125 (.10) Sidewalk and Pathway Improvement Standards***

- C6. **Review Criteria:** “The provisions of Section 4.178 shall apply within the Village zone.”

**Finding:** These criteria are satisfied.

**Details of Finding:** Section 4.178 has been deleted. The revised Final Development plan does not affect compliance with any City sidewalk standards.

***Subsection 4.125 (.11) Landscaping Screening and Buffering***

- C7. **Review Criteria:** “Except as noted below, the provisions of Section 4.176 shall apply in the Village zone:” “Streets in the Village zone shall be developed with street trees as described in the Community Elements Book.”

**Finding:** These criteria are satisfied.

**Details of Finding:** Findings C18 through C29 pertain to Section 4.176. Street trees remain proposed consistent with the Community Elements Book.

***Section 4.125 (.12) A. Signs Compliance with Master Sign and Wayfinding Plan for SAP***

C8. **Review Criterion:** “All signage and wayfinding elements within the Village Zone shall be in compliance with the adopted Signage and wayfinding Master Plan for the appropriate SAP.”

**Finding:** This criterion is satisfied.

**Details of Finding:** No changes to signs are proposed.

***Subsection 4.125 (.14) Design Standards Applying to the Village Zone***

*The following Design Standards implement the Design Principles found in Section 4.125(.13), above, and enumerate the architectural details and design requirements applicable to buildings and other features within the Village (V) zone. The Design Standards are based primarily on the features, types, and details of the residential traditions in the Northwest, but are not intended to mandate a particular style or fashion. All development within the Village zone shall incorporate the following:*

***Subsection 4.125 (.14) A. 2. b. Details to Match Architectural Pattern Book and Community Elements Book***

C9. **Review Criteria:** “Materials, colors and architectural details executed in a manner consistent with the methods included in an approved Architectural Pattern Book, Community Elements Book or approved Village Center Architectural Standards.”

**Finding:** These criteria are satisfied.

**Details of Finding:** All park elements are consistent with the SAP North Community Elements Book.

***Subsection 4.125 (.14) A. 2. f. Protection of Significant Trees***

C10. **Review Criterion:** “The protection of existing significant trees as identified in an approved Community Elements Book.”

**Finding:** This criterion is satisfied.

**Details of Finding:** No significant (important) trees have been identified within the parks and open space covered by the proposed revised FDP.

***Subsection 4.125 (.14) A. 2. g. Landscape Plan***

C11. **Review Criterion:** “A landscape plan in compliance with Sections 4.125(.07) and (.11), above.”

**Finding:** This criterion is satisfied.

**Details of Finding:** Landscape plans have been provided in compliance with the referenced sections.

***Subsection 4.125 (.14) C. Lighting and Site Furnishings***

C12. **Review Criteria:** “Lighting and site furnishings shall be in compliance with the approved Architectural Pattern Book, Community Elements Book, or approved Village Center Architectural Standards.”

**Finding:** These criteria are satisfied.

**Details of Finding:** The lighting and site furnishings shown by the applicant match the Community Elements Book for SAP North.

***Subsection 4.125 (.18) L. Final Development Plan Approval Procedures***

C13. **Review Criteria:** This subsection establishes the approval procedures for Final Development Plans.

**Finding:** These criteria are satisfied.

**Details of Finding:** The applicant has followed the applicable procedures set out in this subsection for approval of a FDP.

***Subsection 4.125 (.18) M. Final Development Plan Submittal Requirements***

C14. **Review Criteria:** “An application for approval of a FDP shall be subject to the provisions of Section 4.034.”

**Finding:** These criteria are satisfied.

**Details of Finding:** The necessary materials have been submitted for review of the FDP.

***Subsections 4.125 (.18) N. and P. 1. Final Development Plans Subject to Site Design Review Criteria***

C15. **Review Criteria:** “An application for approval of a FDP shall be subject to the provisions of Section 4.421”

**Finding:** These criteria are satisfied.

**Details of Finding:** The provisions of Section 4.421 are being used as criteria in the review of the FDP. See Findings C33 through C37.

***Subsection 4.125 (.18) O. Refinements to Preliminary Development Plan as part of Final Development Plan***

C16. **Review Criteria:** This subsection identifies the process and requirements for refinements to a preliminary development plan as part of a final development plan.

**Finding:** These criteria are satisfied.

**Details of Finding:** No refinements are proposed as part of the requested FDP.

***Subsection 4.125 (.18) P.2. Final Development Plan Compliance with Architectural Pattern Book, Community Elements Book, and PDP Conditions of Approval***

C17. **Review Criteria:** “An application for an FDP shall demonstrate that the proposal conforms to the applicable Architectural Pattern Book, Community Elements Book, Village Center Architectural Standards and any conditions of a previously approved PDP.”

**Finding:** These criteria are satisfied.

**Details of Finding:** Overall, as demonstrated by Finding C9 above, the FDP demonstrates compliance with the applicable Community Elements Book.

## **Landscape Standards Section 4.176**

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

- C18. **Review Criterion:** “All landscaping and screening required by this Code must comply with all of the provisions of this Section, unless specifically waived or granted a Variance as otherwise provided in the Code. The landscaping standards are minimum requirements; higher standards can be substituted as long as fence and vegetation-height limitations are met. Where the standards set a minimum based on square footage or linear footage, they shall be interpreted as applying to each complete or partial increment of area or length”

**Finding:** This criterion is satisfied.

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

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

- C19. **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 majority of the park is covered with vegetative plant materials with plantings are in a variety of areas.

### ***Subsection 4.176 (.04) Buffering and Screening***

- C20. **Review Criteria:** “Additional to the standards of this subsection, the requirements of the Section 4.137.5 (Screening and Buffering Overlay Zone) shall also be applied, where applicable.

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

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

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

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

**Finding:** These criteria are satisfied.

**Details of Finding:** No outdoor storage or utility equipment has been identified needing screening.

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

- C21. **Review Criteria:** This subsection establishes plant material and planting requirements for shrubs and ground cover.

**Finding:** These criteria are satisfied.

**Details of Finding:** Applicant’s sheet L2.01 in their plan set, see Exhibits B3, indicates the requirements established by this subsection will be met by the proposed plantings.

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

C22. **Review Criteria:** This subsection establishes plant material requirements for trees.

**Finding:** These criteria are satisfied.

**Details of Finding:** Applicant’s sheet L2.01 in their plan set, see Exhibits B3, indicates the requirements established by this subsection will be met by the proposed plantings.

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

C23. **Review Criteria:** This subsection establishes plant material requirements for street trees.

**Finding:** These criteria are satisfied.

**Details of Finding:** Applicant’s sheet L2.01 in their plan set, see Exhibits B3, indicates the requirements established by this subsection will be met by the proposed plantings.

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

C24. **Review Criteria:** This subsection discusses use of existing landscaping or native vegetation, selection of plant materials, and prohibited plant materials.

**Finding:** These criteria are satisfied.

**Details of Finding:** The allowed plant materials are governed by the Community Elements Book. All proposed plant materials are consistent with the SAP North Community Elements Book.

***Subsection 4.176 (.06) F. Tree Credit***

C25. **Review Criteria:** “Existing trees that are in good health as certified by an arborist and are not disturbed during construction may count for landscaping tree credit as follows: Existing trunk diameter

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

Maintenance requirements listed 1. through 2.

**Finding:** These criteria are satisfied.

**Details of Finding:** No trees are being preserved in the subject area.

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

C26. **Review Criterion:** “Landscape materials that exceed the minimum standards of this Section are encouraged, provided that height and vision clearance requirements are met.”

**Finding:** This criterion is satisfied.

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

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

C27. **Review Criteria:** This subsection establishes installation and maintenance standards for landscaping.

**Finding:** These criteria are satisfied.

**Details of Finding:** The installation and maintenance standards will be ensured by City construction plan review and construction and the maintenance requirements of the O&M agreement.

### ***Subsection 4.176 (.09) Landscape Plans***

C28. **Review Criterion:** “Landscape plans shall be submitted showing all existing and proposed landscape areas. Plans must be drawn to scale and show the type, installation size, number and placement of materials. Plans shall include a plant material list. Plants are to be identified by both their scientific and common names. The condition of any existing plants and the proposed method of irrigation are also to be indicated.”

**Finding:** This criterion is satisfied.

**Details of Finding:** Landscape plans have been submitted with the required information. See applicant’s sheets L1.01 through L3.02 in their plan set, Exhibit B2.

### ***Subsection 4.176 (.10) Completion of Landscaping***

C29. **Review Criterion:** “The installation of plant materials may be deferred for a period of time specified by the Board or Planning Director acting on an application, in order to avoid hot summer or cold winter periods, or in response to water shortages. In these cases, a temporary permit shall be issued, following the same procedures specified in subsection (.07)(C)(3), above, regarding temporary irrigation systems. No final Certificate of Occupancy shall be granted until an adequate bond or other security is posted for the completion of the landscaping, and the City is given written authorization to enter the property and install the required landscaping, in the event that the required landscaping has not been installed. The form of such written authorization shall be submitted to the City Attorney for review.”

**Finding:** This criterion is satisfied.

**Details of Finding:** The City’s inspection process prior to accepting the park will ensure the required landscaping is installed.

### **Site Design Review**

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

C30. **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:**

*Excessive Uniformity:* The proposed design is specific to this particular park and does not create excessive uniformity.

*Inappropriate or Poor Design of the Exterior Appearance of Structures:* The park has been professionally designed and tailored for this application providing an appropriate design.

*Inappropriate or Poor Design of Signs:* No signs are affected by this application.

*Lack of Proper Attention to Site Development:* The appropriate professional services have been used to design park, demonstrating appropriate attention being given to site development.

*Lack of Proper Attention to Landscaping:* Landscaping has been professionally designed by a landscape architect, and includes a variety of plant materials, all demonstrating appropriate attention being given to landscaping.

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

C31. **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.

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

C32. **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 2.

**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 grading or other 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***

C33. **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.



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

C34. **Review Criteria:** “The standards of review outlined in Sections (a) through (g) above shall also apply to all accessory buildings, structures, exterior signs and other site features, however related to the major buildings or structures.”

**Finding:** These criteria are satisfied.

**Details of Finding:** Design standards have been applied to all site features.

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

C35. **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 C31 above.

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

C36. **Review Criterion:** “The Board may attach certain development or use conditions in granting an approval that are determined necessary to insure the proper and efficient functioning of the development, consistent with the intent of the Comprehensive Plan, allowed densities and the requirements of this Code.”

**Finding:** This criterion is satisfied.

**Details of Finding:** No additional conditions are recommended pursuant to this subsection.

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

C37. **Review Criterion:** “The Board or Planning Director may require that certain paints or colors of materials be used in approving applications. Such requirements shall only be applied when site development or other land use applications are being reviewed by the City.”

**Finding:** This criterion is satisfied.

**Details of Finding:** No additional conditions are recommended pursuant to this subsection.

***Section 4.440 Site Design Review-Procedures***

C38. **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***

C39. **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:** 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***

- C40. **Review Criterion:** "All landscaping required by this section and approved by the Board shall be installed prior to issuance of occupancy permits, unless security equal to one hundred and ten percent (110%) of the cost of the landscaping as determined by the Planning Director is filed with the City assuring such installation within six (6) months of occupancy. "Security" is cash, certified check, time certificates of deposit, assignment of a savings account or such other assurance of completion as shall meet with the approval of the City Attorney. In such cases the developer shall also provide written authorization, to the satisfaction of the City Attorney, for the City or its designees to enter the property and complete the landscaping as approved. If the installation of the landscaping is not completed within the six-month period, or within an extension of time authorized by the Board, the security may be used by the City to complete the installation. Upon completion of the installation, any portion of the remaining security deposited with the City shall be returned to the applicant."

**Finding:** This criterion is be satisfied.

**Details of Finding:** The City's inspection process prior to accepting the park will ensure the required landscaping is installed.

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

- C41. **Review Criterion:** "Action by the City approving a proposed landscape plan shall be binding upon the applicant. Substitution of plant materials, irrigation systems, or other aspects of an approved landscape plan shall not be made without official action of the Planning Director or Development Review Board, as specified in this Code."

**Finding:** This criterion will be satisfied by Condition of Approval PDC 3.

**Details of Finding:** The condition of approval shall provide ongoing assurance this criterion is met.

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

- C42. **Review Criterion:** "All landscaping shall be continually maintained, including necessary watering, weeding, pruning, and replacing, in a substantially similar manner as originally approved by the Board, unless altered with Board approval."

**Finding:** This criterion will be satisfied by Condition of Approval PDC 3.

**Details of Finding:** The condition of approval will ensure landscaping is continually maintained in accordance with this subsection.

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

- C43. **Review Criterion:** "If a property owner wishes to add landscaping for an existing development, in an effort to beautify the property, the Landscape Standards set forth in Section 4.176 shall not apply and no Plan approval or permit shall be required. If the owner wishes to modify or remove landscaping that has been accepted or approved through the City's development review process, that removal or modification must first be approved through the procedures of Section 4.010."

**Finding:** This criterion will be satisfied by Condition of Approval PDC 3.

**Details of Finding:** The condition of approval shall provide ongoing assurance that this criterion is met by preventing modification or removal without the appropriate City review.

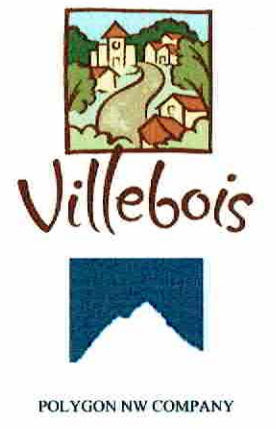
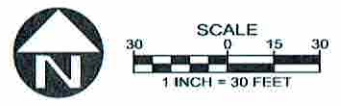
DELAY TREES/PLANTING  
NORTH OF SIDEWALK  
UNTIL PALERMO IS  
BUILT

DELAY BUS STOP,  
PLAZA & BUFFER  
STRIP UNTIL  
ORLEANS LOOP  
IS BUILT

**LEGEND:**

STREET TREES - 2" CAL. / SPACING 8' O.C.	
CLADOPETIS KENTUCKIA YELLOWWOOD	2" CAL.
ARJUNIA X CARMA WRIGHT RED HERONCESTRUIT	2" CAL.
QUERCUS PALLISTRIS PIN OAK	2" CAL.
ZELKOYA SERBATA 'GREEN VASE' GREEN VASE ZELKOYA	2" CAL.
SHADE TREES - 2" CAL. / SPACING VARIES	
RED BURCH MAPLE / ACER RUBRUM 'FRANKLIN'	
EMERALD VASE LACONIAEUM / UNLUS PARKPOLA 'EMERALD VASE'	
ENGLISH OAK / QUERCUS ROBUR	
WHITE OAK / QUERCUS ALBA	
RED OAK / QUERCUS ROBUR	
AMERICAN HOPHORNBEAM / OSTREA VIRGINIANA	
BLOODGOOD LONDON PLANETREE - PLATANUS ACERIFOLIA 'BLOODGOOD'	
SMALL ORNAMENTAL TREES - 2" CAL. SPACING VARIES	
CHINESE REDBUD / CERCIS CHINENSIS - 2" CAL., 8' O.C.	
CAPITAL SELECT FLOWERING PEAR / PRUNUS CALLERYANA 'CAPITAL' - 2" CAL., 8' O.C.	
BLUEBERRY PLUM / PRUNUS X LAURICIANA - 2" CAL., 8' O.C.	
CHINESE ROSEA DOGWOOD / CORNUS ROSEA 'CHINENSIS' - 2" CAL., 8' O.C.	
JAPANESE MAPLE / ACER PALMATUM - 8" HT.	
YOSHINO FLOWERING CHERRY / PRUNUS X YEDDENSI - 2" CAL., 8' O.C.	
EVERGREEN TREES - 8" HT.	
ORNAMENTAL GRASSES AND GROUNDCOVERS - 1-2 GAL.	
DAWNB FOUNTAIN GRASS / PENSILVANIA ALCOLOIDES 'DANLEN'	
BALM CAT GRASS / HELICTOTRICHUM SEMPERVIRENS	
PURPLE FOUNTAIN GRASS / PENISLETUM SETACEUM 'RUSSELL'	
'MASSACHUSETTS KIMBERLICK' / METOSTAPHYLIS LAM-URSI 'PASS.'	
HEATHERY COLONASTER / COTONEASTER DAMPNI	
SCARLET NEROLIAND ROSE / ROSA NEROLIAND 'NEROLIAND'	
SMALL ORNAMENTAL SHRUBS - 3 GAL.	
DAVID VIBURNUM / VIBURNUM DAVIDI	
ISANTI REDOSER DOGWOOD / CORNUS SERICEA 'ISANTI'	
ANTHONY WATERER SPIREA / SPIREA BUNALDA 'ANTHONY WATERER'	
COMPACT JAPANESE HOLLY / ILEX CHINATA 'COMPACT'	
'OLSON PINKY' BARBERIS / BERBERIS THURBERGI 'OLSON PINKY'	
ALYTA / VIBURNUM	
MEDIUM TO LARGE ORNAMENTAL SHRUBS - 3 GAL.	
SHONA-NO-SAKAI CAMPELLA / CAMPELLA SASAKIYA 'SHONA-NO-SAKAI'	
FOREST FLAME PERSIS / PERSIS JAPONICA 'FOREST FLAME'	
RODODENDRON 'JEAN MARIE DE MONTGUE'	
'TIBBO BLUE' HYDRANGEA / HYDRANGEA PANCOPHYLLA 'TIBBO BLUE'	
REMNISANCE SPIREA / SPIREA VANHOUSTE 'REMNISANCE'	
DOUBLEFILE VIBURNUM / VIBURNUM P. TOMENTOSUM - 24"-30" HT.	
THURBERG SPIREA / SPIREA THURBERGI	
OTTO LINUM LAUREL / PRUNUS LAUROCESTRIS 'OTTO LUYVEN'	
NATIVE PLANT MIX WITH LOW GROW NATIVE GRASSES - 2 GAL.	
RED FLOWERING CURRENT / RUBUS SANGUINEUM	
OREGON GRAPE / MAHONIA NEROSA	
PACIFIC HIBERNUM / PHYSOCARPUS CAPUTKULUS	
SNOWBERRY / SYMPLOCARUS ALBA	
RED TWIG DOGWOOD / CORNUS SERICEA	
SANDY LEAF SPIREA / SPIREA BETULIFOLIA	
SALAL / GALE VERNA SHAWLON	
LAWN	
FINE LAWN, SEED	

1 TROCADERO PARK PLANTING PLAN



PDP/FDP  
VILLEBOIS

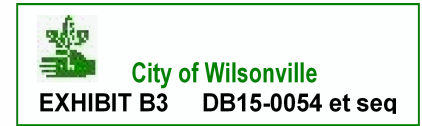
TROCADERO PARK

Preliminary  
Development Plan  
&  
Final Development  
Plan

PLANTING  
PLAN

DATE 7/15/15

L2.01



**EXHIBIT A  
PLANNING DIVISION  
STAFF REPORT**

**VILLEBOIS NORTH – TROCADERO PARK**

**DEVELOPMENT REVIEW BOARD PANEL ‘ \_\_\_ ’  
QUASI JUDICIAL HEARING**

---

**Public Hearing Date:**

**Date of Report:**

**Application Numbers:**

**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**



**City of Wilsonville**

**EXHIBIT C1 DB15-0054 et seq**

**Standard Comments:**

**PFA 1.** All construction or improvements to public works facilities shall be in conformance to the City of Wilsonville Public Works Standards - 2014.

**PFA 2.** Applicant shall submit insurance requirements to the City of Wilsonville in the following amounts:

<i>Coverage (Aggregate, accept where noted)</i>	<i>Limit</i>
Commercial General Liability	
General Aggregate (per project)	\$ 3,000,000
General Aggregate (per occurrence)	\$ 2,000,000
Fire Damage (any one fire)	\$ 50,000
Medical Expense (any one person)	\$ 10,000
Business Automobile Liability Insurance	
Each Occurrence	\$ 1,000,000
Aggregate	\$ 2,000,000
Workers Compensation Insurance	\$ 500,000

**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 printed to PDF, combined to a single file, stamped and digitally signed by a Professional Engineer registered in the State of Oregon.
- l. All plans submitted for review shall be in sets of a digitally signed PDF and three printed sets.

**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.

	<ul style="list-style-type: none"> <li>r. Striping and signage plan.</li> <li>s. Landscape plan.</li> </ul>
<b>PFA 7.</b>	Design engineer shall coordinate with the City in numbering the sanitary and stormwater sewer systems to reflect the City's numbering system. Video testing and sanitary manhole testing will refer to City's numbering system.
<b>PFA 8.</b>	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.
<b>PFA 9.</b>	Applicant shall work with City's Natural Resources office before disturbing any soil on the respective site. If 5 or more acres of the site will be disturbed applicant shall obtain a 1200-C permit from the Oregon Department of Environmental Quality. If 1 to less than 5 acres of the site will be disturbed a 1200-CN permit from the City of Wilsonville is required.
<b>PFA 10.</b>	The applicant shall be in conformance with all stormwater and flow control requirements for the proposed development per the Public Works Standards.
<b>PFA 11.</b>	The applicant shall be in conformance with all water quality requirements for the proposed development per the Public Works Standards. If a mechanical water quality system is used, prior to City acceptance of the project the applicant shall provide a letter from the system manufacturer stating that the system was installed per specifications and is functioning as designed.
<b>PFA 12.</b>	Storm water quality facilities shall have approved landscape planted and/or some other erosion control method installed and approved by the City of Wilsonville prior to streets and/or alleys being paved.
<b>PFA 13.</b>	The applicant shall contact the Oregon Water Resources Department and inform them of any existing wells located on the subject site. Any existing well shall be limited to irrigation purposes only. Proper separation, in conformance with applicable State standards, shall be maintained between irrigation systems, public water systems, and public sanitary systems. Should the project abandon any existing wells, they shall be properly abandoned in conformance with State standards.
<b>PFA 14.</b>	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.
<b>PFA 15.</b>	Sidewalks, crosswalks and pedestrian linkages in the public right-of-way shall be in compliance with the requirements of the U.S. Access Board.



<b>PFA 16.</b>	No surcharging of sanitary or storm water manholes is allowed.
<b>PFA 17.</b>	The project shall connect to an existing manhole or install a manhole at each connection point to the public storm system and sanitary sewer system.
<b>PFA 18.</b>	A City approved energy dissipation device shall be installed at all proposed storm system outfalls. Storm outfall facilities shall be designed and constructed in conformance with the Public Works Standards.
<b>PFA 19.</b>	All required pavement markings, in conformance with the Transportation Systems Plan and the Bike and Pedestrian Master Plan, shall be completed in conjunction with any conditioned street improvements.
<b>PFA 20.</b>	Street and traffic signs shall have a hi-intensity prismatic finish meeting ASTM 4956 Spec Type 4 standards.
<b>PFA 21.</b>	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.
<b>PFA 22.</b>	The applicant shall provide the City with a Stormwater Maintenance and Access Easement (on City approved forms) for City inspection of those portions of the storm system to be privately maintained. Stormwater or rainwater LID facilities may be located within the public right-of-way upon approval of the City Engineer. Applicant shall maintain all LID storm water components and private conventional storm water facilities; maintenance shall transfer to the respective homeowners association when it is formed.
<b>PFA 23.</b>	Applicant shall provide a minimum 6-foot Public Utility Easement on lot frontages to all public right-of-ways.
<b>PFA 24.</b>	<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>
<b>PFA 25.</b>	<p>Subdivision or Partition Plats:</p> <p>Paper copies of all proposed subdivision/partition plats shall be provided to the City for review. Once the subdivision/partition plat is approved, applicant shall have the documents recorded at the appropriate County office. Once recording is completed by the County, the applicant shall be required to provide the City with a 3 mil Mylar copy of the recorded subdivision/partition plat.</p>
<b>PFA 26.</b>	Subdivision or Partition Plats:

	All newly created easements shown on a subdivision or partition plat shall also be accompanied by the City's appropriate Easement document (on City approved forms) with accompanying survey exhibits that shall be recorded immediately after the subdivision or partition plat.
	<b>Specific Comments:</b>
<b>PFA 27.</b>	Neither a Traffic Study nor a Request for Waiver of Traffic Study was required for this project, consistent with all of the regional parks in Villebois.
<b>PFA 28.</b>	No street improvements are required with this application. Northeast of the proposed park is land that lies outside of the city limits and while land was acquired from this property for the park, no land was acquired for the ROW outside of the park boundaries. North of the proposed park is land owned by City Urban Renewal; without being able to extend the roadways around the northeast corner of the park, construction of the roadway north of the park is not beneficial at this time.
<b>PFA 29.</b>	While the City is not prepared to move forward with the design and construction of Palermo Street or Orleans Avenue bordering the proposed park, in lieu of design and construction of street improvements on Palermo Street and Orleans Avenue, applicant shall be required to deposit with the City the engineer's estimate (approved by the City's Authorized Representative) for half street improvements on Palermo Street and Orleans Avenue. The City views half street improvements to be 24-ft from face of curb plus landscape and pedestrian improvements from curb to edge of right-of-way. Improvements to be estimated shall include, at a minimum, street improvements, curb & gutter, ADA ramps, water system improvements, sanitary system improvements, storm system including curb inlets, pipe and manholes, striping, signage, street lighting, landscaping and irrigation. Applicant shall submit 130% of the engineers estimate (to include anticipated cost of design and engineering) to the City prior to the PW Permit being issued.  City will hold these funds until adjacent lands are developed, then release the funds on a pro-rata basis to the developer(s).
<b>PFA 30.</b>	Development of the land north and northeast of the proposed park will not occur at this time, however the public sidewalks adjacent to these future streets shall be installed at this time.
<b>PFA 31.</b>	Applicant shall be required to install a 6-ft high, black chain link fence near the property line between the proposed park and the private property located northeast of the park (specifically tax lots 31W15 00900, 31W15 00800, and the remnant triangle from tax lot 31W15 00800 generated with creation of the park site).
<b>PFA 32.</b>	Per City Ordinance 608 storm water detention is not required for this project due to its proximity to the Coffee Creek wetlands.
<b>PFA 33.</b>	Without ownership of the Orleans Ave. right-of-way, the storm connection

at the east side of the park will need to be redesigned to avoid private land.

**PFA 34.** Applicant shall extend the sanitary sewer line across the proposed park and terminate in a manhole located in the future Palermo Street right-of-way.

**PFA 35.** All construction traffic shall access the site via Grahams Ferry Road to Oslo Lane to Paris Ave. or via Tooze Road to Villebois Drive N. to Berlin Ave. No construction traffic will be allowed on Brown Road or Barber Street.

## COMMUNITY DEVELOPMENT MEMORANDUM

To: Daniel Pauly, Associate Planner

From: Kerry Rappold, Natural Resources Program Manager

Date: August 14, 2015

**RE: Villebois Village Regional Park 5 (DB15-0055 and 0056)**

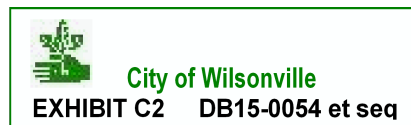
This memorandum includes staff conditions of approval. The conditions are based on the preliminary and final development plans for RP5. The conditions of approval apply to the applicant's submittal of construction plans (i.e., engineering drawings).

### **Rainwater Management Plan:**

- NR1. Pursuant to the City of Wilsonville Public Works Standards, access should be provided for the entire perimeter of the rainwater management components. At a minimum, at least one access shall be provided for maintenance and inspection.
- NR2. All Rainwater Management Components and associated infrastructure located in public areas shall be designed to the Public Works Standards.
- NR3. Plantings in Rainwater Management Components located in public areas shall comply with the Public Works Standards.
- NR4. The rainwater management components shall comply with the requirements of the Oregon DEQ UIC (Underground Injection Control) Program.

### **Other:**

- NR5. The applicant shall comply with all applicable state and federal requirements for the proposed construction activities and proposed facilities (e.g. DEQ NPDES #1200-C permit).



August 9, 2015

Planning Division  
Attn: Daniel Pauly  
29799 SW Town Center Loop East  
Wilsonville, Oregon 97070



To the Wilsonville City Council and DRB:

My wife and I will be moving into a home on SW Berlin Ave. adjacent to Trocadero park in Villebois in September. I have a degree in Architecture and have my own drafting and design business. I'd like to state my opposition to the skate park being built in RP 5 (Trocadero Park) of Villebois. In addition to this letter I will be presenting my position at the August 24th Public Hearing. The reasons for my opposition are as follows.

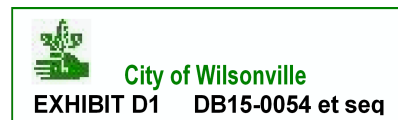
1. Noise pollution in what is now a tranquil and beautiful location. There is virtually no traffic noise. Also song birds can be heard at a distance of 500 feet and more. The percussive sounds of skateboards would ring out for great distances in the absence of other ambient sound. Often skateparks are built next to busy roads and under highway overpasses and usually as far as possible from homes.
2. Proximity to homes and impact on property values. I'm concerned a skate park will turn off prospective buyers when we are ready to sell our home. Right now there are homes being built across the street from where the skate park will be. The homes are not yet occupied and many of the future owners will not be aware that they will be living across the street from a skate park that may negatively affect their property values.
3. In the original Villebois master plan the skate park would have been adjacent to the elementary school. The school has been moved but the skate park has not. If the skate park were to be placed in the southern portion of neighborhood park 6 it would be adjacent to the new elementary school as was originally intended. It would also have more of a buffer from the location of future homes.
4. If a skate park is built in Villebois at all it should be geared towards younger less experienced skateboarders. Otherwise there is a likelihood that it would attract unwanted strangers from outside the neighborhood.

Many Thanks for your consideration.

Sincerely,

A handwritten signature in black ink that appears to read "Justin Guadagni".

Justin Guadagni  
[justinguadagni@gmail.com](mailto:justinguadagni@gmail.com)  
(503) 791-5925



---

**From:** Huston Ellis <hustonellis@comcast.net>  
**Sent:** Wednesday, August 05, 2015 10:10 AM  
**To:** Pauly, Daniel  
**Subject:** Proposed Trocadero Park

Development Review Board Members:

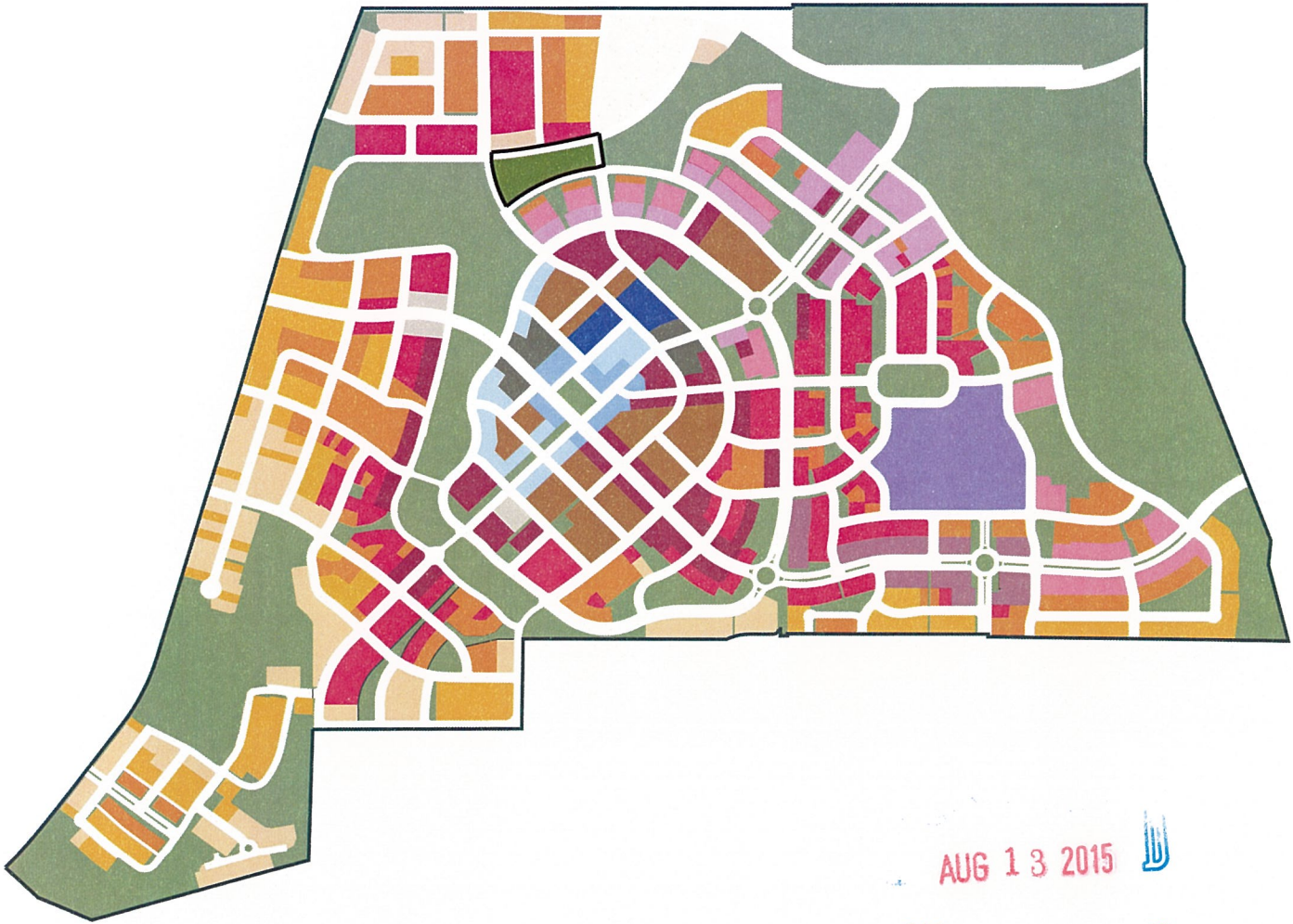
I reviewed the proposed park and your desire to hear feedback. As a resident of Wilsonville for over 13 years and an owner of two homes in Wilsonville, I have seen the need for additional parks and positive area's for both adults and children to enjoy year round. Most of our parks are used during the spring, summer, and early fall depending on the weather. My only suggestion is to try to consider including some type of shelter for our rainy weather that we typically get, specific to a skate park. I'm not sure the best type of shelter, however I think that a shelter over a skatepark would allow for both adults and children to use and enjoy the skate park during rainy weather. Perhaps a type of roof that would allow some light through, that might include some solar panels to power mild LED lighting during a certain period of time from the late afternoon to the early evening hours.

I support this park and the skate portion. I would also recommend not only considering skateboards, but also, "razor" type scooters, rollerblades, as well as bicycles for use of this skatepark. I'm not sure how this park offering could only be regulated to simply one or two methods of use, but simply a suggestion for the best year round use of the funds that would be invested in this project.

Much appreciated!

Huston Ellis  
503-754-1998





## Regional Park 5 (RP-5)

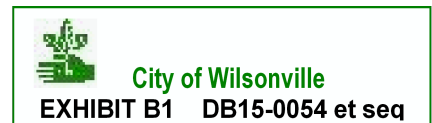
Specific Area Plan North & Preliminary Plan 2 North Modifications and  
Final Development Plan

*“Trocadero Park”*

Submitted to City of Wilsonville, Oregon July 15, 2015

POLYGON  NORTHWEST COMPANY

*Please Note: Only items relevant for decision making/review purposes have been included in this digital version. The full submittal is available for viewing at City Hall.*



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REGIONAL PARK 5 (RP-5)  
"TROCADERO PARK"**

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	IC) FEE CALCULATION/COPY OF CHECK
	ID) MAILING LIST
SECTION II)	SPECIFIC AREA PLAN & PRELIMINARY DEVELOPMENT PLAN MODIFICATIONS
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# Section I

## General Information

IA)

Introductory Narrative

**INTRODUCTORY NARRATIVE**

**REGIONAL PARK 5  
TROCADERO PARK**

**INCLUDING:**

**PDP 2N AND SAP NORTH MODIFICATIONS & FINAL DEVELOPMENT PLAN**

**SECTION IA**

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## I. GENERAL INFORMATION

Applicant/Property Owner:

**Polygon WLH, LLC**  
109 E. 13<sup>th</sup> Street  
Vancouver, WA 98660  
Tel: (360) 695-7700  
Fax: (425) 455-0462  
**Contact: Fred Gast**  
**Tax Lot 542**

Property Owners:

Victor G. Chang, Ju-Tsun Chang, Freddie C. Tseng, Roger (Chen-Sung) Chang, and Allen Y. Chang  
**Tax Lot 800**

City of Wilsonville  
29799 SW Town Center Loop East  
Wilsonville, OR 97070  
Tel: (503) 682-4960  
**Tax Lot 1100**

Design Team:

Primary Contact:

**Stacy Connery**  
**Pacific Community Design, Inc.**  
Tel: (503) 941-9484  
Fax: (503) 941-9485  
Email: stacy@pacific-community.com

Process Planner/Civil  
Engineer/Surveyor/  
Landscape Architect:

**Pacific Community Design, Inc.**  
12564 SW Main Street  
Tigard, OR 97223  
Tel: (503) 941-9484  
Fax: (503) 941-9485  
**Contact: Stacy Connery, AICP**  
**Patrick Espinosa, PE**  
**Travis Jansen, PLS/PE**  
**Kerry Lankford**

Site and Proposal Information:

Site:	31W15AB Tax Lot 542; 31W15 portions of Tax Lots 800 and 1100
Size:	2.39 gross acres
Comprehensive Plan Designation:	City - Residential - Village (R-V)
Specific Area Plan:	SAP - North / PDP 2N
Proposal:	PDP 2N & SAP North Modifications Final Development Plan
Project Name:	Villebois Regional Park 5 (RP-5) <i>Trocadero Park</i>

## II. REQUEST

This application requests approval of the following three (3) applications for Trocadero Park.

- Modifications of Preliminary Development Plan (PDP 2 North) and Specific Area Plan (SAP) North to add Trocadero Park - Section II of Notebook
- Final Development Plan for Trocadero Park - Section III of Notebook

The subject site is identified as Tax Lot 542 on Assessor's Map 31W15AB and portions of Tax Lots 800 and 1100 on Assessor's Map 31W15, located in the *Villebois Village Master Plan* (VVMP). TL 542 is already part of PDP 2N. A portion of TL 800 is not yet annexed into the City of Wilsonville or zoned Village; it is currently zoned RRFF-5 in Clackamas County, but is designated Residential-Village (R-V) in the City's Comprehensive Plan and is within the *Villebois Village Master Plan*. The project site totals approximately 2.39 acres. The property is located at the corner of the intersection of SW Berlin Road and SW Paris Avenue. The proposed area is owned by three distinct owners: The City of Wilsonville, Polygon Northwest, and members of the Chang family.

The subject area is planned as Regional Park 5 (Trocadero Park) in the VVMP. The property is within SAP North in the VVMP. Streets along the South and West sides were built with earlier phases of PDP 2N.

Since the park is located adjacent to Paris Avenue, Regional Park 5 is proposed to be named Trocadero Park, after a well-known gathering place in Paris (a hill with a view, a plaza, a garden/park, and a Metro station). RP-5 has similar characteristics because the elevation of the parks provides a view of Mount Hood, it includes a neighborhood commons with a barbeque and shelter, a plaza and gardenlike areas, and a transit

stop. Similarly, it is an active space with many different options for activities for all age groups, including skate boarding.

The applicant proposes to add the entirety of Trocadero Park into PDP 2N. This application includes SAP North and PDP 2N Modifications and a Final Development Plan (FDP). The applications are arranged in the order that approval should be granted based upon provisions in the development code. Section II focuses on the Specific Area Plan and Preliminary Development Plan Modifications, while Section III focuses on the Final Development Plan.

### **III. PLANNING CONTEXT**

#### **VILLEBOIS VILLAGE MASTER PLAN**

Trocadero Park is described as follows in the Villebois Village Master Plan:

##### **Regional Park 5 (2.24 acres)**

*Regional Park component 5 is located south of the approximately 10-acre City-owned parcel where a number of active recreation fields are located. Planning for the park includes a neighborhood commons area with a skate plaza, a transit stop, restrooms, picnic tables, benches, a barbeque, shelter, play structure, an overlook view to Mt. Hood, a drinking fountain, water feature, a lawn area (100' x 500'), and may include a stormwater/rainwater feature.*

**Note:** The active recreation fields located on the 10-acre City-owned property moved with the Elementary School to SAP East with the 2010 Master Plan Amendment. The subject area North of Trocadero Park is now shown to include residential land uses and is currently shown partly within PDP 2N and partly within “future phases.”

### **IV. PROPOSAL DESCRIPTION**

#### **PDP-2 NORTH AND SAP NORTH MODIFICATIONS**

Trocadero Park is a park and open space area located within SAP North. The SAP North is proposed to be modified to add the entirety of Trocadero Park into PDP 2N. The concurrent Preliminary Development Plan modification to add Trocadero Park to PDP 2N is included in the Supporting Compliance Report in Section IIA. Refinements are noted in the tables shown with the following FDP description.

The proposed modifications to add Trocadero Park entirely into PDP 2N will enable the advancement of the design of the park and ability to construct this community amenity in the near future. The park is anticipated to be constructed in 2015-2016.

#### **FDP FOR TROCADERO PARK**

The proposed design for Trocadero Park is shown in the attached FDP plans (see Exhibit IIIB). The park design does not include any refinements other than replacement of rainwater pervious pavers with a bioretention cell and replacement of the drinking fountain with a water bottle jug filler. These replacements are intended to update these elements to be more consistent with the parks design in the context of the site’s topography and to provide a source of water that is easier to maintain long-term.

Trocadero Park List (Technical Appendix) (SAP North)	Proposed Plan (Trocadero Park)
Rainwater - pervious pavers	Rainwater - bioretention cell
Minor Water Feature	Minor Water Feature
Benches	Benches
Picnic Tables	Picnic Table
Drinking Fountain	Replaced - Water Bottle Jug Filler
Barbeque	Gas Barbeque
Restroom	Restroom
Transit Stop	Transit Stop
Shelter	Shelter
Overlook	Overlook View of Mt. Hood
Sport Court: Skate Plaza	Sport Court: Skate Plaza
Lawn Play	Lawn Play
Child Play Structure	Child Play Structure

## V. PROPOSAL SUMMARY & CONCLUSION

This ‘Introductory Narrative,’ in conjunction with the referenced sections, describes the proposed modifications to PDP 2N and SAP North, and the Final Development Plan for Trocadero Park. The Supporting Compliance Reports located in Sections II and III, respectively, support these requests for approval of the subject applications and demonstrate compliance with the applicable standards of the *Villebois Village Master Plan* as well as the Wilsonville Planning and Land Development Ordinance.

IB)

# Ownership Documentation



# CITY OF WILSONVILLE

29799 SW Town Center Loop East  
Wilsonville, OR 97070  
Phone: 503.682.4960  
Fax: 503.682.7025

Web: [www.ci.wilsonville.or.us](http://www.ci.wilsonville.or.us)

Pre-Application meeting date:

## Planning Division Development Permit Application

Final action on development application or zone change is required within 120 days in accordance with provisions of ORS 227.175

A pre application conference is normally required prior to submittal of an application. Please visit the City's website for submittal requirements

Incomplete applications will not be scheduled for public hearing until all of the required materials are submitted.

### TO BE COMPLETED BY APPLICANT:

Please PRINT legibly

#### Applicant:

Polygon WLH LLC (Fred Gast)

Address: 109 E. 13th Street, Vancouver, WA 98660

Phone: 503-314-0807

Fax: 360-693-4442

E-mail: [fred.gast@polygonhomes.com](mailto:fred.gast@polygonhomes.com)

#### Property Owner:

See attached form for owners by tax lot

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_

#### Authorized Representative:

Pacific Community Design (Stacy Connery)

Address: 12564 SW Main St. Tigard, OR 97223

Phone: 503-941-9484

Fax: 503-941-9485

E-mail: [stacy@pacific-community.com](mailto:stacy@pacific-community.com)

Property Owner's Signature: TAX LOT 1100



Printed Name: BRYAN COSGROVE Date: 7/13/15

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

Printed Name: \_\_\_\_\_ Date: \_\_\_\_\_

#### Site Location and Description:

Project Address if Available: Northeast corner of SW Ravenna Loop and SW Berfin Road Suite/Unit \_\_\_\_\_

Project Location: North Villebois, Regional Park 5

Tax Map #(s): 31W15AB, 31W15 Tax Lot #(s): 542, portion of 800, portion of 1100 County:  Washington  Clackamas

Request: PDP-2 North Modification including SAP North Amendment and FDP for Regional Park 5

Project Type: Class I  Class II  Class III

Residential

Commercial

Industrial

Other (describe below)

#### Application Type:

Annexation

Appeal

Comp Plan Map Amend

Conditional Use

Final Plat

Major Partition

Minor Partition

Parks Plan Review

Plan Amendment

Planned Development

Preliminary Plat

Request to Modify Conditions

Request for Special Meeting

Request for Time Extension

Signs

Site Design Review

SROZ/SRIR Review

Staff Interpretation

Stage I Master Plan

Stage II Final Plan

Type C Tree Removal Plan

Tree Removal Permit (B or C)

Temporary Use

Variance

Villebois SAP

Villebois PDP

Villebois PDP

Waiver

Zone Map Amendment

Other SAP Modification

**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](http://www.ci.wilsonville.or.us)  
Pre-Application meeting date:

**Planning Division  
Development Permit Application**

*Final action on development application or zone change is required within 120 days in accordance with provisions of ORS 227.175*  
*A pre application conference is normally required prior to submittal of an application. Please visit the City's website for submittal requirements*  
*Incomplete applications will not be scheduled for public hearing until all of the required materials are submitted.*

**TO BE COMPLETED BY APPLICANT:**  
*Please PRINT legibly*

**Applicant:**

Polygon Northwest WLH LLC (Fred Gast)  
Address: 109 E. 13th Street, Vancouver, WA 98660  
Phone: 503-314-0807  
Fax: 360-693-4442  
E-mail: fred.gast@polygonhomes.com

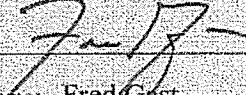
**Authorized Representative:**

Pacific Community Design (Stacy Connery)  
Address: 12564 SW Main St. Tigard, OR 97223  
Phone: 503-941-9484  
Fax: 503-941-9485  
E-mail: stacy@pacific-community.com

**Property Owner:**

See attached form for owners by tax lot  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Fax: \_\_\_\_\_  
E-mail: \_\_\_\_\_

**Property Owner's Signature:**

  
Printed Name: Fred Gast Date: \_\_\_\_\_

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

Printed Name: \_\_\_\_\_ Date: \_\_\_\_\_

**Site Location and Description:**

Project Address if Available: Northeast corner of SW Ravenna Loop and SW Berlin Road Suite/Unit \_\_\_\_\_  
Project Location: North Villebois, Regional Park 5  
Tax Map #(s): 31W15AB, 31W15 Tax Lot #(s): 542, portion of 800, portion of 1100 County:  Washington  Clackamas

Request: PDP-2 North Modification including SAP North Amendment and FDP for Regional Park 5

**Project Type:** Class I  Class II  Class III

Residential  Commercial  Industrial  Other (describe below)

**Application Type:**

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



# TONQUIN WOODS AT VILLEBOIS NO. 6

RECORDED AS PLAT DOCUMENT NO. BK 144 PG 020 NO 4398

A REPLAT OF TRACT "EE", PLAT OF "TONQUIN WOODS AT VILLEBOIS NO. 4", LOCATED IN THE NORTHWEST AND NORTHEAST QUARTERS OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF WILSONVILLE, CLACKAMAS COUNTY, STATE OF OREGON

SURVEYED: SEPTEMBER 26, 2014

### DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT POLYGON AT VILLEBOIS III, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY, DOES HEREBY MAKE, ESTABLISH AND DECLARE THE ANNEXED MAP OF "TONQUIN WOODS AT VILLEBOIS NO. 6", AS DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, TO BE A TRUE AND CORRECT PLAT THEREOF; AND HAS CAUSED THE SUBDIVISION TO BE PREPARED AND THE PROPERTY SUBDIVIDED IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. CHAPTER 92; ALL LOTS AND TRACTS BEING OF THE DIMENSIONS SHOWN, ALL STREETS AND EASEMENTS OF THE WIDTHS THEREON SET FORTH; AND DOES HEREBY DEDICATE THE RIGHT-OF-WAY TO THE PUBLIC FOR PUBLIC USE; AND DOES HEREBY GRANT ALL EASEMENTS AS SHOWN OR NOTED HEREON, WITH RESTRICTIONS AS NOTED.

POLYGON AT VILLEBOIS III, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY

BY: POLYGON WLL LLC, A DELAWARE LIMITED LIABILITY COMPANY  
ITS: SOLE MEMBER

BY: Fred Gast  
FRED GAST, SENIOR VICE PRESIDENT-DIVISION PRESIDENT

### ACKNOWLEDGEMENT

STATE OF Oregon )  
COUNTY OF Multnomah ) SS

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON December 2, 2014, BY FRED GAST, WHO IS THE SENIOR VICE PRESIDENT-DIVISION PRESIDENT OF POLYGON WLL LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE SOLE MEMBER OF POLYGON AT VILLEBOIS III, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY, ON BEHALF OF SAID LIMITED LIABILITY COMPANY.

Toni M. Struchiner COMMISSION NO. 120058  
NOTARY SIGNATURE  
Toni M. Struchiner MY COMMISSION EXPIRES: OCTOBER 21, 2017  
NOTARY PUBLIC - OREGON

### REMAINING CORNER MONUMENTATION

IN ACCORDANCE WITH O.R.S. 92.070, THE REMAINING CORNERS OF THIS SUBDIVISION HAVE BEEN CORRECTLY SET WITH PROPER MONUMENTS. AN AFFIDAVIT HAS BEEN PREPARED REGARDING THE SETTING OF SAID MONUMENTS AND WAS RECORDED IN FILE NO. \_\_\_\_\_ CLACKAMAS COUNTY RECORDS.

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

CLACKAMAS COUNTY SURVEYOR

### SURVEYOR'S CERTIFICATE

I, TRAVIS C. JANSEN, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND REPRESENTED ON THE ANNEXED MAP OF "TONQUIN WOODS AT VILLEBOIS NO. 6" BEING A REPLAT OF TRACT "EE" OF "TONQUIN WOODS AT VILLEBOIS NO. 4", LOCATED IN THE NORTHWEST AND NORTHEAST QUARTERS OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON.

THE INITIAL POINT IS A 5/8" IRON ROD WITH ORANGE PLASTIC CAP INSCRIBED "PACIFIC COMMUNITY DESIGN" FOUND AT THE NORTHEAST CORNER OF TRACT "DD", PLAT OF "TONQUIN WOODS AT VILLEBOIS NO. 4".

CONTAINING 6.489 ACRES, MORE OR LESS.

AS PER O.R.S. 92.070(2), I TRAVIS C. JANSEN, ALSO SAY THAT THE POST MONUMENTATION OF THE REMAINING CORNERS WITHIN THE SUBDIVISION WILL BE ACCOMPLISHED WITHIN 90 CALENDAR DAYS FOLLOWING THE COMPLETION OF PAVING AND IMPROVEMENTS OR WITHIN ONE YEAR FOLLOWING THE ORIGINAL PLAT RECORDATION, WHICHEVER COMES FIRST, IN ACCORDANCE WITH O.R.S. 92.060.

### PLAT NOTES

- THIS SUBDIVISION IS SUBJECT TO THE CONDITIONS OF APPROVAL PER CITY OF WILSONVILLE CASE FILE NOS. DB13-0020, DB13-0021, DB13-0024 AND S13-0001.
- TRACTS "UU", "VV", "WW", "XX", "YY", "ZZ", "AAA", "BBB", "CCC", AND "DDD" SHALL BE OWNED BY THE TONQUIN WOODS AT VILLEBOIS II HOMEOWNERS ASSOCIATION (SEE NOTE 12), AND MAINTAINED IN ACCORDANCE WITH THE COVENANTS, CONDITIONS, AND RESTRICTIONS (SEE NOTE 9).
- TRACTS "EEE" AND "FFF" SHALL BE OWNED BY POLYGON AT VILLEBOIS III, L.L.C. AND ARE RESERVED FOR FUTURE PARK DEVELOPMENT.
- TRACT "GGG" SHALL BE OWNED BY POLYGON AT VILLEBOIS III, L.L.C. AND IS RESERVED FOR FUTURE DEVELOPMENT.
- TRACTS "WV", "XX", "AAA", AND "CCC" ARE ALLEYS AND ARE SUBJECT TO PERMANENT PUBLIC ACCESS EASEMENTS FOR VEHICULAR, PEDESTRIAN, AND BICYCLE INGRESS AND EGRESS OVER, ACROSS, AND ALONG THEIR ENTIRETIES. SAID TRACTS ARE SUBJECT TO A PUBLIC ACCESS EASEMENT AGREEMENT PER DOCUMENT NO. 2014-065884, CLACKAMAS COUNTY RECORDS.
- TRACTS "UU", "WW", "YY", "ZZ", "BBB", AND "DDD" ARE OPEN SPACE OR PARK TRACTS.
- A PORTION OF TRACTS "UU", "ZZ", AND "EEE" ARE SUBJECT TO STORM PIPELINE EASEMENTS TO BENEFIT THE CITY OF WILSONVILLE AS SHOWN ON THE PLAT. SAID TRACTS ARE SUBJECT TO A STORM PIPELINE EASEMENT AGREEMENT PER DOCUMENT NO. 2014-065882, CLACKAMAS COUNTY RECORDS.
- TRACTS "UU", "WW", "YY", "ZZ", "BBB", AND "DDD" ARE SUBJECT TO PRIVATE UTILITY EASEMENTS OVER THEIR ENTIRETIES BENEFITING ADJOINING LOTS FOR WATER, STORM SEWER, AND UTILITY SERVICE LINES. WITHIN THE STORM PIPELINE EASEMENTS ON TRACTS "UU" AND "ZZ" PRIVATE UTILITIES ARE ALLOWED TO CROSS BUT NOT RUN PARALLEL WITH THE STORM PIPELINE.
- THIS SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR TONQUIN WOODS AT VILLEBOIS II AS RECORDED IN DOCUMENT NO. 2014-022475, CLACKAMAS COUNTY RECORDS AND THE DECLARATION OF ANNEXATION OF REAL PROPERTY TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR TONQUIN WOODS AT VILLEBOIS II AS RECORDED IN DOCUMENT NO. 2014-065886, CLACKAMAS COUNTY RECORDS, INCLUDING, WITHOUT LIMITATION, THE FOLLOWING EASEMENTS CONTAINED IN SAID DOCUMENT NO. 2014-022475:  
SECTION 8.2 OWNERS' EASEMENTS OF ENJOYMENT  
SECTION 8.4.1 ASSOCIATION'S AND OWNERS' EASEMENTS  
SECTION 8.4.2 DECLARANT'S EASEMENTS  
SECTION 8.4.3 UTILITY AND OTHER MUNICIPAL EASEMENTS  
SECTION 8.4.4 VILLEBOIS EASEMENTS  
SECTION 8.5 MAINTENANCE AND RECONSTRUCTION EASEMENTS
- THIS SUBDIVISION IS SUBJECT TO RESTRICTIONS AS SHOWN ON THE PLAT OF "TONQUIN WOODS AT VILLEBOIS NO. 4", THE PLAT OF "VILLEBOIS", PARTITION PLAT NO. 2003-090, PARTITION PLAT NO. 2003-083, AND PARTITION PLAT NO. 2007-127.
- THIS SUBDIVISION IS SUBJECT TO A VILLEBOIS OWNERSHIP AND MAINTENANCE AGREEMENT RECORDED AS DOCUMENT NO. 2014-065889, CLACKAMAS COUNTY RECORDS.
- TRACTS "UU" THROUGH "DDD" ARE HEREBY CONVEYED TO THE TONQUIN WOODS AT VILLEBOIS II HOMEOWNERS ASSOCIATION PER DOCUMENT NO. 2014-065890, CLACKAMAS COUNTY RECORDS.
- TRACTS "UU", "WW", "YY", "ZZ", "BBB", "DDD", "EEE", AND "FFF" ARE SUBJECT TO PERMANENT PUBLIC PEDESTRIAN AND BICYCLE ACCESS EASEMENTS FOR INGRESS, EGRESS, AND RECREATIONAL PURPOSES OVER THEIR ENTIRETIES. SAID TRACTS ARE SUBJECT TO A PUBLIC ACCESS EASEMENT AGREEMENT PER DOCUMENT NO. 2014-065881, CLACKAMAS COUNTY RECORDS.
- TRACTS "VV", "XX", "AAA", AND "CCC" ARE SUBJECT TO SANITARY SEWER PIPELINE EASEMENTS TO BENEFIT THE CITY OF WILSONVILLE OVER THEIR ENTIRETIES. A PORTION OF TRACT "EEE" IS SUBJECT TO A SANITARY SEWER PIPELINE EASEMENT TO BENEFIT THE CITY OF WILSONVILLE AS SHOWN. SAID TRACTS ARE SUBJECT TO A SANITARY SEWER PIPELINE EASEMENT AGREEMENT PER DOCUMENT NO. 2014-065887, CLACKAMAS COUNTY RECORDS.
- THIS SUBDIVISION IS SUBJECT TO AN UNRECORDED DEVELOPMENT AGREEMENT AS RECORDED IN DOCUMENT NO. 2005-102816, CLACKAMAS COUNTY RECORDS.
- THIS SUBDIVISION IS SUBJECT TO CITY ORDINANCE NO. 736, "AN ORDINANCE OF THE CITY OF WILSONVILLE DECLARING AND AUTHORIZING THE VACATION OF THREE (3) PORTIONS OF SW 110TH AVENUE PUBLIC STREET RIGHT-OF-WAY BETWEEN SW MONT BLANC STREET AND SW 1002E ROAD/SW BOECKMAN ROAD IN VILLEBOIS LEGALLY DESCRIBED IN ATTACHMENT C" AS RECORDED IN DOCUMENT NO. 2014-015468, CLACKAMAS COUNTY RECORDS.

### CITY OF WILSONVILLE APPROVALS

APPROVED THIS 9th DAY OF DECEMBER, 2014

BY: P. Neuffer  
CITY OF WILSONVILLE PLANNING DIRECTOR

APPROVED THIS 9th DAY OF December, 2014

BY: W. Krumholz  
CITY OF WILSONVILLE COMMUNITY DEVELOPMENT DIRECTOR

### CLACKAMAS COUNTY APPROVALS

APPROVED THIS 22nd DAY OF DECEMBER, 2014

BY: Carl E. Clifton  
CLACKAMAS COUNTY SURVEYOR; AND CLACKAMAS COUNTY BOARD OF COMMISSIONERS  
DELEGATE PER COUNTY CODE CHAPTER 11.02

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES AS PROVIDED BY ORS 92.095 HAVE BEEN PAID THRU JUNE 30, 2015.

APPROVED THIS 22 DAY OF December, 2014  
CLACKAMAS COUNTY ASSESSOR & TAX COLLECTOR

BY: Kathy Weigel  
DEPUTY

STATE OF OREGON )  
COUNTY OF CLACKAMAS ) SS

I DO HEREBY CERTIFY THAT THE ATTACHED PLAT WAS RECEIVED FOR RECORD

ON THE 23rd DAY OF December, 2014

AT 9:36 O'CLOCK A.M.

AS PLAT NO. BK 144 PG 020 NO 4398

DOCUMENT NO. 2014-065883

SHERRY HALL, CLACKAMAS COUNTY CLERK

BY: Jane M. Kellan  
DEPUTY

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

T.C. Jansen

OREGON  
JULY 9, 2002  
TRAVIS C. JANSEN  
57751

RENEWALS: 6/30/2015

PACIFIC COMMUNITY DESIGN, INC.  
12564 SW MAIN STREET  
TIGARD, OR 97223  
(503) 941-9484

JOB NO. 395-027  
SHEET 5 OF 5

Recorded By Chicago Title  
Courtesy Only. Not Examined

100215-13

After recording, return to:  
City of Wilsonville  
Attn: City Recorder  
29799 SW Town Center Loop East  
Wilsonville, Oregon 97070

Return tax statements to:  
No change

Clackamas County Official Records		<b>2015-009626</b>
Sherry Hall, County Clerk		02/24/2015 11:15:06 AM
D-D	Cnt=1 Stn=5 KANNA	\$73.00
\$25.00	\$16.00	\$10.00
	\$22.00	

**STATUTORY WARRANTY DEED**

KNOW ALL BY THESE PRESENTS, that the **City of Wilsonville**, an Oregon municipal corporation (hereinafter referred to as "Grantor"), as legal owner of that certain real property described below, for the consideration hereinafter stated, conveys and warrants to the **Urban Renewal Agency of the City of Wilsonville**, a public body corporate and politic (hereinafter referred to as "Grantee"), effective the 19<sup>th</sup> day of February, 2015, the real property legally described as follows, to-wit:

See **Exhibit A**, Legal Description attached hereto and incorporated by reference as if fully set forth herein (the "Property").

The only Permitted Exceptions are as shown on **Exhibit B** attached hereto and incorporated by reference as if fully set forth herein (the "Property").

Grantor is seized in and has good right to convey said real property and warrants and will defend the title to the property against all adverse claims thereto.

The true and actual consideration paid for this transfer, stated in terms of dollars, is Zero Dollars but consists of or includes other property or value given or promised, which is agreed by Grantor to be the whole and adequate consideration.

**BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.**

Statutory Warranty Deed  
11650 SW Tooze Road  
BJH3647-01

IN WITNESS WHEREOF, the undersigned have executed this Warranty Deed effective as of the date first above written.

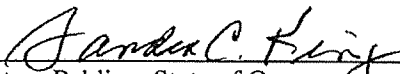
**GRANTOR:**

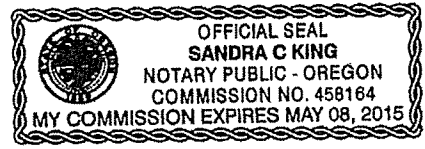
**CITY OF WILSONVILLE**

By:   
Bryan Cosgrove  
As Its: City Manager

STATE OF OREGON            )  
  ) ss.  
County of Clackamas        )


This instrument was acknowledged before me on February, 2015,  
by Bryan Cosgrove, in his capacity as City Manager of the City of Wilsonville.

  
Notary Public – State of Oregon



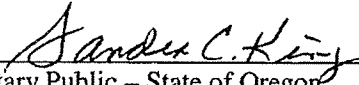
**ACCEPTED BY GRANTEE:**

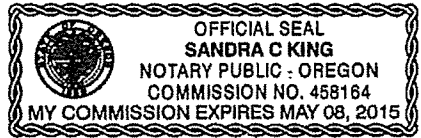
**THE URBAN RENEWAL AGENCY OF  
THE CITY OF WILSONVILLE**

By:   
Bryan Cosgrove  
As Its: Executive Director

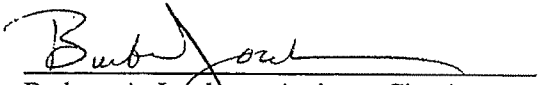
STATE OF OREGON            )  
  ) ss.  
County of Clackamas        )

This instrument was acknowledged before me on February 19, 2015,  
by Bryan Cosgrove, in his capacity as Executive Director of the Urban Renewal Agency of the  
City of Wilsonville.

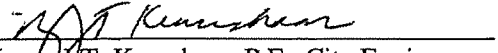
  
Notary Public – State of Oregon



**APPROVED AS TO FORM:**

  
Barbara A. Jacobson, Assistant City Attorney

**APPROVED AS TO LEGAL DESCRIPTION:**

  
Nancy T. Kraushaar, P.E., City Engineer

---

Exhibit A

Parcels 1 and 2, PARTITION PLAT NO. 1994-182, in the County of Clackamas and State of Oregon.

EXCEPTING THEREFROM that portion of said Parcel 2 conveyed to the City of Wilsonville by Street Dedication Deed recorded July 28, 2014 as Recorder's fee No. 2014-03740.



Exhibit B  
Permitted Exceptions

1. Easement for the purpose shown below and rights incidental thereto, as granted in a document:

Granted to: The State of Oregon through its Department of Environmental Quality  
Purpose: On-site sewage disposal system  
Recording Date: May 13, 1994  
Recording No: 94-040311  
Affects: The Northerly central portion of Parcel 1

2. Easement for the purposes shown below and rights incidental thereto, as granted in a document:

Granted to: The City of Wilsonville  
Purpose: Public Utility  
Recording Date: July 28, 2014  
Recording No: 2014-037401  
Affects: A 6 foot wide strip through the Southerly portion of Parcel 2

WARRANTY DEED.

KNOW ALL MEN BY THESE PRESENTS, That DALE L. EICKHOFF AND RITA M. EICKHOFF, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAY R. NIMS AND THERESA C. NIMS, husband and wife.

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Clackamas and State of Oregon, described as follows, to-wit:

A parcel of land situated in the Samuel B. Franklin D.L.C. in Section 15, T. 3 S., R. 1 W., of the W.M., in the County of Clackamas and State of Oregon, described as follows:

Beginning at a point on the southerly right of way of Brown Road which is South 20.00 feet and West 479.82 feet, from the North quarter corner of said Section 15, T. 3 S., R. 1 W., of the W.M.; thence West, on the southerly right of way of said Brown Road 90.00 feet; thence South 484.00 feet, thence East 90.00 feet; thence North 484.00 feet to the point of beginning.

EXCEPTING THEREFROM that portion in Brown County Road No. 355.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances.

and that grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$31,000.00.

In construing this deed and where the context so requires, the singular includes the plural. WITNESS grantor's hand this 20 day of September, 1973.

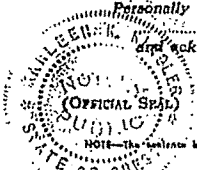
Dale L. Eickhoff
DALE L. EICKHOFF
RITA M. EICKHOFF

STATE OF OREGON, County of Clackamas ss. September 20, 1973. Personally appeared the above named Dale L. Eickhoff and Rita M. Eickhoff.

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Karen K. Kridler
Notary Public for Oregon
My commission expires August 8, 1977

Remitted by
This Insurance Company
No. 417319



WARRANTY DEED

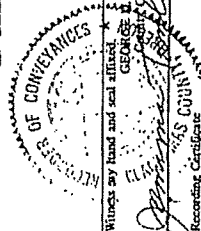
DALE L. EICKHOFF
RITA M. EICKHOFF
TO
JAY R. NIMS
THERESA C. NIMS

AFTER RECORDING RETURN TO

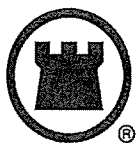
ST. JAMES ESCROW COMPANY
Suite 500
200 S.W. Market
Portland, Oregon 97201

STATE OF OREGON,
County of Clackamas

I, George D. Poppen, County Clerk, Ex-Officio
Recorder of Conveyances and Ex-Officio Clerk
of the Circuit Court of the State of Oregon, for
the within and foregoing instrument, do hereby certify that
the within instrument was duly executed and recorded for
and recognized in the records of said county at
73 30518 DEED
1973 SEP 25 PM 4 06



73 30518 dgb



## Chicago Title Company of Oregon PRELIMINARY REPORT

In response to the application for a policy of title insurance referenced herein Chicago Title Company of Oregon hereby reports that it is prepared to issue, or cause to be issued, as of the specified date, a policy or policies of title insurance describing the land and the estate or interest hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception herein or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations or Conditions of said policy forms.

The printed Exceptions and Exclusions from the coverage of said policy or policies are set forth in Exhibit One. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Copies of the policy forms should be read. They are available from the office which issued this report.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby.

The policy(s) of title insurance to be issued hereunder will be policy(s) of Chicago Title Insurance Company, a/an Nebraska corporation.

**Please read the exceptions shown or referred to herein and the Exceptions and Exclusions set forth in Exhibit One of this report carefully. The Exceptions and Exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.**

**It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects and encumbrances affecting title to the land.**

This preliminary report is for the exclusive use of the parties to the contemplated transaction, and the Company does not have any liability to any third parties nor any liability until the full premium is paid and a policy is issued. Until all necessary documents are placed of record, the Company reserves the right to amend or supplement this preliminary report.

*Countersigned*

  
\_\_\_\_\_



**Chicago Title Company of Oregon**

1433 SW 6th Avenue, Portland, OR 97201  
(503)469-4128 FAX (503)469-4196

**PRELIMINARY REPORT**

TITLE OFFICER: Norman Lee

ORDER NO.: 472515521892TO-CTOR  
CUSTOMER NO.: 31W15 900

TO: City Of Wilsonville  
Attn: Brenda Howe  
29799 SW Town Center Lp E  
Wilsonville, OR 97070

OWNER/SELLER: Victor C. Chang, Ju-Tsun Chang, Freddie C. Tseng, Roger (Cheng-Sung) Chang, and Allen Y. Chang

BUYER/BORROWER: City of Wilsonville

PROPERTY ADDRESS: 3S1W15 00900  
Wilsonville, Oregon

**EFFECTIVE DATE: January 22, 2015, 08:00 AM**

1. THE POLICY AND ENDORSEMENTS TO BE ISSUED AND THE RELATED CHARGES ARE:

	<u>AMOUNT</u>	<u>PREMIUM</u>
Owner's Standard	25,000.00	\$ 200.00
Governmental Service Fee		\$ 30.00

2. THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

A Fee

3. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

Victor C. Chang, as to an undivided 30% interest; Ju-Tsun Chang, as to an undivided 30% interest; Freddie C. Tseng, as to an undivided 20% interest; Roger (Cheng-Sung) Chang, as to an undivided 10% interest; and Allen Y. Chang, as to an undivided 10% interest

4. THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE COUNTY OF CLACKAMAS, STATE OF OREGON, AND IS DESCRIBED AS FOLLOWS:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

## PRELIMINARY REPORT

(Continued)

Order No.: 472515521892TO-CTOR

### EXHIBIT "A"

Part of the Samuel B. Franklin Donation Land Claim in Township 3 South, Range 1 West of the Willamette Meridian, in the County of Clackamas and State of Oregon, described as follows:

The South 522 feet of the West 350 feet, Excepting the South 150 feet of the following:

TRACT I: Beginning at the quarter corner between Section 15 and 10, Township 3 South, Range 1 West of the Willamette Meridian; thence South 13.77 chains to the Southeast corner of the Comstock tract described in Book 68, Page 285, Deed Records; thence Easterly along the extension of the South line of said Comstock tract 18.57 chains, more or less, to the East line of said Samuel B. Franklin Donation Land Claim; thence North along said East line 13.77 chains, more or less, to the Northeast corner of said Donation Land Claim; thence West along the North line of said Donation Land Claim 18.57 chains to the point of beginning.

TOGETHER WITH an easement over and across the West 30 feet of the North 386.82 feet of the above described Tract I.

**AS OF THE DATE OF THIS REPORT, ITEMS TO BE CONSIDERED AND EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN THE POLICY FORM WOULD BE AS FOLLOWS:**

**GENERAL EXCEPTIONS:**

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the public records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment, (of existing improvements located on the subject land onto adjoining land or of existing improvements located on adjoining land onto the subject land), encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject land.
5. Any lien or right to a lien for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the public records.

**SPECIFIC ITEMS AND EXCEPTIONS:**

6. The Land has been classified as Non EFU farmland improved, as disclosed by the tax roll. If the Land becomes disqualified, said Land may be subject to additional taxes and/or penalties.
7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Portland General Electric Company  
Purpose: Electric and telephone lines  
Recording Date: May 19, 1953  
Recording No: Book 469, Page 180  
Affects: Exact location not disclosed
8. Please be advised that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.
9. If requested to issue an extended coverage ALTA loan policy, the following matters must be addressed:
  - a) The rights of tenants holding under unrecorded leases or tenancies
  - b) Any facts which would be disclosed by an accurate survey of the Land
  - c) Matters disclosed by a statement as to parties in possession and as to any construction, alterations or repairs to the Land within the last 75 days. The Company must be notified in the event that any funds are to be used for construction, alterations or repairs.

**ADDITIONAL REQUIREMENTS/NOTES:**

- A. Note: Property taxes for the fiscal year shown below are paid in full.

Fiscal Year: 2014-2015  
Amount: \$5,727.09  
Levy Code: 003-034  
Account No.: 00812464  
Map No.: 31W15 00900

Prior to close of escrow, please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.

- B. In addition to the standard policy exceptions, the exceptions enumerated above shall appear on the final 2006 ALTA policy unless removed prior to issuance.
- C. Note: No utility search has been made or will be made for water, sewer or storm drainage charges unless the City/Service District claims them as liens (i.e. foreclosable) and reflects them on its lien docket as of the date of closing. Buyers should check with the appropriate city bureau or water service district and obtain a billing cutoff. Such charges must be adjusted outside of escrow.
- D. The Land lies within the Westside Urban Renewal Area and is subject to the terms and provisions thereof.
- E. NOTE: The following are required when a principal to the proposed transaction is an instrumentality of the state, such as a municipality, a county or other governmental body:
- o Certification, with supporting documentation, that the board or other governing authority of the governmental body has approved the transaction in accordance with applicable practices, procedures, rules, ordinances and statutes.
  - o Certification that a named person or persons, identified by name and position, are authorized to act on behalf of the governmental body in the proposed transaction.
  - o Verification of the current legal name and good standing of the governmental body when it is a local governmental body other than a city or county.
- F. Note: There are NO conveyances affecting said Land recorded within 24 months of the date of this report.
- G. Note: There are no matters against the party(ies) shown below which would appear as exceptions to coverage in a title insurance product:
- Parties: City of Wilsonville
- H. Note: Effective January 1, 2008, Oregon law (ORS 314.258) mandates withholding of Oregon income taxes from sellers who do not continue to be Oregon residents or qualify for an exemption. Please contact your Escrow Closer for further information.
- I. THE FOLLOWING NOTICE IS REQUIRED BY STATE LAW; YOU WILL BE REVIEWING, APPROVING AND SIGNING IMPORTANT DOCUMENTS AT CLOSING. LEGAL CONSEQUENCES FOLLOW FROM THE SELECTION AND USE OF THESE DOCUMENTS. YOU MAY CONSULT AN ATTORNEY ABOUT THESE DOCUMENTS. YOU SHOULD CONSULT AN ATTORNEY IF YOU HAVE QUESTIONS OR CONCERNS ABOUT THE TRANSACTION OR ABOUT THE DOCUMENTS. IF YOU WISH TO REVIEW TRANSACTION DOCUMENTS THAT YOU HAVE NOT SEEN, PLEASE CONTACT THE ESCROW AGENT.

- J. Note: This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances or acreage shown thereon.



*Omitted*

IC)

Fee Calculation  
Copy of Check

*Omitted*

ID)

Mailing List

## Section II

# Specific Area Plan & Preliminary Development Plan Modifications

IIA)

Supporting Compliance  
Report

**SUPPORTING COMPLIANCE REPORT**  
**REGIONAL PARK 5 (RP-5)**  
*TROCADERO PARK*  
**PDP 2 NORTH AND SAP NORTH MODIFICATIONS**

**SECTION IIA**

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# I. VILLEBOIS VILLAGE MASTER PLAN

## LAND USE

### GENERAL - LAND USE PLAN

#### Goal

Villebois Village shall be a complete community that integrates land use, transportation, and natural resource elements to foster a unique sense of place and cohesiveness.

2. Future development applications within the Villebois Village area shall provide land uses and other major components of the plan such as roadways and parks and open space in general compliance with their configuration as illustrated on *Figure 1 - Land Use Plan* and as refined by Specific Area Plans. The proposed uses for the Future Study Area Specific Area Plan Amendment to SAP South shall be those identified in Figure 1 - Land Use Plan, which includes residential uses being limited to single-family lots in the medium to estate land use category identified in Wilsonville Code Subsection 4.125 (.18) F. 1. a. iv. arranged in a similar pattern as other areas on the edges of Villebois. Due to its location outside the general trapezoidal shape of Villebois and distance from the Village Center and neighborhood commons as well as its relatively small size, the Future Study Area Specific Area Plan Amendment to SAP South shall not be considered a neighborhood plan as defined in Section 2.1 of the Villebois Village Master Plan.

**Response:** Trocadero Park, as depicted on the attached drawings (see Notebook Section IIB), provides parks and open space in general compliance with the configuration shown on the proposed *Figure 1- Land Use Plan* of the *Villebois Village Master Plan*. Compliance with Section 4.125 (.18) is addressed in Section II of this Report.

3. The *Villebois Village* shall provide civic, recreational, educational and open space opportunities.

**Response:** Specific Area Plan - North provides civic, recreational, educational and open space opportunities that are generally consistent with those identified in the *Villebois Village Master Plan* for the subject area. The proposed PDP 2N modification will allow Trocadero Park to be implemented in the near future.

#### Implementation Measures

3. Refinements to the *Villebois Village Master Plan* are anticipated as more detailed plans are developed for the Specific Area Plans. Specific Area Plans may propose refinements to the *Villebois Village Master Plan* without requiring an amendment to the *Villebois Village Master Plan* provided the refinement is not significant. Non-significant refinements shall be defined in the Village (“V”) zone text and may include, but are not limited to: minor alterations to street alignments or minor changes in area or uses. Disagreement about whether a refinement is significant shall be resolved by a process provided in the Village (“V”) Zone text.

**Response:** Trocadero Park drawings (see Notebook Section IIB - *Reduced Drawings*) provides parks and open space in general compliance with the configuration shown on the proposed *Figure 1- Land Use Plan* of the *Villebois Village Master Plan*. No refinements are proposed to the size of the park or the amenities included in the park.

4. The Master Planner shall coordinate with the City on the development of a Finance Plan for necessary urban services and public infrastructure. Each developer within Villebois Village will sign their own Development Agreement that will address the necessary urban services and public infrastructure as appropriate.

**Response:** The applicant has existing Development Agreements with the City that address necessary urban services and public infrastructure within existing phases. The applicant will coordinate with the City regarding the Trocadero Park improvements and its inclusion within PDP 2N.

## PARKS & OPEN SPACE / OFF-STREET TRAILS & PATHWAYS

### Goal

The Parks system within Villebois Village shall create a range of experiences for its residents and visitors through an interconnected network of pathways, parks, trails, open space and other public spaces that protect and enhance the site's natural resources and connect Villebois to the larger regional park/open space system.

### Policies

1. Parks and open space areas shall incorporate existing trees where feasible and large shade trees shall be planted in appropriate locations in parks and open spaces.

**Response:** There are no existing trees in Trocadero Park. As discussed in the attached FDP (see Section III of this notebook), there will be trees planted consistent with the *Community Elements Book*.

2. An interconnected trail system shall be created linking the park and open spaces and key destination points within Villebois and to the surrounding neighborhoods. The trails system shall also provide loops of varying length to accommodate various activities such as walking, running and rollerblading.

**Response:** In Trocadero Park, the paved Tonquin Regional Trail will accommodate various activities, and connect this park to surrounding neighborhoods and key destinations. The parks street frontages also include sidewalks along the park street edge and connections to park amenities as appropriate.

3. Parks shall encourage the juxtaposition of various age-oriented facilities and activities, while maintaining adequate areas of calm.

**Response:** SAP North provides a variety of age-oriented facilities, ranging from child play structures to more active, hard surface sport courts. This SAP North modification of Trocadero Park adds both active and passive recreational opportunities within PDP 2N.

Trocadero Park in the northern part of the site will provide a child play area for children 2-5 years old, a skate park, pedestrian/bicycle connections on the Tonquin Regional Trail, and a lawn play area. Therefore, the planned park and open space areas provide activities for a range of ages and activity levels, while also providing for areas of calm.

4. **Park designs shall encourage opportunities for wildlife habitat, such as plantings for wildlife foraging and/or habitat, bird, and/or bat boxes and other like elements.**

**Response:** PDP-2N encourages opportunities for wildlife habitat by minimizing impacts to natural resources and incorporating forested and wetland areas into the site design. Trocadero Park will not affect the project's compliance with this policy.

5. **Gathering spaces in parks shall generate social interaction by adding layers of activity (Power of Ten).**

**Response:** The design of Trocadero Park encourages social and community interaction with layers of activities. Some of the active opportunities may include playing Frisbee, kickball, baseball, or other group related activities in the lawn play area; biking, walking, or skating on the paved Tonquin Regional Trail; children playing on the play area; and skating, biking, or rollerblading on the skate park. Some of the passive or community activities may include: barbequing and gatherings at the shelter; sitting on benches watching the rock bubbler or the view of Mt. Hood; or using the park for a community meeting space. Overall, these activities, both active and passive, can occur simultaneously within Trocadero Park.

6. **Build-out of the Villebois Village Master Plan shall comply with the City of Wilsonville SROZ regulations. Any encroachment into the SROZ will be reviewed for compliance or exemption as more detailed information is provided that will affect the SROZ areas. Adjustments in plan, street alignments, an intersections as well as rainwater facilities and pathways shall be made to comply with SROZ regulations.**

**Response:** There are no SROZ areas within 50 feet of Trocadero Park, therefore, this policy does not apply.

9. **Parks and recreation spaces shall provide for flexibility over time to allow for adaptation to future community's park, recreation and open space needs.**

**Response:** The parks and recreation spaces depicted in Trocadero Park drawings include designs that will be flexible over time allowing for adaptation to future needs.

11. **On-street parking will not be allowed along the frontages of parks and open spaces where views into and out of park spaces should be protected. Parking will be allowed along parks and open spaces in circumstances where it is necessary for the function of the park and will not obstruct the views into and out of the park area.**

**Response:** On-street parking is not allowed along the frontages of the regional parks and open spaces in order to provide for views into and out of park spaces.



## Implementation Measures

1. Future and pending development applications within Villebois (Specific Area Plans, Preliminary Development Plans and Final Development Plans) shall comply with the park, trail, open space system proposed in Figure 5 - Parks and Open Space Plan, Figure 5A - Recreational Experiences Plan, and Table 1: Parks Programming. Refinements may be approved in accordance with Village Zone section 4.125(.18)(F).

**Response:** Trocadero Park is being added to PDP 2N. The design of Trocadero Park is generally consistent with Figure 5, Figure 5A, and Table 1 of the *Master Plan*. Compliance with Section 4.125(.18)(F) is addressed in this Report.

2. The Master Planner shall submit the necessary application materials for a legislative plan amendment to Chapter 3 - Parks and Open Space of the Villebois Village Master Plan related to the detailed indoor and outdoor parks and recreation programming, and amenity package no later than January 1, 2006. Application materials shall include updated Villebois Village Master Plan findings, text, maps and figures as appropriate, and supporting technical data and analysis to address this issue as appropriate. Such amendments shall apply to pending and future Specific Area Plan (SAP) and Preliminary Plan (PDP) approvals.

**Response:** The amendment to Chapter 3 referenced in Implementation Measure 2, above, occurred in 2006. As demonstrated by this Supporting Compliance Report, the proposed plan complies with the applicable provisions of *Chapter 3 - Parks and Open Space* of the *Villebois Village Master Plan*.

3. Parks and open spaces shall be designed to incorporate native vegetation, landforms, and hydrology to the fullest extent possible.

**Response:** As shown on the attached plans (see Section IIB), native vegetation, landforms, and hydrology are incorporated in Trocadero Park to the extent feasible. The site of Trocadero Park does not include existing trees. Landforms are incorporated through minimal grading within the park. Hydrology is incorporated in Trocadero Park through the proposed bioretention cell.

4. Each Specific Area Plan shall include a Community Elements Book that (1) meets the requirements of Master Plan Chapter 3; (2) specifies the value system and methodology for tree preservation, protection and tree planting; and (3) provides a proposed plant list. The Community Elements Book also includes specifications for site furnishings and play structures. Proposed parks shall closely comply with the specifications of the applicable Community Elements Book.

**Response:** Trocadero Park is designed in compliance with the *SAP North Community Elements Book*, as documented in the FDP Supporting Compliance Report (see Section III).

5. Artwork is encouraged to be incorporated into parks.

**Response:** Space has been reserved for placement of artwork in parks closer to the Village Center and within neighborhood and community gathering spaces. Trocadero Park has spaces that allow for artwork to be incorporated.

6. The interface with Graham Oaks Natural Areas should contain enhancements such as trail connections, landscaping, gateway features, seating and overlook opportunities.

**Response:** The Graham Oaks Natural Area is located to the south of Villebois Village, abutting areas of SAP South. Therefore, this policy is not applicable to SAP North.

7. The ability to recreate year round shall be preserved through measures such as: the provision of some hard surfaces that function in the wet season; areas shaded from the sun; areas protected from the rain; safely lit areas and indoor recreation opportunities.

**Response:** Trocadero Park includes areas that will contribute to the ability to recreate year round with multi-use/paved trails, the hard surface skate park, a shelter with covered seating areas, and safely lit areas.

9. The design of Villebois shall retain the maximum number of existing trees practicable that are six inches or more DBH in the “Important” or “Good” tree rating categories, which are defined in the Community Elements Books. Trees rated “Moderate” shall be evaluated on an individual basis as regards retention. Native species of trees and trees with historical importance shall be given consideration for retention.

**Response:** Trocadero Park does not have existing trees. Therefore, this policy is not applicable to this park.

10. Each Specific Area Plan, Preliminary Development Plan and Final Development Plan shall include tree preservation plans and planting plans to indicate proposed tree planting within parks and along streets and descriptions of the size of trees when planted and upon maturity.

**Response:** Trocadero Park does not have existing trees. Therefore, this policy is not applicable to this park.

11. Provide for review of cultural and historic resources on portions of Villebois that are to be annexed into the City of Wilsonville with the Specific Area Plan.

**Response:** No cultural or historic resources have been identified on the subject property.

13. The Villebois Master Plan shall comply with the Significant Resource Overlay Zone (SROZ) regulations. Proposed encroachments into the SROZ for exempt and non-exempt development shall be reviewed for compliance with the requirements of Section 4.139 of the Wilsonville Code.

**Response:** There are no SROZ areas within 50 feet of Trocadero Park, therefore, this policy does not apply.

14. A conceptual plan for lighting of park spaces throughout Villebois is provided on the plan included in Appendix H. Future development applications shall comply with the lighting system proposed in Appendix H. Refinements may be approved in accordance with Village Zone Section 4.125(.18)(F).

**Response:** The conceptual plan for lighting of park spaces addresses major parks and open spaces within SAP North, such as the Regional Parks that include the Tonquin Trail, transit stops, and neighborhood commons. The FDP Plans will address proposed lighting within Trocadero Park.

15. Each child play area shall include uses suitable for a range of age groups.

**Response:** Trocadero Park includes a play area for children ages 2-5 years old. It also includes a lawn play area and a skate park suitable for children of all age ranges, as well as adults.

16. Storage for seasonal activity equipment, as appropriate to the HOA, will be located with the Community Center, Homeowners Association buildings, or with restroom facilities in or near the Neighborhood Commons.

**Response:** The restroom building will include a storage space.

20. The adequacy, amount and location of the proposed parking (including ADA parking) necessary to serve the proposed park uses shall be evaluated in detail at the SAP and PDP level. Off-street parking may be required to serve the various park users.

**Response:** Trocadero Park does not include any off-street parking, as the proposed amenities do not require it. The park is proposed to serve the surrounding neighborhood and will include pathways for pedestrians and bicycle travel. Bicycle racks for short-term bike parking will be provided within the park.

## Utilities

### Storm Drainage

#### Goal

The Villebois Village shall include adequate storm water systems to prevent unacceptable levels of flooding, protect receiving streams and water bodies from pollution and increased runoff rates due to development, and create a connection between people and the environment.

#### Policy

3. Villebois Village shall integrate rainwater management systems into parks and open space areas.

**Response:** The attached plans show integration of rainwater management systems into Trocadero Park.

## II. WILSONVILLE PLANNING & LAND DEVELOPMENT ORDINANCE

### SECTION 4.125 VILLAGE (V) ZONE

#### (.02) PERMITTED USES

Examples of principle uses that typically permitted:

- H. Non-commercial parks, plazas, playgrounds, recreational facilities, community buildings and grounds, tennis courts, and other similar recreational and community uses owned and operated either publicly or by an owners association.

**Response:** Trocadero Park is a regional park that will be owned and operated by the Homeowner's Association for the first five years and then will be transferred to the City. This is a permitted use under the Village (V) Zone.

#### (.05) DEVELOPMENT STANDARDS APPLYING TO ALL DEVELOPMENTS IN THE VILLAGE ZONE

In addition to other applicable provisions of the Wilsonville Planning and Land Development Ordinance, all development in the Village zone shall be subject to Tables V-1 through V-4, and to the following. If there is conflict between the provisions of the Village zone and other portions of the Code, then the provisions of this section shall apply.

##### A. Block, Alley, Pedestrian and Bicycle Standards:

1. Maximums Block Perimeter: 1,800 feet, unless the Development Review Board makes a finding that barriers such as existing buildings, topographic variations, or designated Significant Resource Overlay Zone areas will prevent a block perimeter from meeting this standard.
2. Maximum spacing between streets for local access: 530 feet, unless the Development Review Board makes a finding that barriers such as existing buildings, topographic variations, or designated Significant Resource Overlay Zone areas will prevent street extensions from meeting this standard. Under such circumstances, intervening pedestrian and bicycle access shall be provided, with a maximum spacing of 330 feet from those local streets, unless the Development Review Board makes a finding that barriers such as existing buildings, topographic variations, or designated Significant Resource Overlay Zone areas will prevent pedestrian and bicycle facility extensions from meeting this standard.

**Response:** There are no proposed configurations or street alterations to block, alley, pedestrian, and/or bicycle standards. The streets will remain in compliance with SAP North and the Master Plan.

##### D. Fences:

- i. General Provisions:

- a. Fencing in the Village Zone shall be in compliance with the Master Fencing Program in the Adopted Architectural Pattern Book for the appropriate SAP.
- b. When two or more properties with different properties abut, the property with the largest front yard setback requirement shall be used to determine the length and height of the shared side yard fence, as required by Section 4.125(0.05)(D)(1)(a).
- c. The Development Review Board may, in their discretion, require such fencing as deemed necessary to promote and provide traffic safety, noise mitigation, and nuisance abatement, and the compatibility of different uses permitted on adjacent lots of the same zone and on adjacent lots of different zones.

**Response:** Trocadero Park will have temporary fencing to protect the farming operation to the northeast of the park. This fencing will be removed after development occurs to the north and east of Trocadero Park.

**(.07) GENERAL REGULATIONS - OFF-STREET PARKING, LOADING & BICYCLE PARKING**

**Response:** Trocadero Park does not include any off-street parking, as the proposed amenities do not require it. The park is proposed to serve the surrounding neighborhood and will include pathways for pedestrians and bicycle travel. Adjacent on-street parking will be available as shown on the attached plans (see Section IIB). Bicycle parking will be provided as shown on the attached site plan (see Section IIB).

**(.08) OPEN SPACE**

Open space shall be provided as follows:

- A. In all residential developments and in mixed-use developments where the majority of the developed square footage is to be in residential use, at least twenty-five percent (25%) of the area shall be open space, excluding street pavement and surface parking. In multi-phased developments, individual phases are not required to meet the 25% standard as long as an approved Specific Area Plan demonstrates that the overall development shall provide a minimum of 25% open space. Required front yard areas shall not be counted towards the required open space area. Required rear yard areas and other landscaped areas that are not within required front or side yards may be counted as part of the required open space.
- B. Open space area required by this Section may, at the discretion of the Development Review Board, be protected by a conservation easement or dedicated to the City, either rights in fee or easement, without altering the density or other development standards of the proposed development. Provided that, if the dedication is for public park purposes, the size and amount of the proposed dedication shall meet the criteria of the City of Wilsonville standards. The square footage of any land, whether dedicated or not, which is used for open space shall be deemed a part of the development site for the

purpose of computing density or allowable lot coverage. See SROZ provisions, Section 4.139.10.

- C. The Development Review Board may specify the method of assuring the long-term protection and maintenance of open space and/or recreational areas. Where such protection or maintenance are the responsibility of a private party or homeowners' association, the City Attorney shall review and approve any pertinent bylaws, covenants, or agreements prior to recordation.

**Response:** *Figure 5 - Parks & Open Space Plan of the Villebois Village Master Plan* indicates that there are 58.42 acres of parks and 101.31 acres of open space for a total of 159.73 acres. Trocadero contributes 2.39 acres toward these numbers.

**(.09) STREET & ACCESS IMPROVEMENT STANDARDS**

- A. Except as noted below, the provisions of Section 4.177 apply within the Village zone:

- 1. General provisions:

- a) All street alignment and access improvements shall conform to Figures 7, 8, 9A, and 9B of the Villebois Village Master Plan, or as refined in the Specific Area Plan, Preliminary Development Plan, or Final Development Plan and the following standards:

- i. All street improvements shall conform to the Public Works Standards and shall provide for the continuation of streets through proposed developments to adjoining properties or subdivisions, according to the Master Plan.

- ii. All streets shall be developed according to the Master Plan.

**Response:** There are no proposed changes to the configuration of local streets with the development of Trocadero Park. Future development of streets near Trocadero Park may occur after the adjacent areas are developed.

- 2. Intersections of streets

- a) **Angles:** Streets shall intersect one another at angles not less than 90 degrees, unless existing development or topography makes it impractical.

- b) **Intersections:** If the intersection cannot be designed to form a right angle, then the right-of-way and paving within the acute angle shall have a minimum of thirty (30) foot centerline radius and said angle shall not be less than sixty (60) degrees. Any angle less than ninety (90) degrees shall require approval by the City Engineer after consultation with the Fire District.

**Response:** The attached drawings (see Notebook Section IIB) demonstrate that all proposed streets will intersect at angles consistent with the above standards.

- c) **Offsets: Opposing intersections shall be designed so that no offset dangerous to the traveling public is created. Intersections shall be separated by at least:**
- 1) 1000 ft. for major arterials
  - 2) 600 ft. for minor arterials
  - 3) 100 ft. for major collector
  - 4) 50 ft. for minor collector

**Response:** There will be no opposing intersections with Trocadero Park, therefore this criteria does not apply.

- d) **Curb Extensions:**
- 1) **Curb extensions at intersections shall be shown on the Specific Area Plans required in subsection 4.125(.18)(C) through (F), below, and shall:**
    - Not obstruct bicycle lanes on collector streets.
    - Provide a minimum 20 foot wide clear distance between curb extensions all local residential street intersections shall have, shall meet minimum turning radius requirements of the Public Works Standards, and shall facilitate fire truck turning movements as required by the Fire District.

**Response:** Proposed curb extensions are shown on the *Circulation Plan* (see Notebook Section II), none of which are located on collector streets. The attached drawings illustrate that all street intersections will have a minimum 20 foot wide clear distance between curb extensions.

3. **Street grades shall be a maximum of 6% on arterials and 8% for collector and local streets. Where topographic conditions dictate, grades in excess of 8%, but not more than 12%, may be permitted for short distances, as approved by the City Engineer, where topographic conditions or existing improvements warrant modification of these standards.**

**Response:** No street grades will exceed 8%. All surrounding streets are local streets.

4. **Centerline Radius Street Curves:**

The minimum centerline radius street curves shall be as follows:

- a) **Arterial streets: 600 feet, but may be reduced to 400 feet in commercial areas, as approved by City Engineer.**
- b) **Collector streets: 600 feet, but may be reduced to conform with the Public Works Standards, as approved by the City Engineer.**

- c) Local streets: 75 feet

**Response:** All local streets will meet the minimum centerline radius street curve of 75 feet.

5. Rights-of-way:

- a) See (.09) (A), above.

**Response:** Rights-of-way will be dedicated and a waiver of remonstrance against the formation of a local improvement district will be recorded with recordation of a final plat in accordance with Section 4.177.

6. Access drives.

- a) See (.09) (A), above.
- b) 16 feet for two-way traffic.

**Response:** In accordance with Section 4.177, all access drives will be constructed with a hard surface capable of carrying a 23-ton load.

7. Clear Vision Areas

- a) See (.09) (A), above.

**Response:** Clear vision areas will be provided and maintained in compliance with the Section 4.177.

8. Vertical clearance:

- a) See (.09) (A), above.

**Response:** Vertical clearance will be provided and maintained in compliance with the Section 4.177.

9. Interim Improvement Standard:

- a) See (.09) (A), above.

**Response:** Interim Improvement Standards will be provided and maintained in compliance with the Section 4.177, if any interim improvements are determined to be necessary through the review process.

**(.10) SIDEWALK AND PATHWAY IMPROVEMENT STANDARDS**

**(.03) Sidewalks.** Sidewalks shall be provided on the public street frontage of all development. Sidewalks shall generally be constructed within the dedicated public right-of-way, but may be located outside of the right-of-way within a public easement with the approval of the City Engineer.

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



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

**Response:** Sidewalks will be provided on the public street frontage of all development and will be located outside of the right-of-way within a public easement with the approval of the City Engineer. This will be in compliance with Section 4.177.

**(.11) LANDSCAPING, SCREENING AND BUFFERING**

- A. Except as noted below, the provisions of Section 4.176 shall apply in the Village zone:
  1. Streets in the Village zone shall be developed with street trees as described in the Community Elements Book.

**Response:** The *Community Elements Book* includes the Street Tree Master Plan for SAP - North. Trocadero Park of SAP North will comply with the Street Tree Master Plan and the appropriate standards of Section 4.176 as shown on the attached plans (see Notebook Section III).

**(.12) MASTER SIGNAGE AND WAYFINDING**

- A. All signage and wayfinding elements within the Village Zone shall be in compliance with the adopted Signage and Wayfinding Master Plan for the appropriate SAP.
- B. Provisions of Section 4.156.01 through 4.156.11 shall apply in the Village Zone except subsections 4.156.07 and 4.156.08. Portions of Section 4.156.08 pertaining to Town Center may be used for comparison purposes to assess conceptually whether signage is allowed in an equitable manner throughout the City. Sections 4.156.01 through 4.156.11 are not to be used for direct comparison of sign standards.
- C. The Master Signage and Wayfinding Plan is the Master Sign Plan for the applicable SAP.
- D. In the event of conflict between applicable standards of Section 4.156.11 and this subsection or the applicable Master Signage and Wayfinding Plan, this subsection and the Master Signage and Wayfinding Plan shall take precedence.
- E. The following signs may be permitted in the Village Zone, subject to the conditions of this Section.
  1. Site Signs
    - a. Signs that capture attention establishing a sense of arrival to Villebois and to areas within Villebois.
  2. Site Directional

- a. Permanent mounted signs informing and directing the public to major destinations within Villebois.
- 3. Informational Signs
  - a. Permanent mounted signs located along and adjacent to travel ways providing information to residents and visitors traveling within Villebois.
- 4. Flags and Banners
  - a. Permanent and temporary pole mounted signage intended to identify the graphic identity of Villebois and to identify seasonal events taking place within the Villebois Community.
- F. Dimensions and square footage of signs are defined in the Master Signage and Wayfinding Plan for the appropriate SAP.
- G. Signage locations are specified in the Master Signage and Wayfinding Plan for the appropriate SAP.
- H. The number of signs permitted is specified in the Master and Signage Wayfinding Plan for the appropriate SAP.

**Response:** Any trail signage or signage associated with the transit stop, play area, or skatepark within Trocadero Park will comply with the *SAP - North Master Signage & Wayfinding Plan*.

**(.13) DESIGN PRINCIPLES APPLYING TO THE VILLAGE ZONE**

- A. The following design principles reflect the fundamental concepts, and support the objectives of the *Villebois Village Master Plan*, and guide the fundamental qualities of the built environment within the Village zone.
  - 1. The design of landscape, streets, public places and buildings shall create a place of distinct character.
  - 2. The landscape, streets, public places and buildings within individual development projects shall be considered related and connected components of the *Villebois Village Master Plan*.
  - 3. The design of buildings shall functionally relate to adjacent open space, gateways, street orientation, and other features as shown in the *Villebois Village Master Plan*.
  - 4. The design of buildings and landscape shall functionally relate to sunlight, climate, and topography in a way that acknowledges these conditions as particular to the Willamette Valley.
  - 5. The design of buildings shall incorporate regional architectural character and regional building practices.
  - 6. The design of buildings shall include architectural diversity and variety in its built form.

7. The design of buildings shall contribute to the vitality of the street environment through incorporation of storefronts, windows, and entrances facing the sidewalk.
8. The design of streets and public spaces shall provide for and promote pedestrian safety, connectivity and activity.
9. The design of buildings and landscape shall minimize the visual impact of, and screen views of off-street parking from streets.
10. The design of exterior lighting shall minimize off-site impacts, yet enable functionality.

**Response:** The *Architectural Pattern Book*, and the *Community Elements Book* are intended to guide the Preliminary Development Plan and Final Development Plan applications to achieve a built environment that reflects the fundamental concepts and objectives of the *Villebois Village Master Plan*. The modification to PDP 2N, through advancement of Trocadero Park, will further contribute to these principles (Section IIB and Section IIIB). The design of the landscape and public places will help create a place of distinct character; will be related and connected to the *Villebois Village Master Plan*; will functionally relate to open space, gateways, street orientation, and other features shown in the *Villebois Village Master Plan*; will promote pedestrian safety, connectivity and activity; will minimize the visual impact of off-street parking; and, through exterior lighting, will minimize off-site impacts, yet enable functionality.

**(.14) DESIGN STANDARDS APPLYING TO THE VILLAGE ZONE**

- A. The following design standards implement the Design Principles found in (.13), above, and enumerate the architectural details and design requirements applicable to buildings and other features within the Village (V) zone. The Design Standards are based primarily on the features, types, and details of the residential traditions in the Northwest, but are not intended to mandate a particular style or fashion. All development within the Village zone shall incorporate the following:
  2. Building and site design shall include:
    - b. Materials, colors and architectural details executed in a manner consistent with the methods included in an approved *Architectural Pattern Book*, *Community Elements Book* or approved *Village Center Design*.

**Response:** The materials proposed for Trocadero Park are consistent with the approved *Community Elements Book* as shown in the approval criteria sections of this report. The *Village Center Architectural Standards* is not applicable to the proposed park uses. Site furnishings within Trocadero Park will be consistent with those shown in the *Community Elements Book* for SAP-North. The restroom building and shelter will be designed to be compatible with surrounding architecture in the context of the park, and will be consistent with the *SAP North Architectural Pattern Book* as appropriate for this type of building.

- f. The protection of existing significant trees as identified in an approved Community Elements Book.

**Response:** No existing trees are located within the subject site.

- g. A landscape plan in compliance with Sections 4.125(.07) and (.11), above.

**Response:** A detailed landscape plan is provided with this application in accordance with the requirements of Section 4.125 (.07) and (.11), 4.176(.09), and 4.440(.01)B (see attached plans).

3. Lighting and site furnishings shall be in compliance with the approved Community Elements Book.

**Response:** Lighting and site furnishings as identified in the approved *Community Elements Book* for Trocadero Park are addressed in the approval criteria sections of this report.

#### **(.18) VILLAGE ZONE DEVELOPMENT PERMIT PROCESS**

- A. **Purpose and Intent.** It is the purpose of this subsection to describe the process by which development plans are proposed, reviewed and adopted and to provide the procedures and criteria for development permit application, review and approval.

- B. **Unique Features and Processes of the Village (V) Zone:** To be developed, there are three (3) phases of project approval. Some of these phases may be combined, but generally the approvals move from the conceptual stage through to detailed architectural, landscape and site plan review in stages. All development within the Village zone shall be subject to the following processes:

1. Specific Area Plan (SAP) approval by the Development Review Board, as set forth in Sections 4.125(.18)(C) through (F), below (Stage I equivalent). To be developed, a site must be included in an approved SAP.
2. Preliminary Development Plan (PDP) approval by the Development Review Board, as set forth in Sections 4.125(.18)(G) through (K) (Stage II equivalent), below. Following SAP approval, an applicant may file applications for Preliminary Development Plan approval (Stage II equivalent) for an approved phase in accordance with the approved SAP, and any conditions attached thereto. Land divisions may also be preliminarily approved at this stage. Except for land within the Central SAP or multifamily dwellings outside the Central SAP, application for a Zone Change and Final Development Plan (FDP) shall be made concurrently with an application for PDP approval. The SAP and PDP/FDP may be reviewed simultaneously when a common ownership exists.

**Response:** Applications for a PDP and FDP are submitted concurrently, as outlined in the following sections. The PDP includes modifications to SAP North and PDP 2N. SAP North and PDP 2N were approved previously.

**C. Specific Area Plan (SAP) Application Procedures.**

1. **Purpose - A SAP is intended to advance the design of the Villebois Village Master Plan.**

**Response:** Trocadero Park will advance the design of the *Villebois Village Master Plan* by adding additional parks and open space areas for community events and activities.

2. **If not initiated by the City Council, Planning Commission or Development Review Board, an application for SAP approval shall be submitted by the Master Planner, and shall be accompanied by payment of a fee established in accordance with the City's fee schedule.**

**Response:** This application is initiated by the applicant in conjunction with a modification to PDP 2N and an FDP for Trocadero Park. The application is accompanied by the appropriate fee (Section IC).

**D. SAP Application Submittal Requirements:**

1. **Existing Conditions - An application for SAP approval shall specifically and clearly show the following features and information on maps, drawings, application form or attachments. The SAP shall be drawn at a scale of 1" = 100' (unless otherwise indicated) and may include multiple sheets depicting the entire SAP area, as follows:**
  - a) **Date, north arrow and scale of drawing.**
  - b) **The boundaries of the Specific Area Plan as may be refined and in keeping with the intent of the Villebois Village Master Plan's conceptual location of SAPs.**
  - c) **A vicinity map showing the location of the SAP sufficient to define its location and boundaries and Clackamas County Tax Assessor's map numbers of the tract boundaries. The vicinity map shall clearly identify the nearest cross streets.**
  - d) **An aerial photograph (at 1" = 500') of the proposed site and properties within 50 feet of the SAP boundary.**
  - e) **The size, dimensions, and zoning of each lot or parcel tax lot and Tax Assessor's map designations for the SAP and properties within 50 feet of the SAP boundary.**
  - f) **The location, dimensions and names, as appropriate, of existing and platted streets and alleys on and within 50 feet of the perimeter of the SAP, together with the location of existing and planned easements, sidewalks, bike routes and bikeways, trails, and the location of**

other important features such as section lines, section corners, and City boundary lines. The plan shall also identify all trees 6 inches and greater d.b.h. on the project site only.

- g) Contour lines shall relate to North American Vertical Datum of 1988 and be at minimum intervals as follows:
  - i. One (1) foot contours for slopes of up to five percent (5%);
  - ii. Two (2) foot contours for slopes from six percent (6%) to twelve (12%);
  - iii. Five (5) foot contours for slopes from twelve percent (12%) to twenty percent (20%). These slopes shall be clearly identified, and
  - iv. Ten (10) foot contours for slopes exceeding twenty percent (20%).
- h.) The location of areas designated Significant Resource Overlay Zone (SROZ), and associated 25-foot Impact Areas, within the SAP and within 50 feet of the SAP boundary, as required by Section 4.139.

**Response:** The SAP North Plans are updated to add Trocadero Park into PDP 2N. The plans provide the information required above, as applicable to this request.

- 2. SAP Development Information - The following information shall also be shown at a scale of 1" = 100' and may include multiple sheets depicting the entire SAP area.
  - a) A site circulation plan showing the approximate location of proposed vehicular, bicycle and pedestrian access points and circulation patterns, and parking and loading areas.
  - b) The approximate location of all proposed streets, alleys, other public ways, curb extensions, sidewalks, bicycle and pedestrian accessways, neighborhood commons, and easements on. The map shall identify existing subdivisions and development and un-subdivided land ownerships adjacent to the proposed SAP site.
  - c) The approximate projected location, acreage, type and density of the proposed development. For the residential portions of the SAP, the master developer shall identify: 1) the overall minimum and maximum number of housing units to be provided and 2) the overall minimum and maximum number of housing units to be provided, by housing type.
  - d) The approximate locations of proposed parks, playgrounds or other outdoor play areas, outdoor common areas, usable open spaces, and natural resource areas or features proposed for preservation.

This information shall include identification of areas proposed to be dedicated or otherwise preserved for public use and those open areas to be maintained and controlled by the owners of the property and their successors in interest for private use. This information shall be provided in tabular form, and shall reconcile all such areas as may have been adjusted through prior approvals.

- e) A composite utility plan illustrating existing and proposed water, sanitary sewer, and storm drainage facilities necessary to serve the SAP.
- f) A grading plan illustrating existing and proposed contours as prescribed previously in this section.
- g) A development sequencing plan
- h) A utilities sequencing plan
- i) A bicycle and pedestrian circulation plan
- j) A tree removal and tree protection plan

**Response:** The attached drawings (see Notebook Section IIB) provide the applicable information required above.

- k) A property owner list, as required by Section 4.035.

**Response:** A mailing list for property owners within 250 feet of the subject site is provided with this application (see Notebook Section ID).

- l) At the applicant's expense, the City shall have a Traffic Impact Analysis prepared, as required by Section 4.030(.02)(B), to review the anticipated traffic impacts of the proposed development. This traffic report shall include an analysis of the impact of the SAP on the local street and road network, and shall specify the maximum projected average daily trips and maximum parking demand associated with buildout of the entire SAP, and it shall meet Subsection 4.140(.09)(J)(2).

**Response:** A Traffic Analysis is not required for the subject park.

- m) A master signage and wayfinding plan

**Response:** The *Master Signage and Wayfinding Plan* has been approved for SAP North. No amendments are proposed to the SAP North *Master Signage and Wayfinding Plan*.

- n) A rainwater management program

**Response:** The Rainwater Management Program has been approved for SAP North. No amendments to the Rainwater Management Program are proposed.

3. Architectural Pattern Book - An Architectural Pattern Book shall be submitted to all development outside the Village Center Boundary, addressing the following:
  - i. Illustrate and describe the Regional and Climatic conditions affecting the SAP, and the proposed building types including:
    - Relationship of indoor and outdoor spaces.
    - Design for rainwater paths including roof forms, gutters, scuppers and downspouts.
    - Design for natural day-lighting.
    - Massing and materials
  - f) Illustrate and describe examples of appropriate architectural styles and how they would be applied to specific land use types, including the definitions (i.e., specifications) of the elements, massing, and façade composition for each style including:
    - i. Architectural precedent and/or historic relevance of each style.
    - ii. Massing, proportions, and roof forms, including details.
    - iii. Doors, windows and entrances showing trim types and details.
    - iv. Porches, chimneys and unique features or details.
    - v. Materials, colors, light fixtures and accents.
    - vi. Downspouts and gutters.
  - g) Illustrate and describe examples of appropriate exterior lighting types, and how their design:
    - i. Minimizes glare.
    - ii. Minimizes emission of light beyond the boundaries of a development site.
    - iii. Conserves energy.
    - iv. Maintains nighttime safety, utility, security, and productivity.
    - v. Minimizes the unnatural brightening of the night sky.
  - h) A Master Fencing Program illustrating and describing the specifications and materials for fencing within the SAP.

**Response:** The approved SAP - North *Architectural Pattern Book* includes information addressing all of the above items. No amendments to the Pattern Book are proposed.

4. Community Elements Book - A Community Elements Book shall be submitted, including the following:
  - a) Lighting Master Plan and Specifications, which address the requirements of Section 4.125(.18)(D)(3)(g)



- b) Lighting Master Plan and Specifications
- c) Site Furnishings Master Plan Specifications
- d) Curb Extensions Master Plan and Specifications
- e) Street Sign Master Plan and Specifications meeting  
Street Tree Master Plan and Specifications
- f) Post Box Specifications
- g) Bollard Specifications
- h) Trash Receptacle Specifications
- i) Recycling Receptacle Specifications
- j) Bench Specifications
- k) Bicycle Rack and Locker Specifications
- l) Playground Equipment Specifications
- m) Master Plan List and Specification

**Response:** A standardized design for the above-listed elements is included in the approved SAP North *Community Elements Book*. No amendments are proposed to the SAP North *Community Elements Book*.

- 5. Rainwater Management Program - A Rainwater Management Program shall be submitted, addressing the following:
  - a) Provision for opportunities to integrate water quality, detention, and infiltration into SAP's natural features and proposed development areas;
  - b) Provision of methods reducing the increase in runoff from the 90<sup>th</sup> percentile of all rain events and meet pre-development hydrology to the greatest extent practicable;
  - c) Identification of guidelines and standards for the design of all Rainwater Management Systems within the SAP, that:
    - i. Manage the ¼-inch, 24-hour rainfall event at pre-development levels.
    - ii. Mitigate 100% of impervious area from private areas within public areas and/or private areas (i.e. parks and open space areas, public street rights-of-way).
    - iii. Mitigate 100% of impervious area from all public areas within public areas (i.e. parks and open space areas, public street rights-of-way).
    - iv. Remove 70% of Total Suspended Solids (TSS) for ¼-inch, 24-hour storm event for all development areas.
    - v. Remove 65% of Phosphorus for ¼-inch, 24-hour storm event for all development areas.
    - vi. Integrate compost-amended topsoil in all areas to be landscaped to help detain runoff, reduce irrigation and fertilizer needs, and create a sustainable, low-maintenance landscape.

- vii. Treatment associated with stormwater runoff will be considered in meeting Total Suspended Solids (TSS) and Phosphorus removal requirements.

**Response:** A standardized design for the above-listed elements is included in the approved Rainwater Management Program. No amendments to the Rainwater Management Program are proposed.

- 6. **Master Signage and Wayfinding - A Master Signage and Wayfinding Plan shall be submitted with an SAP application and shall address the following:**
  - a) Illustrate the boundaries of the SAP covered by the Master Signage and Wayfinding Plan.
  - b) An explanation of how the Master Signage and Wayfinding Plan is organized and how it will be used.
  - c) Define specific standards for signage and wayfinding elements within the subject SAP.
  - d) Define specifications for logo, typography, symbols and color palate.

**Response:** A standardized design for the above-listed elements is included in the approved SAP *North Master Signage and Wayfinding Plan*. No amendments are proposed to the *Master Signage and Wayfinding Plan*.

- 8. **SAP Narrative Statement - A narrative statement shall be submitted addressing the following:**
  - a) A description, approximate location and timing of each proposed phase of development within the SAP.

**Response:** This application proposes to add Trocadero Park into PDP 2N in order to advance the build out of this park. Construction is anticipated to occur in 2015-2016.

- b) An explanation of how the proposed complies with the applicable standards of this section.

**Response:** Section II of this report provides an explanation of how the proposed development is consistent with the standards of the Village zone.

- c) A statement describing the impacts of the proposed development on natural resources within the SAP and how the proposed development complies with the applicable requirements of Chapter 4.

**Response:** The subject site does not include any existing trees or significant natural resources. The site will be graded to minimize impacts to natural topography.

- d) Includes a description of the goals and objectives of the Villebois Village Master Plan and the Design Principles of the V Zone, and how they will be met for the specified land use area.

**Response:** Section I of this report provides an explanation of how the proposed development is consistent with the *Villebois Village Master Plan*. Section III of this section provides an explanation of how the proposed development will meet the Design Principles of the Village zone.

- e) Includes information demonstrating how the Pattern Book satisfies the goals and concepts of the Villebois Village Master Plan, the Design Principles and Design Standards of the Village zone.

**Response:** No changes to the existing approved Pattern Book are proposed.

- f) Where applicable, a written description of the proposal's conformance with the Village Center Design Principles and Standards.

**Response:** Trocadero Park is in SAP North which does not include areas within the Village Center. Therefore, the above standard is not applicable to this application.

#### E. SAP Approval Process and Review Criteria

- 1. An application for SAP approval shall be reviewed using the following procedures:
  - a) Notice of a public hearing before the Development Review Board regarding a proposed SAP shall be made in accordance with the procedures contained in Section 4.012.

**Response:** In accordance with the procedures contained in Section 4.012, the City shall provide notice of a public hearing before the Development Review Board.

- b) The Development Review Board may approve an application for SAP approval only upon finding the following approval criteria are met:
  - 1. That the proposed SAP:
    - a) Is consistent with the standards identified in this section.

**Response:** Section II of this report demonstrates that the addition of Trocadero Park into PDP 2N is consistent with the necessary standards applicable to this application.

- b) Complies with the applicable standards of the Planning and Land Development Ordinance, and

**Response:** Section II of this report is consistent with the applicable standards of the Planning and Land Development Ordinance.

- c) Is consistent with the Villebois Village Master Plan. Those elements of the Village Master Plan with which the SAP must be consistent are the Plan's Goals, Policies, and Implementation Measures, and, except as

the text otherwise provides, Figures 1, 5, 6A, 7, 8, 9A and 9B.

**Response:** This report indicates that a modification of PDP 2N and SAP North to add Trocadero Park is consistent with the *Villebois Village Master Plan*. Construction is anticipated to occur in 2015-2016.

2. If the SAP is to be phased, as enabled by Section 4.125(.18)(D)(2)(g) and (h), that the phasing schedule is reasonable.

**Response:** The attached *Phasing Plan* (see Notebook Section IIB) depicts the phasing of SAP North. Trocadero Park is being added to PDP 2N, since a portion of the park is already located within PDP 2N.

#### F. Refinements to Approved Villebois Village Master Plan

1. In the process of reviewing a SAP for consistency with the Villebois Village Master Plan, the Development Review Board may approve refinements, but not amendments, to the Master Plan. Refinements to the Villebois Village Master Plan may be approved by the Development Review Board as set forth in Section (.18)(F)(2), below. Amendments to the Villebois Village Master Plan may be approved by the Planning Commission as set forth in Section 4.032(.01)(B).

##### a) Refinements to the Master Plan are defined as:

- i. Changes to the street network or functional classification of streets that do not significantly reduce circulation system function or connectivity for vehicles, bicycles or pedestrians.

**Response:** No refinements to the street network or functional classification of streets are proposed.

- ii. Changes to the nature or location of parks, trails or open space that do not significantly reduce function, usability, connectivity, or overall distribution or availability of these uses in the Specific Area Plan.

**Response:** No refinements to the nature or location of parks, trails, or open space are proposed, other than the replacement of rainwater pervious pavers with a rainwater bioretention cell and replacement of the drinking foundation with a water bottle jug filler.

Trocadero Park List (Technical Appendix) (SAP North)	Proposed Plan (Trocadero Park)
Rainwater - pervious pavers	Rainwater - bioretention cells
Minor Water Feature	Minor Water Feature
Benches	Benches
Picnic Tables	Picnic Table
Drinking Fountain	Replaced - Water Bottle Jug Filler
Barbeque	Barbeque
Restroom	Restroom
Transit Stop	Transit Stop
Shelter	Shelter
Overlook	Overlook View of Mt. Hood
Sport Court: Skate Plaza	Sport Court: Skate Plaza
Lawn Play	Lawn Play
Child Play Structure	Child Play Structure

- iii. Changes to the nature or location of utilities or storm water facilities that do not significantly reduce the service or function of the utility or facility.

**Response:** No refinements to the nature or location of utilities or stormwater facilities are proposed, other than the proposed replacement of rainwater pervious pavers with a rainwater bioretention cell.

- iv. Changes to the location or mix of land uses that do not significantly alter the overall distribution or availability of uses in the affected SAP.

**Response:** No refinements to land uses are proposed.

- v. Changes that are significant under the above definitions, but necessary to protect an important community resource or improve the function of collector or minor arterial roadways.

- b) As used herein, “significant” means:

- i. More than ten percent of any quantifiable matter, requirement, or performance measure, as specified in (.18)(F)(1)(a), above, or,
- ii. That which negatively affects any important, qualitative feature of the subject, as specified in (.18)(F)(1)(a), above.

**Response:** The two proposed refinements - the water jug filler and the bioretention cells - are replacements to update two current features to be more relevant to current design. This does not include signage.

2. Refinements meeting the above definition may be approved by the DRB upon the demonstration and finding that:

a) The refinements will equally or better meet the Goals, Policies and Implementation Measures of the Villebois Village Master Plan.

**Response:** The two proposed refinements - the water jug filler and the bioretention cells - are proposed to better meet the Goals, Policies, and Implementation Measures of the *Villebois Village Master Plan*. The bioretention cells are more effective at catching stormwater than the originally proposed pervious pavers. The jug filler allows for easier filling of containers and reduces issues with maintenance.

b) The refinement will not result in significant detrimental impacts to the environment or natural or scenic resources of the SAP and Village area, and

**Response:** The proposed bioretention cells for rainwater will result in positive impacts to the environment and natural resources in the SAP North area.

c) The refinement will not preclude an adjoining or subsequent SAP area from development consistent with the Master Plan.

**Response:** The two refinements do not preclude an adjoining or subsequent SAP area from development consistent with the Master Plan.

3. Amendments are defined as changes to elements of the Master Plan not constituting a refinement. Amendments to the Master Plan must follow the same procedures applicable to adoption of the Master Plan itself.

**Response:** This application does not include any amendments to the *Master Plan*.

G. Preliminary Development Plan Approval Process (Equivalent to Stage II)

1. An application for approval of a Preliminary Development Plan for a development in an approved SAP shall:

a. Be filed with the City Planning Division for the entire SAP, or when submission of the SAP in phases has been authorized by the Development Review Board, for a phase in the approved sequence.

**Response:** This PDP addresses the addition of PDP 2N wholly into PDP 2N in SAP North (Note: A portion of the Park is already within PDP 2N). This PDP includes a request to modify PDP 2N and SAP North.

- b. Be made by the owner of all affected property or the owner's authorized agent; and

**Response:** This application is made my Polygon WLH, LLC, who is also one of the property owners. The application form can be found in Exhibit IB along with a copy of the vesting deed. The other two distinct owners, the City of Wilsonville and members of the Chang family, have authorized submittal of this application.

- c. Be filed on a form prescribed by the City Planning Division and filed with said division and accompanied by such fee as the City Council may prescribe by resolution; and

**Response:** The appropriate application form and fee have been filed with this submittal. A copy of the form and fee are included in Section IC of this Notebook.

- d. Set forth the professional coordinator and professional design team for the project; and

**Response:** The professional coordinator and professional design team are set forth in the Introductory Narrative, located in Section IA of this notebook.

- e. State whether the development will include mixed land uses, and if so, what uses and in what proportions and locations.

**Response:** This PDP does not include mixed land uses. The proposed land use is Regional Park.

- f. Include a preliminary land division (concurrently) per Section 4.200, as applicable.

**Response:** This application does not include a preliminary land division.

- g. Include a concurrent application for a Zone Map Amendment (i.e., Zone Change) for a subject phase.

**Response:** This application does not include a request for a zone change.

- 2. The application for Preliminary Development Plan approval shall include conceptual and quantitatively accurate representations of the entire development sufficient to demonstrate conformance with the approved SAP and to judge the scope, size and impact of the development on the community and shall be accompanied by the following information:

- a) A boundary survey or a certified boundary description by a surveyor licensed in the State of Oregon.
- b) Topographic information sufficient to determine direction and percentage of slopes, drainage patterns, and in environmentally sensitive areas, (e.g., flood plain, wetlands, forested areas, steep slopes or

adjacent to stream banks). Contour lines shall relate to North American Vertical Datum of 1988 and be at minimum intervals as follows:

- ii) One (1) foot contours for slopes of up to five percent (5%);
  - iii) Two (2) foot contours for slopes from six percent (6%) to twelve (12%);
  - iv) Five (5) foot contours for slopes from twelve percent (12%) to twenty percent (20%). These slopes shall be clearly identified, and
  - v) Ten (10) foot contours for slopes exceeding twenty percent (20%).
- c) The location of areas designated Significant Resource Overlay Zone (SROZ), and associated 25-foot Impact Areas, within the PDP and within 50 feet of the PDP boundary, as required by Section 4.139.

**Response:** A certified boundary description by a surveyor licensed in the State of Oregon is provided as the legal description (Section IIB). Topographic information in accordance with Section 4.125(.18)G.2.b. is located in Section IIC of this Notebook. The site does not include any designated SROZ areas.

- d) A tabulation of the land area to be devoted to various uses, and a calculation of the average residential density per net acre.

**Response:** The subject area is 3.44 acres in size, 0.71 acres of which are future street rights-of-way, and 2.39 acres of which are parks and open spaces (Trocadero Park area).

- e) The location, dimensions and names, as appropriate, of existing and platted streets and alleys on and within 50 feet of the perimeter of the PDP, together with the location of existing and planned easements, sidewalks, bike routes and bikeways, trails, and the location of other important features such as section lines, section corners, and City boundary lines. The plan shall also identify all trees 6 inches and greater d.b.h. on the project site only.

**Response:** The above information is shown in Section IIB of this notebook including locations of streets, alleys, bikeways, and trails. There are no existing trees on Trocadero Park.

- f) Conceptual drawings, illustrations and building elevations for each of the listed housing products and typical non-residential and mixed-use buildings to be constructed within the Preliminary Development Plan boundary, as identified in the approved SAP, and where required, the approved Village Center Design.



**Response:** Conceptual images of the shelter and restroom buildings are included in Section IIB of this notebook.

- g) A composite utility plan illustrating existing and proposed water, sanitary sewer, and storm drainage facilities necessary to serve the SAP.

**Response:** Proposed storm drainage facilities and sanitary lines are shown on the *Utility Plan* (see Section IIB in this Notebook).

- h) If it is proposed that the Preliminary Development Plan will be executed in Phases, the sequence thereof shall be provided.

**Response:** Trocadero Park is proposed to be wholly included in PDP 2N (Note: Trocadero Park is already partly within PDP 2N).

- i) A commitment by the applicant to provide a performance bond or other acceptable security for the capital improvements required by the project.

**Response:** The applicant will provide a performance bond or other acceptable security for the capital improvements required by the project.

- j) At the applicant's expense, the City shall have a Traffic Impact Analysis prepared, as required by Section 4.030(.02)(B), to review the anticipated traffic impacts of the proposed development. This traffic report shall include an analysis of the impact of the SAP on the local street and road network, and shall specify the maximum projected average daily trips and maximum parking demand associated with buildout of the entire SAP, and it shall meet Subsection 4.140(.09)(J)(2).

**Response:** A Traffic Analysis is not required for the subject park.

#### H. PDP Application Submittal Requirements:

1. The Preliminary Development Plan shall conform with the approved Specific Area Plan, and shall include all information required by (.18)(D)(1) and (2), plus the following:
  - a) The location of water, sewerage and drainage facilities;
  - b) Conceptual building and landscape plans and elevations, sufficient to indicate the general character of the development;
  - c) The general type and location of signs;
  - d) Topographic information as set forth in Section 4.035;
  - e) A map indicating the types and locations of all proposed uses; and

- o) A grading and erosion control plan illustrating existing and proposed contours as prescribed previously in this section.

**Response:** The proposed PDP generally conforms to the approved SAP North, with the proposed modifications described in the following sections of this report. As demonstrated above, the PDP application includes all information required by 4.125(.18)(D)(1) and (2), as applicable to a PDP. The *Utility Plan* indicates the proposed location of sanitary sewer lines and drainage facilities. The plan sheets mentioned above can be found in Section IIB of this Notebook.

Landscape plans for Trocadero Park is located with the FDP application materials in Section III of the Notebook. Signage will be consistent with the SAP North *Signage & Wayfinding Plan*.

- 2. In addition to this information, and unless waived by the City's Community Development Director as enabled by Section 4.008(.02))B), at the applicant's expense, the City shall have a Traffic Impact Analysis prepared, as required by Section 4.030(.02)(B), to review the anticipated traffic impacts of the proposed development. This traffic report shall include an analysis of the impact of the PDP on the local street and road network, and shall specify the maximum projected average daily trips and maximum parking demand associated with buildout of the entire PDP, and it shall meet Subsection 4.140(.09)(J)(2) for the full development of all five SAPs.

**Response:** A copy of the Traffic Impact Analysis is provided in Section IID.

- 3. The Preliminary Development Plan shall be sufficiently detailed to indicate fully the ultimate operation and appearance of the phase of development. However, approval of a Final Development Plan is a separate and more detailed review of proposed design features, subject to the standards of Section 4.125(.18)(L) through (P), and Section 4.400 through Section 4.450.

**Response:** The plan sheets for the proposed Preliminary Development Plan provide sufficient detail to show the ultimate operation and appearance of the subject phase of development. The FDP application for design of Trocadero Park within the PDP 2N area is submitted concurrent with this application (see Section III of this Notebook).

- 4. Copies of legal documents required by the Development Review Board for dedication or reservation of public facilities, or for the creation of a non-profit homeowner's association, shall also be submitted.

**Response:** Copies of legal documents will be provided as appropriate and required by the Development Review Board.

I. PDP Approval Procedures

3. An application for PDP approval shall be reviewed using the following procedures:
- a) Notice of a public hearing before the Development Review Board regarding a proposed PDP shall be made in accordance with the procedures contained in Section 4.012.
  - b) A public hearing shall be held on each such application as provided in Section 4.013.
  - c) After such hearing, the Development Review Board shall determine whether the proposal conforms to the permit criteria set forth in this Code, and shall approve, conditionally approve, or disapprove the application.

**Response:** In accordance with the procedures contained in Section 4.012, the City shall provide notice of a public hearing before the Development Review Board on the proposed Trocadero Park. This report, in conjunction with all submitted information, demonstrates that the proposal conforms to the applicable permit criteria set forth in the City's Code.

J. PDP Refinements to Approved Specific Area Plan

1. In the process of reviewing a PDP for consistency with the approved Specific Area Plan, the Development Review Board may approve refinements, but not amendments, to the SAP. Refinements to the SAP may be approved by the Development Review Board as set forth in Section (.18)(J)(2), below.

**Response:** There are no proposed SAP refinements since the PDP modification is submitted concurrent with the SAP modification.

K. PDP Approval Criteria

The Development Review Board may approve an application for a PDP only upon finding that the following approval criteria are met:

1. That the proposed PDP:
- a. Is consistent with the standards identified in this section.

**Response:** This Supporting Compliance Report provides an explanation of how the proposed development is consistent with the standards of the Village zone.

- b. Complies with the applicable standards of the Planning and Land Development Ordinance, including Section 4.140(.09)(J)(1)-(3).

**Response:** This Supporting Compliance Report provides an explanation of how the proposed development is consistent with the applicable standards of the Planning and Land Development Ordinance. The proposed development complies with Section 4.140(.09)J.1-3.

- c. Is consistent with the approved Specific Area Plan in which it is located.

**Response:** The proposed Preliminary Development Plan modification is consistent with the approved Specific Area Plan - North, as demonstrated by the plan sheets located in Section IIB and this report, and as refined and described throughout this report.

- d. Is consistent with the approved Pattern Book and, where required, the approved Village Center Architectural Standards

**Response:** The shelter and restroom buildings will be designed to be compatible with surrounding architecture in the context of the park, and will be consistent with the *SAP North Architectural Pattern Book* as appropriate for this type of building.

2. If the PDP is to be phased, that the phasing schedule is reasonable and does not exceed two years between commencement of development of the first, and completion of the last phase, unless otherwise authorized by the Development Review Board.

**Response:** PDP 2N construction is anticipated to occur in 2015-2016.

3. Parks within each PDP or PDP phase shall be constructed prior to occupancy of 50% of the dwelling units in the PDP or PDP phase, unless weather or other special circumstances prohibit completion, in which case bonding for the improvements shall be permitted.

**Response:** Trocadero Park will be constructed in 2015-2016, and is being added into PDP 2N, which is already built. If required, the Applicant will provide a bond for park improvements.

4. In the Central SAP, parks shall be constructed within each PDP as provided above, and that pro rata portion of the estimated cost of Central SAP parks not within the PDP, calculated on a dwelling unit basis, shall be bonded or otherwise secured to the satisfaction of the city.

**Response:** Trocadero Park will be within SAP North, therefore, this criteria does not apply.

5. The Development Review Board may require modifications to the PDP, or otherwise impose such conditions as it may deem necessary to ensure conformance with the approved SAP, the Villebois Village Master Plan, and compliance with applicable requirements and standards of this section.

**Response:** The applicant will adhere to modifications and conditions set forth by the Development Review Board.

#### SECTION 4.139 SIGNIFICANT RESOURCE OVERLAY ZONE

**Response:** Trocadero Park does not fall within a SROZ, therefore, these requirements are not applicable to this application.

#### SECTION 4.154. ON-SITE PEDESTRIAN ACCESS AND CIRCULATION

##### (.01) On-site Pedestrian Access and Circulation

- A. The purpose of this section is to implement the pedestrian access and connectivity policies of the Transportation System Plan. It is intended to provide for safe, reasonably direct, and convenient pedestrian access and circulation.
- B. Standards. Development shall conform to all of the following standards:
  1. Continuous Pathway System. A pedestrian pathway system shall extend throughout the development site and connect to adjacent sidewalks, and to all future phases of the development, as applicable.
  2. Safe, Direct, and Convenient. Pathways within developments shall provide safe, reasonably direct, and convenient connections between primary building entrances and all adjacent parking areas, recreational areas/playgrounds, and public rights-of-way and crosswalks based on all of the following criteria:
    - a. Pedestrian pathways are designed primarily for pedestrian safety and convenience, meaning they are free from hazards and provide a reasonably smooth and consistent surface.
    - b. The pathway is reasonably direct. A pathway is reasonably direct when it follows a route between destinations that does not involve a significant amount of unnecessary out-of-direction travel.
    - c. The pathway connects to all primary building entrances and is consistent with the Americans with Disabilities Act (ADA) requirements.
    - d. All parking lots larger than three acres in size shall provide an internal bicycle and pedestrian pathway pursuant to Section 4.155(.03)(B.)(3.)(d.).
  3. Vehicle/Pathway Separation. Except as required for crosswalks, per subsection 4, below, where a pathway abuts a driveway or street it shall be vertically or horizontally separated from the vehicular lane. For example, a pathway may be vertically raised six inches above the abutting travel lane, or horizontally separated by a row of bollards.

4. Crosswalks. Where a pathway crosses a parking area or driveway, it shall be clearly marked with contrasting paint or paving materials (e.g., pavers, lightcolor concrete inlay between asphalt, or similar contrast).
5. Pathway Width and Surface. Primary pathways shall be constructed of concrete, asphalt, brick/masonry pavers, or other durable surface, and not less than five (5) feet wide. Secondary pathways and pedestrian trails may have an alternative surface except as otherwise required by the ADA.
6. All pathways shall be clearly marked with appropriate standard signs.

**Response:** All pathways will be consistent with 4.154, as shown on the attached plans (see Sections IIB and IIIB).

#### SECTION 4.156 SIGN REGULATIONS

**Response:** No amendments are proposed to the SAP North *Master Signage & Wayfinding Plan*.

#### SECTION 4.171 GENERAL REGULATIONS - PROTECTION OF NATURAL FEATURES & OTHER RESOURCES

##### (.02) General Terrain Preparation

- A. All developments shall be planned designed, constructed and maintained with maximum regard to natural terrain features and topography, especially hillside areas, floodplains, and other significant land forms.
- B. All grading, filling and excavating done in connection with any development shall be in accordance with the Uniform Building Code.
- C. In addition to any permits required under the Uniform Building Code, all developments shall be planned, designed, constructed and maintained so as to:
  1. Limit the extent of disturbance of soils and site by grading, excavation and other land alterations.
  2. Avoid substantial probabilities of: (1) accelerated erosion; (2) pollution, contamination or siltation of lakes, rivers, streams and wetlands; (3) damage to vegetation; (4) injury to wildlife and fish habitats.
  3. Minimize the removal of trees and other native vegetation that stabilize hillsides, retain moisture, reduce erosion, siltation and nutrient runoff, and preserve the natural scenic character.

**Response:** The Trocadero Park drawings have been designed with maximum regard to natural terrain features and topography. The *Grading Plan* conceptually shows

proposed grading within the subject area. All subsequent grading, filling, and excavating will be done in accordance with the Uniform Building Code. Disturbance of soils and other native vegetation will be limited to the extent necessary to construct the proposed development. Construction will occur in a manner that avoids substantial probabilities of accelerated erosion; pollution, contamination or siltation of lakes, rivers, streams and wetlands; damage to vegetation; and injury to wildlife and fish habitats.

**(.03) Hillsides:** All developments proposed on slopes greater than 25% shall be limited to the extent that:

**Response:** Trocadero Park does not include any areas of slopes in excess of 25%. Therefore, this standard does not apply to this application.

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

- A. All developments shall be planned, designed, constructed and maintained so that:
  - 1. Existing vegetation is not disturbed, injured, or removed prior to site development and prior to an approved plan for circulation, parking and structure location.
  - 2. Existing wooded areas, significant clumps/groves of trees and vegetation, and all trees with a diameter at breast height of six inches or greater shall be incorporated into the development plan and protected wherever feasible.
  - 3. Existing trees are preserved within any right-of-way when such trees are suitably located, healthy, and when approved grading allows.
- B. Trees and woodland areas to be retained shall be protected during site preparation and construction according to City Public Works design specifications, by:
  - 1. Avoiding disturbance of the roots by grading and/or compacting activity.
  - 2. Providing for drainage and water and air filtration to the roots of trees which will be covered with impermeable surfaces.
  - 3. Requiring, if necessary, the advisory expertise of a registered arborist/horticulturist both during and after site preparation.
  - 4. Requiring, if necessary, a special maintenance, management program to insure survival of specific woodland areas of specimen trees or individual heritage status trees.

**Response:** There are no trees currently in the proposed Trocadero Park. Therefore, these requirements do not apply.

**(.05) High Voltage Power line Easements and Rights of Way and Petroleum Pipeline Easements:**

- A. Due to the restrictions placed on these lands, no residential structures shall be allowed within high voltage powerline easements and rights of way and petroleum pipeline easements, and any development, particularly residential, adjacent to high voltage powerline easements and rights of way and petroleum pipeline easement shall be carefully reviewed.
- B. Any proposed non-residential development within high voltage powerline easements and rights of way and petroleum pipeline easements shall be coordinated with and approved by the Bonneville Power Administration, Portland General Electric Company or other appropriate utility, depending on the easement or right of way ownership.

**Response:** Trocadero Park does not contain any high voltage powerline or petroleum pipeline easements or rights of way.

**(.06) Hazards to Safety: Purpose:**

- A. To protect lives and property from natural or human-induced geologic or hydrologic hazards and disasters.
- B. To protect lives and property from damage due to soil hazards.
- C. To protect lives and property from forest and brush fires.
- D. To avoid financial loss resulting from development in hazard areas.

**Response:** Development of the subject area will occur in a manner that minimizes potential hazards to safety.

**(.07) Standards for Earth Movement Hazard Areas:**

- A. No development or grading shall be allowed in areas of land movement, slump or earth flow, and mud or debris flow, except under one of the following conditions.

**Response:** Development of the subject area will occur in a manner that minimizes potential hazards to safety. No earth movement hazard areas have been identified within the subject area.

**(.08) Standards for Soil Hazard Areas:**

- A. Appropriate siting and design safeguards shall insure structural stability and proper drainage of foundation and crawl space areas for development on land with any of the following soil conditions: wet or high water table; high shrink-swell capability; compressible or organic; and shallow depth-to-bedrock.
- B. The principal source of information for determining soil hazards is the State DOGAMI Bulletin 99 and any subsequent bulleting and accompanying maps. Approved site-specific soil studies shall be used to identify the extent and severity of the hazardous conditions on the site, and to update the soil hazards database accordingly.



**Response:** Development of the subject area will occur in a manner that minimizes potential hazards to safety. No soil hazard areas have been identified within the subject area.

**(.09) Historic Protection: Purpose:**

- A. To preserve structures, sites, objects, and areas within the City of Wilsonville having historic, cultural, or archaeological significance.

**Response:** No historic, cultural, or archaeological structures of significance have been identified within Trocadero Park.

**SECTION 4.172 FLOOD PLAIN REGULATIONS**

**Response:** Trocadero Park does not include any areas impacted by a 100-year flood plain. Therefore, the standards of Section 4.172 are not applicable.

**SECTION 4.176 LANDSCAPING, SCREENING & BUFFERING**

**Response:** The standards of Section 4.176 (Landscaping, Screening & Buffering) Compliance with the applicable landscaping, screening and buffering standards is addressed in the associated Preliminary Development Plan and Final Development Plan for Trocadero Park (Site Design Review, See Section IIIA).

**SECTION 4.600 TREE PRESERVATION AND PROTECTION**

**Response:** Trocadero Park does not include any existing trees. Therefore, section 4.600 is not applicable.

**III. CONCLUSION**

This Supporting Compliance Report demonstrates compliance with the applicable Goals, Policies, and Implementation Measures of the *Villebois Village Master Plan*, the applicable requirements of the Village zone, and other applicable requirements of the City of Wilsonville Planning & Land Development Ordinance. Therefore, the Applicant requests approval of the SAP North and PDP 2 North modifications to add Trocadero Park into PDP 2N.

IIB)

Reduced Drawings

# SPECIFIC AREA PLAN - NORTH

## VILLEBOIS

CITY OF WILSONVILLE, OREGON

**APPLICANT:**

POLYGON WLH, LLC  
109 E. 13TH ST.  
VANCOUVER, WA 98660  
[P] 503-221-1920  
CONTACT: FRED GAST

VILLEBOIS, LLC  
1022 SW SALMON ST., SUITE 450  
PORTLAND, OR 97205  
[P] 503-222-4053  
CONTACT: WAYNE REMBOLD

**PLANNER:**

PACIFIC COMMUNITY DESIGN, INC  
12564 SW Main Street  
Tigard, OR 97223  
[P] 503-941-9484  
CONTACT: STACY CONNERY, AICP

**CIVIL ENGINEER:**

PACIFIC COMMUNITY DESIGN, INC  
12564 SW Main Street  
TIGARD, OR 97223  
[P] 503-941-9484  
CONTACT: JESSIE KING, PE

**SURVEYOR:**

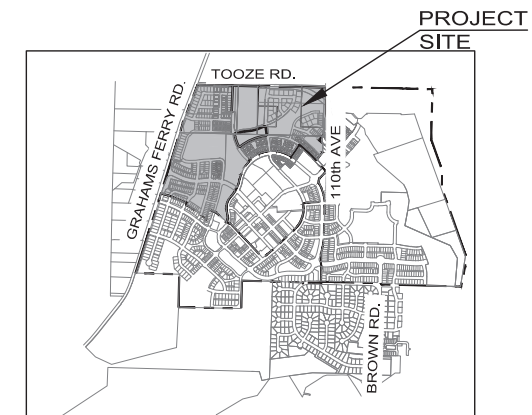
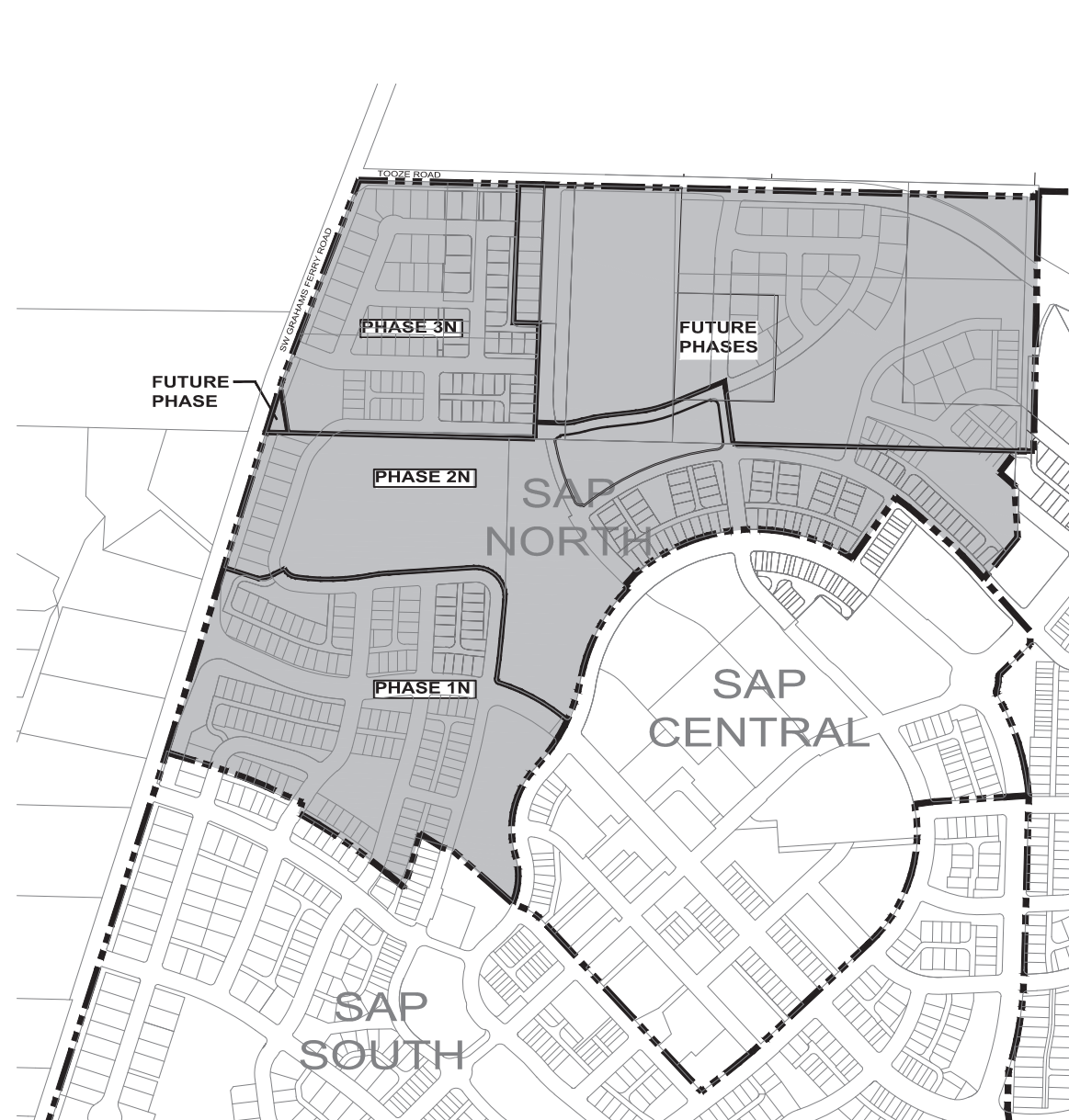
PACIFIC COMMUNITY DESIGN, INC  
12564 SW Main Street  
TIGARD, OR 97223  
[P] 503-941-9484  
CONTACT: TRAVIS JANSEN, PLS, PE

**LANDSCAPE ARCHITECT:**

PACIFIC COMMUNITY DESIGN, INC  
12564 SW MAIN STREET  
TIGARD, OR 97223  
[P] 503-941-9484  
CONTACT: KERRY LANKFORD, RLA

**GEOTECHNICAL ENGINEER:**

GEODESIGN, INC.  
15575 SW SEQUOIA PARKWAY, SUITE 100  
PORTLAND, OR 97224  
[P] 503-968-8787  
CONTACT: CRAIG WARE, PE



VICINITY MAP

**UTILITIES & SERVICES:**

WATER:	CITY OF WILSONVILLE
STORM:	CITY OF WILSONVILLE
SEWER:	CITY OF WILSONVILLE
POWER:	PORTLAND GENERAL ELECTRIC
GAS:	NORTHWEST NATURAL
FIRE:	TUALATIN VALLEY FIRE & RESCUE
POLICE:	CLACKAMAS COUNTY SHERIFF
SCHOOL:	WEST LINN / WILSONVILLE SCHOOL DISTRICT 3JT
PARKS:	CITY OF WILSONVILLE
PHONE:	FRONTIER
WASTE DISPOSAL:	UNITED DISPOSAL SERVICE
CABLE:	COMCAST

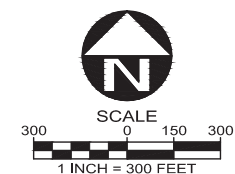
**BENCHMARK:**

OREGON STATE PLANE COORDINATE 5818 LOCATED IN MONUMENT BOX IN CENTERLINE OF TOOZE ROAD .2 MILES WEST OF 110TH.

ELEVATION DATUM: NAVD 88, ELEVATION = 202.991

**SHEET INDEX:**

- 1 COVER SHEET
- 2 PHASING PLAN
- 3 EXISTING CONDITIONS
- 4 AERIAL PHOTOGRAPH
- 5 LAND USE KEY
- 6 LAND USE PLAN
- 7 CIRCULATION PLAN
- 8 STREET SECTIONS
- 9 PARK/OPEN SPACE/PATHWAYS PLAN
- 10 SROZ PLAN
- 11 STREET TREE PLAN
- 12 TREE PRESERVATION PLAN
- 13 GRADING PLAN
- 14 UTILITY PLAN



POLYGON NW COMPANY



OTTEN LANDSCAPE ARCHITECTS, INC  
GEODESIGN, INC

SAP NORTH  
VILLEBOIS

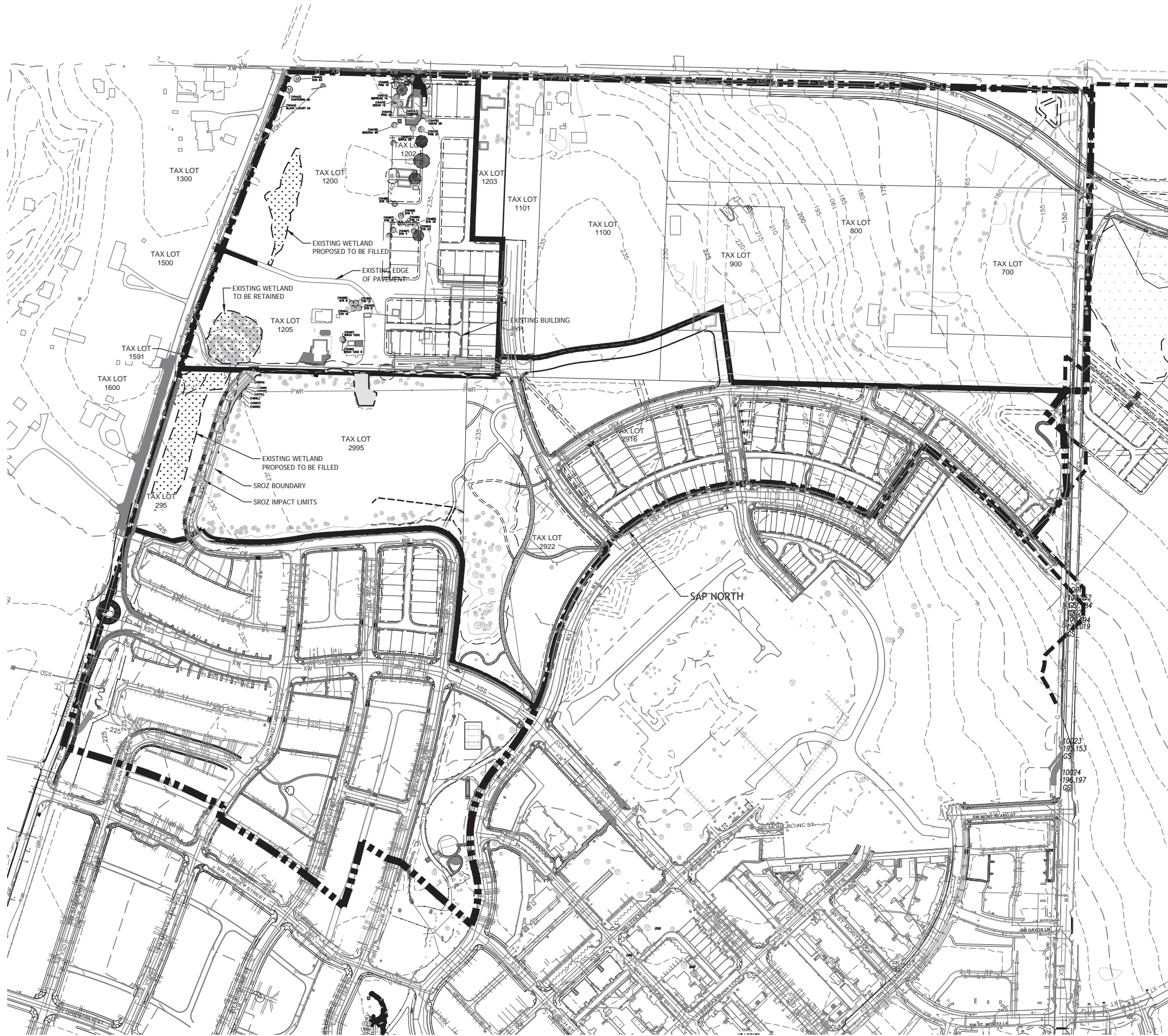
Specific  
Area Plan

Cover Sheet

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Utility & Drainage Reports



# VILLEBOIS - REGIONAL PARK 5

## RAINWATER MANAGEMENT PLAN

JOB # 395-034

**DATE: 7/14/2015**

BY: Patrick Espinosa, PE

Prepared By:  
Pacific Community Design, Inc.  
12564 SW Main Street  
Tigard, OR 97223  
Tele: 503-941-9484

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- Figure A2: Rainwater Management Plan - SAP North

**Appendix B: Shed Basin Summaries**

**Appendix C: Rainwater Component Summary**



## **INTRODUCTION**

The purpose of this Rainwater Management Plan is to demonstrate how development of Villebois Regional Park 5 (RP-5) is consistent with the Rainwater Management Program (RMP) for the Specific Area Plan - North (SAP North). This plan will provide the background and data for the public and private components of the RMP.

## **PROPOSED SYSTEM**

The rainwater management system described in this report is a compilation of several of the components from the Rainwater Management Program proposed for SAP North. In an effort to provide diversity, there are two types of components utilized and additional uses are encouraged.

This report reflects those components that are envisioned for the development within and adjacent to RP-5. These components are intended to be implemented in concert with parks planning and infrastructure to provide a benefit to the watershed, and to be complimentary to park and open space uses.

## **PROCEDURE**

RP-5 is a regional park within the Villebois Village that contains a skate park, playground structures, and a small plaza (for future public transportation) on 3.44 acres. Included in RP-5 are 2.41 acres of open space and 1.03 acres of street. The total impervious area within RP-5 was determined based on current site plan and street configuration. See impervious area calculations in Appendix B.

Once the total impervious area was determined, locations for rainwater management components were selected and square footages of treatment areas were calculated with the overall goal of achieving the equivalent amount of mitigation shown in the SAP North plan. The square footage for each component was divided by the sizing factor to determine the equivalent area treated. The summation of these equivalent areas was then compared to the total impervious area to determine the percentage of rainwater mitigation achieved. Appendix B contains the summary of RP-5, including the total acreage and percentage of impervious area. Figure A1 shows the proposed rainwater management plan for RP-5. Figure A2 shows the rainwater management plan for the entirety of SAP North, as approved with the SAP North application. Exhibit C provides a summary of the rainwater management in RP-5, as well as the SAP North rainwater management compliance once full build out has been completed.

Rainwater management within RP-5 is provided by street trees and a bio-retention cell at the northeast corner of the park. This bio-retention cell will collect runoff from the adjacent streets on the north and east side of the park as well as runoff from the impervious areas within the park. See Exhibit C for the rainwater component summary.

## CONCLUSION

The Rainwater Management Plan for RP-5, as presented with this report, will achieve 92% mitigation of created impervious area. The proposed facilities will treat approximately 54,000 square feet of impervious area in comparison to the 4,600 square feet of treatment shown in the SAP North application. With the future rainwater facilities outlined in the most recent SAP and PDP applications, SAP North will reach an overall compliance of 72%. As such, Regional Park 5 is consistent with the practices outlined in the Rainwater Management Program for the Specific Area Plan - North.

## **APPENDIX A: FIGURES**

N:\proj\395-034\09 Drawings\03 Planning\Exhibits - Rainwater\395034.RAIN.dwg - SHEET: RAIN Jul 14, 2015 - 12:03pm pre



**LEGEND:**

- PROPOSED STORM DRAIN
- RAINWATER BIO-RETENTION CELL
- PROPOSED STREET TREE



POLYGON NW COMPANY  
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WWW.POLYGONHOMES.COM

DATE: 7/13/2015

REVISIONS		
NO.	DATE	DESCRIPTION

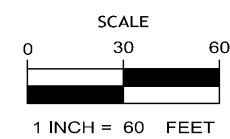
**VILLEBOIS  
VILLAGE  
RP-5**

**RAINWATER  
MANAGEMENT  
PLAN  
RP-5**



[T] 503-941-9484 [F] 503-941-9485

PROJECT NO.: 395-034  
TYPE: PLANNING  
REVIEWED BY: PRE



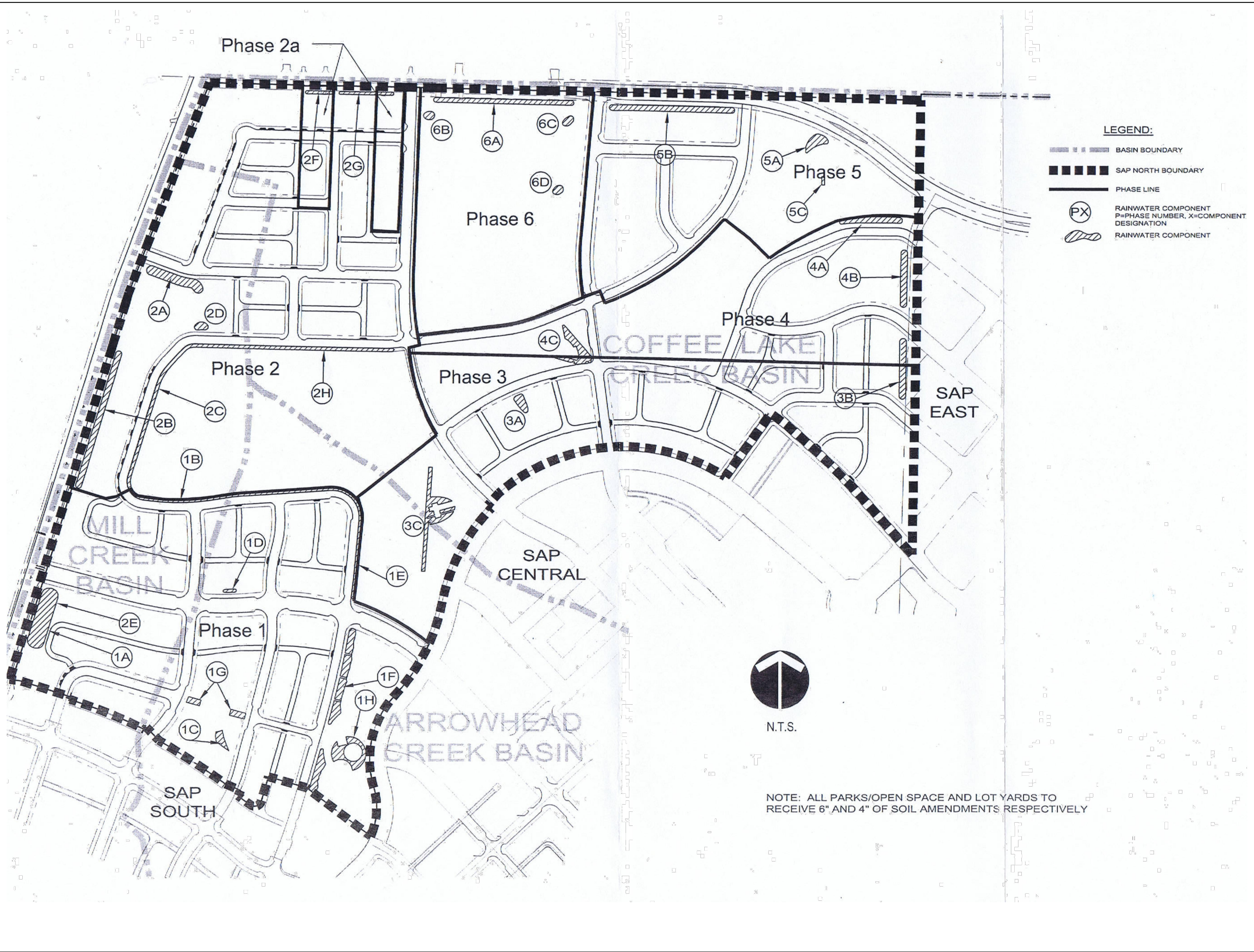
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VILLEBOIS  
 VILLAGE  
 RP-5

RAINWATER  
 MANAGEMENT  
 PLAN  
 SAP NORTH



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PROJECT NO.: 395-034  
 TYPE: PLANNING  
 REVIEWED BY: PRE

## **APPENDIX B: SHED AREA SUMMARIES**



**PERCENT IMPERVIOUS  
RP-5  
PDP LAYOUT**

JOB NUMBER: 395-034  
PROJECT: REGIONAL PARK 5  
FILE: N:/PROJ/395-034/05-REPORTS/RAINWATER MANAGEMENT/PLANNING/395034.PRAIN RP5.2015-07-14.XLS

Total Site Area 3.44 acres 149,658 sf

<b>ON-SITE</b>	Imp. Area (sf)
Park Facilities	22,295
Single Family Lot Impervious Area (60%)	0
Commercial Lot Impervious Area (90%)	
ROW/Alley Impervious Area (80%)	36,245
Total	58,540
% Impervious =	39%

**FIGURE B1**

## **APPENDIX C: RAINWATER COMPONENT SUMMARY**





JOB NUMBER: 395-034  
 REGIONAL PARKS  
 PROJECT: N:\PROJ\395-034\05\REPORTS\RAINWATERMANAGEMENT\PLANNING\395034.PRM\RP520150714.XLS  
 FILE :

EXHIBIT C:  
 RAINWATER COMPLIANCE SUMMARY - SAP NORTH

PHASE	DRAINAGE BASIN	BASIN ID	AREA (SF)	% IMPERVIOUS	IMPERVIOUS AREA (SF)	RAINWATER COMPONENT NO.	RAINWATER COMPONENT TYPE	RAINWATER COMPONENT AREA / NO. OF TREES	SIZING FACTOR	IMPERVIOUS-AREA TREATED			% IMPERVIOUS AREA TREATED	
										ARROWHEAD CREEK	MILL CREEK	COFFEE LAKE CREEK		
RP-5	COFFEE LAKE CREEK	RP-5	149,658	39%	58,540	-	-	-	-	-	53,967	4,000	49,967	92%
TOTAL RP5			149,658		58,540	4C	TREES BIORETENTION CELL	1,499	0.01 0.03		53,967		49,967	92%
TOTAL PDP 2N			518,800		271,033						17,000	246,687		97%
TOTAL PDP 3N			881,119		413,611						84,783	92,033		43%
TOTAL PDP 1N			969,646		514,879						257,924	22,385		54%
FUTURE SAP NORTH PHASES			1,362,717		552,011							529,911		96%
SAP NORTH TOTAL			3,881,940		1,810,074						257,924	124,168	922,578	72%

# Section III

## Final Development Plan

IIIA)

Supporting Compliance Report

**SUPPORTING COMPLIANCE REPORT  
FDP - REGIONAL PARK 5 (RP-5)  
“TROCADERO PARK”**

**SECTION IIIA**

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# I. WILSONVILLE PLANNING & LAND DEVELOPMENT ORDINANCE

## SECTION 4.125. VILLAGE (V) ZONE

### (.02) Permitted Uses

Examples of principle uses that typically permitted:

- H. Non-commercial parks, plazas, playgrounds, recreational facilities, community buildings and grounds, tennis courts, and other similar recreational and community uses owned and operated either publicly or by an owners association.

**Response:** Regional Park 5 (RP-5) or Trocadero Park is a regional park that will be owned and operated by the Homeowner's Association for the first five years and then will be transferred to the City. This is a permitted use under the Village (V) Zone.

### (.05) Development Standards Applying to All Developments in the Village Zone

In addition to other applicable provisions of the Wilsonville Planning and Land Development Ordinance, all development in the Village zone shall be subject to Tables V-1 through V-4, and to the following. If there is conflict between the provisions of the Village zone and other portions of the Code, then the provisions of this section shall apply.

#### A. Block, Alley, Pedestrian and Bicycle Standards:

1. Maximums Block Perimeter: 1,800 feet, unless the Development Review Board makes a finding that barriers such as existing buildings, topographic variations, or designated Significant Resource Overlay Zone areas will prevent a block perimeter from meeting this standard.
2. Maximum spacing between streets for local access: 530 feet, unless the Development Review Board makes a finding that barriers such as existing buildings, topographic variations, or designated Significant Resource Overlay Zone areas will prevent street extensions from meeting this standard. Under such circumstances, intervening pedestrian and bicycle access shall be provided, with a maximum spacing of 330 feet from those local streets, unless the Development Review Board makes a finding that barriers such as existing buildings, topographic variations, or designated Significant Resource Overlay Zone areas will prevent pedestrian and bicycle facility extensions from meeting this standard.

**Response:** There are no proposed configurations or street alterations to block, alley, pedestrian, and/or bicycle standards. The streets will remain in compliance with SAP North and the Master Plan.

D. Fences:

i. General Provisions:

- a. Fencing in the Village Zone shall be in compliance with the Master Fencing Program in the Adopted Architectural Pattern Book for the appropriate SAP.
- b. When two or more properties with different properties abut, the property with the largest front yard setback requirement shall be used to determine the length and height of the shared side yard fence, as required by Section 4.125(0.05)(D)(1)(a).
- c. The Development Review Board may, in their discretion, require such fencing as deemed necessary to promote and provide traffic safety, noise mitigation, and nuisance abatement, and the compatibility of different uses permitted on adjacent lots of the same zone and on adjacent lots of different zones.

**Response:** Trocadero Park will have temporary fencing in the northeast portion to protect the farming operation outside of the Villebois area. This fencing will be removed after development continues to the north and east of Trocadero Park.

(.07) General Regulations - Off-Street Parking, Loading & Bicycle Parking

**Response:** Trocadero Park does not include any off-street parking, as the proposed amenities do not require it. The park is proposed to serve the surrounding neighborhood and will include pathways for pedestrians and bicycle travel. Bicycle racks for short-term bike parking will be provided within the park.

(.08) Open Space.

**Response:** The *Parks Master Plan* for Villebois states that there are 57.87 acres of parks and 101.46 acres of open space for a total of 159.33 acres within Villebois. SAP North includes parks and open space areas consistent with *Master Plan*. Trocadero Park is contributes 2.39 acres toward these numbers.

(.09) Street and Access Improvement Standards.

- A. Except as noted below, the provisions of Section 4.177 apply within the Village zone:

1. General provisions:

- a) All street alignment and access improvements shall conform to Figures 7, 8, 9A, and 9B of the Villebois Village Master Plan, or as refined in the Specific Area Plan, Preliminary Development Plan, or Final Development Plan and the following standards:

- i. All street improvements shall conform to the Public Works Standards and shall provide for the continuation of streets through proposed developments to adjoining properties or subdivisions, according to the Master Plan.
- ii. All streets shall be developed according to the Master Plan.

**Response:** The adjacent public streets will be built in conformance with the streets and access improvement standards as applicable. This code section does not apply to the design of Trocadero Park, except to assure that vision clearance standards are met in proposed planting schemes. Proposed landscaping is sited to meet vision clearance standards.

## 2. Intersections of streets

- a) **Angles:** Streets shall intersect one another at angles not less than 90 degrees, unless existing development or topography makes it impractical.
- b) **Intersections:** If the intersection cannot be designed to form a right angle, then the right-of-way and paving within the acute angle shall have a minimum of thirty (30) foot centerline radius and said angle shall not be less than sixty (60) degrees. Any angle less than ninety (90) degrees shall require approval by the City Engineer after consultation with the Fire District.

**Response:** The attached drawings (see Notebook Section IIB) demonstrate that all proposed streets will intersect at angles consistent with the above standards.

- c) **Offsets:** Opposing intersections shall be designed so that no offset dangerous to the traveling public is created. Intersections shall be separated by at least:
  - 1) 1000 ft. for major arterials
  - 2) 600 ft. for minor arterials
  - 3) 100 ft. for major collector
  - 4) 50 ft. for minor collector

**Response:** There will be no opposing intersections with Trocadero Park, therefore this criteria does not apply.

- d) **Curb Extensions:**
  - 1) Curb extensions at intersections shall be shown on the Specific Area Plans required in subsection 4.125(.18)(C) through (F), below, and shall:
    - Not obstruct bicycle lanes on collector streets.

- Provide a minimum 20 foot wide clear distance between curb extensions all local residential street intersections shall have, shall meet minimum turning radius requirements of the Public Works Standards, and shall facilitate fire truck turning movements as required by the Fire District.

**Response:** Proposed curb extensions are shown on the *Circulation Plan* (see Notebook Section IIB), none of which are located on collector streets. The attached drawings illustrate that all street intersections will have a minimum 20-foot wide clear distance between curb extensions.

3. Street grades shall be a maximum of 6% on arterials and 8% for collector and local streets. Where topographic conditions dictate, grades in excess of 8%, but not more than 12%, may be permitted for short distances, as approved by the City Engineer, where topographic conditions or existing improvements warrant modification of these standards.

**Response:** No street grades will exceed 8%. All surrounding streets are local streets.

4. Centerline Radius Street Curves:

The minimum centerline radius street curves shall be as follows:

- a) Arterial streets: 600 feet, but may be reduced to 400 feet in commercial areas, as approved by City Engineer.
- b) Collector streets: 600 feet, but may be reduced to conform with the Public Works Standards, as approved by the City Engineer.
- c) Local streets: 75 feet

**Response:** All local streets will meet the minimum centerline radius street curve of 75 feet.

5. Rights-of-way:

- a) See (.09) (A), above.

**Response:** Rights-of-way will be dedicated and a waiver of remonstrance against the formation of a local improvement district will be recorded with recordation of a final plat in accordance with Section 4.177.

6. Access drives.

- a) See (.09) (A), above.
- b) 16 feet for two-way traffic.

**Response:** In accordance with Section 4.177, all access drives will be constructed with a hard surface capable of carrying a 23-ton load.



7. Clear Vision Areas

- a) See (.09) (A), above.

**Response:** Clear vision areas will be provided and maintained in compliance with the Section 4.177.

8. Vertical clearance:

- a) See (.09) (A), above.

**Response:** Vertical clearance will be provided and maintained in compliance with the Section 4.177.

9. Interim Improvement Standard:

- a) See (.09) (A), above.

**Response:** Interim Improvement Standards will be provided and maintained in compliance with the Section 4.177, if any interim improvements are determined to be necessary through the review process.

**(.10) SIDEWALK AND PATHWAY IMPROVEMENT STANDARDS**

**(.03) Sidewalks.** Sidewalks shall be provided on the public street frontage of all development. Sidewalks shall generally be constructed within the dedicated public right-of-way, but may be located outside of the right-of-way within a public easement with the approval of the City Engineer.

1. Sidewalk widths shall include a minimum through zone of at least five feet. The through zone may be reduced pursuant to variance procedures in Section 4.196, a waiver pursuant to Section 4.118, or by authority of the City Engineer for reasons of traffic operations, efficiency, or safety.
2. Within a Planned Development, the Development Review Board may approve a sidewalk on only one side. If the sidewalk is permitted on just one side of the street, the owners will be required to sign an agreement to an assessment in the future to construct the other sidewalk if the City Council decides it is necessary

**Response:** Sidewalks will be provided on the public street frontage of all development and will be located outside of the right-of-way within a public easement with the approval of the City Engineer. This will be in compliance with Section 4.177.

**(.11) Landscaping, Screening and Buffering**

- A. Except as noted below, the provisions of Section 4.176 shall apply in the Village zone:
1. Streets in the Village zone shall be developed with street trees as described in the Community Elements Book.

**Response:** The *Community Elements Book* includes the *Street Tree Master Plan* for SAP North. Trees planted in Trocadero Park of SAP North will comply with the *Street Tree Master Plan* and the appropriate standards of Section 4.176 as shown on the attached plans (see Section IIIB).

#### (.12) Master Signage and Wayfinding

**Response:** Any trail signage or signage associated with the transit stop, play area, or skatepark within Trocadero Park will comply with the SAP North *Master Signage & Wayfinding Plan*.

#### (.13) Design Principles Applying to the Village Zone

- A. The following design principles reflect the fundamental concepts, and support the objectives of the *Villebois Village Master Plan*, and guide the fundamental qualities of the built environment within the Village zone.
1. The design of landscape, streets, public places and buildings shall create a place of distinct character.
  2. The landscape, streets, public places and buildings within individual development projects shall be considered related and connected components of the *Villebois Village Master Plan*.
  3. The design of buildings shall functionally relate to adjacent open space, gateways, street orientation, and other features as shown in the *Villebois Village Master Plan*.
  4. The design of buildings and landscape shall functionally relate to sunlight, climate, and topography in a way that acknowledges these conditions as particular to the Willamette Valley.
  5. The design of buildings shall incorporate regional architectural character and regional building practices.
  6. The design of buildings shall include architectural diversity and variety in its built form.
  7. The design of buildings shall contribute to the vitality of the street environment through incorporation of storefronts, windows, and entrances facing the sidewalk.
  8. The design of streets and public spaces shall provide for and promote pedestrian safety, connectivity and activity.
  9. The design of buildings and landscape shall minimize the visual impact of, and screen views of off-street parking from streets.
  10. The design of exterior lighting shall minimize off-site impacts, yet enable functionality.

**Response:** The *Architectural Pattern Book*, and the *Community Elements Book* are intended to guide the Preliminary Development Plan and Final Development Plan applications to achieve a built environment that reflects the fundamental concepts and objectives of the *Villebois Village Master Plan*. The modification to PDP 2N, advancement of Trocadero Park, will further contribute to these principles (Section IIB and Section IIIB). The design of the landscape and public places will help create a place of distinct character; will be related and connected to the *Villebois Village Master Plan*; will functionally relate to open space, gateways, street orientation, and other features shown in the *Villebois Village Master Plan*; will promote pedestrian safety, connectivity and activity; will minimize the visual impact of off-street parking; and, through exterior lighting, will minimize off-site impacts, yet enable functionality.

**(.14) DESIGN STANDARDS APPLYING TO THE VILLAGE ZONE**

A. The following design standards implement the Design Principles found in (.13), above, and enumerate the architectural details and design requirements applicable to buildings and other features within the Village (V) zone. The Design Standards are based primarily on the features, types, and details of the residential traditions in the Northwest, but are not intended to mandate a particular style or fashion. All development within the Village zone shall incorporate the following:

2. Building and site design shall include:

- a. Proportions and massing of architectural elements consistent with those established in an approved Architectural Pattern Book or Village Center Architectural Standards.
- b. Materials, colors and architectural details executed in a manner consistent with the methods included in an approved Architectural Pattern Book, Community Elements Book or approved Village Center Design.

**Response:** The materials proposed for Trocadero Park are consistent with the approved *Community Elements Book* as shown in the approval criteria sections of this report. The *Village Center Architectural Standards* is not applicable to the proposed park uses. Site furnishings within Trocadero Park will be consistent with those shown in the *Community Elements Book* for SAP-North. The shelter and the restroom building will be designed to be compatible with surrounding architecture in the context of the park, and will be consistent with the SAP North Architectural Pattern Book as appropriate for this type of building.

- f. The protection of existing significant trees as identified in an approved Community Elements Book.

**Response:** No existing trees are located within the subject site.

- g. A landscape plan in compliance with Sections 4.125(.07) and (.11), above.

**Response:** A detailed landscape plan is provided with this application in accordance with the requirements of Section 4.125 (.07) and (.11), 4.176(.09), and 4.440(.01)B (see attached plans).

3. Lighting and site furnishings shall be in compliance with the approved Community Elements Book.

**Response:** Lighting and site furnishings as identified in the approved *Community Elements Book* for Trocadero Park are addressed in the approval criteria sections of this report.

#### (.18) Village Zone Development Permit Process

- B. Unique Features and Processes of the Village (V) Zone: To be developed, there are three (3) phases of project approval. Some of these phases may be combined, but generally the approvals move from the conceptual stage through to detailed architectural, landscape and site plan review in stages. All development within the Village zone shall be subject to the following processes:

2. Preliminary Development Plan (PDP) approval by the Development Review Board, as set forth in Sections 4.125(.18)(G) through (K) (Stage II equivalent), below. Following SAP approval, an applicant may file applications for Preliminary Development Plan approval (Stage II equivalent) for an approved phase in accordance with the approved SAP, and any conditions attached thereto. Land divisions may also be preliminarily approved at this stage. Except for land within the Central SAP or multifamily dwellings outside the Central SAP, application for a Zone Change and Final Development Plan (FDP) shall be made concurrently with an application for PDP approval. The SAP and PDP/FDP may be reviewed simultaneously when a common ownership exists.

Final Development Plan (FDP) approval by the Development Review Board or the Planning Director, as set forth in Sections 4.125(.18)(L) through (P) (Site Design Review equivalent), below, may occur as a separate phase for lands in the Central SAP or multi-family dwellings outside the Central SAP.

**Response:** Applications for a PDP and FDP are submitted concurrently, as outlined in the following sections. Section IIA includes more information about the proposed PDP 2N and SAP North modifications.

- L. Final Development Plan Approval Procedures (Equivalent to Site Design Review):
  1. Unless an extension has been granted by the Development Review Board as enabled by Section 4.023, within two (2) years after the approval of a PDP, an application for approval of a FDP shall:

- a. Be filed with the City Planning Division for the entire FDP, or when submission of the PDP in phases has been authorized by the development Review Board, for a phase in the approved sequence.
- b. Be made by the owner of all affected property or the owner's authorized agent.
- c. Be filed on a form prescribed by the City Planning Division and filed with said division and accompanied by such fee as the City Council may prescribe by resolution.
- d. Set forth the professional coordinator and professional design team for the project.

**Response:** This application is made by Polygon WLH, LLC, who is also one of the property owners. The application form can be found in Exhibit IB along with a copy of the vesting deed. The other two distinct owners, the City of Wilsonville and members of the Chang family, have authorized submittal of this application. The appropriate application form and fee have been filed with this submittal (copies of the application form and fee payment are included in Sections IB and IC, respectively, of this Notebook). The professional coordinator and professional design team for the project are listed in the Introductory Narrative (see Section IA of this Notebook).

**M. FDP Application Submittal Requirements:**

1. An application for approval of a FDP shall be subject to the provisions of Section 4.034.

**Response:** Section 4.034(.08), states that "Applications for development approvals within the Village zone shall be reviewed in accordance with the standards and procedures set forth in Section 4.125." The proposed FDP is reviewed in accordance with the standards and procedures set forth in Section 4.125, as demonstrated by this report.

**N. FDP Approval Procedures**

1. An application for approval of a FDP shall be subject to the provisions of Section 4.421.

**Response:** The provisions of Section 4.421 are addressed in the following sections of this report.

**O. FDP Refinements to an Approved Preliminary Development Plan**

1. In the process of reviewing a FDP for consistency with the underlying Preliminary Development Plan, the DRB may approve refinements, but not amendments, to the PDP. Refinements to the PDP may be approved by the Development Review Board, upon the applicant's detailed graphic demonstration of compliance with the criteria set forth in Section 4.125(.18)(O)(2), below.

- a. Refinements to the PDP are defined as:
  - i. Changes to the street network or functional classification of streets that do not significantly reduce circulation system function or connectivity for vehicles, bicycles or pedestrians.
  - ii. Changes to the nature or location of park type, trails, or open space that do not significantly reduce function, usability, connectivity, or overall distribution or availability of these uses in the PDP.
  - iii. Changes to the nature or location of utilities or storm water facilities that do not significantly reduce the service or function of the utility or facility.
  - iv. Changes to the location or mix of land uses that do not significantly alter the overall distribution or availability of uses in the affected PDP. For purposes of this subsection, “land uses” or “uses” are defined in the aggregate, with specialty condos, mixed use condos, urban apartments, condos, village apartments, neighborhood apartments, row houses and small detached uses comprising a land use group and medium detached, standard detached, large and estate uses comprising another. [Section 4.125(.18)(O)(1)(a)(iv) amended by Ord. No. 587, 5/16/05.]
  - v. Changes that are significant under the above definitions, but necessary to protect an important community resource or substantially improve the functioning of collector or minor arterial streets. [Amended by Ord. 682, 9/9/10]
- b. As used herein, “significant” means:
  - i. More than ten percent of any quantifiable matter, requirement, or performance measure, as specified in (.18)(O)(1)(a), above, or,
  - ii. That which negatively affects an important, qualitative feature of the subject, as specified in (.18)(F)(1)(a), above.

**Response:** No refinements to the PDP are proposed, since the FDP is submitted concurrent with the SAP/PDP modifications.

3. Amendments to the PDP must follow the same procedures applicable to adoption of the PDP itself. Amendments are defined as changes to elements of the PDP not constituting a refinement.

**Response:** The FDP application does not propose any amendments to the PDP.

#### P. FDP Approval Criteria

1. An application for approval of a FDP shall be subject to the provisions of Section 4.421.

**Response:** The provisions of Section 4.421 are addressed in the following sections of this report.

2. An application for an FDP shall demonstrate that the proposal conforms to the applicable Architectural Pattern Book, Community Elements Book, Village Center Design and any other conditions of a previously approved PDP.

**Response:** This application addresses Trocadero Park which includes a restroom and a shelter. The restroom and the shelter will be generally consistent with the *Architectural Pattern Book* standards and surrounding architecture. The *Village Center Architectural Standards* is not applicable to the subject area, as it is outside the Village Center. The proposed application is consistent with the conditions of the approved SAP North. Conformance of the proposed park with the *Community Elements Book* for SAP North is demonstrated as follows.

#### **LIGHTING MASTER PLAN**

**Response:** Lighting shown on the attached plans is consistent with the Lighting Master Plan Diagram shown on page 3-4 of the *Community Elements Book* for SAP North.

#### **CURB EXTENSIONS**

**Response:** Curb extensions for pedestrian accommodation are shown in the *Community Elements Book* at the intersection of Paris Avenue and Palermo Avenue, and Orleans Avenue and Palermo Avenue. These intersections will include the identified curb extensions at their ultimate buildout as shown on the attached plans (See Exhibit IIIB).

#### **STREET TREE MASTER PLAN**

**Response:** The location and species of street trees shown on the attached plans is consistent with the Street Tree Master Plan Diagram and List shown on pages 8-10 of the *Community Elements Book* for SAP North.

#### **SITE FURNISHINGS**

**Response:** The furnishings shown the attached plans were selected to maintain the identity and continuity of Villebois. The site furnishings shown are consistent

with those described in the Site Furnishings Concept shown on pages 13-16 of the *Community Elements Book*.

#### TREE PROTECTION

**Response:** There are no existing trees on Trocadero Park.

#### PLANT LIST

**Response:** The *Community Elements Book* for SAP North contains a Plant List (pages 19-21) of non-native and native trees, shrubs, and herbs/grasses for species to be used within SAP North. The attached plans list the plants that will be planted in Trocadero Park. The proposed plantings are consistent with the Plant List in the SAP - North *Community Elements Book*.

#### GENERAL DEVELOPMENT REGULATIONS

##### SECTION 4.154. ON-SITE PEDESTRIAN ACCESS AND CIRCULATION

##### (.01) On-site Pedestrian Access and Circulation

- A. The purpose of this section is to implement the pedestrian access and connectivity policies of the Transportation System Plan. It is intended to provide for safe, reasonably direct, and convenient pedestrian access and circulation.
- B. Standards. Development shall conform to all of the following standards:
  1. Continuous Pathway System. A pedestrian pathway system shall extend throughout the development site and connect to adjacent sidewalks, and to all future phases of the development, as applicable.

**Response:** The Tonquin Regional trail connects to adjacent sidewalks, areas within Trocadero Park, and other areas of Villebois. There is also a pedestrian sidewalk that connects the eastern and western areas of Trocadero Park.

2. Safe, Direct, and Convenient. Pathways within developments shall provide safe, reasonably direct, and convenient connections between primary building entrances and all adjacent parking areas, recreational areas/playgrounds, and public rights-of-way and crosswalks based on all of the following criteria:
  - a. Pedestrian pathways are designed primarily for pedestrian safety and convenience, meaning they are free from hazards and provide a reasonably smooth and consistent surface.
  - b. The pathway is reasonably direct. A pathway is reasonably direct when it follows a route between destinations that does not involve a significant amount of unnecessary out-of-direction travel.



- c. The pathway connects to all primary building entrances and is consistent with the Americans with Disabilities Act (ADA) requirements.
- d. All parking lots larger than three acres in size shall provide an internal bicycle and pedestrian pathway pursuant to Section 4.155(.03)(B.)(3.)(d.).

**Response:** The pathways will provide safe, reasonably direct, and convenient connections between areas of the park and between SW Paris Avenue Loop and SW Berlin Road as shown in Section IIB. This pedestrian path runs through the park and connects to the restrooms and the shelter. There are no parking lots on proposed site.

3. **Vehicle/Pathway Separation.** Except as required for crosswalks, per subsection 4, below, where a pathway abuts a driveway or street it shall be vertically or horizontally separated from the vehicular lane. For example, a pathway may be vertically raised six inches above the abutting travel lane, or horizontally separated by a row of bollards.

**Response:** The pathways are separated vertically through a curb raised six inches above the abutting travel lane.

4. **Crosswalks.** Where a pathway crosses a parking area or driveway, it shall be clearly marked with contrasting paint or paving materials (e.g., pavers, lightcolor concrete inlay between asphalt, or similar contrast).

**Response:** There are no pathways crossing a parking area or driveway in Trocadero Park.

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

**Response:** Primary pathways, as well as pedestrian trails and secondary pathways, will be constructed of concrete.

6. **All pathways shall be clearly marked with appropriate standard signs.**

**Response:** All pathways will be marked with signage previously approved by the SAP North *Signage and Wayfinding Plan*.

#### SECTION 4.156. SIGN REGULATIONS

**Response:** No amendments are proposed to the SAP North *Master Signage & Wayfinding Plan*.

#### SECTION 4.176. LANDSCAPING, SCREENING & BUFFERING

##### (.02) Landscaping and Screening Standards.

**Response:** Landscaping within Trocadero Park is shown on the attached plans. The applicable provisions of Section 4.176 are addressed below. This application reflects the provision of street trees consistent with that shown in the SAP North *Community Elements Book*.

##### (.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:** Trocadero Park includes more than 15% landscaping as shown in the attached plans.

##### (.04) Buffering and Screening.

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

- A. All intensive or higher density developments shall be screened and buffered from less intense or lower density developments.
- B. Activity areas on commercial and industrial sites shall be buffered and screened from adjacent residential areas. Multi-family developments shall be screened and buffered from single-family areas.
- C. All exterior, roof and ground mounted, mechanical and utility equipment shall be screened from ground level off-site view from adjacent streets or properties.
- D. All outdoor storage areas shall be screened from public view, unless visible storage has been approved for the site by the Development Review Board or Planning Director acting on a development permit.

- E. In all cases other than for industrial uses in industrial zones, landscaping shall be designed to screen loading areas and docks, and truck parking.
- F. In any zone any fence over six (6) feet high measured from soil surface at the outside of fenceline shall require Development Review Board approval.

**Response:** None of the above-listed areas or uses exist within Trocadero Park. Therefore, no buffering or screening is required in relation to the application.

**(.05) Sight-Obscuring Fence or Planting.**

The use for which a sight-obscuring fence or planting is required shall not begin operation until the fence or planting is erected or in place and approved by the City. A temporary occupancy permit may be issued upon a posting of a bond or other security equal to one hundred ten percent (110%) of the cost of such fence or planting and its installation. (See Sections 4.400 to 4.470 for additional requirements.)

**Response:** No sight-obscuring fence or planting is required in this application area.

**(.06) Plant Materials.**

- A. **Shrubs and Ground Cover.** All required ground cover plants and shrubs must be of sufficient size and number to meet these standards within three (3) years of planting. Non-horticultural plastic sheeting or other impermeable surface shall not be placed under mulch. Surface mulch or bark dust are to be fully raked into soil of appropriate depth, sufficient to control erosion, and are confined to areas around plantings. Areas exhibiting only surface mulch, compost or barkdust are not to be used as substitutes for plants areas.
  - 1. **Shrubs.** All shrubs shall be well branched and typical of their type as described in current AAN Standards and shall be equal to or better than 2-gallon containers and 10" to 12" spread.

**Response:** As shown on the attached plans any shrubs will be equal to or better than 2-gallon size with a 10 to 12 inch spread. Any shrubs will be well branched and typical of their type as described in current AAN standards.

- 2. **Ground cover.** Shall be equal to or better than the following depending on the type of plant materials used: Gallon containers spaced at 4 feet on center minimum, 4" pot spaced 2 feet on center minimum, 2-1/4" pots spaced at 18 inch on center minimum. No bare root planting shall be permitted. Ground cover shall be sufficient to cover at least 80% of the bare soil in required landscape areas within three (3) years of planting. Where wildflower seeds are

designated for use as a ground cover, the City may require annual re-seeding as necessary.

**Response:** As shown on the attached plans any ground covers will be at least 4" pots and spaced appropriately. These plants will be installed as required.

4. Plant materials under trees or large shrubs. Appropriate plant materials shall be installed beneath the canopies of trees and large shrubs to avoid the appearance of bare ground in those locations.

**Response:** As shown on the attached plans any plant materials installed under trees or large shrubs will comply with this standard.

- B. Trees. All trees shall be well-branched and typical of their type as described in current American Association of Nurserymen (AAN) Standards and shall be balled and burlapped. The trees shall be grouped as follows:

1. Primary trees which define, outline or enclose major spaces, such as Oak, Maple, Linden, and Seedless Ash, shall be a minimum of 2" caliper.
2. Secondary trees which define, outline or enclose interior areas, such as Columnar Red Maple, Flowering Pear, Flame Ash, and Honeylocust, shall be a minimum of 1-3/4" to 2" caliper.
3. Accent trees which, are used to add color, variation and accent to architectural features, such as Flowering Pear and Kousa Dogwood, shall be 1-3/4" minimum caliper.
4. Large conifer trees such as Douglas Fir or Deodar Cedar shall be installed at a minimum height of eight (8) feet.
5. Medium-sized conifers such as Shore Pine, Western Red Cedar or Mountain Hemlock shall be installed at a minimum height of five to six (5 to 6) feet.

**Response:** As shown on the attached plans, any proposed tree species have been selected from the Villebois Plant List in the *Community Elements Book*. Any proposed trees meet the minimum 2" caliper code requirement or the minimum height requirement for conifers as appropriate. Any proposed trees will be well-branched, typical of their type as described in current AAN, and balled and burlapped.

- C. Where a proposed development includes buildings larger than twenty-four (24) feet in height or greater than 50,000 square feet in footprint area, the Development Review Board may require larger or more mature plant materials:

**Response:** This standard does not apply to the proposed park use.

- D. Street Trees.

**Response:** Street trees shown in the plans for this application are consistent with the Street Tree Master Plan in the SAP North *Community Elements Book*.

**E. Types of Plant Species.**

1. Existing landscaping or native vegetation may be used to meet these standards, if protected and maintained during the construction phase of the development and if the plant species do not include any that have been listed by the City as prohibited. The existing native and non-native vegetation to be incorporated into the landscaping shall be identified.

**Response:** The site is currently an open field. There are no existing trees.

2. Selection of plant materials. Landscape materials shall be selected and sited to produce hardy and drought-tolerant landscaping. Selection shall be based on soil characteristics, maintenance requirements, exposure to sun and wind, slope and contours of the site, and compatibility with other vegetation that will remain on the site. Suggested species lists for street trees, shrubs and groundcovers shall be provided by the City of Wilsonville.

**Response:** All proposed landscaping materials are selected from the Villebois Plant List in the *Community Elements Book*. Specific materials were selected to best meet the site characteristics of the property and Trocadero Park design.

3. Prohibited plant materials. The City may establish a list of plants that are prohibited in landscaped areas. Plants may be prohibited because they are potentially damaging to sidewalks, roads, underground utilities, drainage improvements, or foundations, or because they are known to be invasive to native vegetation.

**Response:** No plant materials listed as “Prohibited Plant Species” on the Villebois Plant List are included in the proposed landscaping.

**F. Tree Credit.**

**Response:** Tree credits are not applicable to this application.

- G. Exceeding Standards.** Landscape materials that exceed the minimum standards of this Section are encouraged, provided that height and vision clearance requirements are met.

- H. Compliance with Standards.** The burden of proof is on the applicant to show that proposed landscaping materials will comply with the purposes and standards of this Section.

**Response:** The attached plans and this report demonstrate that the proposed landscaping complies with the standards of the Wilsonville Development Code and the *Community Elements Book*.

**(.07) Installation and Maintenance.**

- A. Installation.** Plant materials shall be installed to current industry standards and shall be properly staked to assure survival. Support devices (guy wires, etc.) shall not be allowed to interfere with normal pedestrian or vehicular movement.
- B. Maintenance.** Maintenance of landscaped areas is the on-going responsibility of the property owner. Any landscaping installed to meet the requirements of this Code, or any condition of approval established by a City decision-making body acting on an application, shall be continuously maintained in a healthy, vital and acceptable manner. Plants that die are to be replaced in kind, within one growing season, unless appropriate substitute species are approved by the City. Failure to maintain landscaping as required in this Section shall constitute a violation of this Code for which appropriate legal remedies, including the revocation of any applicable land development permits, may result.
- C. Irrigation.** The intent of this standard is to assure that plants will survive the critical establishment period when they are most vulnerable due to a lack of watering and also to assure that water is not wasted through unnecessary or inefficient irrigation. Approved irrigation system plans shall specify one of the following:
  - 1.** A permanent, built-in, irrigation system with an automatic controller. Either a spray or drip irrigation system, or a combination of the two, may be specified.
  - 2.** A permanent or temporary system designed by a landscape architect licensed to practice in the State of Oregon, sufficient to assure that the plants will become established and drought-tolerant.
  - 3.** Other irrigation system specified by a licensed professional in the field of landscape architecture or irrigation system design.
  - 4.** A temporary permit issued for a period of one year, after which an inspection shall be conducted to assure that the plants have become established. Any plants that have died, or that appear to the Planning Director to not be thriving, shall be appropriately replaced within one growing season. An inspection fee and a maintenance bond or other security sufficient to cover all costs of replacing the plant materials shall be provided, to the satisfaction of the Community Development Director. Additionally, the applicant shall provide the City with a written license or easement to enter

the property and cause any failing plant materials to be replaced.

**Response:** Plants will be installed and maintained properly. An irrigation system will be installed as needed. Additional details about the irrigation system will be provided with construction plans.

- D. Protection. All required landscape areas, including all trees and shrubs, shall be protected from potential damage by conflicting uses or activities including vehicle parking and the storage of materials.

**Response:** The attached planting plans demonstrate that all landscape areas will be located off the street and protected from potential damage by vehicle travel along streets and alleys.

**(.08) Landscaping on Corner Lots.**

All landscaping on corner lots shall meet the vision clearance standards of Section 4.177. If high screening would ordinarily be required by this Code, low screening shall be substituted within vision clearance areas. Taller screening may be required outside of the vision clearance area to mitigate for the reduced height within it.

**Response:** Landscaping will meet the vision clearance standards.

**(.09) Landscape Plans.**

Landscape plans shall be submitted showing all existing and proposed landscape areas. Plans must be drawn to scale and show the type, installation size, number and placement of materials. Plans shall include a plant material list. Plants are to be identified by both their scientific and common names. The condition of any existing plants and the proposed method of irrigation are also to be indicated. Landscape plans shall divide all landscape areas into the following categories based on projected water consumption for irrigation:

- A. High water usage areas (+/- two (2) inches per week): small convoluted lawns, lawns under existing trees, annual and perennial flower beds, and temperamental shrubs;
  - B. Moderate water usage areas (+/- one (1) inch per week): large lawn areas, average water-using shrubs, and trees;
  - C. Low water usage areas (Less than one (1) inch per week, or gallons per hour): seeded field grass, swales, native plantings, drought-tolerant shrubs, and ornamental grasses or drip irrigated areas.
  - D. Interim or unique water usage areas: areas with temporary seeding, aquatic plants, erosion control areas, areas with temporary irrigation systems, and areas with special water-saving features or water harvesting irrigation capabilities.
- These categories shall be noted in general on the plan and on the plant material list.

**Response:** The attached plans include the required information listed in Section 4.176(.09).

**(.10) Completion of Landscaping.**

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

**Response:** The applicant does not anticipate deferring the installation of plant materials. Should it be necessary to defer installation of plant materials, the applicant will apply for a temporary permit.

**(.11) Street Trees Not Typically Part of Site Landscaping.**

Street trees are not subject to the requirements of this Section and are not counted toward the required standards of this Section. Except, however, that the Development Review Board may, by granting a waiver or variance, allow for special landscaping within the right-of-way to compensate for a lack of appropriate on-site locations for landscaping. See subsection (.06), above, regarding street trees.

**Response:** Street trees are not counted toward the required standards of this Section.

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

**Response:** No mitigation or restoration plantings are required.

**SECTION 4.177. STREET IMPROVEMENT STANDARDS**

**(.01) Except as specifically approved by the Development Review Board, all street and access improvements shall conform to the Street System Master Plan, together with the following standards:**

**H. Access drives and lanes.**

**Response:** Trocadero Park is accessible from the adjacent streets as shown on the attached plans. All streets accommodate 2-way traffic.

**I. Corner or clear vision area.**



1. A clear vision area shall be maintained on each corner of property at the intersection of any two streets, a street and a railroad or a street and a driveway. No structures, plantings, or other obstructions that would impede visibility between the height of 30 inches and 10 feet shall be allowed within said area. Measurements shall be made from the top of the curb, or, when there is no curb, from the established street center line grade. However, the following items shall be exempt:
  - a. Light and utility poles with a diameter less than 12 inches.
  - b. An existing tree, trimmed to the trunk, 10 feet above the curb.
  - c. Official warning or street sign.
  - d. Natural contours where the natural elevations are such that there can be no cross-visibility at the intersection and necessary excavation would result in an unreasonable hardship on the property owner or deteriorate the quality of the site.

**Response:** Landscaping at the corners of the park will be less than 30 inches in height to assure that visibility is not blocked.

#### **SITE DESIGN REVIEW**

##### **SECTION 4.400. PURPOSE.**

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

**Response:** Trocadero Park is not in the business, commercial, industrial, or residential areas of the City. The proposed landscaping within Trocadero Park is designed in compliance with the standards for Villebois, so the entire development will have a cohesive, harmonious appearance, creating a desirable place of residence and adding to the overall quality of life.

**(.02) The City Council declares that the purposes and objectives of site development requirements and the site design review procedure are to:**

- A. **Assure that Site Development Plans are designed in a manner that insures proper functioning of the site and maintains a high quality visual environment.**

**Response:** Trocadero Park is designed to assure proper functioning of the site and to maintain an aesthetically pleasing environment. The proposed landscaping and park design will add to the quality of the environment as well as the functioning of the site.

- B. **Encourage originality, flexibility and innovation in site planning and development, including the architecture, landscaping and graphic design of said development;**

**Response:** The application includes landscaping as shown on the attached plans, which will enhance the visual environment of the site. Pedestrian connections to sidewalks, trails, and adjacent areas will be provided to enhance the site's connectivity to surrounding uses.

- C. **Discourage monotonous, drab, unsightly, dreary and inharmonious developments;**

**Response:** The subject area will include landscaping as shown on the attached plans. Landscaping will consist of an appropriate mixture of ground cover, shrubs, and trees selected from the Villebois Plant List to create a harmonious appearance throughout the larger Villebois development. The proposed landscaping and hardscaping will contribute to an interesting and aesthetically appealing development.

- D. **Conserve the City's natural beauty and visual character and charm by assuring that structures, signs and other improvements are properly related to their sites, and to surrounding sites and structures, with due regard to the aesthetic qualities of the natural terrain and landscaping, and that proper attention is given to exterior appearances of structures, signs and other improvements;**

**Response:** Trocadero Park will incorporate landscaping that makes sense for a Pacific Northwest community, while matching the City's natural beauty and visual character.

- E. **Protect and enhance the City's appeal and thus support and stimulate business and industry and promote the desirability of investment and occupancy in business, commercial and industrial purposes;**

**Response:** Trocadero Park activities, along with pedestrian connections to adjacent residences and streets, will help to maintain the appeal of Villebois as a unique and attractive community in which to live, work, and recreate. Residents of Villebois will stimulate the local economy by opening new businesses and thus creating jobs and by spending money in existing businesses.

- F. **Stabilize and improve property values and prevent blighted areas and, thus, increase tax revenues;**

**Response:** Trocadero Park will create neighborhood amenities that will help to maintain property values in this new community. The Villebois Village Center Homeowners Association will ensure that this area is properly maintained over time.

- G. **Insure that adequate public facilities are available to serve development as it occurs and that proper attention is given to site planning and development so as to not adversely impact the orderly, efficient and economic provision of public facilities and services.**

**Response:** The process used to plan for Villebois incorporates a tiered system that originates at the *Villebois Village Master Plan*. The *Master Plan* shows how facilities, including parks and open space, are distributed and available to residents throughout Villebois. This application is consistent with the SAP North and the *Villebois Village Master Plan*, and therefore, complies with this criterion.

- H. **Achieve the beneficial influence of pleasant environments for living and working on behavioral patterns and, thus, decrease the cost of governmental services and reduce opportunities for crime through careful consideration of physical design and site layout under defensible space guidelines that clearly define all areas as either public, semi-private, or private, provide clear identity of structures and opportunities for easy surveillance of the site that maximize resident control of behavior -- particularly crime;**

**Response:** The *Villebois Village Master Plan* shows that the community will include a variety of housing options (living) and the Village Center will contain places for employment (working). This application shows Trocadero Park which will enhance surrounding residential areas. Residents who will surround the parks and open spaces will provide on-going surveillance and control.

- I. **Foster civic pride and community spirit so as to improve the quality and quantity of citizen participation in local government and in community growth, change and improvements;**

**Response:** The City and Villebois Master Planner, as well as the Applicant, are working in partnership with nearby residents, property owners, and local and regional governments to create a complete, livable, pedestrian-oriented community that will be an asset to the City of Wilsonville and Portland region. This partnership has generated citizen participation in the project and the unique design shall foster civic pride and community spirit amongst the residents of Villebois.

- J. **Sustain the comfort, health, tranquility and contentment of residents and attract new residents by reason of the City's favorable environment and, thus, to promote and protect the peace, health and welfare of the City.**

**Response:** The design of the Villebois Village revolves around three guiding principles: connectivity, diversity, and sustainability. These principles are intended to sustain the comfort, health, tranquility, and contentment of Villebois residents, while also promoting and protecting the peace, health and welfare of the City. *Connectivity* refers to creating connections between Villebois neighborhoods and between Villebois and other parts of the City and region for multiple modes of transportation. *Diversity* includes multiple choices of housing styles, housing affordability, recreation, employment, goods and services, and infrastructure for transportation. *Sustainability* involves the protection of natural resources and open space, energy conservation, and storm and rainwater management. Trocadero Park will help further the community's long-term guiding principles.

**SECTION 4.421. CRITERIA AND APPLICATION OF DESIGN STANDARDS.**

**(.01)** The following standards shall be utilized by the Board in reviewing the plans, drawings, sketches and other documents required for Site Design Review. These standards are intended to provide a frame of reference for the applicant in the development of site and building plans as well as a method of review for the Board. These standards shall not be regarded as inflexible requirements. They are not intended to discourage creativity, invention and innovation. The specifications of one or more particular architectural styles is not included in these standards. (Even in the Boones Ferry Overlay Zone, a range of architectural styles will be encouraged.)

- A. Preservation of Landscape.** The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soils removal, and any grade changes shall be in keeping with the general appearance of neighboring developed areas.

**Response:** As shown in the attached plans, proposed plant materials are drawn from the Villebois Plant List, which includes native species, to ensure consistency of general appearance within the Villebois community.

- B. Relation of Proposed Buildings to Environment.** Proposed structures shall be located and designed to assure harmony with the natural environment, including protection of steep slopes, vegetation and other naturally sensitive areas for wildlife habitat and shall provide proper buffering from less intensive uses in accordance with Sections 4.171 and 4.139 and 4.139.5. The achievement of such relationship may include the enclosure of space in conjunction with other existing buildings or other proposed buildings and the creation of focal points with respect to avenues of approach, street access or relationships to natural features such as vegetation or topography.

**Response:** Chapter 3 of the *Villebois Village Master Plan* takes into account scenic views, topography, existing vegetation, and other natural features in the design and location of parks and open spaces in the Villebois development. The application area does not include any steep slopes, wetlands, flood plains, SROZ areas, or sensitive wildlife habitat areas. The application includes all elements

specified for Trocadero Park within the *Master Plan*, except as proposed to be refined with the PDP as described in Section 4.125(.18)(J).

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

**Response:** No driveways or parking areas are proposed or required with this application. Trocadero Park is accessible from adjacent streets and pathways, as shown on the attached plans.

- 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:** The application is consistent with grading and drainage planned for Trocadero Park. This system has been carefully designed so as not to adversely affect neighboring properties.

- E. **Utility Service.** Any utility installations above ground shall be located so as to have an harmonious relation to neighboring properties and site. The proposed method of sanitary and storm sewage disposal from all buildings shall be indicated.

**Response:** The application is consistent with the utilities planned for Trocadero Park. This system has been carefully designed so as not to adversely affect neighboring properties.

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

**Response:** No advertising features are proposed in this application.

- G. **Special Features.** Exposed storage areas, exposed machinery installations, surface areas, truck loading areas, utility buildings and structures and similar accessory areas and structures shall be subject to such setbacks, screen plantings or other screening methods as shall be required to prevent their being incongruous with the existing or contemplated environment and its surrounding

properties. Standards for screening and buffering are contained in Section 4.176.

**Response:** This application does not propose any exposed storage areas, exposed machinery installations, surface areas, truck loading areas, utility buildings and structures or other accessory areas and structures. Compliance with Section 4.176 is addressed earlier in this report.

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

**Response:** A 20' x 20' shelter is proposed in Trocadero Park. The shelter and restroom building will adhere to the standards outlined in Sections (a) through (g).

(.03) The Board shall also be guided by the purpose of Section 4.400, and such objectives shall serve as additional criteria and standards.

**Response:** Compliance with the purpose of Section 4.400 has been addressed earlier in this report.

#### SECTION 4.440. PROCEDURE.

(.01) Submission of Documents.

A prospective applicant for a building or other permit who is subject to site design review shall submit to the Planning Department, in addition to the requirements of Section 4.035, the following:

- A. A site plan, drawn to scale, showing the proposed layout of all structures and other improvements including, where appropriate, driveways, pedestrian walks, landscaped areas, fences, walls, off-street parking and loading areas, and railroad tracks. The site plan shall indicate the location of entrances and exits and direction of traffic flow into and out of off-street parking and loading areas, the location of each parking space and each loading berth and areas of turning and maneuvering vehicles. The site plan shall indicate how utility service and drainage are to be provided.
- B. A Landscape Plan, drawn to scale, showing the location and design of landscaped areas, the variety and sizes of trees and plant materials to be planted on the site, the location and design of landscaped areas, the varieties, by scientific and common name, and sizes of trees and plant materials to be retained or planted on the site, other pertinent landscape features, and irrigation systems required to maintain trees and plant materials. An inventory, drawn at the same scale as the Site Plan, of existing trees of 4" caliper or more is required. However, when large areas of trees are proposed to be retained undisturbed, only a survey identifying the location and size of all perimeter trees in the mass is necessary.

- C. Architectural drawings or sketches, drawn to scale, including floor plans, in sufficient detail to permit computation of yard requirements and showing all elevations of the proposed structures and other improvements as they will appear on completion of construction. Floor plans shall also be provided in sufficient detail to permit computation of yard requirements based on the relationship of indoor versus outdoor living area, and to evaluate the floor plan's effect on the exterior design of the building through the placement and configuration of windows and doors.
- D. A Color Board displaying specifications as to type, color, and texture of exterior surfaces of proposed structures. Also, a phased development schedule if the development is constructed in stages.
- E. A sign plan, drawn to scale, showing the location, size, design, material, color and methods of illumination of all exterior signs.
- F. The required application fee.

**Response:** The plans meet the requirements of Section 4.440 (.01). A copy of the application fee submitted is included in Exhibit IB of this notebook. Architectural drawings and a color board are not required as the application proposes park use.

**SECTION 4.450. INSTALLATION OF LANDSCAPING.**

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

**Response:** The applicant understands that they must provide a security to guarantee installation of the proposed landscaping.

**(.02)** Action by the City approving a proposed landscape plan shall be binding upon the applicant. Substitution of plant materials, irrigation systems, or other aspects of an approved landscape plan shall not be made without official action of the Planning Director or Development Review Board, as specified in this Code.

**Response:** The applicant understands that changes to the landscape plan included in this application cannot be made without official action of the Planning Director or the Development Review Board.

(.03) All landscaping shall be continually maintained, including necessary watering, weeding, pruning, and replacing, in a substantially similar manner as originally approved by the Board, unless altered with Board approval.

**Response:** The applicant understands that they are responsible for the ongoing maintenance of the proposed landscaping.

(.04) If a property owner wishes to add landscaping for an existing development, in an effort to beautify the property, the Landscape Standards set forth in Section 4.176 shall not apply and no Plan approval or permit shall be required. If the owner wishes to modify or remove landscaping that has been accepted or approved through the City's development review process, that removal or modification must first be approved through the procedures of Section 4.010.

**Response:** This application does not include any existing development; therefore this criterion does not apply.

## II. CONCLUSION

This Supporting Compliance Report demonstrates compliance with the applicable requirements of the City of Wilsonville Planning & Land Development Ordinance for the requested Final Development Plan for Trocadero Park. Therefore, the applicant requests approval of this application.



IIIB)

Reduced Drawings

# TROCADERO PARK REGIONAL PARK 5 (RP5) PRELIMINARY DEVELOPMENT PLAN & FINAL DEVELOPMENT PLAN

TL 542, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SECTION 15 AND  
PART OF TL 800, TL 1100 TOWNSHIP 3 SOUTH, RANGE 1 WEST, SECTION 15.  
CITY OF WILSONVILLE, OREGON

**APPLICANT:**

POLYGON WLH, LLC  
109 E. 13TH ST.  
VANCOUVER, WA 98660  
[P] 503-221-1920  
CONTACT: FRED GAST

**PROPERTY OWNER:**

POLYGON AT VILLEBOIS, III, LLC  
109 E. 13TH ST.  
VANCOUVER, WA 98660  
[P] 503-221-1920  
CONTACT: FRED GAST

VICTOR G CHANG  
JU-TSUN CHANG  
FREDDIE C. TSENG  
ROGER (CHEN-SUNG) CHANG  
ALLEN Y. CHANG

CITY OF WILSONVILLE  
29799 SW TOWN CENTER LOOP EAST  
WILSONVILLE, OR 97070  
[P] 503-682-4960

**PLANNER:**

PACIFIC COMMUNITY DESIGN, INC  
12564 SW MAIN STREET  
TIGARD, OR 97223  
[P] 503-941-9484  
CONTACT: STACY CONNERY, AICP

**CIVIL ENGINEER:**

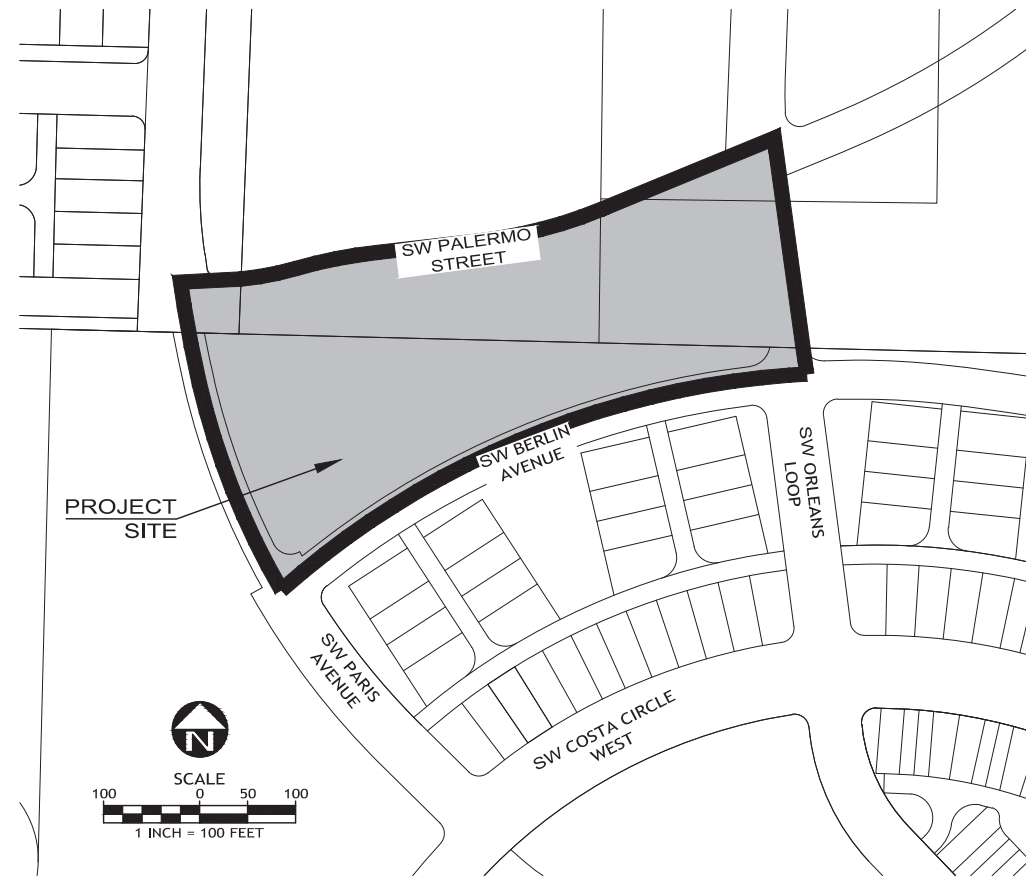
PACIFIC COMMUNITY DESIGN, INC  
12564 SW MAIN STREET  
TIGARD, OR 97223  
[P] 503-941-9484  
CONTACT: KC SCHWARTZKOPH, PE

**SURVEYOR:**

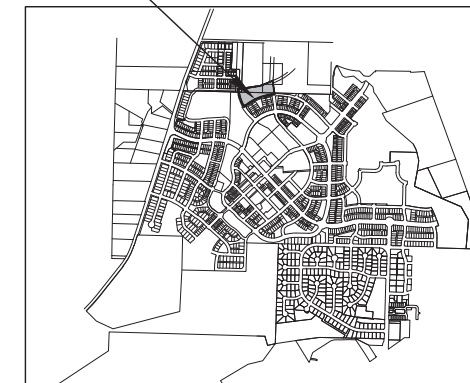
PACIFIC COMMUNITY DESIGN, INC  
12564 SW MAIN STREET  
TIGARD, OR 97223  
[P] 503-941-9484  
CONTACT: TRAVIS JANSEN, PLS, PE

**LANDSCAPE ARCHITECT:**

PACIFIC COMMUNITY DESIGN, INC  
12564 SW MAIN STREET  
TIGARD, OR 97223  
[P] 503-941-9484  
CONTACT: KERRY LANKFORD, RLA



PROJECT SITE



VICINITY MAP  
NTS

**SHEET INDEX:**

- 1 COVER SHEET
- 2 EXISTING CONDITIONS
- 3 SITE/LAND USE/PARKING/CIRCULATION PLAN
- 4 PRELIMINARY GRADING/EROSION CONTROL PLAN
- 5 COMPOSITE UTILITY PLAN
  
- L1.01 LANDSCAPE LAYOUT PLAN
- L1.02 SKATE PARK LAYOUT PLAN
- L1.03 SKATE PARK DETAILS
- L2.01 PLANTING PLAN
- L3.01 LANDSCAPE DETAILS
- L3.02 LANDSCAPE DETAILS

**GEOTECHNICAL ENGINEER:**

GEODESIGN, INC.  
15575 SW SEQUOIA PARKWAY, SUITE 100  
PORTLAND, OR 97224  
[P] 503-968-8787  
CONTACT: CRAIG WARE, PE

**BENCHMARK:**

OREGON STATE PLANE COORDINATE 5818 LOCATED  
IN MOMUMENT BOX IN CENTERLINE OF TOOZE ROAD  
0.2 MILES WEST OF 110TH AVE.

ELEVATION DATUM: NAVD 88, ELEVATION = 202.991

**UTILITIES & SERVICES:**

WATER:	CITY OF WILSONVILLE
STORM:	CITY OF WILSONVILLE
SEWER:	CITY OF WILSONVILLE
POWER:	PORTLAND GENERAL ELECTRIC
GAS:	NORTHWEST NATURAL
FIRE:	TUALATIN VALLEY FIRE & RESCUE
POLICE:	CLACKAMAS COUNTY SHERIFF
SCHOOL:	WEST LINN / WILSONVILLE SCHOOL DISTRICT 3JT
PARKS:	CITY OF WILSONVILLE
PHONE:	FRONTIER
WASTE DISPOSAL:	UNITED DISPOSAL SERVICE
CABLE:	COMCAST



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TROCADERO PARK

Preliminary  
Development Plan  
&  
Final Development  
Plan

COVER SHEET



DATE 8/11/15





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TROCADERO PARK

Preliminary  
Development Plan  
&  
Final Development  
Plan

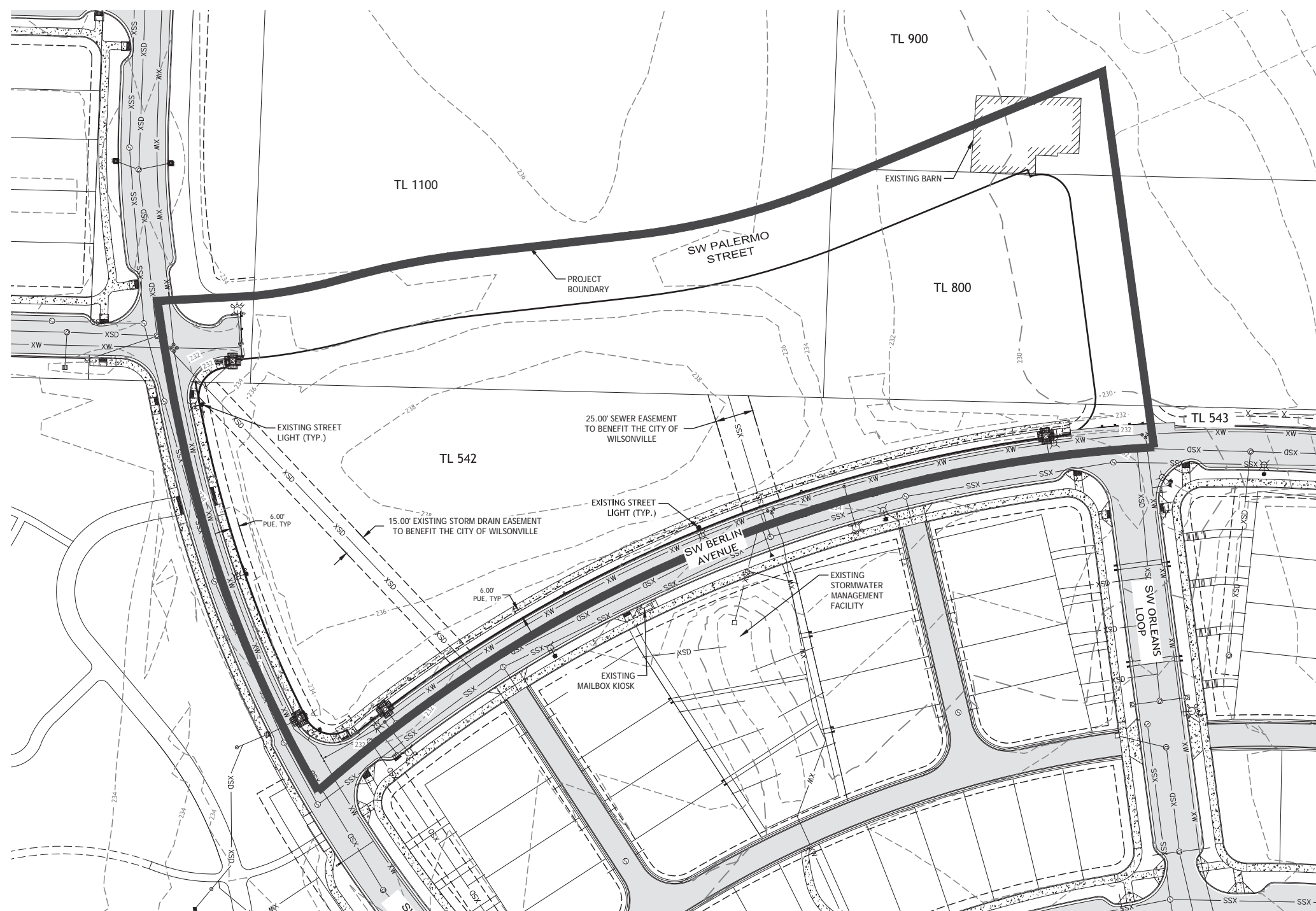
EXISTING  
CONDITIONS  
PLAN

DATE 8/11/15

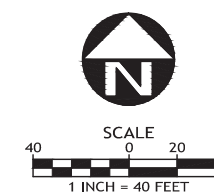
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**LEGEND**

- SITE BOUNDARY
- - - - - EX 2-FT CONTOUR
- - - - - EX 10-FT CONTOUR
- XSS — EX SANITARY SEWER
- XSD — EX STORM DRAIN
- XW — EX WATER LINE
- XT — EX TELEPHONE LINE
- XG — EX GAS LINE
- OIL — EX OIL LINE
- █ EX PAVEMENT
- █ EX SIDEWALK
- ⊗ EX SANITARY CLEANOUT
- ⊙ EX STORM MANHOLE
- ⊕ EX SANITARY MANHOLE
- EX CATCH BASIN
- ⊗ EX WATER METER
- ⊙ EX STORM CLEANOUT
- ⊕ EX FIRE HYDRANT
- ⊗ EX CURB INLET
- ⊙ EX WATER VALVE
- ⊕ EX BLOW-OFF
- ⊗ EX ELECTRICAL BOX
- ⊙ EX POWER METER
- ⊕ EX PGE PADMOUNT TRANSFORMER
- ⊗ EX WATER VALVE
- ⊙ EX STREET LIGHT
- ⊕ EX LIGHT POLE
- ⊗ EX STREET SIGN
- X — EX FENCE
- ⊕ EX CATCH BASIN INLET PROTECTION
- ⊙ EX MAILBOX KIOSK



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TROCADERO PARK

Preliminary  
Development Plan  
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Final Development  
Plan

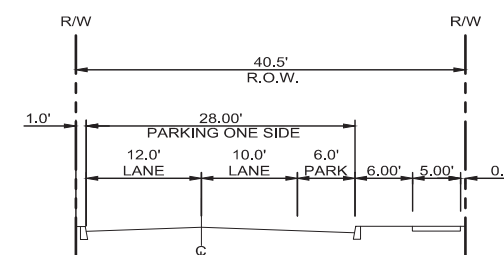
SITE/LAND USE/  
PARKING/  
CIRCULATION  
PLAN

DATE 8/11/15

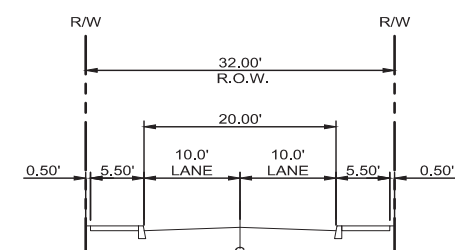
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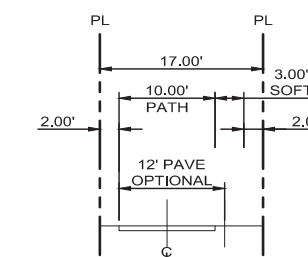
SEE LANDSCAPE PLANS & DETAILS L1.01-L3.02 FOR MORE INFORMATION.



**L RESIDENTIAL PARKING ONE SIDE**  
NTS

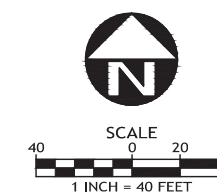


**M RESIDENTIAL - NO PARKING**  
NTS



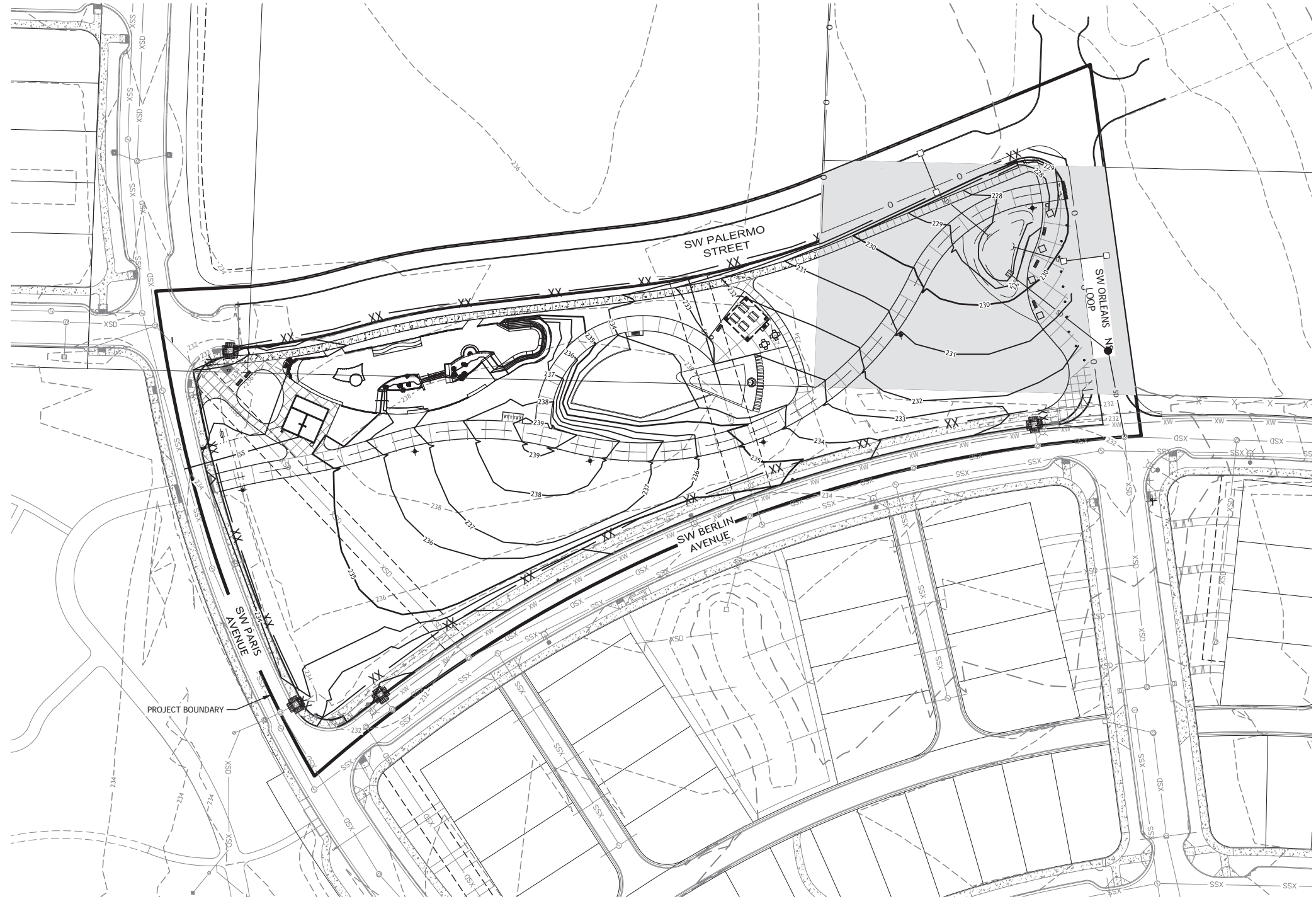
**Q MAJOR PATHWAY**  
NTS

COUNTY JURISDICTION INCLUDED FOR REFERENCE




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**LEGEND:**

- 198--- FUTURE 2-FT CONTOUR
- 200--- FUTURE 10-FT CONTOUR
- 171— PROPOSED 1-FT CONTOUR
- 175— PROPOSED 5-FT CONTOUR
- XX— SEDIMENT FENCE
-  EX CATCH BASIN INLET PROTECTION

 COUNTY JURISDICTION INCLUDED FOR REFERENCE



POLYGON NW COMPANY



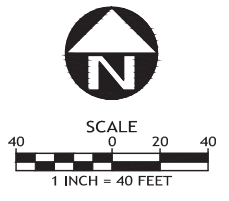
PDP/FDP  
VILLEBOIS

TROCADERO PARK

Preliminary  
Development Plan  
&  
Final Development  
Plan

PRELIMINARY  
GRADING/  
EROSION CONTROL  
PLAN

DATE 8/11/15



**4**

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**LEGEND:**

—SS—	PROPOSED SANITARY SEWER
—XSS—	EX SANITARY SEWER
—SD—	PROPOSED STORM DRAIN
—XSD—	EX STORM DRAIN
—W—	PROPOSED WATER LINE
—XW—	EX WATER LINE
—PW—	PROPOSED PRIVATE WATER LINE
—XPW—	EX PRIVATE WATER LINE
—OIL—	EX OIL TRANSMISSION LINE
—COM—	EX CABLE TV LINE
⊕	EXISTING LIGHT POLE
⊕	PROPOSED WATER METER
⊕	PROPOSED BACKFLOW PREVENTER
⊕	PROPOSED FIRE HYDRANT
⊕	PROPOSED BLOWOFF
⊕	PROPOSED WATER VALVE

■ COUNTY JURISDICTION INCLUDED FOR REFERENCE

BACKFLOW PREVENTER FOR IRRIGATION USE  
WATER METER

SANITARY SEWER LATERAL

PROJECT BOUNDARY

EXTEND SANITARY SEWER

BIO RETENTION CELL

SW PALERMO STREET

SW ORLEANS LOOP

SW BERLIN AVENUE

SW PARIS AVENUE



SCALE  
0 20 40  
1 INCH = 40 FEET



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TROCADERO PARK

Preliminary  
Development Plan  
&  
Final Development  
Plan

COMPOSITE  
UTILITY  
PLAN

DATE 8/11/15

5



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TROCADERO PARK

Preliminary  
Development Plan  
&  
Final Development  
Plan

LAYOUT  
PLAN

DATE 7/15/15

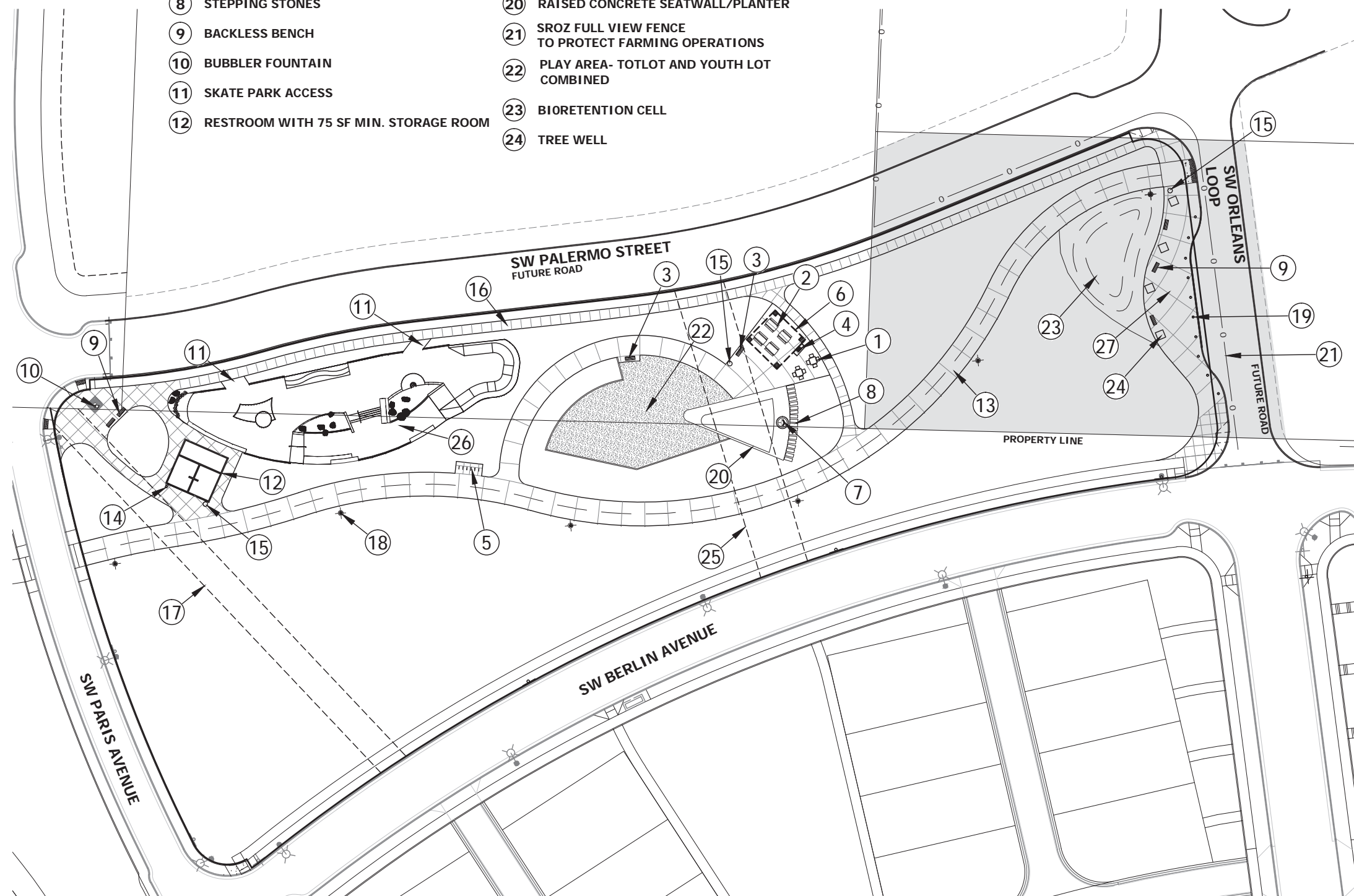
L1.01

**LEGEND**

- |   |  |                                     |
|---|--|-------------------------------------|
| ① PEDESTAL TABLE                        | ⑬ TONQUIN REGIONAL TRAIL                             | ⑳ EXISTING WATER PIPE LINE EASEMENT |
| ② PICNIC TABLE                          | ⑭ JUG FILLER   | ㉑ SKATE PARK- SEE L1.02 FOR DETAIL  |
| ③ BENCH                                 | ⑮ TRASH RECEPTACLE                                   | ㉒ TRANSIT STOP                      |
| ④ GAS GRILL                             | ⑯ SIDEWALK   |                                     |
| ⑤ BIKE RACK WITH 12 SPACES              | ⑰ EXISTING STORM DRAIN EASEMENT                      |                                     |
| ⑥ SHELTER                               | ⑱ PEDESTRIAN POLE LIGHT                              |                                     |
| ⑦ URBAN INLAY - MT. HOOD DIRECTIONAL    | ㉒ URBAN BOLLARD                                      |                                     |
| ⑧ STEPPING STONES                       | ㉓ RAISED CONCRETE SEATWALL/PLANTER                   |                                     |
| ⑨ BACKLESS BENCH                        | ㉔ SROZ FULL VIEW FENCE TO PROTECT FARMING OPERATIONS |                                     |
| ⑩ BUBBLER FOUNTAIN                      | ㉕ PLAY AREA- TOTLOT AND YOUTH LOT COMBINED           |                                     |
| ⑪ SKATE PARK ACCESS                     | ㉖ BIORETENTION CELL                                  |                                     |
| ⑫ RESTROOM WITH 75 SF MIN. STORAGE ROOM | ㉗ TREE WELL  |                                     |

NOTE:  
SEE DRAWING L3.01 AND L3.02 FOR DETAILS

COUNTY JURISDICTION  
INCLUDED FOR REFERENCE



① TROCADERO PARK LAYOUT PLAN



SCALE  
0 15 30  
1 INCH = 30 FEET



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TROCADERO PARK

Preliminary  
Development Plan  
&  
Final Development  
Plan

SKATE  
PARK  
LAYOUT  
PLAN

DATE 7/15/15

L1.02

**LEGEND**

- ① VOLCANO FEATURE
- ② ROLLER FEATURE
- ③ MANUAL PAD
- ④ RAIL FEATURE
- ⑤ LEDGE FEATURE
- ⑥ STEPS/RAIL FEATURE
- ⑦ MINI-RAMP/TRANSITION FEATURE
- ⑧ SKATE PARK ACCESS
- ⑨ CURBS
- ⑩ CLAMSHELL FEATURE
- ⑪ NATURAL BOULDER/ROCK AREA
- ⑫ RESTROOM WITH 75 SF MIN. STORAGE ROOM
- ⑬ TONQUIN REGIONAL TRAIL
- ⑭ JUG FILLER
- ⑮ TRASH CAN
- ⑯ SIDEWALK
- ⑰ STORM DRAIN EASEMENT
- ⑱ PEDESTRIAN LIGHTING
- ⑲ 12 SPACE BIKE RACK

**A** SKATE PARK VIEWS  
SEE SHEET L1.03



**SKATE PARK NORTHWEST AERIAL VIEW**



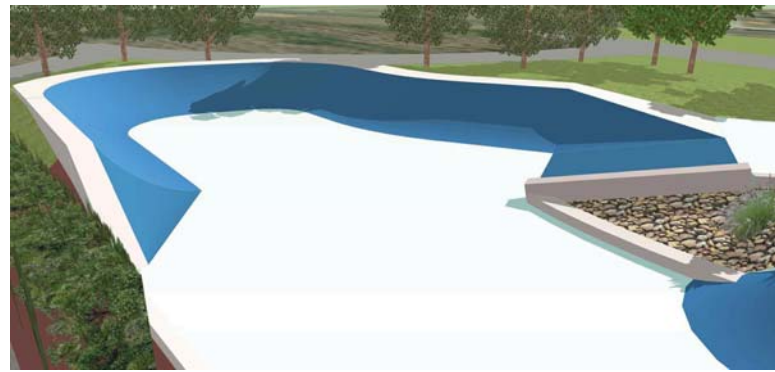
**1 SKATE PARK DETAIL**



SCALE  
10 0 5 10  
1 INCH = 10 FEET

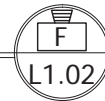
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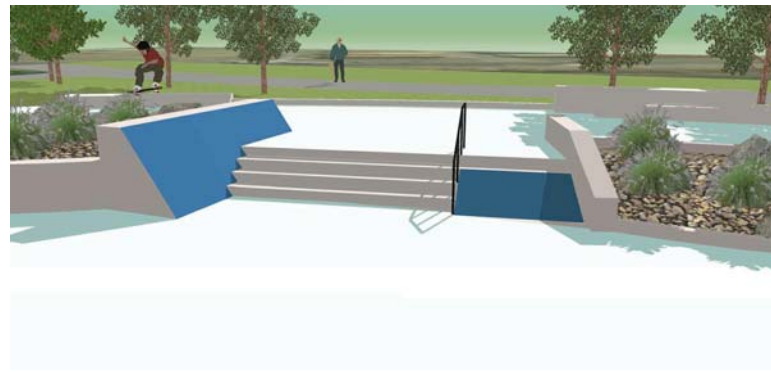


SKATE PARK VIEW F

SCALE: N.T.S

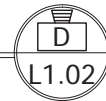


L1.02

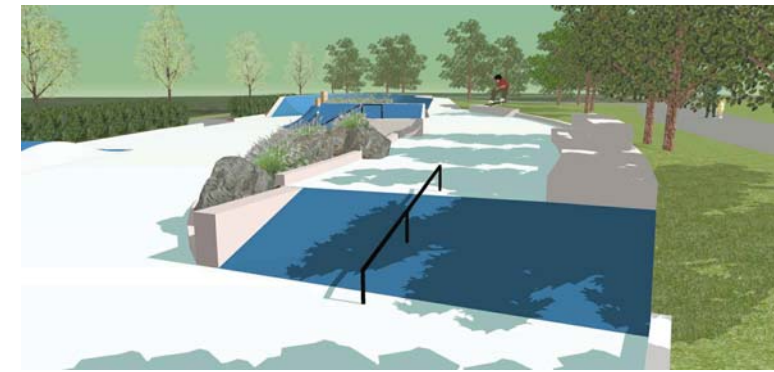


SKATE PARK VIEW D

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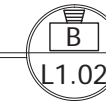


L1.02



SKATE PARK VIEW B

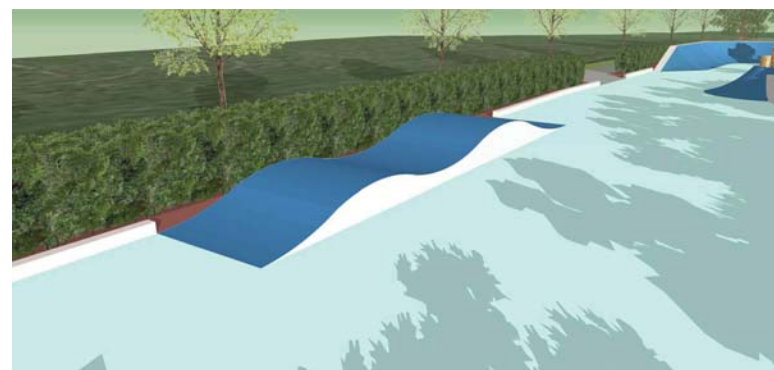
SCALE: N.T.S



L1.02



SKATE PARK AERIAL VIEW

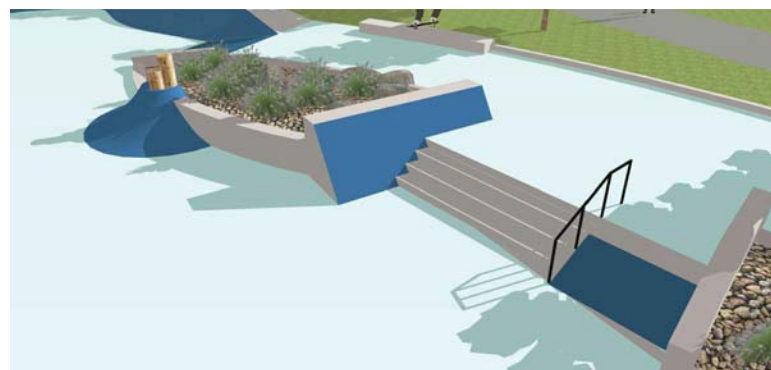


SKATE PARK VIEW E

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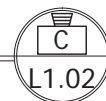


L1.02

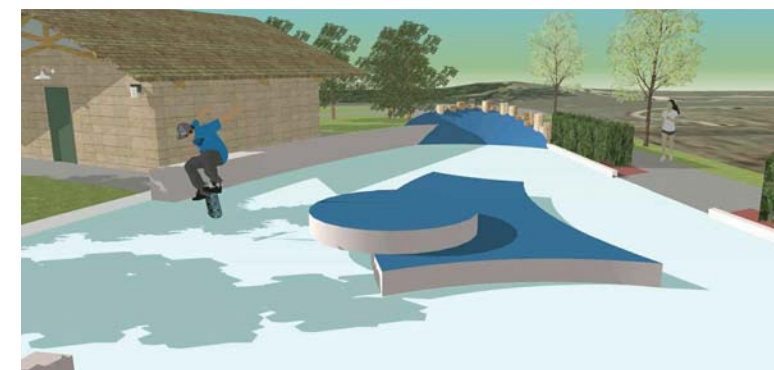


SKATE PARK VIEW C

SCALE: N.T.S

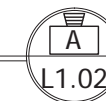


L1.02



SKATE PARK VIEW A

SCALE: N.T.S



L1.02



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TROCADERO PARK

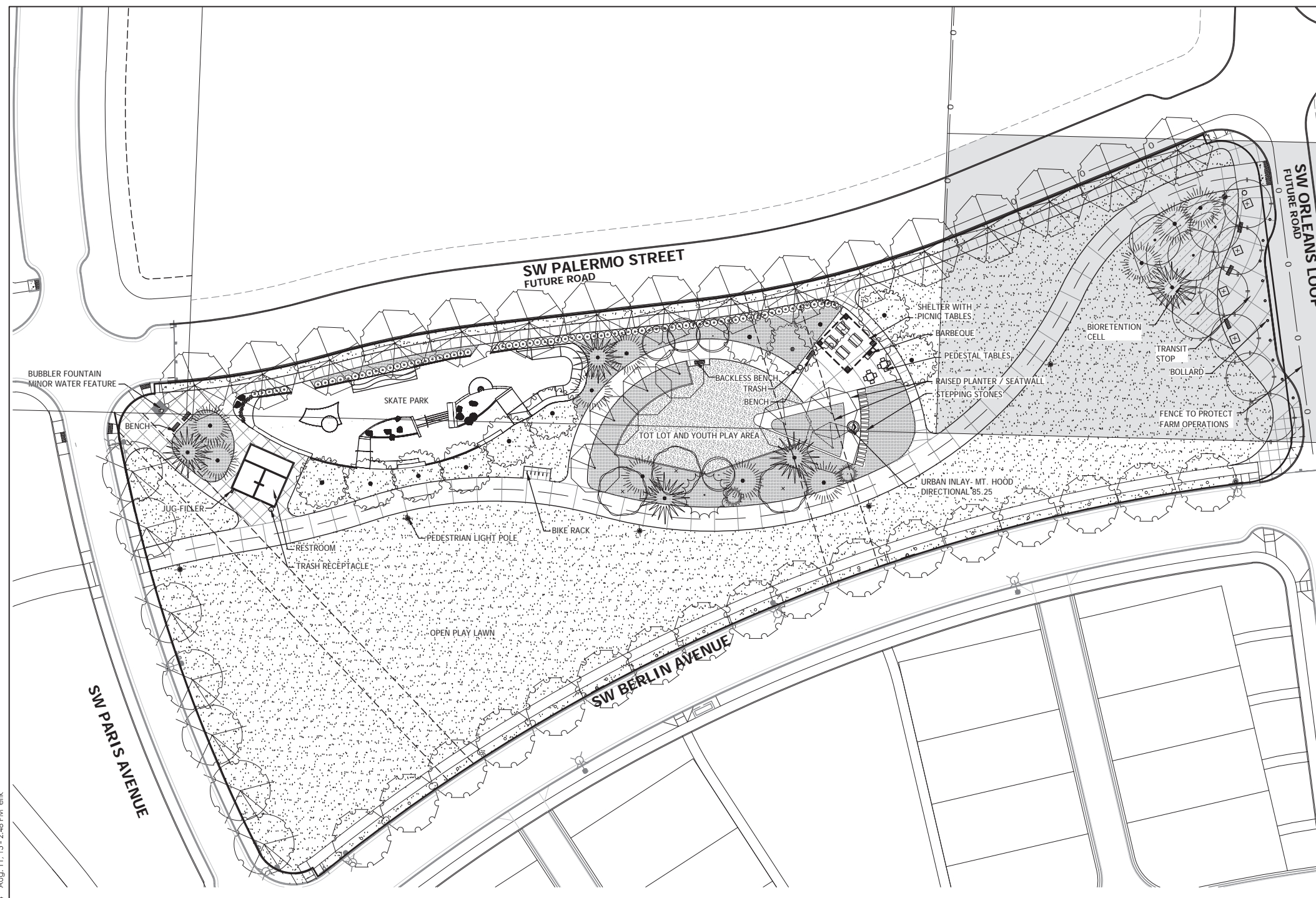
Preliminary  
Development Plan  
&  
Final Development  
Plan

SKATE  
DETAILS

DATE 7/15/15

L1.03

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**LEGEND:**

- STREET TREES - 2" CAL. / SPACING 30' O.C.
- CLADRASTIS KENTUCKEA 2" CAL.
- YELLOWWOOD
- ASCULUS X CARNEA 'BRIOTTI' 2" CAL.
- RED HORSECHESNUT
- QUERCUS PALUSTRIS 2" CAL.
- PIN OAK
- ZELKOVA SERRATA 'GREEN VASE' 2" CAL.
- GREEN VASE ZELKOVA
- SHADE TREES - 2" CAL. / SPACING VARIES
- RED SUNSET MAPLE / ACER RUBRUM 'FRANKSRED'
- EMERALD VASE LACEBARK ELM / ULMUS PARVIFOLIA 'EMERALD VASE'
- ENGLISH OAK / QUERCUS ROBUR
- WHITE OAK / QUERCUS ALBA
- RED OAK / QUERCUS RUBRA
- AMERICAN HOPHORNBEAM / OSTRYA VIRGINIANA
- BLOODGOOD LONDON PLANETREE - PLATANUS ACERIFOLIA 'BLOODGOOD'
- SMALL ORNAMENTAL TREES - 2" CAL. SPACING VARIES
- CHINESE REDBUD / CERCIUS CHINENSIS: 2" CAL., B&B
- CAPITAL SELECT FLOWERING PEAR / PYRUS CALLERYANA 'CAPITAL': 2" CAL., B&B
- BLUREIANA PLUM / PRUNUS X BLUREIANA: 2" CAL., B&B
- CHINESE KOUSSA DOGWOOD / CORNUS KOUSA 'CHINENSIS': 2" CAL., B&B
- JAPANESE MAPLE / ACER PALMATUM: 8" HT.
- YOSHINO FLOWERING CHERRY / PRUNUS X YEDDENSIS: 2" CAL., B&B
- EVERGREEN TREES - 8" HGT.
- DOUGLAS FIR / PSEUDOTSUGA MENZIESII: 8" HT., B&B
- WESTERN WHITE PINE / PINUS MONTICOLA: 8" HT., B&B
- WESTERN RED CEDAR / THUJA PLICATA 83" HT.
- LELAND CYPRESS / CUPRESSOCYPARIS LEYLANDII: 8"-10" HT., B&B
- PYRAMIDAL ATLAS CEDAR / CEDRUS ATLANTICA 'FASTIGIATA'
- INCENSE CEDAR / CALOCEDRUS DECURRENS
- COLUMNAR EASTERN WHITE PINE / PINUS STROBUS FASTIGIATA
- NATIVE TREES IN NATIVE PLANTING AREAS - 3" HT. / SPACING VARIES
- BIGLEAF MAPLE / ACER MACROPHYLLUM: 3" HT.
- BLACK HAWTHORNE / CRATAEGUS DOUGLASHI: 3" HT.
- PACIFIC DOGWOOD / CORNUS NUTKALII: 3" HT.
- OREGON ASH / FRAXINUS LATIFOLIA: 3" HT.
- ORNAMENTAL GRASSES AND GROUNDCOVERS - 1-2 GAL.
- DWARF FOUNTAIN GRASS / PENNISETUM ALOPECUROIDES 'HAMLEN'
- BLUE OAT GRASS / HELICTOTRICHON SEMPERVIRENS
- PURPLE FOUNTAIN GRASS / PENNISETUM SETACEUM 'RUBRUM'
- 'MASSACHUSETTS KINNIKINICK' / ARCTOSTAPHYLOS UVA-URSI 'MASS.'
- BEARBERRY COTONEASTER / COTONEASTER DAMMERI
- SCARLET MEDIUMLAND ROSE / ROSA MEDIUMLAND 'WEIKROTAL'
- SMALL ORNAMENTAL SHRUBS - 3 GAL.
- DAVID VIBURNUM / VIBURNUM DAVIDII
- ISANTI REDOSER DOGWOOD / CORNUS SERICEA 'ISANTI'
- ANTHONY WATERER SPIREA / SPIREA BUNALDA 'ANTHONY WATERER'
- COMPACT JAPANESE HOLLY / ILEX CRENATA 'COMPACT'
- 'CRIMSON PYGMY' BARBERRY / BERBERIS THUNBERGII 'CRIMSON PYGMY'
- AZALEA / VARIES
- MEDIUM TO LARGE ORNAMENTAL SHRUBS - 3 GAL.
- SHOWA-NO-SAKAE CAMELLIA / CAMELLIA SASANKUJA 'SHOWA-NO-SAKAE'
- FOREST FLAME PIERIS / PIERIS JAPONICA 'FOREST FLAME'
- RHODODENDRON 'JEAN MARIE DE MONTEGUE'
- 'NIKKO BLUE' HYDRANGEA / HYDRANGEA MACROPHYLLA 'NIKKO BLUE'
- RENAISSANCE SPIREA / SPIREA VANHOUTTEI 'RENAISSANCE'
- DOUBLEFILE VIBURNUM / VIBURNUM P. TOMENTOSUM: 24"-30" HT.
- THUNBERG SPIREA / SPIREA THUNBERGII
- OTTO LUYKEN LAUREL / PRUNUS LAUROCERASUS 'OTTO LUYKEN'
- NATIVE PLANT MIX WITH LOW GROW NATIVE GRASSES - 2 GAL.
- RED FLOWERING CURRENT / RIBES SANGUINEUM
- OREGON GRAPE / MAHONIA NEROSA
- PACIFIC NINEBARK / PHYSOCARPUS CAPITATUS
- SNOWBERRY / SYMPHOROCARPUS ALBA
- RED TWIG DOGWOOD / CORNUS SERICEA
- SHIBY LEAF SPIREA / SPIREA BETULIFOLIA
- SALAL / GALLTHERIA SHALLON
- LAWN
- FINE LAWN, SEED
- COUNTY JURISDICTION INCLUDED FOR REFERENCE

**1 TROCADERO PARK PLANTING PLAN**



PDP/FDP  
VILLEBOIS

TROCADERO PARK

Preliminary  
Development Plan  
&  
Final Development  
Plan

PLANTING  
PLAN

DATE 7/15/15

**L2.01**



DOUGLAS FIR PEDESTAL TABLE  
 NORTHWEST PLAYGROUND EQUIPMENT  
 MANUFACTURER: DUMOR- 800.598.4018  
 WWW.DUMOR.COM  
 MODEL: 76-24D 4 SEATS, 4' SQUARE, 2" X 4" SLATS  
 FINISH: POWDERCOATED PAINT, BLACK

**PEDESTAL TABLE**

SCALE: N.T.S

1  
L3.01



URBAN / GREENWAY BENCH  
 MANUFACTURER: LANDSCAPE FORMS  
 MODEL: THE PLAINWELL SERIES  
 FINISH: IPE WOOD, METAL: BLACK POWDERCOATED  
 SIZE: 72" LENGTH

**BENCH DETAIL**

SCALE: N.T.S

4  
L3.01



BICYCLE RACK  
 MANUFACTURER: FUNCTION FIRST BIKE SECURITY  
 MODEL: THE BIKE RIB  
 FINISH: POWDERCOATED PAINT, BLACK  
 SIZE: 1.25" SCH. 40 STEEL PIPE, 18 WIDE, 32" HT.

**BIKE RACK**

SCALE: N.T.S

7  
L3.01



PICNIC TABLE  
 MANUFACTURER: TIMBERFORM  
 MODEL: ARBOR PICNIC TABLE WITH SEATS, MODEL 2242-6  
 FINISH: SEASONED DOUGLAS FIR, CLEAR PRESERVATIVE  
 SIZE: LENGTH 5'-10" WIDTH 5'-7", HEIGHT 2'-6"

**PICNIC TABLE**

SCALE: N.T.S

2  
L3.01



STONE VENEER  
 MANUFACTURE: CULTURED STONE  
 SUPPLIER: MUTUAL MATERIALS  
 MATERIAL: CHARDONNAY OLD COUNTRY FIELD STONE

**CULTURED STONE VENEER**

SCALE: N.T.S

5  
L3.01



20 X 20 SHELTER  
 DESIGN BUILD  
 GABLE ROOF 20' X 20'  
 MULTI-RIB PRIMARY ROOF  
 ROOF COLOR COLONIAL RED  
 2 ELECTRICAL CUT-OUT, ANCHOR-BOLTS

SHELTER COLUMNS:  
 MANUFACTURE: CULTURED STONE  
 MANUFACTURE: CULTURED STONE  
 SUPPLIER: MUTUAL MATERIALS  
 MATERIAL: CHARDONNAY DRY STACK LEDGESTONE

**SHELTER**

SCALE: N.T.S

8  
L3.01

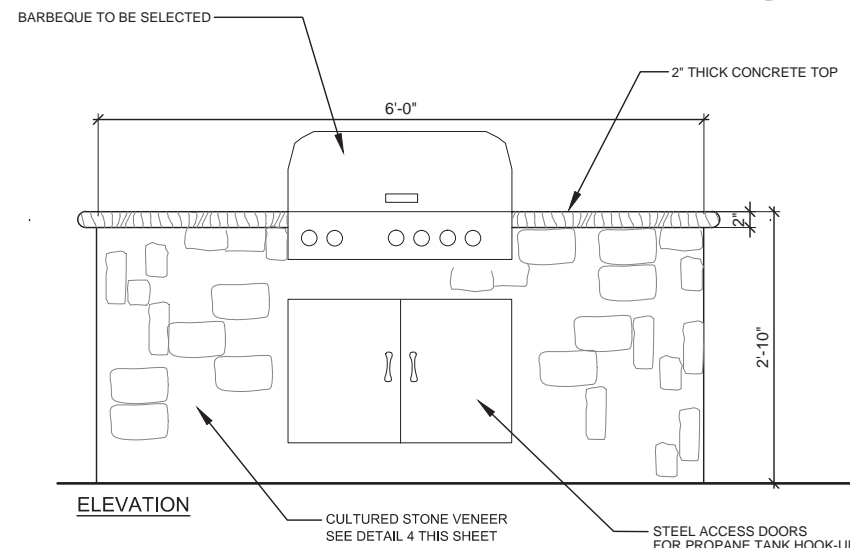


TRASH RECEPTACLE  
 MANUFACTURER: LANDSCAPE FORMS  
 MODEL: THE PLAINWELL LITTER RECEPTACLE  
 FINISH: IPE WOOD, METAL: BLACK POWDERCOATED  
 SIZE: 30" DIAMETER, 38" HEIGHT, 35 GALLON CAPACITY

**TRASH RECEPTACLE**

SCALE: N.T.S

3  
L3.01



**GAS GRILL**

SCALE: N.T.S

6  
L3.01



20 X 20 RESTROOM  
 DESIGN BUILD  
 GABLE ROOF 20' X 20'  
 MULTI-RIB PRIMARY ROOF  
 ROOF COLOR COLONIAL RED  
 2 ROOMS WITH MAINTENANCE CLOSEST

RESTROOM COLUMNS:  
 MANUFACTURE: CULTURED STONE  
 MANUFACTURE: CULTURED STONE  
 SUPPLIER: MUTUAL MATERIALS  
 MATERIAL: CHARDONNAY DRY STACK LEDGESTONE

**RESTROOM**

SCALE: N.T.S

9  
L3.01



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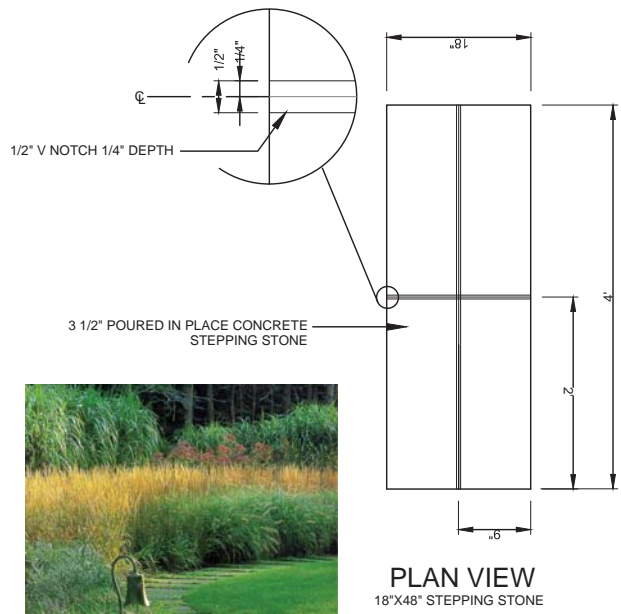
Preliminary  
Development Plan  
&  
Final Development  
Plan

DETAILS

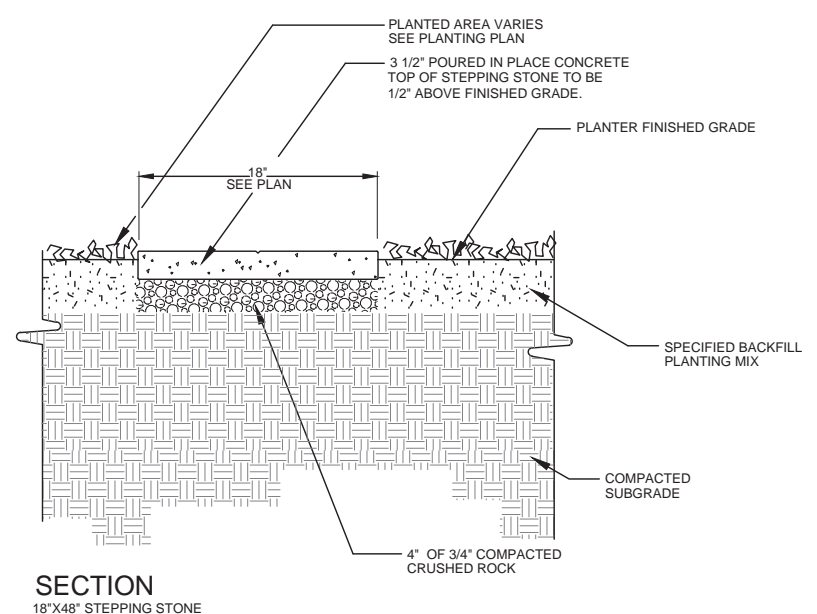
DATE 7/15/15

L3.01

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**PLAN VIEW**  
18'X48' STEPPING STONE



**SECTION**  
18'X48' STEPPING STONE

**STEPPING STONES**  
SCALE: N.T.S. **1**  
L3.02

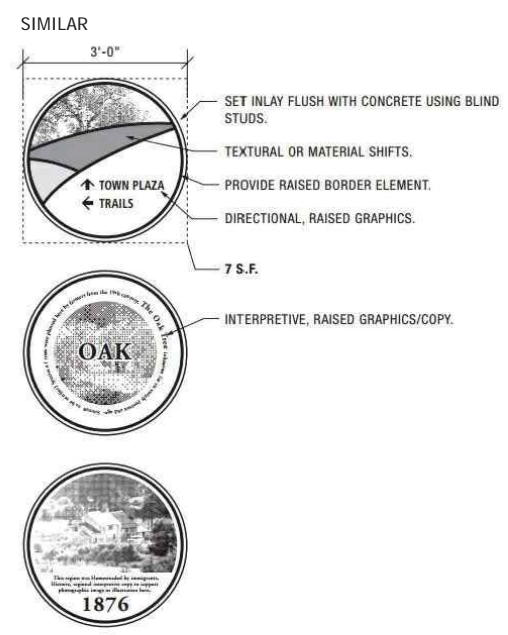


**BUBBLER FOUNTAIN**  
SCALE: N.T.S. **3**  
L3.02



**BACKLESS BENCH DETAIL**  
SCALE: N.T.S. **6**  
L3.02

NEIGHBORHOOD PARKS BENCH  
MANUFACTURER: LANDSCAPE FORMS  
MODEL: GRETCHEN #3 BACKLESS BENCH  
FINISH: IPE WOOD, METAL: BLACK POWDERCOATED  
SIZE: 6 FOOT LENGTH



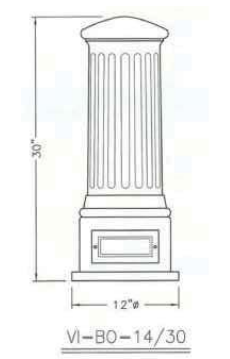
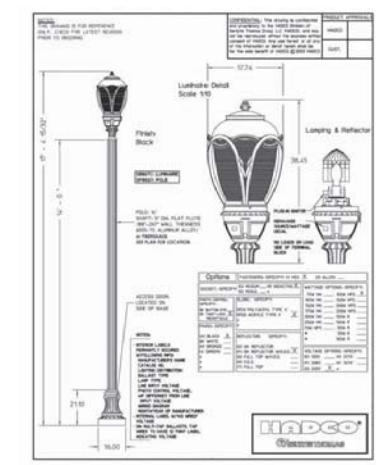
**PLAN DETAIL / Urban Inlay (9 S.F.)**  
NTS

**DESCRIPTION**  
Cast relief, etched metal or sandblasted graphics in stone provide vandal resistant graphics. All materials are to have a natural finish. Multiple materials provide color and textural shifts. Final thickness is determined by selected materials i.e. bronze, stone, etc.

**URBAN INLAY**  
MT. HOOD DIRECTIONAL  
SCALE: N.T.S. **2**  
L3.02

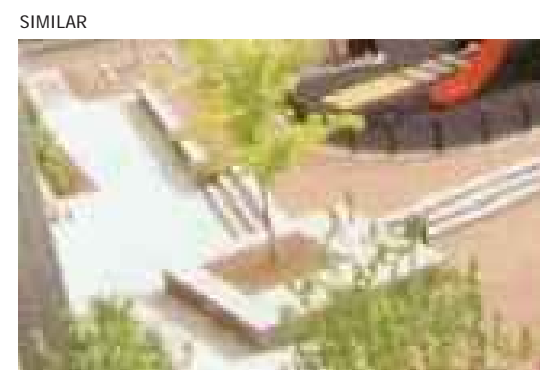


**PEDESTRIAN POLE LIGHT**  
SCALE: N.T.S. **4**  
L3.02

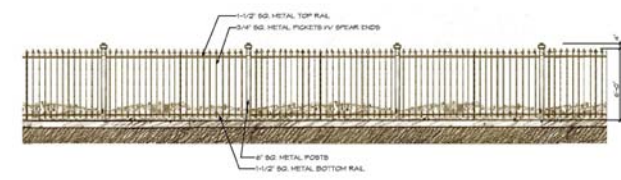


**URBAN BOLLARD**  
SCALE: N.T.S. **7**  
L3.02

MANUFACTURER: VISCO  
MODEL: VI-BO-14L  
FINISH: BLACK POWDER COAT  
SIZE: 30" H x 12" Dia.



**RAISED CONCRETE SEATWALL /**  
**PLANTER**  
SCALE: N.T.S. **5**  
L3.02



**NOTES**  
LOTS WITH SIDE OR REAR ELEVATIONS FACING ONTO BRZD OPEN SPACES SHALL HAVE FULL VIEW FENCES WITH SQUARE METAL POSTS AT PERPENDICULAR LOT LINES AND ADDITIONALLY AS NEEDED FOR SUPPORT. THESE FULL VIEW FENCES ARE TO BE PAINTED BLACK. SEE PAGE 53/54 FOR LOCATIONS.  
**SHOZ - FULLVIEW FENCE**

**SROZ FULL VIEW FENCE**  
**FARMING OPERATION PROTECTION**  
SCALE: N.T.S. **8**  
L3.02



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**L3.02**

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# TROCADERO PARK REGIONAL PARK 5 (RP5) PRELIMINARY DEVELOPMENT PLAN & FINAL DEVELOPMENT PLAN

TL 542, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SECTION 15 AND  
PART OF TL 800, TL 1100 TOWNSHIP 3 SOUTH, RANGE 1 WEST, SECTION 15.  
CITY OF WILSONVILLE, OREGON

**APPLICANT:**

POLYGON WLH, LLC  
109 E. 13TH ST.  
VANCOUVER, WA 98660  
[P] 503-221-1920  
CONTACT: FRED GAST

**PROPERTY OWNER:**

POLYGON AT VILLEBOIS, III, LLC  
109 E. 13TH ST.  
VANCOUVER, WA 98660  
[P] 503-221-1920  
CONTACT: FRED GAST

VICTOR G CHANG  
JU-TSUN CHANG  
FREDDIE C. TSENG  
ROGER (CHEN-SUNG) CHANG  
ALLEN Y. CHANG

CITY OF WILSONVILLE  
29799 SW TOWN CENTER LOOP EAST  
WILSONVILLE, OR 97070  
[P] 503-682-4960

**PLANNER:**

PACIFIC COMMUNITY DESIGN, INC  
12564 SW MAIN STREET  
TIGARD, OR 97223  
[P] 503-941-9484  
CONTACT: STACY CONNERY, AICP

**CIVIL ENGINEER:**

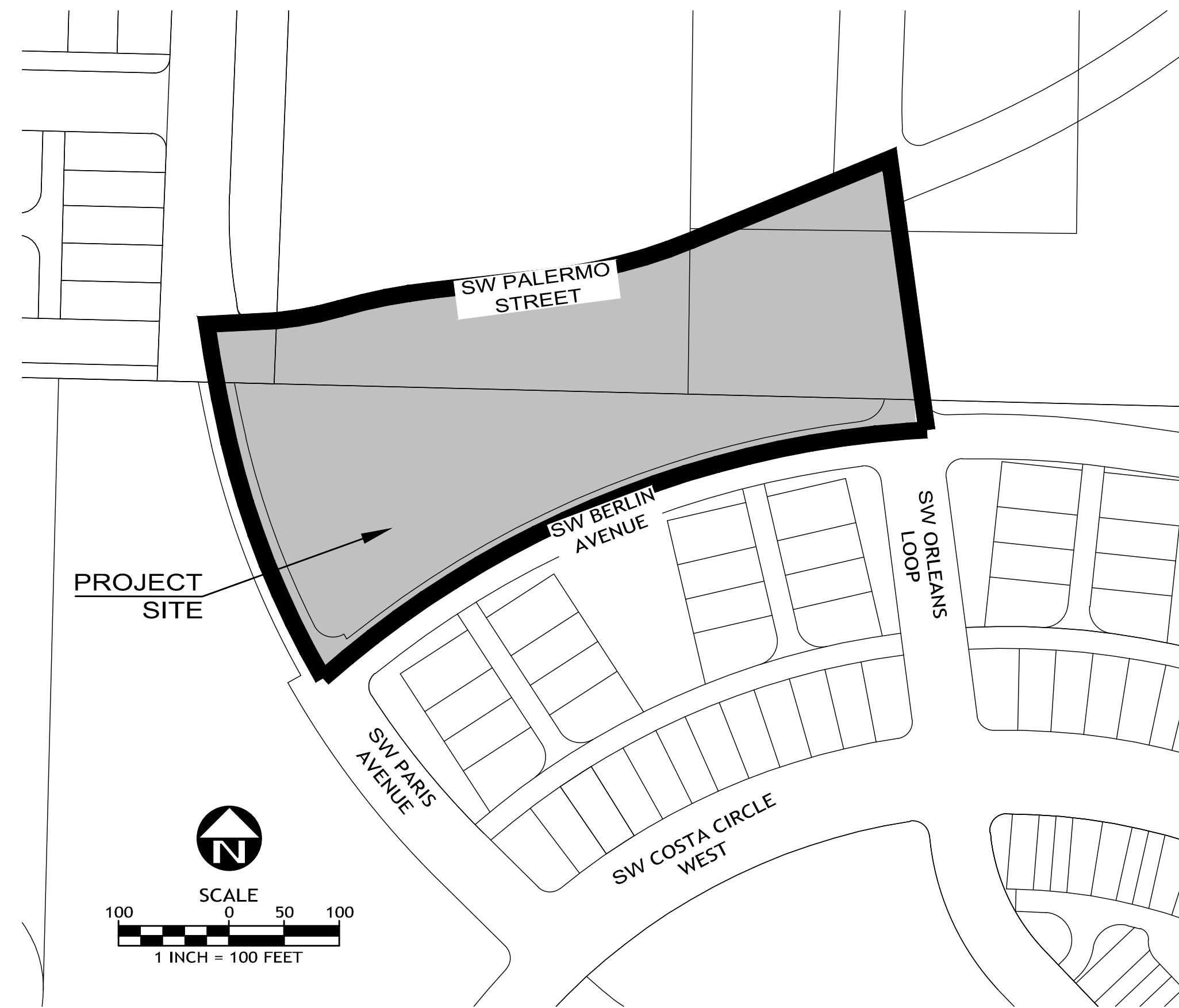
PACIFIC COMMUNITY DESIGN, INC  
12564 SW MAIN STREET  
TIGARD, OR 97223  
[P] 503-941-9484  
CONTACT: KC SCHWARTZKOPH, PE

**SURVEYOR:**

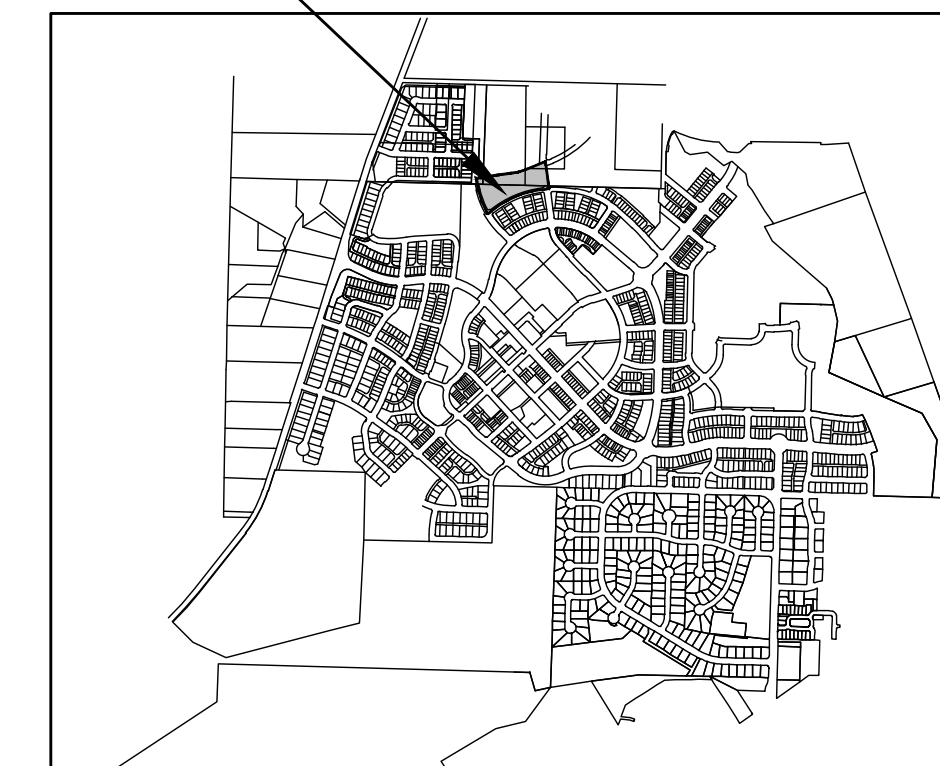
PACIFIC COMMUNITY DESIGN, INC  
12564 SW MAIN STREET  
TIGARD, OR 97223  
[P] 503-941-9484  
CONTACT: TRAVIS JANSEN, PLS, PE

**LANDSCAPE ARCHITECT:**

PACIFIC COMMUNITY DESIGN, INC  
12564 SW MAIN STREET  
TIGARD, OR 97223  
[P] 503-941-9484  
CONTACT: KERRY LANKFORD, RLA



PROJECT SITE



VICINITY MAP  
NTS

**SHEET INDEX:**

- 1 COVER SHEET
- 2 EXISTING CONDITIONS
- 3 SITE/LAND USE/PARKING/CIRCULATION PLAN
- 4 PRELIMINARY GRADING/EROSION CONTROL PLAN
- 5 COMPOSITE UTILITY PLAN
  
- L1.01 LANDSCAPE LAYOUT PLAN
- L1.02 SKATE PARK LAYOUT PLAN
- L1.03 SKATE PARK DETAILS
- L2.01 PLANTING PLAN
- L3.01 LANDSCAPE DETAILS
- L3.02 LANDSCAPE DETAILS

**GEOTECHNICAL ENGINEER:**

GEODESIGN, INC.  
15575 SW SEQUOIA PARKWAY, SUITE 100  
PORTLAND, OR 97224  
[P] 503-968-8787  
CONTACT: CRAIG WARE, PE

**BENCHMARK:**

OREGON STATE PLANE COORDINATE 5818 LOCATED  
IN MOMUMENT BOX IN CENTERLINE OF TOOZE ROAD  
0.2 MILES WEST OF 110TH AVE.

ELEVATION DATUM: NAVD 88, ELEVATION = 202.991

**UTILITIES & SERVICES:**

WATER:	CITY OF WILSONVILLE
STORM:	CITY OF WILSONVILLE
SEWER:	CITY OF WILSONVILLE
POWER:	PORTLAND GENERAL ELECTRIC
GAS:	NORTHWEST NATURAL
FIRE:	TUALATIN VALLEY FIRE & RESCUE
POLICE:	CLACKAMAS COUNTY SHERIFF
SCHOOL:	WEST LINN / WILSONVILLE SCHOOL DISTRICT 3JT
PARKS:	CITY OF WILSONVILLE
PHONE:	FRONTIER
WASTE DISPOSAL:	UNITED DISPOSAL SERVICE
CABLE:	COMCAST



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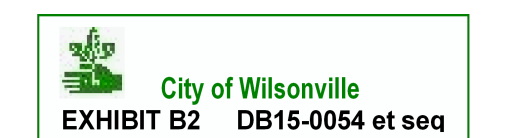


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TROCADERO PARK

Preliminary  
Development Plan  
&  
Final Development  
Plan

COVER SHEET



DATE 8/11/15



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TROCADERO PARK

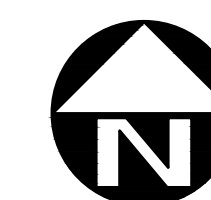
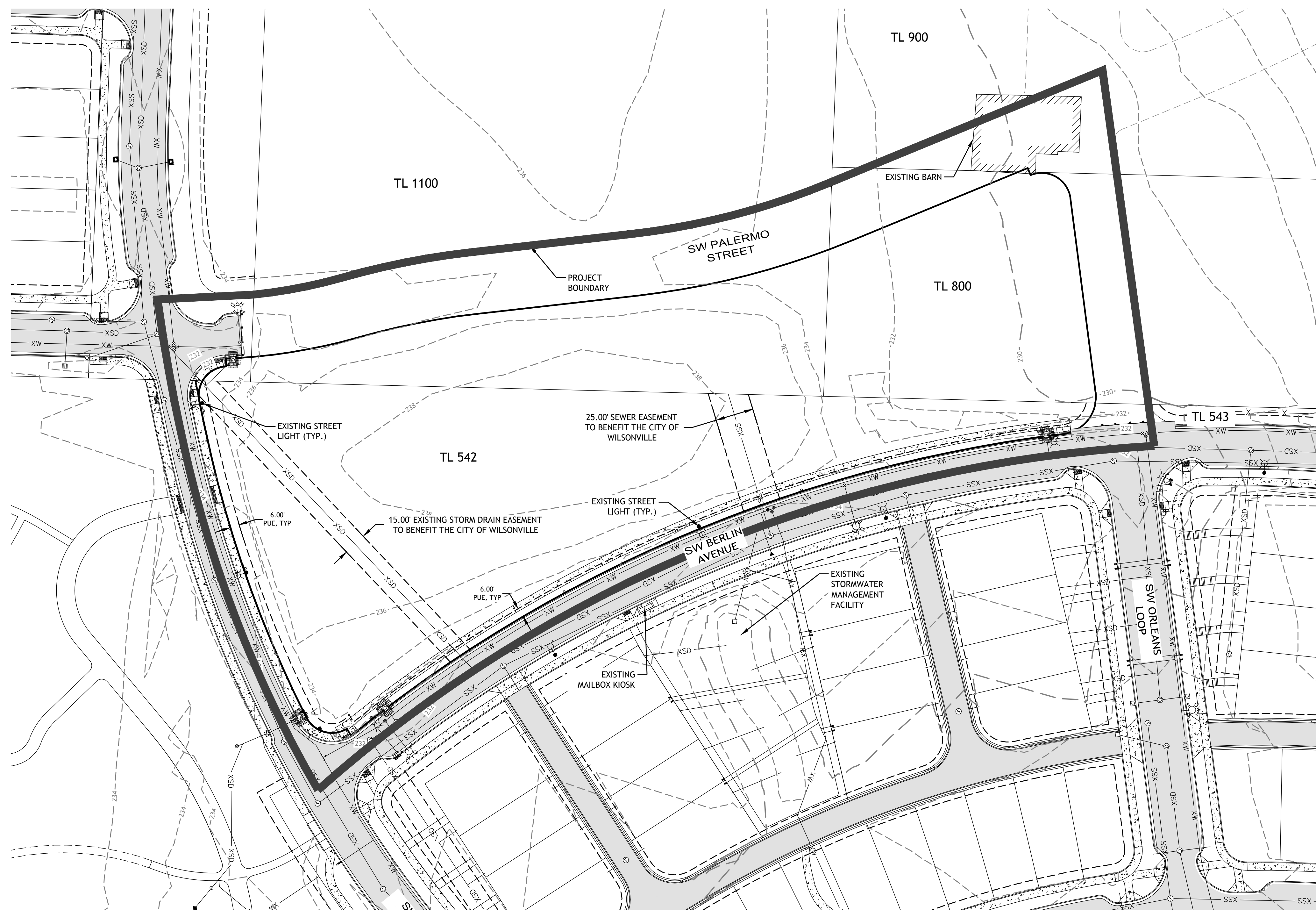
Preliminary  
Development Plan  
&  
Final Development  
Plan

EXISTING  
CONDITIONS  
PLAN

DATE 8/11/15

2

LEGEND	
	SITE BOUNDARY
	EX 2-FT CONTOUR
	EX 10-FT CONTOUR
	EX SANITARY SEWER
	EX STORM DRAIN
	EX WATER LINE
	EX TELEPHONE LINE
	EX GAS LINE
	EX OIL LINE
	EX PAVEMENT
	EX SIDEWALK
	EX SANITARY CLEANOUT
	EX STORM MANHOLE
	EX SANITARY MANHOLE
	EX CATCH BASIN
	EX WATER METER
	EX STORM CLEANOUT
	EX FIRE HYDRANT
	EX CURB INLET
	EX WATER VALVE
	EX BLOW-OFF
	EX ELECTRICAL BOX
	EX POWER METER
	EX PGE PADMOUNT TRANSFORMER
	EX WATER VALVE
	EX STREET LIGHT
	EX LIGHT POLE
	EX STREET SIGN
	EX FENCE
	EX CATCH BASIN INLET PROTECTION
	EX MAILBOX KIOSK



SCALE  
0 20 40  
1 INCH = 40 FEET



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TROCADERO PARK

Preliminary  
Development Plan  
&  
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Plan

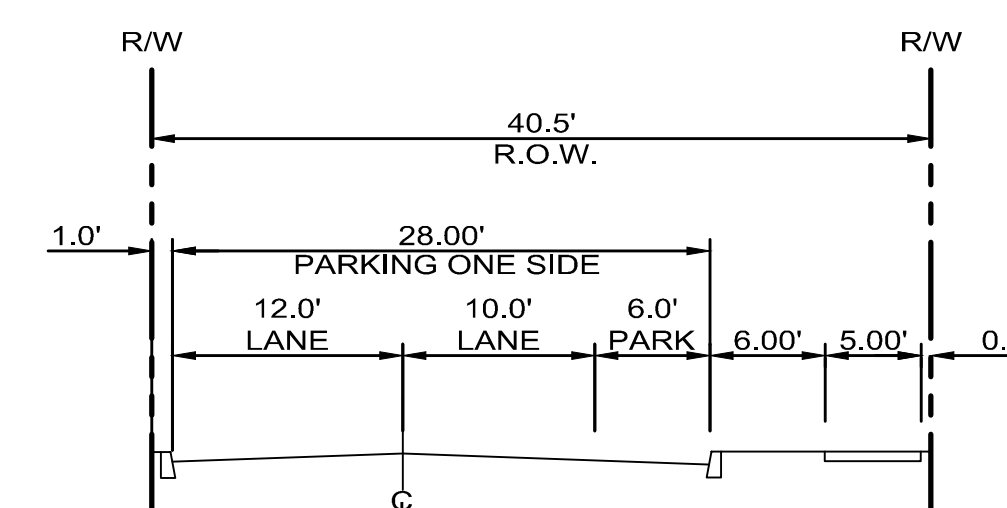
SITE/LAND USE/  
PARKING/  
CIRCULATION  
PLAN

DATE 8/11/15

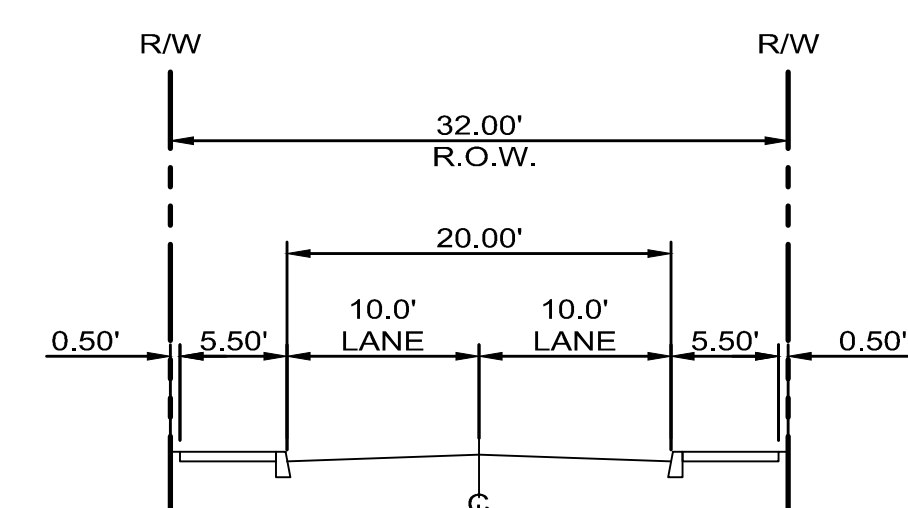
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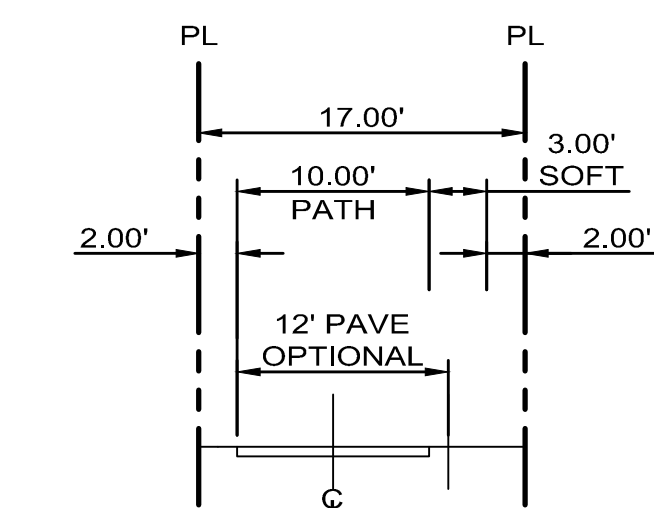
SEE LANDSCAPE PLANS & DETAILS L1.01-L3.02 FOR MORE INFORMATION.



**(L) RESIDENTIAL PARKING ONE SIDE**  
NTS

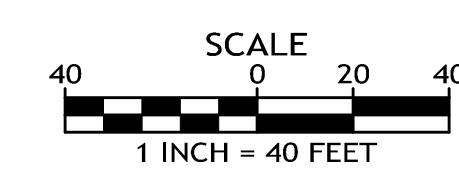
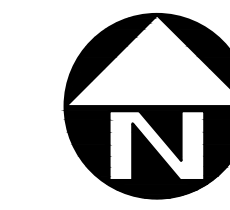


**(M) RESIDENTIAL - NO PARKING**  
NTS



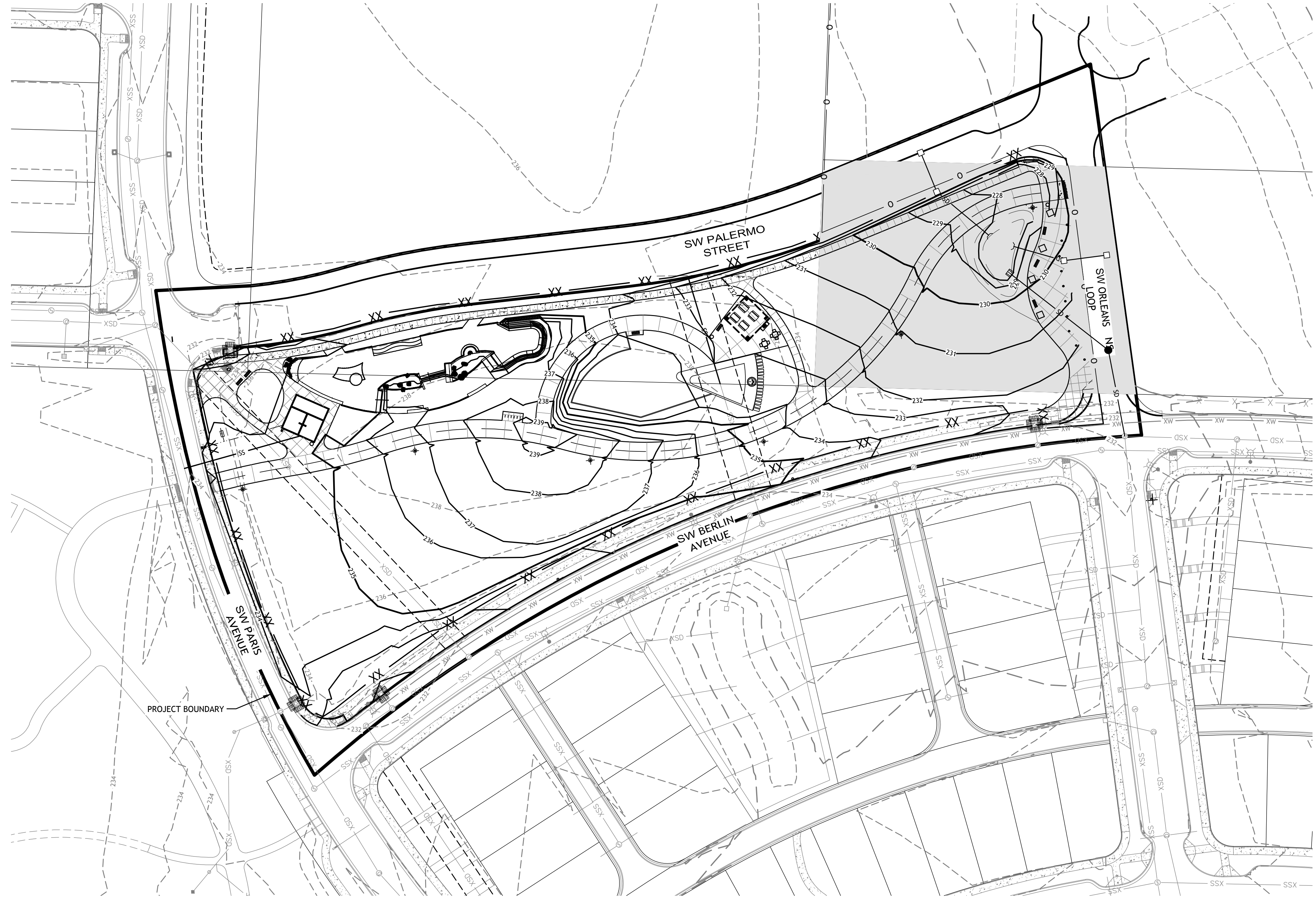
**(Q) MAJOR PATHWAY**  
NTS

COUNTY JURISDICTION INCLUDED FOR REFERENCE



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**LEGEND:**

- 198--- FUTURE 2-FT CONTOUR
- 200--- FUTURE 10-FT CONTOUR
- 175--- PROPOSED 1-FT CONTOUR
- 175--- PROPOSED 5-FT CONTOUR
- XX SEDIMENT FENCE
- ☒ EX CATCH BASIN INLET PROTECTION

☐ COUNTY JURISDICTION INCLUDED FOR REFERENCE



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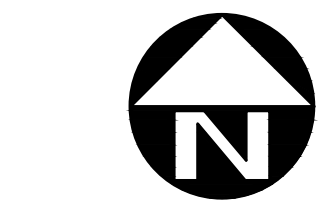
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TROCADERO PARK

Preliminary  
Development Plan  
&  
Final Development  
Plan

PRELIMINARY  
GRADING/  
EROSION CONTROL  
PLAN

DATE 8/11/15



SCALE  
0 20 40  
1 INCH = 40 FEET

4



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**LEGEND:**

—SS—	PROPOSED SANITARY SEWER
—XSS—	EX SANITARY SEWER
—SD—	PROPOSED STORM DRAIN
—XSD—	EX STORM DRAIN
—W—	PROPOSED WATER LINE
—XW—	EX WATER LINE
—PWL—	PROPOSED PRIVATE WATER LINE
—XPL—	EX PRIVATE WATER LINE
—OIL—	EX OIL TRANSMISSION LINE
—COM—	EX CABLE TV LINE
⊕	EXISTING LIGHT POLE
⊕	PROPOSED WATER METER
⊕	PROPOSED BACKFLOW PREVENTER
⊕	PROPOSED FIRE HYDRANT
⊕	PROPOSED BLOWOFF
⊕	PROPOSED WATER VALVE

■ COUNTY JURISDICTION INCLUDED FOR REFERENCE



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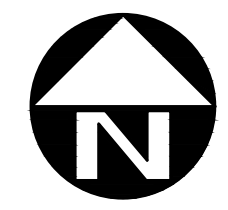


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TROCADERO PARK

Preliminary  
Development Plan  
&  
Final Development  
Plan

COMPOSITE  
UTILITY  
PLAN



SCALE  
0 20 40  
1 INCH = 40 FEET

DATE 8/11/15

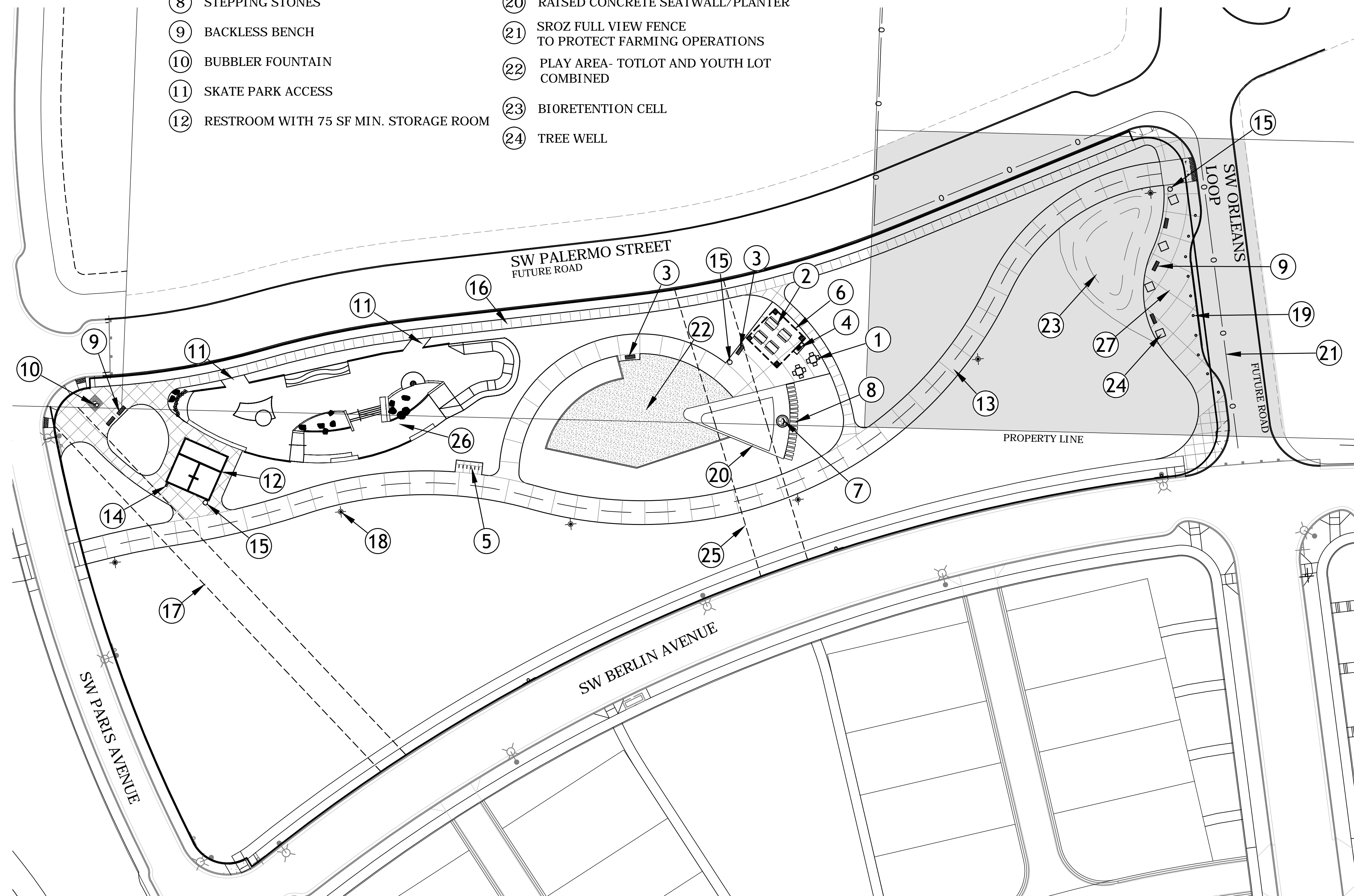
5

**LEGEND**

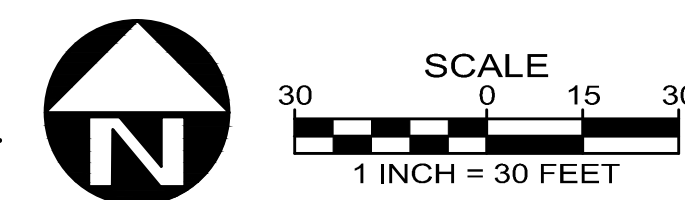
- |   |  |                                     |
|---|--|-------------------------------------|
| ① PEDESTAL TABLE                        | ⑬ TONQUIN REGIONAL TRAIL                             | ⑳ EXISTING WATER PIPE LINE EASEMENT |
| ② PICNIC TABLE                          | ⑭ JUG FILLER   | ㉑ SKATE PARK- SEE L1.02 FOR DETAIL  |
| ③ BENCH                                 | ⑮ TRASH RECEPTACLE                                   | ㉒ TRANSIT STOP                      |
| ④ GAS GRILL                             | ⑯ SIDEWALK   |                                     |
| ⑤ BIKE RACK WITH 12 SPACES              | ⑰ EXISTING STORM DRAIN EASEMENT                      |                                     |
| ⑥ SHELTER                               | ⑱ PEDESTRIAN POLE LIGHT                              |                                     |
| ⑦ URBAN INLAY - MT. HOOD DIRECTIONAL    | ㉒ URBAN BOLLARD                                      |                                     |
| ⑧ STEPPING STONES                       | ㉓ RAISED CONCRETE SEATWALL/PLANTER                   |                                     |
| ⑨ BACKLESS BENCH                        | ㉔ SROZ FULL VIEW FENCE TO PROTECT FARMING OPERATIONS |                                     |
| ⑩ BUBBLER FOUNTAIN                      | ㉕ PLAY AREA- TOTLOT AND YOUTH LOT COMBINED           |                                     |
| ⑪ SKATE PARK ACCESS                     | ㉖ BIORETENTION CELL                                  |                                     |
| ⑫ RESTROOM WITH 75 SF MIN. STORAGE ROOM | ㉗ TREE WELL  |                                     |

NOTE:  
SEE DRAWING L3.01 AND L3.02 FOR DETAILS

COUNTY JURISDICTION  
INCLUDED FOR REFERENCE



① TROCADERO PARK LAYOUT PLAN



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Development Plan  
&  
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LAYOUT  
PLAN

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L1.01



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SKATE  
PARK  
LAYOUT  
PLAN

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L1.02

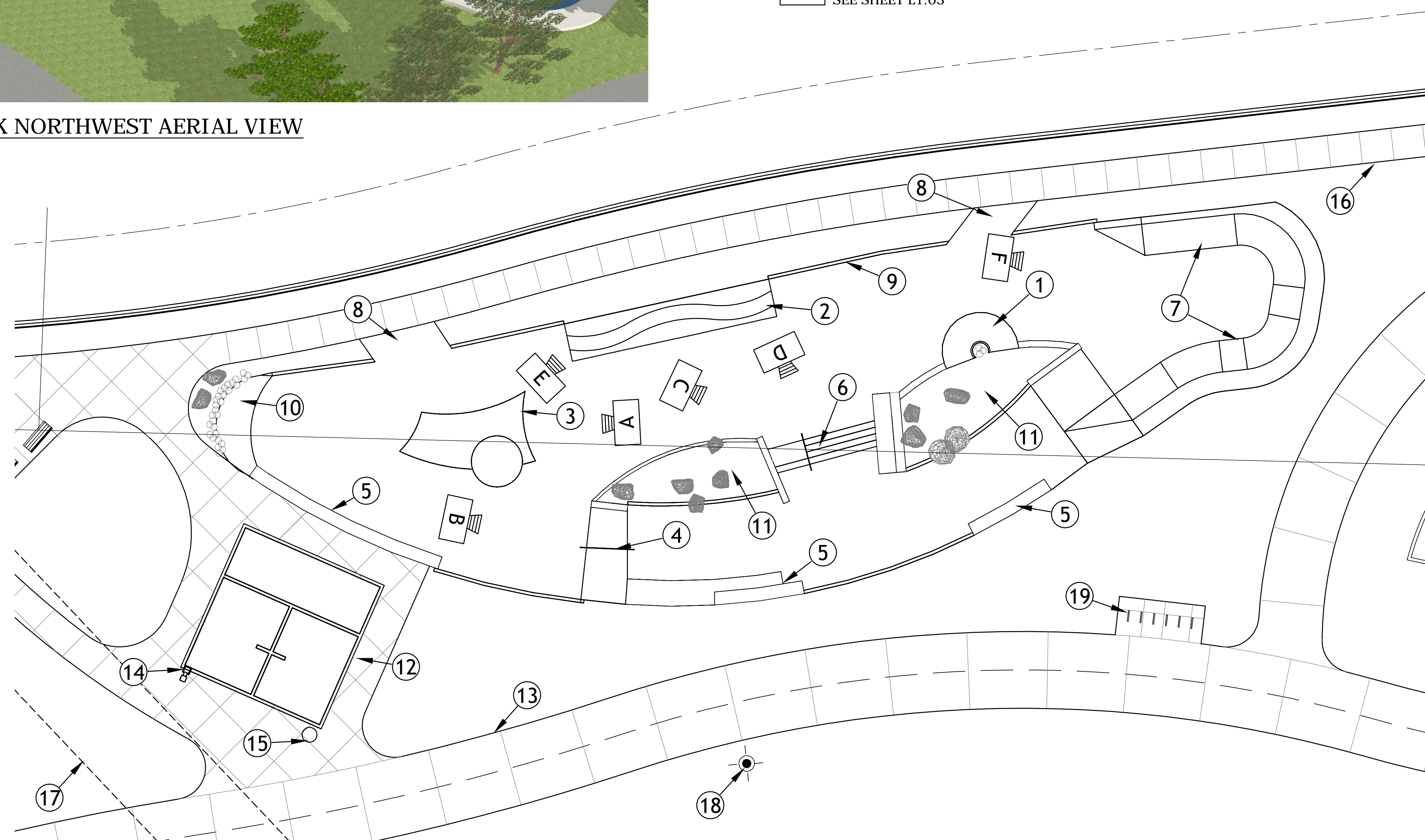
LEGEND

- ① VOLCANO FEATURE
- ② ROLLER FEATURE
- ③ MANUAL PAD
- ④ RAIL FEATURE
- ⑤ LEDGE FEATURE
- ⑥ STEPS/RAIL FEATURE
- ⑦ MINI-RAMP/TRANSITION FEATURE
- ⑧ SKATE PARK ACCESS
- ⑨ CURBS
- ⑩ CLAMSHELL FEATURE
- ⑪ NATURAL BOULDER/ROCK AREA
- ⑫ RESTROOM WITH 75 SF MIN. STORAGE ROOM
- ⑬ TONQUIN REGIONAL TRAIL
- ⑭ JUG FILLER
- ⑮ TRASH CAN
- ⑯ SIDEWALK
- ⑰ STORM DRAIN EASEMENT
- ⑱ PEDESTRIAN LIGHTING
- ⑲ 12 SPACE BIKE RACK

**A** SKATE PARK VIEWS  
SEE SHEET L1.03



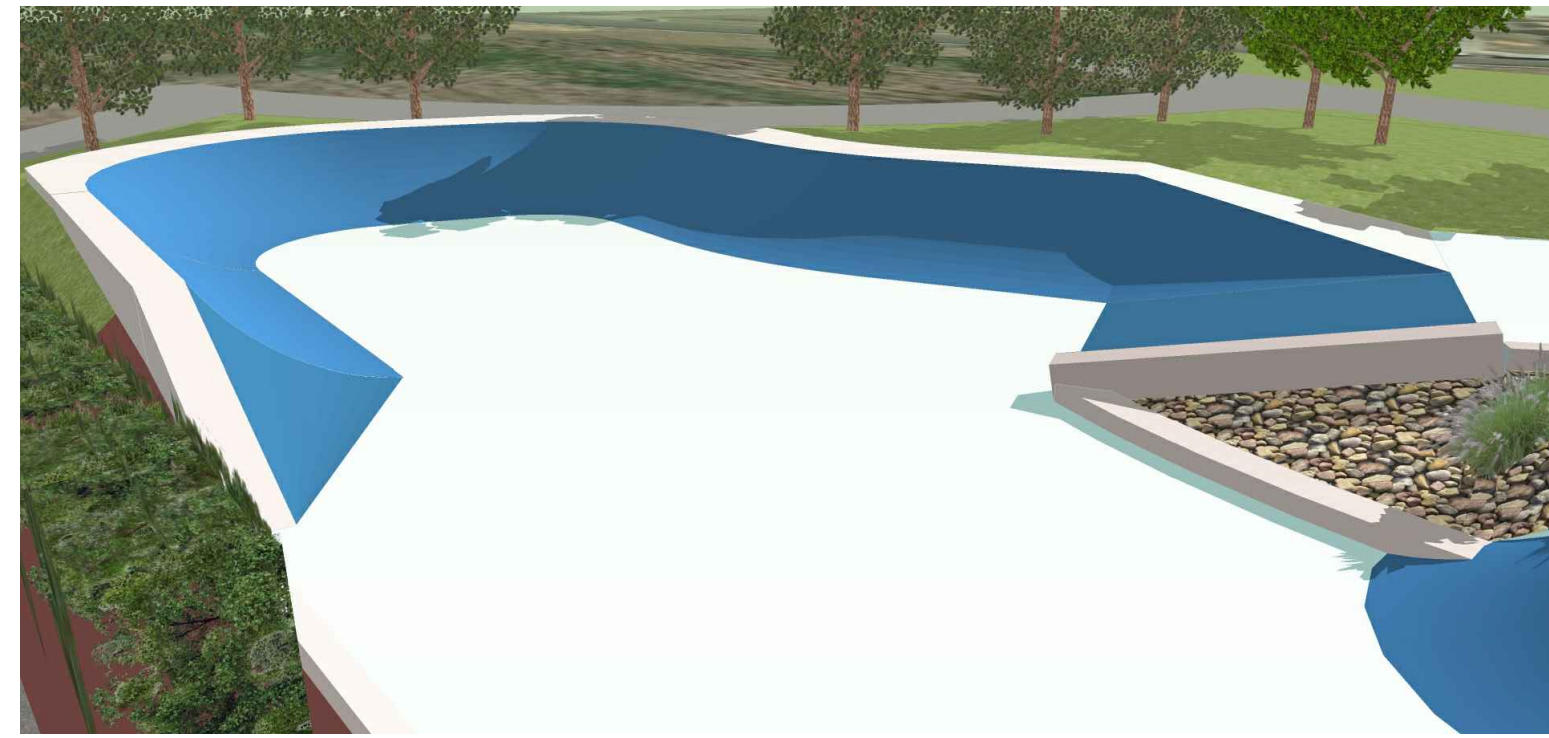
SKATE PARK NORTHWEST AERIAL VIEW



① SKATE PARK DETAIL

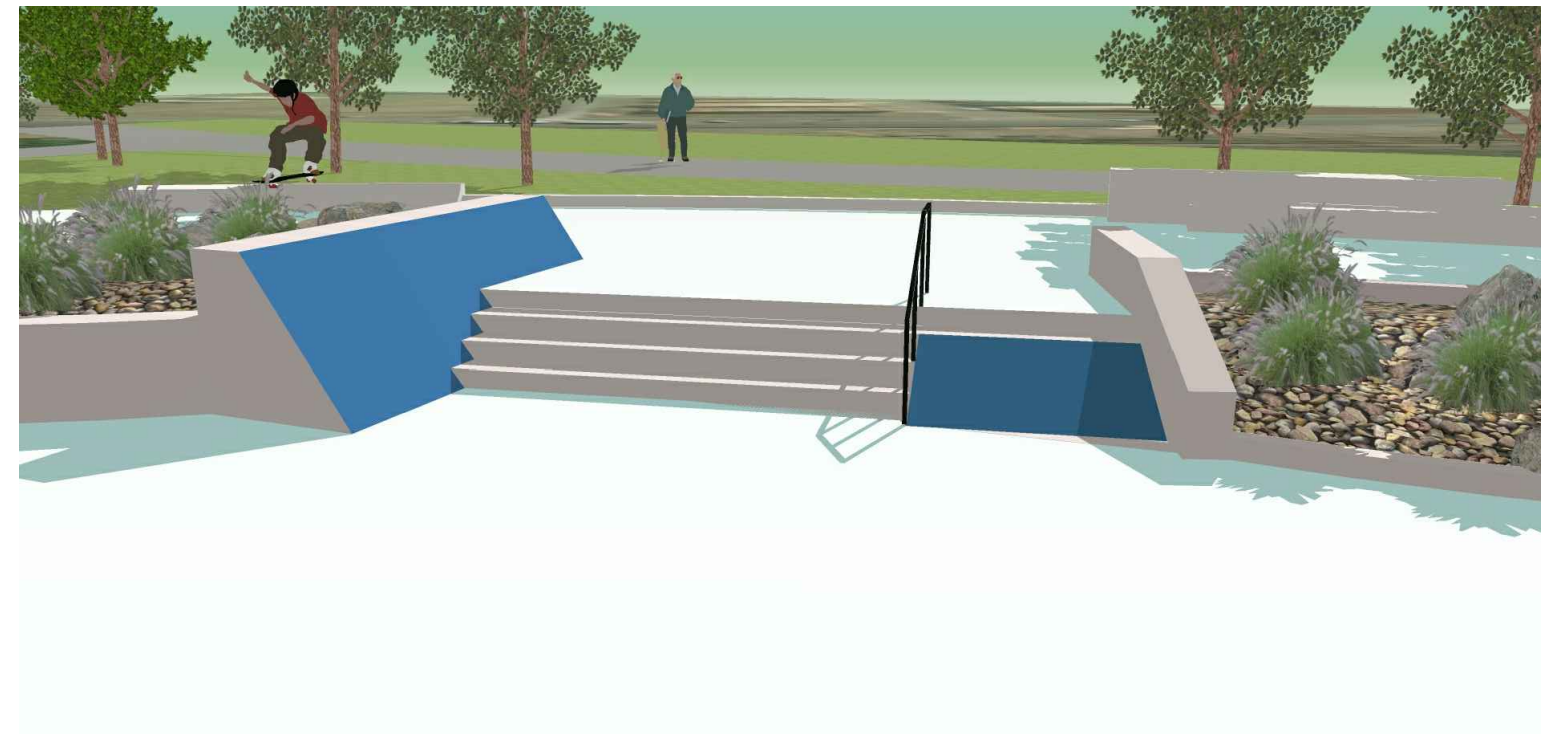
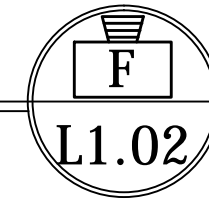


SCALE  
10 0 5 10  
1 INCH = 10 FEET



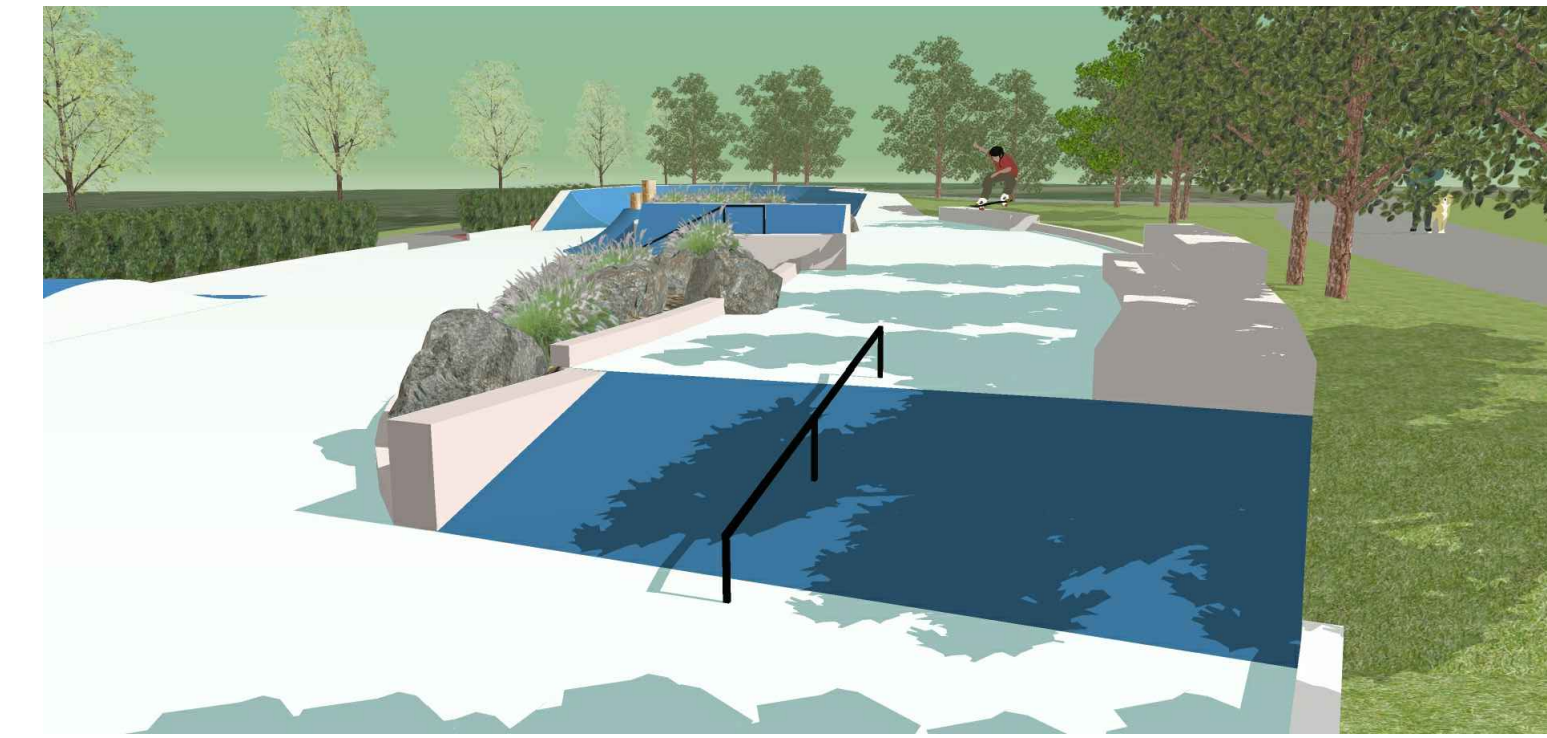
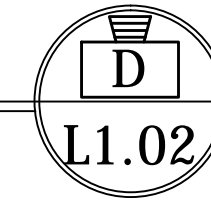
SKATE PARK VIEW F

SCALE: N.T.S



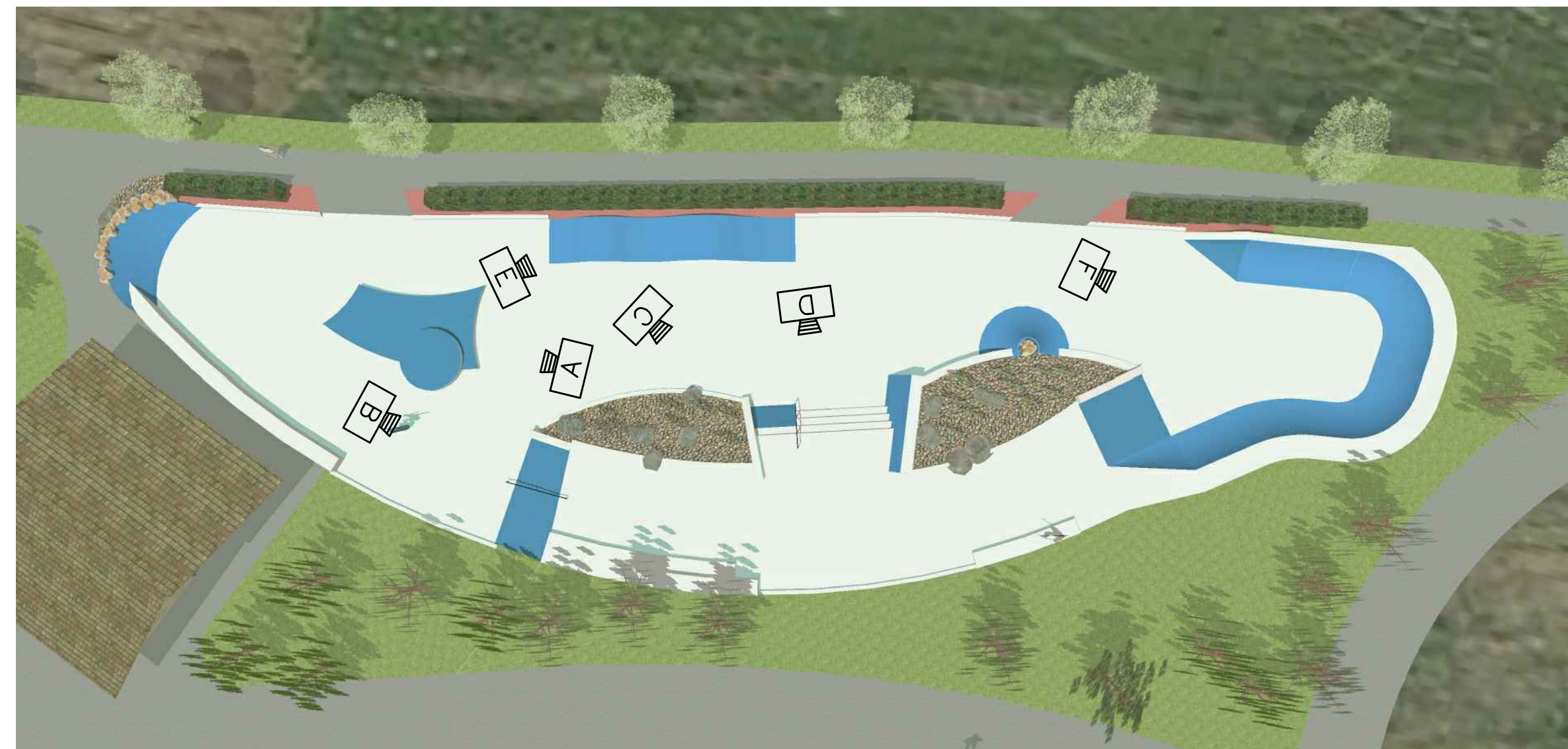
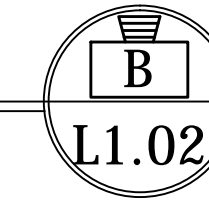
SKATE PARK VIEW D

SCALE: N.T.S

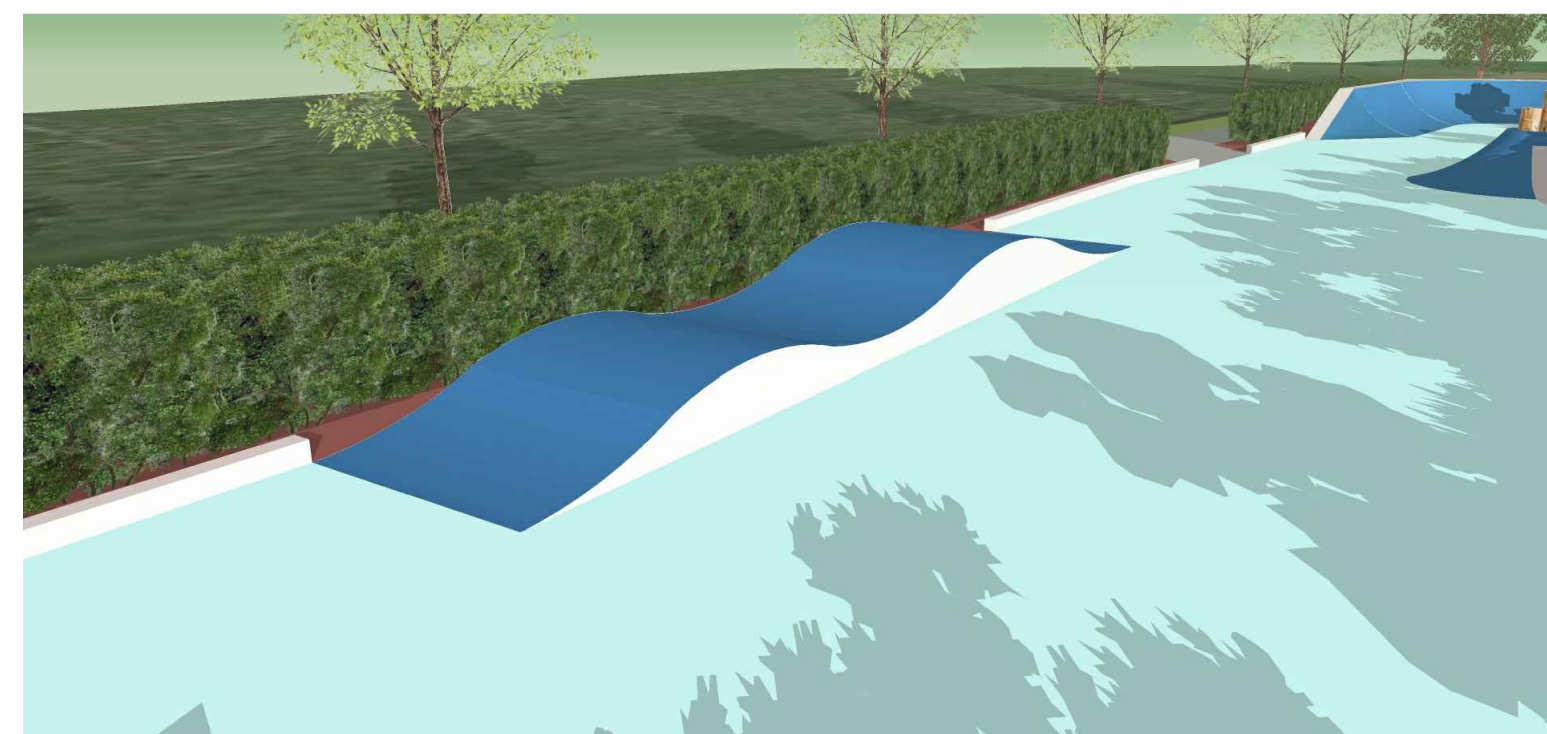
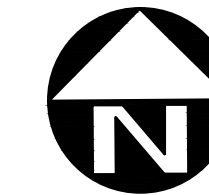


SKATE PARK VIEW B

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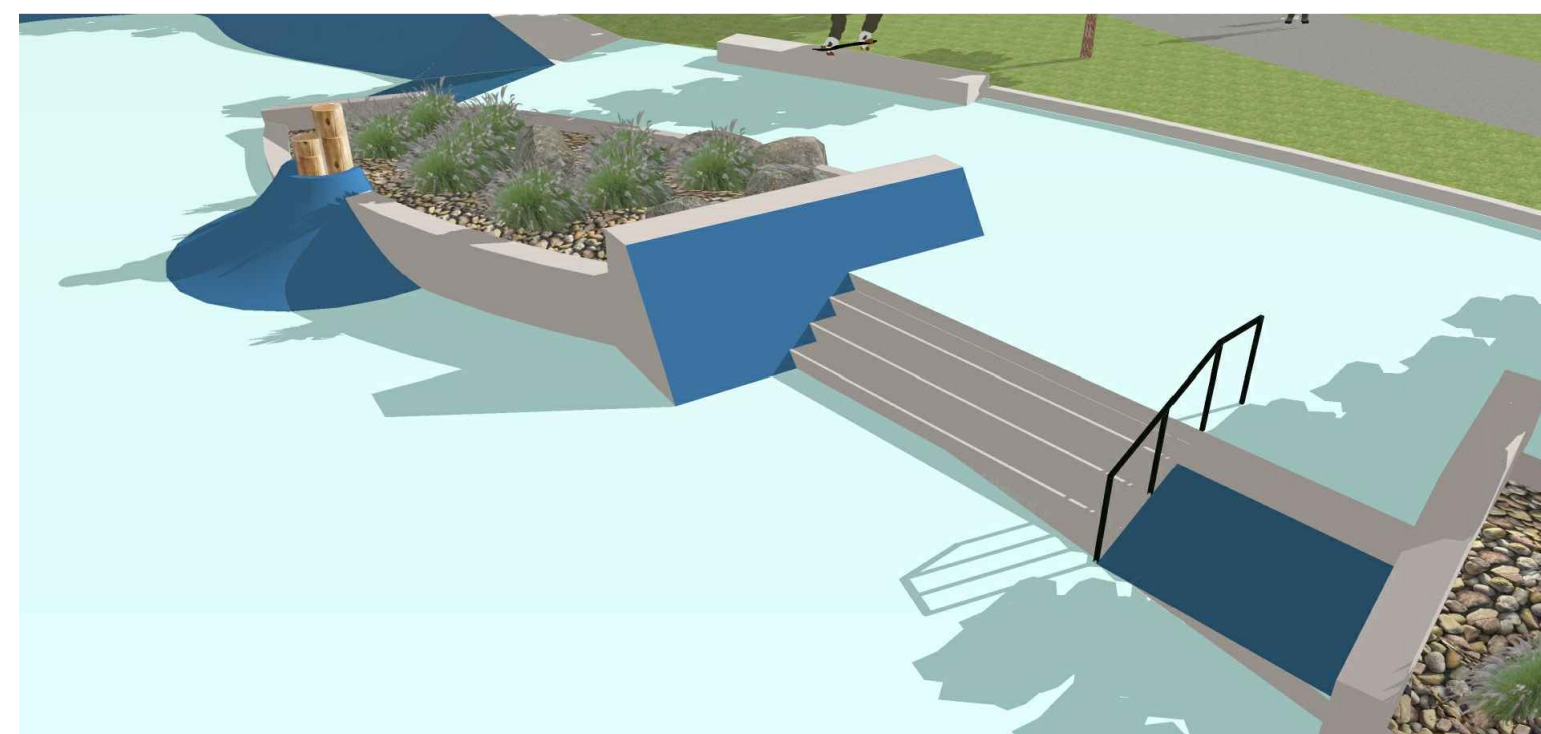
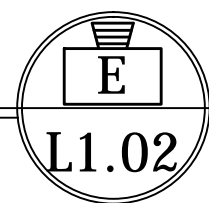


SKATE PARK AERIAL VIEW



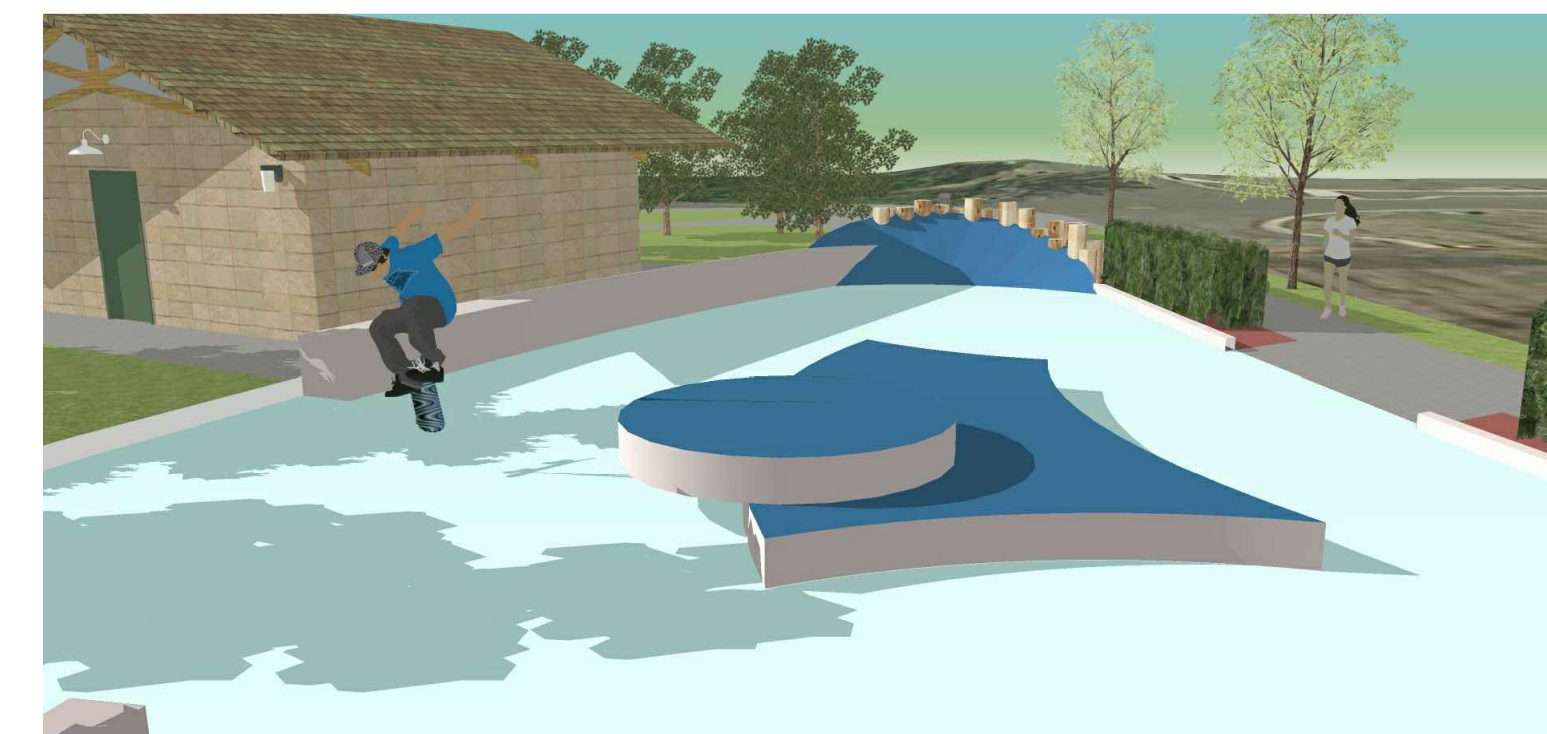
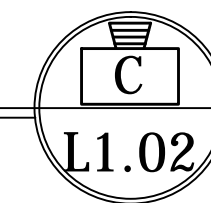
SKATE PARK VIEW E

SCALE: N.T.S



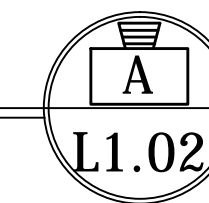
SKATE PARK VIEW C

SCALE: N.T.S



SKATE PARK VIEW A

SCALE: N.T.S



Villebois



POLYGON NW COMPANY



PDP/FDP  
VILLEBOIS

TROCADERO PARK

Preliminary  
Development Plan  
&  
Final Development  
Plan

SKATE  
DETAILS

DATE 7/15/15

L1.03

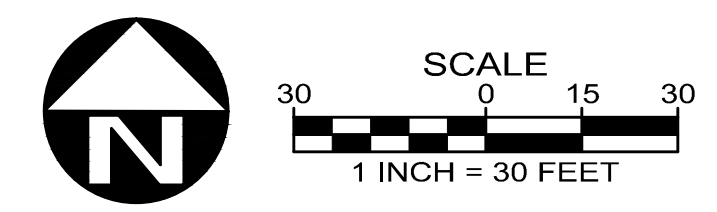
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**LEGEND:**

- STREET TREES - 2" CAL. / SPACING 30' O.C.
- CLADRASTIS KENTUREA 2" CAL.
- YELLOWWOOD
- AESCULUS X CARNEA 'BRIOTTI' 2" CAL.
- RED HORSECHESTNUT
- QUERCUS PALISTRIS 2" CAL.
- PIN OAK
- ZELKOVA SERRATA GREEN VASE 2" CAL.
- GREEN VASE ZELKOVA
- SHADE TREES - 2" CAL. / SPACING VARIES
- RED SUNSET MAPLE / ACER RUBRUM 'FRANKSRED'
- EMERALD VASE LACINIAE 'EM' / ULMUS PARVIFOLIA 'EMERALD VASE'
- ENGLISH OAK / QUERCUS ROBUR
- WHITE OAK / QUERCUS ALBA
- RED OAK / QUERCUS RUBRA
- AMERICAN HOPHORNBEAM / Ostrya virginiana
- BLOODGOOD LONDON PLANETREE - PLATANUS ACERIFOLIA 'BLOODGOOD'
- SMALL ORNAMENTAL TREES - 2" CAL. SPACING VARIES
- CHINESE REDBUD / CERCIUS CHINENSIS: 2" CAL. B&B
- CAPITAL SELECT FLOWERING PEAR / PYRUS CALLERYANA 'CAPITAL': 2" CAL. B&B
- BLUREIANA PLUM / PRUNUS X BLUREIANA: 2" CAL. B&B
- CHINESE KOUSA DOGWOOD / CORNUS KOUSA 'CHINENSIS': 2" CAL. B&B
- JAPANESE MAPLE / ACER PALMATUM - 8' HT.
- YOSHINO FLOWERING CHERRY / PRUNUS X YEDOENSIS: 2" CAL. B&B
- EVERGREEN TREES - 8' HT.
- DOUGLAS FIR / PSEUDOTSUGA MENZIESII: 8' HT., B&B
- WESTERN WHITE PINE / PINUS MONTICOLA: 8' HT., B&B
- WESTERN RED CEDAR / THUJA PLICATA 8' HT.
- LELAND CYPRESS / CUPRESSOCYPARIS LEYLANDII: 8'-10' HT., B&B
- PYRAMIDAL ATLAS CEDAR / CEDRUS ATLANTICA 'FASTIGIATA'
- INCHEN CEDAR / CALOCEDRUS DECATURII
- COLUMNAR EASTERN WHITE PINE / PINUS STROBUS 'FASTIGIATA'
- NATIVE TREES IN NATIVE PLANTING AREAS - 3" HT. / SPACING VARIES
- BIGLEAF MAPLE / ACER MACROPHYLLUM: 3" HT.
- BLACK HAWTHORNE / CRATAEGUS DOUGLASHI: 3" HT.
- PACIFIC DOGWOOD / CORNUS NUTTALLII: 3" HT.
- OREGON ASH / FRAXINUS LATIFOLIA: 3" HT.
- ORNAMENTAL GRASSES AND GROUNDCOVERS - 1-2 GAL.
- DWARF FOUNTAIN GRASS / PENNISETUM ALOPECUROIDES 'HAMLEN'
- BLUE OAT GRASS / HELICTOTRICHON SEMPERVIRENS
- PURPLE FOUNTAIN GRASS / PENNISETUM SETACEUM 'RUBRUM'
- 'MASSACHUSETTS KINNICKINICK' / ARCTOSTAPHYLOS UVA-URSI 'MASS.'
- BEARBERRY COTONEASTER / COTONEASTER DAMMERI
- SCARLET MIDDLAND ROSE / ROSA MIDDLAND 'WEIKOTAL'
- SMALL ORNAMENTAL SHRUBS - 3 GAL.
- DAVID VIBURNUM / VIBURNUM DAVIDII
- ISANTI REDOSER DOGWOOD / CORNUS SERICEA 'ISANTI'
- ANTHONY WATERER SPIREA / SPIREA BUNALDA 'ANTHONY WATERER'
- COMPACT JAPANESE HOLLY / ILEX CRENATA 'COMPACT'
- 'CRIMSON PYGMY' BARBERRY / BERBERIS THUNBERGII 'CRIMSON PYGMY'
- AZALEA / VARIES
- MEDIUM TO LARGE ORNAMENTAL SHRUBS - 3 GAL.
- SHOWA-NO-SARAE CAMELLIA / CAMELLIA SASANQUA 'SHOWA-NO-SARAE'
- FOREST FLAME PIERIS / PIERIS JAPONICA 'FOREST FLAME'
- RHODODENDRON 'JEAN MARIE DE MONTGUE'
- 'NIKKO BLUE' HYDRANGEA / HYDRANGEA MACROPHYLLA 'NIKKO BLUE'
- RENAISSANCE SPIREA / SPIREA VANHOUTEI 'RENAISSANCE'
- DOUBLEFLY VIBURNUM / VIBURNUM P. TOMENTOSUM: 24"-30" HT.
- THUNBERG SPIREA / SPIREA THUNBERGII
- OTTO LUYKEN LAUREL / PRUNUS LAUROCEARUS 'OTTO LUYKEN'
- NATIVE PLANT MIX WITH LOW GROW NATIVE GRASSES - 2 GAL.
- RED FLOWERING CURRENT / RIBES SANGUINEUM
- OREGON GRAPE / MAHONIA NERVOSA
- PACIFIC NINEBARK / PHYSOCARPUS CAPTATUS
- SNOWBERRY / SYMPHOROCARPUS ALBA
- RED TWIG DOGWOOD / CORNUS SERICEA
- SHINY LEAF SPIREA / SPIREA BETULIFOLIA
- SALAL / GAULTHERIA SHALLON
- LAWN
- FINE LAWN, SEED
- COUNTY JURISDICTION INCLUDED FOR REFERENCE

1 TROCADERO PARK PLANTING PLAN



POLYGON NW COMPANY



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TROCADERO PARK

Preliminary  
Development Plan  
&  
Final Development  
Plan

PLANTING  
PLAN

DATE 7/15/15

L2.01



DOUGLAS FIR PEDESTAL TABLE  
 NORTHWEST PLAYGROUND EQUIPMENT  
 MANUFACTURER: DUMOR- 800.598.4018  
 WWW.DUMOR.COM  
 MODEL: 76-24D 4 SEATS, 4' SQUARE, 2" X 4" SLATS  
 FINISH: POWDERCOATED PAINT, BLACK

**PEDESTAL TABLE**

SCALE: N.T.S

1  
 L3.01



URBAN / GREENWAY BENCH  
 MANUFACTURER: LANDSCAPE FORMS  
 MODEL: THE PLAINWELL SERIES  
 FINISH: IPE WOOD, METAL: BLACK POWDERCOATED  
 SIZE: 72" LENGTH

**BENCH DETAIL**

SCALE: N.T.S

4  
 L3.01

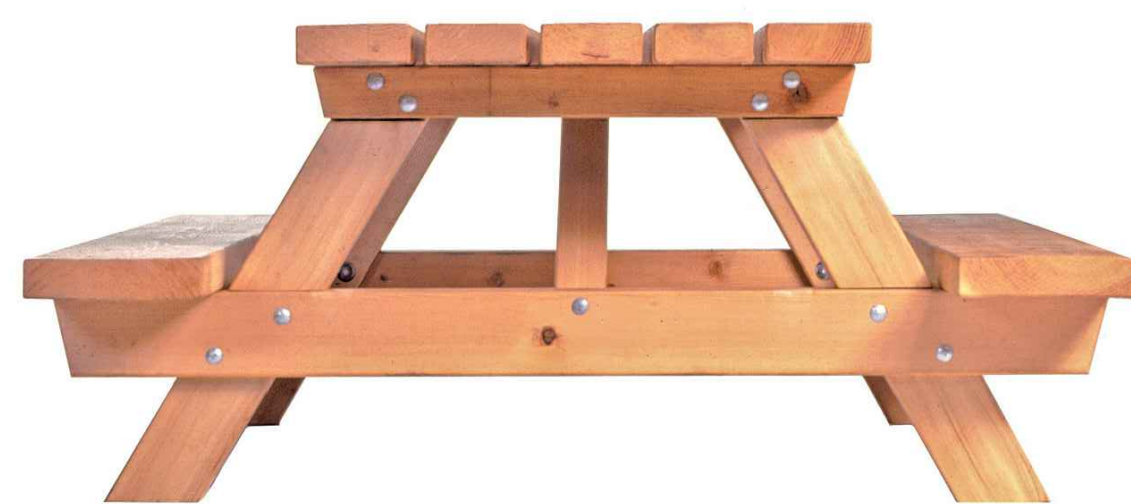


BICYCLE RACK  
 MANUFACTURER: FUNCTION FIRST BIKE SECURITY  
 MODEL: THE BIKE RIB  
 FINISH: POWDERCOATED PAINT, BLACK  
 SIZE: 1.25" SCH. 40 STEEL PIPE, 18 WIDE, 32" HT.

**BIKE RACK**

SCALE: N.T.S

7  
 L3.01



PICNIC TABLE  
 MANUFACTURER: TIMBERFORM  
 MODEL: ARBOR PICNIC TABLE WITH SEATS, MODEL 2242-6  
 FINISH: SEASONED DOUGLAS FIR, CLEAR PRESERVATIVE  
 SIZE: LENGTH 5'-10" WIDTH 5'-7", HEIGHT 2'-6"

**PICNIC TABLE**

SCALE: N.T.S

2  
 L3.01



STONE VENEER  
 MANUFACTURE: CULTURED STONE  
 SUPPLIER: MUTUAL MATERIALS  
 MATERIAL: CHARDONNAY OLD COUNTRY FIELD STONE

**CULTURED STONE VENEER**

SCALE: N.T.S

5  
 L3.01



20 X 20 SHELTER  
 DESIGN BUILD  
 GABLE ROOF 20' X 20'  
 MULTI-RIB PRIMARY ROOF  
 ROOF COLOR COLONIAL RED  
 2 ELECTRICAL CUT-OUT, ANCHOR-BOLTS

**SHELTER**

SCALE: N.T.S

SHELTER COLUMNS:  
 MANUFACTURE: CULTURED STONE  
 MANUFACTURE: CULTURED STONE  
 SUPPLIER: MUTUAL MATERIALS  
 MATERIAL: CHARDONNAY DRY STACK LEDGESTONE

8  
 L3.01

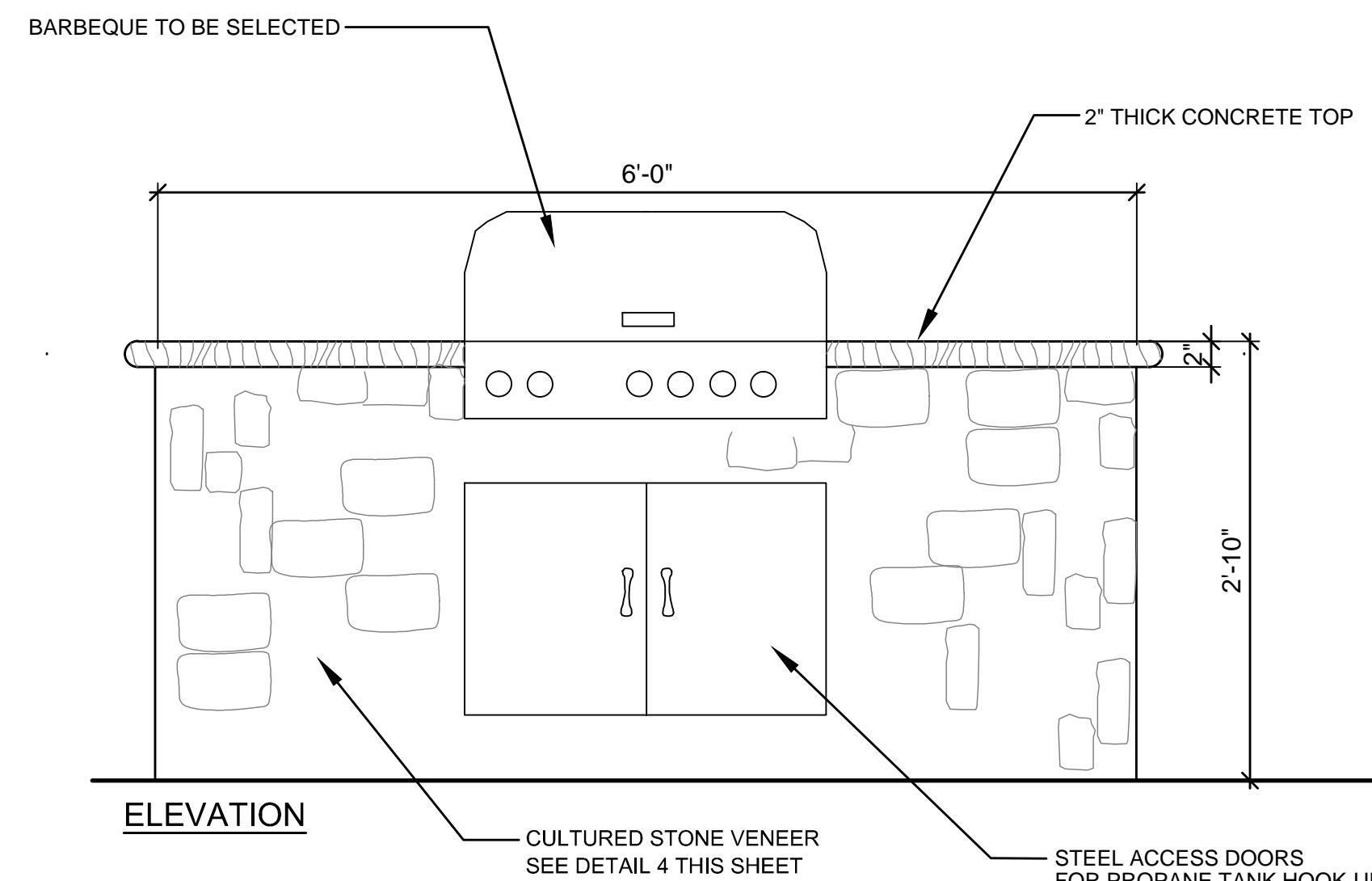


TRASH RECEPTACLE  
 MANUFACTURER: LANDSCAPE FORMS  
 MODEL: THE PLAINWELL LITTER RECEPTACLE  
 FINISH: IPE WOOD, METAL: BLACK POWDERCOATED  
 SIZE: 30" DIAMETER, 38" HEIGHT, 35 GALLON CAPACITY

**TRASH RECEPTACLE**

SCALE: N.T.S

3  
 L3.01



**GAS GRILL**

SCALE: N.T.S

6  
 L3.01



20 X 20 RESTROOM  
 DESIGN BUILD  
 GABLE ROOF 20' X 20'  
 MULTI-RIB PRIMARY ROOF  
 ROOF COLOR COLONIAL RED  
 2 ROOMS WITH MAINTENANCE CLOSEST

**RESTROOM**

SCALE: N.T.S

RESTROOM COLUMNS:  
 MANUFACTURE: CULTURED STONE  
 MANUFACTURE: CULTURED STONE  
 SUPPLIER: MUTUAL MATERIALS  
 MATERIAL: CHARDONNAY DRY STACK LEDGESTONE

9  
 L3.01



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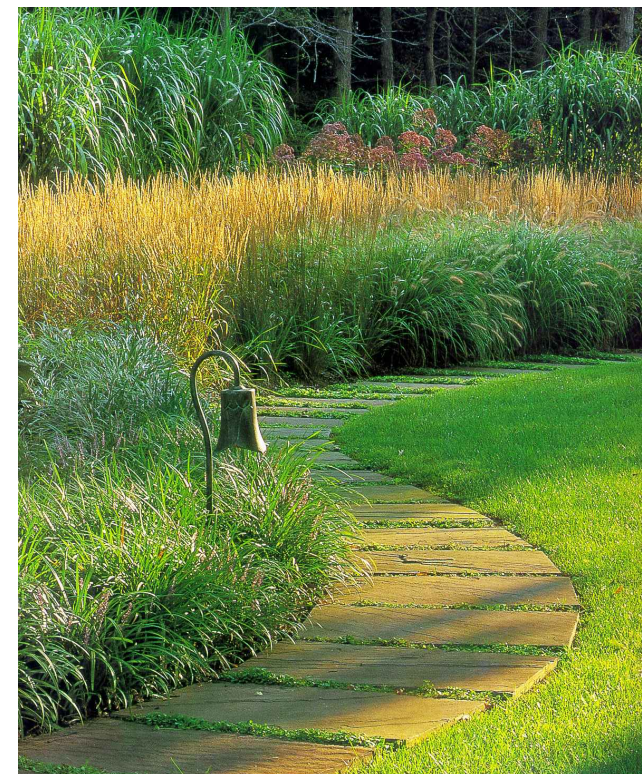
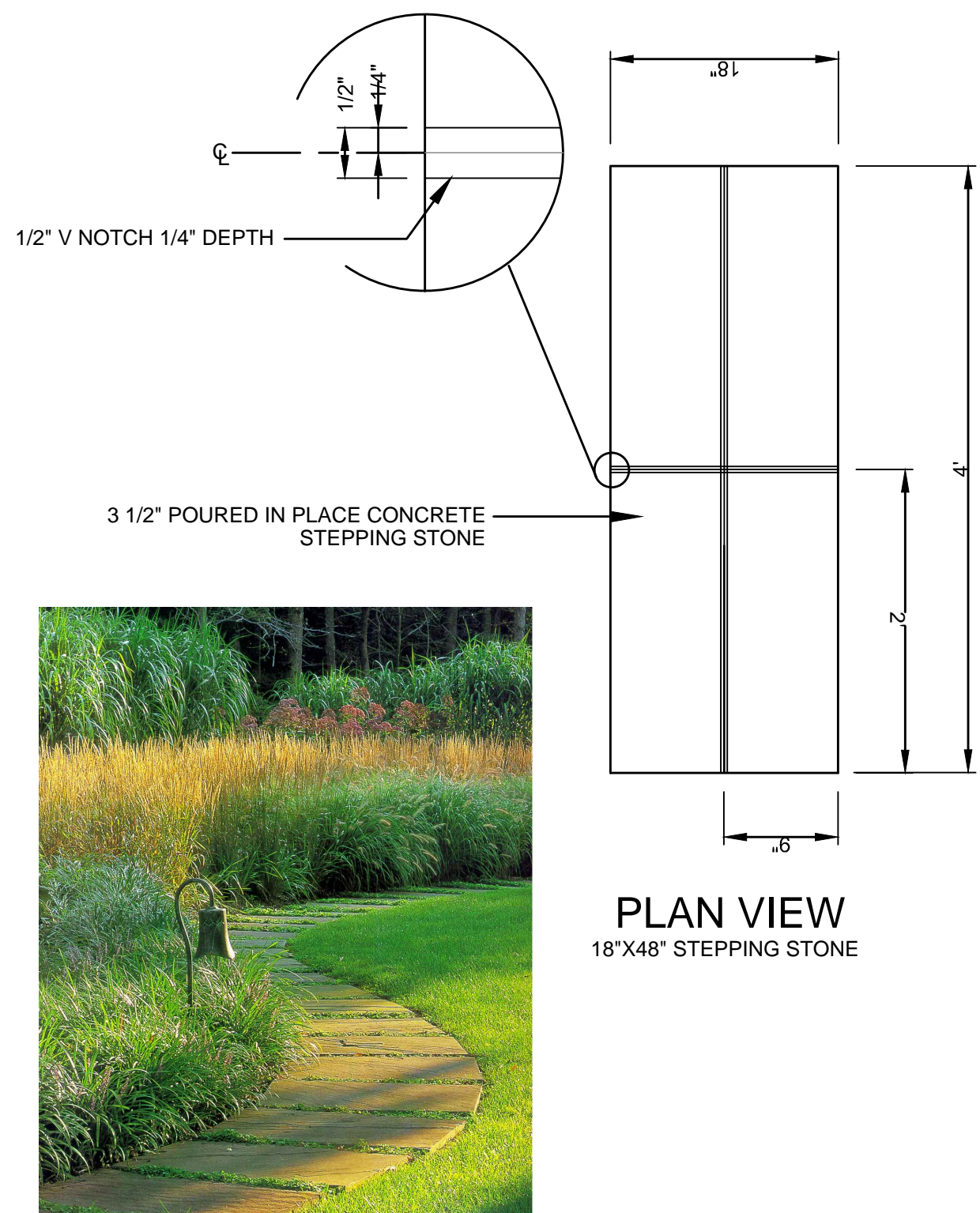
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 &  
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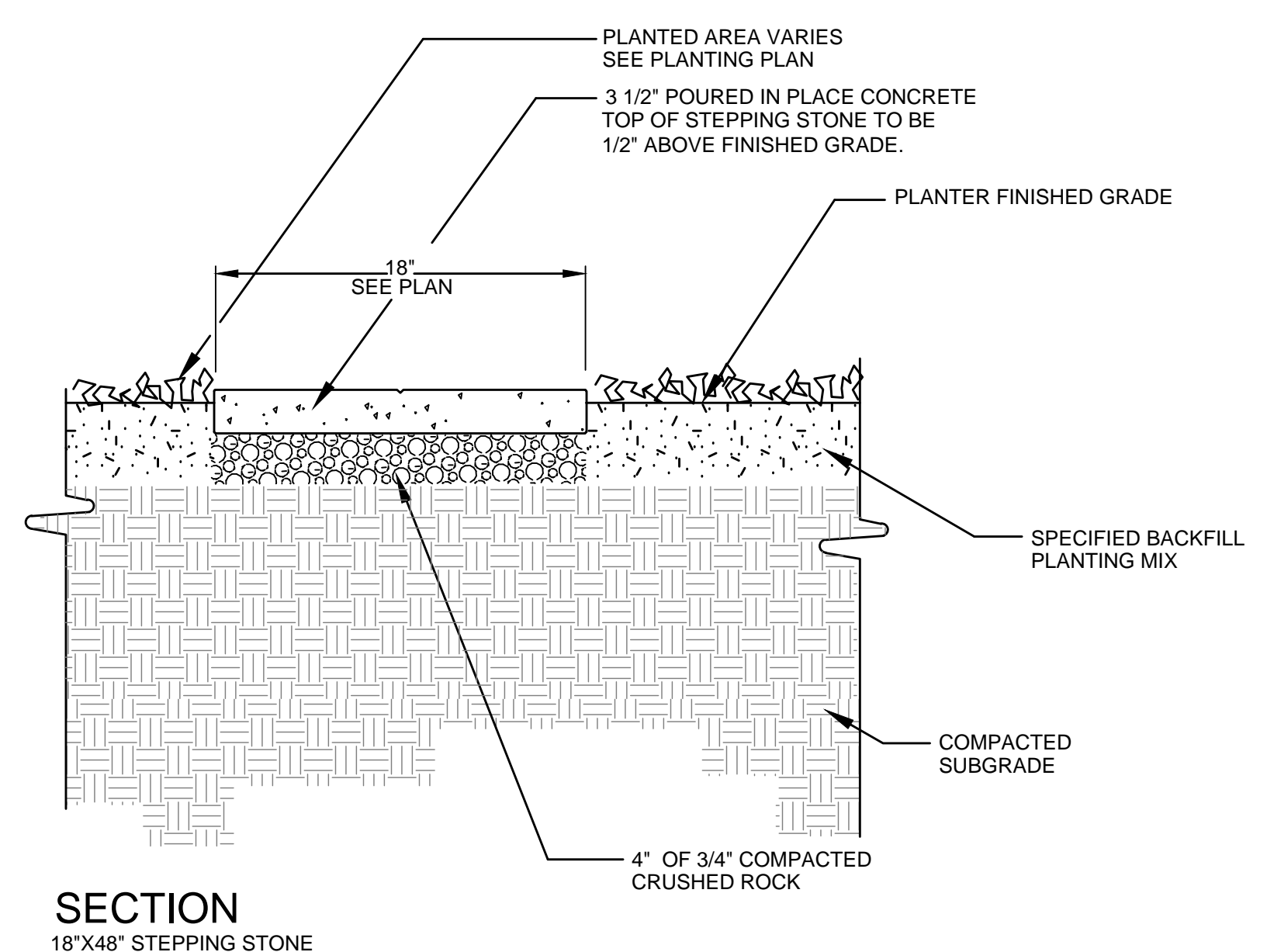
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**PLAN VIEW**  
18"x48" STEPPING STONE



**SECTION**  
18"x48" STEPPING STONE

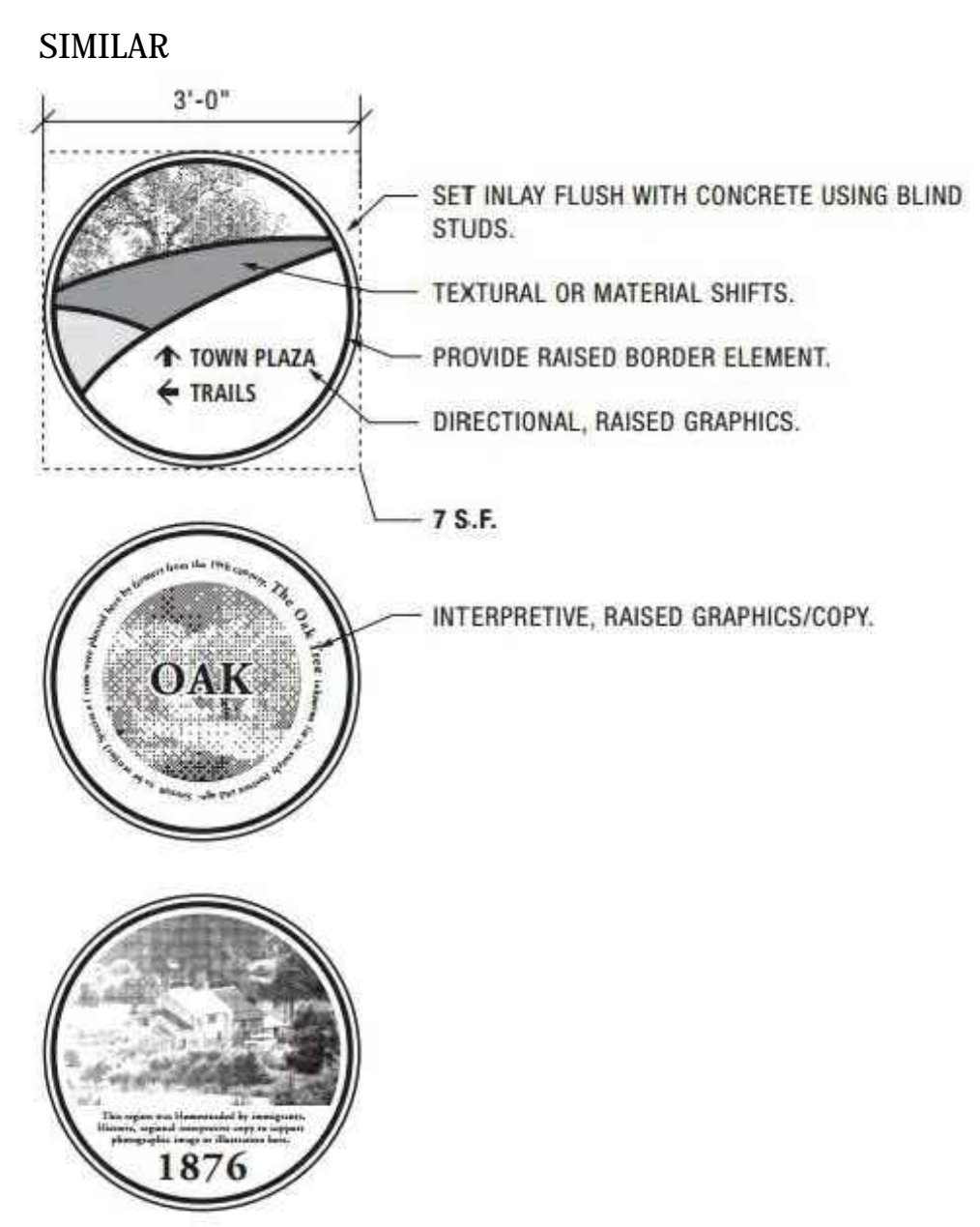
**STEPPING STONES**  
SCALE: N.T.S. **1**  
L3.02



**BUBBLER FOUNTAIN**  
SCALE: N.T.S. **3**  
L3.02



**BACKLESS BENCH DETAIL**  
SCALE: N.T.S. **6**  
L3.02



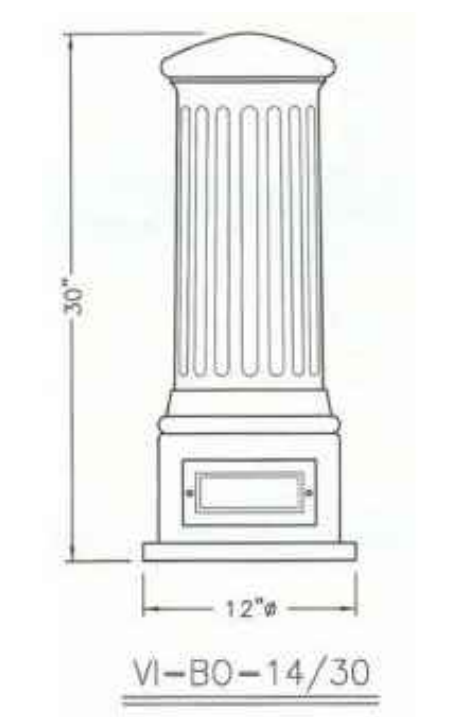
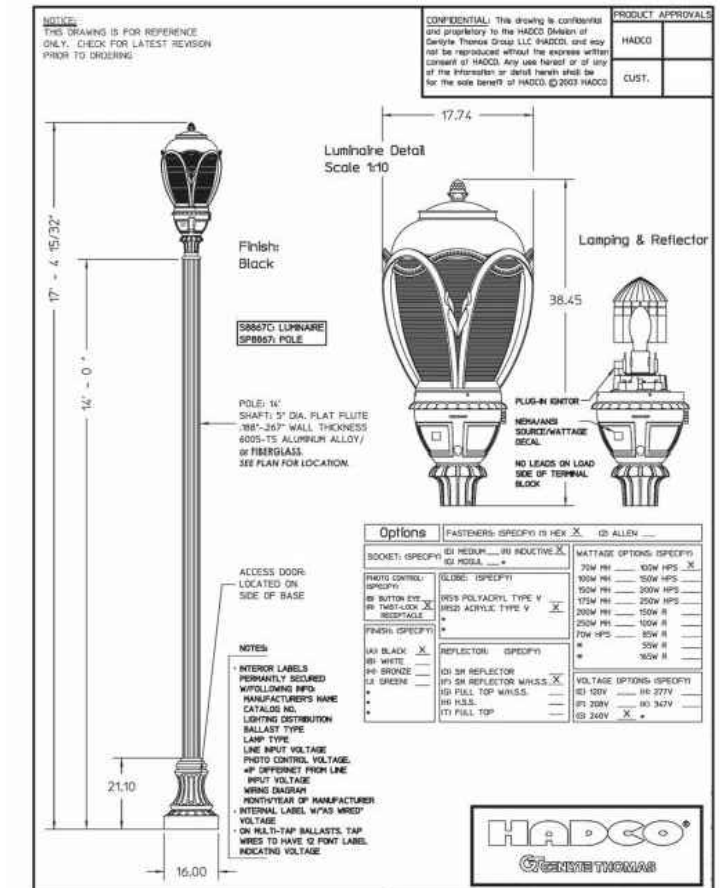
**PLAN DETAIL / Urban Inlay (9 S.F.)**  
NTS

**DESCRIPTION**  
Cast relief, etched metal or sandblasted graphics in stone provide vandal resistant graphics. All materials are to have a natural finish. Multiple materials provide color and textural shifts. Final thickness is determined by selected materials i.e. bronze, stone, etc.

**URBAN INLAY**  
**MT. HOOD DIRECTIONAL**  
SCALE: N.T.S. **2**  
L3.02



**PEDESTRIAN POLE LIGHT**  
SCALE: N.T.S. **4**  
L3.02

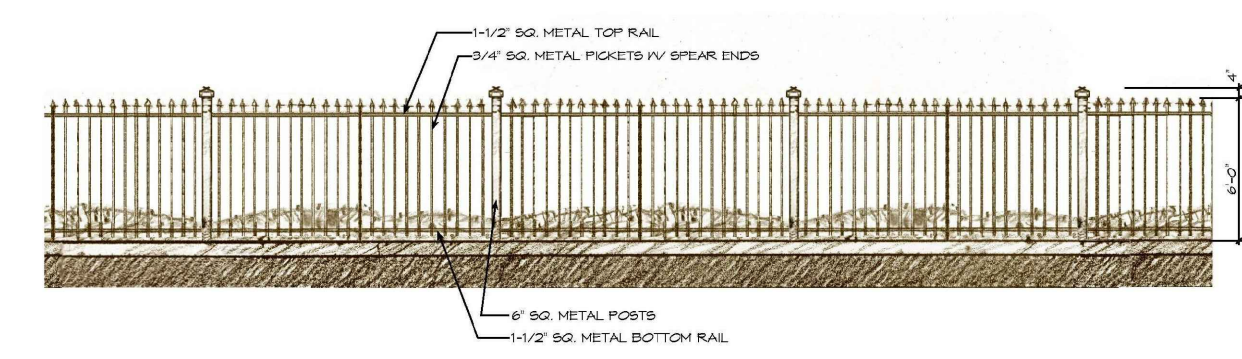
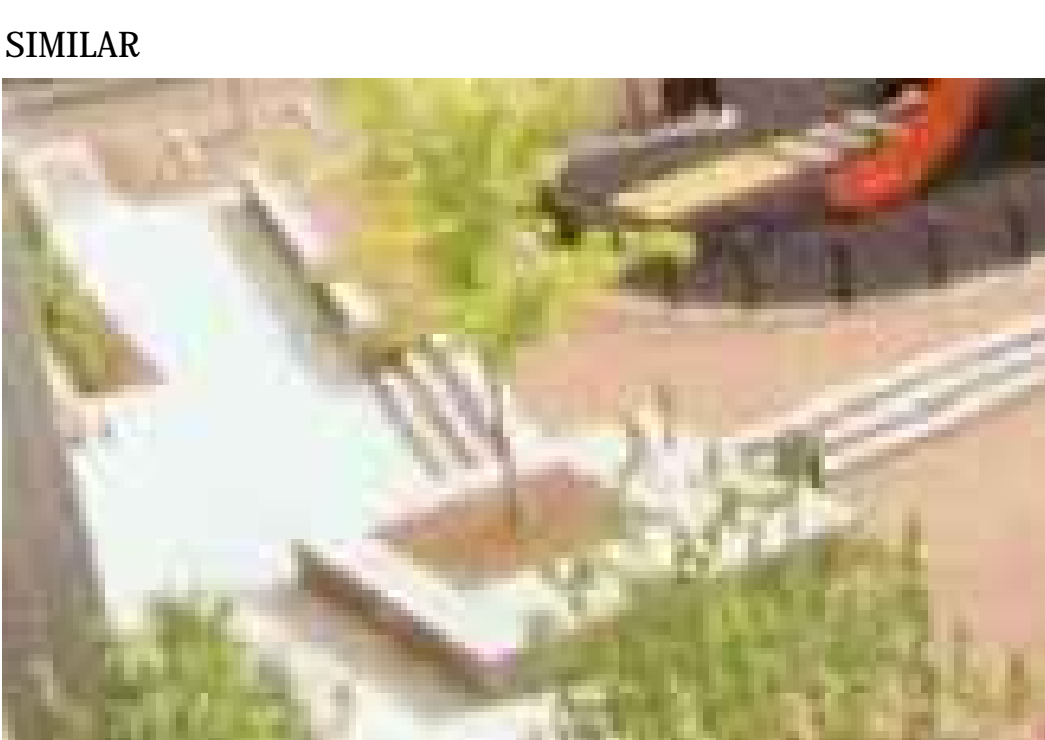


**MANUFACTURER: VISCO**  
**MODEL: VI-BO-14L**  
**FINISH: BLACK POWDER COAT**  
**SIZE: 30" H x 12" Dia.**

**URBAN BOLLARD**  
SCALE: N.T.S. **7**  
L3.02



**RAISED CONCRETE SEATWALL / PLANTER**  
SCALE: N.T.S. **5**  
L3.02



**NOTES**  
LOTS WITH SIDE OR REAR ELEVATIONS FACING ONTO SROZ OPEN SPACE SHALL HAVE FULL VIEW FENCES WITH 8" SQUARE METAL POSTS AT PERPENDICULAR LOT LINES AND ADDITIONALLY AS NECESSARY FOR SUPPORT. THESE FULL VIEW FENCES ARE TO BE PAINTED BLACK. SEE PAGES 23-24 FOR LOCATIONS.

**SROZ FULL VIEW FENCE**  
**FARMING OPERATION PROTECTION**  
SCALE: N.T.S. **8**  
L3.02



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**L3.02**

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